



SPRINGDALE™

WE'RE MAKING IT HAPPEN

MAY 5, 2026

PLANNING COMMISSION MEETING

MEMO

SECURITY NOTICE



To: Meeting Attendees and Applicants
From: Sharon Tromburg, Planning Director
Re: **SCAM EMAILS**

The City of Springdale has been notified of scam emails targeting planning and zoning applicants nationwide. These emails may impersonate city staff and request illegitimate payments. Verify all payment instructions by contacting the city directly using official contact information (479-750-8119). Report suspicious activity to our office immediately.

Please be aware:

- The City of Springdale **does not** request payment via wire transfer.
- If you receive a suspicious message that appears to come from a city employee, **do not respond or send any money**. Instead, contact our office directly.

We are taking this matter seriously and have implemented additional internal safeguards. However, public awareness is a key part of prevention. If you receive or hear about any suspicious communications, please report them to us immediately.

If you wish to learn more about a specific project, please reach out to the Planning office at 479-750-8550. Thank you for your attention, we appreciate your help in keeping our community safe.

Sincerely,

Sharon Tromburg
Planning & Community Development Division

Sharon Tromburg

Director, Planning and Community Development Division
(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

NAVIGATING THE PLANNING COMMISSION PACKET

Each agenda item has its own packet section

VIII. Large Scale Developments

A. L24-05 Hillcrest Village, Ph. II, Revised Phasing Plan
TABLED 4100 S. 56th Street
PER STAFF Presented by Engineering Services, Inc.

B. L24-35 Dean's Trail Commercial Center
E. Robinson Avenue, S. of Commerce Park Drive

B24-77 Variance for Commercial Design Standards

(A) Pedestrian Flow

(B) Facades & Exterior Walls

(C) Roofs

(D) Landscaping

(E) Lighting

B24-78 Variance for Paving Requirement

Presented by Bates & Associates, Inc.

C. L24-40 Commerce Park Expansion

2353 Lowell Road

Presented by Michael Mitchelson, NSPJ Architects, P.A.

D. L24-41 Oak Grove Townhomes

1307 Oak Grove Road

B24-76 Variance for Reduction of Minimum Parking Requirements from 96 to 93 Spaces

Variance for Reduction of Front Setback from 30' to 20'

Presented by Engineering Services, Inc.

D. L24-41 Oak Grove Townhomes

1307 Oak Grove Road

B24-76 Variance for Reduction of Minimum Parking Requirements from 96 to 93 Spaces

Variance for Reduction of Front Setback from 30' to 20'

Presented by Engineering Services, Inc.

Click on any agenda item to jump to the corresponding page number

Click on "Return to Agenda" on the bottom corner of any page to return to the agenda at the top of the packet

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PROJECT

Return to Agenda

SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
MAY 5, 2026
TENTATIVE AGENDA

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

II. **Call to Order**

III. **Roll Call**

IV. **Approval of Minutes (April 7, 2026)**

V. **Tabled Items**

A. **B26-22** **Edyd Padilla**
 951 S. Gutensohn Road
 Variance for Driveway Expansion Towards Primary Entrance
 Presented by Edyd Padilla

B. **B26-27** **The Goring Ph. II**
 North of Shaver Street and South of McRay Avenue
 Variance from Parking Requirements

B26-28 **Variance from Commercial Design Standards**
 (A) **Parking Lot Orientation**
 (B) **Facades & Exterior Walls**
 (C) **Detail Features**
 (D) **Roofs**
 (E) **Materials & Colors**
 (F) **Entryways**
 Presented by Crafton Tull

C. **B26-31** **Qing Y. Fan**
 2417 S. 48th Street
 Variance for a Reduction of Front Setback from 30' to 25'
 Presented by Chuck Bell from Bell Construction Solutions, LLC

D. **W26-15** **Building Exteriors**
 4970 Wildwood Lane
 Waiver of Street Improvements on Wildwood Lane
 Presented by William Hood

VI. Public Hearing – Rezoning

- A. R26-10 David Ramirez-Zuniga**
1365 W. Sunset Avenue
From SF-2 to C-2
Presented by David Ramirez-Zuniga
- B. R26-19 Rayco Holdings, LLC**
Northwest Corner of Wagon Wheel Road & Robins Road
From C-2 to C-5
Presented by Bates & Associates
- C. R26-20 Guadalupe Masonry Homes, LLC**
1511 W. Huntsville Avenue
From SF-2 to MF-4
Presented by Phil Swope
- D. R26-21 Pagliani Properties 1 LLC**
South of 3501 W. Huntsville Ave. & 3501 W. Huntsville Ave
From SF-2 & A-1 to MF-12
Presented by Engineering Services, Inc
- E. R26-22 Thomas E. & Hazel J. Smith, & Si & Jane Smith Trust**
Southeast of 3715 Julio Rd. & 3715 Julio Rd.
From A-1 to P-1
Presented by Jo Lynn Steenbergen
- F. R26-23 Jose D. & Maria D. Rodriguez**
TABLED 488 Purtle Avenue
PER From SF-2 to MF-12
STAFF Presented by Jesus & Ana Rodriguez
- G. R26-24 City of Springdale, Arkansas (Tyson Poultry, Inc.)**
TABLED 730 E. Randall Wobbe Ln, 2 Parcels North of 730 E. Randall
PER Wobbe Ln, & 2826 N. Jefferson St.
STAFF From I-1 to I-2
Presented by Bates and Associates

VII. Public Hearing – Conditional Use

- A. C26-07 Sabor del Campo, LLC**
TABLED 2246 E. Robinson Ave
PER Use Unit 44 (Mobile Vending) in a C-2
STAFF Presented by Jose Andrade, Maria Ceja, Jose, Guadalupe, & Araseli Andrade.

VIII. Preliminary Plats, Replats, & Final Plats

A. RP26-05 Hammitt-Eoff Business Center

4079 Haile Lane

Lots 1 & 2

Presented by Justin Shockley

IX. Large Scale Developments

A. L26-09 Quality Wholesale

5576 N. Oak Street

B26-38 Variance from Commercial Design Standards

(A) Parking Lot Orientation

(B) Pedestrian Flow

(C) Central Features & Community Spaces

(D) Landscaping

(E) Screening

Presented by SiteWise Civil Engineering

X. Public Hearing – Form-Based Code

A. FB26-08 Via Emma Parking Addition

Northwest corner of E. Meadow Avenue & S. Water Street

Deviation from Minimum Primary & Side Street Setbacks for Surface Parking Lots

Deviation from Street Wall Requirements

Presented by Ferdinand Fourie

XI. Board of Adjustment

A. B26-35 Calderon Landscaping

2946 AR Highway 112

Variance from Paving Requirements

Presented by Phil Swope, Swope Consulting

B. B26-36 Marvin Valle

5482 N. Oak Street

Variance for Reduction of Side Setback from 20' to 10'

Presented by Catherine Valle

C. B26-37 Milestone Construction Company, LLC

West of 2002 S. 48th Street

Variance from Paving Requirements

Presented by Paul Davidson

D. B26-38 Quality Wholesale

5576 N. Oak Street

Variance from Commercial Design Standards

(A) Parking Lot Orientation

(B) Pedestrian Flow

(C) Central Features & Community Spaces

(D) Landscaping

(E) Screening

Presented by SiteWise Civil Engineering

XII. Waivers

A. W26-19 Campus Edge, LLC

323 Caudle Avenue

Waiver of Street Improvements on Caudle Avenue & Dodson Street

Presented by Campus Edge, LLC

B. W26-20 Samuel Mason & Anna Wilmoth

3440 AR 112 Highway

Waiver of Street Improvements; Sidewalk on AR 112 Highway

Presented by Samuel Mason & Anna Wilmoth

XIII. Planning Director's Report

XIV. Adjourn



Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	Property Owner (if other than Applicant)
Name: <u>Eddy P. Bedolla</u>	Name: <u>Same as Applicant</u>
E-mail: <u>[REDACTED]</u>	E-mail: <u>[REDACTED]</u>
Address: <u>9515 Gutesohn Rd</u> <u>Springdale, AR 72762</u>	Address: <u>—</u>
Phone: <u>(479) 287-1470</u>	Phone: <u>—</u>
Site/ Location: <u>9515 Gutesohn Rd</u>	Current Zoning: <u>O-1</u>
Assessor's Parcel Number(s): <u>B15-26661-000</u>	Rezone Required: <u>N.A</u>
	Total Acreage: <u>—</u>

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☐ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

- ☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☐ \$75.00

STAFF USE ONLY

Date Application Submitted: 03/03/2026

Project Number: B26-22

Date Accepted as Complete: 03/23/2026

Receipt Number: 1189

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

DRIVEWAY EXPANSION towards front entrance of home.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

I would not be able to safely park my vehicle, currently the front is VERY muddy

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

I would be able to safely park my vehicle.

Record Property Owner(s):

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Eddy Padilla

Signature: Eddy Padilla

Date: 3/3/26

Name of Representative (if applicable):

Signature:

Date:



LIST OF ADJACENT PROPERTY OWNERS

MONTGOMERY, LEO DALE LIVING TRUST

607 CRESTWOOD ST SPRINGDALE AR 72762

REBEKAH JOY JOHNSON

804 DORMAN ST SPRINGDALE AR 72762

JANE SWENSON TRUST

802 DORMAN ST SPRINGDALE AR 72762-5121

EDYD M PADILLA

951 S GUTENSOHN RD SPRINGDALE AR 72762

CONCORD FOOD STORES LLC

PO BOX 48 SPRINGDALE, AR 72765

JK PROPERTIES OF NWA LLC

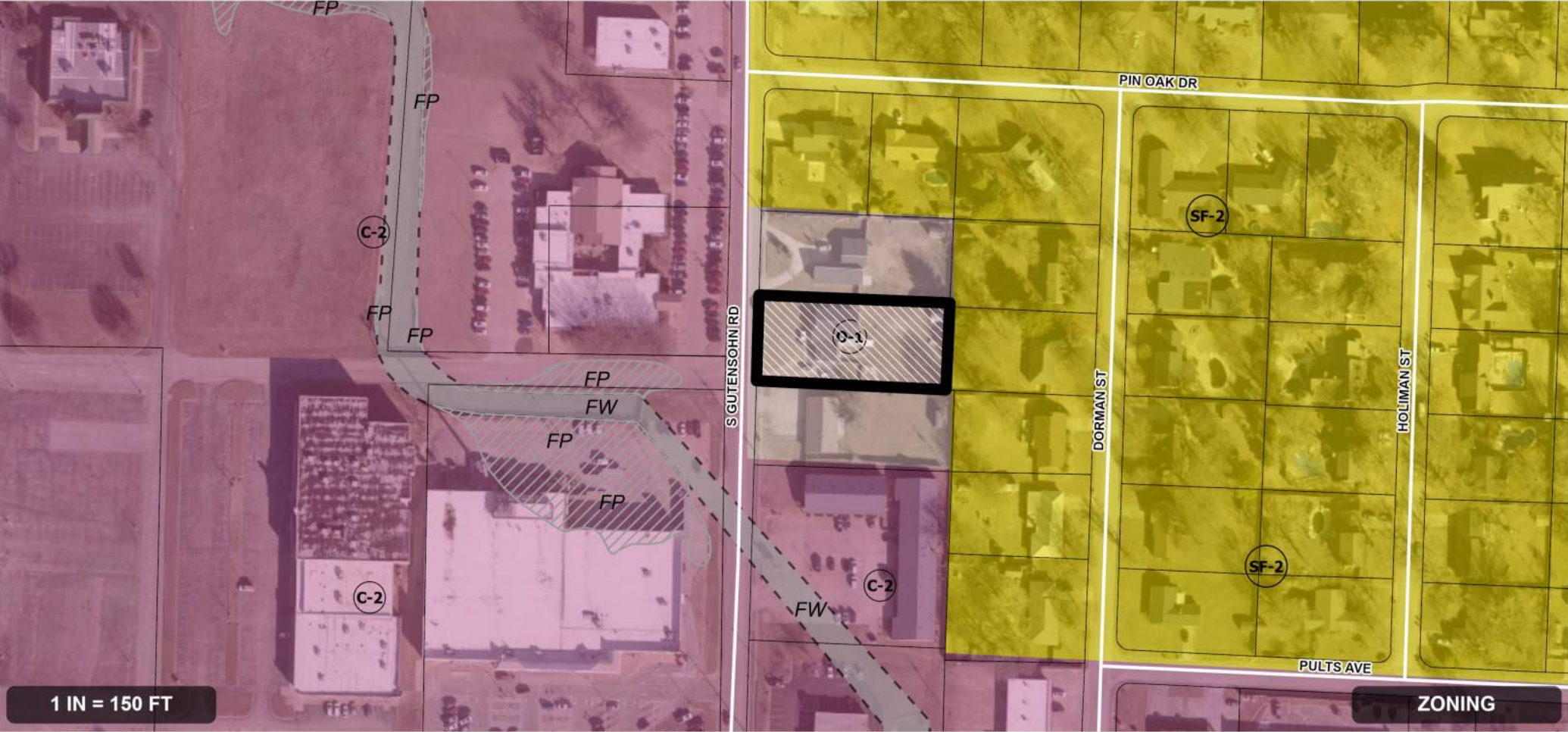
PO BOX 1187 SPRINGDALE, AR 72765



 PROJECT AREA

B26-22: Edyd Padilla
951 S. Gutensohn Road
Variance for Driveway Expansion Towards Front Entrance





 PROJECT AREA

B26-22: Edyd Padilla
951 S. Gutensohn Road
Variance for Driveway Expansion Towards Front Entrance



Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	Property Owner (if other than Applicant)
Name: <u>Connor Threet</u>	Name: <u>Mathias Shopping Centers INC.</u>
E-mail: <u>[REDACTED]</u>	E-mail: <u>[REDACTED]</u>
Address: <u>300 N College, Suite 317,</u> <u>Fayetteville, AR 72701</u>	Address: <u>5571 Bleaux Ave, Suite A,</u> <u>Springdale, AR 72762</u>
Phone: <u>(479)-455-2207</u>	Phone: <u>(479)-530-9320</u>
Site/ Location: <u>Goring. Between Shaver St. & McRay Ave.</u>	Current Zoning: <u>C-2</u>
Assessor's Parcel Number(s): <u>815-41453-000</u>	Rezone Required: <u>N/A</u>
<u> </u>	Total Acreage: <u>0.88</u>

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☒ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

- ☒ A complete application.
- ☒ A copy of the warranty deed indicating ownership of property.
- ☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
- ☒ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☒ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☒
- \$75.00

STAFF USE ONLY

Date Application Submitted: 3/19/26

Project Number: B26-27

Date Accepted as Complete: 4/22/26

Receipt Number: 1737

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

Requesting variance for a reduction in total parking count. Article 7 in Code of Ordinances of Springdale, Arkansas requires 15 total parking stalls for the proposed development. The proposed development is proposing 13 total parking stalls.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

While efforts have been made to provide an appropriate amount of parking, the required 15 parking stalls is not possible due to required storm water detention.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

Approval of this variance would allow the owner to design a parking lot that will meet the anticipated parking needs for this building while allowing area for storm water detention.

Record Property Owner(s): Mathias Shopping Centers Inc.

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Connor Threet

Signature: 

Date: 03/17/2026

Name of Representative (if applicable):

Signature:

Date:



Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request) Name: <u>Connor Threet</u> E-mail: <u>[REDACTED]</u> Address: <u>300 N College, Suite 317,</u> <u>Fayetteville, AR 72701</u> Phone: <u>(479)-455-2207</u> Site/ Location: <u>Goring. Between Shaver St. & McRay Ave.</u> Assessor's Parcel Number(s): <u>815-41453-000</u> <u>815-41455-000, 815-41457-000, 815-41459-000</u>	Property Owner (if other than Applicant) Name: <u>Mathias Shopping Centers INC.</u> E-mail: <u>[REDACTED]</u> Address: <u>5571 Bleaux Ave, Suite A,</u> <u>Springdale, AR 72762</u> Phone: <u>(479)-530-9320</u> Current Zoning: <u>C-2</u> Rezone Required: <u>N/A</u> Total Acreage: <u>3.56 Ac</u>
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All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☐ Board of Adjustments
☒ Commercial Design Standards

Application Requirements:

- ☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☒ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☒ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☒ \$75.00

STAFF USE ONLY

Date Application Submitted: 3/19/26 Project Number: B26-28
 Date Accepted as Complete: 4/22/26 Receipt Number: 1737

Variance Application- Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Check Item(s) for which Variance is Requested:

- ☐ **ENTRANCES** – one (1) customer entrance on all sides of principal building directly facing abutting public right-of-way.
- ☒ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building.
- ☐ **STRUCTURE BACK & SIDES**
 - ☐ Minimum setback according to zoning district requirements.
 - ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan.
- ☐ **PEDESTRIAN FLOW**
 - ☐ Sidewalk along all sides of lot abutting public right-of-way required per the Master Street Plan.
 - ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site.
 - ☐ 5' sidewalk along the full length of building on façade featuring customer entrance a façade abutting public parking areas 6' from façade of building.
 - ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade.
 - ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort.
- ☐ **CENTRAL FEATURES & COMMUNITY SPACES**
 - ☐ Provision of at least two (2) central features.
 - ☐ Direct access to public sidewalk network.
- ☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
 - ☐ Use of similar building materials.
 - ☐ Use of similar architectural styles or theme.
- ☐ **OUTDOOR STORAGE, TRASH COLLECTION & LOADING AREAS**
 - ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way.
 - ☐ Incorporated into the overall design of the building.
 - ☐ Screening material similar to principal materials of the building and landscape.
 - ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets.
 - ☐ Landscaped so no attention is attached to the function by the use of screening material.
- ☒ **FACADES & EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
 - ☐ Minimum 3' depth.
 - ☒ Minimum of 20' contiguous feet within each 100' of façade length.
 - ☐ Extends 20% of the façade.

☒ DETAIL FEATURES

- ☐ Facades include a repeating pattern with no less than three (3) elements (color change, texture change, material change).
- ☐ At least one (1) element repeating horizontally.
- ☒ Elements repeat at intervals of more than 30' horizontally or vertically.
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib).

☒ ROOFS – Change in height every 100 linear feet in building length.

☒ MATERIALS & COLORS

- ☒ Predominate exterior materials high quality materials.
- ☐ Façade color – low reflectance, subtle, neutral or earth tone.

☒ ENTRYWAYS– three (3) defined, highly visible customer entrance elements.

☐ LANDSCAPING

- ☐ Entryway landscaping;
- ☐ Parking lot landscaping;
- ☐ Perimeter parking area landscaping;
- ☐ Building foundation landscaping;

☐ SCREENING

- ☐ Trash containers, trash compactor, and recycling bins screened from public view on all four (4) sides.
- ☐ Exterior ground-mounted or building-mounted equipment.
- ☐ Rooftop equipment.
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes.
- ☐ Required screening fence or wall maximum height 8', high quality materials.
- ☐ Required screening fence or wall maximum continuous length of 50'.
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan.

☐ LIGHTING

- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle.
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles.
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade.
- ☐ Uniformity ratios throughout parking – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum.
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy.
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy.
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy.

Variance Application – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

Requesting variances for Commercial Design Standards - Section C. Building Design,

Sections 1-6. Also, requesting variance for CDS - Section B. Site layout, section 3.

Further description of variances requested are attached.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:

(How does adhering to the rule impact you or your property?)

This building is designed primarily for industrial warehouse and storage use. While we

understand and appreciate the goals of the Commercial Design Standards, certain aspects of those standards are impractical for this building's immediate and future intended use.

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

(How will this variance alleviate your hardship?)

Approving the requested variances would allow the owner to design a building that is

practical for its intended use, while still following the design intent of the Commercial Design

Standards to improve the overall aesthetic of this building and the surrounding area.

Record Property Owner(s): Mathias Shopping Centers, Inc.

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Connor Threet

Signature: 

Date: 03/17/2026

Name of Representative (if applicable):

Signature:

Date:



March 17, 2026

City of Springdale
Attn: Planning Department
201 Spring St.
Springdale, AR 72764

Re: Adjacent property Owners
Goring Phase II
Goring Street
CTA Project#: 25302400

To whom it may concern,

I hereby certify that on this date I have made a due and diligent search of the Records in the Assessor's Office for Washington County in order to identify all property owners within a 100 foot-radius of the site currently under review for all associated variance requests, referred to as 'Goring Commercial'.

Attached with this letter is a mailing list of the fourteen (14) individual parcel numbers and corresponding owners that were located on the Washington County Assessor's website and the Washington County GIS Department website.

This certification does not apply to the accuracy of said Assessor's and GIS Departmental Records, only to their listing of the current owner's names and addresses.

Signed:

Date: March 17, 2026

Nathaniel J. Cagle, P.S.
Professional Land Surveyor #1944
Crafton Tull & Associates, Inc.



ADJACENT PARCEL OWNERS (Goring Large Scale Development Site):

1. PARCEL 815-29047-000
BOLING, JOHN L & L MARIE LIVING TRUST
3346 N BRUSH CREEK CT
WICHITA, KS 67205
2. PARCEL 815-29045-000
BOLING, JOHN L & L MARIE LIVING TRUST
3346 N BRUSH CREEK CT
WICHITA, KS 67205
3. PARCEL 815-29028-164
910 SHAVER ST SPRINGDALE LLC
12757 W HWY 264
GENTRY AR 72734
4. PARCEL 815-29059-000
RANKIN, KIPPY & KELLY LIVING
1002 SHAVER ST
SPRINGDALE, AR 72762
5. PARCEL 815-21068-000
VINING HOLDINGS LLC
314 S GOAD SPRINGS ST
LOWELL, AR 72745
6. PARCEL 815-29028-163
SPRINGDALE SHAVER STREET WAREHOUSE LLC
12200 N STEMMONS FWY STE 100
DALLAS, TX 75234-5877
7. PARCEL 815-29028-150
BUCHANAN, LOIS J ROBINSON
3727 MCRAY AVE
SPRINGDALE, AR 72762-0600
8. PARCEL 815-29028-140
BUCHANAN, LOIS J ROBINSON
3727 MCRAY AVE
SPRINGDALE, AR 72762-0600
9. PARCEL 815-41461-000
MATHIAS SHOPPING CENTERS INC
5571 BLEAUX AVE STE A
SPRINGDALE AR 72762



-
10. PARCEL 815-41460-000
MATHIAS SHOPPING CENTERS INC
5571 BLEAUX AVE STE A
SPRINGDALE AR 72762
 11. PARCEL 815-41458-000
MATHIAS SHOPPING CENTERS INC
5571 BLEAUX AVE STE A
SPRINGDALE AR 72762
 12. PARCEL 815-41456-000
MATHIAS SHOPPING CENTERS INC
5571 BLEAUX AVE STE A
SPRINGDALE AR 72762
 13. PARCEL 815-41454-000
MATHIAS SHOPPING CENTERS INC
5571 BLEAUX AVE STE A
SPRINGDALE AR 72762
 14. PARCEL 815-35293-000
MATHIAS SHOPPING CENTERS INC
5571 BLEAUX AVE STE A
SPRINGDALE AR 72762



March 17, 2026

City of Springdale
Attn: Planning Department
201 Spring St.
Springdale, AR 72764

Re: Variance Request
Goring Commercial Lots 1,3,5,7
Northwest of Shaver St. & South of McRay Ave.
CTA Project #: 25302400

To whom it may concern,

The proposed buildings seek to meet the intent of the Commercial Design Standards.

Section B. Site Layout:

Section 3 – The orientation of the proposed parking lots has been designed to most effectively support the intended use of the proposed buildings, ensuring a practical and functional layout for the overall development. With Right of Way at the front of the buildings, and the need for a truck well and loading area, parking locations are placed in the most practical place.

Section C. Building Design:

Section 1 – The proposed exterior walls utilize the primary structural grid spacing to dictate projections that closely follow the max 100' planar facades. On the primary elevation, 50' segments are utilized. Where projections do not occur, changes in material and contrasting colors seek to replicate the intent of breaking up the larger façade into more approachable portions. Added landscaping at those areas also softens the larger wall areas through the plants themselves and shadows cast onto the adjacent walls

Section 2 – This section is not applicable due to the single tenant nature of the building. The tenant will utilize the entire building for warehouse type use with a small administration office on one side.

Section 3 – The proposed design of this building utilizes change in materials, colors and landscaping to meet the intent of bringing visual interest to the building. The corners on either end of the primary façade utilize 14' CMU with a modern trim detail wrapping the edges that then transitions to a high quality metal panel with deep ribs creating a contrast in textures and colors. The entire building utilizes a similar approach of transitioning from smoother portions to highly textured portions that create an approachable façade for a building of this size and nature.



Section 4 – Parapets are utilized on the front elevation side facing Goring Street. The side elevations facing north and south have 30 feet of parapet on a 88 feet total depth of the building. There is no parapet on the rear wall facing west. We are utilizing a single slope to exterior gutters and downspouts. There is no roof top equipment on these buildings.

Section 5 – The proposed design utilizes a variety of high quality materials that will compliment and improve upon the surrounding aesthetic of the primarily industrial use of this area. The materials were selected to be attractive yet durable for the function of the building and have been used successfully in many other projects of this type. The colors are neutral and complimentary and when coupled with the shadows due to detailing, landscaping and canopies the façade should blend into the surrounding environment but also improve upon the overall aesthetic of predominantly industrial uses.

Section 6 – The front corners of the structure were designed as the predominant points of interest and to serve as the entrance for employees. The parapets are the highest at these locations and utilize storefront and canopies to delineate those entries from the remainder of the structure.

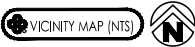
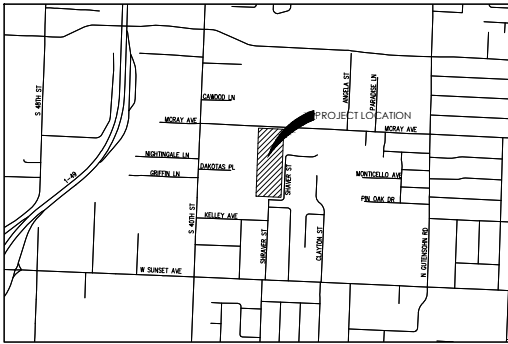
Sincerely,

Connor Threet, P.E.
Crafton Tull & Associates, Inc.

GORING PHASE 2

SPRINGDALE, ARKANSAS

PRELIMINARY PLAT



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
○ FOUND IRON PIPE/REBAR	----- EASEMENT
⊠ AIR RELEASE VALVE	===== CURB
⊠ FIRE DEPARTMENT CONNECTION	----- INTERMEDIATE CONTOUR 1206
⊠ FIRE HYDRANT	----- INTERMEDIATE CONTOUR 1205
⊠ GAS METER	----- INDEX CONTOUR
⊠ GAS VALVE	----- SS SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
⊠ LIGHT POLE	----- G GAS LINE
⊠ POWER POLE	----- W WATER LINE (SPECIFY SIZE & TYPE)
⊠ SANITARY MANHOLE	----- UGT UNDERGROUND TELEPHONE
⊠ SPRINKLER HEAD	----- UGE UNDERGROUND ELECTRIC
⊠ TELEPHONE PEDESTAL	----- OHE OVERHEAD ELECTRIC
⊠ TV PEDESTAL	----- UGTV UNDERGROUND TELEVISION
⊠ WATER METER	----- OHTV OVERHEAD TELEVISION
⊠ WATER VALVE	----- CHAIN LINK FENCE
⊠ DOWN DUTY	----- WOOD FENCE
⊠ GRATED INLET	----- BARBED WIRE FENCE
⊠ DROP/CURB INLET	----- FIBER OPTIC
⊠ TREE	----- RIGHT OF WAY
⊠ TREE TO BE REMOVED	----- ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
● SET IRON PIN	----- EASEMENT
⊠ LIGHT POLE	===== CURB
⊠ POWER POLE	----- INTERMEDIATE CONTOUR 1206
⊠ TELEPHONE PEDESTAL	----- INTERMEDIATE CONTOUR 1205
⊠ TV PEDESTAL	----- INDEX CONTOUR
⊠ MANHOLE	----- SS SANITARY SEWER LINE
⊠ GAS METER	----- G GAS LINE
⊠ GAS VALVE	----- W WATER LINE
⊠ STORM SEWER PIPE	----- UGT UNDERGROUND TELEPHONE
⊠ STRUCTURE NUMBER	----- UGE UNDERGROUND ELECTRIC
⊠ FIRE HYDRANT ASSEMBLY (TEE, VALVE & FIRE HYDRANT)	----- OHE OVERHEAD ELECTRIC
⊠ FIRE HYDRANT	----- FIBER OPTIC
⊠ AIR RELEASE VALVE	----- UGTV UNDERGROUND TELEVISION
⊠ FIRE DEPARTMENT CONNECTION	----- CHAIN LINK FENCE
⊠ WATER METER	----- WOOD FENCE
⊠ BACK FLOW PREVENTER	----- BARBED WIRE FENCE
⊠ REDUCER	----- RIGHT OF WAY
⊠ RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	----- PROPERTY LINE
⊠ CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	----- ROAD CENTERLINE

GENERAL NOTES

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, CASON WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
- THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
- CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC., DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTICES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
- ALL MATERIALS TESTING SHALL BE PERFORMED BY A GEO-TECHNICAL ENGINEER LICENSED IN THE STATE OF ARKANSAS. ALL TESTING SHALL BE PERFORMED PER THE GEO-TECHNICAL REPORT REQUIREMENTS, TECHNICAL SPECIFICATION, OR LOCAL REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE AT CONTRACTORS EXPENSE.
- ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST 11-5-307 AND 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

UTILITY CONTACTS

WATER & SEWER
CITY OF SPRINGDALE
525 OAK ST.
SPRINGDALE, AR
PHONE: (479) 751-5751

GAS
BLACK HILLS ENERGY
1101 S THOMPSON HWY 71 S
SPRINGDALE, AR 72764
PHONE: (888) 890-5554

ELECTRIC
OZARKS ELECTRIC
406 W EMMA AVE
SPRINGDALE, AR 72764
PHONE: (800) 521-6144

FIBER OPTIC
COX COMMUNICATIONS
PHONE: (866) 961-0027

PROJECT INFORMATION

BUILDING SETBACK: FRONT 30'
REAR 20'
SIDE 20'

FINISHED FLOOR ELEV. REFER TO GRADING SHEETS

SITE AREA: 3.55 AC (154,638 SQ.FT.)

BUILDING SIZE: 12,000 SQ. FT.

BUILDING USAGE: COMMERCIAL

ZONING: C-2

PROPERTY USAGE: COMMERCIAL

BUILDING HEIGHT: 25'-6"

ADDRESS: GORING RD
SPRINGDALE, AR 72762

SITE OWNER/DEVELOPER: MATHIAS SHOPPING CENTERS INC
5571 BLEAUX AVE., SUITE A
SPRINGDALE, AR 72762

SITE ENGINEER: CRAFTON TULL
CONOR TULL, P.E.
901 N. 4TH ST., SUITE 400
ROCKERS, AR 72764
479-636-4838

REQUIRED PARKING: 1 SPACE FOR EACH 1,200 SQUARE FEET OF GROSS FLOOR AREA
TOTAL REQUIRED PARKING STALLS (PER LOT): 10
REQUIRED ADA PARKING STALLS (PER LOT): 1

PROVIDED PARKING: STANDARD PARKING STALLS PROVIDED: 56
ADA PARKING STALLS PROVIDED: 4
TOTAL PARKING STALLS PROVIDED: 60
(REFER TO OVERALL SITE PLAN FOR PARKING CALCULATIONS PER LOT)

CITY OF SPRINGDALE JOB #: XXX-XX

PROPERTY DESCRIPTION

LOTS 1 THRU 9, THE GORING, AN ADDITION TO THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

SITE INFORMATION

SITE CALCULATIONS:
SITE AREA: 3.55+ ACRES (154,638 SQ FT)
GREENSPACES: 1.48+ ACRES (64,539 SQ FT) (42.00%)
IMPERVIOUS AREA: 2.13+ ACRES (92,921.92 SQ FT) (60.00%)

CITY OF SPRINGDALE DISCLAIMER STATEMENT:
REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

FLOOD NOTE:
THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 65430070 G, EFFECTIVE DATE 1/25/2024.
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	BOUNDARY SURVEY
C-003	ADA ROUTE PLAN
C-101	OVERALL SITE PLAN
C-102	SITE PLAN
C-103	UTILITY PLAN
C-104	GRADING PLAN
C-105	PAVING PLAN
C-106	EROSION CONTROL PLAN PH I
C-107	EROSION CONTROL PLAN PH II
C-201	STORM LINE 1, 2, 3, & 4 P&P
C-202	LOT 3 TRUCK DOCK & UNDER BUILDING DRAIN P&P
C-203	LOT 5 & LOT 7 UNDER BUILDING DRAIN P&P
C-501	SITE DETAILS
C-502	EROSION CONTROL DETAILS
C-503	CITY OF SPRINGDALE DETAILS
C-504	WATER SEWER DRAINAGE DETAILS
C-505	STANDARD DETAILS
C-506	ADS DETAILS
C-507	ADS DETAILS
C-508	ADS DETAILS
C-509	ADS DETAILS
C-510	ADS DETAILS
C-511	ADS DETAILS
C-512	ADS DETAILS
C-513	ADS DETAILS
C-514	ADS DETAILS
L-170	OVERALL PLANTING PLAN
L-171	LOT 1 PLANTING PLAN
L-172	LOT 3 PLANTING PLAN
L-173	LOT 5 PLANTING PLAN
L-174	LOT 7 PLANTING PLAN
L-500	LANDSCAPE DETAILS

ARCHITECT BUILDING ELEVATIONS (BY OTHERS)

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SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ON-SITE AND OFF-SITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701

Crafton Tull

479.636.4838
www.craftontull.com

STATE OF ARKANSAS
DIVISION OF PROFESSIONAL REGULATION
REGISTERED PROFESSIONAL ENGINEER
CRAFTON TULL & ASSOCIATES, INC.
No. 107

MATHIAS GORING
COMMERCIAL
PHASE 2
SPRINGDALE, AR

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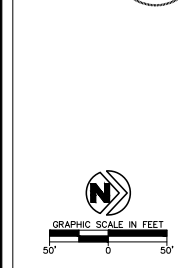
PROJECT NO. 2024000
DATE: 04/25/2024
CONTRACT: 1110000001
SHEET: C-001

PRELIMINARY PLANS

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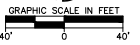
COVER SHEET

C-001



Kate Dixon

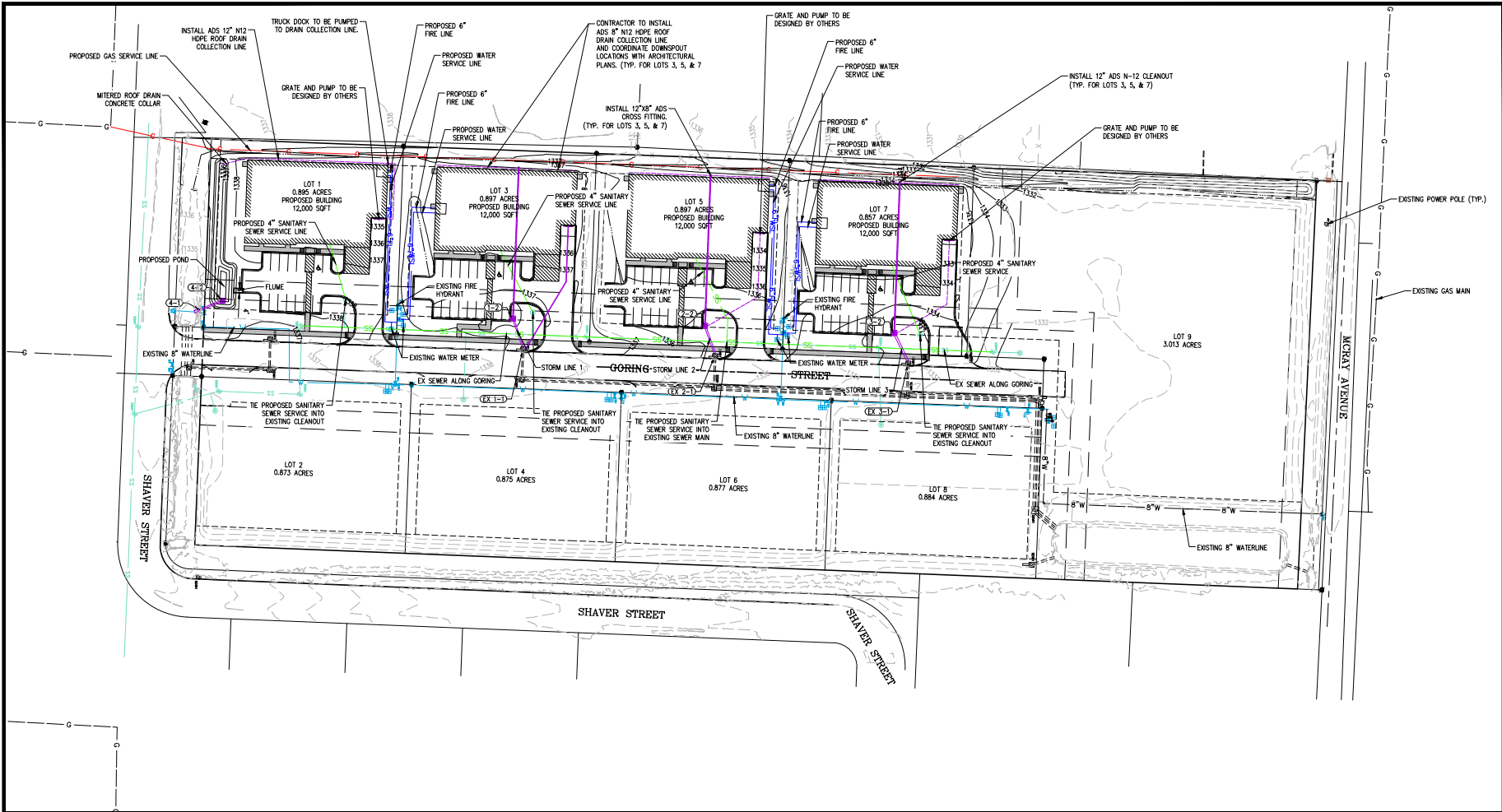
[Return to Agenda](#)

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PROJECT NO: 25302400
ISSUE DATE: 04/20/2026
CONTACT: T. HENNELLY
CIC Title:
CIC Office:
**PRELIMINARY
PLANS**
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C-102





UTILITY NOTES

- THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
- ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
- THURST BLOTTING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
- MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18" (24" IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT). THE WATERLINE SHALL BE ENCASED IN WATERIGHT PIPE WITH SEALED WATERIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
- TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
- REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN. ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
- THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
- DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
- GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS. VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE IN-LOT PULL CORDS INSIDE THE CONDUIT.
- THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
- CONTRACTOR SHALL PROVIDE IN-LOT AS-BUILT INFORMATION ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST 9-11-5-307 AND 9 AR ST 11-5-508 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
○ BENCHMARK	EASEMENT
○ FOUND IRON PIPE/REBAR	QURB
○ PRIMARY CONTROL/SET MONUMENT	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
□ ELECTRIC BOX/PEDESTAL	GAS LINE (SPECIFY SIZE & TYPE)
△ FIRE HYDRANT	WATER LINE (SPECIFY SIZE & TYPE)
△ GAS METER	OVERHEAD ELECTRIC
○ LIGHT POLE	BARBED WIRE FENCE
○ POWER POLE	RIGHT OF WAY
○ SANITARY MANHOLE	ROAD CENTERLINE
□ TELEPHONE PEDESTAL	
○ WATER METER	
○ WATER VALVE	
--- STORM SEWER PIPE	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
● SET IRON PIN	EASEMENT
○ LIGHT POLE	QURB
○ SANITARY SEWER CLEANOUT	SANITARY SEWER LINE
○ STORM SEWER PIPE	GAS LINE
○ WATER VALVE	WATER LINE
○ FIRE HYDRANT ASSEMBLY (TEE, VALVE & FIRE HYDRANT)	
○ FIRE DEPARTMENT CONNECTION	
○ WATER METER	
○ BACK FLOW PREVENTER	
○ REDUCER	

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701

Crafton Tull

409.654.4838
www.craftontull.com

STATE OF ARKANSAS
DEPARTMENT OF REVENUE
OFFICE OF THE ATTORNEY GENERAL
KATHY R. TULL
ASSOCIATES INC.
NO. 001

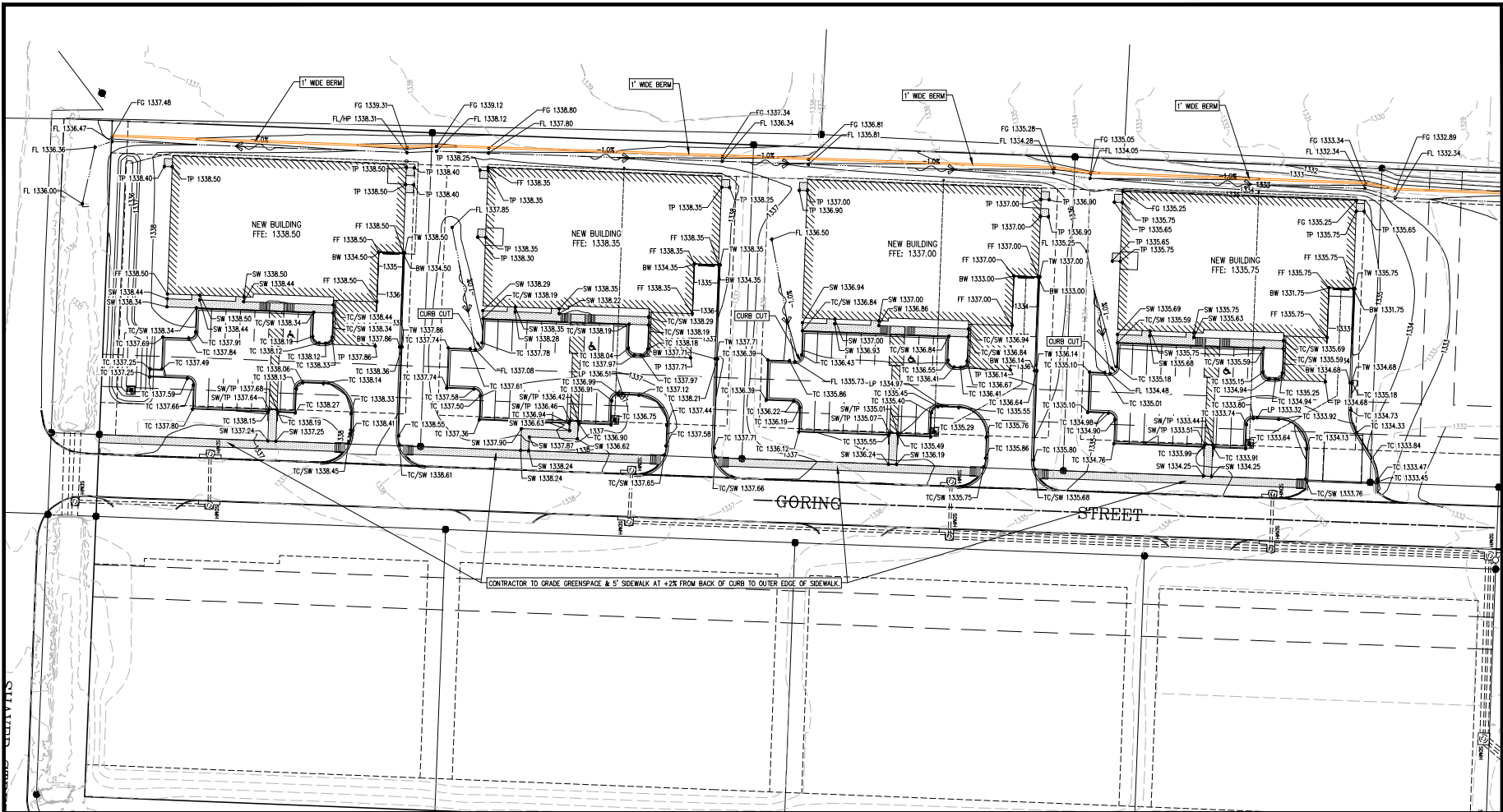
GRAPHIC SCALE IN FEET
50' 0 50'

MATHIAS GORING COMMERCIAL PHASE 2
SPRINGDALE, AR

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UTILITY PLAN

C-103



GRADING AND DRAINAGE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY WALLS.
3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO THE START.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS, GEO-TECHNICAL REPORT, OR LOCAL JURISDICTION, WHICHEVER IS MORE RESTRICTIVE.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATER-TIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NOTES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS, GEO-TECHNICAL REPORT AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. IF NET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEO-TECHNICAL ENGINEER FOR THE DESIGN AND PLACEMENT OF A FRENCH DRAIN SYSTEM.
20. CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL LOT OR PARCELS. SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.

GRADING PLAN SPOT ELEVATIONS

- BW BOTTOM WALL
- FG FINISHED GRADE
- FL FLOW LINE
- G GUTTER
- SW SIDEWALK
- TC TOP CURB
- TP TOP PAVEMENT
- TW TOP WALL
- EXISTING GRADE

LEGEND (EXISTING SYMBOLS)

- SYMBOLS**
- BENCHMARK
 - FOUND IRON PIPE/REBAR
 - PRIMARY CONTROL/SET MONUMENT
 - LIGHT POLE
 - POWER POLE
- LINEWORK**
- EASEMENT
 - CURB
 - INTERMEDIATE CONTOUR
 - INDEX CONTOUR
 - RIGHT OF WAY
 - ROAD CENTERLINE

LEGEND (CONSTRUCT)

- SYMBOLS**
- SET IRON PIN
 - LIGHT POLE
- LINEWORK**
- EASEMENT
 - CURB
 - INTERMEDIATE CONTOUR
 - INDEX CONTOUR
 - RIGHT OF WAY
 - PROPERTY LINE
 - ROAD CENTERLINE
 - FLOW LINE

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701

Crafton Tull

409.656.4838
www.craftontull.com

STATE OF ARIZONA
SEAL OF THE STATE OF ARIZONA
CRAFTON TULL & ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEER
NO. 100

GRAPHIC SCALE IN FEET
30' 0 30'

**MATHIAS GORING
COMMERCIAL
PHASE 2**
SPRINGDALE, AR

Project No. 20230400
Date: 04/25/2024
Contract: 1110000101
Sheet: 1110000101-1
Project: 1110000101
Drawing: 1110000101-1
Title: PRELIMINARY PLANS
Scale: AS SHOWN
This document is preliminary in nature and is not a final, sealed and signed document.

GRADING PLAN

C-104

1. CONTRACTOR SHALL FIELD VERIFI LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

2. TREES AND LANDSCAPE SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THE IMPROVE DETENTION/RETENTION FUNCTIONS.

3. TREES SHALL NOT BE PLACED WHERE THEY INTERFERE OR REQUIRE FREQUENT TRIPPING TO AVOID INTERFERENCE WITH OVERHEAD ELECTRIC LINES.

4. LARGE TREES SHALL NOT BE PLACED WITHIN 10' OF UNDERGROUND UTILITIES. SMALL TREES MAY NOT BE PLACED WITHIN 5' OF UNDERGROUND UTILITIES.

5. TREES SHALL NOT BE PLACED WITHIN 5' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' FROM DOORS OF ABOVEGROUND ELECTRICAL EQUIPMENT.

6. TREES AND LANDSCAPE THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 10' OF A FIRE HAZARD. ALL OTHER LANDSCAPING MUST BE CLEAR OF THE VISIBILITY OF THE FIRE HAZARD.

7. TREES AND LANDSCAPE SHALL NOT BE PLACED WHERE THEY INTERFERE WITH THE ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

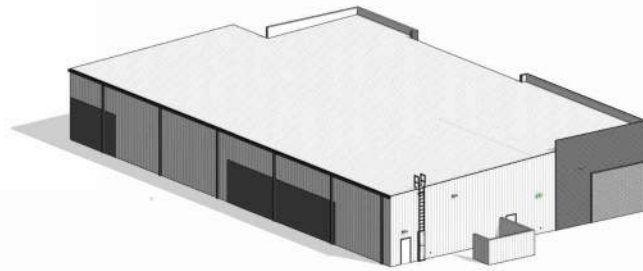
8. TREES AND LANDSCAPE TO BE REMOVED DURING CONSTRUCTION THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

SEE ADDITIONAL SHEETS FOR FULL PLANT SCHEDULE

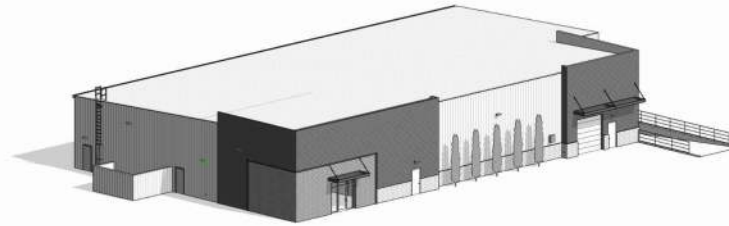
SYMBOLS	LEGEND
	END TURN PUN
	LIGHT POLE
	POWER POLE
	THUNDER PRESIDENT
	Y-STRONG
	ARMORLESS
	SHIELD FORMER
	CLIMAXING
	CALL METER
	CALL VALUE
	CONTRACT POWER PUN
	STRUCTURE NUMBER
	INTER VISION
	THE HYPERANT
	ARMLESS
	ARM RELEASE VALUE
	RED EXPLOSION
	CONNECTION
	WATER INTER
	BACK OF THE PRESENT
	RELEADER
	RECYCLING DROP
	WATER INTERMEDIATE
	CALL METER (PUN)
	WATER INTERMEDIATE
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	WATER INTERMEDIATE
	CALL METER (PUN)

1. TREE PLANTING DETAIL
2. SHRUB PLANTING DETAIL
3. STEEL EDGING DETAIL

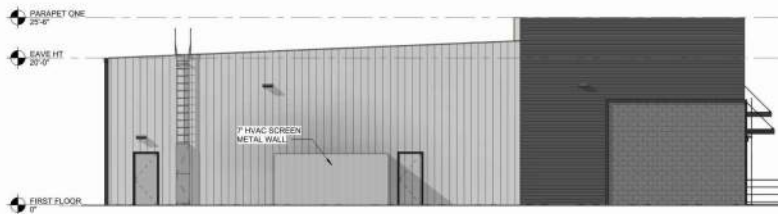




6 3D VIEW B

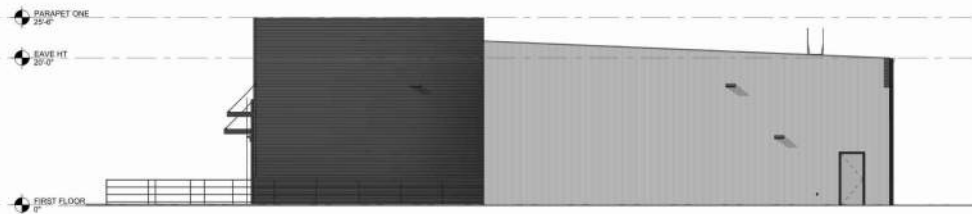


5 3D VIEW A



4 EAST ELEVATION
1/8" = 1'-0"

TOTAL: 1,992 SF
HQ MATERIALS TOTAL: 782 SF



3 WEST ELEVATION
1/8" = 1'-0"

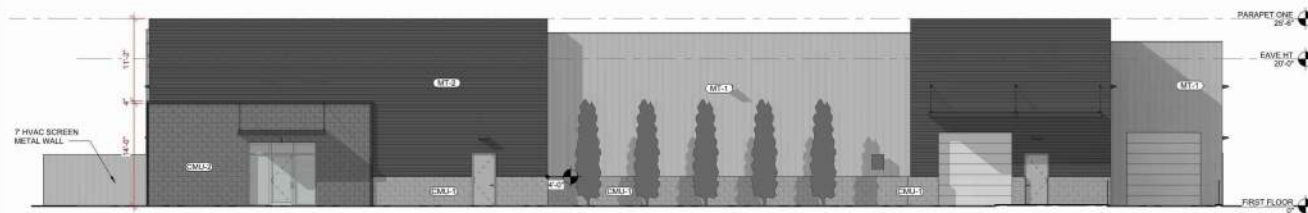
TOTAL: 1,987 SF



2 NORTH ELEVATION
1/8" = 1'-0"

TOTAL: 2,965 SF
HQ MATERIALS TOTAL: 850 SF

	MT-1: R-PANEL (LIGHT GRAY)	6,450 SF	81%
	MT-2: Z-PANEL (DARK GRAY)	2,142 SF	26%
	CMU-1: SPLIT FACE CMU (LIGHT GRAY)	385 SF	4%
	CMU-2: SPLIT FACE CMU (DARK GRAY)	602 SF	6%
	GLZ-1: GLAZING	81 SF	



1 SOUTH ELEVATION
1/8" = 1'-0"

TOTAL: 3,613 SF
HQ MATERIALS TOTAL: 1,697 SF

48" TRUCK DOCK WELL



1 IN = 450 FT

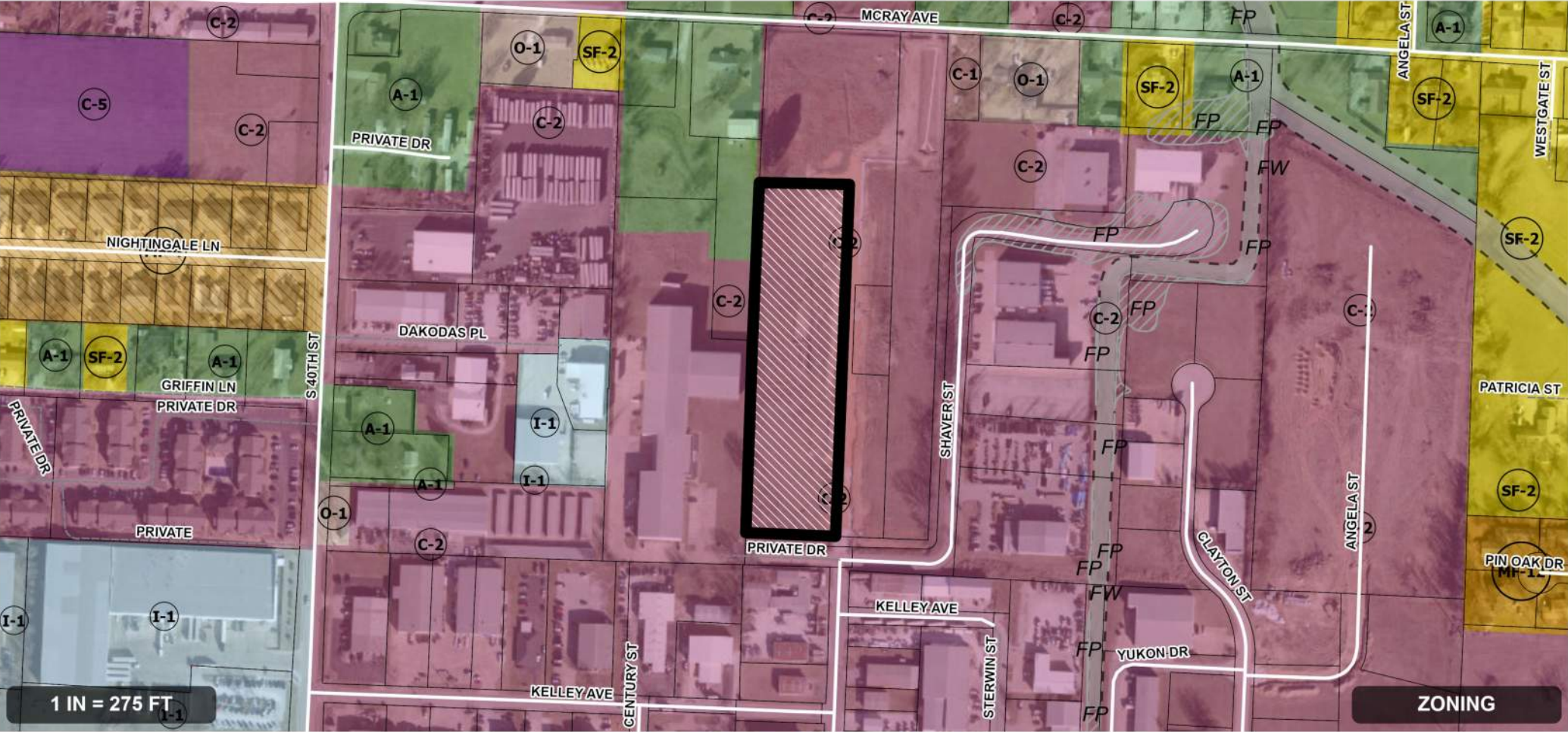
AERIAL; 2025



PROJECT AREA

B26-27: The Goring, Ph II
North of Shaver Street & South of McRay Avenue
Variance from Parking Requirements
B26-28: Variance from Commercial Design Standards





 PROJECT AREA

B26-27: The Goring, Ph II
North of Shaver Street & South of McRay Avenue
Variance from Parking Requirements
B26-28: Variance from Commercial Design Standards



B26-31



Variance Application

Date: 03/18/2026 Permit No.: 260091

Applicant / Owner

Applicant Name: Destinie Rasmussen
Address: 170 NE Healing St
City, State, Zip: Bentonville, AR 72713
Phone: 479-715-1237
Email: [REDACTED]
Contact: Applicant

Owner Name: Qing Y Fan
Address: 6200 S. 60th ST
City, State, Zip: Rogers, Ar 72758
Phone: 815-412-4382
Email: [REDACTED]

Project

Project Location: 2417 S. 48th St
Parcel Numbers: 815-29106-090
Current Zone: MF-\$
Rezone Required: N/A
Total Acreage: 1.0355
Entrances: ☐
Parking Lot: ☐
Structure Back: ☐
Pedestrian Flow: ☐
Central Features: ☐

Multiple Buildings: ☐
Outdoor Storage: ☐
Facades/Exterior: ☐
Detail Features: ☐
Roofs: ☐
Materials/Colors: ☐
Entryways: ☐
Landscaping: ☐
Screening: ☐
Lighting: ☐

Variance Request: Reduction of Front Set Back

Difficulty/Hardship: The house was built long before the tract=split and there is a small front porch encroaching the ROW

Variance Effect: The owners would like to keep the front porch

Harmony:

I do hereby certify that the information contained herein is true and correct.

Destinie Rasmussen
Name

03/18/2026
Date

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWork, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☒

Describe your variance request:

Reduction of Front Set back

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

the house was built long before tract split
and a small front porch encroaches the ROW

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special privilege
or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

They would like to keep the porch

Record Property Owner(s): Qing Y. Fan

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: _____

Signature: _____ Date: _____

Name of Representative (if applicable): Destinie Rasmussen

Signature: Destinie Rasmussen Date: 3-18-2024

As-Provided Description (File No: 2025-28228)

Part of the S 1/2 of the NW 1/4 of the NE 1/4, and part of the N 1/2 of the SW 1/4 of the NE 1/4 of Section 9, Township 17 North, Range 30 West, Washington County, Arkansas, described as follows, to-wit: Beginning at a point 476.5 feet North of the Southwest corner of the N 1/2 of the SW 1/4 of the said NE 1/4; thence North 210 feet, thence East 210 feet, thence South 210 feet, thence West 210 feet to the point of Beginning, and containing 1.00 acre, more or less. Subject to any restrictions, conditions, covenants, rights of way, and easements now of record. Subject to all prior mineral reservations and oil and gas leases.

Tract 1 Description (This Plat)

A part of the S1/2 of the NW1/4 of the NE1/4, and part of the N1/2 of the SW1/4 of the NE1/4 of Section 9, Township 17 North, Range 30 West, 5th Principal Meridian, Washington County, Arkansas, being surveyed and described as follows: Commencing at the southwest corner of said N1/2 of the SW1/4 of the NE1/4, thence North 01°48'27" East, 476.50 feet to the southwest corner of a tract conveyed to Qing Y. Fan by Warranty Deed recorded in Washington County File No: 2025-28228, 10/10/2025 and the POINT OF BEGINNING; thence along the west line of said Fan tract, North 01°48'27" East, 116.53 feet; thence South 88°11'33" East, passing through a 5/8" iron pin set with PLS #1519 cap at 31.71 feet and continuing 78.29 feet, for a total of 110.00 feet to a 5/8" iron pin set with PLS #1519 cap; thence North 01°48'27" East, 92.82 feet to a 5/8" iron pin set with PLS #1519 cap on the north line of said Fan tract; thence along said north line, South 87°51'13" East, 100.00 feet to a 5/8" iron pin set with PLS #1519 cap at the northeast corner of said Fan tract; thence along the east line of said Fan tract, South 01°48'27" West, 210.00 feet to a 5/8" iron pin set with PLS #1519 cap at the southeast corner of said Fan tract; thence along the south line of said Fan tract, North 87°51'13" West, passing through a 5/8" iron pin found at 178.29 feet and continuing 31.71 feet, for a total of 210.00 feet to the point of beginning, containing 0.777 acres more or less. Subject to any restrictions, conditions, covenants, rights of way, and easements now of record. Subject to all prior mineral reservations and oil and gas leases.

Tract 2 Description (This Plat)

A part of the S1/2 of the NW1/4 of the NE1/4, and part of the N1/2 of the SW1/4 of the NE1/4 of Section 9, Township 17 North, Range 30 West, 5th Principal Meridian, Washington County, Arkansas, being surveyed and described as follows: Commencing at the southwest corner of said N1/2 of the SW1/4 of the NE1/4, thence North 01°48'27" East, 476.50 feet to the southwest corner of a tract conveyed to Qing Y. Fan by Warranty Deed recorded in Washington County File No: 2025-28228, 10/10/2025 and the POINT OF BEGINNING; thence along the west line of said Fan tract, North 01°48'27" East, 116.53 feet; thence South 88°11'33" East, passing through a 5/8" iron pin set with PLS #1519 cap at 31.71 feet and continuing 78.29 feet, for a total of 110.00 feet to a 5/8" iron pin set with PLS #1519 cap; thence North 01°48'27" East, 92.82 feet to the northwest corner of said Fan tract; thence along the north line of said Fan tract, South 87°51'13" East, passing through a 5/8" iron pin set with PLS #1519 cap at 31.71 feet and continuing 78.29 feet, for a total of 110.00 feet to the point of beginning, containing 0.235 acres more or less. Subject to any restrictions, conditions, covenants, rights of way, and easements now of record. Subject to all prior mineral reservations and oil and gas leases.

Record Documents used in this survey:

- RD01.** Warranty Deed recorded in Washington County File No: 2025-28228, 10/10/2025, Qing Y. Fan, Grantee.
RD02. Boundary Survey dated 07/09/2025 by Robert J. Caster R.P.L.S. No. 1370, Caster & Associates Land Surveying, Inc. Job# 24-183.
RD03. Plat of Survey dated 08/07/19 by Derrick L. Thomas, R.P.L.S. No. 1642, recorded in Arkansas Division of Land Surveys Document 20201106499.
RD04. Final Plat of Peaceful Valley Estates, Phase VII dated 4/26/93 by Jack E. Stiffler, R.L.S. No. 772, recorded in Washington County Plat Record 12-55, April 30, 1993.
RD05. Amended & Revised Final Plat of Peaceful Valley Estates Subdivision, Phase V dated 7/20/92 by Jack E. Stiffler, R.L.S. No. 772, recorded in Washington County Plat Record 12-20, July 23, 1992.
RD06. Affidavit of Scrivener's Error recorded in Washington County File# 2020-00005178, 2/18/2020, American Funeral Services, Inc., Grantee.
RD07. Warranty Deed recorded in Washington County File No: 2025-27793, 10/07/2025, Donaldson Enterprises, Inc., Grantee.

Surveyor's Notes:

SN1. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making this survey, building setback line, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

SN2. Basis of bearings: Arkansas State Plane Coordinate System, North Zone.

SN3. This plat represents a tract split survey of Parcel No. 815-29106-090.

SN4. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

SN5. This survey is valid only if the drawing includes the seal and signature of the surveyor.

SN6. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.

SN7. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title or title commitment were furnished the surveyor. There may exist other documents which may affect this parcel.

SN8. By graphic scaling only, the surveyed tracts lie completely within "Zone X", Area of Minimal Flood Hazard, shown by The Flood Insurance Rate Map Number 05143C0070G, Map Revised January 25, 2024.

SN9. The location and/or existence of utility service lines to the property surveyed are shown hereon or unknown.

SN10. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership, title evidence, or any other facts which an accurate and current title commitment may disclose.

SN11. All building, surface and subsurface, improvements on and adjacent to the site are not necessarily shown.

SN12. No investigation concerning environmental and subsurface conditions, or the existence of underground or overhead containers or facilities which may affect the use of development of this property was made as a part of this survey.

SN13. The surveyed tracts are currently zoned MF-4 Low/Medium Density Multi-Family Residential District by the City of Springdale.

Minimum setbacks are as follows:

FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.

SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.

REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

Source: https://core-docs.s3.amazonaws.com/documents/asset_uploaded_file/3541/Springdale%2880195%28MF-4%28Low%28Medium%28Density%28Multi-Family%28Residential%28District%28.pdf. Please consult with City of Springdale officials for building setback, zoning standards, and other land use requirements and questions.

Tract Split Plat of Parcel: 815-29106-090

Property Owner: Qing Y. Fan

Mailing Address: 6200 S. 60th St.
Rogers, AR 72758-8357

Property Address: 2417 S. 48th St.

Area of Tract 1 = 0.777 Acres +/-
Area of Tract 2 = 0.235 Acres +/-
Total Area = 1.012 Acres +/-

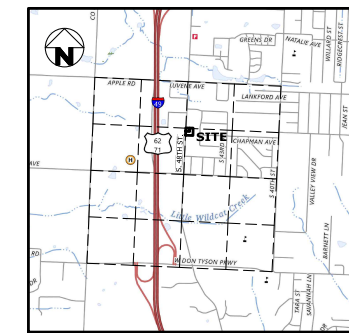
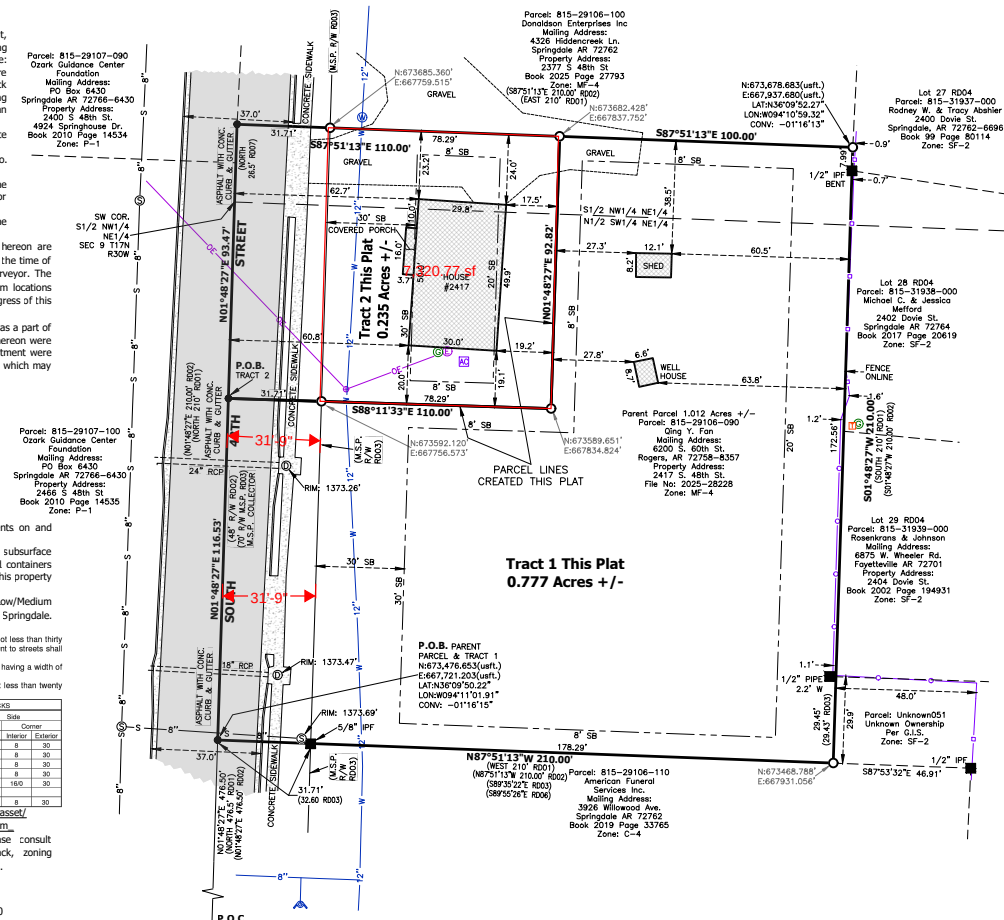
Total Number of Original Parcels: 1
Total Number of Resultant Parcels: 2

LEGEND

- MARKER FOUND - IRON PIN FOUND (IPF) AS NOTED
- 5/8" IRON PIN SET WITH PLS #1519 CAP
- CALCULATED CORNER POSITION NO MARKER FOUND OR SET
- SURVEYED BOUNDARY
- - - SETBACK LINE - SB
- () RECORD INFORMATION
- - - OVERHEAD ELECTRIC LINE
- UTILITY POLE
- ⊙ ELECTRIC METER
- ⊠ AIR CONDITIONING UNIT
- ⊡ TELECOM PEDESTAL
- - - SANITARY SEWER LINE MAIN SIZE NOTED
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- - - WATER LINE MAIN SIZE NOTED
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ GAS METER
- - - CONCRETE CURB
- ⊙ ASPHALT
- ⊙ CONCRETE
- - - FENCE LINE, CHAIN LINK
- - - FENCE LINE, WOOD
- - - RCP REINFORCED CONC. PIPE
- - - RIGHT-OF-WAY



Know what's below.
Call before you dig.



LOCATION MAP
Sec. 9 T17N R30W 5th P.M.
City of Springdale, Washington County, Arkansas

CITY OF SPRINGDALE APPROVAL FOR RECORDING

Date: _____ Director, Planning and Community Development Division

ACCEPTANCE OF DEDICATIONS

Date: _____ City Clerk

Date: _____ Mayor

OWNER'S CERTIFICATION

As owners, we hereby certify that we have caused the land to be surveyed, divided, platted, dedicated and access rights reserved as represented on this plat and attachments.

Owner _____

Owner _____

STATE OF ARKANSAS
COUNTY OF WASHINGTON

Subscribed and sworn before me this _____ day of _____, 20____.

My commission expires _____

Notary Public _____

PLAT CODE: 500-17N-30W-0-09-100-72-1519

FILE STAMP

**Surveyor's Certificate:**

I certify that I have 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 visible encroachments except as shown on this plat. This survey meets the current "Minimum Standards for Property Boundary Surveys", per the state of Arkansas.

Michael D. Million 02/20/2026
Michael D. Million, P.L.S. No.1519, Arkansas Date

Rev	Comments	Date
1	ADJUST TRACT 2 SOUTH LINE TO BE 20' FROM SW CORNER OF HOUSE	02/20/2026
2		
3		
4		
5		

TRACT SPLIT PLAT

WORK PERFORMED: APPROX. JANUARY 2026

Parent Parcel 1.012 Acres +/-

Parcel: 815-29106-090

Qing Y. Fan

Mailing Address:
6200 S. 60th St. Rogers, AR 72758-8357
Property Address:
2417 S. 48th St.

File No: 2025-28228 Zone: MF-4
in the S1/2 NW1/4 NE1/4 and
N1/2 SW1/4 NE1/4 Sec. 9 T17N R30W
City of Springdale, Washington County, Arkansas

MICHAEL D. MILLION

LAND SURVEYOR

12 NEFFWOOD LANE
BELLA VISTA, AR 72715
PHONE: (479) 571-0654

BELL CONSTRUCTION SOLUTIONS, LLC.

CHUCK BELL: (479) 366-0640

chuck.bell@bellconsolutions.com

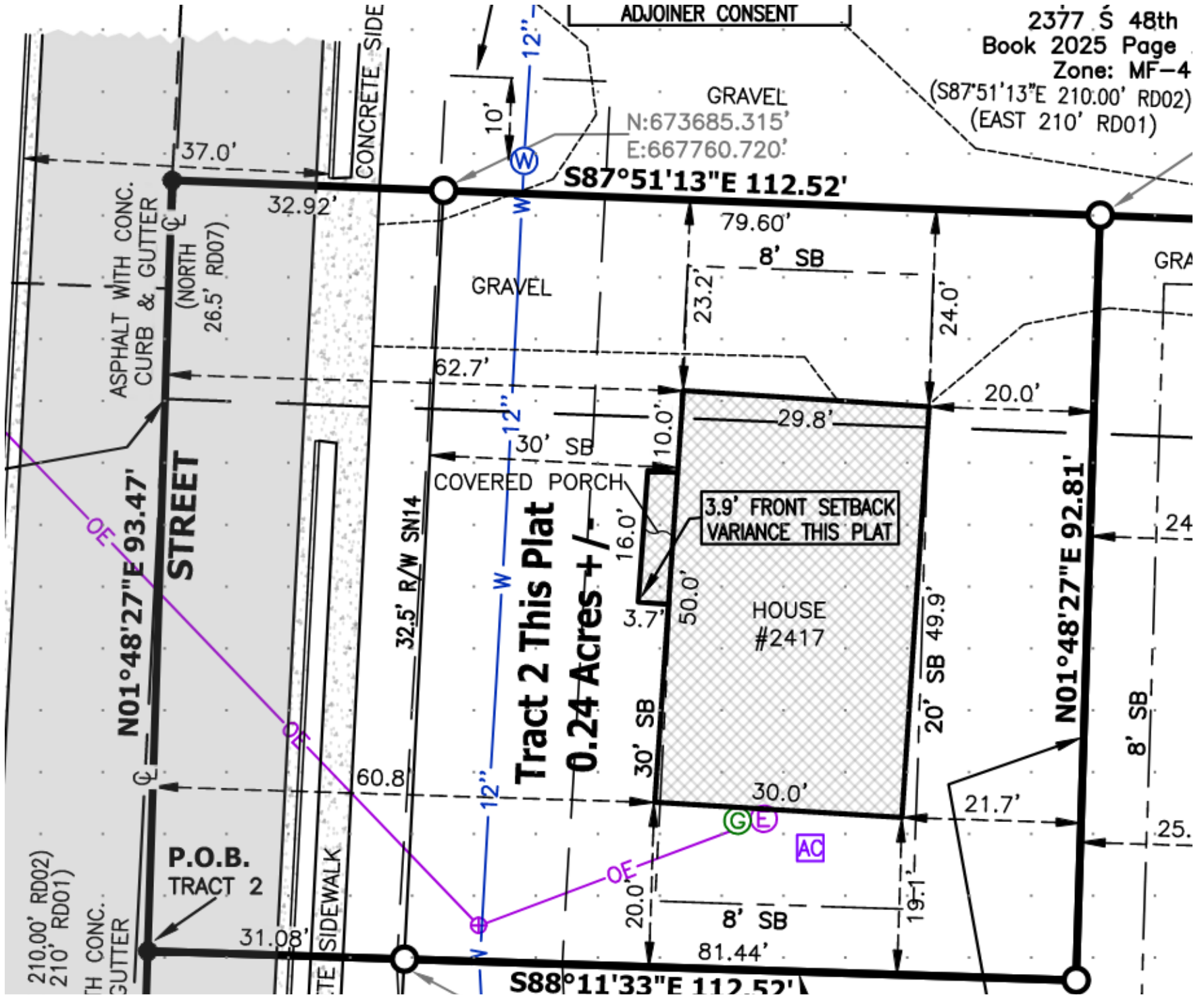
P.O. BOX 8

CAVE SPRINGS, AR 72718

PHONE: (479) 366-0640

DRAWN BY: MCW	SCALE: 1"=30'
FIELD CREW: STEVE	DWG: 25204.01
CHECKED BY: MDM/CBB	DATE: 02/18/2026
SHEET 1	OF 1

Return to Agenda



Adjacent Property Owners:

*American Funeral Services INC
3926 Willowood Ave
Springdale, AR 72762

*Charles F Rosenkrans Jr & Diana
6875 W Wheeler Rd
Fayetteville, AR 72701

*Michael C & Jessica Mefford
2402 Dovie St
Springdale, AR 72764

* Rodney W. & Tracy Abshier
2400 Dovie St
Springdale, AR 72762 G

*Caleb Jay & Rachel Elizabeth Bettis
2500 Dovie St
Springdale, AR 72762

*Donaldson Enterprises INC
4326 Hiddencreek Ln
Springdale, AR 72762

* Ozark Guidance Center Foundation
P.O. Box 6430 Springdale, AR
72766 Johnson



 PROJECT AREA

B26-31: Qing Y. Fan
2417 S. 48th Street
Variance for Reduction of Setback





 PROJECT AREA

B26-31: Qing Y. Fan
2417 S. 48th Street
Variance for Reduction of Setback





Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant (person making request)	Site/ Location: <u>4970 Wildwood Lane</u>
Name: <u>William Hood</u>	Assessor's Parcel Number(s): <u>21-00153-075</u>
E-mail: <u>[REDACTED]</u>	
Address: <u>422 S 40th St Springdale, AR</u>	Current Zoning: <u>A1</u>
	Waiver Requested: <u>Storm, Utility, Street</u>
Phone: <u>479-640-8034</u>	Total Acreage: <u>5.15</u>

Please describe your request in detail:

I am requesting a waiver for street, storm water, and all other utility improvements. There will be no new buildings or additions.

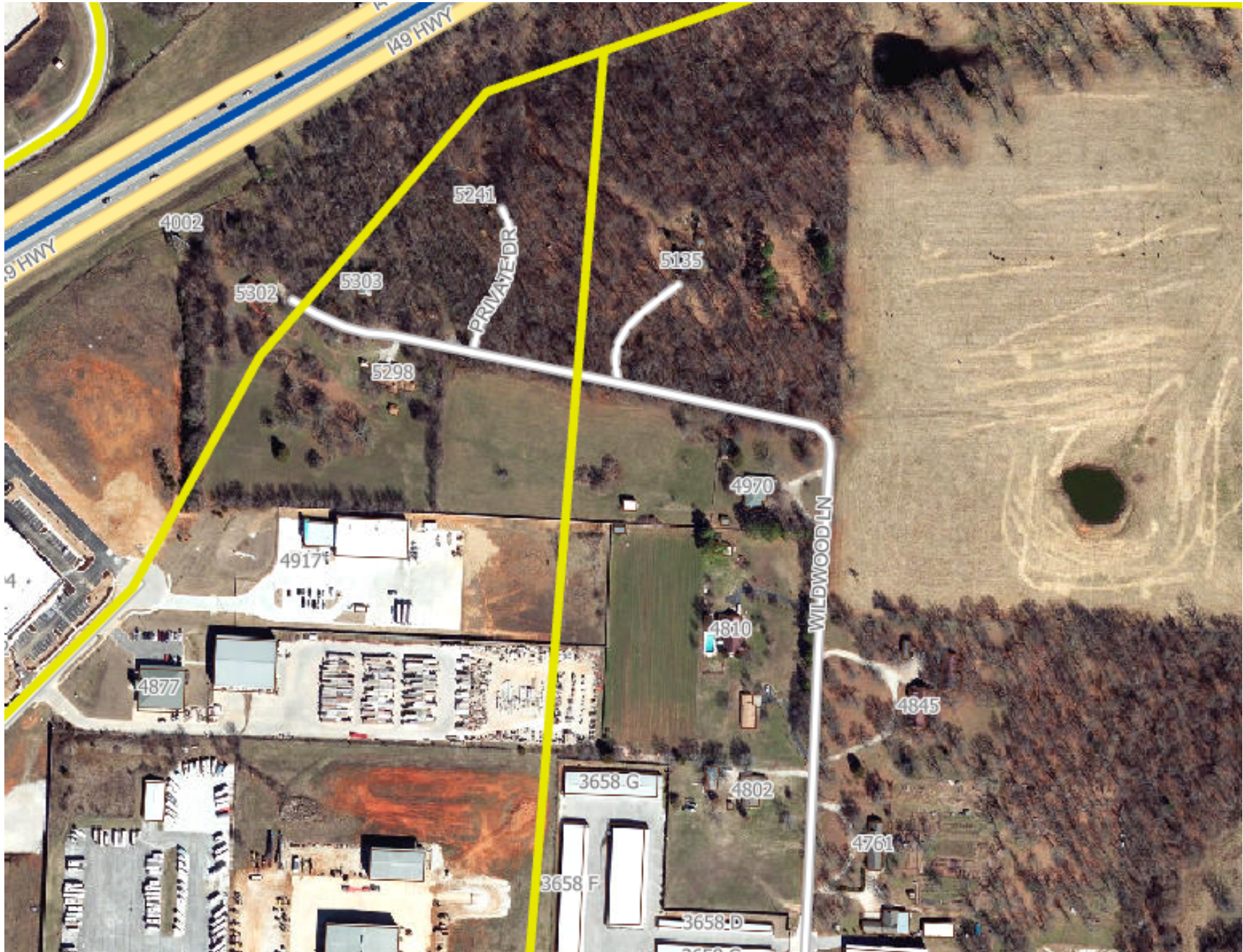
If you have any additional comments, please attach additional pages to this document.

STAFF USE ONLY

Date Application Submitted: 3/10/26

Project Number: W26-15





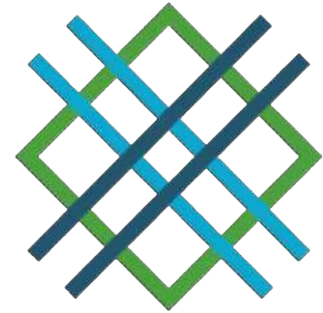


W26-15: Building Exteriors
4970 Wildwood Lane
Waiver of Street Improvements on Wildwood Lane

 PROJECT AREA



Rezone Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: May 5, 2026
Re: R26-10 Rezone

A request by David Ramirez-Zuniga, for Planning Commission approval of a zone change from Low/Medium Density Single-Family Residential District (SF-2) to a General Commercial District (C-2) for a tract of land containing 0.56-acre.

LOT LOCATION AND SIZE

The 0.56-acre tract is located at 1365 West Sunset Ave., near the intersection of S. Pleasant St.

A vicinity map is attached.

EXISTING ZONING

LOW/MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT (SF-2)

REQUESTED ZONING

GENERAL COMMERCIAL DISTRICT (C-2)

SURROUNDING ZONING AND LAND USE

Zoning of the surrounding area is shown on the attached map. The tract contains a single-family home that has since been converted into an office in a C-2, and vacant land in the rear zoned SF-2. The areas to the north, east, and west contain commercial uses in a C-2. The area to the south contains vacant land in MF-16.

LAND USE PLAN AND MASTER STREET PLAN

W. Sunset Avenue is an arterial.

The Land Use Plan indicates commercial.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval.

- Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations
- Promote the viability of older commercial properties as well as new commercial development.



Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner) Name: <u>David Ramirez Zuniga</u> E-mail: <u>[REDACTED]</u> Address: <u>3764 W Violet St</u> <u>Fayetteville AR 72704</u> Phone: <u>479.414.9998</u>	Site/ Location: <u>1365 W Sunset Ave</u> Assessor's Parcel Number(s): <u>815-27-883-000</u> Current Zoning: <u>Residential SF2</u> Proposed Zoning: <u>Commercial C-2</u> Total Acreage: <u>0.56</u>
--	--

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

- ☐ A copy of the warranty deed indicating ownership of the property.
- ☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☐ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☐ A layman's description of the property (physical address if possible).
- ☐ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☐ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☐ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☐ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☐ \$175.00

STAFF USE ONLY

Date Application Submitted: <u>04/13/2026</u>	Project Number: <u>R26-10</u>
Date Accepted as Complete: <u>04/24/2026</u>	Receipt Number: <u>3372</u>

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by

Indicate person of contact for this petition: Petitioner ☒ Representative ☐

Record Property Owner(s): David Ramirez Zuniga

The record property owner(s), petitioning to rezone the following described area:

Legal Description: Block 0, Lot 2, Section 2,
Township 17, Range 30,
Washington County

Layman's Description: 1365 W Sunset Springdale AR 72764

The **petitioner** hereby states by oath that:

1. The petitioner is the record title holder of the above-described property evidenced by the attached copy of a **warranty deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above-described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **petitioner** requests the following zoning classification:

FROM (current zoning): Residential SF-2

TO (proposed zoning): Commercial C-2

The **petitioner's** immediate intentions are to:

1. **Sell** the property YES / **NO** and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title YES / NO .
2. **Develop** the property YES / **NO** and if so, the proposed use is _____.
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows:

Residential land converted to commercial.

The **petitioner** 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 petition 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 petitioner.

Authorized Representative: _____

Mailing Address: 3764 W Violet St Fayetteville AR 72704

Phone Number: 479.414.9998 Email: [REDACTED]

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

I/We, the undersigned, herewith state on solemn oath that we have read the attached petition for Rezoning request and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief that complete disclosure of all material facts have been made.

Printed Name of Record Property Owner(s)

David Ramirez

Printed Name of Applicant(s)

Signature of Record Property Owner(s)



Signature of Applicant(s)

Date: 04/13/2026

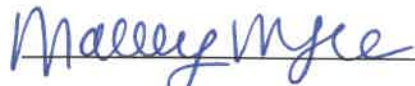
Date: _____

State of Arkansas)

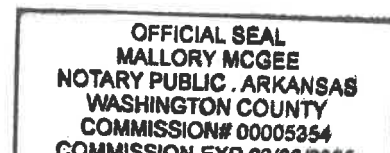
) ss.

County of Washington

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 13 day of April, 2026.


Notary Public

My commission expires: 3/6/2036

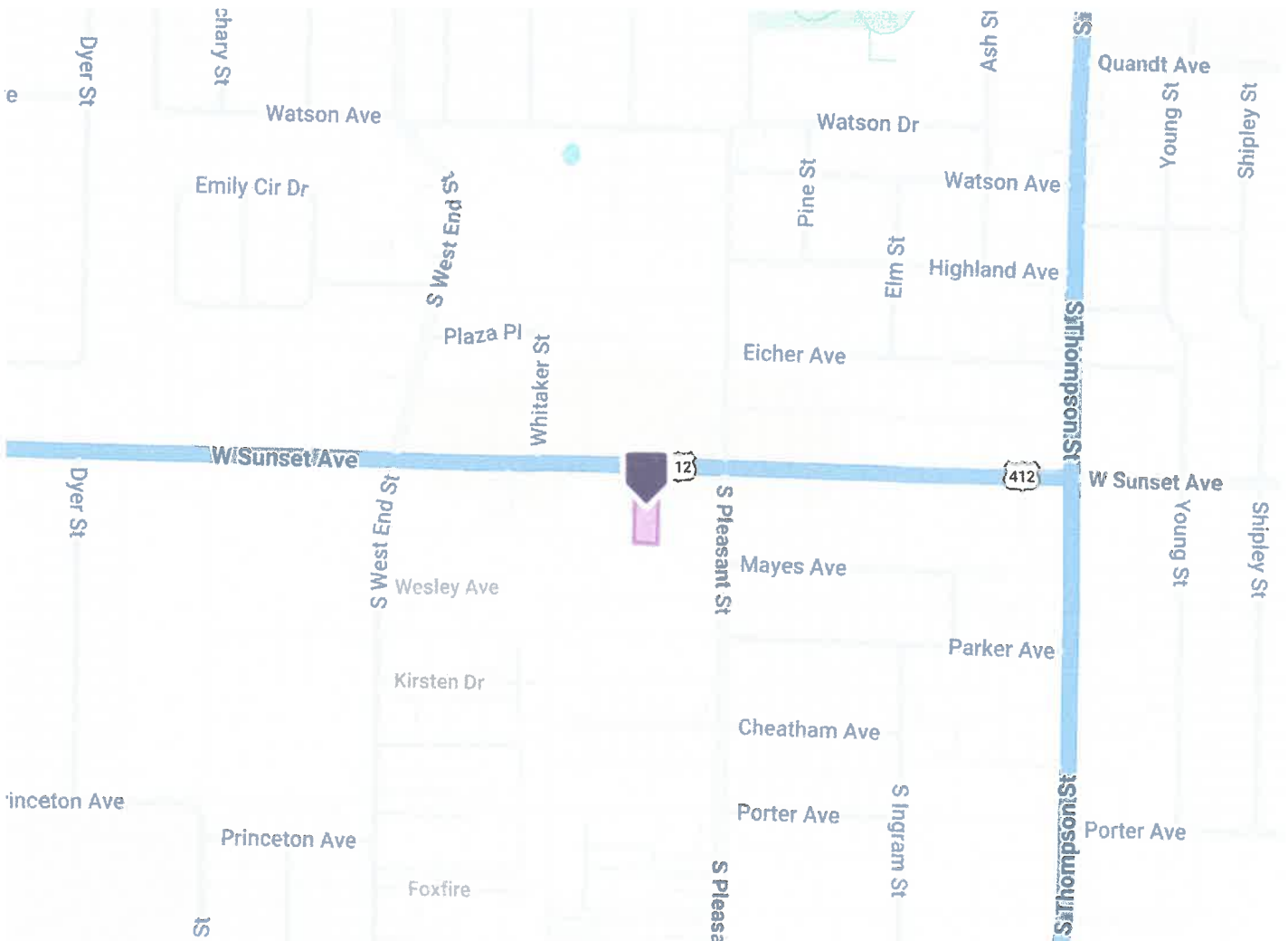
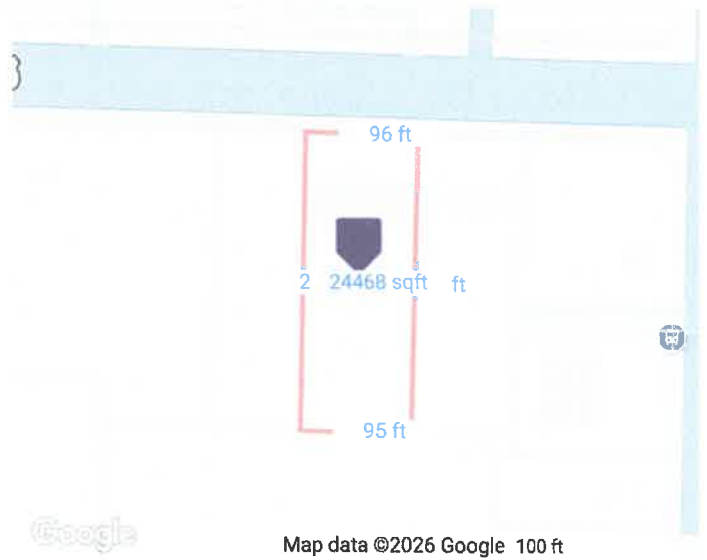


Tax Property 360 Property View

1365 W Sunset Avenue, Springdale, AR 72764-5260

Sold 11/19/2025

Parcel Map





File #: 2601225-102

STATE OF Arkansas)
) SS.
 COUNTY OF Washington)

For the use and benefit of: Geraldine Martinez

WACO Title Company hereby certifies that we have made a due and diligent search of the Records in the Assessor's Office, and the Land Records, within and for Washington County, Arkansas, and find the adjacent owners and addresses as shown in Exhibit "A" attached hereto, IN SO FAR AS the same affects the following described property, to wit:

TAX PARCEL NUMBER: 815-27883-000

LEGAL DESCRIPTION: A PART OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID 10 ACRE TRACT, SAID POINT BEING AN EXISTING CONCRETE MONUMENT; THENCE N 00 DEGREES 18'39" W 132.00 FEET TO AN EXISTING IRON REBAR; THENCE S 89 DEGREES 13'00" E 140.02 FEET TO AN EXISTING IRON REBAR; THENCE N 00 DEGREES 21'09" W 225.00 FEET TO A POINT; THENCE S 89 DEGREES 13'00" E 180.00 FEET TO A SET 1/2" IRON REBAR FOR THE TRUE POINT OF BEGINNING; THENCE N 00 DEGREES 21'09" W 247.28 FEET TO A SET 1/2" IRON REBAR ON THE SOUTH RIGHT OF WAY LINE OF SUNSET AVENUE; THENCE S 89 DEGREES 19'45" E 100.00 FEET ALONG SAID RIGHT OF WAY LINE TO A SET 1/2" IRON REBAR; THENCE LEAVING SAID RIGHT OF WAY LINE, S 00 DEGREES 21'09" E 247.48 FEET TO A SET 1/2" IRON REBAR; THENCE N 89 DEGREES 13'00" W 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.57 ACRES, MORE OR LESS.

LESS AND EXCEPT: PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE SOUTH 01 DEGREE 54' WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 33.55 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 68; THENCE SOUTH 87 DEGREES 14' EAST ALONG SAID EXISTING RIGHT OF WAY LINE A DISTANCE OF 960.8 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87 DEGREES 14' EAST ALONG SAID EXISTING RIGHT OF WAY LINE A DISTANCE OF 100.2 FEET TO A POINT; THENCE SOUTH 02 DEGREES 10' WEST A DISTANCE OF 5.0 FEET TO A POINT ON THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY; THENCE NORTH 87 DEGREES 14' WEST ALONG SAID PROPOSED RIGHT OF WAY LINE A DISTANCE OF 100.3 FEET TO A POINT; THENCE NORTH 02 DEGREE 44' EAST A DISTANCE OF 5.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRE, MORE OR LESS.

DATED: FEBRUARY 12, 2026.

Countersigned,
Waco Title Company

Countersigned

BY 
Twylia G. Hudler, Authorized Signatory
Title Agent No.: 328225
Title Agency No.: 324797

***** DISCLAIMER *****

This certificate contains information obtained from the public records. WACO Title Company makes no certification, warranty, or representation concerning the accuracy or completeness of the public records. This report is not an abstract or opinion of title, commitment, guarantee, or title insurance policy. The above certificate is issued solely for the use and benefit of the party set forth above, who agrees that the liability for this certificate shall be expressly limited to the amount paid to Waco Title Company for this special certificate.

EXHIBIT "A"

TAX PARCEL NUMBER: 815-27879-000; 815-27882-000

OWNER: MARIO LLC

MAILING ADDRESS: 3716 N THOMPSON AVE SPRINGDALE, AR 72764

TAX PARCEL NUMBER: 815-27880-000

OWNER: MANISH DHARWADKER AND ANNE GISIGER

MAILING ADDRESS: 4202 WATKINS AVE SPRINGDALE, AR 72762

TAX PARCEL NUMBER: 815-27850-000

OWNER: THIND ENTERPRISES LLC

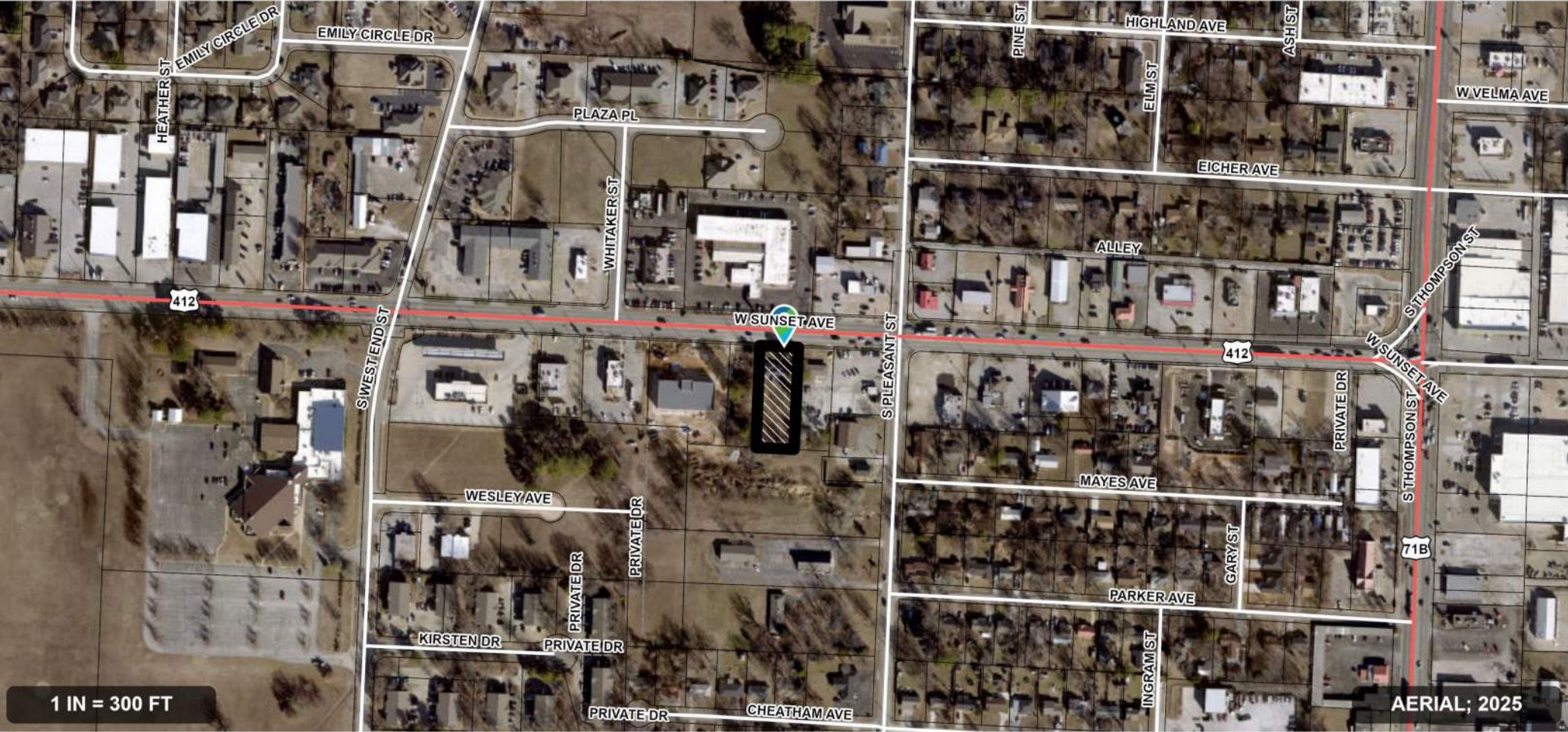
MAILING ADDRESS: 1208 S PLEASANT ST SPRINGDALE, AR 72764

TAX PARCEL NUMBER: 815-27885-000

OWNER: WEST END TOWNHOMES LLC

MAILING ADDRESS: 5100 S THOMPSON SPRINGDALE, AR 72764

**Arkansas State Highway Commission
P.O. Box 2261 Little Rock, AR 72203**



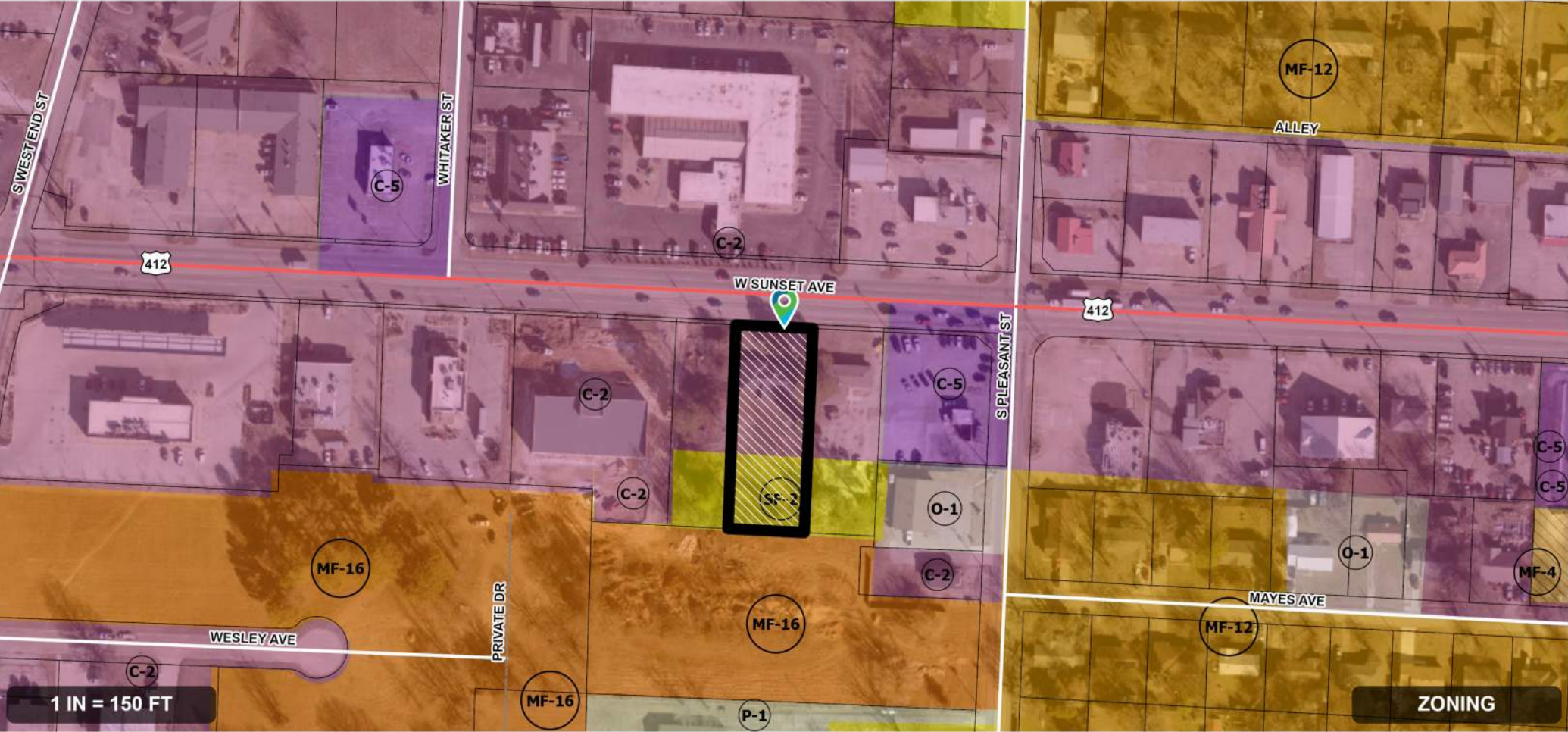
1 IN = 300 FT

AERIAL; 2025

-  PROJECT AREA
-  PUBLIC NOTICE

R26-10: David Ramirez-Zuniga
1365 W. Sunset Avenue
Rezone from SF-2 to C-2





-  PROJECT AREA
-  PUBLIC NOTICE

R26-10: David Ramirez-Zuniga
1365 W. Sunset Avenue
Rezone from SF-2 to C-2



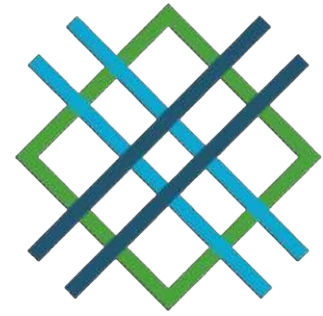


R26-10: David Ramirez-Zuniga
1365 W. Sunset Avenue
Rezone from SF-2 to C-2

-  PROJECT AREA
-  PUBLIC NOTICE



Rezone Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: May 5, 2026
Re: R26-19 Rezone

A request by Rayco Holdings, LLC, for Planning Commission approval of a zone change from General Commercial District (C-2) to a Thoroughfare Commercial District (C-5) for a tract of land containing 2.94-acres.

LOT LOCATION AND SIZE

The 2.94-acres is located at the Northwest Corner of Wagon Wheel Road & Robins Road. The northern part of the parent tract has an approved LSD, The Grade. A vicinity map is attached.

EXISTING ZONING

GENERAL COMMERCIAL DISTRICT (C-2)

REQUESTED ZONING

THOROUGHFARE COMMERCIAL DISTRICT (C-5)

SURROUNDING ZONING AND LAND USE

Zoning of the surrounding area is shown on the attached map. The site is currently undeveloped in a mixed-use area, known due to prior grading activities which were never stabilized. The area to the north contains an approved large-scale development, The Grade, currently underway within a C-2 district. The area to the south contains the Windsor residential subdivision, zoned SF-2. The area to the east contains a single-family home within an SF-1 district as well as an undeveloped tract zoned C-5. The area to the west contains an existing commercial use within a C-1 district.

LAND USE PLAN AND MASTER STREET PLAN

Wagon Wheel Road is designated as an arterial and Robins Road is a local street. The former Bethel Heights site is not reflected on the Land Use Plan however, display retail is compatible with an arterial street classification.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval.

- Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations
- Encourage the development of regional commercial areas that accommodate a variety of wholesale, retail, service and office uses where the highest traffic volumes and greatest utility demands can be served and more extensive outdoor display of materials will be expected and permitted that has frontage and or access to highways and I-49.



Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner)	Site/ Location: <u>North West Corner of Wagon Wheel Road & Robins Road</u>
Name: _____	Assessor's Parcel Number(s): _____
E-mail: <u>[REDACTED]</u>	<u>21-00137-011</u>
Address: <u>806 - B South Thompson</u>	Current Zoning: <u>C-2</u>
<u>Springdale, AR 72764</u>	Proposed Zoning: <u>C-5</u>
Phone: <u>479-531-5429</u>	Total Acreage: <u>2.94</u>

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

- ☒ A copy of the warranty deed indicating ownership of the property.
- ☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☒ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☒ A layman's description of the property (physical address if possible).
- ☒ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☒ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☒ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☒ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☒ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☒ \$175.00

STAFF USE ONLY

Date Application Submitted: <u>04/15/2026</u>	Project Number: <u>R26-19</u>
Date Accepted as Complete: <u>04/15/2026</u>	Receipt Number: <u>2920</u>

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by

Indicate person of contact for this petition: Petitioner ☐ Representative ☒

Record Property Owner(s): Scott Raymer/ Emerson Monument/ Rayco

The record property owner(s), petitioning to rezone the following described area:

Legal Description: [Provided Via Separate Document](#)

Layman's Description: [North West Corner of Wagon Wheel Road & Robins Road](#)

The **petitioner** hereby states by oath that:

1. The petitioner is the record title holder of the above-described property evidenced by the attached copy of a **warranty deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above-described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **petitioner** requests the following zoning classification:

FROM (current zoning): C-2

TO (proposed zoning): C-5

The **petitioner's** immediate intentions are to:

1. **Sell** the property **YES** / **NO** and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title **YES** / **NO**
2. **Develop** the property **YES** / **NO** , and if so, the proposed use is Emerson Monuments.
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows:

MINIMAL - Current site looks to be an abandoned jobsite - aesthetics will improve

The **petitioner** 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 petition 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 petitioner.

Authorized Representative: Bates & Associates

Mailing Address: _____

Phone Number: _____ Email: [REDACTED]

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

I/We, the undersigned, herewith state on solemn oath that we have read the attached application for Board of Adjustment request and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief that complete disclosure of all material facts have been made.

Printed Name of Record Property Owner(s)

Scott Raymer

Printed Name of Applicant(s)

Hunter McCutcheon

Signature of Record Property Owner(s)



Signature of Applicant(s)



Date: April 7, 2026

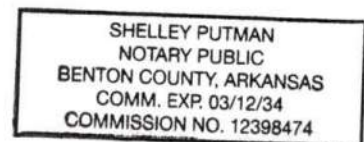
Date: April 7, 2026

State of Arkansas)
) ss.
 County of)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 7 day of April, 2026.


 Notary Public

My commission expires: March 12, 2034





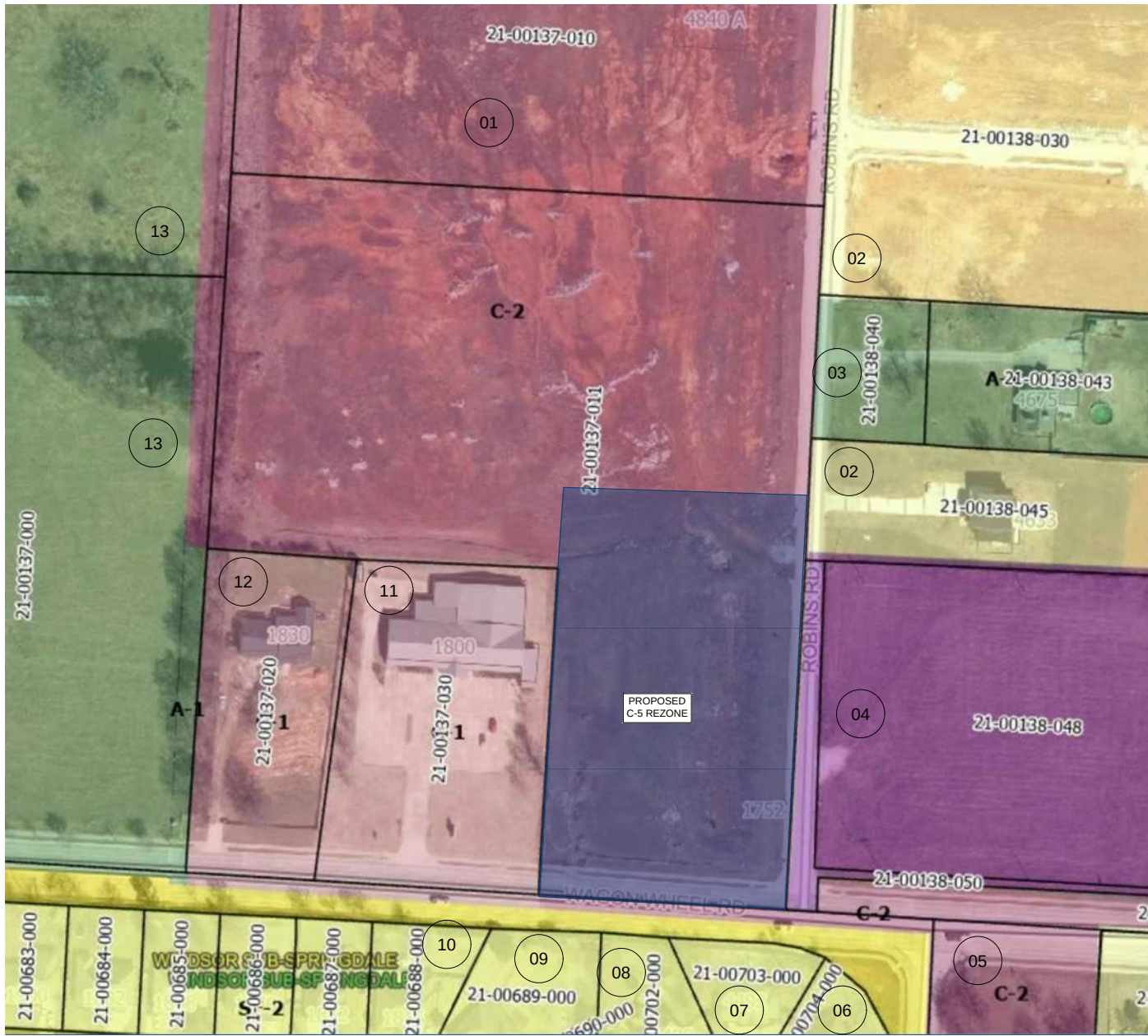
ENGINEER: G. BATES
DRAWN: BJB & WEE
03-18-2026
Copyright © 2025 Bates & Associates, Inc.

REVISIONS	DATE
REZONE REQUEST	03/19/26

REZONE REQUEST
SITE PLAN
SPRINGDALE, ARKANSAS

**B A T E S**
Engineers • Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesmae.com

PROJECT NO. 24-281
DRAWING NO. REZONE



ADJACENT LAND OWNERS

- 01) GRAHAM & ROBINS LLC
1424 HIGHLAND AVE
CARTHAGE MO 64836
PARCEL #21-00137-010
ZONED: C-2
- 02) LEX ENTERPRISES LLC
116 N LINCOLN ST.
LOWELL AR 72745
PARCEL #21-00138-030, 21-00138-045
ZONED: SF-1
- 03) WYATT, TROY ALAN & WYATT, STACIA LEIGH
4675 ROBINS RD
SPRINGDALE AR 72762
PARCEL #21-00138-040
ZONED: A-1
- 04) MPM REAL ESTATE HOLDINGS LLC
1040 N REDMOND RD
JACKSONVILLE AR 72076
PARCEL #21-00138-048
ZONED: C-5
- 05) LEXINGTON PROPERTIES LLC
PO BOX 1210
WEST MEMPHIS AR 72303-1210
PARCEL #21-00200-020
ZONED: C-2
- 06) TAYLOR, NANCY L
4487 WARWICK CV
SPRINGDALE AR 72764-8295
PARCEL #21-00704-000
ZONED: SF-2
- 07) GIRDNER, TODD B SR & JACQUELINE S
4492 WARWICK CV
SPRINGDALE AR 72762-8296
PARCEL #21-00703-000
ZONED: SF-2
- 08) LOTT, DENNIS ALLEN JR & JULIE S
4488 WARWICK CV
SPRINGDALE AR 72762-8296
PARCEL #21-00702-000
ZONED: SF-2
- 09) LIU FAMILY TRUST: YUNGUANG & SHI, SHANPING
1808 LANCASTER DR
SPRINGDALE AR 72762
PARCEL #21-00689-000
ZONED: SF-2
- 10) EMRICK, W RUSSELL III & JANINE M
1816 LANCASTER DR
SPRINGDALE AR 72762-8299
PARCEL #21-00688-000
ZONED: SF-2
- 11) TERRAZAS, CESAR & ANGELA
1800 WAGON WHEEL RD STE B
SPRINGDALE AR 72762-7914
PARCEL #21-00137-030
ZONED: C-1
- 12) SURYAH DEVELOPMENTS INC
2920 BOWLINE DR
CUMMING GA 30041
PARCEL #21-00137-020
ZONED: C-1
- 13) BARKLEY, MICHAEL
4661 CARRIAGE LN
SPRINGDALE AR 72762
PARCEL #21-00137-000, 21-00138-000
ZONED: A-1

ENGINEER: G. BATES
03-18-2026
Copyright © 2026 Bates & Associates, Inc.

DATE	REVISIONS
03/19/26	REZONE REQUEST

REZONE REQUEST
ZONING MAP
SPRINGDALE, ARKANSAS

**B A T E S**
Engineers • Surveyors
7230 S Pleasant Bridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesmae.com

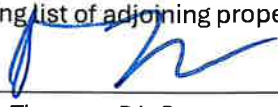
24-201
DRAWING NO.
REZONE



April 8th, 2026

RE: Adjoining Property Owners

To the City of Springdale Planning Staff. I, Derrick Thomas, Licensed Surveyor #1642, do certify the following list of adjoining property owners adjacent to the subject property.


Derrick Thomas, P.L.S.

Subject Property: 21-00137-011
Subject Property Owner: Rayco Holdings LLC

Parcel: 21-00137-000, 21-00138-000
Owner: Barkley, Michael
Address: 4661 Carriage LN
Springdale, AR 72762

Parcel: 21-00138-050
Owner: City of Springdale
Address: 201 Spring St.
Springdale AR 72764

Parcel: 21-00138-030, 21-00138-045
Owner: Lex Enterprises LLC
Address: 116 N Lincoln St
Lowell, AR 72745

Parcel: 21-00137-030
Owner: Terrazas, Cesar & Angela
Address: 1800 Wagon Wheel RD STE B
Springdale, AR 72762-7914

Parcel: 21-00138-040
Owner: Wyatt, Troy Alan & Wyatt, Stacia Leigh
Address: 4675 Robins RD
Springdale, AR 72762

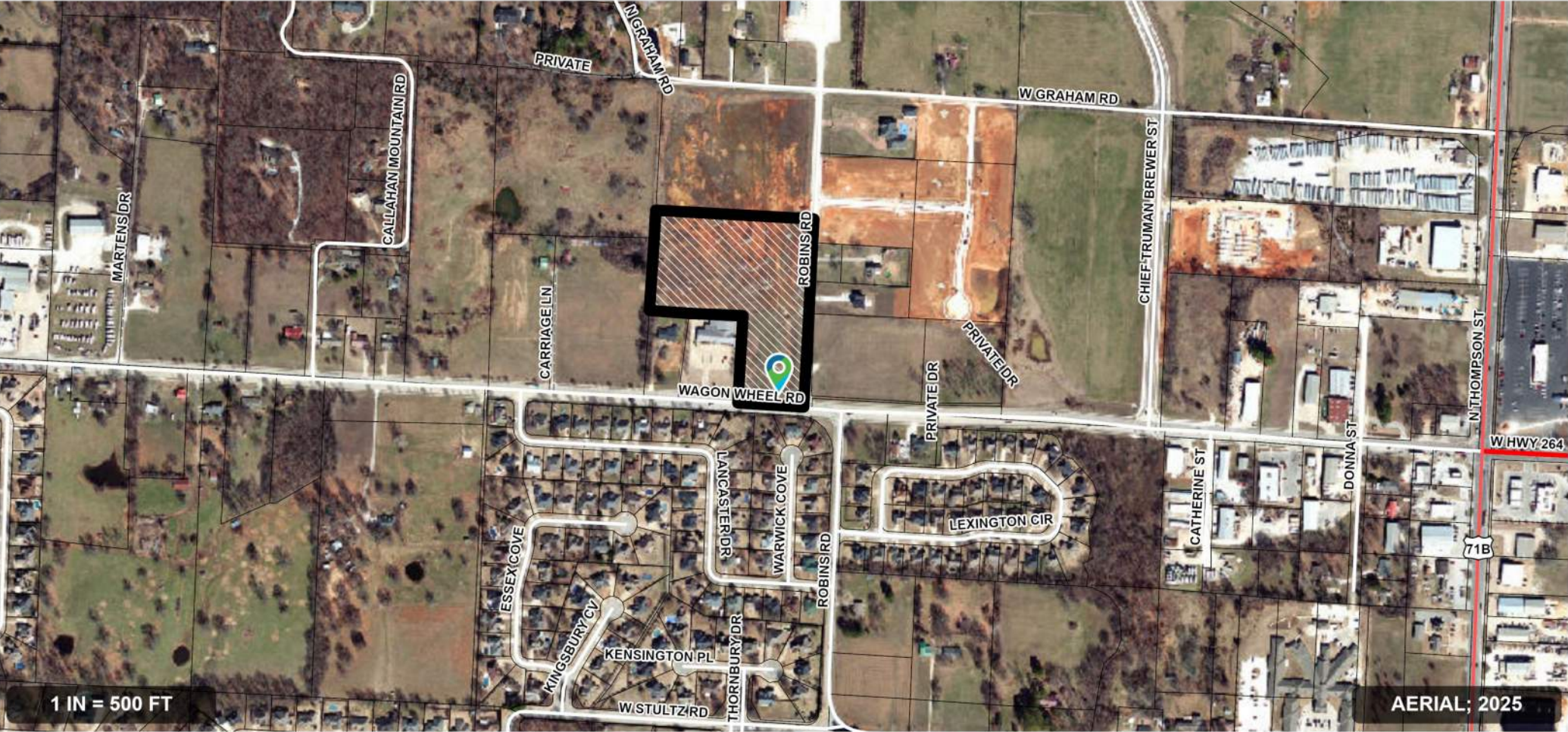
Parcel: 21-00137-010
Owner: Graham & Robins LLC
Address: 1424 Highland AVE
Carthage, MO 64836

Parcel: 21-00137-020
Owner: Suryah Developments INC
Address: 2920 Bowline DR
Cumming, GA 30041

Parcel: 21-00703-000
Owner: Girdner, Todd B SR & Jacqueline S
Address: 4492 Warwick CV
Springdale, AR 72762-8296

Parcel: 21-00702-000
Owner: Lott, Dennis Allen JR & Julie S
Address: 4488 Warwick CV
Springdale, AR 72762-8296

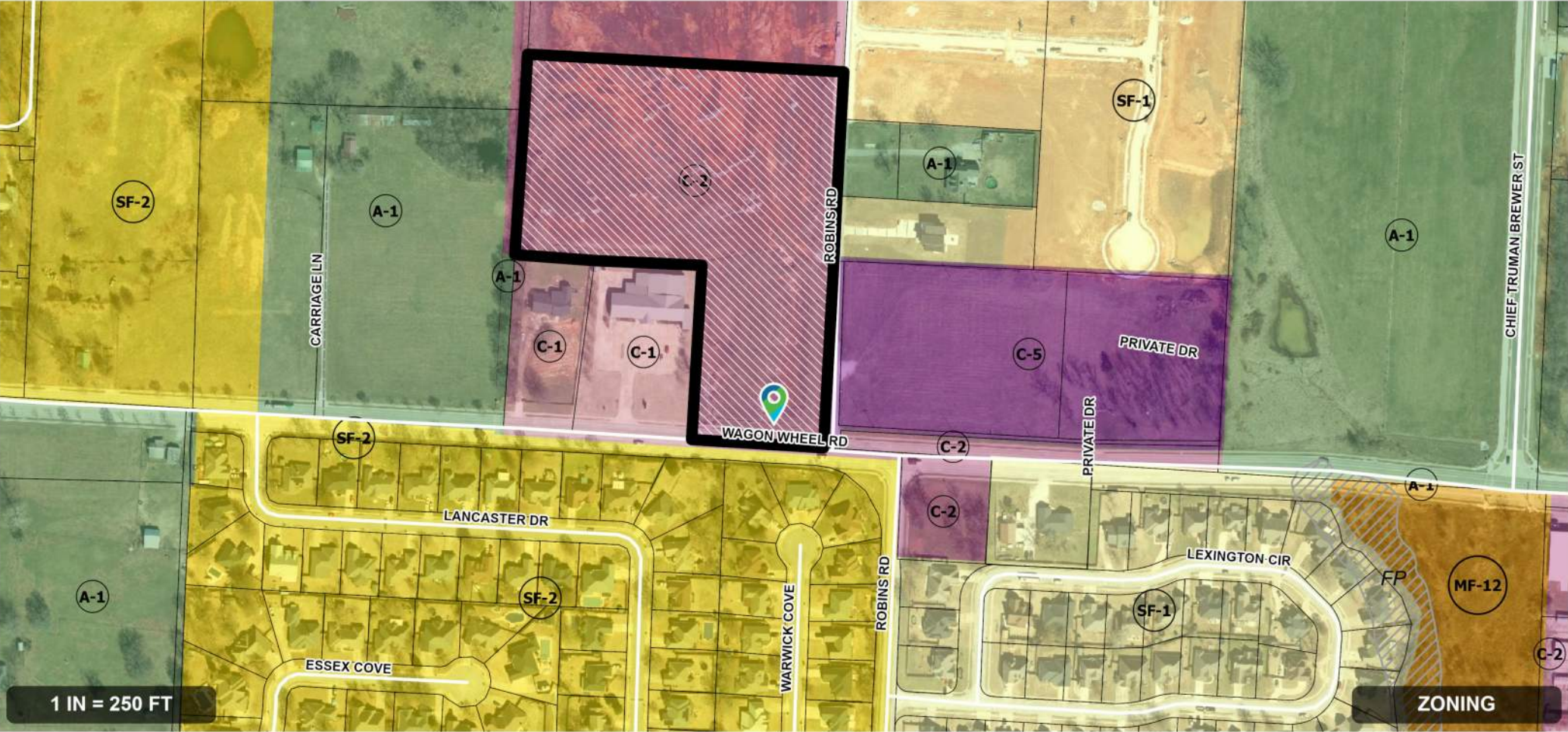
Parcel: 21-00689-000
Owner: Liu Family Trust – Yunguang & Shi, Shanping
Address: 1808 Lancaster Dr.
Springdale, AR 72762



-  PROJECT AREA
-  PUBLIC NOTICE

R26-19: Rayco Holdings, LLC
Northwest Corner of Wagon Wheel Road & Robins Road
Rezone from C-2 to C-5

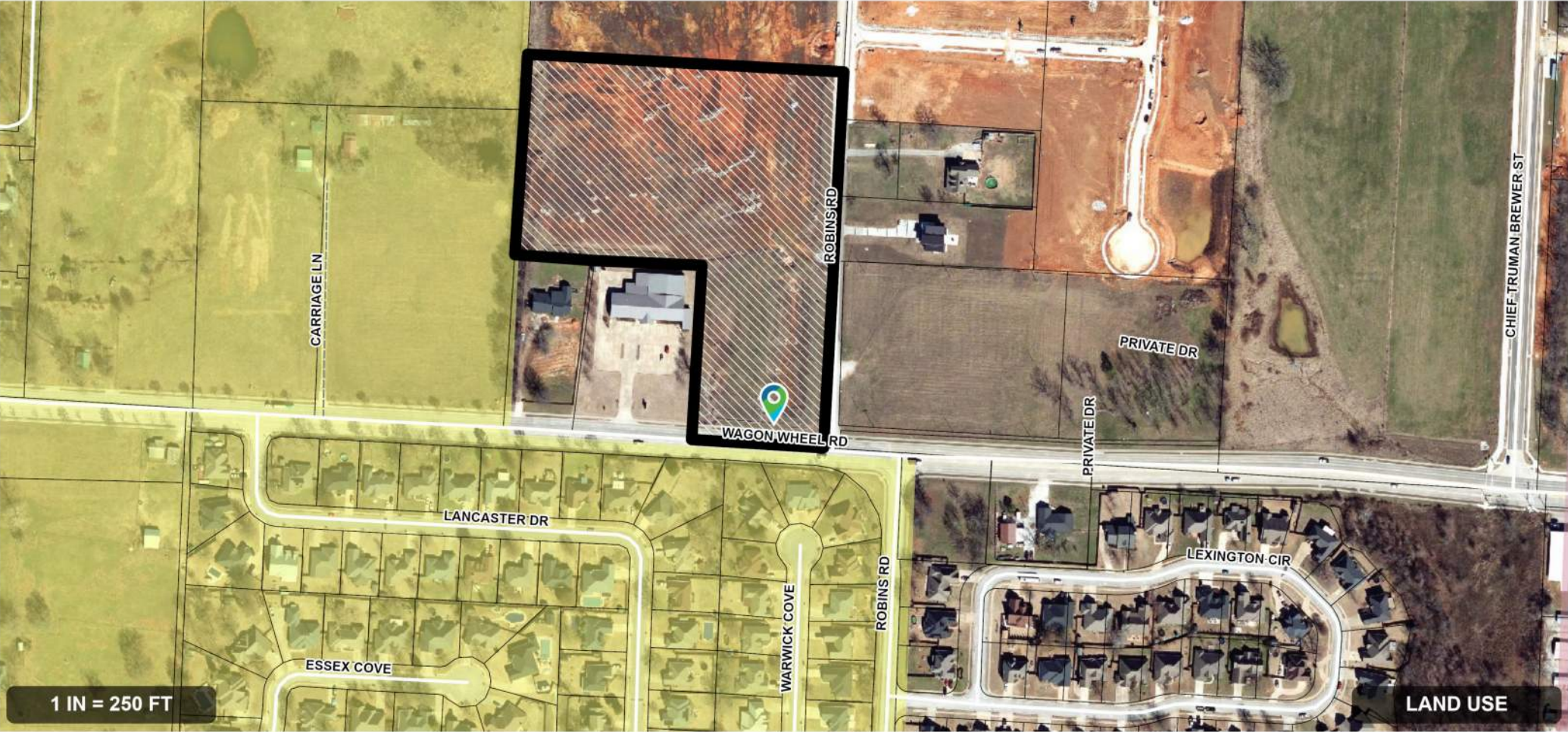




-  PROJECT AREA
-  PUBLIC NOTICE

R26-19: Rayco Holdings, LLC
Northwest Corner of Wagon Wheel Road & Robins Road
Rezone from C-2 to C-5

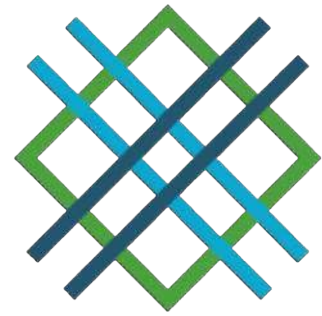




R26-19: Rayco Holdings, LLC
Northwest Corner of Wagon Wheel Road & Robins Road
Rezone from C-2 to C-5



Rezone Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: May 5, 2026
Re: R26-20 Rezone

A request by Guadalupe Masonry Homes, LLC for Planning Commission approval of a zone change from Low/Medium Density Single Family Residential District (SF-2) to Low/Medium Density Multi-Family Residential District (MF-4) for a tract of land containing 0.34-acre.

LOT LOCATION AND SIZE

The 0.34-acre tract is located at 1511 W. Huntsville Avenue, east of N. West End Street. A vicinity map is attached.

EXISTING ZONING

LOW/MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT (SF-2)

REQUESTED ZONING

LOW/MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-4)

SURROUNDING ZONING AND LAND USE

Zoning of the surrounding area is shown on the attached map. The subject property is currently developed with a single-family home and is zoned SF-2. Surrounding land uses reflect a mix of residential and institutional development, with the New Samaritan Church located to the north in a P-1 district. To the south are undeveloped out lots zoned SF-2, while the east side includes a duplex within an MF-4 district. To the west, the pattern remains consistent with a single-family home in an SF-2 district.

LAND USE PLAN AND MASTER STREET PLAN

W. Huntsville Avenue is designated as an arterial street. The Land Use Plan indicates neighborhood commercial.

The application mentions a triplex; however, the site does not meet the minimum lot area required for a three-family structure. The property is adequately sized to support a duplex in compliance with district standards, provided all applicable setback requirements are met.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is not in keeping with the Comprehensive Land Use Plan; however, staff would support a downgrade to MF-2 as it has an equivalent density as SF-2 (4 units per acre). The MF-2 multi-family district is established in order to provide areas for development with a maximum of two dwelling units per residential structures (duplexes).

- **Provides more compact residential development, and promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots.**
- **Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.**



SPRINGDALE
WHERE MAKING IT HAPPEN

WWW.SpringdaleAR.gov

Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner) Name: <u>Guadalupe Masonry Homes LLC</u> E-mail: <u>[REDACTED]</u> Address: <u>1511 W Huntsville Ave</u> <u>Springdale, AR 72702</u> Phone: <u>(479) 966-1379</u>	Site/ Location: <u>Washington County</u> Assessor's Parcel Number(s): <u>815-28092-000</u> Current Zoning: <u>SF-2</u> Proposed Zoning: <u>MF-4</u> Total Acreage: <u>0.34</u>
---	--

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

- ☐ A copy of the warranty deed indicating ownership of the property.
- ☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☐ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☐ A layman's description of the property (physical address if possible).
- ☐ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☐ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☐ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☐ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ \$175.00

STAFF USE ONLY

Date Application Submitted: <u>4/15/2026</u>	Project Number: <u>R26-20</u>
Date Accepted as Complete: <u>4/24/2026</u>	Receipt Number: <u>2937</u>

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by

Indicate person of contact for this petition: Petitioner ☒ Representative ☐

Record Property Owner(s): Guadalupe Masonry Homes LLC

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

DESCRIPTION (TAKEN FROM DEED 2026-5176):

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 NORTH OF RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT 300 FEET WEST OF THE NORTHEAST CORNER OF SAID 10-ACRE TRACT, AND RUNNING THENCE SOUTH 150 FEET; THENCE WEST 100 FEET; THENCE NORTH 150 FEET; THENCE EAST 100 FEET TO THE POINT OF BEGINNING.

1511 W HUNTSVILLE AVE
SPRINGDALE, AR 72764

Layman's Description: _____

The petitioner hereby states by oath that:

1. The petitioner is the record title holder of the above-described property evidenced by the attached copy of a **warranty deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above-described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The petitioner requests the following zoning classification:

FROM (current zoning):

SF-2

TO (proposed zoning):

MF-4

The **petitioner's** immediate intentions are to:

1. Sell the property YES / (NO) and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title YES / NO .
2. Develop the property (YES) / NO , and if so, the proposed use is triplex .
3. Effect of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows:

Multifamily is adjacent and SF-2 low/medium density single-family is surrounding

Impact is minimal

The **petitioner** 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 petition 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 petitioner.

Authorized Representative: Swope Consulting LLC - Phil Swope

Mailing Address: 7 Halsted Circle, Suite 210 Rogers AR 72756

Phone Number: 479-877-7388 Email: [REDACTED]

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

I/We, the undersigned, herewith state on solemn oath that we have read the attached application for Board of Adjustment request and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief that complete disclosure of all material facts have been made.

Printed Name of Record Property Owner(s)

Guadalupe Masonry Homes LLC

Printed Name of Applicant(s)

Phil Swope

Signature of Record Property Owner(s)

Manuel Noguera

Signature of Applicant(s)

Phil Swope

Date:

4/3/26

Date:

4/3/2026

State of Arkansas)

) ss.

County of Washington

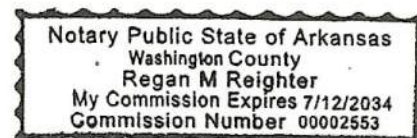
SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 3rd day of April, 2026.

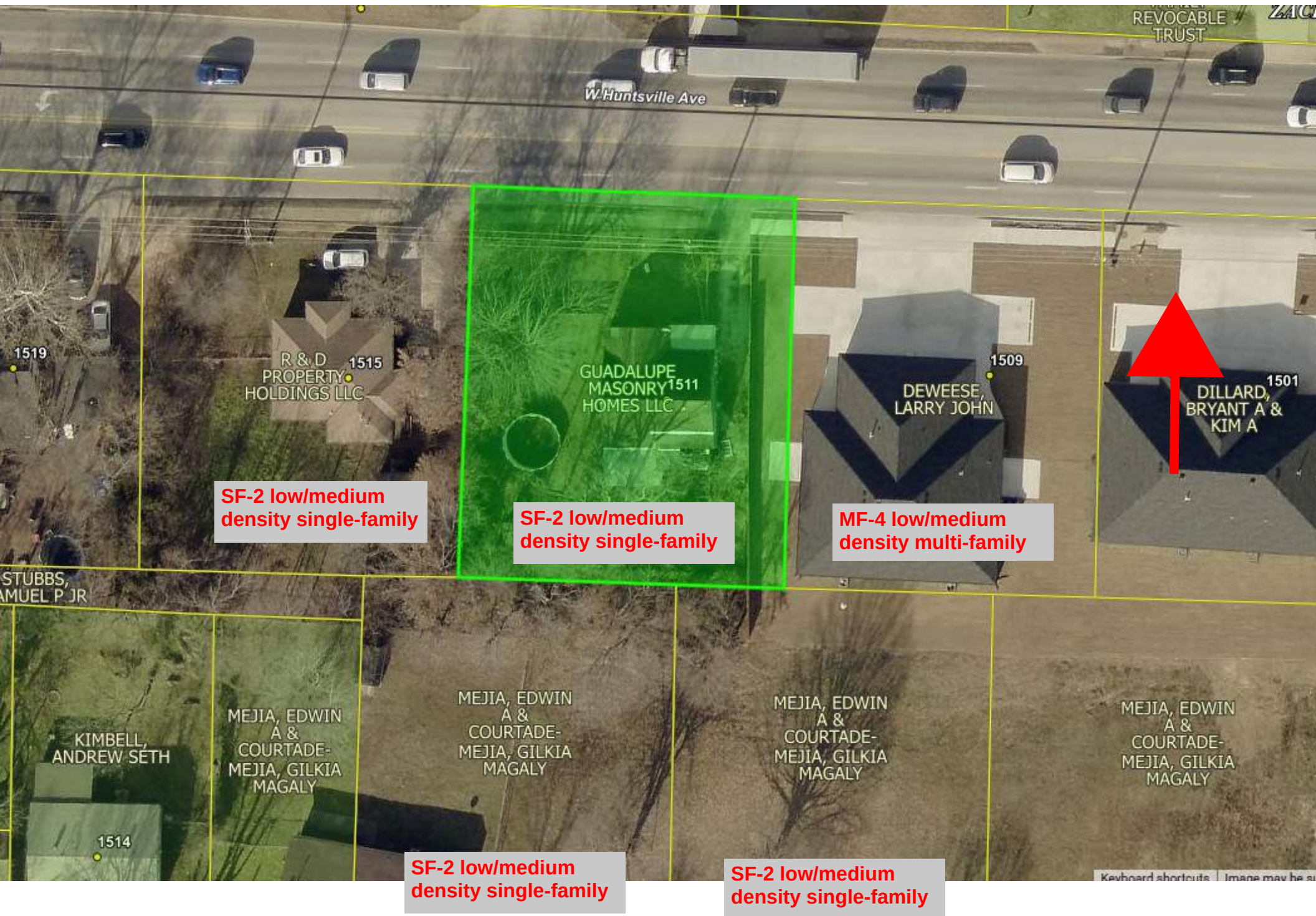
Regan Reighter

Notary Public

My commission expires:

7/12/2034





Adjacent Property Owner's Mailing Address List

815-28101-000

R&D PROPERTY HOLDINGS LLC

22014 TOWER RD

ELKINS AR 72727-8669

815-28093-000

MEJIA, EDWIN A & COURTADE – MEJIA, GILKIA MAGALY

4039 KONA CT

PALMDALE CA 93552

815-28096-000

MEJIA, EDWIN A & COURTADE – MEJIA, GILKIA MAGALY

4039 KONA CT

PALMDALE CA 93552

815-28095-000

DEWEESE, LARRY JOHN

2075 N COLLEGE AVE

FAYETTEVILLE AR 72703

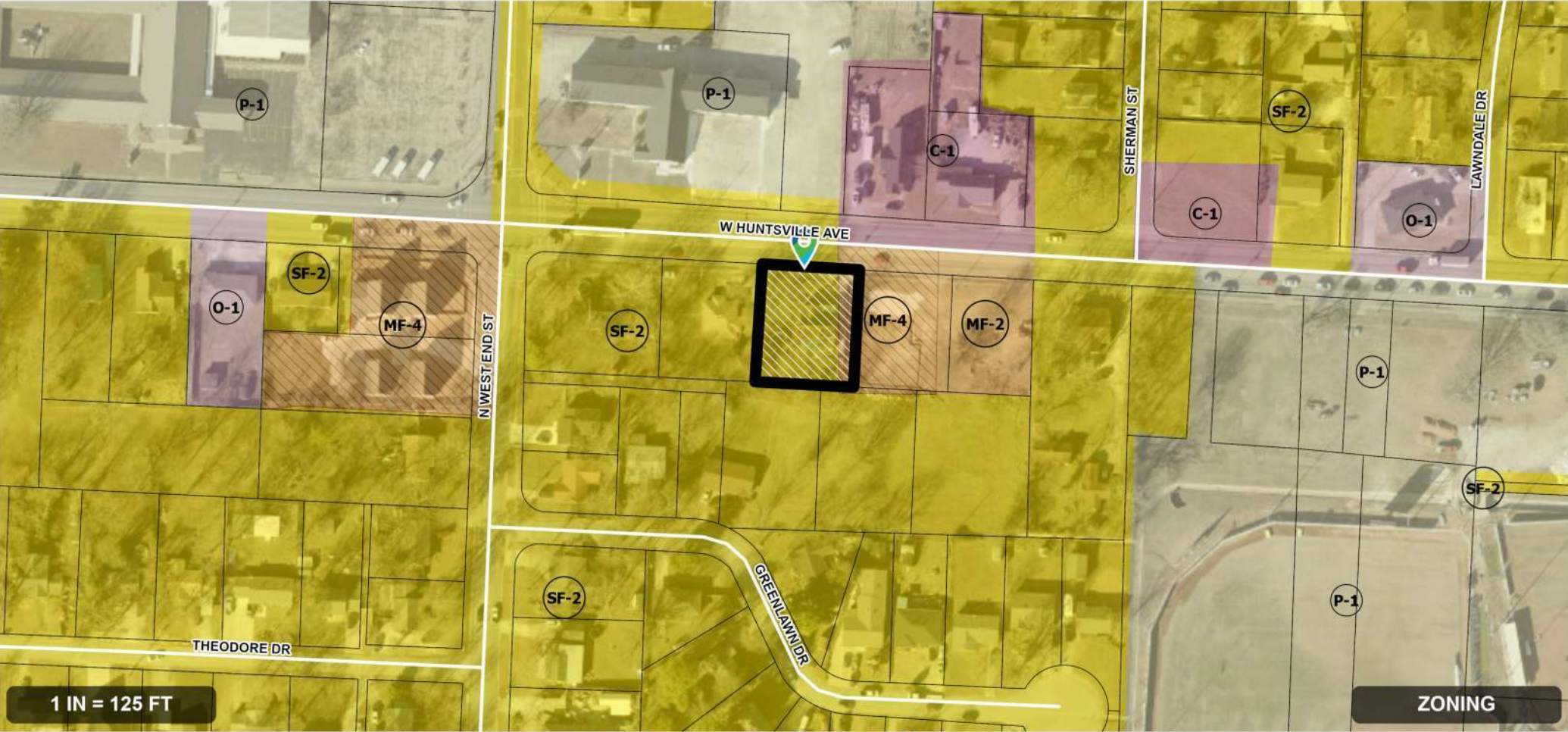




-  PROJECT AREA
-  PUBLIC NOTICE

R26-20: Guadalupe Masonry Homes, LLC
1511 W. Huntsville Avenue
Rezone from SF-2 to MF-4

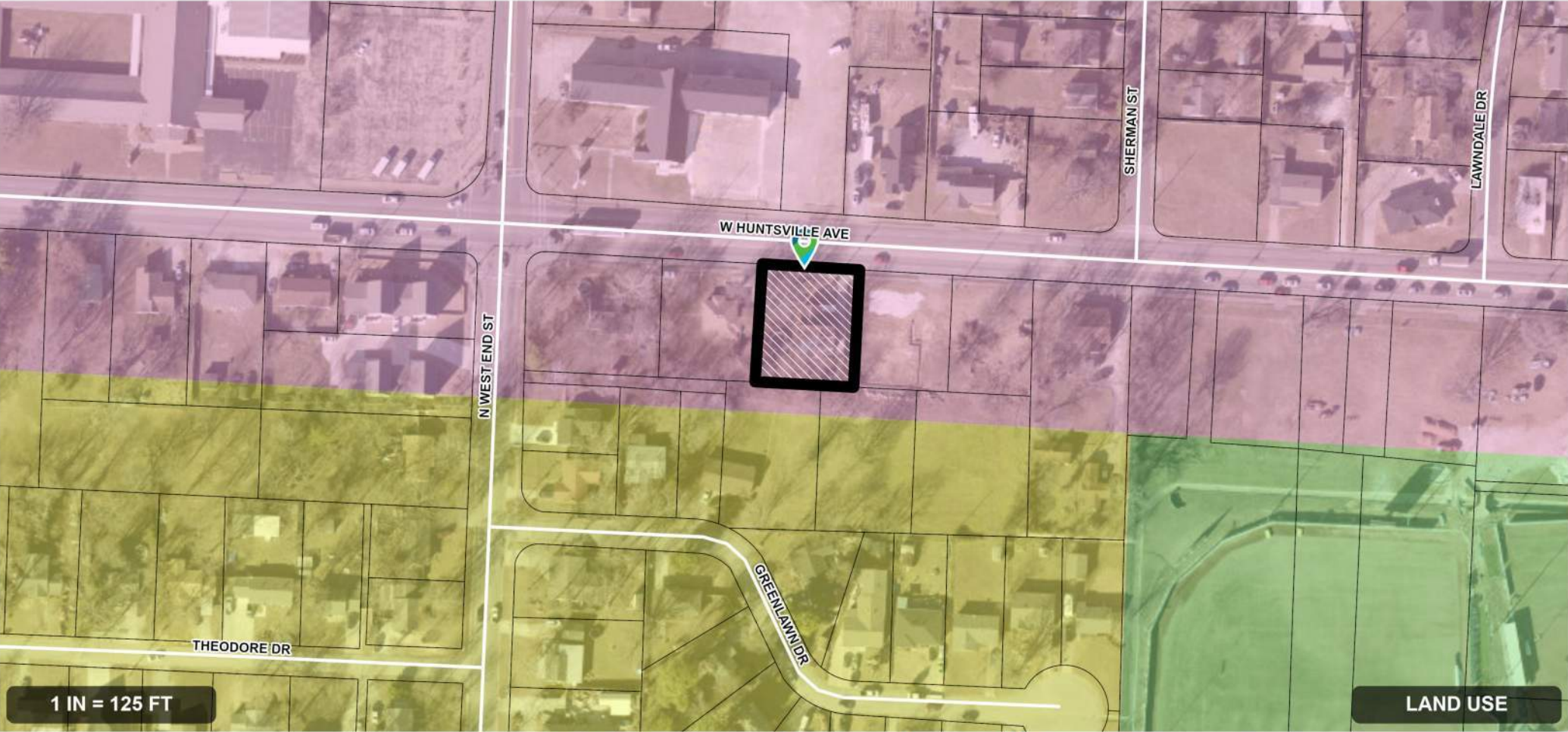




-  PROJECT AREA
-  PUBLIC NOTICE

R26-20: Guadalupe Masonry Homes, LLC
1511 W. Huntsville Avenue
Rezone from SF-2 to MF-4

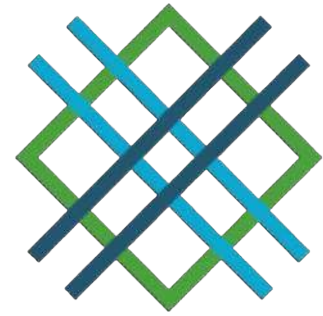




R26-20: Guadalupe Masonry Homes, LLC
1511 W. Huntsville Avenue
Rezone from SF-2 to MF-4



Rezone Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: May 5, 2026
Re: R26-21 Rezone

A request by Pagliani Properties 1, LLC, for Planning Commission approval of a zone change from Low/Medium Density Single-Family Residential District (SF-2) and an Agricultural District (A-1) to a Medium Density Multi-Family Residential District (MF-12) for a tract of land containing 1.32-acres.

LOT LOCATION AND SIZE

The 1.32-acre tract is located at 3501 W. Huntsville Avenue, adjacent to Fire Station No. 4. A vicinity map is attached.

EXISTING ZONING

[AGRICULTURAL DISTRICT \(A-1\)](#)

[LOW/MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT \(SF-2\)](#)

REQUESTED ZONING

[MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT \(MF-12\)](#)

SURROUNDING ZONING AND LAND USE

Zoning of the surrounding area is shown on the attached map. The site contains a single-family dwelling, with an adjacent undeveloped SF-2 tract to the south. Surrounding land uses reflect a mix of residential, civic, and emerging recreational/commercial activity. To the north is the Westfield Subdivision (SF-2), and to the west is the Wilkins #6 Subdivision (SF-2), both consisting of established single-family neighborhoods. To the east is the recently completed Fire Station No. 4, providing a civic presence in the area. To the south, the property transitions to undeveloped land zoned C-1.

SITE FEATURES

12" and 16" force main running north/south on the eastern side of the site.

LAND USE PLAN AND MASTER STREET PLAN

W. Huntsville Avenue is designated as a local street, and the Land Use Plan indicates low density residential.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval.

- Allow an increase to medium or high-density residential use when land value prevents economic development of low density residential.
- Multi-family housing should be developed at a density and scale that is compatible with the surrounding neighborhood and available utilities and roadway capacity.



Rezoning Application

Date: 04/13/2026 Permit No.: 260115

Applicant / Owner

Applicant Name: Josh Haley
 Address: 1207 S. OLD MISSOURI ROAD
 City, State, Zip: [Applicant City, State, ZIP]
 Phone: [Applicant Phone Number]
 Email: [REDACTED]
 Application Contact: Applicant

Owner Name: Pagliani Properties 1, LLC
 Address: 3224 N. Bentley Ridge
 City, State, Zip: Fayetteville, AR 72704
 Phone: c/o 479-751-8733
 Email: [REDACTED]

Property

Job Address: 3501 W. Huntsville Avenue
 Parcel No(s): 815-29875-032
 Current Zoning: SF-2

Desired Zoning: MF-12
 Total Acreage: 1.05

Legal Description: A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS S89°50'15"W 396.00 FEET, THENCE S00°10'43"W 449.11 FEET, THENCE S89°50'18"W 429.15 FEET FROM THE NORTHEAST CORNER OF SAID 40 ACRE TRACT, AND RUNNING THENCE S89°50'18"W 228.75 FEET, THENCE N00°31'19"W 199.11 FEET, THENCE N89°50'18"E 230.00 FEET, THENCE S00°09'42"W 199.11 FEET TO THE POINT OF BEGINNING, CONTAINING 1.05 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

Layman's Description: 3501 W. Huntsville Avenue

Review Contact / Intentions

Review Contact:
 E-mail:

Address:
 Phone:

The Petitioner's immediate intentions are to:

1. **Sell** the property **No**, and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title **No**
2. **Develop** the property **Yes**, and if so, the proposed use is Multi-Family Residential
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None

The **Petitioner** 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 Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any

decisions made by this individual shall be binding on the petitioner.

Josh Haley

Name

04/13/2026

Date



Rezoning Application

Date: 04/13/2026 Permit No.: 260116

Applicant / Owner

Applicant Name: Josh Haley
 Address: 1207 S. OLD MISSOURI ROAD
 City, State, Zip: [Applicant City, State, ZIP]
 Phone: [Applicant Phone Number]
 Email: [REDACTED]
 Application Applicant
 Contact:

Owner Name: Pagliani Properties 1, LLC
 Address: 3224 N. Bentley Ridge
 City, State, Zip: Fayetteville, AR 72704
 Phone: c/o 479-751-8733
 Email: c/o [REDACTED]

Property

Job Address: 3501 W. Huntsville Avenue
 Parcel No(s): 815-29875-040
 Current Zoning: A-1

Desired Zoning: MF-12
 Total Acreage: 1.32

Legal Description: PART OF A TWENTY (20) ACRE TRACT, WHICH 20 ACRE TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP EIGHTEEN (18) NORTH, RANGE (30) WEST, EXCEPT 8 ACRES OF EQUAL AND UNIFORM WIDTH OFF WEST SIDE AND 12 ACRES OF EQUAL AND UNIFORM WIDTH OFF EAST SIDE, LEAVING 20 ACRES, MORE OR LESS; THE SAID LANDS BEING CONVEYED BY THIS DEED BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 20 ACRE TRACT, AND RUNNING THENCE EAST 230 FEET, THENCE SOUTH 250 FEET, THENCE WEST 230 FEET, THENCE NORTH 250 FEET TO THE POINT OF BEGINNING. SUBJECT TO ROADWAYS AND EASEMENTS OF RECORD.

Layman's Description: 3501 W. Huntsville Avenue

Review Contact / Intentions

Review Contact:
 E-mail:

Address:
 Phone:

The Petitioner's immediate intentions are to:

1. **Sell** the property No, and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title
2. **Develop** the property Yes, and if so, the proposed use is Multi-Family Residential
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None

The **Petitioner** 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 Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any

decisions made by this individual shall be binding on the petitioner.

Josh Haley

Name

04/13/2026

Date

Verification

I/We, the undersigned, herewith state on solemn oath that we have read the attached petition for Rezoning request and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief that complete disclosure of all material facts have been made.

Printed Name of Record Property Owner(s)

Pagliani Properties I, LLC

Printed Name of Applicant(s)

Engineering Services, Inc.

Signature of Record Property Owner(s)

1-12

Signature of Applicant(s)

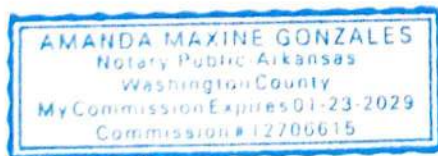
Askin Hg

Date: APRIL 14 2026

Date: 9/14/2026

State of Arkansas)
) ss.
County of)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 14 day of April, 2026



Amadeo Maximilian Lopez

Notary Public

My commission expires: 01-23-2029

26915 - REZONE PARCEL NO. 815-29875-032 TO MF-12 CERTIFIED LIST OF ADJACENT PROPERTY OWNERS

I, James S. Aunspaugh, P.S., hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the property to be rezoned.

Signature: _____

Date: _____

*PARCEL: 815-29875-030
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764
ZONED P-1*

*PARCEL: 815-29875-031
EVOLUTION REAL ESTATE, LLC
1361 WESTWOOD CIRCLE
CAVE SPRINGS, AR 72718-8822
ZONED C-1*

*PARCEL: 815-38275-000
STEWART, COLIN G. & KRISTAL B.
466 LIEM CIRCLE
SPRINGDALE, AR 72762
ZONED SF-2*

*PARCEL: 815-38276-000
FRAIRE, CLARO AGUERO
4048 TAYLOR AVENUE
TONTITOWN, AR 72762
ZONED SF-2*

*PARCEL: 815-38277-000
GABEL PROPERTIES, LLC
5442 E. APPALACHIAN WAY
FAYETTEVILLE, AR 72703
ZONED SF-2*

*PARCEL: 815-38278-000
KEOSY, TINA
4092 GREEN SIDE LANE
SPRINGDALE, AR 72762
ZONED SF-2*

*PARCEL: 815-29875-032
PAGLIANI PROPERTIES 1, LLC
3224 N. BENTLEY RIDGE
FAYETTEVILLE, AR 72704
ZONED SF-2*



26915 - REZONE PARCEL NO. 815-29875-040 TO MF-12 CERTIFIED LIST OF ADJACENT PROPERTY OWNERS

I, James S. Aunspaugh, P.S., hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the property to be rezoned.

Signature: _____

Date: _____

PARCEL: 815-38280-000
DAVISON, BILLIE S.
2630 RIVER ROCK CIRCLE
FAYETTEVILLE, AR 72703
ZONED SF-2

PARCEL: 815-38279-000
MALDONADO, EDWIN R.
562 LIEM CIRCLE
SPRINGDALE, AR 72762
ZONED SF-2

PARCEL: 815-38278-000
KEOSY, TINA
4092 GREEN SIDE LANE
SPRINGDALE, AR 72762
ZONED SF-2

PARCEL: 815-29875-032
PAGLIANI PROPERTIES 1, LLC
3224 N. BENTLEY RIDGE
FAYETTEVILLE, AR 72704
ZONED SF-2

PARCEL: 815-29875-030
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764
ZONED P-1

PARCEL: 815-37033-000
BALLESTEROS INVESTMENTS, LLC
5014 HAR-BER AVENUE
SPRINGDALE, AR 72762
ZONED SF-3

PARCEL: 815-37034-000
ARNOLD, ZACC (CONT)
3490 W. HUNTSVILLE AVENUE
SPRINGDALE, AR 72762
ZONED SF-3

PARCEL: 815-37035-000
MAXFIELD, DON NGUYEN &
KHAM, ZACH KIATI
3 GRASSLAND COURT
BENTONVILLE, AR 72712-5070
ZONED SF-3

PARCEL: 815-37036-000
DE AVALOS, GRACIELA ANAYA &
AVALOS, JOSE LUIS
522 WESTBURY STREET
SPRINGDALE, AR 72762-6265
ZONED SF-3

PARCEL: 815-37032-000
NAVA, FELIPE
420 SAGEBRUSH AVENUE
LOWELL, AR 72745-5023
ZONED SF-3





 PROJECT AREA

 PUBLIC NOTICE

R26-21: Pagliani Properties 1, LLC
South of 3501 W. Huntsville Avenue & 3501 W. Huntsville Avenue
Rezone from SF-2 & A-1 to MF-12





R26-21: Pagliani Properties 1, LLC

South of 3501 W. Huntsville Avenue & 3501 W. Huntsville Avenue
Rezone from SF-2 & A-1 to MF-12



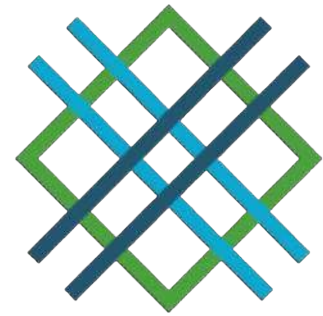


R26-21: Pagliani Properties 1, LLC

South of 3501 W. Huntsville Avenue & 3501 W. Huntsville Avenue
Rezoning from SF-2 & A-1 to MF-12



Rezone Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: May 5, 2026
Re: R26-22 Rezone

A request by Thomas E. & Hazel J. Smith, & Si & Jane Smith Trust, for Planning Commission approval of a zone change from Agricultural District (A-1) to an Institutional District (P-1) for a tract of land containing 6.08-acres.

LOT LOCATION AND SIZE

The 6.08-acres is located at 3715 Julio Road and the tract to the south, having frontage on both Julio Road and Don Tyson Parkway (DTP). A vicinity map is attached.

EXISTING ZONING

AGRICULTURAL DISTRICT (A-1)

REQUESTED ZONING

INSTITUTIONAL DISTRICT (P-1)

SURROUNDING ZONING AND LAND USE

Zoning of the surrounding area is shown on the attached map. The subject property is largely undeveloped, with a single-family dwelling located near Julio Road. Surrounding land uses include Lakeside Junior High School to the north, zoned P-1, providing a civic and institutional presence. To the south, across Don Tyson Parkway, is an unbuildable floodplain area within the Grand Valley residential subdivision, zoned SF-2. Properties to the east and west are characterized by residential uses within an A-1 district.

SITE SEATURES

Blanket gas easement over site and floodplain on the southern end by DTP.

LAND USE PLAN AND MASTER STREET PLAN

Julio Road is designated as a collector street and DTP is an arterial. The Land Use Plan indicates low density residential.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval.

- Schools, parks and community facilities should be located close to or within residential neighborhoods for accessibility and to provide a focal point for effective and cohesive neighborhood design.
- Uses that commonly have moderate to large scale assemblies of people such as churches, funeral homes, membership organizations and other institutions should be appropriately located on adequate size parcels with sufficient space to accommodate the off-street parking and accessory needs. Such uses should be located to minimize any adverse or undue significant burden on adjacent or adjoining land uses as well as that portion of the street system.



Rezoning Application

Date: 04/14/2026 Permit No.: 260118

Applicant / Owner

Applicant Name: Jo Lynn Steenbergen
 Address: 12939 Colonel Meyers Road
 City, State, Zip: [Applicant City, State, ZIP]
 Phone: [Applicant Phone Number]
 Email: [REDACTED]
 Application Contact: Representative

Owner Name: Thomas E. Smith and Hazel Jane Smith
 Address: 6920 Songbird Circle
 City, State, Zip: Springdale, AR 72762
 Phone: 479-841-9437
 Email: [REDACTED]

Property

Job Address: 3715 Julio Road, Springdale, AR 72764
 Parcel No(s): 815-36194-710, 815-36194-700
 Current Zoning: A-1

Desired Zoning: P-1
 Total Acreage: 6.08

Legal Description: Tract 1: Part of the Southeast Quarter of the Southeast Quarter of Section 8, in Township 17 North, Range 29 West, described as follows: Beginning at the Northwest corner of said 40 acre tract, and running thence South 89°43'40" East 100 feet; thence South 0°04'07" East 200 feet; thence North 89°43'40" West 100 feet; thence North 0°04'07" West 200 feet to the point of beginning, containing .46 acres, more or less. Tract 2: Part of the Southeast Quarter of Section 8, Township 17 North, Range 29 West, of the 5th Principal Meridian, more particularly described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section Eight (8), Township Seventeen (17) North, Range Twenty-nine (29) West; thence North 89°43'40" West 100 feet; thence North 0°04'07" West 1120 feet; thence South 89°43'40" East 200 feet; thence North 0°04'07" West 200 feet; thence South 89°43'40" East 14.39 feet; thence South 0°10'49" East 1320 feet; thence North 89°43'40" West 116.96 feet to the point of beginning, containing 5.62 acres, more or less. Subject to a County Road along the extreme North side of said tract.

Layman's Description: 3715 Julio Road, Springdale, AR 72764

Review Contact / Intentions

Review Contact: Gage Torrey
 E-mail: [REDACTED]

Address: 4299 W. Persimmon Street, Fayetteville, AR 72704
 Phone: 817-653-3272

The Petitioner's immediate intentions are to:

1. **Sell** the property Yes, and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title Yes
2. **Develop** the property Yes, and if so, the proposed use is Development of School Grounds Over Time.
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Slight Increase in traffic and School noises during operating Hours

The **Petitioner** 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 Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Jo lynn Steenberg

Name

04/14/2026

Date

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

I/We, the undersigned, herewith state on solemn oath that we have read the attached petition for Rezoning request and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief that complete disclosure of all material facts have been made.

Printed Name of Record Property Owner(s)

Thomas E. Smith
Hazel Jane Smith

Printed Name of Applicant(s)

Jo L. Steenbergen

Signature of Record Property Owner(s)

Thomas E. Smith
Hazel Jane Smith

Signature of Applicant(s)

[Signature]

Date: 4-14-26

Date: 4-14-26

State of Arkansas)

County of Washington

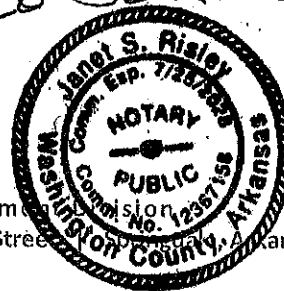
SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 14th day of April, 2026

Janet S. Risley

Notary Public

My commission expires: 07.25.2028

I, Janet S. Risley attest to Jo L. Steenbergen's
Signature only.



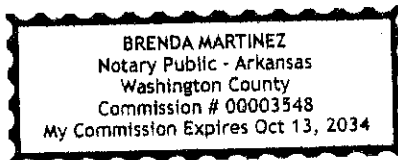
Planning & Community Development
(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street, Springdale, Arkansas 72764

Acknowledgement - Arkansas Individual Acknowledgement

State of Arkansas
 County of Washington

On this the 14th day of April, 2026 before me Brenda Martinez, a Notary Public, appeared the within named Thomas E. Smith & Hazel J. Smith known to me or satisfactorily proven to be such person whose name(s) is/are stated and acknowledged that he/she/they have so signed, executed, and delivered said instrument for the uses and purposes therein mentioned and set forth.

In testimony whereof, I have hereunto set my hand and official seal on this 14th day of April, 2026.



B. Martinez
 Notary Signature

My Commission Expires: 10/13/2034

Description of Attached Document

Title or Type of Document: Verification

Document Date: 04/14/2026

Number of Pages: 1



LIMITED TITLE SEARCH

File No.: 26-1998A
Effective Date: April 15, 2026
Recipient: The City of Springdale

NOTE: This limited title search ("Search") is intended to be a written representation of information taken directly from the Public Records for the county shown herein, and is limited in scope to the time period stated. By accepting this Search and remitting payment for it, the Recipient agrees that this is not intended to be a determination of the marketability/insurability of title, a commitment to provide title insurance, a legal opinion concerning the status of title to the property, or a similar product of that nature, and that the findings herein are presented for the sole use and benefit of the Recipient.

The undersigned, having made a diligent search of the records of Washington County, Arkansas, through **April 6, 2026** at 7:00 a.m. of the following described property:

Tract 1 (Parcel Number 815-36194-710; Owner : Thomas Edward Smith and Haxel Jane Smith, 16920 Song Bird Circle, Springdale, AR 72764)

Part of the Southeast Quarter of the Southeast Quarter of Section 8, in Township 17 North, of Range 29 West, described as follows: Beginning at the Northwest corner of said 40 acre tract, and running thence South 89 degrees 43 minutes 40 seconds East 100 feet; thence South 0 degrees 4 minutes 7 seconds, East 200 feet; thence North 89 degrees 43 minutes 40 seconds West, 100 feet; thence North 0 degrees 4 minutes 7 seconds West, 200 feet to the point of beginning, containing .46 acres, more or less.

Find the adjoining owners, and their respective mailing addresses, of the above described property as set forth, as follows:

Paul E & Glenna Mae Nottenkamper Living Trust and Sharon K Treece
 815-30601-600
 2109 N Buckley Drive
 Fayetteville, AR 72701-3057

Springdale School District #50
 815-36194-000
 P.O. Box 8
 Springdale, AR 72762

SI & Jane Smith Revocable Trust
 815-36194-700
 3715 Julio Road
 Springdale, AR 72764

Warren Thomas Pickett and Floranne B Pickett
 815-36194-720
 3679 Julio Road
 Springdale, AR 72764

Tract 2 (Parcel Number 815-36194-700; Owner: SI and Jane Smith Revocable Trust 6715 Julio Road, Springdale, AR 72764)

Part of the Southeast Quarter of Section 8, Township 17 North, Range 29 West, of the 5th Principal Meridian, more particularly described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section Eight (8), Township Seventeen (17) North, Range Twenty-nine (29) West; thence North 89° 43' 40" West 100 feet; thence North 0° 04' 07" West 1120 feet; thence South 89° 43' 40" East 200 feet; thence North 0° 04' 07" West 200 feet; thence South 89° 43' 40" East 14.39 feet; thence South 0° 10' 49" East 1320 feet; thence North 89° 43' 40" West 116.96 feet to the point of beginning, containing 5.62 acres, more or less. Subject to a County Road along the extreme North side of said tract.

Find the adjoining owners, and their respective mailing addresses, of the above described property as set forth, as follows:

Joshua S Finley and Charlene Hokeah-Finley
815-36194-810
3655 Julio Road
Springdale, AR 72764

Warren Thomas Pickett and Floranne B Pickett
815-36194-720
3679 Julio Road
Springdale, AR 72764

Thomas Edward Smith and Hazel Jane Smith
815-36194-710
16920 Song Bird Circle
Springdale, AR 72764

Springdale School District #50
815-36194-000
P.O. Box 8
Springdale, AR 72762

James D Skelton and Mary Ann Skelton
815-36194-600
3739 Julio Road
Springdale, AR 72764

James D Skelton and Mary Ann Skelton
815-36194-500
3739 Julio Road
Springdale, AR 72764

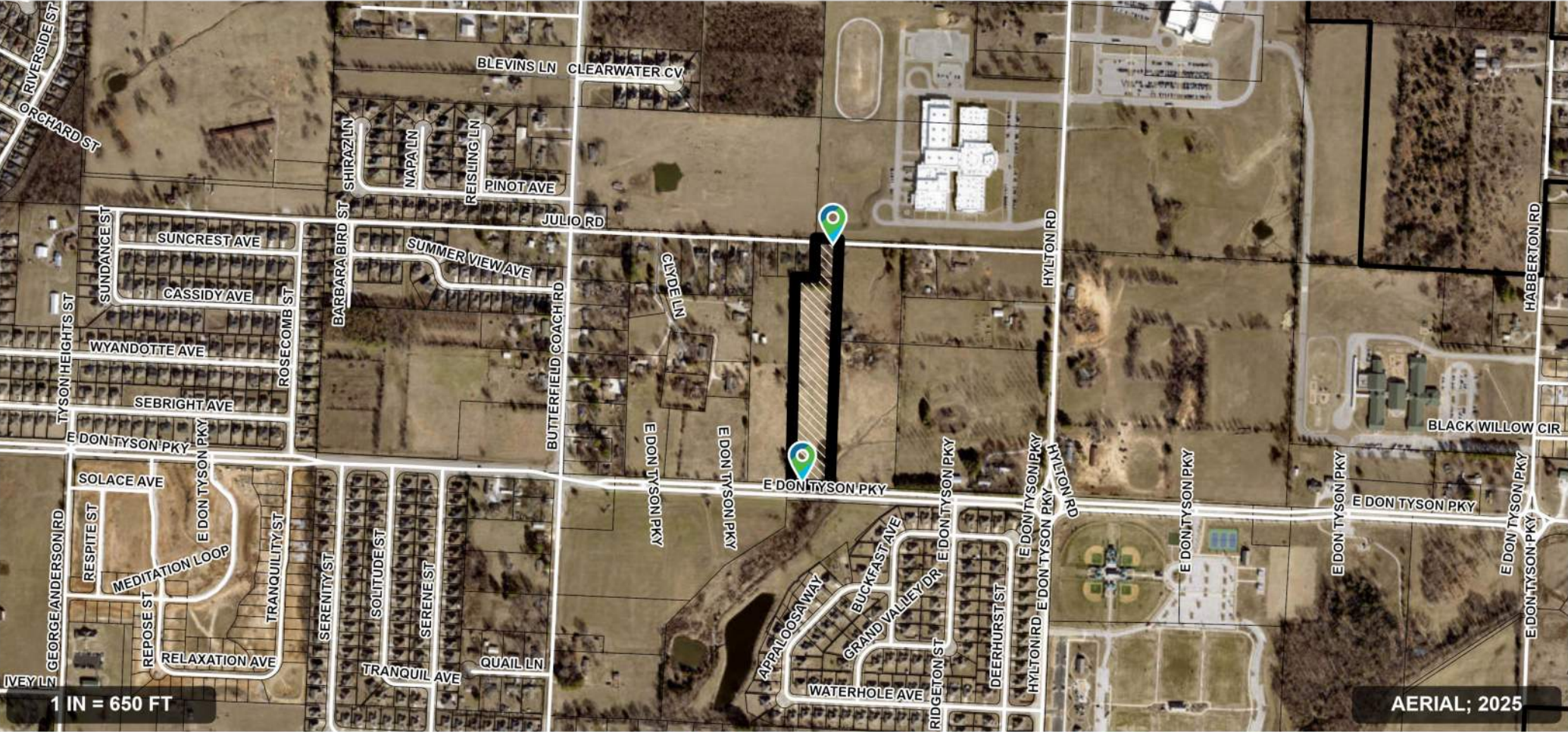
Grand Valley Ph I POA
815-38770-000 (South across Don Tyson)
3767 Appaloosa Way
Springdale, AR 72764

William F Simmons and Harriet J Simmons
815-36194-800
3621 Julio Road
Springdale, AR 72764

Allegiance Title Company

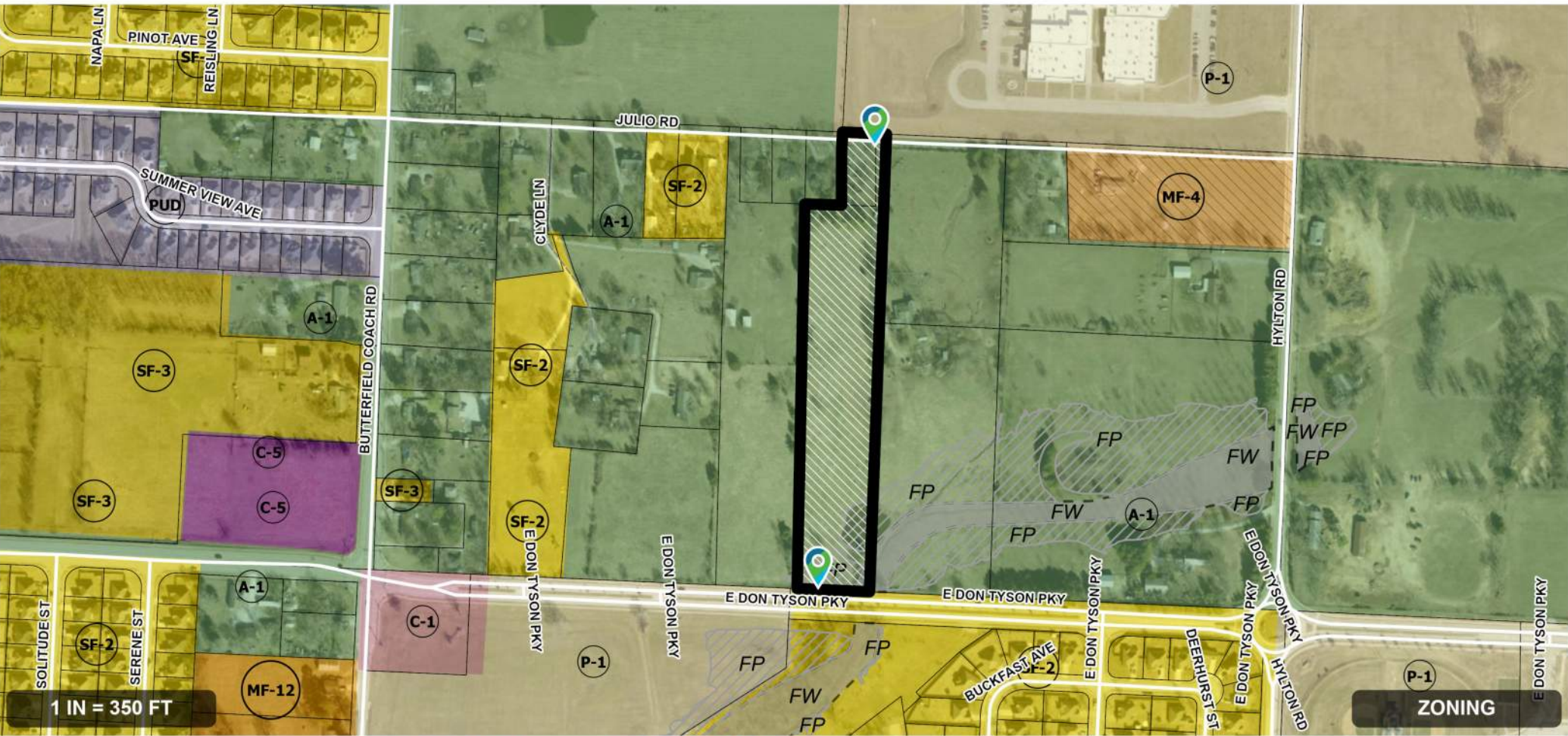
A handwritten signature in black ink, appearing to read "Dawn C.", with a long, sweeping horizontal line extending to the right.

Dawn Clayton, Authorized Signatory



R26-22: Thomas E. & Hazel J. Smith, & Si & Jane Smith Trust
Southeast of 3715 Julio Road & 3715 Julio Road
Rezone from A-1 to P-1



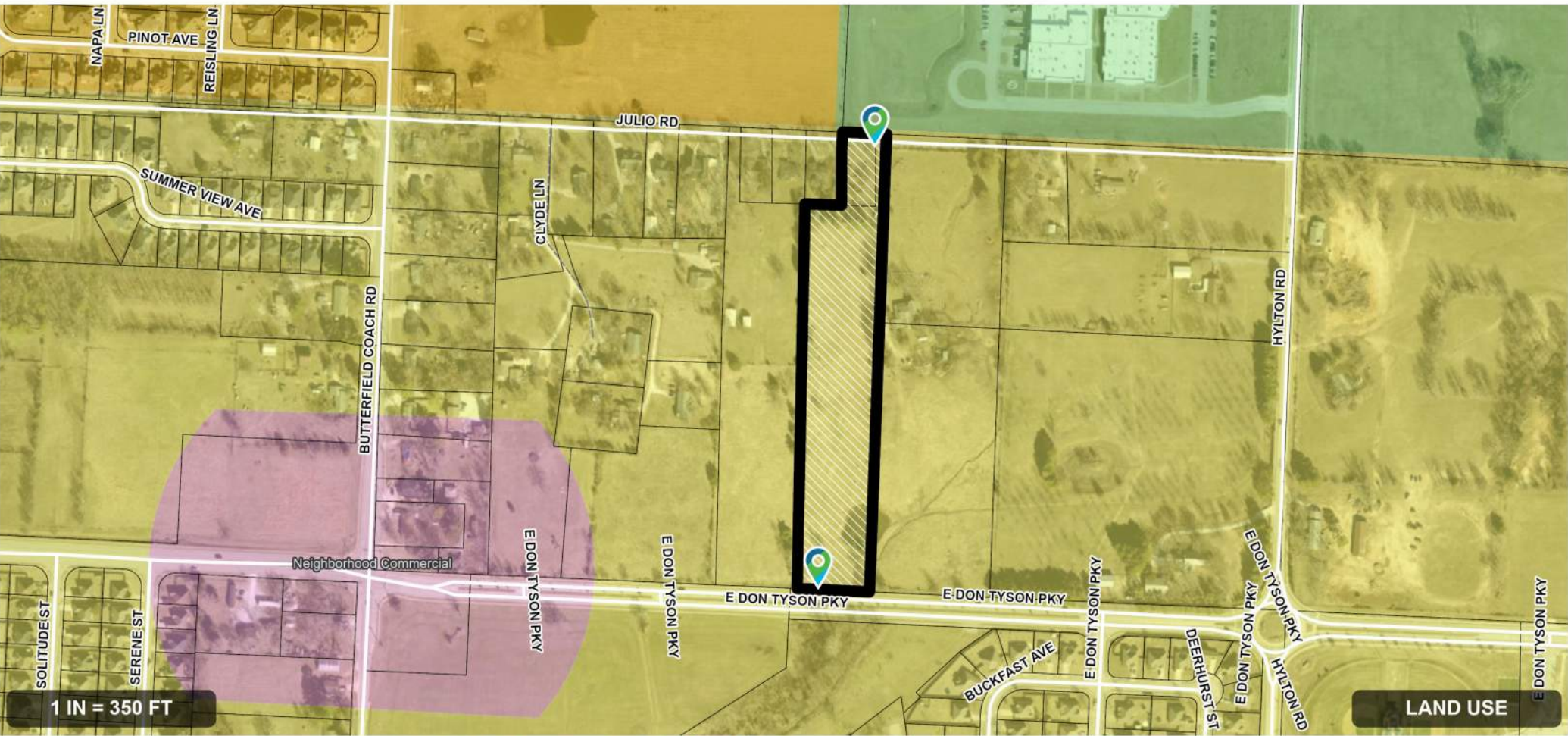


R26-22: Thomas E. & Hazel J. Smith, & Si & Jane Smith Trust
Southeast of 3715 Julio Road & 3715 Julio Road
Rezone from A-1 to P-1

-  PROJECT AREA
-  PUBLIC NOTICE

ZONING

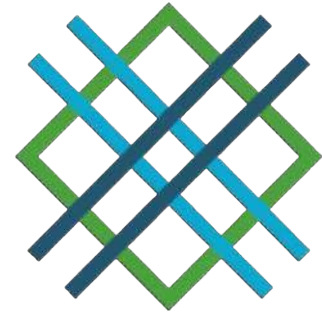




R26-22: Thomas E. & Hazel J. Smith, & Si & Jane Smith Trust
Southeast of 3715 Julio Road & 3715 Julio Road
Rezone from A-1 to P-1



Rezone Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: May 5, 2026
Re: R26-23 Rezone

A request by Jose D. & Maria D. Rodriguez, for Planning Commission approval of a zone change from Low/Medium Density Single-Family Residential District (SF-2) to a Medium Density Multi-Family Residential District (MF-12) for a tract of land containing 0.50-acre.

LOT LOCATION AND SIZE

The 0.50-acre tract is located at 488 Purtle Avenue, approx. 200' north of Don Tyson Parkway. A vicinity map is attached.

EXISTING ZONING

[LOW/MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT \(SF-2\)](#)

REQUESTED ZONING

[MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT \(MF-12\)](#)

SURROUNDING ZONING AND LAND USE

Zoning of the surrounding area is shown on the attached map. The site contains a single-family home in a SF-2, as well as the areas to the north, east, and west. The area to the south contains a single-family home in a MF-12.

LAND USE PLAN AND MASTER STREET PLAN

Purtle Avenue is designated as a local street. The Land Use Plan indicates low/medium density residential.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval.

- Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.
- Allow an increase to medium or high-density residential use when land value prevents economic development of low density residential.
- Multi-family housing should be developed at a density and scale that is compatible with the surrounding neighborhood and available utilities and roadway capacity.



Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner) Name: <u>Jose D. Rodriguez</u> E-mail: <u>[REDACTED]</u> Address: <u>488 Turtle Avenue</u> <u>Springdale, AR 72764</u> Phone: <u>479-684-6476</u>	Site/ Location: <u>488 Turtle Avenue</u> Assessor's Parcel Number(s): <u>815-29361-000</u> Current Zoning: _____ Proposed Zoning: <u>MF12- multifamily</u> Total Acreage: <u>.50</u>
---	--

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

- ☐ A copy of the warranty deed indicating ownership of the property.
- ☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☐ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☐ A layman's description of the property (physical address if possible).
- ☐ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☐ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☐ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☐ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☐ \$175.00

STAFF USE ONLY

Date Application Submitted: 04/15/2026 Project Number: R26-23
Date Accepted as Complete: _____ Receipt Number: 3537

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by

Indicate person of contact for this petition: Petitioner ☒ Representative ☐

Record Property Owner(s): Jose D. Rodriguez & Maria Rodriguez

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

Layman's Description: 488 Turtle Avenue Springdale.

The **petitioner** hereby states by oath that:

1. The petitioner is the record title holder of the above-described property evidenced by the attached copy of a **warranty deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above-described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **petitioner** requests the following zoning classification:

FROM (current zoning): SF2

TO (proposed zoning): Multifamily 12 / MF12

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

I/We, the undersigned, herewith state on solemn oath that we have read the attached petition for Rezoning request and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief that complete disclosure of all material facts have been made.

Printed Name of Record Property Owner(s)

José Domingo Rodríguez
Maria Rodriguez

Printed Name of Applicant(s)

Signature of Record Property Owner(s)

[Signature]
[Signature]

Signature of Applicant(s)

Date: 4/27/26

Date: _____

State of Arkansas)

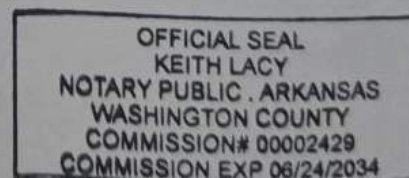
) ss.

County of) Washington

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 27 day of April, 2026.

[Signature]
 Notary Public

My commission expires: 06/24/34





File No.: 26-3074

 5431 Pinnacle Pointe Dr., Ste. 105, Rogers, AR 72758
 Phone: 479.935.4177 Fax: 866.889.7709

OWNERSHIP REPORT

For the use and benefit of: **Anna Rodriguez**
 The undersigned, having made a diligent search of the records of Washington County, Arkansas, through April 23, 2026 at 7:00 a.m. of the following described property:

Part of the Northwest Quarter of the Northwest Quarter of Section Thirteen (13), in Township Seventeen (17) North of Range Thirty (30), West, being more particularly described as: Beginning at the Northwest corner of the said forty acres tract and running thence East 127 feet; thence South 171 feet; thence West 127 feet, thence North 171 feet to the place of beginning.
 Find the adjoining owners, and their respective mailing addresses, of the above described property as set forth in Exhibit "A" attached hereto.

CITY TITLE & CLOSING LLC

By:

Sara A. Braden

Sara A. Braden, Authorized Signatory
 License No. 19224299

DISCLAIMER

Exhibit "A"

815-29449-001

Bobby Neal James, Jr.
15 Ettington Dr.
Bella Vista, AR 72714

815-31886-000

Gerardo Garcia
517 Oaklawn Dr.
Springdale, AR 72764-7095

815-29331-000

Nancy Kay Martinez, Custodian for Nancy Kay Martinez Rollover IRA
401 Oaklawn Dr.
Springdale, AR 72764

815-29360-001

Mark S. Cook
354 Purtle Ave.
Springdale, AR 72764

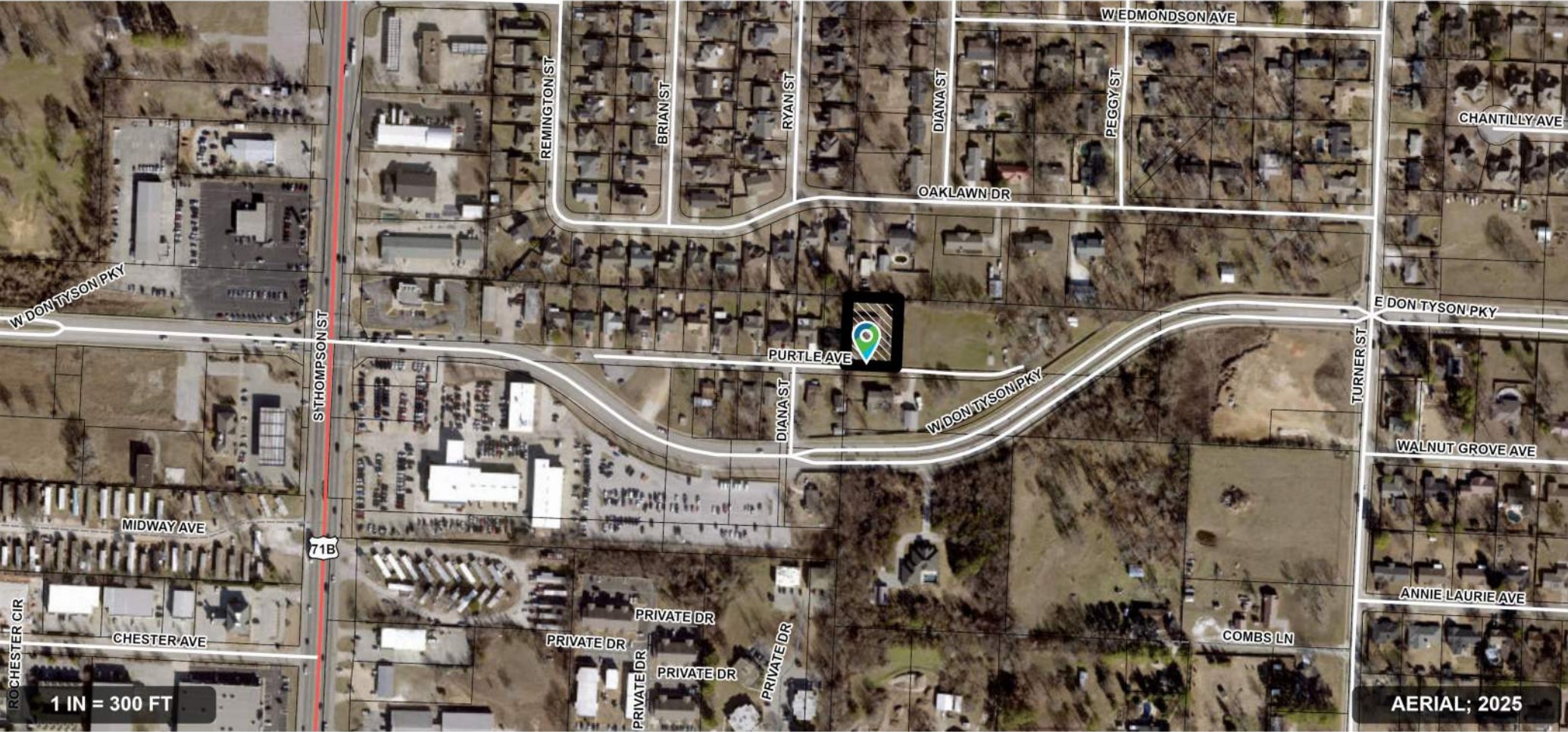
815-29363-001

Jairo Delgado and Andrea Alejandra Delgado
489 Purtle Ave.
Springdale, AR 72764

815-29457-000

Cynthia Lynn Reed & Clarence W. Reed
509 Purtle Ave.
Springdale, AR 72764-7018

DISCLAIMER



-  PROJECT AREA
-  PUBLIC NOTICE

R26-23: Jose D. & Maria D. Rodriguez
488 Purtle Avenue
Rezone from SF-2 to MF-12





-  PROJECT AREA
-  PUBLIC NOTICE

R26-23: Jose D. & Maria D. Rodriguez
488 Purtle Avenue
Rezone from SF-2 to MF-12

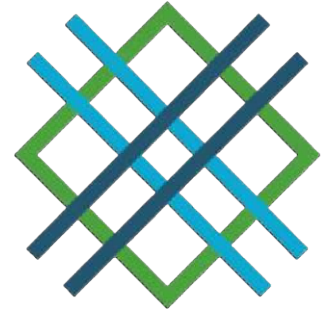




R26-23: Jose D. & Maria D. Rodriguez
488 Purtle Avenue
Rezone from SF-2 to MF-12



Rezone Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: May 5, 2026
Re: R26-24 Rezone

A request by City of Springdale, Arkansas (Tyson Poultry, Inc.), for Planning Commission approval of a zone change from Light Industrial District(I-1) to a General Industrial District (I-2) for a tract of land containing 42.31-acres.

LOT LOCATION AND SIZE

The 42.31-acres is located at 730 E. Randall Wobbe Ln, & 2 parcels north of 730 E. Randall Wobbe Ln & 2826 N. Jefferson Street. A vicinity map is attached.

The former Cargill turkey processing plant, in operation since the 1960s, closed in August 2025. Rather than remaining vacant, the site is being acquired and redeveloped by Tyson Foods into a poultry processing and production facility. The city supported this transition through industrial revenue bonds, helping facilitate significant reinvestment in Springdale's industrial base and workforce. The applicant proposes to initiate minor site improvements, beginning with parking, access management enhancements, and accessory structure removal.

EXISTING ZONING

LIGHT INDUSTRIAL DISTRICT(I-1)

REQUESTED ZONING

GENERAL INDUSTRIAL DISTRICT (I-2)

SURROUNDING ZONING AND LAND USE

Zoning of the surrounding area is shown on the attached map. The subject property contains a poultry plant and is seeking zoning compliance as part of an ongoing site improvement process. The surrounding area is characterized by a strong industrial presence, with properties to the north and east zoned I-1 (Light Industrial) and property to the south zoned I-2 (Heavy Industrial). To the west, the site is bordered by the Arkansas and Missouri Railroad corridors, with the Randall Wobbe Apartments (MF-24) located beyond. Overall, the area reflects a predominantly industrial environment with a nearby higher-density residential component.

SITE FEATURES

Small amount of floodplain at the north end, as Spring Creek tributary runs along the north side.

LAND USE PLAN AND MASTER STREET PLAN

Randall Wobbe Lane is designated as a collector street and Jefferson Street is local. The Land Use Plan indicates heavy industrial.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval.

- **Assure the development of adequate services and utilities and take maximum advantage of railroad facilities.**
- **Consolidate industrial areas near traffic arteries and collectors, rail and air facilities and major utility trunk lines.**



Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner)	Site/ Location: <u>730 E Randall Wobbe LN</u>
Name: <u>Tyson Poultry, INC.</u>	Assessor's Parcel Number(s): <u>815-29578-000</u>
E-mail: <u>[REDACTED]</u>	<u>815-29572-000, 815-29572-002, 815-29571-000</u>
Address: <u>2200 W Don Tyson Pkwy</u>	Current Zoning: <u>I-1</u>
<u>Springdale, AR 72762</u>	Proposed Zoning: <u>I-2</u>
Phone: <u>479-290-4000</u>	Total Acreage: <u>42.309 Acres</u>

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

- ☒ A copy of the warranty deed indicating ownership of the property.
- ☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☒ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☒ A layman's description of the property (physical address if possible).
- ☒ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☒ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☒ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☒ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☒ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☒ \$175.00

STAFF USE ONLY

Date Application Submitted: <u>04/15/2026</u>	Project Number: <u>R26-24</u>
Date Accepted as Complete: _____	Receipt Number: <u>3595</u>

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by

Indicate person of contact for this petition: Petitioner ☐ Representative ☒

Record Property Owner(s): Tyson Poultry, INC.

The record property owner(s), petitioning to rezone the following described area:

Legal Description: Provided via separate document.

Layman's Description: Northwest of the intersection of E Randall Wobbe LN and N Jefferson St.

The **petitioner** hereby states by oath that:

1. The petitioner is the record title holder of the above-described property evidenced by the attached copy of a **warranty deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above-described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **petitioner** requests the following zoning classification:

FROM (current zoning): I-1

TO (proposed zoning): I-2

The **petitioner's** immediate intentions are to:

1. **Sell** the property **YES** / **NO** and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title **YES** / **NO**.
2. **Develop** the property **YES** / **NO**, and if so, the proposed use is General Industrial - Poultry Processing Facility.
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows:

The proposed zoning will have no adverse effect upon adjacent property owners or neighborhoods. The site will continue operations that align with the longstanding historical use of the property. There will be very minor to no change in traffic intensity, overall site usage, and noise volume in reference to the existing conditions once improvements are completed. The zoning brings compliance to the proposed operations of this facility

The **petitioner** 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 petition 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 petitioner.

Authorized Representative: Bates & Associates

Mailing Address: _____

Phone Number: 479-442-9350 Email: [REDACTED]

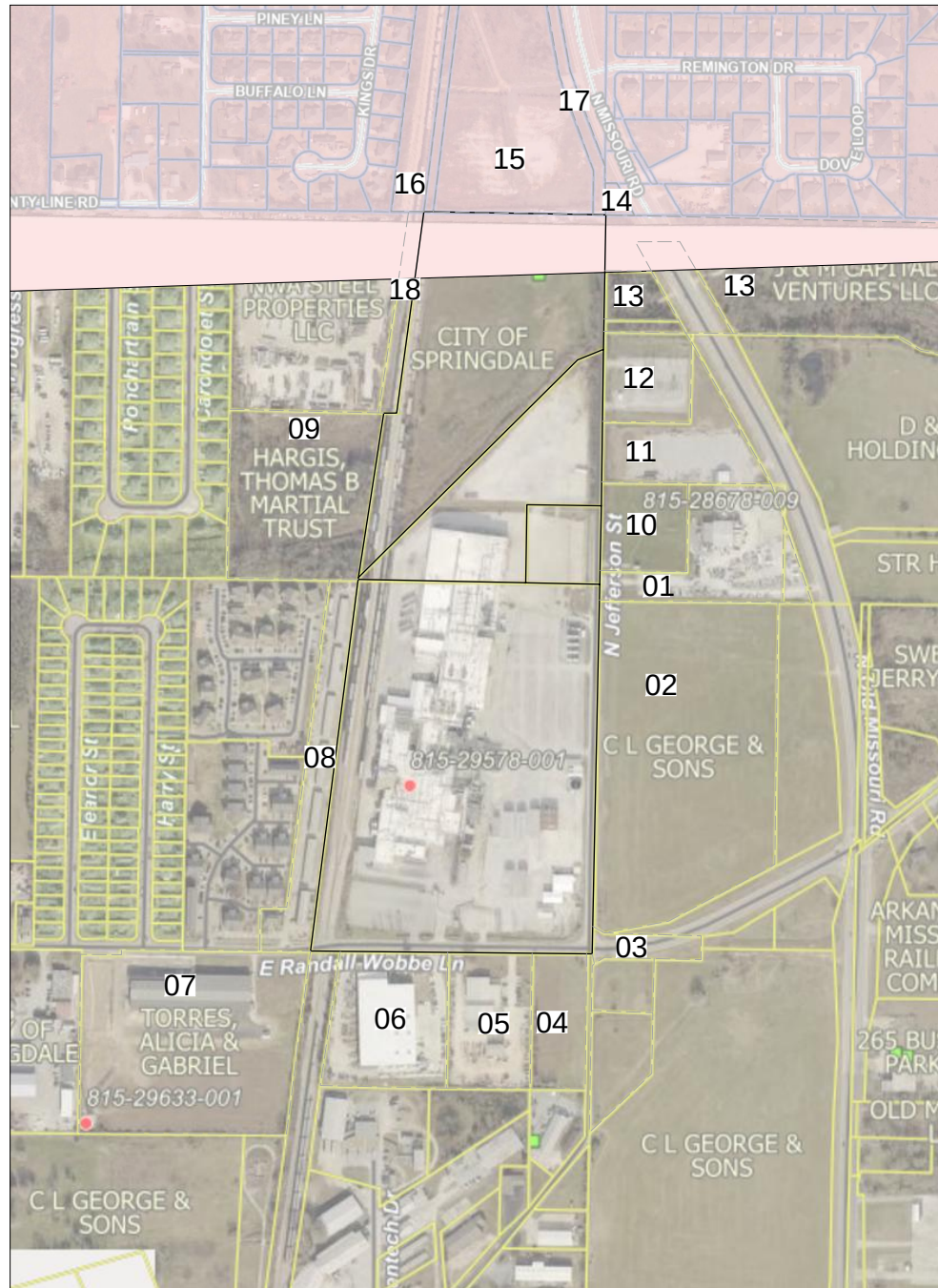
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TYSON'S PARKING EXPANSION
REZONING PETITION
SITE PLAN
SPRINGDALE, ARKANSAS

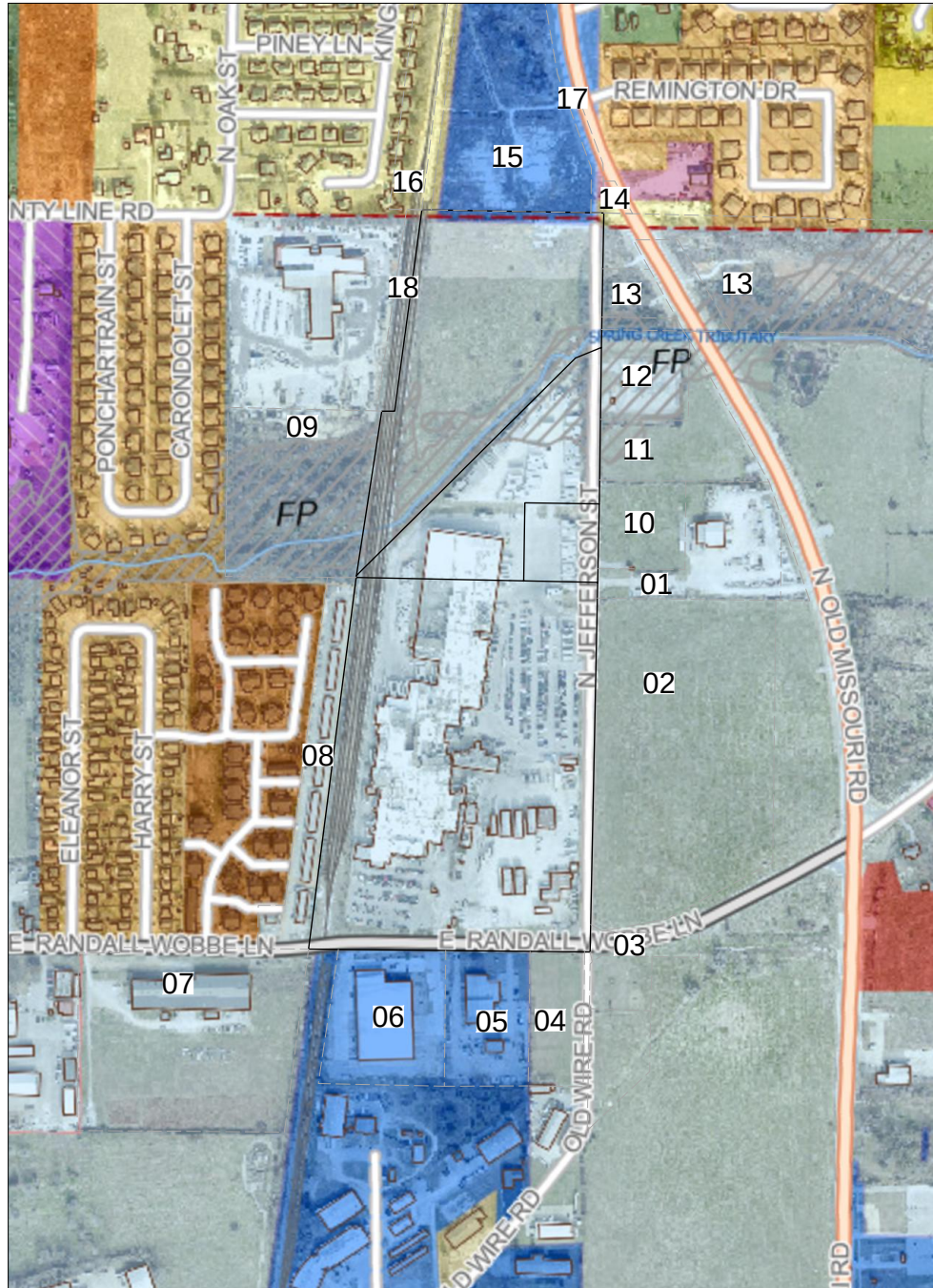
B A T E S
Engineers • Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnva.com

DRAWING NO.

SP01



- | | | |
|-----|---|--|
| 1. | PARCEL# 815-28678-005
ROONEY REAL ESTATE COMPANY LLC
5601 S 122ND EAST AVE
TULSA, OK 74146 | |
| 2. | PARCEL# 815-28690-000
C L GEORGE & SONS
PO BOX G
SPRINGDALE AR 72765 | |
| 3. | PARCEL# 815-28691-000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 7276 | |
| 4. | PARCEL# 815-29636-000
BRAMCO PROPERTIES COMPANY
PO BOX 32230
LOUISVILLE, KY 40232-2230 | |
| 5. | PARCEL# 815-29637-001
BRAMCO PROPERTIES INC
1801 WATTERSON TRL
LOUISVILLE, KY 40232 | |
| 6. | PARCEL# 815-29637-000
TRICKLING CREEK PROPERTIES LLC
PO BOX 8054
FAYETTEVILLE, AR 72703 | |
| 7. | PARCEL# 815-29634-000
TORRES, ALICIA & GABRIEL
473 E RANDALL WOBBE LN
SPRINGDALE, AR 72764 | |
| 8. | PARCEL# 815-29579-000
D & P CHANCE PROPERTIES
10760 LAKESIDE RD
LOWELL, AR 72745-9382 | |
| 9. | PARCEL# 815-29573-001
HARGIS, THOMAS B MARTIAL TRUST
111 NORTHVIEW AVE
HUNTSVILLE, AR 72740 | |
| 10. | PARCEL# 815-28678-003
CUMULUS MEDIA TOWER CO LLC
750 PARK OF COMMERCE DR STE 200
BOCA RATON, FL 33487 | |
| 11. | PARCEL# 815-28678-008
RRE SPRINGDALE LLC
5601 S 122ND E AVE
TULSA, OK 74146 | |
| 12. | PARCEL# 815-28679-000
OZARK ELECTRIC COOPERATIVE CORP
PO BOX 848
FAYETTEVILLE, AR 72702-0848 | |
| 13. | PARCEL# 815-28676-000 & 815-28676-001
J & M CAPITAL VENTURES LLC
4034 N OLD WIRE RD
FAYETTEVILLE, AR 72703 | |
| 14. | PARCEL# 21-00056-050
BARBOSA, JOSE G
1757 JADE RD
SPRINGDALE, AR 72764 | 17. PARCEL# 21-00272-025
ARKANSAS & MISSOURI RAILROAD COMPANY
306 E EMMA AVE
SPRINGDALE, AR 72764 |
| 15. | PARCEL# 21-00272-025 & 21-00272-026
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203 | 18. PARCEL# 815-29574-000
FRISCO RAILROAD
N/A
N/A |

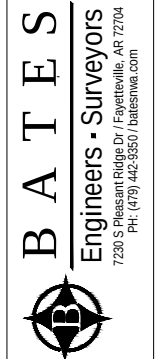


1. PARCEL# 815-28678-005
ROONEY REAL ESTATE COMPANY LLC
5601 S 122ND EAST AVE
TULSA, OK 74146
2. PARCEL# 815-28690-000
C L GEORGE & SONS
PO BOX G
SPRINGDALE AR 72765
3. PARCEL# 815-28691-000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 7276
4. PARCEL# 815-29636-000
BRAMCO PROPERTIES COMPANY
PO BOX 32230
LOUISVILLE, KY 40232-2230
5. PARCEL# 815-29637-001
BRAMCO PROPERTIES INC
1801 WATTERSON TRL
LOUISVILLE, KY 40232
6. PARCEL# 815-29637-000
TRICKLING CREEK PROPERTIES LLC
PO BOX 8054
FAYETTEVILLE, AR 72703
7. PARCEL# 815-29634-000
TORRES, ALICIA & GABRIEL
473 E RANDALL WOBBE LN
SPRINGDALE, AR 72764
8. PARCEL# 815-29579-000
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10760 LAKESIDE RD
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BOCA RATON, FL 33487
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4034 N OLD WIRE RD
FAYETTEVILLE, AR 72703
14. PARCEL# 21-00056-050
BARBOSA, JOSE G
1757 JADE RD
SPRINGDALE, AR 72764
15. PARCEL# 21-00272-025 & 21-00272-026
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203
17. PARCEL# 21-00272-025
ARKANSAS & MISSOURI RAILROAD COMPANY
306 E EMMA AVE
SPRINGDALE, AR 72764
18. PARCEL# 815-29574-000
FRISCO RAILROAD
N/A
N/A



REVISIONS	DATE
Revising Person	04/15/26

TYSON'S PARKING EXPANSION
REZONING PETITION
SITE PLAN
SPRINGDALE, ARKANSAS



DRAWING NO.
SP02

April 15th, 2026

RE: Adjoining Property Owners

To the City of Springdale Planning Staff. I, Derrick Thomas, Licensed Surveyor #1642, do certify the following list of adjoining property owners adjacent to the subject property.



Derrick Thomas, P.L.S.

Subject Property: 815-29578-000, 815-29572-002, 815-29572-000, 815-29571-000
Subject Property Owner: Tyson Poultry, INC.

Parcel: 815-28678-005
Owner: Rooney Real Estate Company LLC
Address: 5601 S 122nd East Ave
Tulsa, OK 74146

Parcel: 815-28690-000
Owner: C L George & Sons
Address: PO Box G
Springdale AR 72765

Parcel: 815-28691-000
Owner: City of Springdale
Address: 201 N Spring St
Springdale, AR 72764

Parcel: 815-29636-000
Owner: Bramco Properties Company
Address: PO Box 32230
Louisville, KY 40232-2230

Parcel: 815-29637-001
Owner: Bramco Properties INC
Address: 1801 Watterson TRL
Louisville, KY 40232

Parcel: 815-29637-000
Owner: Trickling Creek Properties LLC
Address: PO Box 8054
Fayetteville, AR 72703

Parcel: 815-29634-000
Owner: Torres, Alicia & Gabriel
Address: 473 E Randall Wobbe LN
Springdale, AR 72764

Parcel: 815-29579-000
Owner: D & P Chance Properties
Address: 10760 Lakeside RD
Lowell, AR 72745-9382

Parcel: 815-29573-001
Owner: Hargis, Thomas B Martial Trust
Address: 111 Northview Ave.
Huntsville, AR 72740

Parcel: 815-28678-003
Owner: Cumulus Media Tower CO LLC
Address: 750 Park of Commerce Dr STE 200
Boca Raton, FL 33487

Parcel: 815-28678-008
Owner: RRE Springdale LLC
Address: 5601 S 122nd E Ave
Tulsa, OK 74146

Parcel: 815-28679-000
Owner: Ozark Electric Cooperative Corp
Address: PO Box 848
Fayetteville, AR 72702-0848

Parcel: 815-28676-000 & 815-28676-001
Owner: J & M Capital Ventures LLC
Address: 4034 N Old Wire Rd
Fayetteville, AR 72703

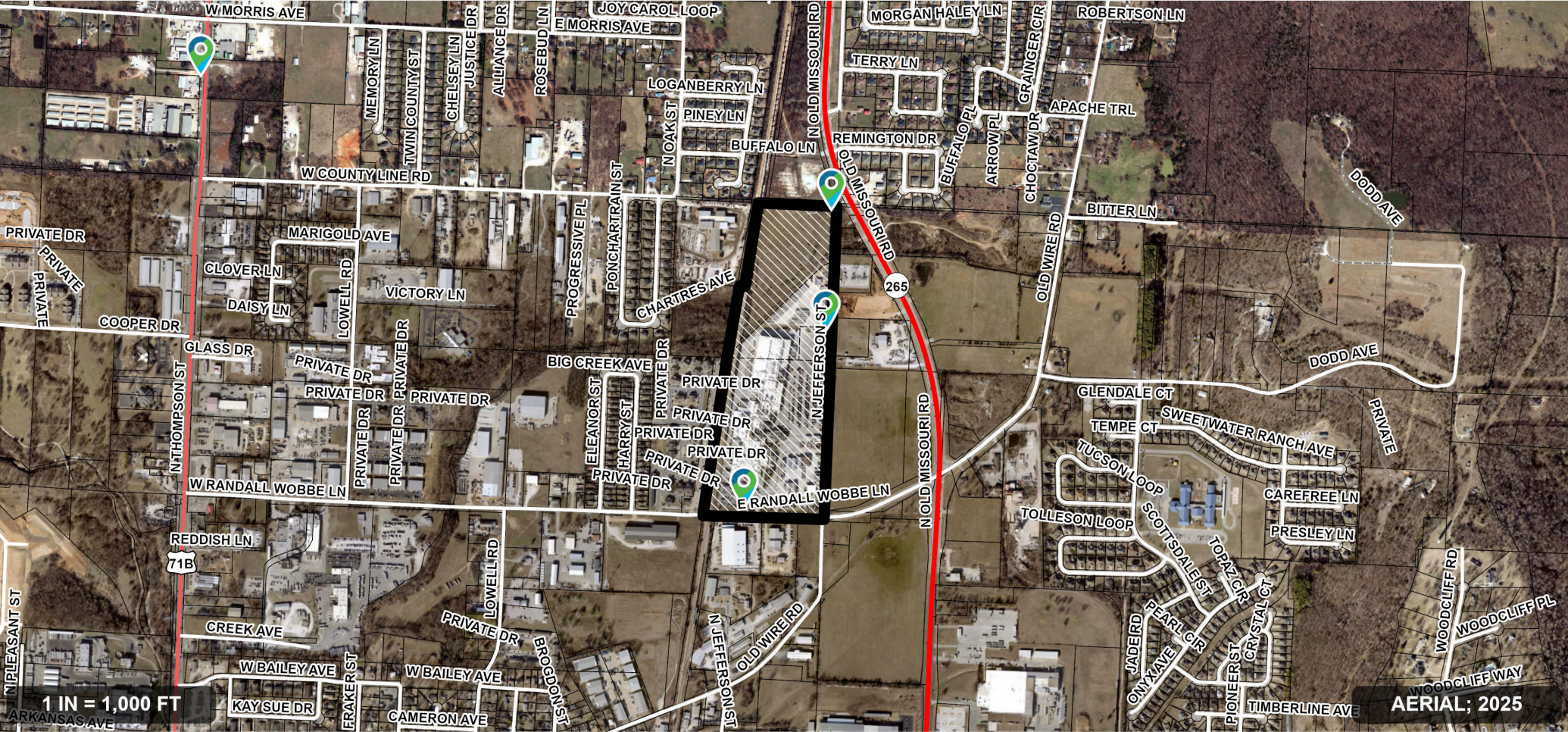
Parcel: 21-00056-050
Owner: Barbosa, Jose G
Address: 1757 Jade Rd
Springdale, AR 72764

Parcel: 21-00272-026
Owner: Arkansas State Highway Commission
Address: PO Box 2261
Little Rock, AR 72203

Parcel: 21-00245-046
Owner: Arkansas & Missouri Railroad
Address: 306 E Emma Ave
Springdale, AR 72764

Parcel: 21-00272-025
Owner: Arkansas & Missouri Railroad Company
Address: 306 E Emma Ave
Springdale, AR 72764

Parcel: 815-29574-000
Owner: Frisco Railroad
Address: N/A



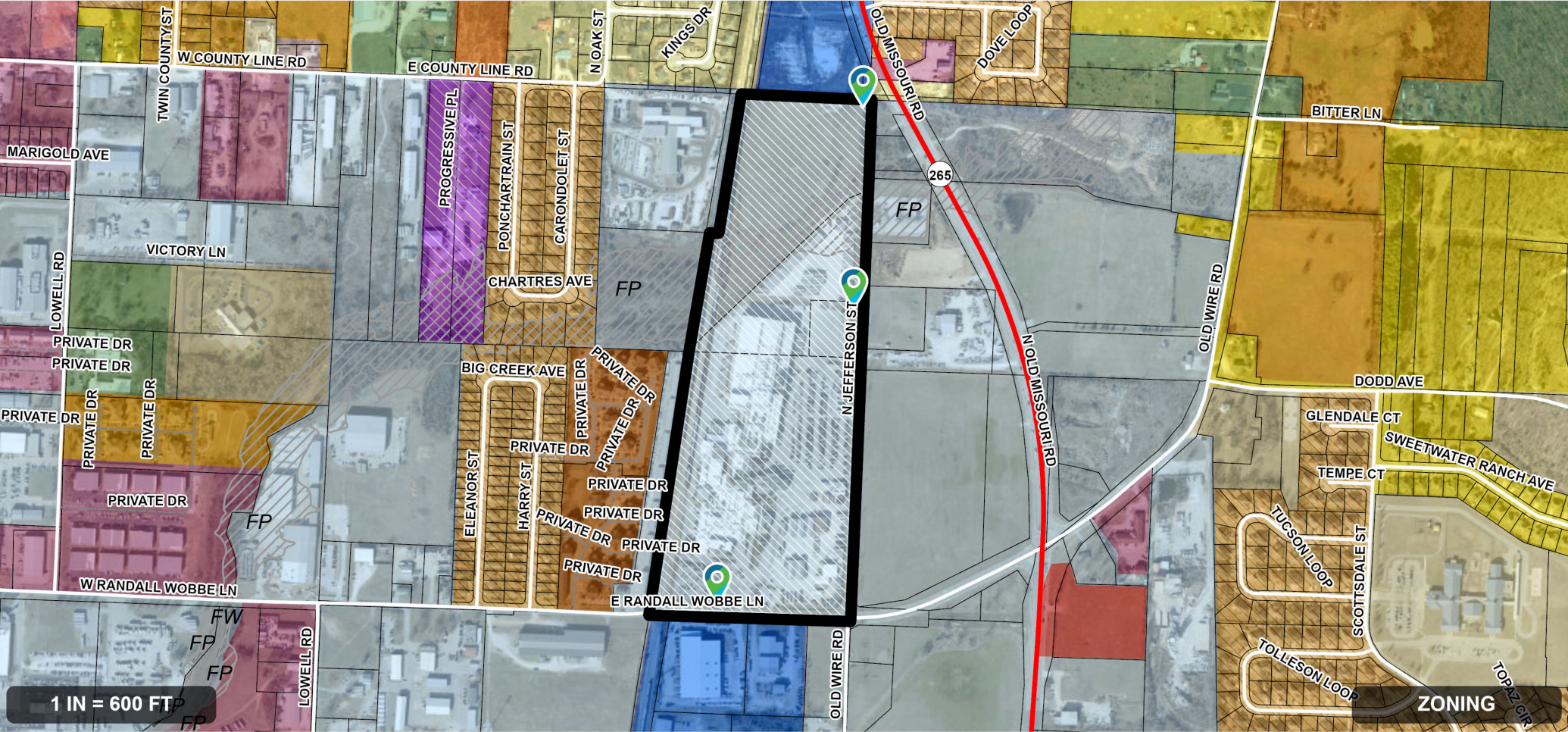
R26-24: City of Springdale, Arkansas

**730 E. Randall Wobbe Lane & 2 Parcels North of 730 E. Randall Wobbe Lane;
2826 N. Jefferson Street
Rezone from I-1 to I-2**

 PROJECT AREA

 PUBLIC NOTICE

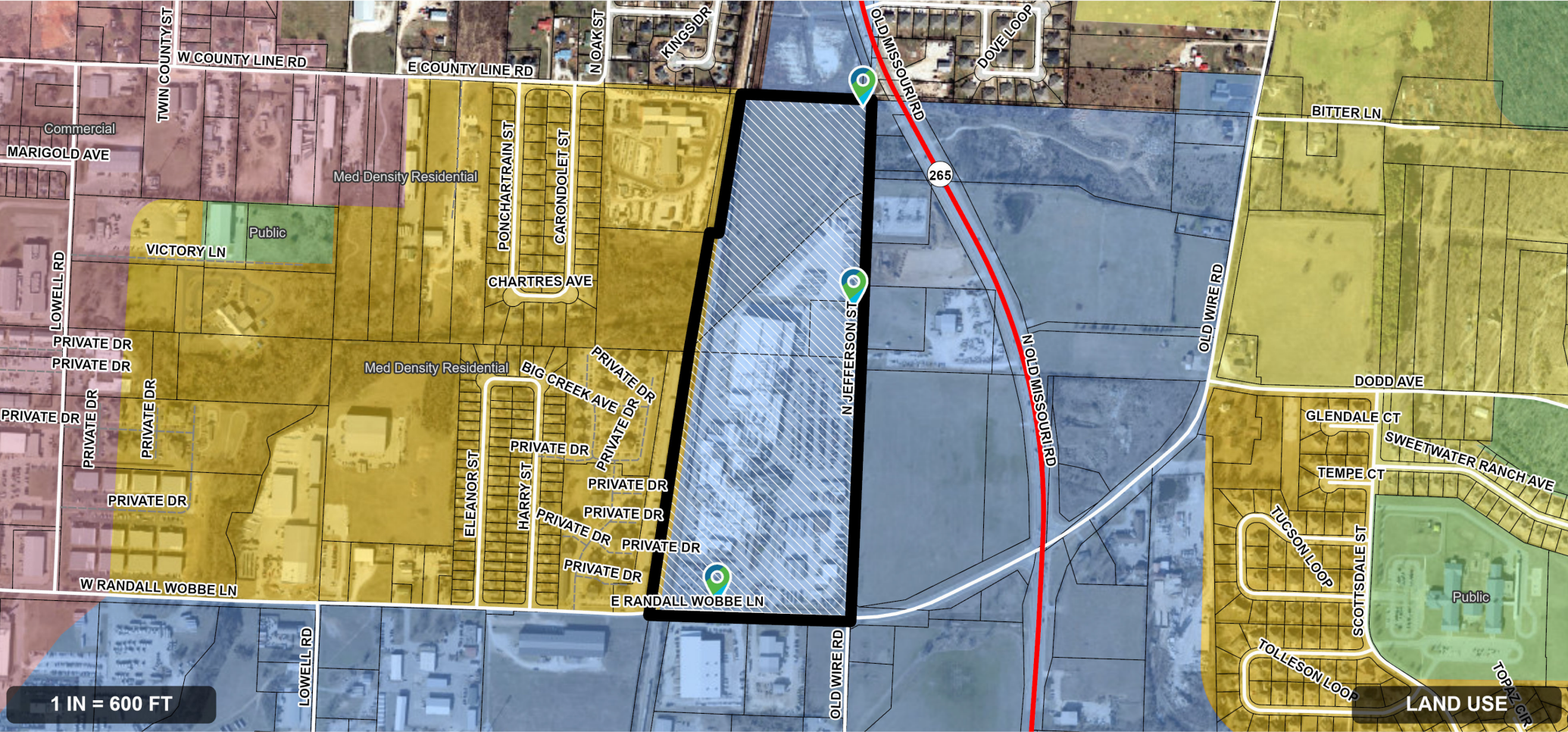




R26-24: City of Springdale, Arkansas

**730 E. Randall Wobbe Lane & 2 Parcels North of 730 E. Randall Wobbe Lane;
2826 N. Jefferson Street
Rezone from I-1 to I-2**





R26-24: City of Springdale, Arkansas

730 E. Randall Wobbe Lane & 2 Parcels North of 730 E. Randall Wobbe Lane;
2826 N. Jefferson Street
Rezone from I-1 to I-2





Conditional Use Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	Property Owner (if other than Applicant)
Name: <u>Ma Elena Ceja Centeno</u>	Name: <u>José Moisés Andrade, Ma Elena Ceja Centeno</u>
E-mail: <u>[REDACTED]</u>	<u>José M. Andrade, Guadalupe Andrade, Araseli Andrade</u>
E-mail: <u>[REDACTED]</u>	E-mail: <u>[REDACTED]</u>
Address: <u>2246 E Robinson Ave</u>	Address: <u>2246 E Robinson Ave</u>
<u>Springdale, AR 72764</u>	<u>Springdale, AR 72764</u>
Phone: <u>(479) 318-8020</u>	Phone: <u>(479) 365-6521</u>
Site/ Location: <u>2246 E Robinson Ave,</u>	Current Zoning: <u>C-2 Commercial</u>
<u>Springdale, AR 72764</u>	Use Unit Requested: <u>44 (Mobile Vending)</u>
Assessor's Parcel Number(s): <u></u>	Total Acreage: <u>.80 for the whole property</u>
<u>815-28601-000</u>	

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Application Requirements

- ☐ A copy of the warranty deed indicating ownership of the property.
- ☐ The zoning classification of the intended location.
- ☐ A site plan in accordance with Chapter 130, Article 2, Section 13.
- ☐ A brief statement explaining the reason for the conditional use request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☐ A layman's description of the property (physical address if possible).
- ☐ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☐ An accurate legal description if the conditional use applies only to a portion of the land.
- ☐ Once application has been accepted and date of public hearing is confirmed, a notification should be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Fee:

- ☐ \$75.00

STAFF USE ONLY

Date Application Submitted: 4/14/2026 Project Number: C26-07

Date Accepted as Complete: Receipt Number: 3496

Conditional Use Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe the conditional use sought and the reasons why it should be approved:

Sabor del Campo, LLC respectfully requests approval of a Conditional Use Permit to operate a mobile food unit at 2246 E Robinson Ave, Springdale, AR 72764. This project is designed as a low-impact, community-focused business that will provide affordable, freshly prepared Mexican food while maintaining full compatibility with surrounding uses. The operation will include controlled hours, adequate parking, and careful management of traffic, noise, and cleanliness. Sabor del Campo will strictly comply with all regulations of the Arkansas Department of Health and local ordinances, ensuring a safe and well-managed environment. Approval of this request will enhance local food options, support small business growth, and contribute positively to the community without creating adverse impacts.

Describe the effects the proposed conditional use would have on the character of the neighborhood and residents:

The proposed mobile food unit is expected to have a minimal and well-managed impact on the character of the neighborhood and its residents. Sabor del Campo LLC has been carefully planned to address common concerns such as traffic, parking, noise, and cleanliness. The operation will utilize existing on-site parking to prevent congestion on public streets, and customer flow will be managed to avoid disruptions. Hours of operation will remain reasonable, and no amplified music or excessive noise will be permitted. The business will maintain strict cleanliness standards, including proper waste disposal and daily site maintenance, in full compliance with regulations of the Arkansas Department of Health and local ordinances. Rather than detracting from the neighborhood, the proposed use will provide a convenient service to residents and contribute positively to the area while preserving its overall character and livability.

Record Property Owner(s): José Moisés Andrade Cortés, Ma Elena Ceja Centeno, José Moisés Andrade
Guadalupe Andrade, Araseli Andrade

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Ma Elena Ceja Centeno

Signature: _____

Date: 4-11-26

Name of Representative (if applicable): Ma Elena Ceja Centeno

Signature: _____

Date: 4-11-26











Sabor del Campo, LLC

Food Truck Location: 2246 E Robinson Ave, Springdale, AR 72764
 Food Truck Quantity: 1 Trailer of 24 Feet Long, no utilities
 Parking Spaces: 3
 Hours of Operations: Monday through Saturday from 7:00 am to 7:00 pm

Exhibit 1



Exhibit 2

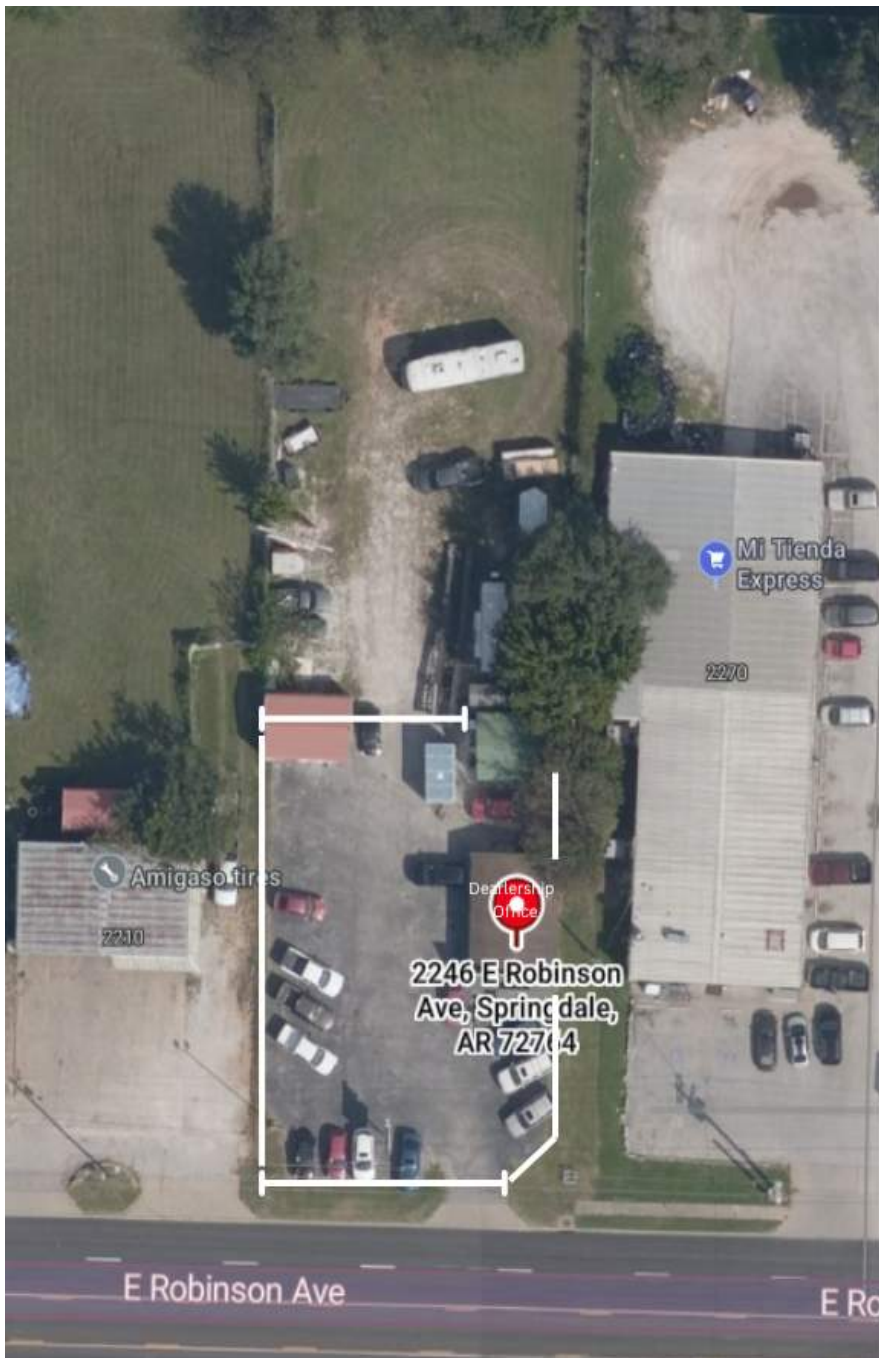
Legal Address

6-19-29 Springdale Outlots
 Part of the SE/4 of the SE/4 of Section 6, Township 17 North, Range 29
 West - (.80 AC)
 2246 E Robinson Ave, Springdale, AR 72764

Zoning Area: C-2 Commercial
Assessor's Parcel Number: 815-28601-000

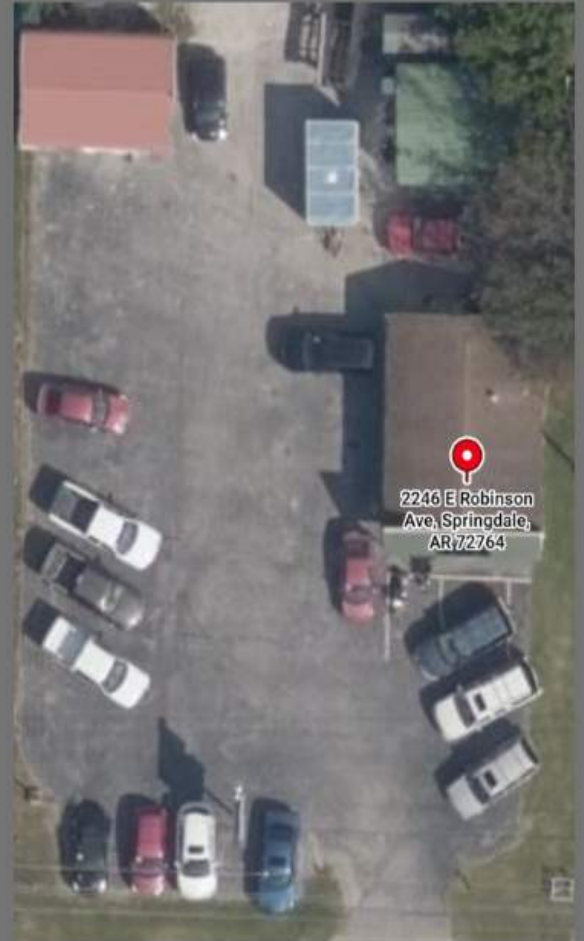


Exhibit 3



Paved Area

The white lines in the picture on the left, show the paved area of the location, which constitutes about 8,111.62 squared feet of paved surface at the location of 2246 E Robinson Ave, Springdale, AR 72764.



Close up of the paved area



6804 Rogers Ave., Ste. A
 Fort Smith, AR 72903
 (479) 782-4500 / (479) 782-4501 FAX
www.capitalabstracttitle.com

List of Adjacent property owners to parcel 815-28601-000

815-28600-000: 2210 E. Robinson Ave., Springdale, AR 72764 Mailing Address – 2901 N. Tobin Ln., Fayetteville, AR 72703 - Patrick J. Tobin, Trustee of the Patrick J. Tobin Revocable Living Trust dated March 4, 1997

815-28602-000 2270 E Robinson Ave., Springdale, AR 72764 - Mailing Address: 5362 Cordell Dr, Fayetteville, AR 72704 - Jaime and Vianey B. Flores

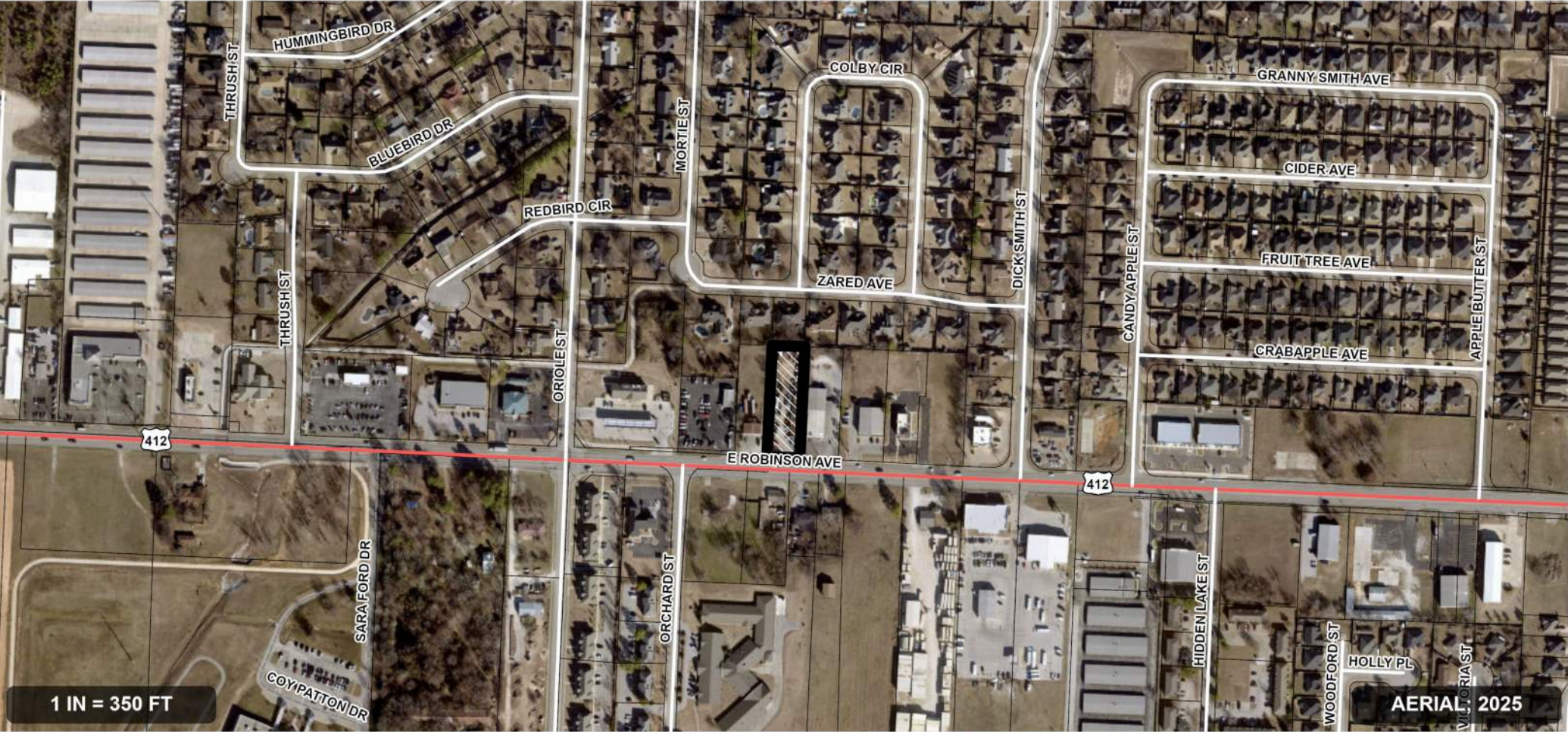
815-31761-000 2359 Zared Ave, Springdale, AR 72764 - Naomi C. Williams and James A. Williams

815-28639-000 2241 E. Robinson Ave., - Mailing Address: 1035 A Sunrise Ave, Springdale, AR 72764 - Northwest Auto of Arkansas, Inc.

815-28641-020 2259 E Robinson Ave., Springdale, AR 72764 - Raul and Maria Aguilar

815-31760-000 2377 Zared Ave., Springdale, AR 72764 - Reyes Casillas and Brenda Casillas

John D. Alford, License #16559374



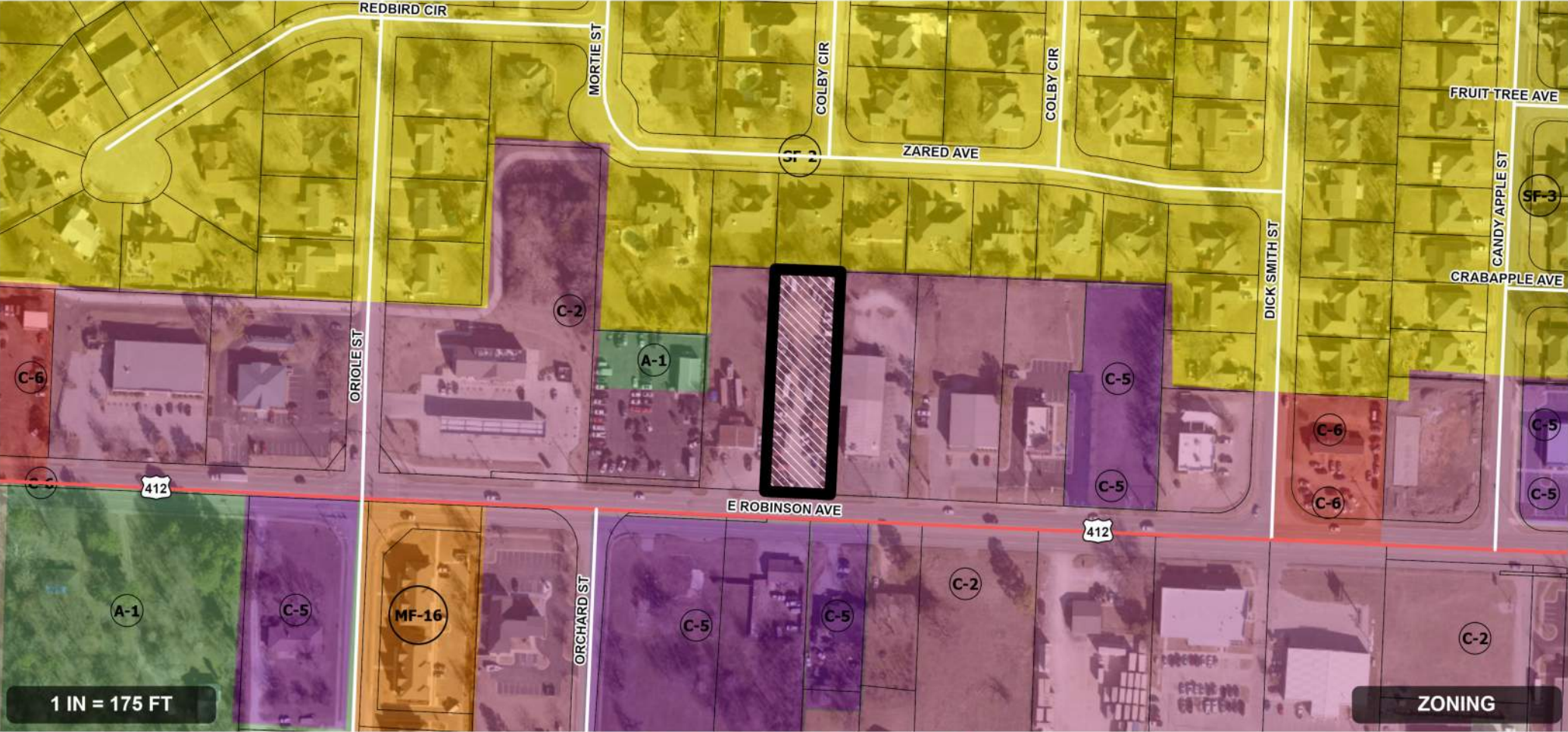
 PROJECT AREA

C26-07: Sabor del Campo, LLC

2246 E. Robinson Avenue

Conditional Use for Use Unit 44 (Mobile Vending) in a C-2 District





 PROJECT AREA

C26-07: Sabor del Campo, LLC
2246 E. Robinson Avenue
Conditional Use for Use Unit 44 (Mobile Vending) in a C-2 District



Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: May 5th, 2026
Re: RP26-05 Replat Hammitt-Eoff Business Center

Replat proposed for a 1.34-acre property located at the SW corner of Haile Lane and South 40th Street proposing the combination of Lots 1 & 2 to create Lot 1R. Lots were previously platted as 1 & 2 of Hammitt-Eoff Business Center, a commercial subdivision platted in 2008.

PLANNING COMMENTS

Reviewed by Jacqueline Perez-Pharr
Date Reviewed: 04.29.26

STANDARD COMMENTS:

- *This Replat has been given the number RP26-05. This number should be placed on the plat and all future correspondence and plats pertaining to this replat.*
- *Submit PDF files at the time of resubmission.*
- *On the cover page, please list all associated variances & waivers by their Springdale Planning Department project number.*
- *B07-27 - Variance for Lot 1 along Haile Lane, granting a front setback reduction from 30' to 12.85'.*
- *All comments from the utility companies and other city departments must be addressed prior to approval.*

PROJECT COMMENTS:

1. No comment responses were included upon resubmittal. Please submit written responses to all comments.
2. Update the title block to reflect the Replat and associated project number. Remove "Shockley" and replace with the subdivision name (Hammitt Eoff Business Center, Lots 1 & 2).
3. Correct the blank note on page 2, Note 10.
4. If right of way is being dedicated per plat it shall read "ROW Dedicated Per this Plat" or "Easement Dedicated Per this Plat". If present ROW is sufficient, reference the original dedication.
5. Move the notary acknowledgement beneath the Certificate of Ownership and Dedication so that it is next to the owner signature block.
6. Cannot locate easement 1257-187 – the plat lists this as book 1268-496.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith
Date Reviewed: 04.29.26

No building or fire comments.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM
Date Reviewed: 04.29.26

No further comments.



Plat Application

Date: 03/26/2026 Permit No.: 260103

Applicant / Owner

Applicant Name:	Taylor McBride	Owner Name:	Justin Shockley
Address:	118 W North Dr	Address:	Haile Ln
City, State, Zip:	[Applicant City, State, ZIP]	City, State, Zip:	Springdale, Arkansas,
Phone:	[Applicant Phone Number]	Phone:	417-343-3714
Email:	[REDACTED]	Email:	jshockley@builders-stone.com
Application Contact:	Applicant		

Property

Job Address:	4079 Haile Ln	Rezone Required:	C-5
Parcel No(s):	815-38988-000, 815-38989-000	Total Acreage:	1
Current Zoning:	C-5		

Project

Representative:	Taylor McBride	Project Type:	Replat
E-mail:	[REDACTED]		
Address:	118 West North Drive		
Phone:	4793919225		

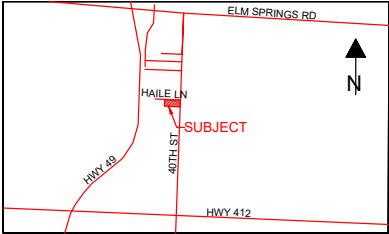
APPLICANT & REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Taylor McBride
Name

03/26/2026
Date

RP26-05
SHOCKLEY
REPLAT

4079 Haile Ln
Springdale, Arkansas



CONTACTS

OWNER
JUSTIN SHOCKLEY
4079 HAILE LN
SPRINGDALE, AR 72762
(479)
JSHOCKLEY@BUILDERS-STONE.COM
JUSTIN SHOCKLEY

SURVEYOR
NATURAL STATE ENGINEERING
118 W. NORTH DR
ROGERS, AR 72756
(479) 391-9225
(EMAIL)
MAC MCALISTER

CIVIL ENGINEER
NATURAL STATE ENGINEERING
118 W. NORTH DR
ROGERS, AR 72756
(479) 391-9225
TAYLOR@NATURALSTATEENGINEERING.NET
TAYLOR MCBRIDE, P.E.

SITE PLAN & BUILDING PERMIT REVIEW
CITY OF SPRINGDALE PLANNING &
COMMUNITY DEVELOPMENT
201 SPRING STREET
SPRINGDALE, AR 72764
(479) 750-8550

FIRE
CITY OF SPRINGDALE FIRE DEPARTMENT
417 HOLCOMB ST
SPRINGDALE, AR 72764
(479) 751-4510

DEPARTMENT OF HEALTH
ARKANSAS DEPT OF HEALTH
4815 W MARKHAM
LITTLE ROCK, AR 72205-3867
(501) 661-2623
(NAME)

ELECTRICAL PROVIDER
OZARKS ELECTRIC
406 W EMMA AVE
SPRINGDALE, AR 72764
(479) 263-2167
WMAHAFFEY@OZARKSECC.COM
WES MAHAFFEY

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 _____

CERTIFICATES 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

RESOLUTION

BE IT RESOLVED THAT JUSTIN SHOCKLEY HAS AUTHORITY TO EXECUTE THE CERTIFICATE OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE.

SETBACK INFORMATION FOR C-5

FROM FRONT PROPERTY LINE - 30 FEET
FROM STREET ROW IF PARKING IS ALLOWED BETWEEN THE ROW AND THE BUILDING - 50 FEET
FROM SIDE PROPERTY LINE (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES) - 0 FEET
FROM SIDE PROPERTY LINE WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT - 20 FEET
FROM REAR PROPERTY LINE - 20 FEET

LEGAL DESCRIPTION

PARCELS 815-38988-000, 815-38989-000
LOTS 1 AND 2, HAMMITT-EOFF BUSINESS CENTER, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, SHOWN ON PLAT RECORD 233-354.

ACKNOWLEDGEMENT

STATE OF ARKANSAS

COUNTY OF _____

SWORN AND SUBSCRIBED BEFORE ME ON THIS ____ DAY OF _____, 2026

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

NOTES

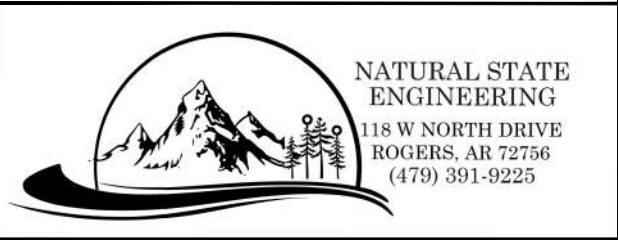
1. CLIENT - JUSTIN SHOCKLEY
2. BASIS OF BEARING: GPS OBSERVATIONS-NAD83, THIRD ORDER CLASS 1, ARKANSAS SPC NORTH ZONE
3. CALCULATED POINTS BASED ON A COMBINATION OF FIELD LOCATES AND MODELING TOGETHER AVAILABLE PLATS FROM THIS SAME SECTION.
4. THESE PROPERTIES SHOWN HEREON ARE LOCATED IN FLOOD ZONE X (OUTSIDE ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN), BASED ON FIRM PANEL NUMBER(S) 05143C0095G. EFFECTIVE DATE: JANUARY 25, 2024.
5. THERE WAS NO SUBSURFACE UTILITY INVESTIGATION MADE.
6. NO SEPTIC PERMIT AVAILABLE
7. REVIEW OF THESE PLATS IS LIMITED TO GENERAL COMPLIANCE WITH WASHINGTON COUNTY CODES AND REGULATIONS AND DOES NOT WARRANTY THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERROR, OMISSIONS OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAT APPROVAL. THE COUNTY'S REQUIREMENT SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD THAT REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION TO BE PAID FOR BY THE DEVELOPER.
8. ANY FURTHER SPLITTING, USE OR LAND DEVELOPMENT NOT CONSIDERED WITH THIS APPROVAL MUST COME BEFORE THE PLANNING BOARD FOR A SEPARATE APPROVAL
9. REQUIRED COVER FOR EXISTING WATER LINE SHALL BE MAINTAINED THROUGHOUT ANY CONSTRUCTION.
10. PER FILE NO. 0023-00000354 NOTES FOUND IN FP08-03: A. LOT ONE (1) SHALL NOT HAVE ACCESS TO NORTH 40TH STREET. B. SIDEWALK SHALL BE PLACED BY THE INDIVIDUAL LOT OWNER AS REQUIRED BY CITY ORDINANCE... (SIDEWALKS ARE TO BE 5.0' WIDE AND LOCATED 4.0' BEHIND BACK OF CURB.)
11. B07-27 - VARIANCE FOR LOT 1 ALONG HAILE LANE, GRANTING A FRONT SETBACK REDUCTION FROM 30' TO 12.85'.
12. HAILE LANE = PRIVATE DRIVE PER FILE NO. 0023-00000354 FOUND IN FP08-03
13. NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENT.
14. ANY DAMAGE OR RELOCATION OF EXISTING FACILITIES WILL BE AT OWNER'S EXPENSE.
15. ANY POWER LINE EXTENSION THAT HAS TO BE BUILT TO THIS PROPERTY WILL BE AT THE OWNER'S EXPENSE. THE COST WILL BE DETERMINED AFTER THE OWNER MAKES APPLICATION FOR ELECTRIC SERVICE AND THE LINE HAS BEEN DESIGNED.
16. ALL OFF SITE EASEMENTS THAT ARE NEEDED FOR OZARKS TO EXTEND ELECTRICAL SERVICE TO THE PROPERTY MUST BE OBTAINED BY DEVELOPER AND EASEMENT DOCUMENTATION PROVIDED TO OZARKS BEFORE WORK BEGINS. ON SITE EASEMENTS MUST BE SHOWN ON PLAT AND RECORDED WITH THE COUNTY.
17. 15" SEWER ON EAST SIDE OF PROPERTY DEDICATED BY INSTRUMENT NUMBER 95-36700. EASEMENT CONTINUES TO FOLLOW SANITARY SEWER LINE TO THE NORTH OF PROPERTY AS SHOWN IN BOOK 1268 AT PAGE 496.

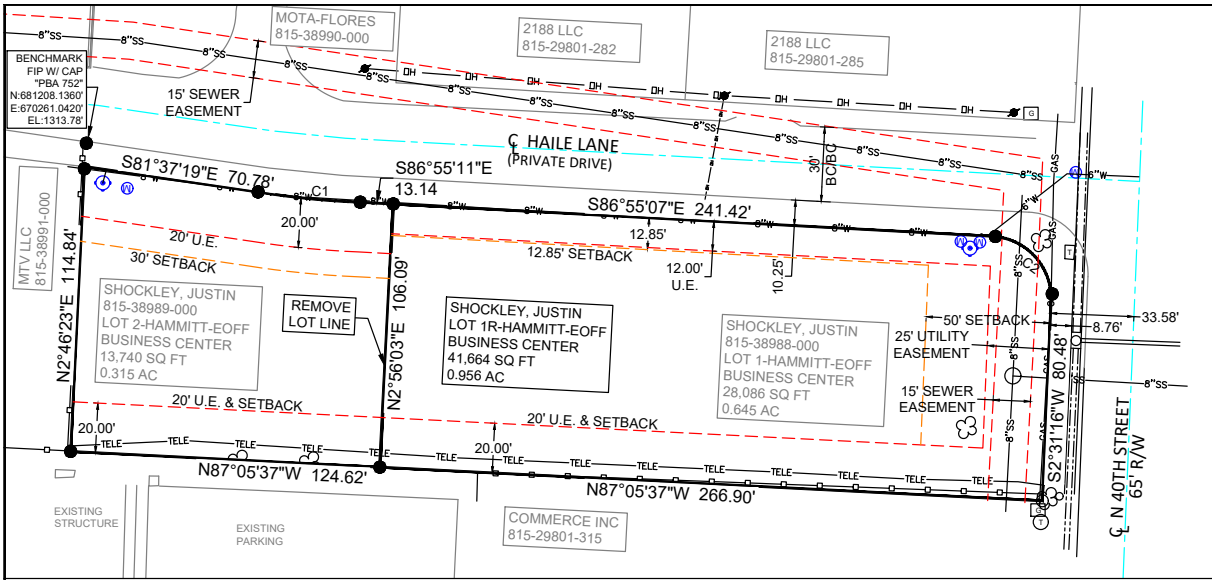


ADJACENT OWNERS

PARCEL	ZONE	NAME	STREET ADDRESS	MAILING ADDRESS
815-38992-000	C-5	QUINN FAMILY LTD.	4268 HAILE LN	13727 NOEL RD STE 900 DALLAS TX 75240
815-38991-000	C-5	MTV LLC	4269 HAILE LN	4269 HAILE LN SPRINGDALE AR 72762
815-38990-000	C-5	MOTA-FLORES	4108 HAILE LN	2379 ELEANOR ST SPRINGDALE AR 72764
815-29801-282	A-1	2188 LLC	N/A	5502 BRYANT PL SPRINGDALE AR 72764-2592
815-29801-285	A-1	2188 LLC	130 S 40TH ST	5502 BRYANT PL SPRINGDALE AR 72764-2592
815-29801-315	C-2	COMMERCE INC	192 S 40TH ST	6265 TALL OAKS LOOP S SPRINGDALE AR 72762-6087
815-29876-210	C-2	FBI LLC	149 S 40TH ST	PO BOX 8669 FAYETTEVILLE AR 72703
815-29876-201	C-2	BLUE STAR PROP	181 S 40TH ST	181 S 40TH ST SUITE A SPRINGDALE AR 72762

REVISION BLOCK			
Δ	TITLE	DATE	NOTES





NOTES

- CLIENT - JUSTIN SHOCKLEY
- BASIS OF BEARING: GPS OBSERVATIONS-NAD83, THIRD ORDER CLASS 1, ARKANSAS SPC NORTH ZONE
- CALCULATED POINTS BASED ON A COMBINATION OF FIELD LOCATES AND MODELING TOGETHER AVAILABLE PLATS FROM THIS SAME SECTION.
- THESE PROPERTIES SHOWN HEREON ARE LOCATED IN FLOOD ZONE X (OUTSIDE ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN), BASED ON FIRM PANEL NUMBER(S) 05143C0095G, EFFECTIVE DATE: JANUARY 25, 2024.
- THERE WAS NO SUBSURFACE UTILITY INVESTIGATION MADE.
- NO SEPTIC PERMIT AVAILABLE
- REVIEW OF THESE PLATS IS LIMITED TO GENERAL COMPLIANCE WITH WASHINGTON COUNTY CODES AND REGULATIONS AND DOES NOT WARRANTY THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERROR, OMISSIONS OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAT APPROVAL. THE COUNTY'S REQUIREMENT SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD THAT REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION TO BE PAID FOR BY THE DEVELOPER.
- ANY FURTHER SPLITTING, USE OR LAND DEVELOPMENT NOT CONSIDERED WITH THIS APPROVAL MUST COME BEFORE THE PLANNING BOARD FOR A SEPARATE APPROVAL.
- REQUIRED COVER FOR EXISTING WATER LINE SHALL BE MAINTAINED THROUGHOUT ANY CONSTRUCTION.
-

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	39.02'	25.000'	S42°11'51"E	35.18'
C2	41.38'	350.590'	S84°18'33"E	41.36'

REFERENCES

- FINAL PLAT FOR HAMMITT-EOFF BUSINESS CENTER FOR HAMMITT-EOFF PROPERTIES, L.L.C. BY PRESLEY, BRANNAN, & ASSOCIATES, INC. CONSULTING ENGINEERS, AND CHARLES L. PRESLEY, AR PS #752, DATED SEPTEMBER 25, 2008 (RECORD DATE OCTOBER 27, 2008) RECORDED AS FILE NUMBER 0023-0000354 IN THE OFFICE OF THE CIRCUIT CLERK FOR WASHINGTON COUNTY, ARKANSAS.

CERTIFICATION OF OWNERSHIP & DEDICATION

I HEREOF CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON AND I DO HEREBY DEDICATE ALL STREET, ACCESS, UTILITY, & DRAINAGE EASEMENTS TO PUBLIC OR PRIVATE USE AS INDICATED.

JUSTIN SHOCKLEY, OWNER

DATE

SURVEYOR CERTIFICATION

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".

CLARENCE W. "MAC" McALISTER, PS1303

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF SUBTERRANEAN USES.

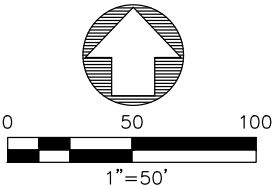
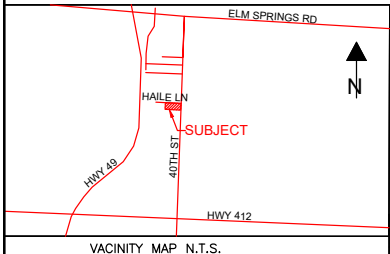
FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0095G, WHICH BEARS AN EFFECTIVE DATE OF 01/25/2024 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIRM DATE: 01/25/2024

DESCRIPTION OF PROPERTY (LOT 1-R):
LOTS 1 AND 2, HAMMITT-EOFF BUSINESS CENTER, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, SHOWN ON PLAT RECORD 233-354.

LEGEND

- — SET IRON PIN
- — FOUND IRON PIN
- ▲ — CALCULATED POINT
- ⊙ — HYDRANT
- ⊕ — WATER APPURTENANCE
- ⊖ — TELECOM
- — CENTERLINE OF DRIVE
- — PROPERTY BOUNDARY LINE
- — OVERHEAD ELECTRIC
- — UTILITY EASEMENT
- — BUILDING SETBACK
- — FENCELINE
- — UG WATER LINE
- — UG SANITARY SEWER
- — UG TELECOM
- — UG STORMWATER



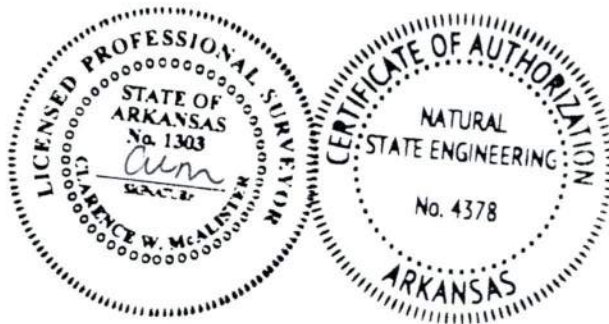
©Copyright 2026 NATURAL STATE ENGINEERING, PLLC

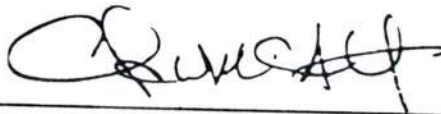
REPLAT (RP26-05)	
JUSTIN SHOCKLEY 4079 HAILE LN SPRINGDALE, ARKANSAS	
DRAWN BY: TM	CHECKED BY: CM
SCALE: 1" = 50'	FILE:SHOCKLEY SURVEY
DATE: 11MARCH26	DWG REF:SHOCKLEY.DWG
CLIENT NAME: JUSTIN SHOCKLEY	
JOB NO. 26003	SHEET 1 / 1
500-18N-33W-0-33-220-72-1303	

ADJACENT OWNERS

PARCEL	ZONE	NAME	STREET ADDRESS	MAILING ADDRESS
815-38992-000	C-5	QUINN FAMILY LTD.	4268 HAILE LN	13727 NOEL RD STE 900 DALLAS TX 75240
815-38991-000	C-5	MTV LLC	4269 HAILE LN	4269 HAILE LN SPRINGDALE AR 72762
815-38990-000	C-5	MOTA-FLORES	4108 HAILE LN	2379 ELEANOR ST SPRINGDALE AR 72764
815-29801-282	A-1	2188 LLC	N/A	5502 BRYANT PL SPRINGDALE AR 72764-2592
815-29801-285	A-1	2188 LLC	130 S 40TH ST	5502 BRYANT PL SPRINGDALE AR 72764-2592
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815-29876-210	C-2	FBI LLC	149 S 40TH ST	PO BOX 8669 FAYETTEVILLE AR 72703
815-29876-201	C-2	BLUE STAR PROP	181 S 40TH ST	181 S 40TH ST SUITE A SPRINGDALE AR 72762

THIS LIST IS DEEMED TO BE ACCURATE AS TO THE CURRENT ADJACENT PROPERTY OWNERS OF 4079 HAILE LN, SPRINGDALE, AR.



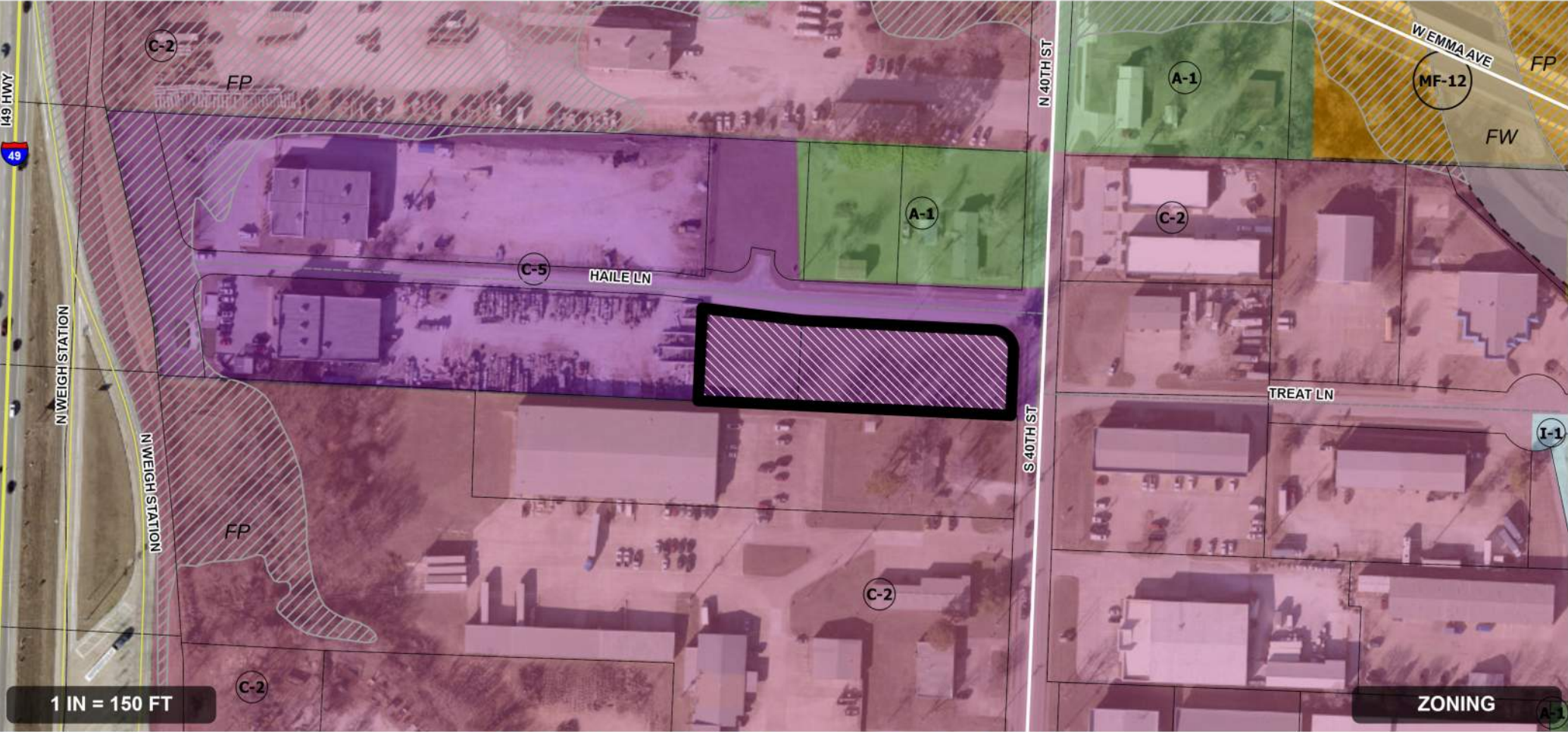

 CLARENCE W. "MAC" MCALISTER, PS 1303



 PROJECT AREA

RP26-05: Hammit-Eoff Business Center, Lots 1 & 2
4079 Haile Lane
Replat





 PROJECT AREA

RP26-05: Hammit-Eoff Business Center, Lots 1 & 2
4079 Haile Lane
Replat



Memo



To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: May 5, 2026

Re: **L26-09** Large Scale Development Quality Wholesale

Industrial/Commercial large-scale development is proposed on a 13.84-acre property located at 5576 N. Oak Street. The project includes an office and warehouse for a lumber yard operation. A legal nonconforming residential building exists at the front of the property and is proposed to continue to be used as a residence. Variance B26-38 has been requested from the Commercial Design Standards, including Parking Lot Orientation, Pedestrian Flow, Central Features and Community Spaces, Landscaping, and Screening.

PLANNING COMMENTS

Reviewed by Jenny Neel

Date Reviewed: 04.29.26

Standard Comments

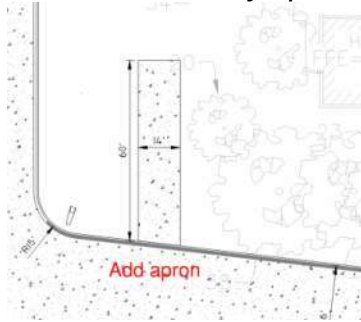
1. *This Large-Scale Development Plan has been given the number L26-09. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
2. *Submit PDF files at the time of resubmission. (Standard comment)*
3. *A written response to all comments is required with resubmission. (Standard comment)*
4. *On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
6. *This development must comply with the City of Springdale Commercial Design Standards, or a variance is required. (Standard comment)*
7. *In all residential, commercial, and industrial developments submitted after August 30, 2007, all utility wires, lines, and/or cables in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12kV and above. (Standard comment)*

Planning Comments

Reviewed by: Jenny Neel

8. Since the existing house at the front of the property will remain as a residence, please provide:
 - Two (2) paved parking spaces adjacent to the house.
 - Residential use is not compatible with commercial use; opaque screening is required. *A variance has been requested.*
 - Minimum drive width for access to parking spaces is 15' on commercial property.

9. The front setback for the house shall be 30' from the ROW line. Indicate the measurement from the house to the ROW.
10. Indicate the street centerline and add to the legend.
11. Show driveway apron for access to the house & parking areas.



12. The lighting plan indicates an area within the parking lot that does not meet the minimum one (1) foot-candle requirement. Please revise.
13. Indicate tree canopy to remain. Portions of it are outside the limits of disturbance. Existing tree canopy may be utilized to support/meet perimeter landscaping requirements, but only after review from staff.

Commercial Design Standards Comments

Parking Lot Orientation – *Variance has been requested*

14. No more than 60% of the off-street parking area for the entire property can be located between the front façade within the front yard of the principal building and the primary abutting street

Pedestrian Flow – *Variance has been requested*

15. Continuous internal pedestrian walkways, a minimum of five (5) feet in width, shall be provided from the public sidewalk to the primary building entrance.
16. Internal walkways shall connect key pedestrian areas and include landscaping along at least 50% of their length.
17. Walkways must be visually distinct from drive aisles through materials such as pavers, brick, or scored concrete.
18. A minimum five (5) foot sidewalk shall be provided along any building façade with a customer entrance and shall be offset at least six (6) feet from the building to allow for foundation landscaping.

Landscaping – *Variance has been requested*

19. Entryway landscaping is requested in accordance with the Springdale Commercial Design Standards.
20. Perimeter landscaping shall be provided along all property boundaries, including a minimum five (5) foot landscaped strip with one (1) tree per 25 linear feet.
21. If existing vegetation along Oak Street is not preserved, frontage landscaping must meet the requirement of one (1) tree and seven (7) shrubs per 25 linear feet.

Central Features and Community Spaces – *Variance has been requested*

22. Provide at least two (2) features listed under Central Features and Community Spaces in the Springdale Commercial Design Standards.
23. Central features shall have direct access to the public sidewalk.
24. Provide an area to accommodate a future public transit stop.

Screening – *Variance has been requested*

25. A 6-foot wood privacy fence callout with the property to the south is noted; however, the fence line is not shown. Please add the fence line to indicate the exact location and include fence details.
 - Fence should be constructed of high-quality materials such as decorative blocks, brick, stone, cypress, cedar, redwood, and/or wrought iron.
 - The maximum length of a continuous, unbroken, and uninterrupted fence or wall shall be 50'. Breaks shall be provided through the use of columns, landscaping pockets, transparent sections, and/or a change to different materials.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith

Date Reviewed: 04.30.26

Relocate FDC to front wall (Northeast corner is preferred). Remote FDCs are no longer allowed unless installed in a hot box with wet FDC line. Please note a FDC takes up little space within the interior of the building. Consult with sprinkler contractor.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM

Date Reviewed: 04.28.26

STANDARD COMMENTS

(no response required)

- **106.1** - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
 - This note is left in place throughout the design process to ensure that access is maintained.
- A performance bond shall be submitted to the city prior to project approval for all public improvements.
- A maintenance bond shall be submitted to the city prior to COO for all public improvements.
- Work in city ROW shall be coordinated with Public Works Signalization to prevent damage to streetlights. PW needs to oversee depths, backfill, wire sizing, conduit sizing, etc.

PROJECT SPECIFIC COMMENTS

- Finalize and submit Oak St plans and Geotech report before construction



Large Scale/Non-Large Scale Application

Date: 03/25/2026 Permit No.: 260105

Applicant / Owner

Applicant Name: SiteWise Civil Engineering, PLLC
 Address: 127 W. Sunbridge Dr.
 City, State, Zip: Fayetteville, AR 72703
 Phone: 479-621-3762
 Email: [REDACTED]
 Application Contact: Applicant

Owner Name: Quality Wholesale Building Products, Inc.
 Address: 11701 Kinard
 City, State, Zip: North Little Rock, AR 72117
 Phone: 501-945-3442
 Email: [REDACTED]

Property

Job Address: 5576 N. Oak St.
 Parcel No(s): 21-00103-077
 Current Zoning: I-1

Rezone Required: N/A
 Total Acreage: 14.08

Development Point of Contact

Name: SiteWise Civil Engineering, PLLC
 E-mail: [REDACTED]

Address: 127 W. Sunbridge Dr.
 Fayetteville, AR 72703
 Phone: 479-621-3762

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Nathan Streett, SiteWise Civil Engineering
 Name

03/25/2026
 Date



Variance Application

Date: 04/15/2026 Permit No.: 260119

Applicant / Owner

Applicant Name: SiteWise Civil Engineering, PLLC
 Address: 127 W. Sunbridge Dr.
 City, State, Zip: Fayetteville, AR 72703
 Phone: 4796213762
 Email: [REDACTED]
 Contact: Applicant

Owner Name: Quality Wholesale Building Products, Inc.
 Address: 11701 Kinard
 City, State, Zip: North Little Rock, AR 72117
 Phone: 501-945-3442
 Email: [REDACTED]

Project

Project Location: 5576 N. Oak St.
 Parcel Numbers: 21-00103-077
 Current Zone: I-1 & C-2
 Rezone Required: N/A
 Total Acreage: 14.03
 Entrances: ☐
 Parking Lot: ☒
 Structure Back: ☐
 Pedestrian Flow: ☒
 Central Features: ☒

Multiple Buildings: ☐
 Outdoor Storage: ☐
 Facades/Exterior: ☐
 Detail Features: ☐
 Roofs: ☐
 Materials/Colors: ☐
 Entryways: ☐
 Landscaping: ☒
 Screening: ☒
 Lighting: ☐

Variance Request: Central Features, Pedestrian Flow, & Landscaping

Difficulty/Hardship: The proposed Quality Wholesale office and warehouse building is located entirely within the I-1 (Light Industrial) zoning district. While a portion of the associated parking lot extends into the adjacent C-2 (Thoroughfare Commercial) zoning district, the nature of the business remains strictly industrial. The facility is not open to the general public and does not provide retail services, customer walk-in access, or other public-facing operations. Strict application of the Commercial Design Standards—specifically requirements related to sidewalk connections, enhanced landscaping, and pedestrian-oriented amenities—would impose design elements intended for public-serving commercial developments. In this case, such requirements would not only be functionally unnecessary but could also create confusion by signaling that the site accommodates public access. This misrepresentation could unintentionally encourage members of the public to enter a facility that is not designed, staffed, or secured for public use, thereby creating potential safety and operational concerns. As a result, enforcing these standards would unreasonably restrict the appropriate industrial use of the property by requiring improvements that do not align with the operational characteristics of the business or the intent of the I-1 zoning designation.

Variance Effect: Granting the requested variance would alleviate this hardship by allowing the development to proceed in a manner consistent with its intended industrial function. The variance would remove the obligation to install pedestrian-oriented features that serve no practical purpose for a non-public facility, while still allowing the site to meet all applicable industrial design and safety standards. Importantly, this request does not seek a special privilege but rather a reasonable adjustment to ensure that regulations are applied in a manner consistent with the actual use of the property. The variance would prevent unnecessary construction costs and avoid the creation of misleading site features, while maintaining the integrity of the surrounding zoning framework. The proposed development will continue to comply with all other applicable codes and standards and will be designed to ensure safe and efficient operations appropriate for an industrial facility.

Harmony:

I do hereby certify that the information contained herein is true and correct.

Nathan Streett, SiteWise Civil Engineering
Name

04/15/2026
Date



March, 17, 2026 (Revised April 21, 2026)
Project 25RO20064

ADJACENT OWNERS LIST

1. Parcel: 21-00103-050
Owner Name: JONES REVOCABLE TRUST, GERALD B
Mailing Address: 4625 E BRIDGEWATER LN., FAYETTEVILLE AR 72703
2. Parcel: 21-00103-075
Owner Name: ARKANSAS & MISSOURI RAILROAD
Mailing Address: 306 E EMMA AVE., SPRINGDALE AR 72764
3. Parcel: 21-00103-100
Owner Name: ESS PROPERTIES LLC ATTN: HOOVER, DAN
Mailing Address: 2301 INTERSTATE 70 DR NW, COLUMBIA MO 65202
4. Parcel: 21-00103-125
Owner Name: FAITH FULL GOSPEL CHURCH
Mailing Address: 2959 OLD WIRE RD., SPRINGDALE AR 72764-9612
5. Parcel: 21-00103-135
Owner Name: VALLE, MARVIN E
Mailing Address: 5482 N OAK ST., SPRINGDALE AR 72764
6. Parcel: 21-00103-140
Owner Name: VALLE, MARVIN E
Mailing Address: 5482 N OAK ST., SPRINGDALE AR 72764
7. Parcel: 21-03186-000
Owner Name: CITY OF SPRINGDALE
Mailing Address: 201 SPRING ST., SPRINGDALE AR 72764
8. Parcel: 21-03141-000
Owner Name: DEMORA, SILVIA LOPEZ
Mailing Address: 5627 GARNET DR., SPRINGDALE AR 72764

9. Parcel: 21-03140-000
Owner Name: BRADFORD, ZACHARY S & MOLLIE O
Mailing Address: 5629 GARNET DR., SPRINGDALE AR 72764
10. Parcel: 21-03139-000
Owner Name: TREAT, JONATHAN BRIAN & ANGELLINA ROSE
Mailing Address: 4019 STONEHENGE AVE., SPRINGDALE AR 72764
11. Parcel: 21-03138-000
Owner Name: COTTER, KALEB
Mailing Address: 5633 GARNET DR., SPRINGDALE AR 72764
12. Parcel: 21-00103-100
Owner Name: ESS PROPERTIES LLC ATTN: HOOVER, DAN
Mailing Address: 2301 INTERSTATE 70 DR NW, COLUMBIA MO 65202



QUALITY WHOLESALE

5576 N. OAK ST., SPRINGDALE, AR 72764

SCE PROJECT NO: 25-044

CITY PROJ. NO: L26-09

COVER GENERAL NOTES

SURVEYOR INFORMATION
THE BOUNDARY / TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY THE FOLLOWING COMPANY:
OWNER:
NIKOLAY K. NEDKOV, PLS
531 W VILLAGE PARKWAY, ROGERS, AR 72758
(479) 284-8181
NNEDKOV@WEAREOWN.COM

STEWISSE CIVIL ENGINEERING PLLC AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING FEATURES AS SHOWN ON THE SURVEY AND NOTIFY THE SURVEYOR AND THE ENGINEER OF RECORD OF ANY INACCURACIES FOUND ON THE SURVEY PRIOR TO BEGINNING CONSTRUCTION.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES. FIELD SURVEY INFORMATION OF ABOVE-GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

WARRANTY/DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN, FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER STEWISSE CIVIL ENGINEERING, PLLC NOR ITS PERSONNEL, CAN OR DO WE WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED.

CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO ENSURE SAFETY AND ACCURACY.

CLONING NOTE
THE FLOOD INSURANCE RATE MAP (FIRM) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 0512C00600 EFFECTIVE DATE JANUARY 1, 2024, SHOWS THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).



VICINITY MAP
(NTS)

PARCEL #: 21-00103-077

SURVEYED LEGAL DESCRIPTION:

A PART OF THE SW1/4, NE1/4, SECTION 35, TOWNSHIP 18 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMPUTED NORTHEAST CORNER OF SAID SW1/4, NE1/4, THENCE ALONG THE EAST LINE OF SAID FORTY, 502°33'47"W 218.37 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, 502°33'47"W 342.53 FEET TO A FOUND COTTON SPINDLE; THENCE DEPARTING SAID EAST LINE, N85°59'34"W 4.00 FEET TO A FOUND 1/2-INCH REBAR WITH CAP; THENCE 502°33'11"W 208.07 FEET TO A FOUND 5/8-INCH REBAR WITH CAP; THENCE N85°46'27"W PASSING A FOUND 5/8-INCH REBAR WITH CAP; THENCE AT A DISTANCE OF 86.97', AND CONTINUING FOR A TOTAL DISTANCE OF 851.02 FEET TO THE EAST RIGHT OF WAY OF ARKANSAS MISSOURI RAILROAD; THENCE ALONG SAID RAILROAD RIGHT OF WAY, N02°07'01"E 552.40 FEET TO A FOUND 5/8-INCH REBAR WITH CAP; THENCE S85°36'50"E PASSING A FOUND 1/2-INCH REBAR AT A DISTANCE OF 1252.03 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1271.35 FEET TO THE POINT OF BEGINNING, CONTAINING 610,260 SQUARE FEET OR 4.08 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SEE ASSOCIATED VARIANCE #B26-38

04/23/2026



PRELIMINARY
NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

FORMERLY ANDERSON ENGINEERING

CLIENT:
SITEWISE

CITY SPRINGDALE
BENTON COUNTY
STATE OF ARKANSAS

DRAWING INFORMATION
PROJECT NO: 25RO20064
DRAWN BY: NKN
CHECK BY: NKN
ISSUED DATE: 12/08/2025

5576 OAK ST.
CITY OF SPRINGDALE
BENTON COUNTY
STATE OF ARKANSAS

SHEET TITLE

SHEET NUMBER

A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR. PER THE CITY OF SPRINGDALE ZONING MAP, THE SUBJECT TRACT IS ZONED: C-2, GENERAL COMMERCIAL DISTRICT

I-1 LIGHT INDUSTRIAL DISTRICT
FRONT SETBACK 30'
FRONT SETBACK IF PARKING IS ALLOWED BETWEEN R-Q-W AND THE BUILDING 50'
SIDE SETBACK 0 (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK 25'
SETBACKS ADJACENT TO RESIDENTIAL USES 50'

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST LINE OF STATE HIGHWAY ACROSS TRACT WHICH IS 502°34'36" W 23457' FROM THE NORTHEAST CORNER THEREOF AND RUNNING THENCE ALONG SAID EAST LINE 502°34'36" W 342.51' TO AN EXISTING COTTON SPINDLE, THENCE LEAVING SAID EAST LINE N89°38'59" W 415.99' TO AN EXISTING LINE 502°32'48" W 207.98' TO AN EXISTING REBAR, THENCE N85°46'36" W 640.74' TO AN EXISTING REBAR ON THE EAST RIGHT-OF-WAY OF SAID HIGHWAY, THENCE ALONG SAID RIGHT-OF-WAY N85°46'36" W 1271.18' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY W58°36'48"E 1271.18' TO A POINT OF BEGINNING, BEING DESCRIBED IN SURVEY BY DERRICK L. THOMAS, P.L.S. NO. 1642, DATED DECEMBER 13, 2002 AS DRAWING #22-308, CONTAINING 14.07 ACRES, MORE OR LESS, BEING ALL THAT PART OF THE ESTATE OF JAMES H. THOMAS, JR., DECEASED, AS SHOWN ON PLAT NO. 1407 OF SAID ORDER OF HEREN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS OF WAY OF RECORD.

A PART OF THE SW1/4, NE1/4, SECTION 13, TOWNSHIP 18 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMPUTED NORTHEAST CORNER OF SAID SW1/4, NE1/4; THENCE ALONG THE EAST LINE OF SAID FORTY, S02°33'47"W 218.37 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, S02°33'47"W 342.53 FEET TO A FOUND COTTON SPINDLE; THENCE DEPARTING SAID EAST LINE, N85°39'04"W 416.00 FEET TO A FOUND 1/2-INCH REBAR WITH CAP; THENCE S02°33'11"W 208.07 FEET TO A FOUND 5/8-INCH REBAR WITH CAP 1181; THENCE N85°46'27"W PASSING A FOUND 5/8-INCH REBAR WITH CAP 1181 AT A DISTANCE OF 849.74, AND CONTINUING FOR A TOTAL DISTANCE OF 851.02 FEET TO THE EAST RIGHT OF WAY OF ARKANSAS MISSOURI RAILROAD; THENCE ALONG THE RAILROAD RIGHT OF WAY ROAD RIGHT OF WAY S52°40'10"E 552.40 FEET TO A FOUND 5/8-INCH REBAR WITH CAP 1181; THENCE S85°05'50"W PASSING A FOUND 1/2-INCH REBAR AT A DISTANCE OF 125.023 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 127.135 FEET TO THE POINT OF BEGINNING, CONTAINING 613.260 SQUARE FEET OR 14.08 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

	PROPERTY LINE		FOUND MONUMENT, AS NOTED
	RIGHT OF WAY		COMPUTED POINT
	ADJACENT PARCEL / DEED LINE		BENCHMARK (BM)
	SECTION LINE		DRAINAGE MANHOLE
	SANITARY SEWER FORCE MAIN		SIGN
	WATER LINE		WATER METER
	FIBER-OPTIC LINE		YARD FACILITY
	OVERHEAD ELECTRIC LINE		ELECTRIC CABLE
	STORM / DRAINAGE PIPE		POWER POLE
	FENCE, AS NOTED		GLY WIRE
	EDGE OF ASPHALT		HVAC UNIT
	EDGE OF CONCRETE		TELEPHONE PEDISTAL
	BACK OF CURB		FIBER-OPTIC WITNESS POST
	GUTTERS		DECIDUOUS TREE
	GRAVEL DRIVE		
	TREE LINE		
	FLOOD ZONE "AE"		
BM	BENCHMARK		
CP	COTTON SPINKLE		
FBR	FIBER		
RCP	REINFORCED CONCRETE PIPE		

1. BASIS OF BEARINGS: GPOF THE ARKANSAS STATE PLANE NORTH ZONE (NAD 1983/2011) EPOCH 2010.0. ESTABLISHED BY GPS OBSERVATIONS AND PROCESSED WITH NODIA ONLINE POSITIONING USER SERVICE (POUS). ALL ELEVATIONS, WITHIN AN ACCEPTABLE PRACTICAL DATE (APRIL 1988) TO 1998, WERE ESTABLISHED BY GPS OBSERVATIONS AND PROCESSED WITH NODIA ONLINE POSITIONING USER SERVICE (POUS).

2. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

3. THIS SURVEY IS LIMITED TO THE CURRENT SURVEYED MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING, STANDARDS OF PRACTICE NO. 1.

4. THE SUBJECT TRACT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS.

5. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.

6. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.

7. THIS SURVEY WAS CONDUCTED BY THE SURVEYOR AND HIS/HERS ASSISTANTS.

[illegible]

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION READILY AVAILABLE TO THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE THE UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION READILY AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ARKANSAS POWER & LIGHT CO. CALL TOLL FREE 1-811-3-6161. UTILITY PLANS AND/OR REPORTS WERE NOT PROVIDED BY CLIENT. A PRIVATE UTILITY LOCATE WAS NOT PERFORMED.

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 05007C0455) AND 05007C0435) WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007, THE SUBJECT TRACT IS IN ZONE X, AN AREA OF MINIMAL ANNUAL CHANCE FLOOD HAZARD. THE SUBJECT TRACT IS NOT WITHIN A FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES.

PARCEL: 21-00103-100
ESS PROPERTIES LLC
ATTN: HOOVER, DAN
2301 INTERSTATE 70 DR N
COLUMBIA MO 65202

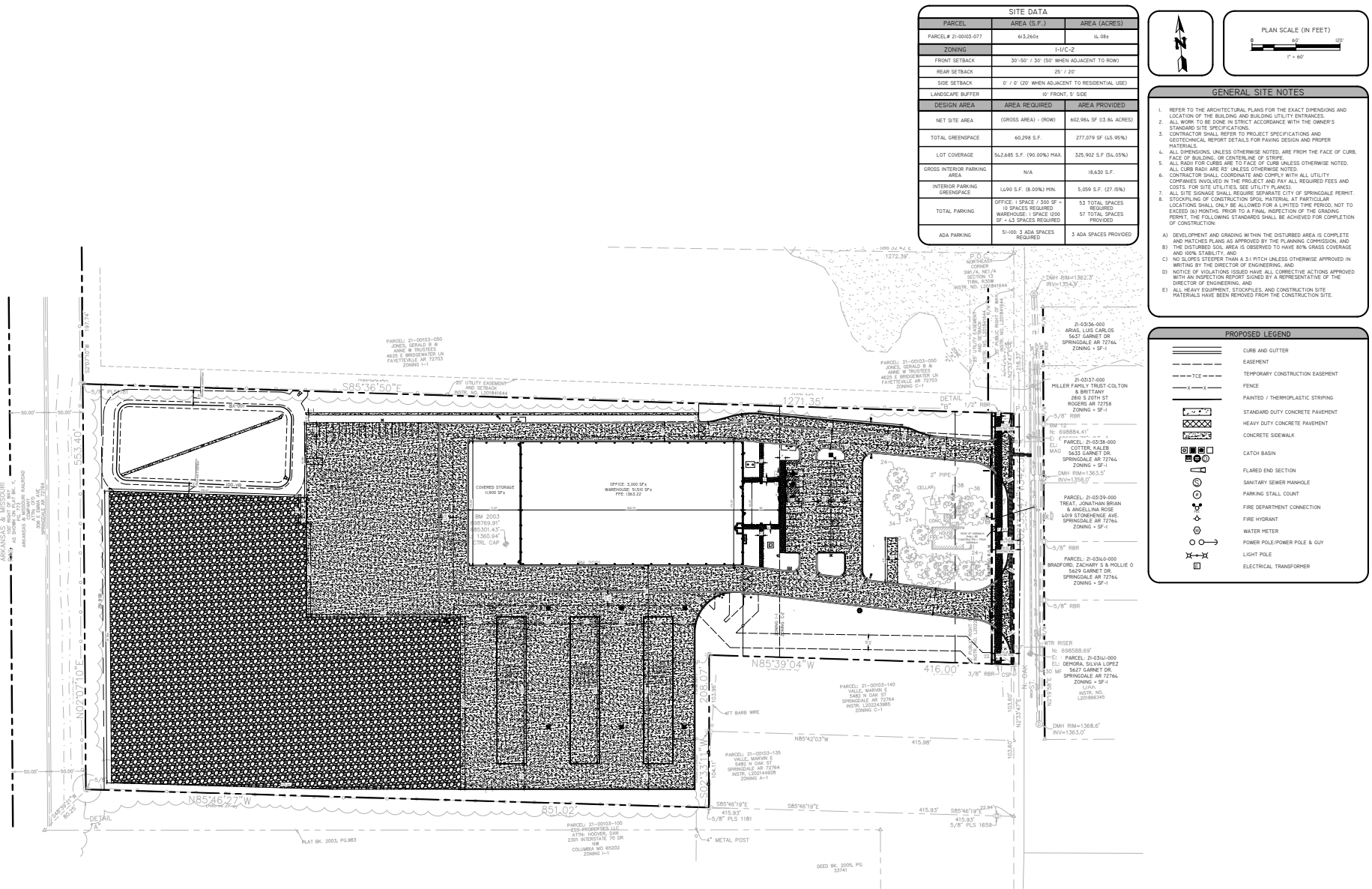
I, NIKOLAY K. NEDKOV, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF ARKANSAS, LICENSE NO. 1759, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION. THIS SURVEY ACCURATELY DEPICTS THE EXISTING TOPOGRAPHIC FEATURES AND ELEVATIONS OF THE SUBJECT TRACT.

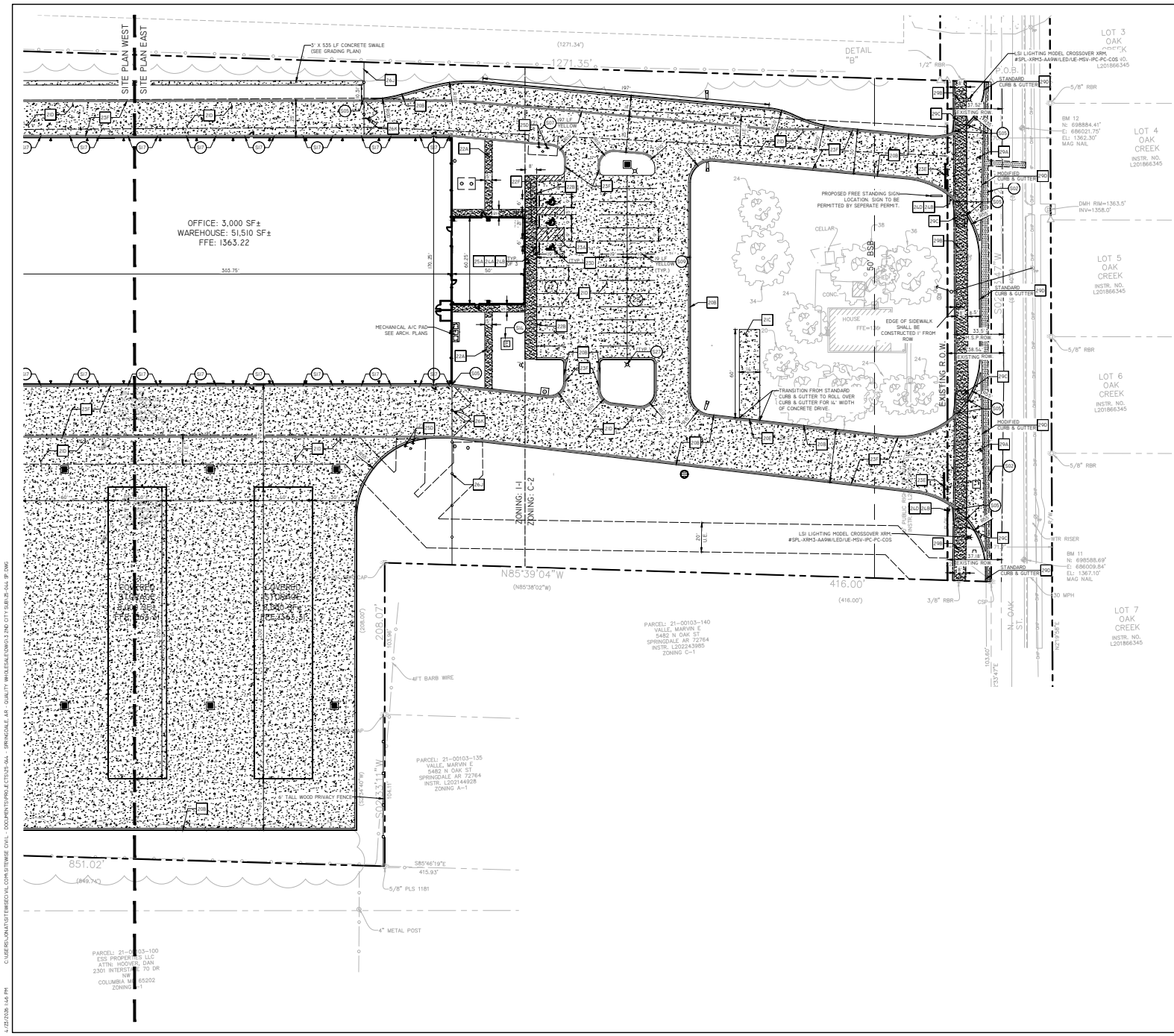
DATE OF PLA
NHE
NIKOLAY K. N
ARKANSAS
PLS NO. 1759



STATE PLAT CODE: 500-18N-30W-0-13-130-04-175



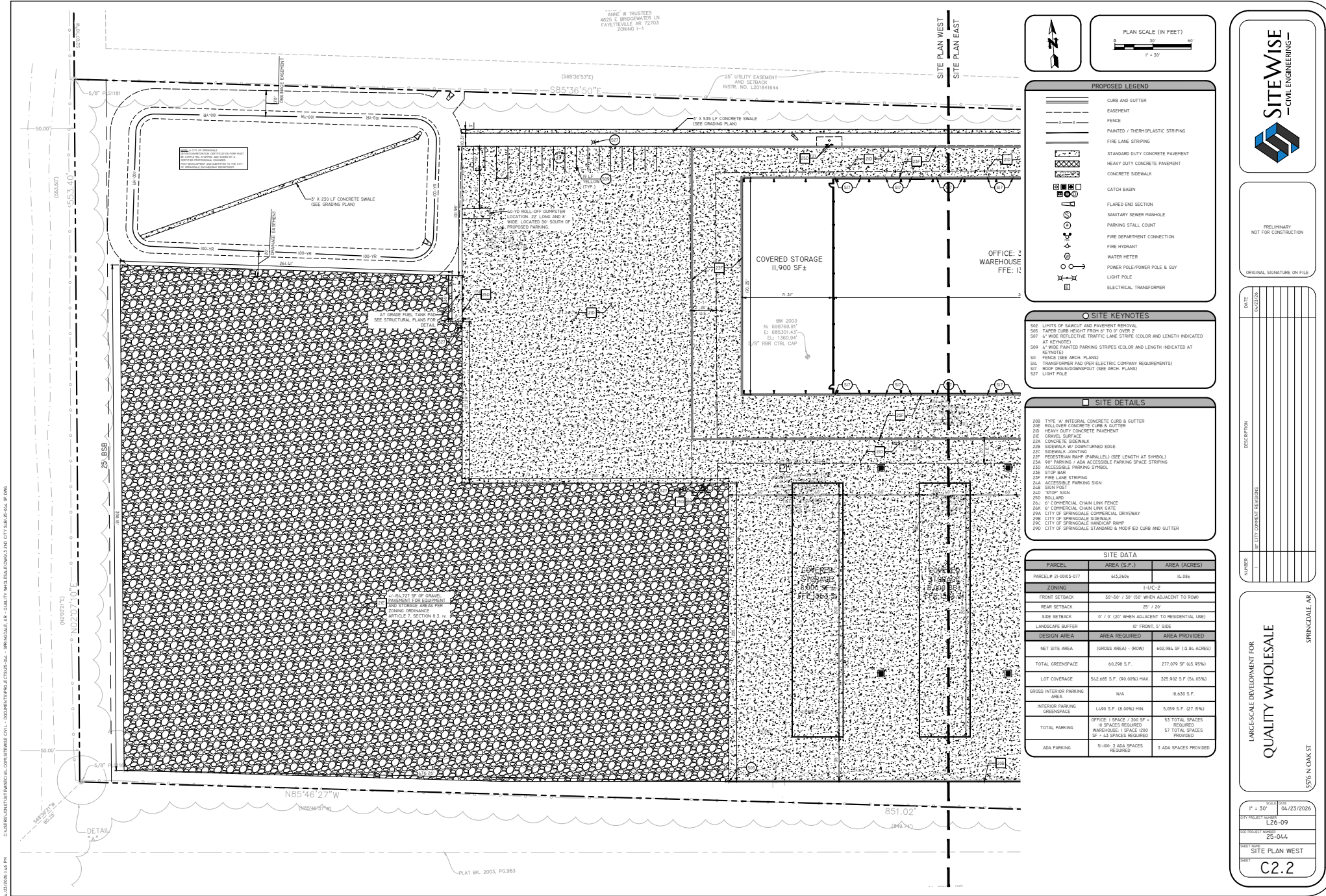


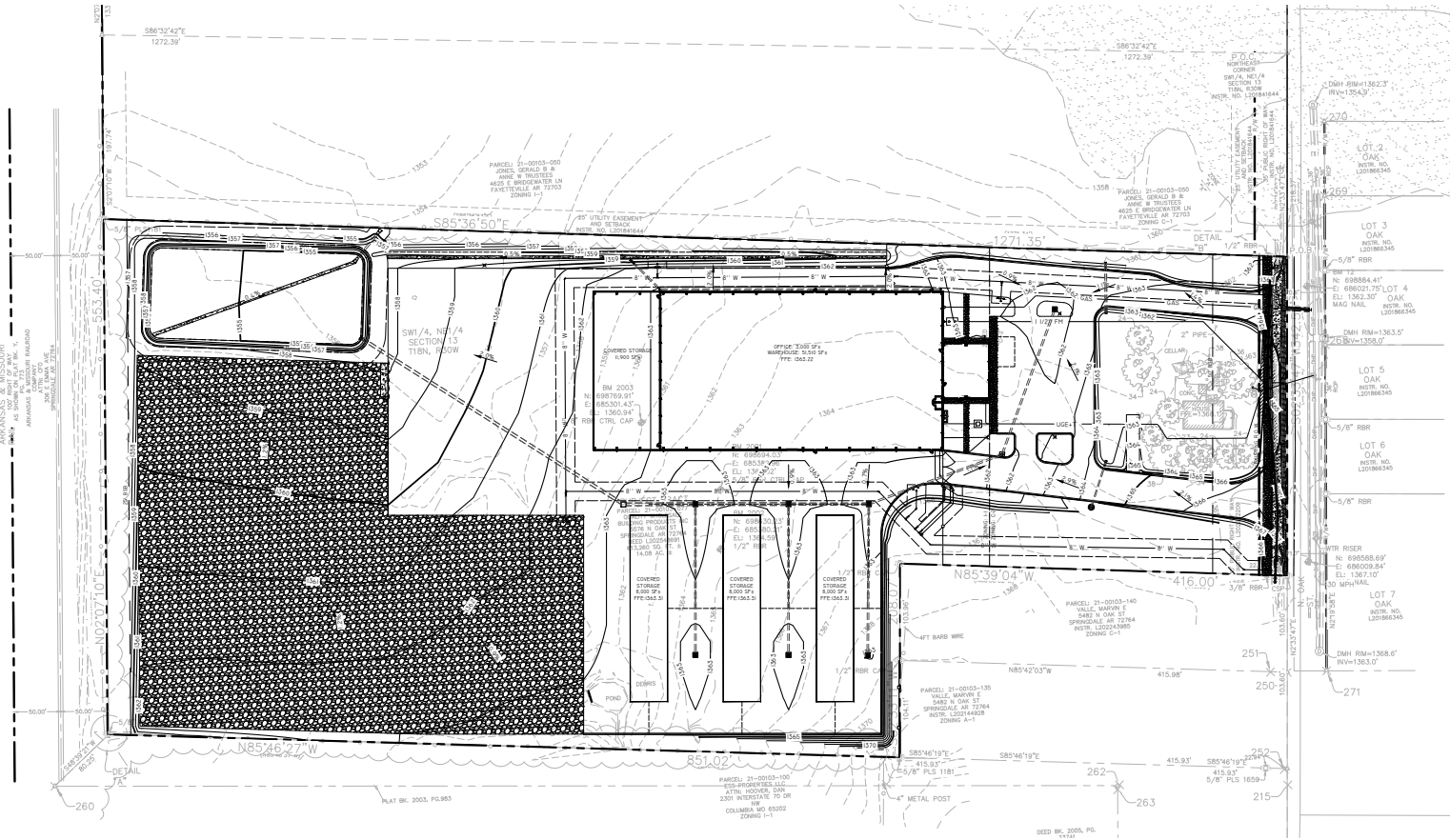


PROPOSED LEGEND	
	CURB AND GUTTER
	EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT
	FENCE
	PAINTED / THERMOELASTIC STRIPING
	STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	CATCH BASIN
	FLARED END SECTION
	SANITARY SEWER MANHOLE
	PARKING STALL COUNT
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	WATER METER
	POWER POLE/POWER POLE & GUY
	LIGHT POLE
	ELECTRICAL TRANSFORMER

SITE KEYNOTES	
502	LIMITS OF SARCUT AND PAVEMENT REMOVAL
503	PAVED CURB HEIGHT FROM 4" TO 12" OVER 2'
507	4" WIDE REFLECTIVE TRAFFIC LANE STRIPES (COLOR AND LENGTH INDICATED AT KEYNOTES)
509	4" WIDE PAINTED PARKING STRIPES (COLOR AND LENGTH INDICATED AT KEYNOTES)
511	FENCE (SEE ARCH. PLANS)
516	TRANSFORMER PAD OVER ELECTRIC COMPANY REQUIREMENTS
517	ROOF DRAIN/CONDUIT (SEE ARCH. PLANS)
517	LIGHT POLE

SITE DETAILS	
208	TYPE 'A' INTEGRAL CONCRETE CURB & GUTTER
209	HOLLOW CONCRETE CURB & GUTTER
210	STANDARD DUTY CONCRETE PAVEMENT
211	HEAVY DUTY CONCRETE PAVEMENT
212	GRAVEL SURFACE
213	CONCRETE SIDEWALK
214	CONCRETE SIDEWALK
215	PEDESTRIAN RAMP (PARALLEL) (SEE LENGTH AT SYMBOL)
216	40' PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
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PROPOSED LEGEND

	GRADE BREAK
	FLOWLINE
	CONTOUR ELEVATION
	FLOW ARROW
	SPOT ELEVATIONS
	STORM DRAIN
	CATCH BASIN
	SANITARY SEWER MANHOLE
	FLARED END SECTION

ABBREVIATIONS

- BM+ BOTTOM OF STAIRS
- BM+ BOTTOM OF WALL
- DEVELOPER SHALL HAVE A MINIMUM FINISHING GRADE OF 2% AND MAXIMUM CROSS-SLOPE OF 2%
- ANY WALL OR RAMP THAT EXCEEDS 5% OR 4' IN LENGTH SHALL BE CONSTRUCTED WITH HANDRAILS ON EACH SIDE OF THE RAMP PER ADA REQUIREMENTS
- APPLY FOUR INCHES (4") OF TOP SOIL TO ALL DISTURBED AREAS AND GRADE SMOOTH. DISTURBED AREAS TO RECEIVE TOP SOIL SHALL FIRST BE SCARIFIED TO A MINIMUM DEPTH OF THREE INCHES (3"). ALL TOP SOIL SHALL BE SEED AND WATERED UNTIL HARDY GRASS GROWTH IS ESTABLISHED (SEE LANDSCAPE NOTES)
- REMOVE AND PRESERVE GOOD TOPSOIL FROM AREAS TO BE DISTURBED AND USE FOR FINISH GRADING
- CLEAR AND GRAB AREAS TO BE FILLED, REMOVE TREES, VEGETATION, ROOTS, DEBRIS, AND OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL
- ENSURE THAT FILL MATERIAL IS FREE OF MATERIALS INAPPROPRIATE FOR STABLE FILLS, INCLUDING BUT NOT LIMITED TO BRUSH, ROCKS, STUMPS, RUBBISH LOGS, BUILDING DEBRIS, FROZEN MATERIAL, OR SOFT, MUCK, OR HIGHLY COMPRESSIBLE MATERIALS
- REFER TO THE GEOTECHNICAL REPORT PRIOR TO BIDDING AND CONSTRUCTION. CONTACT THE ENGINEER OF RECORD SHOULD THE PLANS CONFLICT WITH THE GEOTECHNICAL REPORT.



GENERAL GRADING NOTES

GRADING

- ALL ACCESSIBLE PARKING AREAS SHALL BE SLOPED NO GREATER THAN 2% IN ANY DIRECTION.
- ALL CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE OR 8' IN LENGTH. EXISTING RAMPS SHALL HAVE A MINIMUM FINISHING GRADE OF 2% AND MAXIMUM CROSS-SLOPE OF 2%.
- ANY WALL OR RAMP THAT EXCEEDS 5% OR 4' IN LENGTH SHALL BE CONSTRUCTED WITH HANDRAILS ON EACH SIDE OF THE RAMP PER ADA REQUIREMENTS.
- APPLY FOUR INCHES (4") OF TOP SOIL TO ALL DISTURBED AREAS AND GRADE SMOOTH. DISTURBED AREAS TO RECEIVE TOP SOIL SHALL FIRST BE SCARIFIED TO A MINIMUM DEPTH OF THREE INCHES (3"). ALL TOP SOIL SHALL BE SEED AND WATERED UNTIL HARDY GRASS GROWTH IS ESTABLISHED (SEE LANDSCAPE NOTES).
- REMOVE AND PRESERVE GOOD TOPSOIL FROM AREAS TO BE DISTURBED AND USE FOR FINISH GRADING.
- CLEAR AND GRAB AREAS TO BE FILLED, REMOVE TREES, VEGETATION, ROOTS, DEBRIS, AND OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL.
- ENSURE THAT FILL MATERIAL IS FREE OF MATERIALS INAPPROPRIATE FOR STABLE FILLS, INCLUDING BUT NOT LIMITED TO BRUSH, ROCKS, STUMPS, RUBBISH LOGS, BUILDING DEBRIS, FROZEN MATERIAL, OR SOFT, MUCK, OR HIGHLY COMPRESSIBLE MATERIALS.
- REFER TO THE GEOTECHNICAL REPORT PRIOR TO BIDDING AND CONSTRUCTION. CONTACT THE ENGINEER OF RECORD SHOULD THE PLANS CONFLICT WITH THE GEOTECHNICAL REPORT.

UTILITIES

- CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY (STATE ONE CALL SYSTEM) AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
- PRIOR TO MACHINE TRENCHING AT ANY UTILITY CROSSING, CONTRACTOR SHALL CONFIRM THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND OR HYDRO EXCAVATION. IF VERTICAL CLEARANCES ARE NOT SPECIFIED ON THESE PLANS OR 18", WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON ADJUSTING EXISTING UTILITY LINE AS REQUIRED BY CUT AND FILL AT NO ADDITIONAL COST TO THE OWNER.
- ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT-OF-WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

EROSION CONTROL & SHIELD

- ALL EROSION CONTROL BMP'S AND TREE PRESERVATION FENCING SHALL BE INSTALLED PRIOR TO THE START OF SITE GRADING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE SHIELD. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION CONTROL PLAN.
- DIVERSION AND OTHER WATER CONVEYANCE MEASURES SHALL BE KEPT FREE OF SEDIMENT THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
- PERMANENTLY STABILIZE ALL GRADED AREAS AFTER FINAL GRADING IS COMPLETED. IF WORK IS INTERRUPTED OR DELAYED, APPLY TEMPORARY STABILIZATION MEASURES ON ALL GRADED AREAS PER EROSION CONTROL PLANS.

STORM DRAIN PIPES

- ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND END OF FLARED END SECTION.
- WHERE THE WORD "PIPE" IS USED, CONTRACTOR SHALL HAVE THE OPTION OF BONDING PIPE WITH A SMOOTH INTERIOR HAVING AN "N" VALUE OF 2.03 OR LESS.
- STORM SEWER TRENCHING AND SODING SHALL BE INSTALLED ACCORDING TO CITY OF SPRINGDALE STORM BEDDING AND BACKFILL DETAIL.
- CONTRACTOR SHALL MATCH TOP OF PROPOSED DRAINAGE STRUCTURES WITH PROPOSED GRADES. IF A DISCREPANCY OCCURS BETWEEN PROPOSED GRADES AND PROPOSED STRUCTURE TOPS, THE GRADING SHALL GOVERN. IF THE DISCREPANCY IS MORE THAN 1/8" INCHES, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC LOADS AND BE INSTALLED ACCORDING TO CITY OF SPRINGDALE DETAIL.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF DRAINAGE, SODING, BRANCH, AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS.
- STOCKPILING OF CONSTRUCTION MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED PERIOD, NOT TO EXCEED 60 MONTHS PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT. THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION.

DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 80% STABILITY, AND

NO SLOPES STEEPER THAN 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND

NOTICES OF VIOLATION ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND

E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.



PRELIMINARY
NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

DATE

DESCRIPTION

NUMBER

SPRINGDALE, AR

QUALITY WHOLESALE

LANDSCAPE DEVELOPMENT FOR

DATE

04/23/2026

CITY PROJECT NUMBER

L26-09

CONTRACT NUMBER

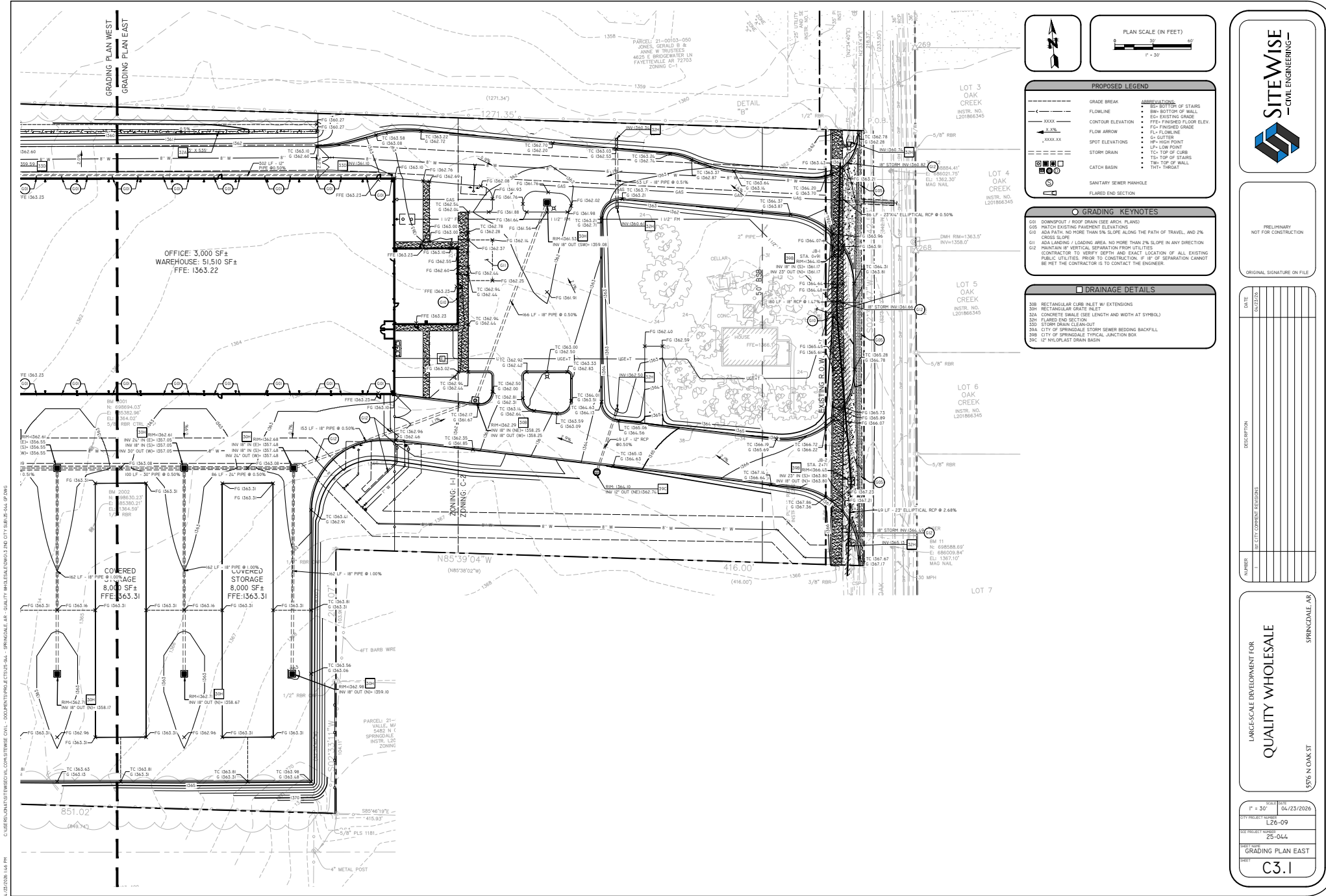
25-044

DATE

OVERALL GRADING PLAN

3/21/25

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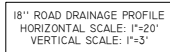
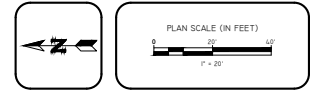


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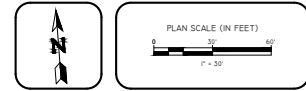
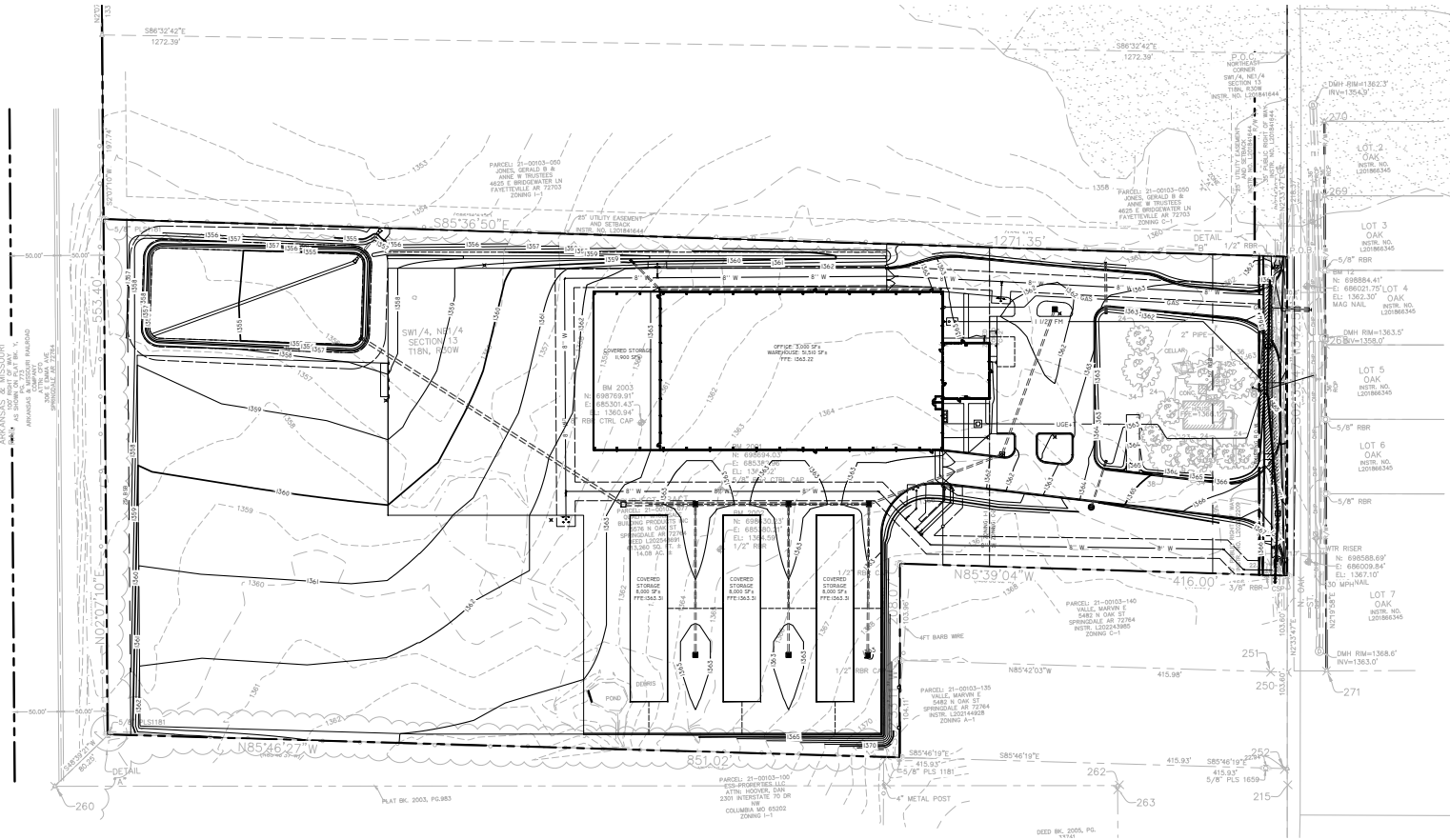
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GENERAL UTILITY NOTES

GENERAL

- EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROPRIATE LOCATIONS PER AVAILABLE INFORMATION. INFORMATION SHOWN 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. CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY.
- ALL PUBLIC WATER & SEWER DESIGNS ARE SUBJECT TO SPRINGDALE WATER UTILITIES SPECIFICATIONS.
- ALL ELECTRIC, GAS, AND TELEPHONE CONSTRUCTION SHALL MEET THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
- ALL TRENCHING, BACKFILLING AND PIPE LAYING IS TO MEET ALL OSHA REQUIREMENTS.
- ANY DAMAGE TO AN EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL UNDERGROUND PUBLIC UTILITY LINES SHALL BE INSPECTED BY THE ENGINEER, OR HIS REPRESENTATIVE, PRIOR TO BACK FILLING.
- ALL UTILITIES UNDER PAVED AREAS SHALL RECEIVE CLASS 7 BASE BACKFILL FULL DEPTH.
- MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER LINES. WATER LINES AND SEWER LINES SHALL NOT BE Laid IN THE SAME TRENCH.
- MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 3' BETWEEN WATER LINES AND OTHER UNDERGROUND UTILITIES SUCH AS STORM SEWER, ELECTRICAL, GAS, DOMESTIC WATER, SEWER SERVICE LINES, AND CONDUITS.
- PROVIDE A MINIMUM VERTICAL SEPARATION OF 8' INCHES BETWEEN THE BOTTOM OF WATER MAIN AND THE TOP OF SANITARY SEWER LINES WHERE CROSSINGS OCCUR. WHERE 8-INCH VERTICAL SEPARATION CANNOT BE ACHIEVED, ENCASE EITHER THE WATER MAIN OR THE SANITARY SEWER IN WATER TIGHT PIPE WITH SEALED ENDS EXTENDING 10 FEET MINIMUM BEYOND EACH SIDE OF THE CROSSING. ENCASEMENT PIPE JOINTS SHALL BE MECHANICALLY RESTRAINED. WHERE THE WATER MAIN MUST PASS BENEATH THE SANITARY SEWER, MAINTAIN A MINIMUM OF 8 INCHES VERTICAL CLEARANCE BETWEEN THE OUTSIDE SURFACES OF THE PIPES, IN ADDITION TO THE ENCASEMENT REQUIREMENT.
- PROPOSED UTILITIES THAT ARE TO BE BARRIED IN THE SAME TRENCH SHALL BE COORDINATED WITH, AND APPROVED BY, THE INVOLVED UTILITIES PRIOR TO INSTALLATION.
- ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE REMOVED SHALL BE RETURNED TO THE APPROPRIATE AUTHORITY.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR WATER AND SEWER TAP AND/OR IMPACT FEES WHERE REQUIRED.
- ALL UTILITY LINES SHOWN ARE TO CENTER OF PIPE LINE/CONDUIT, CENTER OF FITTING, OR CENTER OF MANHOLE.

WATER

- ALL WATER MAINS SHALL BE DUCTILE IRON PIPE CONFORMING TO THE LATEST EDITION OF SPRINGDALE WATER UTILITIES SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
- ALL 18" FIC LINES SHALL BE DUCTILE IRON, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
- ALL DOMESTIC WATER SERVICE LINES SHALL BE POLYETHYLENE PIPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
- CONTRACTOR SHALL NOT OPEN, TAP, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN UNLESS DULY AUTHORIZED TO DO SO BY SPRINGDALE WATER UTILITIES. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. SITEWISE CIVIL ENGINEERING, PLLC AND THE OWNER/DEVELOPER ARE TO BE HELD HARMLESS.
- TESTING OF PUBLIC WATER AND SEWER LINES SHALL BE AT THE CONTRACTOR'S EXPENSE.

SEWER

- ALL SEWER MAINS SHALL BE PVC (SDR-35), UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
- ALL CONDUITS SANITARY SEWER SERVICE LINES SHALL BE PVC (SCH-40), OR OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
- TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS AND TOPS OF EXISTING MANHOLES IN UNPAVED AREAS ARE TO BE 4" ABOVE FINISHED GRADES.
- ALL WATER MAIN FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER SPRINGDALE WATER UTILITIES SPECIFICATIONS.

ELECTRIC

- REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
- ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 24" OF COVER AT FINAL GRADE AND MARKED WITH POSTS TO IDENTIFY THE DEPTH OF CONDUITS.
- COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS.

PROPOSED LEGEND

---	STORM DRAIN
---	GAS LINE
---	GAS METER
---	UNDERGROUND ELECTRIC LINE
---	FIRE DEPARTMENT CONNECTION
---	FIRE HYDRANT
---	WATER METER
---	WATER VALVE
---	SANITARY SEWER LINE
---	CLEAN OUT
---	ELECTRIC TRANSFORMER
---	LIGHT POLE
---	CATCH BASIN
---	TAPPING SLEEVE/SADDLE



PRELIMINARY
NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

DATE

DESCRIPTION

NUMBER

LANE-SCALE DEVELOPMENT FOR

QUALITY WHOLESALE

SPRINGDALE, AR

DATE: 04/23/2026

CITY PROJECT NUMBER: L26-09

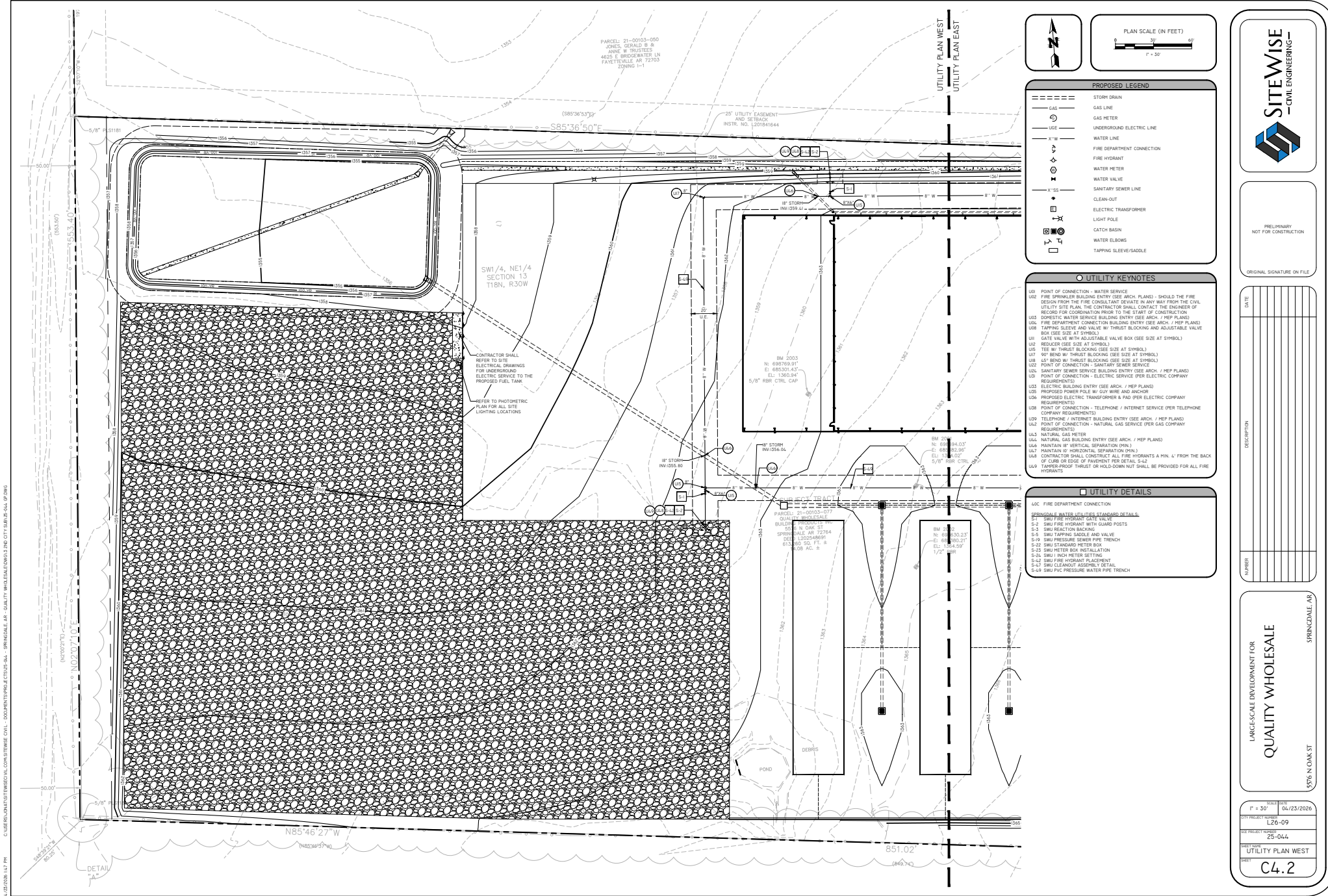
25-044

OVERALL UTILITY PLAN

SHEET

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ORIGINAL SIGNATURE ON FILE

DATE

DESCRIPTION

NUMBER

LANE-SIDE DEVELOPMENT FOR
QUALITY WHOLESALE
SPRINGDALE, AR
9576 N OAK ST

DATE

04/23/2026

CITY PROJECT NUMBER

L26-09

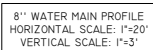
PROJECT NUMBER

25-044

UTILITY PLAN WEST

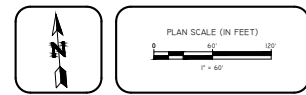
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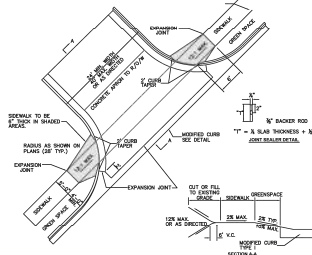
1. INSTALL PERIMETER EROSION CONTROL MEASURES AND TEMPORARY CONSTRUCTION ENTRANCES/CONCRETE WASHOUT.
2. EXCAVATION AND EMBANKMENT TO FORM THE PAVEMENT OR GRADED AREAS.
3. INSTALL STORM SEWER AND EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL.
4. INSTALL UNDERGROUND UTILITIES (ADJUST EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL). ADDITIONAL SEDIMENT BARRIERS SHALL BE UTILIZED AS REQUIRED TO BOUND THE DOWN SLOPE SIDE OF UTILITY CONSTRUCTION AND SOIL STOCKPILES.
5. INSTALL BUILDING.
6. FINAL GRASSING (SEDIMENT BARRIERS SHALL BE MAINTAINED DOWN SLOPE FROM DISTURBED SOIL DURING THIS OPERATION).
7. INSTALL PAVING.
8. COMPLETION OF ONSITE STABILIZATION.
9. REMOVE PERIMETER EROSION CONTROL MEASURES.

The figure displays twelve standard symbols used in utility drawings, each paired with its corresponding label:

- GRADE BREAK**: Represented by two horizontal dashed lines.
- FLOW LINE**: Represented by a solid line with an arrowhead pointing right.
- CONTOUR ELEVATION**: Represented by a long horizontal dash followed by three short dashes.
- STORM DRAIN**: Represented by three parallel horizontal lines.
- CATCH BASIN**: Represented by a rectangle containing four smaller squares arranged in a 2x2 grid.
- SANITARY SEWER MANHOLE**: Represented by a circle with a cross inside.
- FLARED END SECTION**: Represented by a circle with a vertical line through its center.
- FLOW ARROW**: Represented by a horizontal line with an arrowhead pointing right.
- LIMITS OF DISTURBANCE**: Represented by two thick, solid horizontal bars.
- CONSTRUCTION ROCK ENTRANCE**: Represented by a rectangle with a diagonal line from the bottom-left corner to the top-right corner.
- SILT FENCE**: Represented by a circle with a wavy or scalloped outer edge.
- INLET PROTECTION**: Represented by a semi-circle.

50A	SILT FENCE
50C	TEMPORARY CURB & AREA INLET SEDIMENT FILTER
50D	TEMPORARY GRATE INLET, JUNCTION BOX, & OPEN LID SEDIMENT FILTER
50J	TEMPORARY ROCK CHECK DAM
50N	TEMPORARY CONCRETE WASHOUT
50P	TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

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1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIIUS TANGENT POINTS AND ALSO TO STREET ROW AS DIRECTED, IF REQUIRED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS.
3. CONCRETE CURB TO BE SAVED AT 12" INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. MINOR RAMP CONFORMING WITH A.S.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONSTRUCTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 12'.
6. DRIVEWAY SECTION TO BE 12" PORTLAND CEMENT CONCRETE (CLASS F-1) WITH 4" AGGREGATE BASE COURSE UNLESS OTHERWISE NOTED.
7. CONCRETE APPROX. SHALL HAVE 12" BORDERS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHALL BE CONSTRUCTED AS DIRECTED BY THE ENGINEER.

24A COMMERCIAL DRIVEWAY DETAIL

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

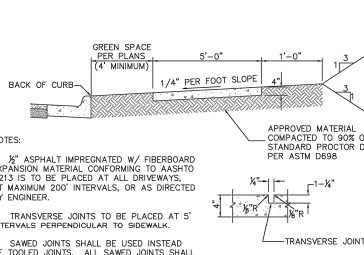
STANDARD DETAILS FOR
STREET & DRAINAGE
CONSTRUCTION

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-B-3



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NOTES:

1. 3" ASPHALT IMPREGATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.
4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.
5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4"-7% AIR ENTRAINMENT.

24B SIDEWALK DETAIL

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

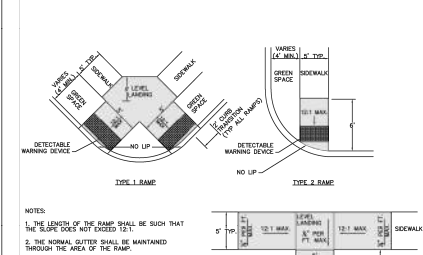
STANDARD DETAILS FOR
STREET & DRAINAGE
CONSTRUCTION

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-B-1



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NOTES:

1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 1:21.
2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMP CROSS A CURB.

24C HANDICAP RAMP DETAILS

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

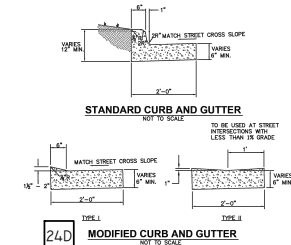
STANDARD DETAILS FOR
STREET & DRAINAGE
CONSTRUCTION

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-B-2



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24D MODIFIED CURB AND GUTTER

1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4"-7% AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOKED PAINT UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB TYPE D SHALL BE PLACED ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB TYPE D SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE CURBLINE GRADE IS LESS THAN 1%.
5. SAW CUT JOINTS AT 12" O.C. SEAL WITH ONE PART COLD APPROVED SEALANT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, CROP PLAYS, END OF CURBS, DRIVEWAYS - SEE DETAIL OR AS DIRECTED BY ENGINEER.

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR
STREET & DRAINAGE
CONSTRUCTION

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-A-12



SECTION A
TYPICAL STREET
SECTIONS & DETAILS



PRELIMINARY
NOT FOR CONSTRUCTION

DATE

DESCRIPTION

NUMBER

LANE-SCALE DEVELOPMENT FOR
QUALITY WHOLESALE

3576 N OAK ST
SPRINGDALE, AR

SCALE

DATE

CITY PROJECT NUMBER

25-044

SHEET NUMBER

DETAIL 3

C7.2

BASE REBAR SCHEDULE		
SECTION	REBAR	
A'	#4 @ 8" O.C. B.W.	
B'	#4 @ 8" O.C. B.W.	

LID REBAR SCHEDULE		
DIMENSIONS	REBAR	PATTERN
W 6" x 7"	#4 @ 8" O.C. B.W. #4 @ 8" O.C. B.W.	DIAGONAL @ COVER
W 5' 7" W 26' 7"	#4 @ 8" O.C. B.W. #4 @ 8" O.C. B.W.	DIAGONAL @ COVER
W 2' 7" W 2' 7"	#4 @ 8" O.C. B.W. #4 @ 8" O.C. B.W.	DIAGONAL @ COVER

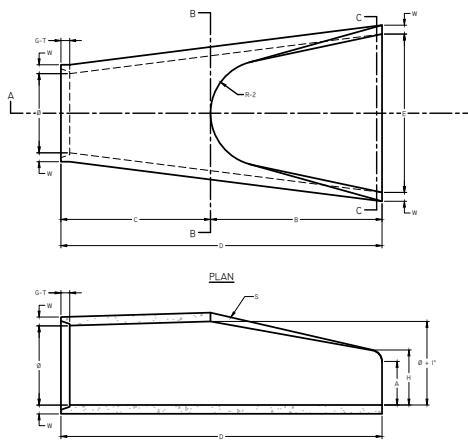
WALL REBAR SCHEDULE			
SECTION	W' (IN. & FEET)	REBAR (HORIZONTAL)	REBAR (VERTICAL)
A'	4'-0" - 7'-0"	#4 @ 9" O.C.	#4 @ 10" O.C.
B'	4'-0" - 7'-0"	#4 @ 9" O.C.	#4 @ 10" O.C.

T', N', AND D' REBAR SCHEDULE			
SECTION	W' (IN. & FEET)	T'	N'
A'	4'-0" - 7'-0"	5' x PIPE WALL	8'
B'	4'-0" - 7'-0"	5' x PIPE WALL	8'

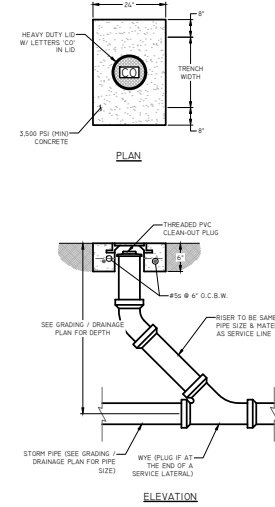
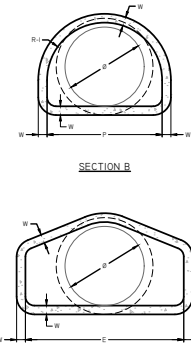
'Q' AND 'W' DIMENSION			
PIPE SIZE	CIRCULAR STRUCTURE Ø	STRAIGHT	30°
5.5"	48"	4'-0"	4'-0"
30"	60"	4'-0"	4'-0"
36"	60"	4'-0"	4'-0"
42"	60"	4'-0"	4'-0"
48"	60"	4'-0"	4'-0"
60"	60"	4'-0"	4'-0"
72"	60"	4'-0"	4'-0"
84"	60"	4'-0"	4'-0"
96"	60"	4'-0"	4'-0"
108"	60"	4'-0"	4'-0"
120"	60"	4'-0"	4'-0"
132"	60"	4'-0"	4'-0"
144"	60"	4'-0"	4'-0"
156"	60"	4'-0"	4'-0"
168"	60"	4'-0"	4'-0"
180"	60"	4'-0"	4'-0"
192"	60"	4'-0"	4'-0"
204"	60"	4'-0"	4'-0"
216"	60"	4'-0"	4'-0"
228"	60"	4'-0"	4'-0"
240"	60"	4'-0"	4'-0"
252"	60"	4'-0"	4'-0"
264"	60"	4'-0"	4'-0"
276"	60"	4'-0"	4'-0"
288"	60"	4'-0"	4'-0"
300"	60"	4'-0"	4'-0"

30A DRAINAGE STRUCTURE REBAR & DIMENSION SCHEDULE
NTS

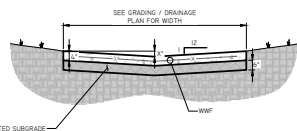
FLARED END SECTION TABLE															
Ø	W	A	B	C	D	E	F	G	H	I	J	K	L	M	N
18"	18"	2'-3"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
24"	24"	2'-3"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
30"	30"	2'-3"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
36"	36"	2'-3"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
42"	42"	2'-3"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"



32H FLARED END SECTION
NTS

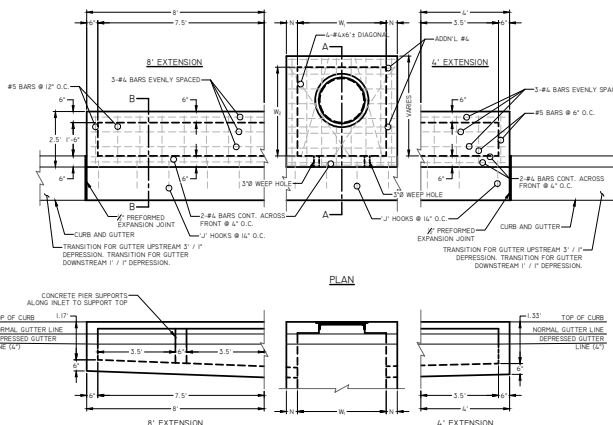


33D STORM DRAIN CLEAN-OUT
NTS

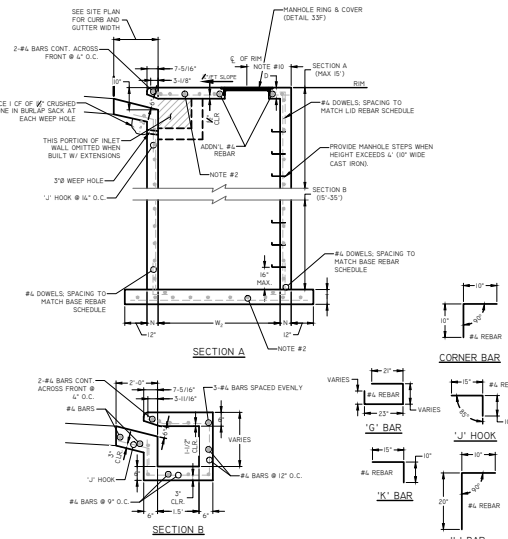


- NOTES:**
- CONTRACTOR TO SMOOTH FINISH CONCRETE SWALE.
 - CONCRETE FOR SWALE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS (MIN) W/ 1% AIR ENTRAINMENT.
 - CONCRETE SWALE SHALL BE REINFORCED W/ WELDED WIRE FABRIC (WFF) (MAX) 2" FROM BOTTOM.
 - CONCRETE JOINTS SHALL BE LOCATED EVERY 10' O.C. AND SEALED (SEE SPECIFICATIONS FOR APPROVED SEALERS).
 - SUBGRADE SHALL BE COMPACTED TO 95% STANDARD PROCTOR.

32A CONCRETE SWALE
NTS



TYPICAL EXTENSION GUTTER ELEVATION



30B RECTANGULAR CURB INLET W/ EXTENSIONS
NTS

- NOTES:**
- ALL EXPOSED CORNERS SHALL HAVE 1" CHAMFER.
 - ALL REBAR SHALL BE GRACE AS AND HAVE A MINIMUM 1" COVER, UNLESS OTHERWISE NOTED - REFER TO DRAINAGE STRUCTURE REBAR AND DIMENSION SCHEDULE (DETAIL 30A).
 - WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
 - PIPES MAY ENTER INLET FROM ANY ELEVATION AND ONLY AT STRUCTURE FACE AS DIRECTED BY THE ENGINEER. PIPES WILL NOT ENTER STRUCTURE AT CORNERS OR CLOSER THAN 4" TO STRUCTURE CORNER. REBAR SHALL BE CUT TO CLEAR PIPE BY 1".
 - EXPANSION JOINT SHALL HAVE A THICKNESS OF 1/2" AND CONFORM TO AASHTO SPECIFICATIONS M33.
 - REFER TO CURB AND GUTTER DETAILS FOR APPROPRIATE CURB CONFIGURATION AND GUTTER DIMENSIONS AT EACH INLET LOCATION.
 - REFER TO GRADING / DRAINAGE PLANS TO DETERMINE EXTENSION SIZE AND NUMBER (IF ANY) ACCOMPANYING INLET.
 - CONCRETE FOR INLET & BASE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS (MIN) W/ 1% AIR ENTRAINMENT.
 - REFER TO STORM PIPE BOX / INLET CONNECTION (DETAIL 33H) FOR PIPE CONNECTION TO INLET (IF APPLICABLE).
 - CENTER OF MANHOLE LID SHALL BE PLACED NO MORE THAN 2" (MAX) OFFSET FROM THE EXTERIOR OF THE STRUCTURE WALL FOR ALL STRUCTURES TALLER AND / OR WIDER THAN 1' TO ALLOW ACCESS FOR STEPS.



PRELIMINARY
NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

DATE

NUMBER

DESCRIPTION

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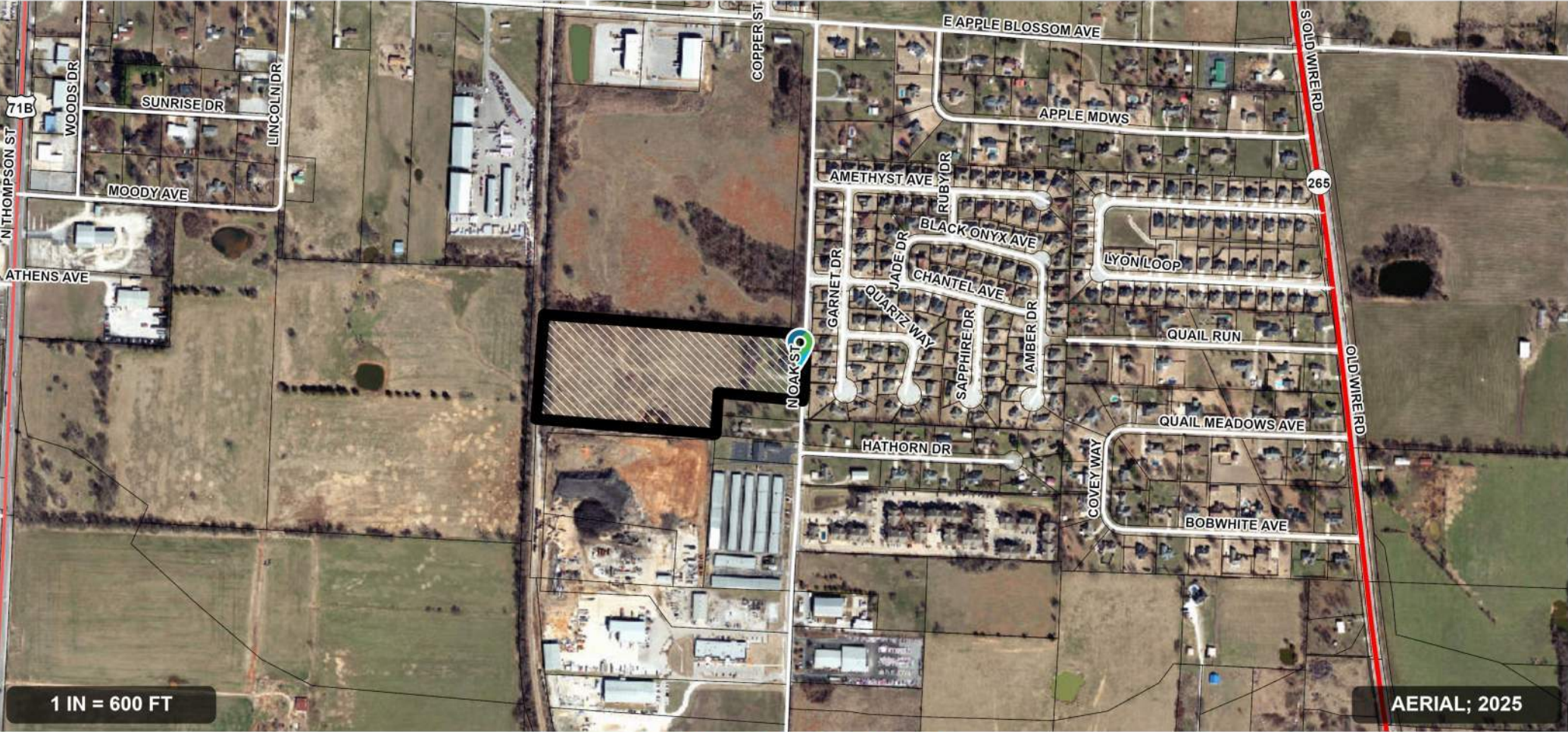
DESCRIPTION

DATE

NUMBER

DESCRIPTION





L26-09: Quality Wholesale
5576 N. Oak Street
Large Scale Development
B26-38: Variance from Commercial Design Standards





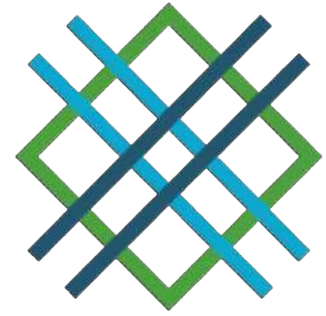
-  PROJECT AREA
-  PUBLIC NOTICE (B26-38)

L26-09: Quality Wholesale
5576 N. Oak Street
Large Scale Development
B26-38: Variance from Commercial Design Standards



Memo

FBC Deviation



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: May 5, 2026
Re: FB26-08

Via Emma combines 150 residential units with 6 ground-floor commercial spaces, spanning nearly a city block. The project is requesting approval of a private surface parking area at the corner of Water Street and E. Meadow Avenue. The request includes deviations from the minimum primary and side street setbacks for surface parking, and street wall requirements.

The NC1 district is intended to create a lively, walkable downtown environment that supports shops and services for nearby residents while remaining compatible with surrounding neighborhoods. While the Form-Based Code emphasizes active building frontage and limits the visibility of surface parking, the proposal has been designed to work within these standards to the extent feasible while responding to current market conditions.

NC1 PARKING CRITERIA

- 30' minimum setbacks from both primary and side streets
- 0' side setback allowed internally
- Must not have visible frontage on Emma
- Must be screened with a street wall



Variance Application

Date: 04/15/2026 Permit No.: 260121

Applicant / Owner

Applicant Name: 4iE Engineering, inc.
 Address: PO Box 56
 City, State, Zip: Cave Springs, AR 72718
 Phone: 479.381.1066
 Email: [REDACTED]
 Contact: Applicant

Owner Name: Meadow Avenue, LLC.
 Address: PO Box 668
 City, State, Zip: Bentonville, AR 72712
 Phone: 479.616.7524
 Email: [REDACTED]

Project

Project Location: Unassigned; NW Corner of S. Water Street&E Meadow Ave.
 Parcel Numbers: 815-20758-000
 Current Zone: NC1
 Rezone Required: NC1
 Total Acreage: 0.31
 Entrances: ☐
 Parking Lot: ☒
 Structure Back: ☐
 Pedestrian Flow: ☐
 Central Features: ☐

Multiple Buildings: ☐
 Outdoor Storage: ☐
 Facades/Exterior: ☐
 Detail Features: ☐
 Roofs: ☐
 Materials/Colors: ☐
 Entryways: ☐
 Landscaping: ☐
 Screening: ☐
 Lighting: ☐

Variance Request: Parking Lot Setback and Screening Wall

Difficulty/Hardship: Literal enforcement of the 30-foot street setbacks would render the 0.31-acre parcel largely unusable for a parking facility. The parcel dimensions and size leave insufficient area for thirty spaces while complying with the setbacks. Without this parking, the residential units in the Via Emma project would lack adequate off-street parking. This will require the use of the remaining forty perimeter spaces.

Variance Effect: This is a unique site-specific hardship created by the small parcel size and location within the compact downtown NC1 district, not a self-created condition. Alleviation provides essential parking for a mixed-use development that advances the City's downtown housing and revitalization goals, leaving more perimeter parking for public use and providing safer overnight parking conditions for the Via Emma residents.

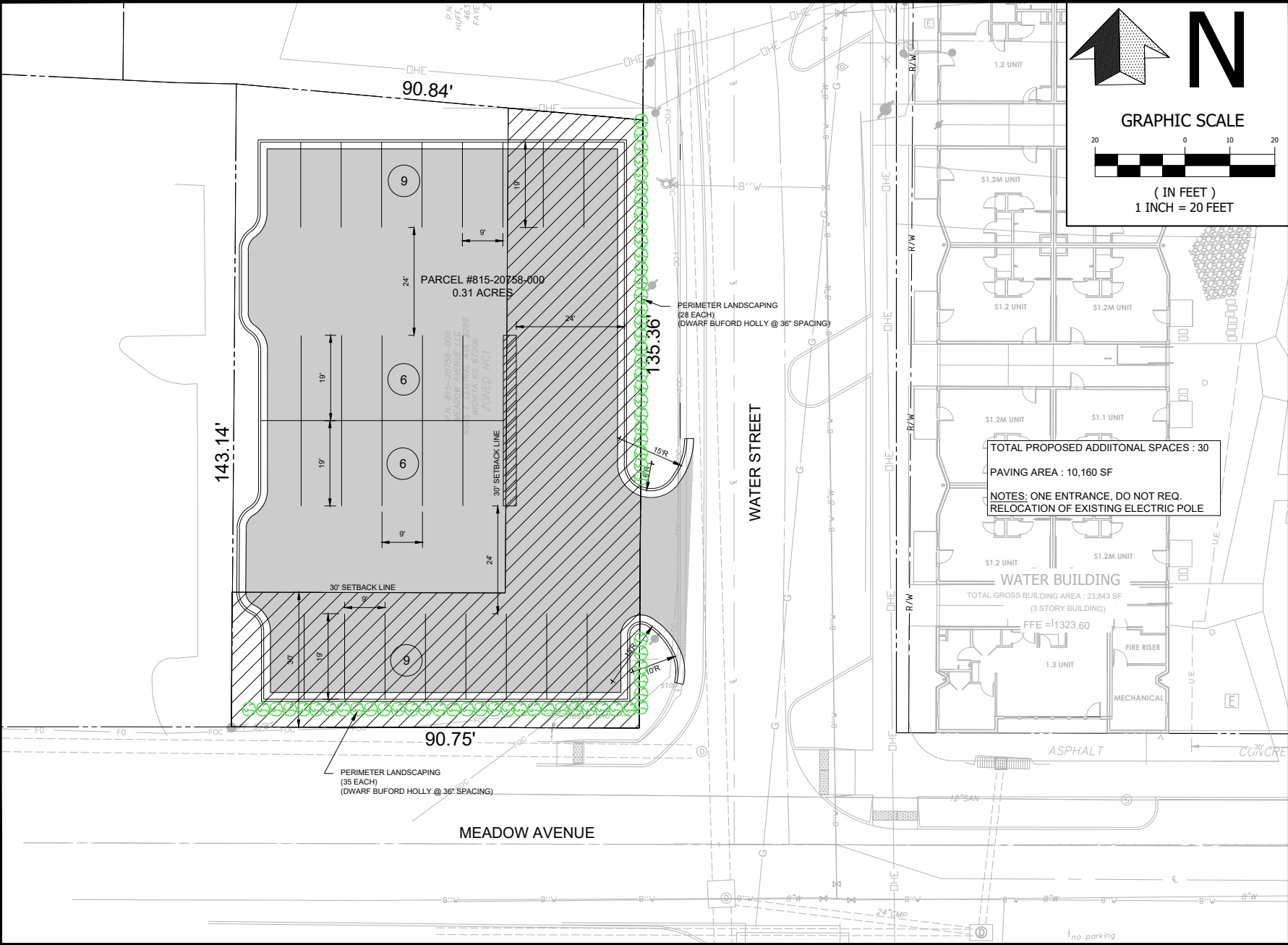
Harmony:

I do hereby certify that the information contained herein is true and correct.

 Ferdinand Fourie
 Name

 04/15/2026
 Date

© 2025 4iE-engineering, Inc. PLOT DATE/TIME: Wednesday, April 15, 2026 9:56:48 AM FILE #K11141 - 500 Emma Mixed Use - Springdale, AR\Drawings\1141_AddlParking Concept2.dwg



VIA EMMA RESIDENTIAL DEVELOPMENT SPRINGDALE, ARKANSAS	
SHEET: 4 4iE-engineering, Inc. AR COA #1642 P.O. BOX 55 CAVE SPRINGS, AR 72718	
DATE	DRAWN
02-19-2026	FF
DESIGNED	CHECKED
FF	FF
PROJECT NO.	
1165	
SHEET	
1	

ADJACENT OWNERS SURROUDING PROPERTY SEARCH

Date: April, 2026

Subject Property: Parcel #815-20758-000; Corner E. Meadow Ave & S. Water Street

1. Parcel #815-41297-000
Meadow Avenue, LLC.
PO Box 668
Bentonville, AR 72712
2. Parcel #815-20746-000
New Man Real Estate Holdings, LLC
6331 W. Valley View Road
Rogers, AR 72758
3. Parcel #815-20757-000
Centro Evangelico Springdale
2236 Spring Creek
Springdale, AR 72764
4. Parcel 815-20759-000
City of Springdale
201 N. Spring Street
Springdale, AR 72764

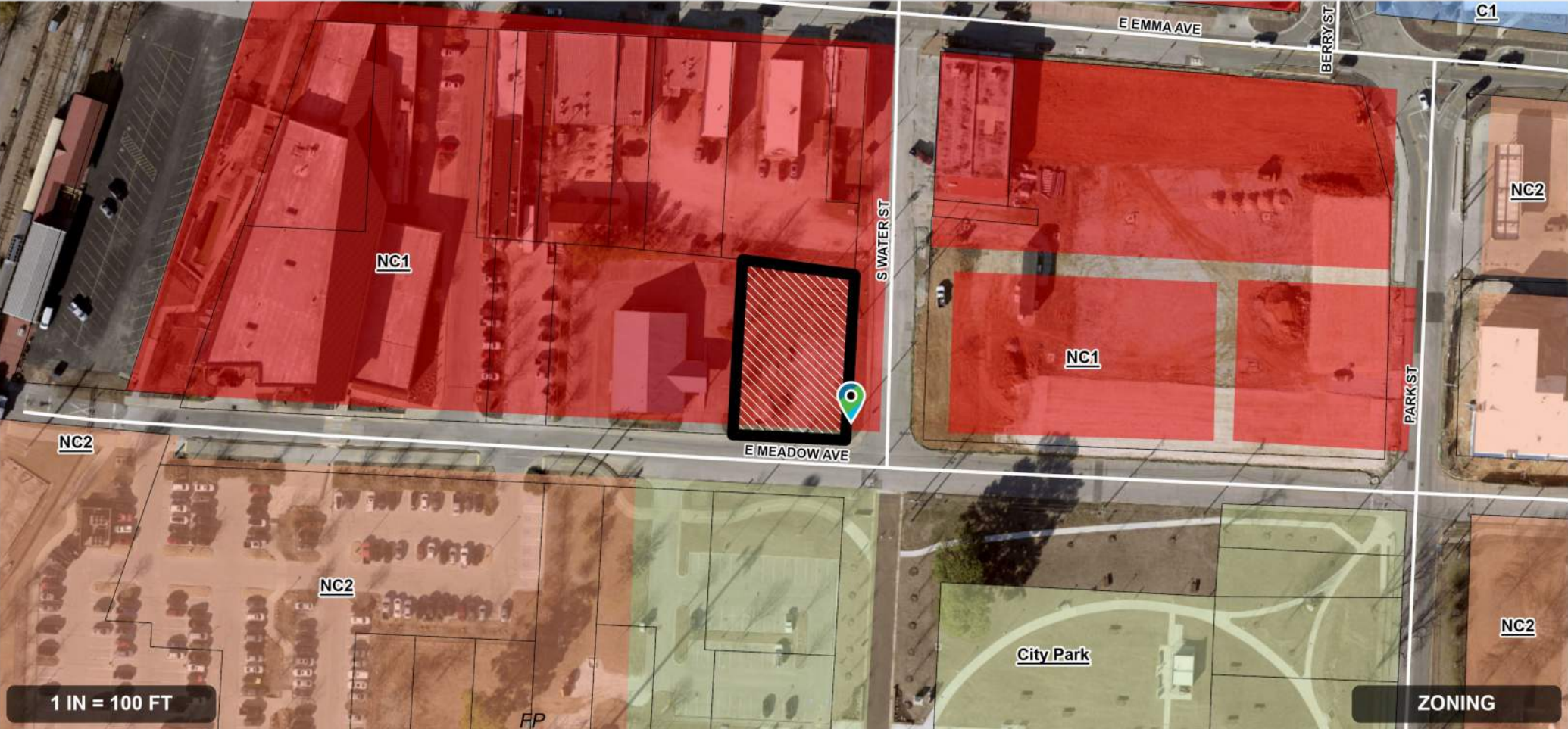


FB26-08: Via Emma Parking Addition

Northwest Corner of E. Meadow Avenue & S. Water Street
Deviation from Parking Setback & Screening Requirements

-  PROJECT AREA
-  PUBLIC NOTICE





 PROJECT AREA

 PUBLIC NOTICE

FB26-08: Via Emma Parking Addition
Northwest Corner of E. Meadow Avenue & S. Water Street
Deviation from Parking Setback & Screening Requirements





Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	Property Owner (if other than Applicant)
Name: <u>Phil Swope</u>	Name: <u>CALDERON, SAUL & DERIS</u>
E-mail: <u>[REDACTED]</u>	E-mail: <u>[REDACTED]</u>
Address: <u>7 Halsted Cir, Ste 210</u> <u>Rogers, AR 72756</u>	Address: <u>4076 CAERLEON CIR</u> <u>BENTONVILLE AR 72713</u>
Phone: <u>479-877-7388</u>	Phone: _____
Site/ Location: <u>2946 HWY 112 Springdale AR 72762</u>	Current Zoning: <u>A-1</u>
Assessor's Parcel Number(s): <u>21-00273-410</u>	Rezone Required: <u>No</u>
_____	Total Acreage: <u>4.93</u>

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☒ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

- ☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☒ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☒ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☐ \$75.00

STAFF USE ONLY

Date Application Submitted: 04/15/2026 Project Number: B26-35
Date Accepted as Complete: 04/15/2026 Receipt Number: 3045

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☒

Describe your variance request:

gravel drive instead of paving requirement

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:

(How does adhering to the rule impact you or your property?)

The code requires paved surface for all areas of traffic on a commercial site. However, in the rear yard of this facility, a gravel drive was already in-place prior to the current owner buying the property.

Also, in code section 8.3c, accomodation is made for heavy construction equipment that would damage pavement. Even though this code section doesn't apply to our specific situation, the principle still applies. The rear yard to this landscape business receives traffic from skid steers and trucks hauling materials and supplies.

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

(How will this variance alleviate your hardship?)

The variance would alleviate the hardship of repairing/replacing paved drives. A landscape company needs to drive in areas that can accept heavy, tight-turning vehicles. So, there is no practicality to paving the rear area. It would tear up immediately after installation.

The rear area will be screened by privacy fence, and not visible to the public or customers.

Record Property Owner(s): CALDERON, SAUL & DERIS

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Phil Swope

Signature: 

Date: 4.2.2026

Name of Representative (if applicable): Phil Swope

Signature: 

Date: 4.2.2026

L 22-60

L202310225**BENTON CO. AR FEE \$20.00****PRESENTED & E-RECORDED****03/03/2023 08:00:27 AM****BRENDA DESHIELDS**

Circuit Clerk & Recorder

BILL OF ASSURANCE

This declaration of a Bill of Assurance made and published on this 1, day of March of 2023 by, Saul Calderon and Deris Calderon owners of real estate located in the City of Springdale, Benton County, Arkansas, and more particularly described as follows:

LEGAL DESCRIPTION: Lot A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 34 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING S87°28'52"E 233.55 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE N15°42'50"E 268.15 FEET; THENCE N15°37'35"E 169.16 FEET; THENCE S76°18'13"E 611.91 FEET; THENCE S12°54'16"W 312.32 FEET; THENCE N87°28'52"W 643.57 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 5.34 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

WHEREAS: the aforesaid owners of the real property have secured from the City of Springdale a temporary waiver of the requirements of certain improvements in connection with following proposed development in the City of Springdale, Arkansas:

Calderon Landscaping

It is hereby agreed that all parties hereto are desirous of making a declaration in the form of this Bill of Assurance of the intention of guaranteeing the preservation of certain values and amenities in the community and binding the owners of the real estate described in the Bill of Assurances, and all subsequent owners of said real estate, concerning the obligations and restriction set forth herein, as such shall be covenants running with the land.

It is further agreed that the above described real property shall be developed, transferred, sold, conveyed, and occupied subject to the following covenants and restrictions:

1. The owners shall construct at their expense the following improvements:
Pave all areas of the gravel parking areas.
2. All said improvements shall be constructed no later than January 3, 2025.
3. Should the owner fail to properly construct the about improvements before said time, the City of Springdale shall have the right to construct said improvements and charge the cost thereof to the owners. Said cost shall

constitute a lien on the above described property, and the City of Springdale shall have the right to foreclose said lien according to law.

Witness our hand and seal on the dates first above written.

[Signature] (OWNER) 3/01/23 (DATE)

[Signature] (OWNER) 3/01/23 (DATE)

ACKNOWLEDGEMENT

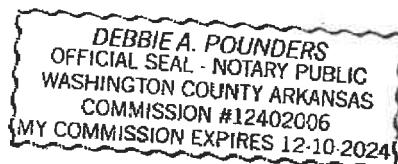
STATE OF ARKANSAS)
) SS.
COUNTY OF WASHINGTON)

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, duly commissioned and acting within and for the County and State aforesaid, Saul & Denis Calderon, personally known to me to be the person subscribing to the foregoing Bill of Assurance, and who stated to me that he had executed the same for the purposes and considerations therein contained.

IN WITNESS WHEREOF, I have hereto set my hand and official seal this 1st day of March, 2023.

[Signature]
(NOTARY PUBLIC)

My Commission expires: 12-10-24.

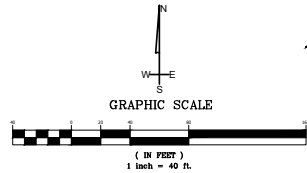




CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in Doc Num L202310225
03/03/2023 08:00:27 AM
Brenda DeShields
BENTON COUNTY Circuit Clerk & Recorder



SITE PLAN
CALDERON LANDSCAPE
LARGE SCALE DEVELOPMENT
SAUL & DERIS CALDERON
2946 AR 112 HWY
SPRINGDALE, ARKANSAS 72756

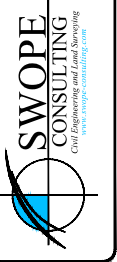
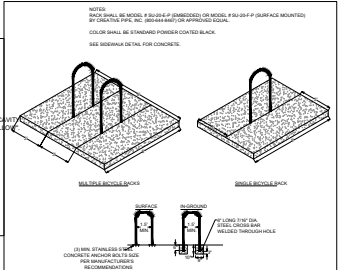
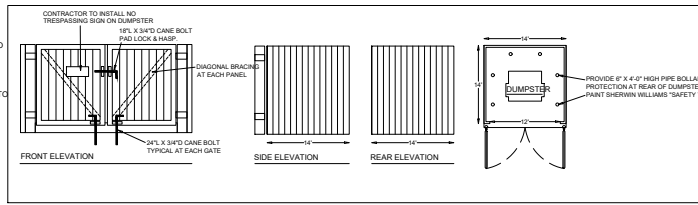
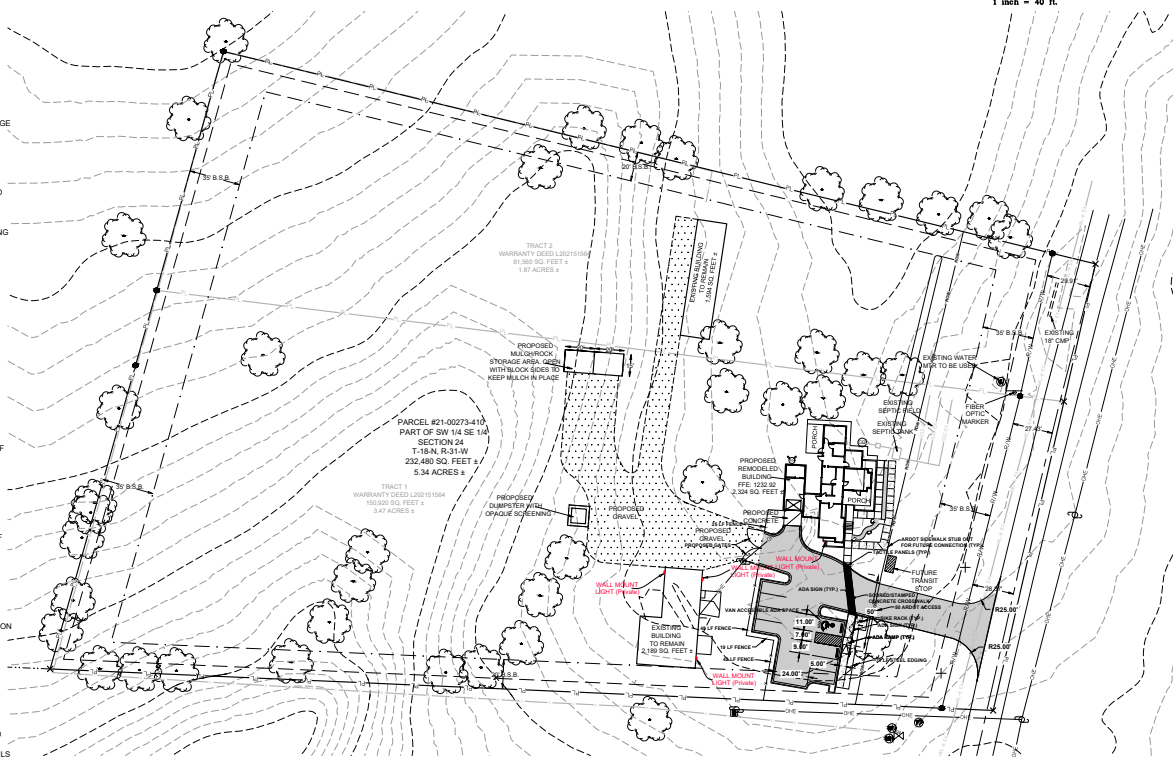


PARKING REQUIREMENTS:
PROPOSED USE: OFFICES (LANDSCAPING OFFICE & EQUIPMENT STORAGE)
BUSINESS & PROFESSIONAL OFFICE: 1 SPACE PER 300 SQ. FT. OF NET FLOOR AREA.
TOTAL BUILDING AREA: 2,324 SQ. FEET ±
8,021 / 300 = 7.7 SPACES REQUIRED
1 ADA SPACE REQUIRED
8 SPACES PROVIDED, INCLUDING 1 ADA SPACE
ONLY THE REMODELED HOUSE (FUTURE OFFICES) IS INCLUDED FOR THE PARKING CALCULATIONS. ALL OTHER BUILDINGS WILL BE EQUIPMENT STORAGE AND / OR GENERAL STORAGE.

- SITE GENERAL NOTES:**
1. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.
 2. IT IS THE CONTRACTORS RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
 3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT OR CENTERLINE OF STRIPE.
 4. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
 5. ALL ON-SITE CURB SHALL BE BARRIER CURB, UNLESS OTHERWISE NOTED ON THE PLANS. REFER TO DETAIL SHEETS C-6012.
 6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.
 7. REFER TO LIGHTING PLAN FOR PROPOSED PARKING LOT LIGHT LOCATIONS AND FOR POLE, POLE FOOTING AND POLE FIXTURE DETAILS.
 8. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF THE PROPOSED ENTRANCE SIGN AND DUMPSTER ENCLOSURE.
 9. A PERMIT IS REQUIRED FOR ALL CONSTRUCTION WITHIN ARDOT RIGHT-OF-WAY. SAID CONSTRUCTION SHALL BE IN ACCORDANCE WITH ARDOT REGULATIONS.
 10. ALL SIGNAGE, PAVEMENT MARKINGS AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
 11. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS, PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT. THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
A) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION.
B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY.
C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING.
E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

- ENGINEERS NOTES:**
1. ALL EXISTING DRAINAGE STRUCTURES TO REMAIN UNLESS OTHERWISE NOTED ON THE PLAN HEREON. CONTRACTOR TO VERIFY DEPTH AND LOCATION PRIOR TO CONSTRUCTION. PROTECTION OF PIPES AND/OR INLETS TO BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION AND DEVELOPMENT.
 2. EXISTING UTILITY STRUCTURES TO REMAIN UNLESS OTHERWISE NOTED ON THE PLAN HEREON.

- SITE UTILITY GENERAL NOTES:**
1. EXISTING UTILITIES ACROSS OR ALONG THE LINE OF PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THESE PLANS. THE CONTRACTOR SHALL CALL THE STATE ONE-CALL SYSTEM PRIOR TO THE CONSTRUCTION AT 1-800-482-8999. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE AND AT NO ADDITIONAL COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. THE CONTRACTOR SHALL VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM JORGENSEN & ASSOCIATES AND/OR THE OWNER OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLANS. JORGENSEN & ASSOCIATES SHALL BE HELD HARMLESS IN THE EVENT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATIONS.
 2. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE INSTALLED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS AND REQUIREMENTS. ALL UTILITY COMPANY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANY.
 3. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY INDICATE WORK WHICH IS REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH.
 4. ALL UTILITIES SHALL TERMINATE FIVE (5) FEET OUTSIDE OF THE BUILDING UNLESS OTHERWISE NOTED. THE END OF ALL SERVICE LINES SHALL BE TIGHTLY CAPPED OR PLUGGED AND MARKED UNTIL SUCH A TIME AS CONNECTIONS ARE MADE INSIDE THE BUILDING. COORDINATE ALL ENTRANCES TO THE BUILDING WITH THE ARCHITECTURAL PLANS AND M.E.P. PLANS.
 5. ALL PRIVATE WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL PLUMBING CODE.
 6. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO FINAL CONNECTION OF UTILITY SERVICES.
 7. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO OBTAIN ALL UTILITY EASEMENTS THAT ARE NECESSARY FOR THE INSTALLATION AND MAINTENANCE OF ALL PROPOSED UTILITIES. THE EASEMENTS MUST BE OBTAINED PRIOR TO BEGINNING ANY PUBLIC UTILITY INSTALLATION.
 8. THE DOMESTIC WATER SERVICE LINE SHALL INCLUDE AN INTERNAL RP-TYPE BACKFLOW PREVENTOR. PROVISIONS SHALL BE PROVIDED FOR THERMAL EXPANSION AND DRAINAGE WITH THE DOMESTIC WATER SERVICE LINE TO THE RPZ. REFER TO M.E.P. PLANS.
 9. THE IRRIGATION SYSTEM SHALL BE PROTECTED BY AN RP-TYPE BACKFLOW PREVENTOR. IRRIGATION SYSTEM TO BE DESIGNED BY OTHERS.
 10. BACKFLOW PREVENTION ASSEMBLIES INSTALLED OUTDOORS SHALL BE PROTECTED BY AN ENCLOSURE WHICH COMPLIES WITH THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) CODE 1060.
 11. ALL UTILITY WIRES, LINES AND/OR CABLE IN SAID DEVELOPMENTS UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND, EXCLUDING 12KV AND ABOVE.



DATE	05/09/2025	BY	DERK
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C1.0

Adjacent Property Owners to Parcel# 21-00273-410

21-00273-411
 ARKANSAS STATE HIGHWAY COMMISSION
 PO BOX 2261
 LITTLE ROCK AR 72203

21-01554-001
 ARKANSAS STATE HIGHWAY COMMISSION
 PO BOX 2261
 LITTLE ROCK AR 72203

21-01554-000
 ANDREGG, MATTHEW & ROBYN KRISS
 3026 AR 112 HWY
 SPRINGDALE AR 72762-8197

21-01541-000
 BECK, AUSTIN DALE
 3053 BRANDY LN
 SPRINGDALE AR 72762

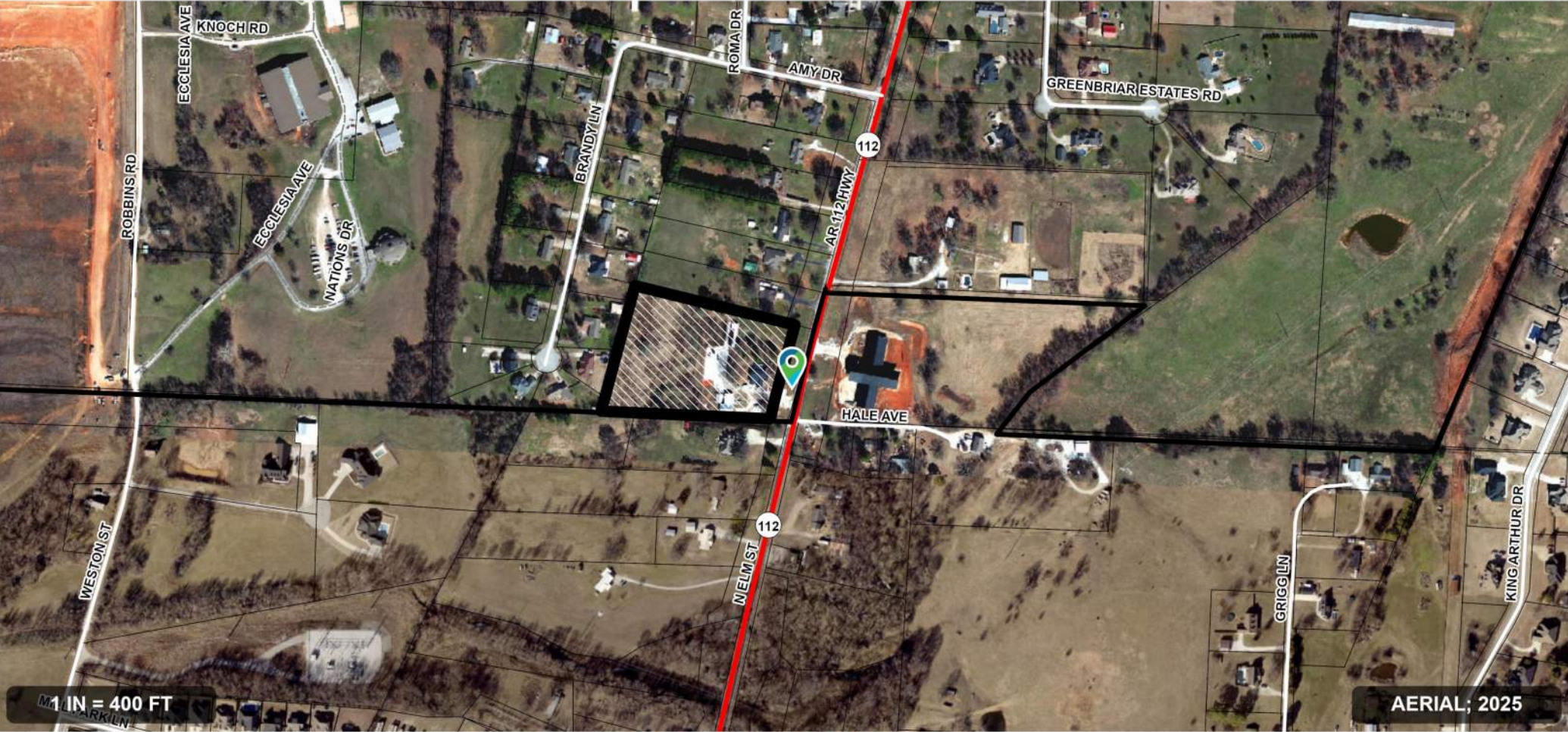
21-01542-000
 GEELS, STEVEN & LINDA TRUSTEES
 2987 BRANDY LN
 SPRINGDALE AR 72762

21-01559-000
 RODGERS, CHRISTOPHER & HOLLY
 2951 BRANDY LN
 SPRINGDALE AR 72762

21-01558-000
 WELLS, SHAWN & PATRICE
 2923 BRANDY LN
 SPRINGDALE AR 72762

750-00728-009
 BROWN, CHIP & LORY FAMILY TRUST
 507 N ELM ST
 ELM SPRINGS AR 72762

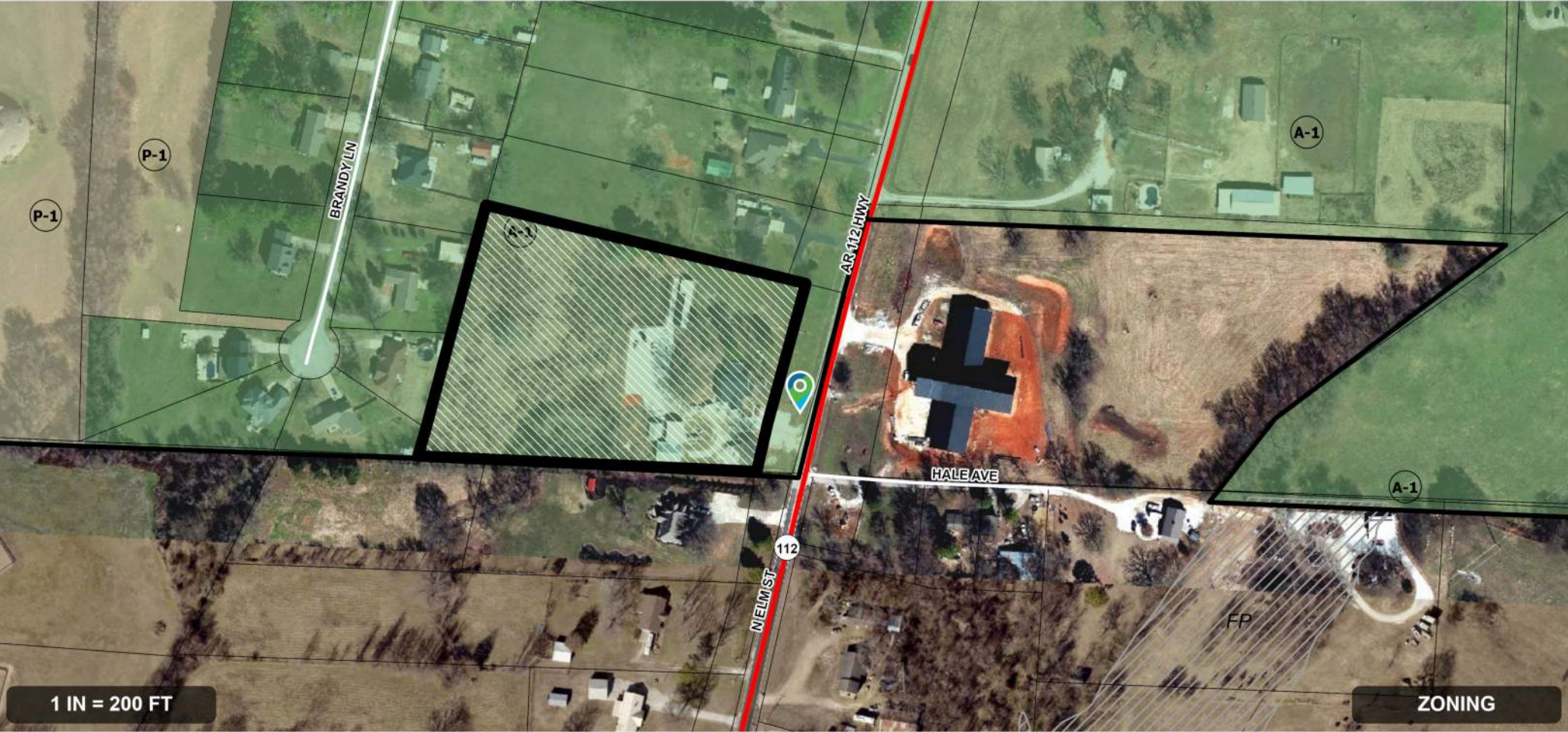




-  PROJECT AREA
-  PUBLIC NOTICE

B26-35: Calderon Landscaping
2946 AR Highway 112
Variance from Paving Requirements





B26-35: Calderon Landscaping
2946 AR Highway 112
Variance from Paving Requirements





Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	Property Owner (if other than Applicant)
Name: <u>Marvin Valle</u>	Name: <u>Same as property owner</u>
E-mail: <u>[REDACTED]</u>	E-mail: _____
Address: <u>5482 N. Oak Street</u> <u>Springdale, AR, 72764</u>	Address: _____ _____
Phone: <u>479-318-8936</u>	Phone: _____
Site/ Location: <u>5482 N. Oak Street</u>	Current Zoning: _____
Assessor's Parcel Number(s): <u>21-00103-135</u>	Rezone Required: _____
_____	Total Acreage: _____

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☐ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

- ☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☐ \$75.00

STAFF USE ONLY

Date Application Submitted: 04/10/2026 Project Number: B26-36
Date Accepted as Complete: 04/21/2026 Receipt Number: 3330

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☐

Describe your variance request:

Reduction of side setback on the north part of the property from 20 feet to 10 feet.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

I would like to expand the footprint of my home; however, the agricultural setback requirements are too restrictive. The property has been a legal nonconforming agricultural parcel for many years, and rezoning it to a residential zoning would not allow me to keep chickens.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

It provides needed buildable area to expand my home and keeping my chickens

Record Property Owner(s): Marvin Valle

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Marvin Valle

Signature: 

Date: 04-10-26

Name of Representative (if applicable): _____

Signature: _____

Date: _____





LIST OF ADJACENT PROPERTY OWNERS**FAITH FULL GOSPEL CHURCH**

2959 OLD WIRE RD

SPRINGDALE AR 72764-9612

QUALITY WHOLESALE BUILDING PRODUCTS INC

5576 N OAK ST

SPRINGDALE AR 72764

MARVIN E. VALLE

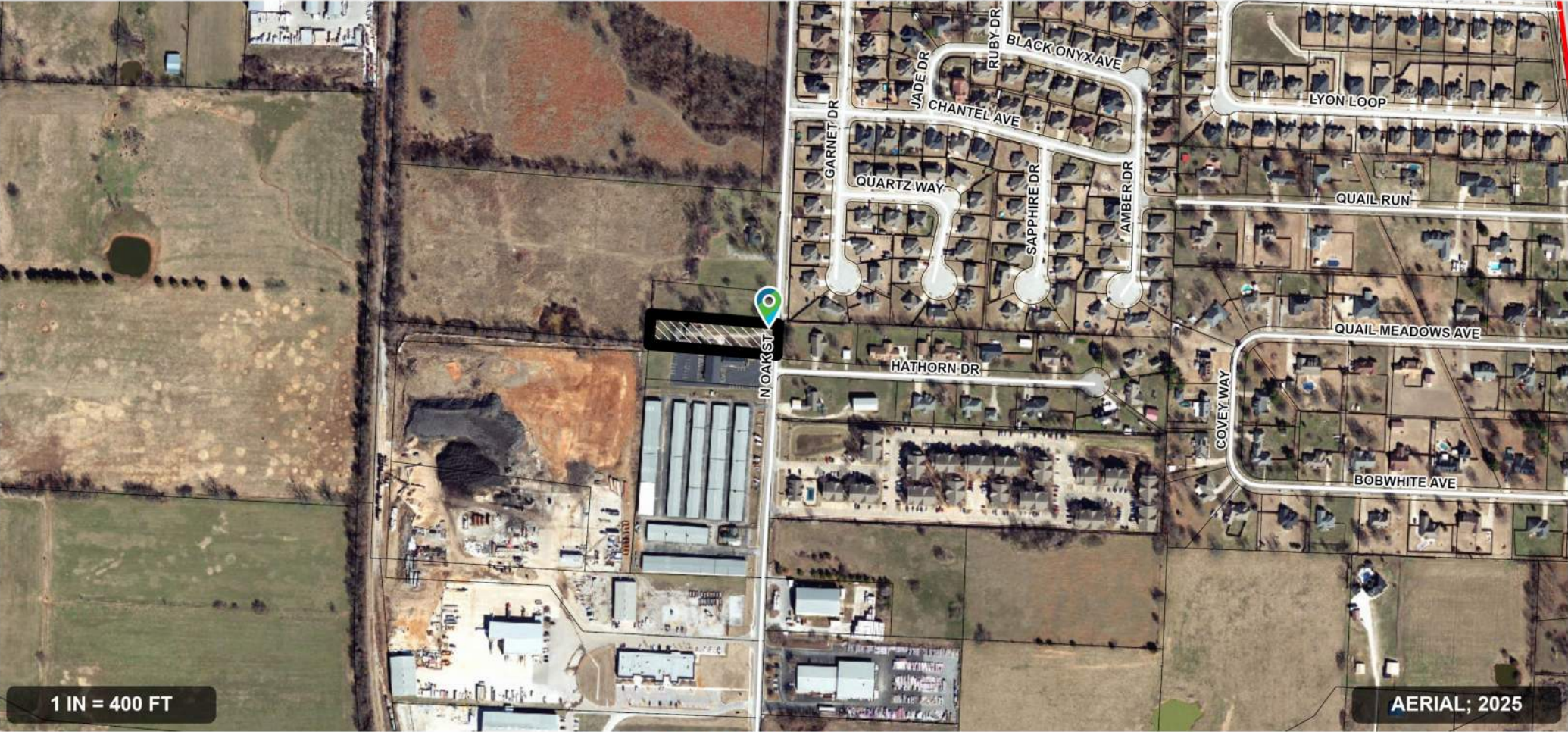
5482 N OAK ST

SPRINGDALE AR 72764

DANNY R. & REBECCA K. BARTLETT

5455 N OAK ST

SPRINGDALE AR 72764-9612



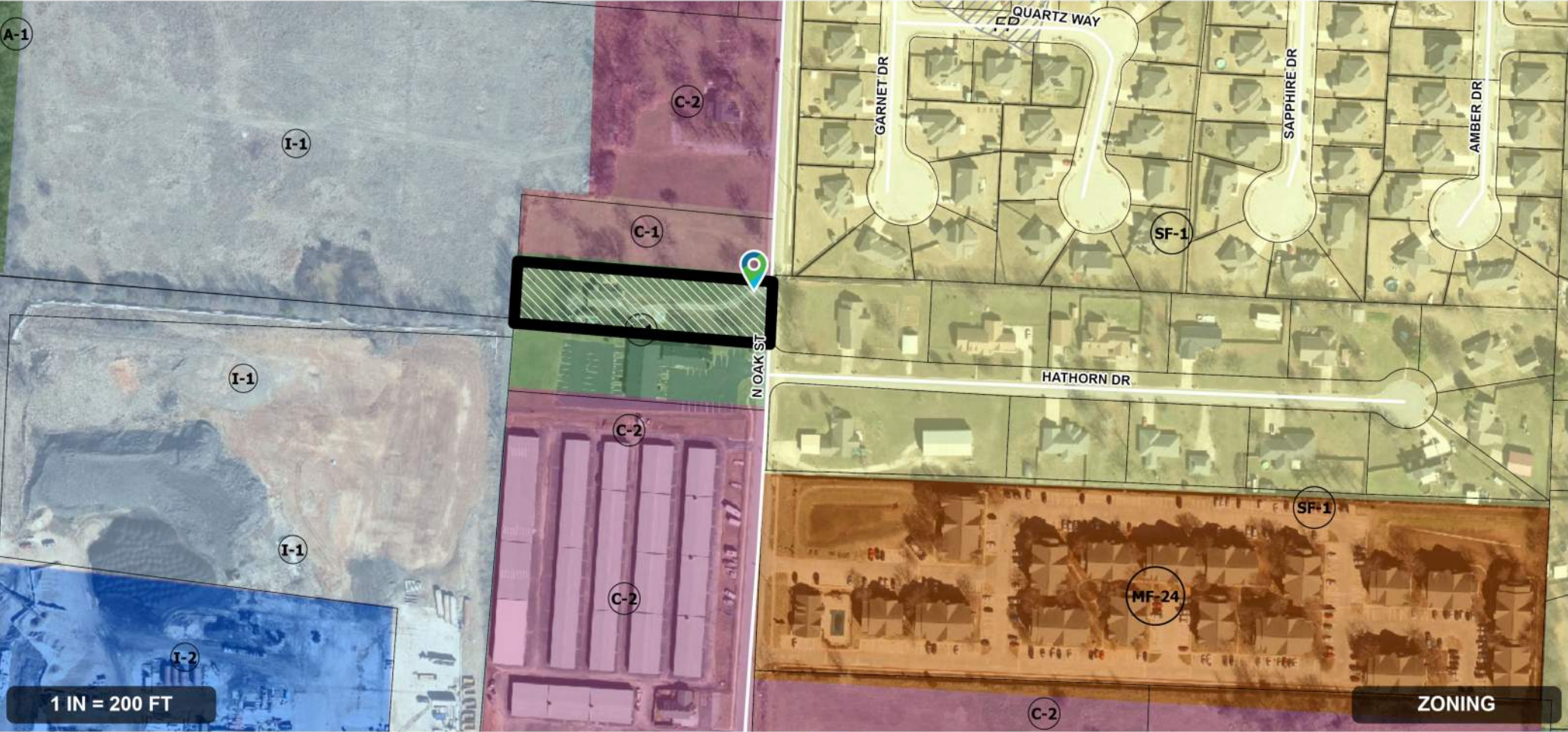
B26-36: Marvin Valle

5482 N. Oak Street

Variance for Reduction of Side Setback from 20' to 10'

-  PROJECT AREA
-  PUBLIC NOTICE





-  PROJECT AREA
-  PUBLIC NOTICE

B26-36: Marvin Valle
5482 N. Oak Street
Variance for Reduction of Side Setback from 20' to 10'





Variance Application

Date: 04/13/2026 Permit No.: 260114

Applicant / Owner

Applicant Name: Milestone Construction Company
 Address: 2002 S 48th Street
 City, State, Zip: Springdale, AR 72762
 Phone: 479-751-3560
 Email: [REDACTED]
 Contact: Applicant

Owner Name: Milestone Construction Company
 Address: 2002 S 48th Street
 City, State, Zip: Springdale, AR 72762
 Phone: 479-751-3560
 Email: [REDACTED]

Project

Project Location: SW Corner of Luvene Ave & McKenzie Street
 Parcel Numbers: 815-36767-000
 Current Zone: C-2
 Rezone Required: C-2
 Total Acreage: 0.924
 Entrances: ☐
 Parking Lot: ☐
 Structure Back: ☐
 Pedestrian Flow: ☐
 Central Features: ☐

Multiple Buildings: ☐
 Outdoor Storage: ☐
 Facades/Exterior: ☐
 Detail Features: ☐
 Roofs: ☐
 Materials/Colors: ☒
 Entryways: ☐
 Landscaping: ☐
 Screening: ☐
 Lighting: ☐

Variance Request: Gravel Base for Inside Fence

Difficulty/Hardship: Milestone Construction acquired the subject parcel to consolidate and improve storage for construction materials. As part of this effort, we are investing in an 8-foot perimeter fence constructed of Trex composite material, which will provide a durable, attractive enclosure while significantly enhancing the appearance of the site. The Trex fencing was selected in part based on the recommendation of the planning department, and represents a substantial investment of approximately \$100,000 including labor and material. Within the fenced area, we are requesting approval to use gravel in lieu of grass or traditional paving. The gravel surface would cover the entire enclosed area of approximately 24,000 square feet. A geotextile weed barrier will be installed beneath the gravel to suppress vegetation while maintaining the permeability of the surface. Because the fence stands 8 feet tall, the gravel area will be fully screened from public view. The use of gravel serves two practical purposes: it reduces overall project costs, offsetting the premium spent on the higher-quality Trex fencing material, and it provides a pervious surface that supports on-site stormwater drainage. The facade of the existing building is also being updated as part of this project, further improving the overall appearance of the property.

Variance Effect: The requested variance would directly alleviate a demonstrable hardship created by the nature of the intended use. Because the majority of the lot will be enclosed and used for the storage of construction materials and heavy equipment, traditional surfacing options present significant practical problems. Maintaining the area as grass is not a viable option, as repeated traffic from heavy equipment would cause rutting, ground destabilization, and a high risk of mud and debris trackout onto adjacent roadways. Paving the 24,000-square-foot area with concrete or asphalt would create an entirely impervious surface, generating substantial stormwater runoff and placing unnecessary burden on the local drainage system. Additionally, the weight and repeated traffic of heavy tracked construction equipment would accelerate deterioration of rigid or semi-rigid paving materials,

resulting in cracking, rutting, and costly long-term maintenance. Gravel provides the most appropriate solution for this use: it offers a stable, load-bearing surface capable of supporting heavy equipment while preserving the permeability of the site. This balances the operational needs of the business with responsible stormwater management, and represents the most practical and environmentally sound surfacing option available given the scale and nature of the use.

Harmony:

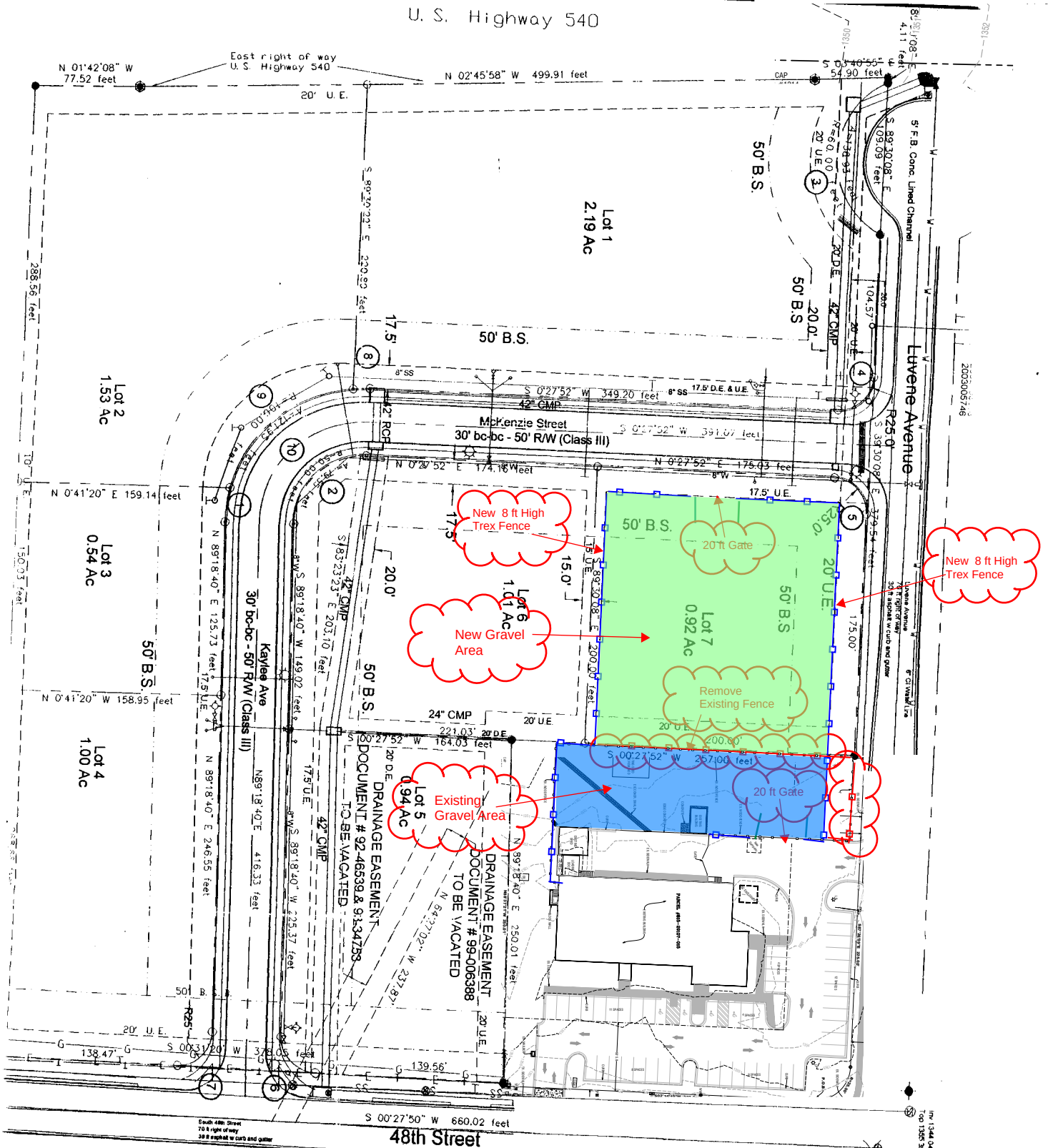
I do hereby certify that the information contained herein is true and correct.

Paul Davidson

Name

04/13/2026

Date



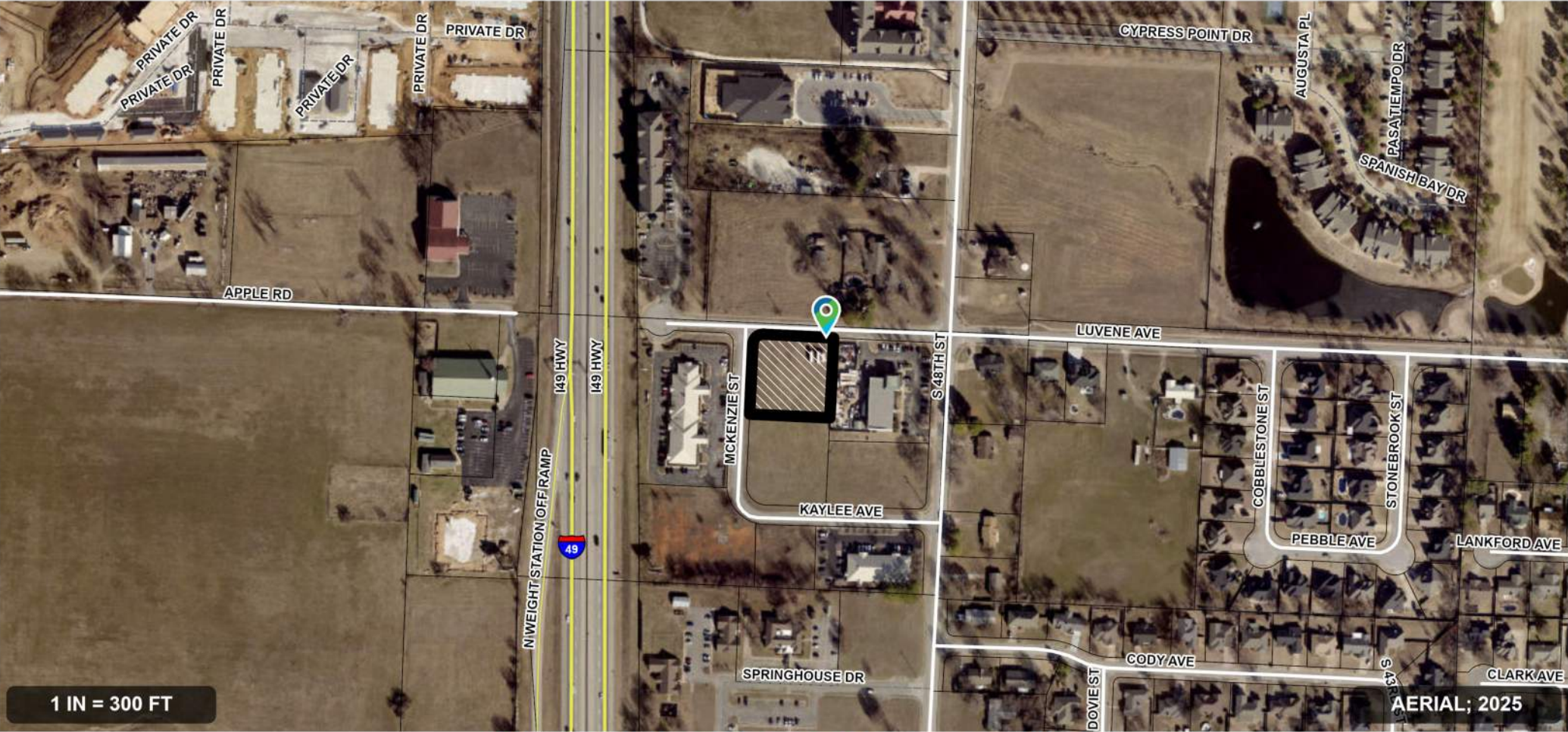


815-29107-015
TSI HOLDINGS LLC
2002 S 48TH
SPRINGDALE, AR 72762

815-30075-040
BISHOP, DONALD R & M VIRGINIA
1946 S 48TH ST
SPRINGDALE, AR 72762

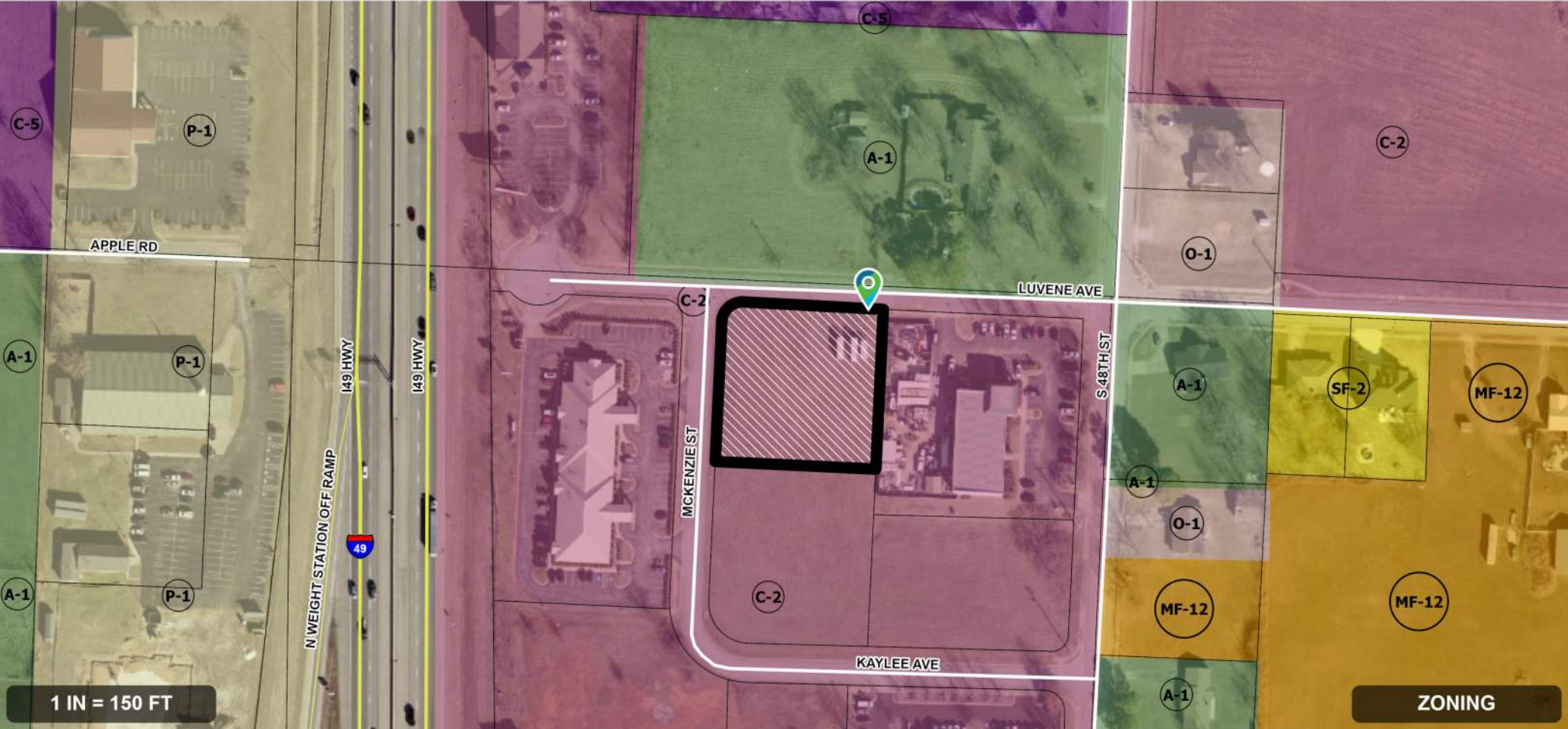
815-36761-000
48TH STREET LLC
PO BOX 9505
FAYETTEVILLE, AR 72703

815-36766-000
48TH STREET LLC
PO BOX 9505
FAYETTEVILLE, AR 72703



B26-37: Milestone Construction Company, LLC
West of 2002 S. 48th Street
Variance from Paving Requirements





 PROJECT AREA

 PUBLIC NOTICE

B26-37: Milestone Construction Company, LLC
West of 2002 S. 48th Street
Variance from Paving Requirements

ZONING





Waiver Request

Date: 04/28/2026 Permit No.: 260139

Applicant / Owner

Applicant Name: Ross Kephart
 Address: 417 W Maple Ave, Suite 201
 City, State, Zip: Springdale, AR 72764
 Phone: 479.313.1886
 Email: b.ross.kephart@icloud.com
 Contact: Representative

Owner Name: Campus Edge, LLC
 Address: 417 W Maple Ave, Suite 201
 City, State, Zip: Springdale, AR 72764
 Phone: 479.409.6021
 Email: khall@nwabusinesslaw.com

Project

Project Location: 323 Caudle Avenue

Parcel Numbers: 815-22373-000

Reason for Request: Construction of 2 single family homes

I do hereby certify that the information contained herein is true and correct.

 B. Ross Kephart
 Name

 04/28/2026
 Date

Waiver Request

323 Caudle Avenue

R.L. Hays Addition

Technical Plat Comments:

RP26-04 R.L. Hays Addition, Lots 1A & 2A, Block 2

Comment 44:

Construction on these lots will result in required sidewalk improvements in accordance with our master street plan.

Caudle Avenue – 11.5' sidewalk
Dodson Street – 5' sidewalk

Current Situation:

Caudle Avenue – There is an existing 4' sidewalk on the north side of lots 1A and 2A along Caudle Avenue which is consistent in condition and width with the rest of the sidewalk that runs on the south side of Caudle Avenue between S Turner Street and S Powell Street.

Dodson Street – While there is a 4' sidewalk on the east side of Dodson Street, there is currently not a sidewalk on Lot 1A situated on the west side of Dodson Street. Our original plan and intent were to build a 4' sidewalk to match the existing sidewalk along Caudle Avenue. However, we have run into several issues that may prevent the pouring of a new sidewalk on Lot 1A along Dodson Street.

Issue 1: There are two overhead power utility poles that are located 3' from the curb on Dodson Street and in the middle of the planned sidewalk location. There is an option to move the sidewalk to the inside of the utility poles (~4.5' from the curb on Dodson Street), which leads us to Issue 2.

Issue 2: There is an old tree located just off Dodson Street that we fully intend to preserve. If we shift the sidewalk to the inside of the utility poles the tree will certainly be damaged (and potentially need to be removed), as the sidewalk would be poured directly over the tree roots and the edge of the sidewalk would border the base of the tree.

Issue 3: Even if we can figure out a way to pour the sidewalk to the inside of the utility poles without killing the old tree, we still must contend with the neighbor's fence to the south, as the sidewalk will essentially dead end into the fence.

Supporting images can be viewed on the following pages.

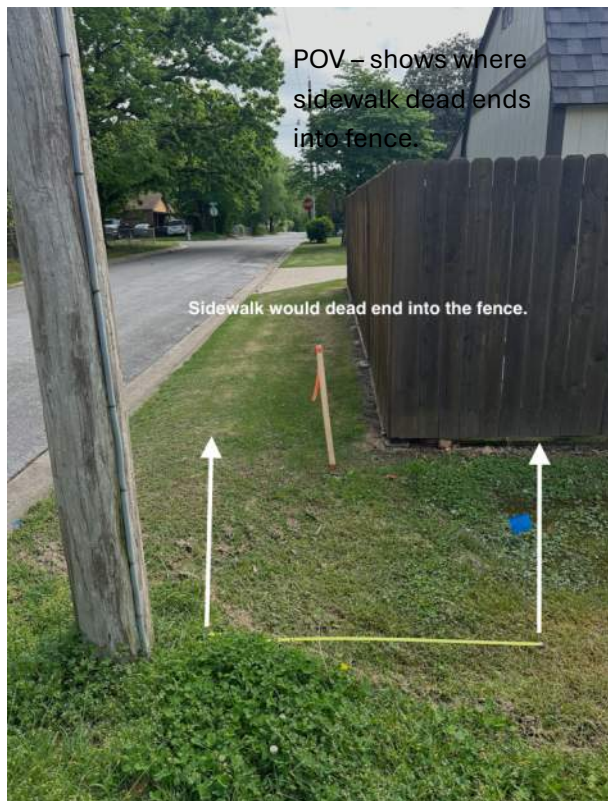
Waiver Request:

Caudle Avenue – In an effort to conform to the existing sidewalk along Caudle Avenue, given that it is in good condition, we'd like to request that the requirement to pour an 11.5' sidewalk in place of the existing 4' sidewalk be waived. If the waiver request is approved, we will commit to power washing and cleaning up the existing sidewalk along Caudle Avenue.

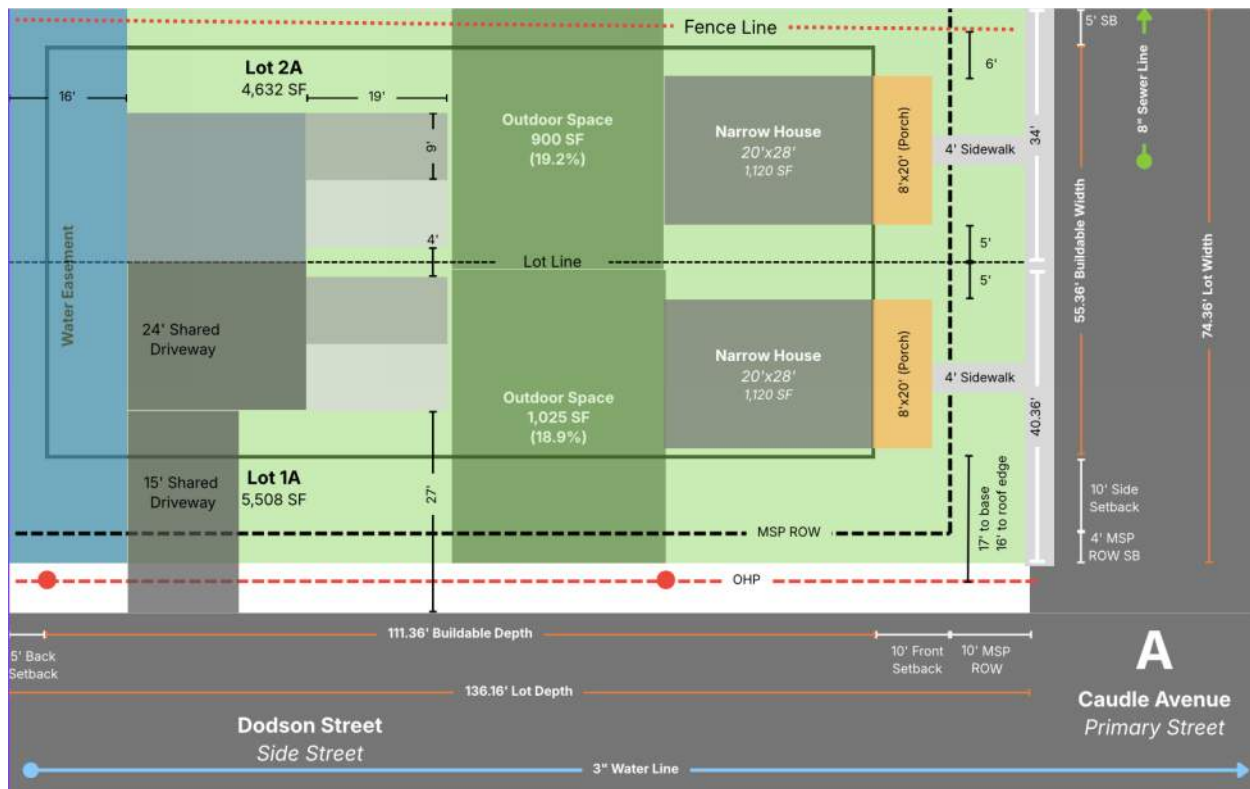
Dodson Street – Given the three issues referenced above and the fact that a sidewalk currently exists on the other side of Dodson Street, we are requesting the requirement of a new sidewalk along Dodson Street be waived.

Caudle Avenue (sidewalk):

Dodson Street (utility poles & tree):



323 Caudle Site Plan & Rendering



R.L. HAYS ADDITION, LOTS 1A, & 2A, BLOCK 2

(PARCEL NO. 815-22373-000 - BEING A REPLAT OF LOTS 1, 2, & 3, BLOCK 2, R.L. HAYS ADDITION, AN ADDITION TO THE CITY OF SPRINGDALE, IN WASHINGTON COUNTY, ARKANSAS)

BASIS OF BEARING:
STATE PLANE GRID NORTH

VICINITY MAP:



**SETBACK REQUIREMENTS
(CURRENT ZONE MF-12):**
FRONT 20 FEET
BACK 20 FEET
SIDE 8 FEET

PARENT TRACT DESCRIPTION (TAKEN FROM FILE NO. 2025-36413):
LOTS ONE (1), TWO (2), AND THREE (3), BLOCK TWO (2), R.L. HAYS ADDITION, AN ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR CAMPUS EDGE, LLC, ON 01-30-2026, JOB# 26-198), CONTAINING 0.106 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD. ALSO SUBJECT TO A 16.00 FEET WIDE UTILITIES EASEMENT ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED LOT.

LOT 2A SURVEY DESCRIPTION (PARCEL: 815-22373-000): ALL OF LOT 3, AND A PART OF LOT 2, BLOCK 2, R.L. HAYS ADDITION, AN ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR CAMPUS EDGE, LLC, ON 01-30-2026, JOB# 26-198), CONTAINING 0.106 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD. ALSO SUBJECT TO A 16.00 FEET WIDE UTILITIES EASEMENT ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED LOT.

LOT 1A SURVEY DESCRIPTION (PARCEL: 815-22373-000): ALL OF LOT 1, AND A PART OF LOT 2, BLOCK 2, R.L. HAYS ADDITION, AN ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR CAMPUS EDGE, LLC, ON 01-30-2026, JOB# 26-198), CONTAINING 0.126 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD. ALSO SUBJECT TO A 16.00 FEET WIDE UTILITIES EASEMENT ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED LOT.

BASIS OF SURVEY: THIS IS A SURVEY OF THAT PROPERTY DESCRIBED IN DEED BOOK 2025, PAGE 36413, OF THE WASHINGTON COUNTY RECORDS. SEE ALSO A PRIOR SURVEY BY BATES ENGINEERS & SURVEYORS, FOR ISRAEL CAMPBELL, ON 09-06-2023, JOB# 23-205, THE PRIOR PLAT OF R.L. HAYS ADDITION, FILED FOR RECORD ON 02-09-1921, AND A PRIOR SURVEY BY CORNERSTONE SURVEYING, FOR CAMPUS EDGE, LLC, ON 01-30-2025, JOB# 26-198.



LINE	BEARING	DISTANCE
L1	N 87°30'37" W	34.00'
L2	S 87°51'15" E	34.00'
L3	N 87°51'15" W	40.36'
L4	S 87°30'37" E	40.36'



SURVEY CERTIFICATION: THE SUBJECT PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN ACCORDANCE WITH THE ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS. THIS SURVEY PLAT IS THE INTELLECTUAL PROPERTY OF CORNERSTONE LAND SURVEYING AND CAN BE USED IN ITS ENTIRETY BY THE CLIENT SHOWN OR THEIR REPRESENTATIVES, WITHIN 90 DAYS OF THIS DATE.

JAMES E. HIGBY, PS 1364 DATE: 03-17-2026

FLOOD STATEMENT: THE DESCRIBED PROPERTY LIES IN FLOOD ZONE "X" OF THE FIRM MAP #05143C0070G, EFFECTIVE ON 01-25-2024, AS PER FEMA.

TITLE RESEARCH NOTE: IN ADDITION TO THE INITIAL DOCUMENTS RECEIVED BY THE CLIENT, OR THEIR REPRESENTATIVE, ONLY LIMITED DEED RESEARCH WAS PERFORMED BY THIS COMPANY DURING THIS SURVEY. THEREFORE, PLEASE HAVE A REPUTABLE TITLE COMPANY CONFIRM THE SURVEYED PROPERTY AND THE ACREAGE SHOWN.

EASEMENTS: EASEMENTS OR RIGHTS OF WAY COULD EXIST THAT AFFECT THE INTENDED USE OF THIS PROPERTY. TO PROTECT YOUR INTEREST, YOU CAN CALL ARKANSAS ONE CALL TO HAVE ALL UTILITIES MARKED ON THE GROUND. YOU CAN CONSULT THE TITLE COMPANY FOR ANY EASEMENTS OF RECORD, OR YOU CAN UPGRADE THIS SURVEY TO AN A.L.T.A. LAND TITLE SURVEY. THIS ALLOWS US TO COORDINATE WITH THE TITLE COMPANY AND ARKANSAS ONE CALL, AND THEN SUBSEQUENTLY PLAT ANY RELEVANT EASEMENTS ON THE SURVEY PLAT FOR YOUR REVIEW.



CORNERSTONE SURVEYING

3501 S. Gary Street, Fort Smith, Arkansas 72903 479.763.1414 www.cornerstone-surveying.com

DATE: 03-17-2026
SCALE: 1" = 20'
STATE CODE: 500-17N-30W-0-01-130-72-1364
CLIENT: CAMPUS EDGE, LLC

DRAWN BY: B.HIGBY
JOB#: 26-198B

LEGEND

○ FOUND IRON PIN	✕ FOR SERV. MONUMENT	○ COMPUTED POINT	— POWER POLE	W WATER METER
△ FOUND IRON SPIKE	✕ SET CHISELED "X"	— SET POST ON LINE	— RW RIGHT OF WAY	W WATER VALVE
POB POINT OF BEGINNING	✕ SET 1/2" REBAR	— BROKEN SCALE	— UNDERGROUND GAS LINE	W WATER LINE
□ FOUND SET STONE	✕ SET 1/2" REBAR	— FENCE LINE	— FO FIBER OPTIC LINE	W GAS METER
✕ FOUND "I" POST	✕ SET 2" CAP-1/2" REBAR	— RECORD DISTANCE	— CENTERLINE OF ROAD	W FIRE HYDRANT
◇ FOUND R.R. SPIKE	✕ SET R.R. SPIKE	— OVERHEAD POWER	— SANITARY SEWER	W UTILITIES ESMT.
			— MANHOLE	W SET BACK LINE

CERTIFICATION OF TRANSMITTAL & OWNERSHIP:

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.

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.

CITY OF SPRINGDALE

APPROVAL FOR RECORDING:

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION DATE

ACCEPTANCE OF DEDICATIONS:

CITY CLERK DATE

MAYOR DATE

ALLOTTERS:

PRINT NAME: SIGNATURE: PRINT NAME: SIGNATURE: PRINT NAME: SIGNATURE: PRINT NAME: SIGNATURE:

STATE OF ARKANSAS COUNTY OF WASHINGTON

On this _____ day of _____, before me, _____, the undersigned notary, personally appeared _____ of signer(s) known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

SIGNED NAME: DATE:

On this _____ day of _____, before me, _____, the undersigned notary, personally appeared _____ of signer(s) known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

SIGNED NAME: DATE:



 PROJECT AREA

W26-19: Campus Edge, LLC

323 Caudle Avenue

Waiver of Street Improvements on Caudle Avenue & Dodson Street





Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant (person making request) Name: <u>Samuel Mason</u> E-mail: <u>[REDACTED]</u> Address: <u>3440 AR 112 Hwy</u> <u>Springdale, AR 72762</u> Phone: <u>(870) 421-1823</u>	Site/ Location: <u>3440 AR 112 Hwy, Springdale</u> <u>AR 72762</u> Assessor's Parcel Number(s): <u>21-01520-001</u> Current Zoning: _____ Waiver Requested: <u>Yes</u> Total Acreage: <u>.75</u>
--	---

Please describe your request in detail:

We are requesting to be allowed to close and/or occupy our home when built without building a sidewalk. Our final inspection is Friday, May 1, 2026. There are no sidewalks on any of our neighboring lots, and the State is going to expand highway 112 very soon which would make the building of a sidewalk unnecessary and pointless. Please approve our certification of occupancy without needing to build a sidewalk and allow us to prove our case. Thank you

If you have any additional comments, please attach additional pages to this document.

STAFF USE ONLY

Date Application Submitted: 04/30/2026 Project Number: W26-20



W26-20: Samuel Mason & Anna Wilmoth

3440 AR Highway 112

Waiver of Street Improvements on AR Highway 112.



The Springdale Planning Commission met in regular session on Tuesday, April 7th, 2026, at 5:00 p.m. in Council Chambers.

Prior to the meeting being called to order, Chris Hussein led the Pledge of Allegiance and Ray Cardiel gave the invocation.

Roll call was answered by:

Brent Couch – Secretary

Chris Hussein – Chairman

Clement Ogunyemi

Howard Austin

Jennifer Keith

Mark Cloud – Vice Chairman

Matthew Philpot

Ray Cardiel

Tresa Reynolds

Also in attendance were Sharon Tromburg, Director of the Planning and Community Development Division; Jacqueline Perez-Pharr, Assistant Director and Planning Coordinator; Sarah Curry, Senior Planner; Nate Cole, Planner II; Jenny Neel, Planner II; Katie Hollingshead, Senior Project Manager with the Engineering Department; Ed Stith with the Building Department; Steve Goss, Fire Marshall; and Garrett Harlan, Deputy City Attorney.

Mr. Chris Hussein called to vote on the approval of the March 3rd, 2026, minutes.

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Mr. Mark Cloud moved to approve the March 3rd, 2026, minutes.

Approval of the March 3rd, 2026 Meeting Minutes is voted on Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: None.

Mr. Hussein: Approved nine to zero.

Mr. Hussein went on to review the items on the agenda that were tabled:

- A. B26-22** **Edyd Padilla**
 951 S. Gutensohn Road
 Variance for Driveway Expansion Towards Front Entrance
 Presented by Edyd Padilla
- B. B26-27** **The Goring Phase II**
 North of Shaver Street and South of McRay Avenue
 Variance from Parking Requirements
- B26-28** **Variance from Commercial Design Standards**
 (A) Parking Lot Orientation
 (B) Facades & Exterior Walls
 (C) Detail Features
 (D) Roofs
 (E) Materials & Colors
 (F) Entryways
 Presented by Crafton Tull

V. Amendment to Chapter 32 of the Code of Ordinances of the City of Springdale, Arkansas, Containing the Downtown District Form-Based Code

Mrs. Tromburg: The first item we have tonight is an update to chapter 32. These are small, focused updates that make the code easier to understand and easier to use that are based on real world experience and feedback. Many of these updates are informed by the recently adopted Downtown Master Plan and associated housing and parking study which was approved and adopted by Planning Commission and City Council last October. And, while the master plan provides the vision and the framework, tonight's request is translating that framework into clear, workable regulations.

Mrs. Tromburg then read the Memo for the Amendment to Chapter 32 of the Code of Ordinances of the City of Springdale, Arkansas, Containing the Downtown District Form-Based Code included in the April 7th, 2026 Planning Commission Packet (attached after the minutes for this Item).

Mrs. Tromburg: Use Units were not included on the memo, but we updated a couple of our use units. Examples include food trucks [*Use Unit 44 – Mobile Vending*] are allowed by right in NC1 and NC2, and I think churches [*Use Unit 42 – Church/Synagogue*], as well, are now allowed by Conditional Use in residential and permitted by right.

And the one thing I want to talk just a little bit about is the Workforce Housing Density Bonus. I do think it's important to touch on. So, the assumptions and the numbers that are used here are based directly on the Market Analysis completed by H3 as part of the Southeast Downtown Housing and Parking Study. That standard benchmark that is used nationwide simply says that housing is considered if it costs about a third of someone's income or less. So, the workforce households typically make too much income for subsidized housing but not enough income for new construction rents. These are the households who fall between traditional affordable housing and the market rate.

These include teachers, nurses, police and fire, construction workers, office workers; the folks who keep our City running day-to-day. So, this density bonus is a voluntary tool that allows one additional story of height when a project provides a defined percentage of workforce attainable housing. So, we are trading value for value: Additional height in exchange for workforce housing, and we think the community receives a clear public benefit from that. So, this does not change the base zoning or by right height. It's an incentive, not an entitlement. The housing studies showed us that the cost to build housing is often higher than what workforce households can actually afford to pay in rent. So, without some type of incentive, the market's going to naturally produce higher priced units. So, the goal of this, we're trying to create and promote mixed-income housing.

One small refinement to the density bonus related to the unit mix: Based on feedback, the requirement for larger units was adjusted from 50% to 33% and applied consistently across all districts that are eligible for this. This doesn't change affordability requirement, participation threshold, or duration. It simply adds flexibility to how the units are distributed. We're trying to improve implementation rather than changing the intent of it. I think that wraps it up.

Mr. Hussein: Thank you, Sharon. Any public comments? Any comments from the Commission? This will be a call for the vote.

Mr. Cloud: Call for the vote.

Approval of The Amendment to Chapter 32 of the Code of Ordinances of the City of Springdale, Arkansas is Voted on Electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.*

NO: *None.*

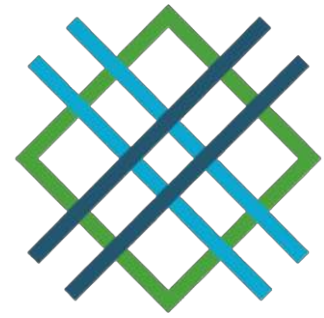
Mr. Hussein: That passes nine to zero.

Mrs. Tromburg: All right, so the Ordinance that was included in the packet is going to be for City Council for April 28th, the last meeting of the month.

Mr. Cloud: Great job, Planning Staff!

The Memo for the Amendment to Chapter 32 of the Code of Ordinances of the City of Springdale, Arkansas, Containing the Downtown District Form-Based Code, included in the April 7th, 2026, Planning Commission Packet, is attached below:

Form-Based Code Update



To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: April 7, 2026

Re: An amendment to Chapter 32 of the Code of Ordinances of the City of Springdale, Arkansas, containing the Downtown District Form-Based Code

Proposed updates are shown in pink text in the accompanying manual. A summary of the changes is listed below.

Administrative procedures *Section 1.0*

- Clarified Administrative Adjustments - Building form 5% (minimum percentage of Build-to Line required to be occupied by building form, reduction of up to five percent (5%) of required length.)
- Conditional use and deviation process

Tech Plat Review (TPR) introduced for site plan review: i.e. food trucks downtown and café frontage furniture encroaching into ROW *Section 1.9*

Regulating Plan: NR1 is now S.E.E.D option, with NR2 and NC2 in SE downtown *Section 2.1*

SEED (Springdale Elective Enhancement District): Clarification for application process and expanded Powell Street *Section 2.3*

No surface parking lots shall have a visible frontage on E. or W. Emma Ave. (where directly adjacent to Emma Ave. surface parking lots shall be concealed with a street wall) *Section 3.0*

NC2 changes *Section 3.0*

- On the following streets, ONLY commercial uses are permitted on the Ground Floor: W. Grove Avenue; Holcomb Street; ~~Park Street~~; E. Meadow Avenue; E. Emma Avenue; and ~~Caudle Street~~. (Park and Caudle removed)
- Building form percentage adjusted for certain building types - The percentage (%) for the Primary Street can be adjusted to fifty percent (50%) for Courtyard Rowhouse and Courtyard Building and sixty percent (60%) for Duplex.

Workforce-Attainable Housing Density Bonus: Introduces a formal, codified density bonus for projects providing workforce-attainable housing and applies to new construction in NR3, NC1, NC2 *Section 3.9*

Carriage House building type is now permitted in NR1 and NC2 *Section 4.1.4*

Frontage types: Shopfront and Café – encroachment clarification *Section 4.2*

Definitions added back *Section 6.0*

VI. Tabled Items

- B26-15** **Trent Curry Building**
1010 Schmieding Avenue
Variance from Paving Requirements
Variance for Reduction of Front Setback from 30' to 17'
- B26-16** **Variance for Commercial Design Standards**
(A) Parking Lot Orientation
(B) Landscaping
- W26-10** **Waiver of Street Improvements on Ingram Street**
Presented by Expedient Civil Engineering, PLLC

Mr. Ingalls: Jason Ingalls with Expedient Civil Engineering, just requesting a few Waivers and Variances associated with a Non-Large-Scale Development. We previously did a development with the same client to the east that turned out quite well. It's typical with some of these additions to existing buildings. Sometimes we can't meet all the Ordinances. So, we're making those requests here tonight. I can answer any questions you may have.

Mr. Hussein: Staff comments? Anything from the public? Commission?

Mr. Cloud: Can you speak to the Variance on the parking lot and your landscaping? Are you providing less landscaping, or are you just moved it around a little bit?

Mr. Ingalls: We moved it around a little bit on-site.

Mr. Cloud: This is the same requirement as typical, just not in the exact locations?

Mr. Ingalls: Exactly.

Mr. Cloud: Thank you. What about the parking lot orientation? Can you explain that to me?

Mr. Ingalls: Yeah. So, we're adding this building to the south of an existing building and that existing building to the north is almost right on the lot line. So, there's nowhere to put the parking other than out front, unfortunately.

Mr. Cloud: Understood. Thank you.

Mr. Hussein: Anybody else? Do you guys have any issue with taking the Variances all together? This will be a call for the vote on the Variances.

Mr. Couch: Call for the vote.

Approval of B26-15 & B26-16 is Voted on Electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.*

NO: *None.*

Mr. Hussein: Passes nine to zero.

Mr. Ingalls: Thank you. [Mr. Ingalls leave's the podium]

Mr. Hussein: Sir? Yeah, you've got one more.

Mr. Ingalls: I thought it was done.

Mr. Hussein: Well, you've got a Waiver for street improvements and the other Variance.

Mr. Ingalls: I do.

Mr. Hussein: Anything more to tell us about the Variance? We've talked about parking lot orientation. I guess the landscaping?

Mr. Ingalls: What specifically is your question? What are we requesting?

Mrs. Tromburg: I think it's just the Waiver.

Mr. Hussein: Yeah, we're just at the Waiver at this point. You've got a Waiver of street improvement request; can you tell us about that?

Mr. Ingalls: So, we're only doing a 1,200-square-foot addition. This is part of a larger parcel and existing building to the north. So, we're requesting the Waiver to only have to do the street improvements to the north side of that addition. It's a lot of burden to put that on a little 1,200-

square-foot building. And I think our client has proved that he's improving this corner. We've already started with the building to the east; we're just working our way around to the north.

Mr. Cloud: So, you're improving the street around the curve; is that right? Are you doing a partial improvement? Is that what I'm seeing there or no?

Mr. Ingalls: Well, the dark line, see the curb stops at the 1,200-square-foot addition. That street improvement. But the parcel actually runs north an additional 100, maybe a couple hundred feet.

Mr. Cloud: Engineering, any comments?

Mrs. Hollingshead: I believe the intention is that the developer will come back and improve the rest of Ingram with the next building. Is that correct?

Mr. Ingalls: That is correct. As we work around that corner.

Mrs. Hollingshead: I think that's why we have that Variance from paving requirements as well, because there is some gravel parking on that north side that they would like to keep instead of doing the street improvements at this time. So those kind of go together.

Mr. Cloud: Understood. Thank you.

Mr. Hussein: Any public comment on the Waiver? Any other Staff comment? Anything else from the Commission? This will be a Motion to forward to City Council with recommendation of approval or denial of the Waiver.

Ms. Keith: Motion to forward to City Council with recommendation to approve.

Mr. Philpot: Second.

A Motion to Forward W26-10 to City Council with Recommendation of Approval is Voted on Electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.*

NO: *None.*

Mr. Hussein: That passes nine to zero.

Mrs. Tromburg: Staff will prepare a Resolution that goes to Council on the 28th.

Mr. Ingalls: Thank you.

VII. Public Hearing — Rezoning

R26-13 Brandon & Tania Barrios
4346 N. Oak Street
From A-1 to C-2
Presented by Victor Barrios

Mr. Hussein: Good evening, sir. Could you state your name for us?

Mr. Barrios: Victor Barrios. So, we are just requesting that rezoning from A-1 [*Agricultural District*] to C-2 [*General Commercial District*] at 4346 North Oak.

Mr. Hussein: Any Staff comment?

Mrs. Tromburg then read the Memo for R26-13 included in the April 7th, 2026 Planning Commission Packet (attached after the minutes for this item).

Mr. Hussein: Anything from the public? Commission? Any questions? This will be a call for the vote.

Dr. Ogunyemi: Call for the vote.

Approval of R26-13 is voted on Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: None.

Mr. Hussein: This rezoning passes nine to zero.

Mrs. Tromburg: Mr. Barrios, Staff will prepare an Ordinance that goes to City Council on April 28th. Okay?

Mr. Barrios: Thank you. Have a good day

The Memo for R26-13 included in the April 7th, 2026 Planning Commission Packet is attached below:

Rezone Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: April 7, 2026
Re: **R26-13 Rezone**

A request by Brandon & Tania Barrios for Planning Commission approval of a zone change from Agricultural District (A-1) to a General Commercial District (C-2) for a tract of land containing.

LOT LOCATION AND SIZE

The 0.90-acre tract is located at 4346 N. Oak Street, approx. 500' south of the intersection at AR Hwy. 264. A vicinity map is attached.

EXISTING ZONING

[AGRICULTURAL DISTRICT \(A-1\)](#)

REQUESTED ZONING

[GENERAL COMMERCIAL \(C-2\)](#)

SURROUNDING ZONING AND LAND USE

Zoning of the surrounding area is shown on the attached map. The subject tract contains a single-family dwelling and an accessory structure zoned A-1. The property to the north is similarly developed with single-family dwellings and accessory structures on sub-acre A-1 lots. To the south is Bowen Park, a City-owned property zoned P-1. The area to the east contains a single-family dwelling in SF-1, while the property to the west is developed with a commercial use in C-2.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan does not reflect the former Bethel Heights. The MSP designates N. Oak Street as a collector.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

- Assure adequate land allocation for commercial areas of sufficient size and in proper locations
- Encourage the development of a wide range of commercial development for the residents and tourists to include neighborhood, community, and regional centers.

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- R26-14** **Springdale Water & Sewer Commission of the City of Springdale, Arkansas**
West of 520 & 514 N. Shiloh Street
From SF-2 to P-1
- B26-26** **Variance from Paving Requirements**
Presented by Jeff Glasgow

Mr. Glasgow: Jeff Glasgow. I'm with Springdale Water Utility. Jerry Cook, Springdale Water Utility [In reference to Mr. Cook]. We're here to talk about a rezoning on two lots on our complex. We're wanting to build a carport. We're trying to go through the process of a project for a carport to keep some of our equipment in. The two lots where we're wanting to build, which are in the blue, are both zoned residential. We'd like to get those Rezoned so we can build a carport on those two lots.

Mr. Hussein: Staff comments?

Mrs. Tromburg: We appreciate this. They have the small Non-Large Scale under review with our office right now to protect their trucks out there. It was a good opportunity to come into zoning compliance.

Mrs. Tromburg then read the Memo for R26-14 included in the April 7th, 2026 Planning Commission Packet (attached after the minutes for this Item).

Mr. Hussein: Anything from the public? Commission? This will be a call for the vote on the rezoning.

Mr. Cardiel: Call for the vote.

Approval of R26-14 is voted on Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: None.

Mr. Hussein: That passes nine to zero.

Mrs. Tromburg: For the Rezoning, Staff will prepare an Ordinance that goes to Council on the 28th.

Mr. Glasgow: Thank you. You want me to talk about the...

Mr. Hussein: You guys also have a Variance for paving requirements. Tell us about that.

Mr. Glasgow: If you set the picture back up, I can explain it better. But to access this future carport, we're coming off of a black top drive to the north, and we're proposing a Variance to go with gravel instead of pavement or black top, basically because of the cost for one, but also because of the heavy use that's going to have in the summertime. On asphalt, it's not going to hold up very good. So, we're requesting a Variance for gravel for just that section. It's about 2,900 square feet of rock.

Mr. Hussein: Any Staff comment? Anything from the public? Commission? If not, this will be a call for the vote.

Ms. Keith: Call for the vote.

Approval of B26-26 is voted on Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: None.

Mr. Hussein: That passes nine to zero.

Mr. Glasgow: Okay. Thank you.

Mr. Cook: Thank you.

The Memo for R26-14 included in the April 7th, 2026 Planning Commission Packet is attached below:

Rezone Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: April 7, 2026
Re: **R26-14 Rezone**

A request by Springdale Water & Sewer Commission for Planning Commission approval of a zone change from Low/Medium Density Single-Family Residential District (SF-2) to an Institutional District (P-1) for a tract of land containing 0.68-acre.

LOT LOCATION AND SIZE

The 0.68-acre tract is located west of 520 N. Shiloh St. and 514 N. Shiloh St. A vicinity map is attached.

EXISTING ZONING

[LOW/MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT \(SF-2\)](#)

REQUESTED ZONING

[INSTITUTIONAL DISTRICT \(P-1\)](#)

SURROUNDING ZONING AND LAND USE

Zoning of the surrounding area is shown on the attached map. The subject tracts are currently undeveloped but are used for limited storage of vehicles and materials by SWU. Properties to the north and west contain SWU office uses that are nonconforming in a C-2 district. The area to the south is undeveloped and zoned C-2. To the east are single-family dwellings within SF-2 and O-1 districts.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates commercial. The MSP designates Oak Avenue as a local street.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

- Public safety facilities should be located to minimize travel and response times within their service areas.

R26-15 Currine F. Uphold Revocable Trust
Northwest Side of 4300 S. 48th Street
From A-1 to C-2
Presented by Alan Reid & Associates

Mr. Hussein: Good evening.

Mr. Lavender: How are you?

Mr. Hussein: Doing Well, how are you?

Mr. Lavender: Doing Well. I'm Michael Lavender. I'm representing Alan Reed & Associates.

Mr. Hussein: That's great. Tell us about your Rezone.

Mr. Lavender: What we're looking at doing is moving from A-1 to C-2. They're [the owners of the property] looking at selling the property eventually and it also conforms to the Comprehensive Land Use Plan, as mixed uses are kind of surrounding the parcel. To the south we have A-1 and O-1 with Mill Creek Health and Rehab. To the north we have a C-2 zoning with the entrance to Williams Tractor located north.

Mr. Hussein: Any staff comments?

Mr. Hussein: [addressing Ms. Johnson, who has begun speaking without approaching the podium] Ma'am, could you please come up to the podium? State your name and address, please.

Ms. Johnson: My name is Donna Johnson. I live at 4305 South 48th Street. I'm right across from the street where this property is. So, you will be having probably entryways off of Shekinah into the property as well as 48th Street.

Mr. Lavender: Yes, ma'am. As far as I'm aware.

Ms. Johnson: All right. I just want them to keep in mind that there's Shekinah, then there's two private drives into one house, then there is the drive for 48th Street, and then just a little ways up is Williams Tractor. Down at the south end we've got apartments, we have got Cox

Communication. I'm right across that street from this property. The traffic on that street; people are driving like it's a racetrack. And so, me and these other people are going to have problems. There's now going to be a driveway so close together. Shekinah, driveway, driveway, and then a driveway for this business. And, when I'm trying to pull out of my driveway, 48th Street is not a straight shot. 48th Street goes down, does a little jaunt, goes on down, and you can't see down 48th Street. We have got huge trucks from Cox Communication. We have got heavy-duty equipment trucks coming up and down through there. You've got to pull out in a hurry. And that's going to be a really treacherous area, because Shekinah is going to be busier as well as 48th Street. So that's a big concern for me because right now I almost get killed pulling out because you can't see down 48th Street, and I just want to bring that to everybody's attention. It's a concern for us.

Mrs. Tromburg: I will say, if [the rezoning is] approved, and they decide to do a development, they will have to adhere to Commercial Design Standards and notify you, right? So, if there's a development plan or they ask for another request, adjacent property owners would have to be notified and we may be back in a public hearing setting to talk about some of the safety concerns. But, so far, nothing's been submitted, just the Rezone.

Ms. Johnson: All right. Thank you.

Mr. Hussein: Any other comment from the public? Commission? Yes, ma'am. Sure. Come on up [addressing Ms. Swift]. State your name and address.

Ms. Swift: Hi, I'm Leigh Ann Swift. I live at 4737 South 48th Street, and I wish I had a way to submit a video to you guys or play a video for you guys, but if y'all could just hold off on this for a minute and go drive down 48th Street between Johnson Mill Boulevard and Don Tyson Parkway. We do have problems there because Comcast is there, and the tractor supply [referencing Williams Tractor] being there is awful. But the Tractor Supply, they have a really long driveway, and they're off on the road where you can see them on the interstate. So 48th Street itself is actually a beautiful street right now, but it's slowly being ruined by—the Tractor Supply was pretty awful, but again, they're off the street. The nursing home, they situated themselves so that they left greenery on the side of the street. But they did cut down the hillside whenever they built that. I mean, they just completely dug out the hillside. So, between that and the tractor supply, the

noise pollution now coming over onto 48th Street is crazy. And it wasn't like that, and it's just those two things combined.

But if you read through the City of Springdale's stuff about how wide your streets can be and 'we want trees here' and I know you all are trying to make Springdale really nice; Emma Street, like what you've done down in the downtown area is beautiful, but if you guys could look at this area, it could be really a little gym for you guys. If you look south at Johnson Mill, you've got Johnson Square that's there. That's an awesome development that you've got right there. Like, this could be the beautiful entrance to Springdale when people are going down that street. You've got the Johnson Mill, which is increasing their property. So, they're going to have more people staying at that hotel and enjoying the area. And I just wish you guys could save this street. And if there's somewhere I could send this video (I've got a video just driving down the street), but you can go drive down by yourself. It is not the commercial place that they're making it sound like. It just it's not.

There's tons of trees. There's tons of residents. The whole east side of the road is all residential, and almost all of the west side is residential. And what's zoned commercial has to be set back from the road—and you've got some requirements—but just please go look at the street and maybe rethink this street, because there are so many other places in Springdale that are already flat. Already—I'm so sorry—not attractive. Where, if somebody wants to come in and cut down all the trees and butcher the hillside—it's like why are you buying that right there? Like, do something different.

And two: On this street, we've got bicyclists. Y'know, the trail in Johnson—the bike trail is right there and could connect—and it shows on the map that it does. So, we've got tons of bicyclists that come down the street. We do have a lot of pedestrians because there's an apartment complex right there, which—I used to hate the apartment complex, but, after seeing what the Mill Creek Rehab nursing place did, I love the apartments because they kept the hills and they kept the trees and they kept the whole flavor of it. But this could be a really good area for you guys; really beautiful, and just, y'know, really put a feather in your cap for Springdale as kind of an entrance to Springdale because it does connect with [Don] Tyson, and then you're on Don Tyson. It's beautiful.

So, just—I'm not talking all of 48th Street because north of [Don] Tyson is horrible—but just this little section between Johnson Mill Boulevard and Don Tyson. If you could try to maybe rethink this area and even the commercial properties that are O-1 [*Neighborhood Office District*], the little purple one in the front that was commercial [in reference to the zoning map for R26-15 being shown on the Council Chamber television], but it's already turned back over into a residential house because it's not a business area. Like, it's just not. So, if you could just pause this for a second and just look at that street; maybe rethink how you look at it. I think you could have really good things for this road coming down the pike, and they could [referencing the applicant for R26-15] benefit from that, too. But they've already—and I've got a video that I just took today where—they've already started kind of clearing out the trees and stuff—and they haven't even sold the property yet—but they've started clearing out trees and kind of started butchering the hillside already.

So, we're just asking you to pause. There's a lot of people in that area right there that have lived there forever and love it. And I myself, I'm the eighth generation of my family that's lived on that property, and we've seen a lot of changes, but it's still a good street. It's still pretty, and it could just be such an asset for Springdale. If we could just reframe it a little bit. Thank you.

Mr. Hussein: Thank you. Anything else from the public? Yes, ma'am [addressing Ms. Armstrong]

Ms. Armstrong: Hi. My name is Renee Armstrong. I'm at 4368 South 48th Street, right on—I think you pronounce it Shekinah [phonetically: She-kai-nuh]? I'm a new resident here, but ever since I moved in, that road has become a speedway. It is a literal speedway. I have reported this to both Springdale literally come in here and made reports. I reported it to Johnson because there is a dividing line there. I've seen maybe two cops in a year and a half. They said, "Oh, yeah. We'll take care of it. Do you mind if we park in your driveway?" No, I'm right there in a big house that's right on Shekinah and 48th Street. Before I moved in—after I purchased the house but before I got there—someone had lost control and run up onto my property. Of course, they didn't leave a name or a phone number to compensate me for the damage I had to repair. You know, my landscaping.

So, I'm really concerned about the fact that there's going to be a lot of traffic, and they I have to say that I happen to know that a lot of the speeders are coming from the apartment building. They use that like the Indy 500 going up there. I can hear them in my house, just barreling up that

street. And I would hate to be pulling out of my driveway and get hit because they don't have enough time to stop before I pull out. And it turns, so when I pull out, I don't see anything right away. So, going toward Johnson. I just wanted to bring that up because it is a big concern. The traffic and the noise is going to affect that area.

Mr. Hussein: Thank you, ma'am.

Ms. Armstrong: Thank you.

Mr. Hussein: Anybody else from the public have a comment on this one? Commission?

Mr. Cloud: Yeah. I want to give a little brevity to this conversation. I don't live on 48th, but I live on Don Tyson. I use this street often, like, every week, multiple times. I think the commercial that's been done to date has been good. Most of it's been pushed way off this street—because—I agree with the two people that spoke. That street is nice. It has a tree line; it does meander, It's not a straight raceway like Don Tyson is. You should live in off of Don Tyson. You think this road is bad? You should live off of that road. It's like the Indy 500 trying to get out on Don Tyson sometimes. But to me, the biggest eyesore on this street is there's a couple boarded up houses where people don't live anymore. I think the assisted living, while they did cut down a little bit of the hill, and you probably do have more sound from I-49, which is it is what it is, I think otherwise they did a great job of situating that project near the interstate. And the reason why this is, more people are coming here asking for C-2, is because of the convenience to the interstate. You can get on and off easily. It's still fairly quiet compared to other places.

Like the director of Planning mentioned. This is just a Rezone request. When a large-scale development is picked out or selected, or whatever they want to do, they have to come back and meet the standards. I know even with the tractor supply place, the signage Ordinances they had to go through to get signs on both sides of the entryway; they had to go through a couple more steps, and part of the reason why they did is because we do want to protect the beauty of the street and make sure that what's done there is something that benefits it. I'm not saying I'm for or against Rezoning. I'm just want to give—as somebody who drives this street constantly—I don't see necessarily—I actually have dodged more deer and coyotes than I have cars on this street. So...

Ms. Johnson: Could I make a follow-up on that?

Mr. Hussein: Yes, ma'am.

Ms. Johnson: One big difference between Don Tyson and 48th Street is that you've got cops up there; you've got police officers, and they give tickets and stuff on Don Tyson. I've got one on Don Tyson. We never have a cop on our street. There's never police on our street. It's racetrack and they're, I mean, they're going fifty and sixty, flying. But I just wanted to— [Mr. Cloud cuts in]

Mr. Cloud: I'm just saying I've never seen that. I don't live on the street—

Ms. Johnson: Well, we do. [Interjected while Mr. Cloud speaks]

Mr. Cloud: So, I'm not there as often as you are, but I am there a lot. And I've never seen anybody race something down that street. That's all I'm saying.

Ms. Johnson: Well, come and sit sometime for fifteen minutes. Anyway, that's I just want to make that comment. There's no monitoring of that street.

Mr. Hussein: Yes, ma'am. Thank you. Any other comments? Yes, ma'am. Could you come to the podium and speak? [Referencing Ms. Swift]

Ms. Swift: I know we're fighting a lost cause here, but I mean, I had to come and get a Variance for my house to get a fence in the front to try to protect myself from the street. the traffic is bad. It's enough with people cutting through. I think it's going to be better once you get the 112 stuff straightened out. I think it'll ease up on our street. And I even did talk to John Easterling the other day that works on the roads and stuff and about getting the speed limit put down to thirty because it's Johnson on 48th Street and then it turns into Springdale and Johnson's thirty and Springdale's thirty-five. And so, the cars, you know, come out, they hit that thirty-five, and then they start going about fifty. And, like I said, there's a lot of pedestrians. I've even seen, like, a really elderly lady getting assisted down the sidewalk (because there are sidewalks on both sides of the street), getting assisted by somebody, and it's like, is she from the nursing home? Where is she from? The apartment? Where is she from?

But, you know, we do need to do something about the speed through there, and Easterling said that he didn't know if there was a lot that could be done because it's kind of uniform on, you know, this is this kind of street, this is the speed limit, and so it's varied by the type, but it is busy. But the street could be—I don't know—it could be a lot more, but the traffic is bad, and if I don't know. Having more is not going to help, but we already have a lot of pedestrians and a lot of bicyclists, and it's just a beautiful street with hills and trees and there's—if you want a flat place that's accessible from the interstate—build on 48th Street north of Don Tyson, from Don Tyson to Sunset. There's lots of land, lots of land for sale. It's already flat. It's already ugly. Like, please don't butcher this street. So, thank you.

Mr. Hussein: Thank you. If there are no other comments, this is a call for the vote.

Mr. Couch: Call for the vote.

Approval of R26-15 is voted on Electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.*

NO: *None.*

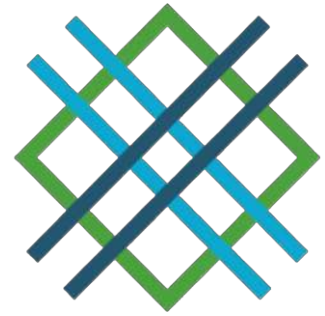
Mr. Hussein: That passes nine to zero.

Mrs. Tromburg: Staff will prepare an Ordinance that's going to go to City Council on April 28th, the last Tuesday, at 6:00 p.m. You are not required to be present, but I recommend it. Also, an opportunity for anyone else in the neighborhood to come out and speak at that City Council meeting. Okay?

Mr. Hussein: Thank you.

The Memo for R26-15 included in the April 7th, 2026 Planning Commission Packet is attached below:

Rezone Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: April 7, 2026
Re: **R26-15 Rezone**

A request by Currine F. Uphold Revocable Trust for Planning Commission approval of a zone change from Agricultural District (A-1) to a General Commercial District (C-2) for a tract of land containing 2.34-acres.

LOT LOCATION AND SIZE

The 2.34-acre tracts do not have a physical address but are located behind 4300 S. 48th Street, on Shekinah Lane, a private drive. A vicinity map is attached.

EXISTING ZONING

[AGRICULTURAL DISTRICT \(A-1\)](#)

REQUESTED ZONING

[GENERAL COMMERCIAL \(C-2\)](#)

SURROUNDING ZONING AND LAND USE

Zoning of the surrounding area is shown on the attached map. The subject tracts are undeveloped. Surrounding properties include C-2 zoning to the north, with the entrance to William's Tractor Equipment located further north. To the south are A-1 and O-1 districts, with Mill Creek Health and Rehab beyond. The area to the east consists of undeveloped land in A-1, while the property to the west contains a single-family dwelling in SF-2.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates commercial. The MSP designates 48th Street as a collector, and Shekinah Lane is a private drive.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

- Assure adequate land allocation for commercial areas of sufficient size and in proper locations
- Encourage the development of a wide range of commercial development for the residents and tourists to include neighborhood, community, and regional centers.

R26-16 Blue Willow, LLC
3112 N. Thompson Street
From C-6 to C-5
Presented by Watkins, Boyer, Gray & Curry PLLC

Mr. Kellstrom: Good evening. Will Kellstrom here on behalf of the applicant Blue Willow LLC. We are asking to Rezone this 1.61-acre parcel from C-6 to C-5. We are looking to take advantage of the open display retail sales that are permitted under C-5. This is coming with Staff recommendation, and I will point out that we are going from C-6 to C-5 again, which is actually a down zone. So, that's all.

Mr. Hussein: Any Staff comment?

Mrs. Tromburg then read the Memo for R26-16 included in the April 7th, 2026, Planning Commission Packet (attached after the minutes for this item).

Mrs. Tromburg: He's correct. This is a downgrade in the commercial intensity.

Mr. Hussein: Any public comment about this Rezone? Commission? This will be a call for the vote.

Mr. Cardiel: Call for the vote.

Approval of R26-16 is voted on Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: None.

Mr. Hussein: This Rezone passes nine to zero.

Mrs. Tromburg: Staff will prepare an Ordinance that goes to Council on the 28th.

The Memo for R26-16 included in the April 7th, 2026 Planning Commission Packet is attached below:

Rezone Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: April 7, 2026
Re: **R26-16 Rezone**

A request by Blue Willow, LLC for Planning Commission approval of a zone change from Large Product Retail Sales District (C-6) to a Thoroughfare Commercial District (C-5) for a tract of land containing 1.61-acres.

LOT LOCATION AND SIZE

The 1.61-acre tract is located at 3112 & 3130 N. Thompson Street. A vicinity map is attached.

EXISTING ZONING

[LARGE PRODUCT RETAIL SALES DISTRICT \(C-6\)](#)

REQUESTED ZONING

[THOROUGHFARE COMMERCIAL DISTRICT \(C-5\)](#)

SURROUNDING ZONING AND LAND USE

Zoning of the surrounding area is shown on the attached map. The site contains two commercial buildings and existing paved parking. The site is surrounded by commercial uses in a C-2.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates regional commercial. The MSP designates N. Thompson as an arterial.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

- Encourage the development of regional commercial areas that accommodate a variety of wholesale, retail, service, and office uses where the highest traffic volumes and greatest utility demands can be served, and more extensive outdoor display of materials will be expected and permitted that have frontage and or access to I-49 and state highways.
- Promote the viability of older commercial properties as well as new commercial development.

R26-17 Chancad, LLC

West of 552 S. 48th Street & 552 S. 48th Street

From C-5 to MF-24

Presented by Engineering Services, Inc.

Mr. Kellstrom: That's me again, Will Kellstrom here on behalf of ESI. So, I will point out that R26-17 and R26-18 are adjacent to each other. They're owned by two different people and therefore we put forth two applications, but they're part of the same development and I have about the same comments for both. They're both around 6.3 acres. Both of them are surrounded by C-2 and C-5, most of those being C-5 zonings. It's got good proximity to the interstate and Highway 412 and 48th Street is a Collector Road. So, we're asking for MF-24. Not a whole lot around there in terms of lower density single family that it can conflict with. So, I'm here if you guys have any questions.

Mr. Hussein: Thank you. Staff comments?

Mrs. Tromburg then read the Memo for R26-17 included in the April 7th, 2026 Planning Commission Packet (attached after the minutes for this item).

Mr. Hussein: Yes, sir. [Referencing Mr. Bohannon as he approaches the podium]

Mr. Bohannon: My name is Mike Bohannon. I live next door to that property off of Mhoon Lane, and I am not commercial. I'm still residential, and I want to know what he's Planning on building there. I mean, if it's going back right to my fence, I already have a drainage problem from the storage buildings. The buildings run right off the side, right down to where Honda had was going to buy. Well, they bought it, but they didn't build. And all that water comes right down on my property, floods my garage since they built that. And now there's two ponds just north of me. You can't see it here [on the map being displayed], but there's two ponds right north of me. They going to fill in the ponds. They're going to make a backflow.

What's it going to do to my property? And are they going to put townhouses, apartments? I have no idea what they're going to put. I lived there for almost forty years. I've seen, you know, encroachments. I know they're going to build the church up north of us that was going to be 500 apartments. They got rid of the apartments. They're going to build the church. Great. Less traffic. But what are you planning on putting there?

Mrs. Tromburg: I will say, no development plan has been submitted yet. So, we don't know either. It would be something—if it passes, it'll have to be a permitted use within the MF-24 zone.

Mr. Bohannan: What's that? What's that mean?

Mrs. Tromburg: It'll have to be a residential building. So, it could be a single-family home. I don't have—I can look up all the options—or apartments or town homes. It could be up to— [Mr. Bohannan interjects]

Mr. Bohannan: Where'd he go? I'd like to know what he's Planning.

Mr. Hussein: At this phase, they're just here asking for a Rezone. There is no development plan.

Mr. Bohannan: Well, where's he at? I would like to know what he's planning on. I mean, I didn't come here just to get nothing. Where'd he go? What are you planning? [Addressing Mr. Kellstrom]

Mr. Hussein: I think this is a conversation you guys could have outside of this meeting. Again, we are just here for the Rezone. No development plan has been submitted. That's— [Mr. Bohannan interjects]

Mr. Bohannan: If he's going to put eighty apartments over there, I don't want to Rezone.

Mr. Harlan: If I may, Chris, Chairman. Sir [addressing Mr. Bohannan], they're not allowed to consider what he's going to develop at this phase. Right? There will be—That's correct.

Mr. Bohannan: Well, it affects me, but he can't tell me what he's— [Mr. Harlan Interrupts]

Mr. Harlan: Right. Not at this time, not for what's before the body. Right now, they're just allowed to consider what the zones are requested.

Mr. Hussein: Thank you, Mr. Harlan. Any other comment on this Rezone? That would be a call for the vote.

Mr. Cloud: Call for the vote

Approval of R26-17 is voted on Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: None.

Mr. Hussein: This Rezone passes nine to zero.

Mrs. Tromburg: All right, so, for R26-17, Staff will prepare the Ordinance that goes on the 28th.

The Memo for R26-17 included in the April 7th, 2026 Planning Commission Packet is attached below:

Rezone Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: April 7, 2026
Re: **R26-17 Rezone**

A request by Chancad, LLC for Planning Commission approval of a zone change from Thoroughfare Commercial District (C-5) to a High-Density Multi-Family Residential District (MF-24) for a tract of land containing 6.31-acres.

LOT LOCATION AND SIZE

The 6.31-acre tract is located at 552 S. 48th Street and the parcel to the west. A vicinity map is attached.

EXISTING ZONING

[THOROUGHFARE COMMERCIAL DISTRICT \(C-5\)](#)

REQUESTED ZONING

[HIGH-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT \(MF-24\)](#)

SURROUNDING ZONING AND LAND USE

Zoning of the surrounding area is shown on the attached map. The subject property contains a single-family dwelling. Properties to the north and south are developed with single-family residences and accessory structures in A-1. The area to the east is undeveloped and zoned C-5, while the property to the west contains a self-storage facility in C-2.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates commercial.
The MSP designates S. 48th Street as a collector.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

- Multi-family housing should be developed at a density and scale that is compatible with the surrounding neighborhood and available utilities and roadway capacity.
- Larger multi-family developments should be located on sites with adequate space for off-street parking, accessory structures and recreational activity and toward the edge of single-family residential areas where higher traffic generation and taller building heights can be better accommodated.

R26-18 Brent A. Hanby Trust Agreement
556 S. 48th Street
From A-1 to MF-24
Presented by Engineering Services, Inc.

Mr. Kellstrom: Again, Mr. Kellstrom. I have no further comment. I'll just reiterate my comments from the last item. Thank you.

Mr. Hussein: Thanks, sir. Any public comment or Staff comment on this one?

Mrs. Tromburg then read the Memo for R26-18 included in the April 7th, 2026, Planning Commission Packet (attached after the minutes for this item).

Mr. Hussein: Any public comment on this Rezone? Commission? If none, this is a call for the vote.

Mr. Cloud: Call for the vote.

Approval of R26-18 is voted on Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: None.

Mr. Hussein: This Rezone passes nine to zero

Mrs. Tromburg: And Staff will prepare an Ordinance that goes to City Council on the 28th.

The Memo for R26-18 included in the April 7th, 2026 Planning Commission Packet is attached below:

Rezone Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: April 7, 2026
Re: **R26-18 Rezone**

A request by Brent A. Hanby Trust Agreement for Planning Commission approval of a zone change from Agricultural District (A-1) to a High-Density Multi-Family Residential District (MF-24) for a tract of land containing 6.30-acres.

LOT LOCATION AND SIZE

The 6.30-acre tract is located at 556 S. 48th Street. A vicinity map is attached.

EXISTING ZONING

[AGRICULTURAL DISTRICT \(A-1\)](#)

REQUESTED ZONING

[HIGH-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT \(MF-24\)](#)

SURROUNDING ZONING AND LAND USE

Zoning of the surrounding area is shown on the attached map. The subject tract contains a single-family dwelling and accessory structures. Properties to the north are developed with single-family dwellings that are nonconforming in C-2 and P-1 districts. To the south are single-family dwellings that are nonconforming in C-5. The area to the east is undeveloped and zoned C-5, while the property to the west contains a self-storage business in C-2.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates commercial.
The MSP designates S. 48th Street as a collector.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

- Multi-family housing should be developed at a density and scale that is compatible with the surrounding neighborhood and available utilities and roadway capacity.
- Larger multi-family developments should be located on sites with adequate space for off-street parking, accessory structures, and recreational activity, and toward the edge of single-family residential areas where higher traffic generation and taller building heights can be better accommodated.

VIII. Public Hearing — Conditional Use

C26-02 Colby Dean Drake

8788 W. Gibbs Road

Use Unit 14 (Residential Manufactured Housing) in an A-1

B26-24 Variance for Reduction of Minimum Street Frontage in an A-1

Presented by Colby Dean Drake

Mr. Hussein: Good evening. Could you please state your name for us?

Mr. Drake: Good evening. Colby Drake.

Mr. Hussein: Mr. Drake, you're here seeking Conditional Use. Is that correct?

Mr. Drake: Yes, sir.

Mr. Hussein: Could you tell us about that?

Mr. Drake: Just to be able to put a Manufactured Home on my property. Yeah.

Mr. Hussein: Any comments from Staff on this?

Mrs. Tromburg then read the Memo for C26-02 included in the April 7th, 2026 Planning Commission Packet (attached after the minutes for this item).

Mr. Hussein: Any other comment? Anything from the public? Commission?

Mr. Cardiel: Now, is that something you all agreed with as far as those requirements?

Mr. Drake: Yes. I'm going to gravel and everything. It's going to be parking spots and Yeah.

Mr. Cardiel: Awesome.

Mr. Drake: It ain't going to look It'll look—yeah...

Mr. Cardiel: That's great. Okay.

Mr. Cloud: If this sells, the buyer would have to come back in and request the same conditional use. Correct? Or no, I can't remember.

Mrs. Tromburg: Potentially, because it does not transfer.

Mr. Cloud: Thank you.

Mr. Hussein: Anybody else? If not, we'll take up the Variance first. This will be a call for the vote.

Mr. Cloud: Call for the vote.

Approval of B26-24 is voted on Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: None.

Mr. Hussein: Variance passes nine to zero. The Conditional Use will also be a call for the vote.

Mr. Couch: Call for the vote.

Approval of C26-02 is voted on Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: None.

Mr. Hussein: That also passes nine to zero.

Mrs. Tromburg: Staff, we're going to prepare a Resolution that's going to go to City Council on the last Tuesday, April 28th, at 6:00 p.m., right here. You're recommended to attend just in case they have any questions. And I'll say, the last time we had a request like this for the Manufactured Housing in A-1, I think it was your twin brother right next door. So, this feels familiar.

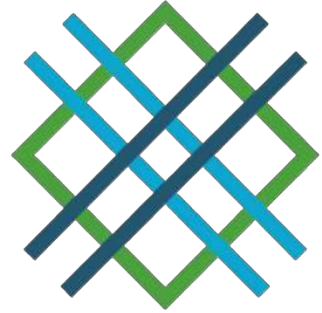
Mr. Drake: Yes ma'am. You're not seeing double.

Mr. Hussein: Thank you.

Mr. Drake: Thank you.

The Memo for C26-02 included in the April 7th, 2026 Planning Commission Packet is attached below:

Conditional Use Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: April 7, 2026
Re: **C26-02 Conditional Use Request**

A request by Colby Dean Drake for Use Unit 14 (Residential Manufactured Housing) in an A-1. Manufactured homes are built on a permanent chassis and intended for residential use when connected to utilities. Once installed, it functions as a permanent single-family residence. This request is not for a mobile home park or temporary building.

Arkansas law says cities must allow manufactured homes somewhere. They're allowed by right in an SF-4, and as Conditional Use in an A-1. This request should be evaluated based on lot size, infrastructure, and compatibility with surrounding uses.

Variance for the reduction of Minimum Frontage from 200' to 140 was also requested.

LOCATION

8788 W. Gibbs Road

EXISTING CONDITIONS

Undeveloped 2 acres in an A-1. W. Gibbs is a local street on the MSP, and the Land Use Plan indicates low-density residential.

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES

The following development standards and design specifications shall be applicable to the conditional use review and approval. The appropriateness of these standards shall be determined at the discretion of the Planning Commission and for each specific conditional use location.

ACCEPTABLE Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

ACCEPTABLE Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.

N/A Refuse and service areas, with reference to items 1 and 2 above.

ACCEPTABLE Utilities, with reference to locations, availability, and compatibility.

N/A Screening and buffering with reference to type, dimension, and character.

N/A Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility with properties in the district.

ACCEPTABLE	Yard requirements and other open space requirements.
UNACCEPTABLE	The size and shape of the site, including the size, shape, and arrangement of proposed structures in keeping with the intent of this chapter. <i>Subject to B26-24, a variance of 60' of road frontage</i>
N/A	Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.
ACCEPTABLE	General compatibility with adjacent properties and other properties in the general district.

SITE PLAN REVIEW

Staff finds the request complete, compatible, and consistent with zoning and development standards, except for the requested frontage variance. The proposal aligns with the Comprehensive Land Use Plan and Master Street Plan.

MANUFACTURED HOUSING APPEARANCE STANDARDS

(A) *Structural additions or alterations.* Due to its integral design, the building inspector of the city must approve any structural modification of a manufactured or mobile home after it is placed on the site. All structural additions shall comply with the adopted Building Code(s).

(B) *Exterior appearance standards.* Manufactured homes shall be compatible and similar in appearance to site-constructed residences, in that they shall:

1. Have more than five hundred seventy-six (576) square feet of occupied space;
2. Have a minimum width and length of at least twenty-four (24) feet.
3. Be placed onto a permanent foundation system (piers, bearing walls, etc.) in accordance with adopted building codes, which will transfer loads from the structure to the earth at a depth below the established frost line without exceeding the safe bearing capacity of the supporting soil, in accordance with adopted Building Code.
4. Be anchored to the permanent foundation system in accordance with the adopted building code and to the manufacturer's specifications.
5. Set onto an excavated area with permanent perimeter walls constructed of block, brick, or stone with foundations, footings, or crawl space or basement walls constructed in accordance with the adopted building code. The space between the floor joists of the home and the excavated under-floor grade shall be completely enclosed with the permanent perimeter enclosure (except for required openings).
6. Have wheels, axles, and hitch mechanisms removed.
7. Have utilities connected in accordance with applicable city codes or manufacturer's specifications, whichever is more restrictive.
8. Have siding material of a type customarily used on site-constructed residences, excluding smooth, ribbed, or corrugated metal or plastic panels.
9. Have pitched roofs and roofing material of a type customarily used on site-constructed residences.
10. Have off-street parking for two (2) automobiles.

C26-03 **Gringos Burritos, LLC**
3503 Elm Springs Road
Use Unit 44 (Mobile Vending) in a C-2
B26-25 **Variance from Utility Requirements**
Presented by Ross Jackson

Mr. Jackson: Hello.

Mr. Hussein: You Ross Jackson?

Mr. Jackson: I am Ross Jackson.

Mr. Hussein: The floor is yours, sir.

Mr. Jackson: Say that again?

Mr. Hussein: The floor is yours.

Mr. Jackson: Okay. Excellent. I'm wanting to put a food trailer here. This is a Brian Moore property. I own the existing business, Elm Street Gym, and I'm wanting to put something—think Chipotle, you know: Burritos, bowls, fajitas. Something affordable, fast, healthy. There's a lot of cars going up and down this road, people going home after work. Just want to give them an option; something they can come in and grab on the way home.

Mr. Hussein: You're seeking the Variance for Utility Requirements as well. Is that right?

Mr. Jackson: Yes.

Mr. Hussein: Any Staff comment?

Mrs. Tromburg then read the Memo for C26-03 included in the April 7th, 2026 Planning Commission Packet (attached after the minutes for this item).

Mr. Jackson: [Referencing the Memo for C26-03] Yes, I read that. I'll absolutely make sure that it is something we can all be proud of.

Mr. Hussein: Wonderful. Any public comment? Commission?

Mr. Cloud: Sharon, can you tell me again what the Utility Variance is for?

Mrs. Tromburg: Yeah. Right now, for Mobile Vending Units, they are not allowed to have permanent utility hookup. And most places that are seeking the conditional use want to be permanent. They don't want to run or operate just off a generator. So, it's a pretty common Variance for us to see them request. They would have to contact the utility company and so we want to run it by Planning Commissioners.

Mr. Cloud: So, this Variance request is to provide permanent power.

Mrs. Tromburg: Yes sir.

Mr. Cloud: Thanks.

Mr. Couch: Is there is there anything changing on that side with, like, lighting or anything? I know you talked flashing lights but like permanent lighting. I know there's residential semi close to that but...

Mr. Jackson: Other than just what's right there over the overhang of the truck, no. So, not any more street lights or anything like that. The gym itself has a lot more light on the front than what the truck will have. So...

Mr. Hussein: If there are no other comments, this will be a call for the vote on the Variance.

Ms. Keith: Call for the vote.

Approval of B26-25 is voted on Electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.*

NO: *None.*

Mr. Hussein: Variance passes nine to zero, and the Conditional Use will also be a call for the vote.

Mr. Cloud. Call for the vote.

Approval of C26-03 is voted on Electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.*

NO: *None.*

Mr. Hussein: That pass is not a zero as well.

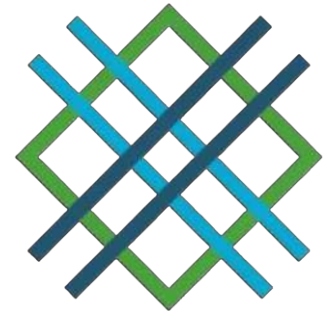
Mrs. Tromburg: All right, Staff will prepare a Resolution that goes to City Council on the 28th, right here at 6:00 p.m. And you're encouraged to attend in case they have questions. Okay?

Mr. Jackson: Okay. Thank you

Mrs. Tromburg: Thank you.

The Memo for C26-03 included in the April 7th, 2026 Planning Commission Packet is attached below:

Conditional Use Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: April 7, 2026
Re: **C26-03 Conditional Use Request**

A request by Gringos Burritos, LLC for a Use Unit 44 (Mobile Vending) in a General Commercial District (C-2). Mobile vending is the sale of goods or food from a portable, non-permanent setup (such as a vehicle, trailer, cart, or stand). It requires Conditional Use approval and must meet additional standards in the zoning ordinance (Article 6, Section 3.16).

LOCATION

The proposed food truck's location is 3503 Elm Springs Road, in the paved parking lot of Elm Springs Gym.

EXISTING CONDITIONS & PARKING

The site has a commercial building and 42 parking spaces, including 2 ADA. 3 spaces to be allocated and room for 2 for the 18' food trailer leaves the site with 37 spaces remaining for the gym.

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES

The following development standards and design specifications shall apply to the conditional use review and approval. The appropriateness of these standards shall be determined at the discretion of the Planning Commission and for each specific conditional use location.

SIZE AND LOCATION

- ☒ Max 160 sq. ft. if accessory use
- ☒ Cannot be in front setback
- ☒ No permanent utility connections allowed
B26-25 Variance requested
- ☒ 1,320 ft. separation between units
(Except 2 max at corners)
- ☒ Must maintain 3 parking spaces for vendor use

HOURS

- ☒ Allowed 7:00 a.m. – 10:00 p.m. only
Proposed 12:00 p.m. – 8:00 p.m.

DISTANCE RESTRICTIONS

- ☒ Not allowed within 100 ft. of residential zoning, freeway ramps, or building entrances/exits
- ☒ Not allowed within 50 ft. of intersections, crosswalks, driveways, bus stops, fire hydrants, ADA spaces, pedestrian areas, or public ROW/sidewalks

SITE STANDARDS

- ☒ Property must meet dustproofing/paving rules
- ☒ Cannot block required parking for other uses
- ☒ Parking lot lighting required
- ☒ Signs = only temporary, no flashing lights
- ☒ Health certificate must be displayed (*if required*)
- ☒ Submission of approved gray water disposal by Springdale Water Utilities.
Pending to provide.

CONDUCT & CLEANLINESS

- ☒ Must not obstruct traffic, sidewalks, or signage
- ☒ No loud devices/no ordinance violations
- ☒ Vendors must collect trash within 20 ft. of the site

ADDITIONAL RESTRICTIONS ON MOBILE VENDING SITES:

- Parking and loading areas identified
- May not operate between the hours of 10:00 p.m. and 7:00 a.m.
- No obstruction of parking spaces required for the operation of any other use on the site.
- Maintain on the site a minimum of three parking spaces designated for their use.
- If a health certificate is required, display the health certificate in a manner visible to customers.
- No obstruction of pedestrian or motor vehicle traffic flow.
- No obstruction of traffic signals or regulatory signs.
- No vending upon a public way.
- No sound device that produces a loud and raucous noise in violation of city ordinance, or in violation of any other city ordinances in connection with the vending operation.
- Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. All trash or debris accumulating within twenty (20) feet of any vending stand shall be collected and deposited into a trash container.
- Submission of approved gray water disposal by Springdale Water Utilities.
- Submission of an approved grease disposal method approved by the Arkansas Department of Health.
- All signs must meet the requirements of a temporary sign (Section 98-61). No flashing signs or lights are allowed.

C26-04 Mile Fifty Nine Coffee
1102 Bronco Lane
Use Unit 28 (Home Occupation) in an SF-2
Presented by Justin & Cori Steele

Mr. Steele: Hi, Justin Steele for Mile Fifty Nine Coffee. Essentially, requesting Home Occupation Conditional Use to be able to roast and sell small amounts of coffee under the Arkansas Food Freedom Act.

Mr. Hussein: Any comments from Staff?

Mrs. Tromburg then read the Memo for C26-04 included in the April 7th, 2026, Planning Commission Packet (attached after the minutes for this item).

Mr. Hussein: [Referencing the Memo for C26-04] That work for you?

Mr. Steele: Yes.

Mr. Hussein: Any public comment? Commission?

Mr. Cloud: One question: Although I love the smell of roasted coffee, can you explain a little bit of that to me how you're going to try to maintain that odor to some degree. I'm assuming you've got some plan for that.

Mr. Steele: It's a very small countertop roaster that doesn't produce any more odor than you would in a standard kitchen. So, it's roughly this big [Mr. Steele holds his hands roughly __ feet apart].

Mr. Cloud: Gotcha.

Mr. Steele: It's not like a big commercial roast or something. When I say small scale, it's very small scale.

Mr. Cloud: Gotcha. Are you selling online? Is that your primary...

Mr. Steele: Yes.

Mr. Cloud: Okay. Thank you.

Mr. Hussein: If there are no other comments, this would be a call for the vote.

Mr. Couch: Call for the vote.

Approval of C26-04 is voted on Electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.*

NO: *None.*

Mr. Hussein: This passes nine to zero.

Mrs. Tromburg: Staff will prepare a Resolution that goes to Council on the 28th, here at 6:00 p.m.
Thank you.

Mr. Steele: Thanks.

The Memo for C26-04 included in the April 7th, 2026, Planning Commission Packet is attached below:

Conditional Use Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: April 7, 2026
Re: **C26-04** **Conditional Use Request**

A request by Mile Fifty-Nine Coffee (Justin Steele) for a Use Unit 28 (Home Occupation) in an SF-2. The applicant is requesting to operate an in-home coffee roasting business using a small countertop unit vented to the exterior. No outdoor storage is proposed, and shipping occurs via standard residential mail and package pickup.

The residence is 1,890 sq ft heated/cooled (3,045 sq ft total). 250 sq ft will be used for occupation purposes, which is 13% of the 30% maximum heated space to be used.

LOCATION

1102 Bronco Lane

EXISTING CONDITIONS

Single-family dwelling in the Sandy Heights subdivision. The site is surrounded by other single-family dwellings in an SF-2. The MSP designates Bronco Lane as a local street.

SITE PLAN REVIEW REQUIRED: ☒ Yes ☐ No

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES

The following development standards and design specifications shall be applicable to the conditional use review and approval. The appropriateness of these standards shall be determined at the discretion of the planning commission for each specific conditional use location.

ACCEPTABLE Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

ACCEPTABLE Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.

N/A Refuse and service areas, with reference to items 1 and 2 above.

N/A Utilities, with reference to locations, availability, and compatibility.

N/A Screening and buffering with reference to type, dimension, and character.

- N/A** Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility with properties in the district.
- ACCEPTABLE** Yard requirements and other open space requirements.
- ACCEPTABLE** The size and shape of the site, including the size, shape, and arrangement of proposed structures in keeping with the intent of this chapter.
- N/A** Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.
- ACCEPTABLE** General compatibility with adjacent properties and other properties in the general district.

SITE PLAN REVIEW

Staff finds the request consistent with the requirements of Use Unit 28 (Home Occupation). The proposed use is conducted entirely within the residence, remains secondary to the primary residential use, and is not expected to generate significant traffic or impacts to the surrounding neighborhood.

HOME OCCUPATION SHALL BE PERMITTED ONLY IF IT COMPLIES WITH ALL THE FOLLOWING:

1. No alteration of the outside appearance of the residential structure or provision of a separate outside entrance for the business areas of the residential structure.
2. No outside storage of materials required for the operation of the business.
3. Operated only by the resident members of the household and shall not have any employees, concessionaires, or any other form of operator or helper, whether such business is conducted on the premises or off the premises.
4. Requires the use of an area no greater than thirty (30) percent of the total heated living space of the residential structure.
5. Generates no traffic, parking, sewage, or water use in excess of what is normal in the residential neighborhood.
6. Will not produce any fumes, odors, noise, or any other offensive effects that are not normal to residential activity.
7. Will not involve accessory buildings.
8. Stock in trade shall not exceed ten (10) percent of the floor area of the accessory use.
9. Will not require the construction of a duplicate kitchen or the addition to the existing kitchen.
10. Will not require or cause the consumption on the premises of any food product produced thereon.
11. Will not provide medical treatment, therapeutic massage, or similar activities.

C26-05 Spirit of Truth Church
1853 Fed X Drive
Use Unit 42 (Church/Synagogue) in a C-2
Presented by Roy Burton

Mr. Burton: Roy Burton, Spirit of Truth Church, seeking a Conditional Use to continue to operate as a Church in a C-2.

Mr. Hussein: Staff comments?

Mrs. Tromburg: So, this request for Use Unit 42 (Church/Synagogue) in a C-2. So, this site has historically operated as a church, right? How long have you guys been, fourteen years?

Mr. Burton: Fourteen years.

Mrs. Tromburg: Okay. I knew it was more than a decade. And this is procedural where, at the time, they did meet fire and building code, but a Conditional Use was not sought. So, we are going back and just crossing our Ts and dotting our Is.

Mrs. Tromburg then read the Memo for C26-05 included in the April 7th, 2026 Planning Commission Packet (attached after the minutes for this item).

Mr. Hussein: [Referencing the Memo for C26-05] That sound good to you?

Mr. Burton: Yeah, I believe everything's been approved.

Mr. Hussein: Yep.

Mr. Burton: From different departments, so...

Mr. Hussein: Any comment from the public? Commission? If there's no comment, this would be a call for the vote.

Mr. Cloud: Call for the vote.

Approval of C26-05 is voted on Electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.*

NO: *None.*

Mr. Hussein: It's approved nine to zero.

Mr. Burton: Thank you.

Mrs. Tromburg: Staff will prepare a Resolution that goes on the 28th. It's recommended you attend—you're not required to, but in case they have questions I can't answer. It's recommended.

Mr. Burton: Thank you.

The Memo for C26-05 included in the April 7th, 2026, Planning Commission Packet is attached below:

Conditional Use Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: April 7, 2025
Re: **C26-05** **Conditional Use Request**

A request by Spirit of Truth Church for a Use Unit 42 (Church/Synagogue) in a C-2. The site has historically operated as a church and is surrounded by commercial uses.

LOCATION

1853 Fed X Drive, accessed by either Powell Street or E. Robinson Ave.

EXISTING CONDITIONS

3,000 sq ft commercial building with paved parking.

PARKING

16 spots on site. 23 spots are required.

1 ADA spot and landscape islands present (aerial photo)

Property owners also have the adjacent commercial sites, with additional parking for overflow or shared.

SITE PLAN REVIEW REQUIRED: X Yes No

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES

The following development standards and design specifications shall be applicable to the conditional use review and approval. The appropriateness of these standards shall be determined at the discretion of the Planning Commission and for each specific conditional use location.

ACCEPTABLE Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

UNKNOWN Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.

ACCEPTABLE Refuse and service areas, with reference to items 1 and 2 above.

N/A Utilities, with reference to locations, availability, and compatibility.

N/A	Screening and buffering with reference to type, dimension, and character.
UNKNOWN	Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility with properties in the district.
N/A	Yard requirements and other open space requirements.
ACCEPTABLE	The size and shape of the site, including the size, shape, and arrangement of proposed structures in keeping with the intent of this chapter.
N/A	Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.
ACCEPTABLE	General compatibility with adjacent properties and other properties in the general district.

RECOMMENDED CONDITIONS

1. Occupancy load as determined by the Assistant Fire Marshal to be 92 persons for the entire suite.
2. Hours of operation are limited to Wednesday, 6 p.m. to 7:30 p.m., Friday, 8 a.m. to 2 p.m., Saturday, 9 a.m. to 11 a.m. Sunday, 8:30 a.m. to 2 p.m. and 3:30 p.m. to 5 p.m.
3. Must observe the provisions of the City's adopted noise standards.
4. Meet all building and fire code provisions.
5. No sign shall be erected, maintained, or utilized within the city except by a permit issued by the chief city inspector.

C26-06 Alice's Garden
3534 Loral Ridge
Use Unit 28 (Home Occupation) in an SF-2
Presented by Alice Eastwood

Ms. Eastwood: Hi, Alice Eastwood on behalf of Alice's Garden, seeking Unit 28 (Home Occupation) to allow me to sell specialty cut flower bouquets that I grow in my backyard, as well as paintings that I paint inspired by those flowers.

Mr. Hussein: Staff comment?

Mrs. Tromburg then read the Memo for C26-06 included in the April 7th, 2026, Planning Commission Packet (attached after the minutes for this item).

Mrs. Tromburg: And in the packet, that one [referencing the 30% maximum heated/cooled space to be used, which needed confirmation] was in red. But we have since confirmed that as well under the maximum percent of the space.

Mr. Hussein: Any public comment? Commission? If there are no comments, this is a call for the vote.

Mr. Cardiel: Call for the vote.

Approval of C26-06 is voted on Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: None.

Mr. Hussein: That passes nine to zero.

Ms. Eastwood: Thank you.

Mrs. Tromburg: Staff will prepare a Resolution that goes to Council on the 28th. You're recommended to attend, but it's not required. Thank you.

The Memo for C26-06 included in the April 7th, 2026 Planning Commission Packet is attached below:

Conditional Use Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: April 7, 2026
Re: **C26-06** **Conditional Use Request**

A request by Alice's Garden (Alice L. Eastwood and James Albert Penix III) for a Use Unit 28 (Home Occupation) in an SF-2. The applicant is requesting to operate a business consisting of creating artwork and growing specialty cut flowers on-site for off-site or online sales. The proposed use will operate entirely as a low-impact, resident-based activity.

Residence: approx. 5,000 sq ft heated/cooled.

Garden: approx. 8,500 square feet (no accessory structure for business purposes)

30% maximum heated/cooled space to be used – confirmation needed.

LOCATION

3534 Laural Ridge, at the corner of Tanglewood Drive.

EXISTING CONDITIONS

Single-family dwelling in the Thornbury subdivision. The site is surrounded by other single-family dwellings in an SF-2. The MSP designates Laural Ridge as a local street.

SITE PLAN REVIEW REQUIRED: ☒ Yes ☐ No

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES

The following development standards and design specifications shall be applicable to the conditional use review and approval. The appropriateness of these standards shall be determined at the discretion of the Planning Commission for each specific conditional use location.

ACCEPTABLE Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

ACCEPTABLE Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.

N/A Refuse and service areas, with reference to items 1 and 2 above.

N/A Utilities, with reference to locations, availability, and compatibility.

N/A Screening and buffering with reference to type, dimension, and character

N/A	Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility with properties in the district.
ACCEPTABLE	Yard requirements and other open space requirements.
ACCEPTABLE	The size and shape of the site, including the size, shape, and arrangement of proposed structures in keeping with the intent of this Chapter.
N/A	Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the Planning Commission to accomplish the desired protective and aesthetic effect.
ACCEPTABLE	General compatibility with adjacent properties and other properties in the general district.

SITE PLAN REVIEW

Staff finds the request consistent with the requirements of Use Unit 28 (Home Occupation). The proposed use is conducted entirely within the residence, remains secondary to the primary residential use, and is not expected to generate significant traffic or impacts to the surrounding neighborhood.

HOME OCCUPATION SHALL BE PERMITTED ONLY IF IT COMPLIES WITH ALL THE FOLLOWING:

1. No alteration of the outside appearance of the residential structure or provision of a separate outside entrance for the business areas of the residential structure.
2. No outside storage of materials required for the operation of the business.
3. Operated only by the resident members of the household and shall not have any employees, concessionaires, or any other form of operator or helper, whether such business is conducted on the premises or off the premises.
4. Requires the use of an area no greater than thirty (30) percent of the total heated living space of the residential structure.
5. Generates no traffic, parking, sewage, or water use in excess of what is normal in the residential neighborhood.
6. Will not produce any fumes, odors, noise, or any other offensive effects that are not normal to residential activity.
7. Will not involve accessory buildings.
8. Stock in trade shall not exceed ten (10) percent of the floor area of the accessory use.
9. Will not require the construction of a duplicate kitchen or the addition to the existing kitchen.
10. Will not require or cause the consumption on the premises of any food product produced thereon.
11. Will not provide medical treatment, therapeutic massage, or similar activities.

IX. Preliminary Plats, Replats, & Final Plats

PP26-04 Spring Creek Farms, Phase III (REVISED)
East of Teton Trail Avenue & North of Highway 612
Presented by Sarah and James Geurtz

Mrs. Geurtz: I'm Sarah Geurtz. What we are proposing is—so this subdivision phase, it's all residential lots right now, and our client decided that he wanted to turn one of the lots into a clubhouse/pool house lot. So, it's lot 129, and that's the request; to utilize that for a pool.

Mr. Hussein: Staff comments?

Mr. Cole then read the Planning Comments Section of the Memo for PP26-04 included in the April 7th, 2026 Planning Commission Packet (attached after the minutes for this item).

Mr. Hussein: Engineering? Anything?

Mrs. Hollingshead: Nope.

Mr. Hussein: Any issue with any of those comments?

Mrs. Tromburg: If I may add that, with Staff review there was some concern just about a pool and a clubhouse on one single family lot. I do think I think it's great and positive that the developer wants to come back and improve it. There's already an approved Preliminary Plat for this. They wanted to come back and ask to make it better and improve it. The idea of a common amenity use of something else would be definitely supported, but I did want to say that there's been some Staff feedback that that is a lot for the buildable size of that lot.

Mrs. Geurtz: Agreed. And we've had conversations with the owner about that because we also were wondering how's this going to happen. So, he has been working with a pool company to put a pool on. And so, clubhouse, really what it is it's a bathroom, and, you know, they're working out if the shower is just going to be an outside, wash-the-chlorine-off, or if it's going to be, like, with the bathroom. But it's not going to be an internal gathering space. Just the bare bones.

Mr. Cloud: So, is it more of a pool house?

Mrs. Geurtz: Yeah, more of a pool house, yeah.

Mr. Cloud: Is there any oversight to that, or is this it? They can do whatever they want to with this lot? Not that they would do anything bad; I'm just asking questions.

Mrs. Tromburg: Right now, it's approved as a buildable lot, but with this they would have to work with the Building Department—and parking as well. Right? There are a few concerns that have come up that if there is an amenity: Do we have sufficient parking for that area?

Mrs. Geurtz: Well, in order to use it, you have to be someone who lives there in the subdivision in order to get through the gates. And they are providing four spaces, now. As with the proposed plan.

Mrs. Hollingshead: And Sarah [Geurtz]: Should we expect this to be complete prior to the Final Plat of this subdivision, or do you know when they're planning to construct it?

Mrs. Geurtz: No, the plan is to go ahead and get final and work on this lot afterwards—work through Planning.

Mr. Hussein: Any other comments? This is a Motion subject to Staff comments.

Mr. Cloud: So Motioned.

Mr. Couch: Second.

Approval, Subject to Staff Comments, of PP26-04 is voted on Electronically:

YES: Couch, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: Hussein.

Mr. Hussein: This passes eight to one.

The Memo for PP26-04 included in the April 7th, 2026 Planning Commission Packet is attached below:

Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: March 31, 2026
Re: **PP26-04** Preliminary Plat Spring Creek Farms, Phase III, Revised

A revision of Spring Creek Farms, Phase III, a preliminary plat consisting of 71 residential single-family lots and 2 stormwater detention lots proposed for an 80.14-acre property located at 7675 Range Avenue. This submittal includes a revised lot 129 to include off street parking, a proposed neighborhood clubhouse, and pool.

PLANNING COMMENTS

Reviewed by Nate Cole
Date Reviewed: 03.31.26

1. *This Preliminary Plat has been given the number PP26-04. This number should be placed on the plat and all future correspondence and plats pertaining to this Preliminary Plat. (standard comment)*
2. *Submit PDF files at time of resubmission. (standard comment)*
3. *A written response to all comments is required with resubmission. (standard comment).*
4. *Please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (standard comment)*
5. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.*

Project Comments:

6. On page 3, subdue future phase information including lot lines and lot numbers, in a similar method to that in phase 1 and 2.
7. Prior to construction of the pool + accompanying pool house, planning will review to ensure adequate buffer is provided and that the lot meets all zoning requirements.
8. Indicate the end of the proposed ROW dedication on each street stub. Staff is able to determine based off of the current plat and will be helpful for final plat purposes.



9. Indicate buildable area for the pool lot 129.
10. Provide handicap ramps for the ADA spot on lot 129.

11. Ensure all utility easements are visible on the plat, including U.E. 2017-000022355
12. Include the total number of lots, separated by buildable/unbuildable, and the detention lots.
13. Fix the legend to differentiate between which sidewalks are built with the subdivision and which are built with the homes.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith

Date Reviewed: 03.30.26

All building and fire comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM

Date Reviewed: 03.31.26

Engineering has no comment.

GIS COMMENTS

Reviewed by Clayton Sedberry

Date Reviewed: 03.30.26

Street names will need to be approved prior to filing the final plat. Submit names for review using the link:

<https://survey123.arcgis.com/share/b8e90f52bc304fc9974dc6f6afd88d8d>

FP26-02 Brentwood Village Phase II
East Side of Butterfly Avenue & Hylton Road
Presented by Strand

Mr. Payne: Good evening, Ben Payne with Strand. So, this is a Single-Family—Phase Two, right there [Referring to a map of the project being displayed]. Phase One is already constructed. It's a part of a larger PUD, and within this phase, there is kind of a POA trail system going underneath the existing overhead power lines. Two detention basins, 124 lots, and, yeah. Here for any questions.

Mr. Hussein: Staff comments?

Mr. Cole then read the Planning Comments Section of the Memo for FP26-02 included in the April 7th, 2026, Planning Commission Packet (attached after the minutes for this Item).

Mr. Cole: So, there's no reference in the approved PUD Development Plan that y'all did earlier this year; will there be any attention to fencing for the development or what would the approach for that look like?

Mr. Payne: So, along the POA lots, kind of the larger green space area, there is existing kind of a vegetated barrier there. And then, also on kind of the north side of the southern section, there is a proposed fence that we're proposing in that spot. The rest of it would be kind of on the home build side.

Mrs. Hollingshead: I only have standard Engineering comments: Submit all items listed in the final PL checklist and finish the punch list and pass reinspection.

Mr. Payne: Will do.

Mr. Hussein: Anything from the public Commission. If there are no more comments, this is a Motion Subject to Staff Comments.

Mr. Couch: Motion Subject to Staff Comments.

Mr. Cloud: Second.

Approval, Subject to Staff Comments, of FP26-02 is voted on Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: None.

Mr. Hussein: Passes nine to zero.

Mrs. Tromburg: If you want that to go to City Council next Tuesday, the 14th, then we need the Ordinance in our office by close-of-business tomorrow. And, if a revision on the Plat is needed, that as well. Okay?

Mr. Payne: Got it.

Mrs. Tromburg: Thank you.

Mr. Payne: I think Camila Avenue is going to Camila Street.

Mrs. Tromburg: Perfect. Thank you.

Mr. Hussein: Thank you.

The Memo for FP26-02 included in the April 7th, 2026, Planning Commission Packet Is attached below:

Memo



To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: April 7, 2026

Re: **FP26-02** Final Plat Brentwood Village, Phase II

Final plat proposed for a 30.11-acre property located at the east side of Hylton Road, south of E. Don Tyson Parkway. There are 124 buildable single-family lots, 2 unbuildable drainage lots and 5 POA-maintained open spaces. This is phase II of the Brentwood Village PUD, amended as R26-04, Ordinance 6193.

PLANNING COMMENTS

Reviewed by Nate Cole

Date Reviewed: 03.31.26

Standard Comments

1. *This Final Plat has been given the number FP26-02. This number should be placed on the plat and all future correspondence and plats pertaining to this Final Plat. (standard comment)*
2. *Submit a PDF file of the Plat with resubmission. (standard comment)*
3. *All comments from the utility companies and other city departments must be addressed prior to approval (standard comment).*
4. *All items on the attached final plat list must be satisfied prior to obtaining the Planning Director's signature on the final plat (standard comment)*

Project Specific Comments

1. To clarify: for notes 13 & 16, those lots are permitted to have access on Camella. There is no requirement per code restricting access.
2. Staff encourages planning for consistent perimeter fencing across this subdivision to maintain a cohesive and unified appearance.
3. There is no reference to fences in the approved PUD development plan. Will there be any attention to perimeter fencing for the development?

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith

Date Reviewed: 03.30.26

All building and fire comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM

Date Reviewed: 03.31.26

PROJECT: FP26-02

REVIEW DATE: 3/25/2026

PROJECT SPECIFIC COMMENTS

1. Final Plat Excel Sheet

- Submit all items listed in the Prior to Signatures column of the checklist

2. Construction

- Finish punchlist and pass reinspection

GIS COMMENTS

Reviewed by Clayton Sedberry

Date Reviewed: 03.31.26

Camella Avenue needs to be changed to Camella Street per street naming standards set by ordinance.

X. Large Scale Developments**L26-03 Mountain View Apartments**

North of Mountain View Avenue & South of Trailside Terrace

Presented by Olsson Engineers

Mr. LeBow: Evening all, Caleb LeBow with Olsson. If everyone's all right with that, I'd like to give a quick summary of this project. Just might help answer a few questions off the bat. So for any who may not already be aware: This is a large-scale development that provides 200 units of mixed-bedroom apartments in Downtown Springdale via two buildings. A stacked flat scenario bordering Mountain View to the south and a northern courtyard building more centrally located in the roughly four-acre site. Proposed to support these new units are roughly 219 parking stalls along with amenities such as a pool, dog park, connection north to Luther George Park, and various internal amenities such as gym and workspace. New utilities are also proposed to support the site, with underground detention being provided via permeable pavers and an above-ground pond. Public water extension is proposed to pull through the site, as are additional sanitary and franchise utilities.

The project has provided both traffic and sanitary capacity studies to clarify proposed impact, both of which yielded positive results with no negative impacts immediately noted. In specific, the public improvements provided here are street adjustments to Mountain View Ave to match the City Master Street Plan, mill and overlay of the north-south run of Trailside Terrace, water main extension from East Maple to Mountain View to better increase pressures in the area, and, perhaps best of all, this project provides affordable housing to the area. Enough so to not only meet requirements for the Housing Density Bonus previously talked about in this meeting but also HUD funding and further stringent market and rate studies required with that. So, that's kind of the basics. I know it's a mouthful, but any questions off the bat?

Mr. Hussein: Staff comments?

Mrs. Hollingshead then read the Engineering Comments Section of the Memo for L26-03 included in the April 7th, 2026 Planning Commission Packet (attached after the minutes for this Item).

Mr. LeBow: [responding to the Engineering section of the Memo for L26-03] Yep. Gotcha.

Mr. Hussein: Anything from the public?

Mrs. Tromburg: Planning.

Mr. Hussein: Planning. Sorry.

Mrs. Perez-Pharr: Sorry about that. I still have a few comments.

Mrs. Perez-Pharr then read the Planning Comments Section of the Memo for L26-03 included in the April 7th, 2026 Planning Commission Packet (attached after the minutes for this Item).

Mrs. Perez-Pharr: In addition to some standard comments, we'll need to go ahead and look at the platting of this property and get that situated. I believe that there have been discussions with Sharon on a declaratory judgment action being filed with the County.

Mr. LeBow: Yeah, I believe that's underway now, my understanding.

Mrs. Perez-Pharr: Please show the property boundaries with all corners pinned and tied to some of those established and set monuments. I believe that you guys have responded to most of these comments, but I'll just go ahead and repeat them since I haven't gone through the most recent plans, but the irrigation meters are noted. I'll just need a full plan for those landscaped areas. Ground level equipment needs to be screened according to the standards established in the Form-Based Code as well as roof mounted equipment. And then go ahead and double check that ten-foot utility easement along the southeast.

Mr. LeBow: No, you're correct. That was a typo. Yeah, we drew that just a little over, but we can pull it over. No problem.

Mrs. Perez-Pharr: Perfect. And of course, approval of this project is contingent on the adoption of the proposed Chapter 32 update, and that includes the Workforce Attainable Housing Density Bonus.

Mr. Hussein: Any other comments? Commission?

Mr. Cloud: I don't see a rendering or elevation of the cottage portion. I just see the flats. Is that park the same as— [Mr. LeBow Interjects]

Mr. LeBow: Sorry, it's stacked flats on Mountain View and then a courtyard building. So, both are four story. Building A is the flats with the kind of fly over drive-thru there. Building B should be the courtyard building.

Mr. Cloud: [Referencing the building elevations being shown] So, that's it right there? They're essentially identical and architecturally similar?

Mr. LeBow: Yes.

Mr. Cloud: Okay. I just missed it.

Ms. Keith: I would just like some clarification. the E-1.1 and 1.2 plans for the site lighting. They do not agree. At least, in the packet we have, they're very different. And so, I would want to know which one is correct. It looks like there's reasonable cut-off for the backlight of the fixtures that are adjacent to existing residential. So, we want to make sure that we're not having light and glare going into those spaces. I'm a little concerned. I like—this is a personal preference—I'd like to see a little bit warmer, but 4,000K is probably okay.

Mr. LeBow: Okay, gotcha.

Mr. Hussein: Anybody else? If not, this is a Motion Subject to Staff Comments.

Mr. Couch: Motion Subject to Staff Comments.

Mr. Cloud: Second.

Approval, Subject to Staff Comments, of L26-03 is voted on Electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.*

NO: *None.*

Mr. Hussein: That passes nine to zero.

Mrs. Tromburg: And, again, this Large Scale's approval is subject to that Chapter 32 update that's going to go to City Council at the end of the month.

Mr. LeBow: Sure. Great. Thank you.

Mr. Hussein: Thank you.

The Memo for L26-03 included in the April 7th, 2026, Planning Commission Packet Is attached below:

Memo



To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: April 7, 2026

Re: L26-03 Large Scale Development Mountain View Apartments

A multi-family residential development is proposed for a 4.21-acre property located at 402 Mountain View Avenue. The proposal consists of 2 residential buildings: Building A contains 120 units designed to be stacked flats, and Building B contains 80 units arranged in a courtyard style. The four-story buildings contain a mix of studio, one, and two-bedroom units with access to on-site amenities.

PLANNING COMMENTS

Reviewed by Jacqueline Perez Pharr

Date Reviewed: 03/23/2026

STANDARD COMMENTS:

- This Large-Scale Development Plan has been given the number L26-03. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
- A written response to all comments is required with resubmission.
- This development must comply with the City of Springdale Form-Based Code, or a deviation is required. (Standard comment)
- In all residential, commercial, and industrial developments submitted after August 30, 2007, all utility wires, lines, and/or cables in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above.
- All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- The developer is required to dedicate the right-of-way of an abutting street in conformance with the City of Springdale Master Street Plan. A separate dedication document shall be submitted to the City for filing.
- Approval of this project is contingent on adoption of the proposed update to Chapter 32, which includes Section 3.9 Workforce-Attainable Housing Density Bonus.
- Prior to the issuance of permits, the developer must execute a Workforce Housing Performance Agreement in a form approved by the City Attorney. This agreement will finalize the location, affordability terms, and construction timeline for all attainable units. Additionally, the owner is required to record all necessary restrictive covenants and easements with the Washington County Circuit Clerk to ensure long-term compliance with City policy.

PROJECT SPECIFIC COMMENTS:

1. Property lines and platting must be adjusted, approved, and filed with the city and Circuit Clerk of Washington County, respectively, prior to the city granting certificates of occupancy to any and all structures within the project proposal.
 - a. Shaver Addition, Phase I:
 - i. 815-25732-000
 - b. Outlot:
 - i. 8915-27636-000, 815-27640-000
 - c. Shaver Addition, Phase II:
 - i. 815-20924-000, 815-20933-000, 815-20934-000

2. A declaratory judgment action complaint must be filed with the Circuit Clerk of Washington County, allowing subject lots to be removed from the respective subdivisions. Removal of the subject lots is contingent upon either obtaining written consent from all property owners within the Shaver Addition (Ph. I & Ph. II) Subdivision or a conclusion in favor of the declaratory judgment action.
3. APN: **815-20935-000** is listed on the cover page under the Vicinity Map header. If this lot is included within the development proposal, we will need additional documentation, such as authorization from the current property owners.
4. Please show property boundaries with all corners pinned – give reference to established/set monuments.
5. An automatic or other irrigation system shall be required for all landscaped areas.
 - a. *Irrigation meters are provided now. However, the irrigation system design/plan here was to be supplied by the Contractors (designed per performance specification), so this should come shortly, if that's acceptable.*
6. Exterior equipment at grade level must be at least 10' behind the Build-to-Lines (BTLs) and screened from public rights-of-way, per the Street Walls section of the FBC manual. For equipment on roofs or upper floors, a 5' setback from the BTLs is required, with screening provided by parapet walls or enclosures in accordance with the relevant FBC guidelines.
 - a. *Understood & reiterated to project team.*
7. Double-check the proposed 10' UE along the SE property line. The easement associated with the proposed underground primary conduit, secondary electric service conduits w/ pull strings, and roof drainage connection – 12" HDPE is shown where a neighboring structure exists and is shown over the development's property line.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith

Date Reviewed: 03.30.26

All building and fire comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM

Date Reviewed: 03.31.26

PROJECT: L26-03 Mountain View Apartments

REVIEW DATE: 3/27/2026

STANDARD COMMENTS

(no response required)

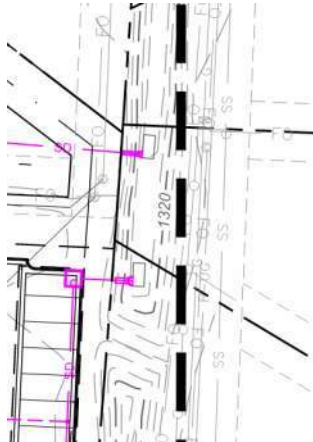
- **106.1** - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
 - o This note is left in place throughout the design process to ensure that access is maintained.
- A performance bond shall be submitted to the city prior to project approval for all public improvements.
- A maintenance bond shall be submitted to the city prior to COO for all public improvements.
- Work in city ROW shall be coordinated with Public Works Signalization to prevent damage to streetlights. PW needs to oversee depths, backfill, wire sizing, conduit sizing, etc.

PROJECT SPECIFIC COMMENTS

1. Chapter 106 – Stormwater Drainage

(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245, § 1, 1-23-18)

- Provide details for installation of pavers. Cross sections, material specs, dimensions, elevations, etc.
 - o Details show minimum depths of aggregates, what are actual design values?
- Due to small size of pond, trickle channel is not needed
- Do the pond and pavers discharge on the neighbor's property? Although there is an existing drainage easement, the FES need to be pulled back into the subject property unless a TCE is obtained from the neighboring property owner.

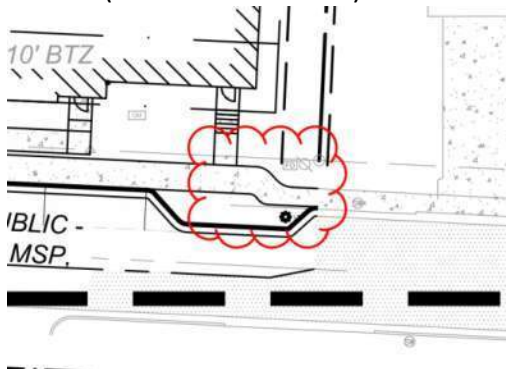


- Will the existing DE on the east side contain the 100 year WSE?
- Is any additional storm sewer needed on Mountain View?

2. Chapter 110 – Streets, Sidewalks and Other Public Places

(Ord. No. 3258, § 1, 11-12-02)

- Try to smooth out the sidewalk transitions as much as possible to avoid an abrupt jog (same on west side)



-
- L26-07** **Our Lady of Sorrows**
1600 W. Graham Road
- B26-34** **Variance from Commercial Design Standards**
(A) Pedestrian Flow
(B) Landscaping
- W26-17** **Waiver from Street Improvements on West Graham Road**
Presented by Caity Malloy, Core Architects

Ms. Malloy: Hi, I'm Caity, and I have along with me Jonathan [Schmitz] from Engineering Services. We received approval for the Large Scale for this project about a year ago as well as a handful of Variances and Waivers. However, through further design with the client, one of the Waivers or Variances we'd received was to keep the gravel parking lot as is currently existing on the site. We've decided to look at going ahead and paving that at this point, as well as improving the site. So, the overall building design is very similar to what was shown last time, keeping within less than 50% addition to be within the Commercial Design Standards exception, and, like I said, mostly focusing on the paving of the lot, site improvements, and then a covered pedestrian connector. So that is what we are showing currently. We are still seeking the other Variances and Waivers we had received last time, just not the parking pavement one.

And just to, I think, reiterate: The reason we had—I guess this is kind of jumping to the Waiver more than the Variance—but the reason we had requested the street improvements Variance was because the bypass will be creating a dead end on Graham Road. So, just past the church, there will be nothing to walk to. So, that was our reasoning for that.

Mr. Hussein: Staff comments?

Mrs. Hollingshead then read the Engineering Comments Section of the Memo for L26-07 included in the April 7th, 2026, Planning Commission Packet (attached after the minutes for this Item).

Mrs. Hollingshead: I do think this situation has changed a little bit since the last time this was approved. We've got a new Subdivision that's about to start home construction. We've got a big new commercial center as well. I think the street improvements are needed in this area. Maybe not as much as they were—or maybe a lot more than they were previously when we looked at this.

Mr. Hussein: Planning?

Mrs. Perez-Pharr then read the Planning Comments Section of the Memo for L26-07 included in the April 7th, 2026 Planning Commission Packet (attached after the minutes for this Item).

Mr. Hussein: Any other Staff comments? Public comment?

Ms. Malloy: If I may say one more thing about the street improvements: The church does have intention to build a further worship space, like a proper church building, in the future. So, I guess a question would be if street improvements could be postponed until that time or if it's necessary at this phase?

Mr. Cloud: What's your timeline on that?

Ms. Malloy: I'm not sure. Yeah, about ten years on that church building.

Mrs. Hollingshead: I think we'll need sidewalks way sooner than that.

Mr. Hussein: Any comment from the Commission?

Ms. Keith: So, are there plans to improve Graham and Robins in the near future, then?

Mrs. Hollingshead: Not by the City, but The Grade commercial center is doing improvements on all of Robins Road and then turning up on to Graham. They're under construction of their first phase right now and about to submit their second phase that will continue those street improvements on Graham. That's all that has been proposed at this time, but we've seen a lot of movement in the area lately. And I think there's one more commercial development that we know is coming that hasn't been submitted yet for the south portion of Robins Road.

Mrs. Tromburg: Can you put the aerial map [of L26-07] back up, please?

Mrs. Hollingshead: Yeah, so that C-2 piece to the south: That whole thing is being developed currently. And then that SF-1 piece that's the Lex Estates Subdivision is in Final Plat review currently.

Mr. Cloud: Katie, where is [AR Highway] 612? Is it to the right?

Mrs. Hollingshead: Correct. It's going to create a cul-de-sac at the end of Graham on the other side of Chief Truman Brewer [Street], just off the screen. So, there will be access, not back out to [Highway] 71[B], but just down to Wagon Wheel.

Mr. Hussein: If there are no other comments, we'll start with the Variances. And that would be a call for the vote.

Mr. Cloud: Call for the vote.

Approval of B26-34 is voted on Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Cloud, Philpot, Reynolds.

NO: Keith, Cardiel.

Mr. Hussein: That passes seven to two. We'll next take up the Waiver of Street Improvements. This would be a Motion to Forward to City Council with Recommendation of Denial or Approval of the Waiver.

Mrs. Hollingshead: Would y'all be willing to talk about Payment-in-Lieu of Improvements at all?

Mr. Schmitz: I think that's a possibility if, maybe, the Waiver could be tabled? I don't know if that's an option.

Mrs. Hollingshead: It would be discussed at City Council. So, if that's something that you guys wanted to do, City Council can approve that. They can recommend it. Or if you want to do that full Waiver, you could still continue to Council and ask for that as well.

Mr. Schmitz: Okay. But it would still need to be voted on tonight either with Approval or Denial? Okay [in response to Mrs. Hollingshead nodding her head yes].

Mr. Hussein: Do you guys have a preference?

Mr. Schmitz: I think we would—the preference would be to ask for, I think, Fee-in-Lieu if that is an option.

Mrs. Tromburg: I would just recommend, if you're—might be—if you want to consider the Fee-in-Lieu, which we absolutely encourage and recommend, it might be good to get with Engineering and find out what the scope of that would look like.

Mr. Schmitz: Sure.

Mrs. Tromburg: Because that is something that—they could opt into the Payment-in-Lieu of, and you could do that directly and not have to go to City Council. That can be done just with approval of the Planning Commission. But if you're agreeing to that, then we're going to be looking for the full street improvements of—what's Graham, a Collector?

Mrs. Hollingshead: I think it's been downgraded to a Local

Mrs. Tromburg: To a Local? Well, whatever that classification is, we'd be looking for all.

Mrs. Hollingshead: And, if you guys want to, it'd probably be smart to know what that would cost. And so, if we want to, after this meeting, you know, work up a cost estimate, see if that's something that the church wants to consider, and then either, you know, agree to that or go to Council for the full Waiver.

Mr. Schmitz: Okay so, to be clear, we would need to say yes to the Fee-in-Lieu today.

Mrs. Hollingshead: You don't have to. I mean, they're going to make a recommendation. If you would like to suggest what you want, they will take that into consideration.

Mrs. Tromburg: If you want to go to City Council on the 28th, then you need a recommendation from Planning Commission tonight. And then City Council still has the authority to consider all options.

Mr. Schmitz: Okay.

Mr. Cloud: [commenting on the exchange] He's like 'what to do'.

Mr. Schmitz: I think the Fee-in-Lieu would be, like I said, fine. If that's the case. I just am not sure what the process is to make sure that we get to the City Council meeting. We can discuss that or discuss it with Engineering after this meeting.

Mr. Cloud: Katie [Hollingshead], is there any way to get a rough budget between now and then? It's two weeks?

Mrs. Hollingshead: Before Council, yeah. That would be my recommendation, is ESI works up a cost estimate for that, we review it, church looks at that, sees if that's something that they can handle, and then we decide either to go ahead and make that payment prior to construction or move forward to City Council to ask for the full Waiver.

Mr. Schmitz: Okay. Yeah, that sounds...

Mr. Cloud: I make a Motion Subject to Staff Comments—or Motion to [Forward to] City Council [with Recommendation] for Payment-in-Lieu for street improvements.

Dr. Ogunyemi: Second.

Mr. Schmitz: Took a second to get there.

A Motion to Forward W26-17 to City Council with Recommendation of Fee-in-Lieu is Voted

of Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: None.

Mr. Hussein: Passes nine to zero.

Ms. Malloy: Thank you.

Mrs. Tromburg: All right. Staff—

Mr. Cloud: Do you like to approve the Large Scale?

Mr. Hussein: We've gotta do the Large Scale, too. Up next—or we'll vote on the Large Scale. That's a Motion Subject to Staff Comments.

Mr. Cloud: So Motioned.

Mr. Couch: Second.

Approval, Subject to Staff Comments, of L26-07 is voted on Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: None.

Mr. Hussein: This also passes nine to zero.

Mrs. Tromburg: All right. And for the Waiver, Staff will prepare the Resolution that goes on the 28th, and then get with Staff the meantime. Thank you, Jonathan [Schmitz].

Mrs. Hollingshead: Yeah, we'll just keep in touch, and y'all figure out which way you want to go.

The Memo for L26-07 included in the April 7th, 2026, Planning Commission Packet Is attached below:

Memo



To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: April 7, 2026

Re: L26-07 Large Scale Development Our Lady of Sorrows

A large-scale development proposed for a 4.88-acre property located at 1600 W. Graham Road consisting of a 2,440 SF addition to Our Lady of Sorrows and an expanded parking lot. There is one associated variance B26-34 for commercial design standards and a waiver (W26-17) for street improvements along Graham Road.

PLANNING COMMENTS

Reviewed by Jacqueline Perez-Pharr

Date Reviewed: 03/23/2026

STANDARD COMMENTS

- This Large-Scale Development Plan has been given the number L26-07 This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
- A written response to all comments is required with resubmission. Submit PDF files at time of resubmission.
- This development must comply with the City of Springdale Commercial Design Standards or a variance is required.
- On the cover page, please list/display all associated variances/waivers by their Springdale Planning Department project number.
 - Variance (B26-34) for CDS: Pedestrian Flow & Building Foundation Landscaping
 - Waiver (W26-17) of Street Improvements on Graham Road
- In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above.
- All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- The developer is required to dedicate right-of-way of an abutting street in conformance with the City of Springdale Master Street Plan. A separate dedication document shall be submitted to the City for filing.
 - Response 03/19/2026: ROW Dedication where needed to be by easement plat for this project.

PROJECT SPECIFIC COMMENTS

1. Hose bibs or automatic irrigation to be designed and built. Note: An automatic or other irrigation system shall be required for all landscaped areas. Show irrigation system or location of hose bibs.
2. Ensure wayfinding signage is painted and/or posted throughout the site in appropriate areas for the one-way drives proposed on the east side of the parking lot. Identify proposed signage within the submitted plans.
3. Street improvements along W. Graham Road are required.
 - a. Waiver (W26-17) of street improvements submitted.

COMMERCIAL DESIGN STANDARDS COMMENTS

1. Continuous internal pedestrian walkways, no less than 5' in width, from the public sidewalk to the principal customer entrance of all principal buildings on the site are required.
 - a. *Variance (B26-34) request submitted for pedestrian flow.*
2. Foundation landscaping is required along improved and proposed buildings.
 - a. *Variance (B26-34) request submitted for building foundation landscaping. Architectural treatment and sidewalk to abut buildings for weather and pedestrian connectivity.*

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith

Date Reviewed: 03.30.36

All building and fire comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM

Date Reviewed: 03.31.26

PROJECT: L26-07 Our Lady of Sorrows

REVIEW DATE: 3/30/2026

STANDARD COMMENTS

(no response required)

- **106.1** - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
 - o This note is left in place throughout the design process to ensure that access is maintained.
- A performance bond shall be submitted to the city prior to project approval for all public improvements.
- A maintenance bond shall be submitted to the city prior to COO for all public improvements.
- Work in city ROW shall be coordinated with Public Works Signalization to prevent damage to streetlights. PW needs to oversee depths, backfill, wire sizing, conduit sizing, etc.

PROJECT SPECIFIC COMMENTS

1. Chapter 106 – Stormwater Drainage

(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245, § 1, 1-23-18)

- Submit a PDF of the signed and sealed Drainage Report to Engineering.

2. Chapter 110 – Streets, Sidewalks and Other Public Places

(Ord. No. 3258, § 1, 11-12-02)

- **110.111** - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
 - o Street improvements on Graham Rd are required. Show curb, gutter, sidewalk, storm drainage, streetlights, and any necessary pavement repairs as shown by a Geotech report.

XI. Public Hearing — Form-Based Code

FB26-06 Andrew Rubacky & Amy Koester
521 Caudle Avenue
From C-2 to NC-2
Presented by Andrew Rubacky & Amy Koester

Mr. Rubacky: Hi, I'm Andrew Rubacky at 521 Caudle. I have a C-2 residential property that we want to change to NC2 to really conform to what the City's looking to do.

Mr. Hussein: Cool. Staff comments?

Mrs. Tromburg then read the Memo for FB26-06 included in the April 7th, 2026 Planning Commission Packet (attached after the minutes for this Item).

Mr. Hussein: Public comment? Commission? If there is none, this is a call for the vote.

Mr. Cloud: Call for a vote.

Approval of FB26-06 is voted on Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: None.

Mr. Hussein: Passes nine to zero.

Mrs. Tromburg: All right. Staff is going to prepare an Ordinance that's going to go to City Council on the 28th, and then I want to mention this request and the next are both SEED District. So, I think this is a great example of our Form-Based Code at work. So, yay.

Mr. Hussein: Thank you.

The Memo for FB26-06 included in the April 7th, 2026 Planning Commission Packet Is attached below:

Rezone Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: April 7, 2026
Re: **FB26-06 Rezone**

A request by Andrew Rubacky & Amy Koester for Planning Commission approval of a zone change from General Commercial District (C-2) to S.E.E.D, specifically Neighborhood Center Type 2 (NC2) for a tract of land containing 0.22 acres.

LOT LOCATION AND SIZE

The 0.22-acre tract is located at 521 Caudle Avenue, at the intersection of Powell Street. A vicinity map is attached.

EXISTING ZONING

[GENERAL COMMERCIAL \(C-2\)](#)

REQUESTED ZONING

[NEIGHBORHOOD CENTER TYPE 2 \(NC2\)](#)

SURROUNDING ZONING AND LAND USE

Zoning of the surrounding area is shown on the attached map. The subject tract contains a single-family dwelling and a commercial structure in a C-2. The area to the north contains a single-family dwelling in an NC2. The area to the south and west contains single-family dwellings in an MF-12. The area to the east contains Applegate Apartments, a Springdale public housing development.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan does not reflect downtown. The MSP designates both Caudle Ave and Powell Street as collectors.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goal of the Form-Based Code and is recommended for approval:

- **Foster a setting for economic growth and development in a sustainable mixed-use pattern integrating residential with employment and commercial uses as well as civic and recreational opportunities. (*chap. 32, sec 1.1 – FBC purpose*)**

FB26-07 Campus Edge, LLC
323 Caudle Avenue
From MF-12 to NR-2
Presented by Cornerstone Surveying

Mr. Hall: Cornerstone can't be here this evening. My name is Ken Hall. I'm one of the owners of Campus Edge LLC. this property is at the corner of Caudle and Dodson. It's currently MF12. We're asking that it be Rezoned under the SEED District zoning to NR2.

Mr. Hussein: Staff comment?

Mrs. Tromburg then read the Memo for FB26-07 included in the April 7th, 2026 Planning Commission Packet (attached after the minutes for this Item).

Mr. Hussein: Any comment from the public on this Rezone? [in response to Mr. Goodwin approaching the podium] Yes, sir.

Mr. Goodwin: Marcus Goodwin, 321 Caudle. Not sure I understand how many units are going to go in here.

Mr. Hall: So, I don't know if you—earlier [in reference to previous items where it was clarified what information must be provided and discussed related to Rezoning Petitions] this isn't about the number of units, but I'm happy, afterwards, to visit with you about what our plans are.

Mr. Goodwin: Okay.

Mr. Hall: And then we'll have to—we're going through a Replat application. So, there'll be another opportunity, I assume, Sharon, for—So, I'm happy to visit with you about what the plans are.

Mr. Goodwin: Okay, I just know that on the north end of Crutcher they just finished two units—or two houses with four living spaces, and they provided four parking spaces and the rest park on the street. So, I'm hoping that's not what happens here. And—so this will be—I guess it will be presented again when they get ready to build?

Mrs. Tromburg: Well, it potentially might not. So, if it's under an acre—they will have to present a Development Plan to the City that will have to be vetted and approved by all departments. However, if it's under an acre, it can be done at the Staff level, administratively, and not have to come to a public hearing unless they sought a Waiver or a Variance or something. And I will say, about the parking, that is correct. And now the ones on Crutcher you're referring to is a different District, which has a lower parking requirement. And that's part of the Downtown Form-Based Code. We're trying to encourage more on-street parking, potentially get a parking structure somewhere downtown, and requiring that the residential—it's a much less parking requirement for units—but the NR1, I think it's one-per. It's more than the NC2.

Mr. Hall: NR2... Do you remember Jackie? I think the parking is actually higher than—requirement is higher than NC2, which is where the Crutcher units are. Is that correct?

Mrs. Tromburg: Hold on. Now I'm curious. Should know this... For the NR2, the residential uses... Correct. So, one off-street parking space for a one-bedroom dwelling unit, two off-street parking spaces if it's two-bedroom or larger. And then, one off-street parking per unit if it's a cottage court. So, more parking than the Crutcher sites will be provided at this one if they come forth with a Development Plan.

Mr. Goodwin: I was also wondering about the water lines. If this is going to be a problem with providing for more apartments for the homes that are already on that line, or will it be shut off for a while, or what's going to be done about that?

Mrs. Tromburg: Since no Development Plan has been submitted, I don't know the details of that. However, if the developer is willing to potentially keep you updated on the project or share it as they get further along? However, every development is responsible to account for what they're doing. So, there may be construction, but they are not supposed to have adverse effects on neighboring properties.

Mr. Goodwin: One more thing: We've been there over forty years, lived there, and that place has been surveyed at least four times, and they always have the same stakes where they survey it. This time it's two feet over into my property. So, I don't know what we're going to do about that.

Mrs. Tromburg: We can definitely, the developer and the City, before a Development Plan would be approved, we would double-check that. Because we do not want encroachment.

Mr. Hussein: Any other public comment?

Mr. Hinds: Sorry, move a little slow. I'm David Hinds. I live at 316 Hart Avenue and own the property at 324 Hart Avenue, which is adjacent to the lot on the back side of this lot. And I am also concerned about the surveying process that is possibly going to take two feet of marked property. But also, the fact that it's—if it turns out to be apartments like the one you mentioned on Crutcher Street, we're going to be having people in those apartments parking in our church parking lot across the street. I've been a member of Caudle Avenue Baptist Church for 73 years, and it seems like, in the past few years, the City has made it almost impossible to get to our Caudle Avenue. I'm just concerned about the ability to house the people that will be moving in multi-story apartments.

Mrs. Tromburg: I will say that, at least apartments, high-density apartments, are not allowed in the NR2. It's smaller residential.

Mr. Hussein: Any other comments from the public on this?

Mr. Harmon: Hello. Thanks for allowing me to speak at this hearing. My name is John Harmon. My wife and I live at 305 Caudle, which is just three lots down. We're concerned that new construction will enhance the creepiness of our house. We're trying to go for kind of an Adams Family vibe right now. But seriously, what I'm concerned about mostly is when we roll over from MF-12 to NC—NR2. My only concern is that the possibility will decrease the setback from Caudle Street. And I'm worried that if new construction pushes out in there, it's going to kind of be a slippery slope which will change the overall vibe of the entire southern portion of Caudle Street. But, you know, other than that; that was my only concern.

Mrs. Tromburg: That's a very valid point, and we actually have a note within our Form-Based Code that tries to account for that. Because we agree, I think we want it to be compatible. So, I believe our code says that the front facade has to match the existing blocks, right? So, we don't want that odd one. We want some sort of compatibility. So, we do take that into account.

Mr. Harmon: Oh, well, thank you very much. Yeah, that kind of assuages some of my fears. And I know Ken, we'll talk later. Okay. Thank you.

Mr. Hussein: Thank you. Any comment from the Commission? If there are no other comments, this is a call for the vote.

Mr. Cloud: Call for the vote.

Approval of FB26-07 is voted on Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: None.

Mr. Hussein: That passes nine to zero.

Mrs. Tromburg: All right. And Staff will prepare an Ordinance that goes to Council on the 28th.

The Memo for FB26-07 included in the April 7th, 2026 Planning Commission Packet Is attached below:

Rezone Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: April 7, 2026
Re: **FB26-07 Rezone**

A request by Campus Edge, LLC for Planning Commission approval of a zone change from Medium Density Multi-Family Residential District (MF-12) to S.E.E.D, specifically Neighborhood Residential Type 2 (NR2) for a tract of land containing 0.23-acre.

LOT LOCATION AND SIZE

The 0.23-acre tract is located at 323 Caudle Avenue. A vicinity map is attached.

EXISTING ZONING

[MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT \(MF-12\)](#)

REQUESTED ZONING

[NEIGHBORHOOD RESIDENTIAL TYPE 2 \(NR2\)](#)

SURROUNDING ZONING AND LAND USE

Zoning of the surrounding area is shown on the attached map. The subject tract contains a single-family dwelling. The area to the north contains a single-family dwelling in a NC2. The area to the south, east and west contains single family dwellings in a MF-12.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan does not reflect downtown. The MSP designates Caudle Ave as a collector.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goal of the Form-Based Code and is recommended for approval:

- **preserve and enhance the integrity and quality of this primarily denser and smaller lot single-unit residential district. (*chap. 32, sec 3.2 – FBC purpose*)**

XII. Board of Adjustment

B26-11 Nelva House
 5131 Moose Hollow Terrace
 Variance for Reduction of Front Setback from 30' to 15'
 Presented by Joey House

Mr. Hussein: Good evening.

Mr. House: Good evening. I'm Joey House. I live at 5131 Moose Hollow Terrace. We're wanting to add on to our porch on the back of the house on the south side, and also build a 200-foot storage building just, you know, for a lawn mower—little lawnmower, trailer, and mulch or whatever you know needs to be stored in it. That's it.

Mr. Hussein: Is this house already built?

Mr. House: The house is already built. Okay. Staff comments.

Mrs. Tromburg: Just want to confirm: I believe we had the utility easement vacated or a partial vacation completed. So, thank you for going through that so it's now able to be heard for Variance.

Mr. Hussein: Any public comment? Commission? If there are no comments, this would be a call for the vote.

Mr. Cardiel: Call for the vote.

Approval of B26-11 is voted on Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: None.

Mr. Hussein: Passes nine to zero.

Mrs. Tromburg: I do have a question: Is that effective immediately or does it when does it go into effect?

Mrs. Tromburg: Right now. Planning Commission is it. So, tomorrow you can visit the building department and start your permitting process.

Mr. House: That's what I was wondering is how soon I can start doing that.

Mrs. Tromburg: We open at 8 a.m. tomorrow.

Mr. House: Thank you.

Mr. Hussein: Thank you.

B26-21 Jose Castillo
1307 Wilshire Drive
Variance for Reduction of Front Setback from 30' to 15'
Presented by Silvia Castillo

Ms. Castillo: Good evening. My name is Sylvia Castillo.

Unnamed Individual: Okay. And we're just here to see if we can get permission to reduce the measurements for the carport we just built. Yeah.

Mr. Hussein: Okay. Any Staff comment on this?

Mrs. Tromburg: I do just want to add one point of clarification that there was an opposition letter that we had received. I think it had been emailed to Commissioners this morning, and, just double checking, I just wanted to note a couple things—thank you, Jenny [Neel] for being detailed—Is that the opposition letter mentioned a couple locations that didn't receive letters and we double checked and they were not an adjacent property owner that requires the certified letter. So, they did meet that requirement.

Mr. Hussein: Any comments from the public? Commission? If there are none, this would be a call for the vote.

Mr. Couch: Call for the vote.

Approval of B26-21 is voted on Electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.*

NO: *None.*

Mr. Hussein: That passes nine to zero. Thank you.

Unnamed Individual: Thank you.

Mr. Hussein: Yep.

-
- B26-23 Jake's Fireworks**
3400 S. 48th Street
Variance from Commercial Design Standards
(A) Parking Lot Orientation
(B) Pedestrian Flow
(C) Central Features & Community Spaces
(D) Landscaping
(E) Lighting
- W26-13 Waiver from Street Improvements on South 48th Street**
Presented by Ryan Gill

Mr. Gill: Hello.

Mr. Hussein: How you doing?

Mr. Gill: Doing good. Ryan Gill with Martin-Martin representing Jake's Fireworks.

Mr. Hussein: You're here asking for a handful of Variances and a Waiver of street improvements. Tell us about that.

Mr. Gill: So, the project was submitted a little over a year ago for Non-Large-Scale Development and was approved, and the project started construction. The construction was not completed by the Fourth of July, and they actually just erected a regular old fireworks tent. After operating just for the Fourth of July time-of-year for selling fireworks, they determined—they were hoping to do the minimal parking as we had previously got approved. Instead, they realized that that wasn't going to work. So, we came back this year to add the additional parking, from three spots to—I don't remember, I'm sorry—off top of head roughly twenty spots in doing that. So that, from talking with Staff, triggered us to go for the Variances for the landscaping, pedestrian, and lighting, and all those things that we had previously got approved and weren't an issue with our previous submittal. So, I don't know if that covers everything or not, but I'm here to answer any questions if y'all have them.

Mr. Hussein: Thank you. Any Staff comments?

Mrs. Tromburg: Yeah, I just want to note that this is a pretty unique Development Plan, as, anytime I hear the word fireworks, I dart to the Fire Marshall and look to make sure that he's all right with it. But this is interesting because this tent will be permitted to be up for 180 days a year. So, they will not even be allowed to be there and occupy the space all year around. So, the requirement for permanent irrigations and some of these other features, we felt, did explain some of the hardships of the site. And the amount of traffic, I don't remember with the original Non-Large how many parking spaces, but just a handful. Three?

Mr. Gill: Three. Just three.

Mrs. Tromburg: So, we went from three to 26, and, in terms of, like, impervious surface, that's a pretty significant increase. And so, that raises alarm bells for Katie's team [the Springdale Engineering Department]. So, they want a drainage study and some further stuff. So, that's why, since the scope of it kind of changed, we had to come here for some of the Variances and the Waiver Request.

Mrs. Hollingshead: On that Waiver Request, I think we do have an existing sidewalk out front, right? It just would not meet the Collector standard of eight feet.

Mrs. Tromburg: Is it five? Now, what's the current width of the sidewalk?

Mr. Gill: It's five on the sidewalk.

Mr. Hussein: Any public comment? Commission?

Mr. Cloud: So, I've seen this slab with these little power poles around the perimeter. I've been wondering what the heck is this thing?

Mr. Gill: So, I should have submitted it, but it was in the packet. It is a tent. It is a tent. Let's all be clear. This is not a—It is a permanent slab. This is a structure—if y'all—it looks very similar to what's holding the glass in this room. It's a mullion type system, aluminum structure, and a membrane goes over it. Therefore, we've already talked with building safety to meet all the

requirements for it to be a firework stand as a tent and met all those requirements. We have resubmitted and we've answered all the comments that have actually been presented from Staff.

It looks like a building but it's a tent. It's a clear membrane and all the little stands around are power for that. We didn't—I didn't specifically address lighting again since it's seasonal. They're looking to operate around ninety days total, and we're allowed up to 180, but it is ninety. They'll set it up that this thing goes up in two days and comes down in two days and then they store it. So, they're only looking to operate from May to July, essentially. So, selling flowers and then selling fireworks. It comes down and it goes back to like it is right now. We have met everything and show the detention; presented that. So, yes.

Mr. Cloud: So, the entire structure comes back down and it'll just be a slab again? Otherwise—
[Mr. Gill interjects]

Mr. Gill: What you see out there today is what you will see 70% of— [Mr. Cloud interjects]

Mr. Cloud: Sure. Interesting.

Mrs. Tromburg: How tall is the tent? I apologize, we didn't include a picture. It's pretty neat.

Mr. Gill: You'll catch me lying, Sharon. I don't recall. If I had to guess, I'd say between twenty and thirty feet. So, it's a tall structure, yeah.

Mr. Hussein: Any other comments?

Mr. Philpot: This is probably a question for Garrett [Harlan], but Garrett, I closed this transaction. Do I need to abstain from voting on this?

Mr. Harlan: Yes.

Mr. Gill: You better not be my swing vote, *laughs*.

Mr. Cloud: Stand by.

Mr. Hussein: If there are no other comments, we'll start with the Variances. There are five of them. Does anyone have any issue with taking them all at once? Okay, then that would be a call for the vote on the Variances.

Ms. Keith: Call for the vote.

Approval of B26-23 is voted on Electronically:

YES: *Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Cardiel, Reynolds.*

NO: *None.*

ABSTAIN: *Philpot.*

Mr. Hussein: Passes eight to one. Up next would be the Waiver for street improvements on S. 48th. That would be a Motion to Forward to Council with Recommendation of Denial or Approval.

Mr. Cloud: Question: Did we require the car wash to improve S. 48th? I don't think we did. Do you remember?

Mrs. Hollingshead: We did not. They got a Waiver also.

Mr. Cloud: Ten-four.

Mrs. Tromburg: Was it just sidewalk?

Mr. Cloud: Do what?

Mrs. Hollingshead: Yes, it was the same Waiver. I don't know that we had that—no we must have had the eight-foot requirement, but yes, they had a Waiver to leave the sidewalk as is. Yeah.

Mr. Cloud: I kind of regret that now that we have the bridge that goes... yeah, anyway, every time I get on my bike and go down that street, I'm like, what the, you know, continue.

Mr. Couch: Motion to forward the City Council for Approval.

Mr. Cloud: Second.

A Motion to Forward W26-13 to City Council with Recommendation of Approval is voted on Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Cardiel, Reynolds.

NO: None.

ABSTAIN: Philpot.

Mr. Hussein: That also passes eight to one.

Mrs. Tromburg: All right, the Variances are approved and the Waiver—Staff is going to draft a Resolution that is going to go to City Council on the 28th at 6:00 p.m. You're recommended to attend in case they have questions. Thank you.

Mr. Gill: Yes ma'am. Thank you very much.

Mr. Hussein: Thank you.

B26-29 The Arlis & Cornelia Williamson Trust
195 W. AR Highway 264
Variance to Allow Accessory Structure Without Primary Structure
Presented by Bates & Associates

Mr. Hooper: Hi, Andy Hooper, Bates & Associates. Yeah, we're just seeking a—we're doing a property line adjustment between three parcels that total a little over 34 acres. There's a couple existing barns on the property that they would like to remain. It's zoned A-1. This is already an existing condition and they're going to remain used for agricultural purposes after the adjustment is approved and everything. And yeah, it's for storing their farm equipment and hay and they would just like to keep those barns without the tearing them down to do the property line adjustment.

Mr. Hussein: Any Staff comment?

Mrs. Tromburg: I will note that there is currently an Informal Plat under review, so a Lot Split. And that they've been working with us for, I think going on a year, coming and checking and learning about some of the Springdale codes because they wanted to remain residential and agricultural. Thank you.

Mr. Hussein: Any public comment? Staff comment—or Commission comment? If there are no comments, this would be a call for the vote.

Mr. Cloud: Call for the vote. Get these guys out of here.

Approval of B26-29 is voted on Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: None.

Mr. Hussein: Passes nine to zero.

Mr. Hooper: Thank you.

Mr. Hussein: Thank you.

B26-31 Qing Y. Fan
 2417 S. 48th Street
 Variance for a Reduction of Front Setback from 30' to 25'
 Presented by Chuck Bell from Bell Construction Solutions, LLC

Ms. Curry: Mr. Chairman, since the meeting began, Staff received a written request to table this application until the May meeting.

Mr. Hussein: Sounds great. This item is tabled until the May meeting.

B26-32 1001 Wilkinson Lane
 1001 Wilkinson Lane
 Variance from Commercial Design Standards
 (A) Outdoor Storage, Trash Collection & Loading Areas
 (B) Materials & Colors
 (C) Landscaping

B26-33 Variance for Reduction of Rear Setback from 20' to 5'
Variance for Exceeding Amount of Off-Site Parking
 Presented by Fadil Bayyari Revocable Living Trust

Ms. Hamblin: Mr. Bayyari is here in the audience. I am Kelly Hamblin with Hamblin Design Services and I will be presenting this if that is all right. Are we in order?

Mr. Hussein: Please proceed.

Ms. Hamblin: Okay so, we are asking—this is actually part of a Non-Large Scale Development Plan. Did y'all—did they get that plan in their packets? Okay, they did, okay. So, it's part of a Non-Large Scale Development Plan. There has been some updated building elevations that I don't think you all got in your packets. Is that correct? And these are the new building elevations that we have submitted to the City [referring to the elevations being displayed] and would be asking for your blessing on tonight. So, a couple of things that don't quite meet [Commercial] Design Standards was landscaping around the trash area, because it's going to be going on top of an existing paved area that is presently between an existing building and the proposed building. And also, again, the facade materials as you see there; the rear elevation would be all metal. The sides and the front would have the wainscot on the bottom, and the remainder would be the metal siding and landscaping and such as you see there.

Let's see... there is a Variance for reduction of the rear building setback. The reason for this is Mr. Bayyari has the red iron from a building that he took down off of his property that he was wanting to upcycle and reuse, and hopefully be able to put in something for—I think he's thinking maybe like a plumbing company, maybe electric. I mean, I know we don't decide that right now, but that's his thoughts. Anyway, and so, the size of the building was kind of set, and in order to meet all of the ingress and egress requirements and the landscaping requirements—perimeter or frontage landscaping—we could really use—getting that building setback Variance really would make this a much more desirable, I think, addition to the City.

Oh, and the Variance for exceeding the amount of offsite parking; Nate, can you remind me what the code says is it 20% was the max is it 25?

Mr. Cole: Yes, 25% and then, in this case, of course, with the site plan review, it's 100%. So, that's what they're asking for: The allowance to provide all of it just next door.

Ms. Hamblin: All of it. It will be exclusive for this property. It is not joint parking. It is just that the parking is on the property that the developer owns next door.

Mrs. Tromburg: So, a satellite lot.

Ms. Hamblin: Oh, there we go. Okay. I like that word. Did I cover it all? Okay.

Mrs. Tromburg: Is there on-street parking on Wilkinson? Just remind me.

Ms. Hamblin: No, it was not.

Mrs. Tromburg: Okay.

Mrs. Hollingshead: And I looked at it. It's just not possible with just this small piece of property, especially with those radii, but we do get it next door.

Mr. Hussein: Any Staff comments on this? Anything from the public? Commission?

Ms. Keith: I'm just curious, with the parking being satellite, does—even though it's the same owner—does there need to be a shared parking agreement with himself or... I don't know if that needed to be on the record or not.

Ms. Hamblin: Yes, we have that in the works. Thank you.

Mr. Hussein: Anybody else? So, there are two separate—I guess five separate requests—for Variances, but three together and two together. Do we want to do three together in one vote?

Mr. Cloud: I do have one follow-up question on the trash collection.

Ms. Hamblin: I'm sorry?

Mr. Cloud: On the trash collection

Ms. Hamblin: Yes.

Mr. Cloud: Are you not buffering that at all? Explain that to me, your Variance Request.

Ms. Hamblin: Okay so, there will be screening around it that meets the screening requirements per code with the exception of the landscaping, because it's on existing asphalt. So...

Mr. Cloud: Yeah, I couldn't—when you first presented, I didn't know if you meant there was no screening, and I just wanted to make sure.

Ms. Hamblin: And if I said that wrong, I apologize.

Mr. Cloud: No, you probably didn't, I just wasn't sure. So, I wanted to confirm that. Thank you.

Mr. Hussein: Commission, we get to take the first three Variances together. Okay? That'll be a call for the vote on B26-32. If there are no more comments.

Dr. Ogunyemi: Call for the vote.

Approval of B26-32 is voted on Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: None.

Mr. Hussein: That one passes nine to zero. On B26-33, we've got two Variances. You guys good with voting them together? Okay, that would also be a call for the vote.

Ms. Keith & Mr. Cloud simultaneously: Call for vote.

Approval of B26-33 is voted on Electronically:

YES: Couch, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: Hussein.

Mr. Hussein: That passes eight to one.

Ms. Hamblin: Okay, thank you.

XIII. Waivers

W26-15 Building Exteriors
4970 Wildwood Lane
Waiver of Street Improvements on Wildwood Lane
Presented by William Hood

The representative for this item was not present at the meeting, and it will be included in the Tabled Items section of the June 2nd, 2026, Planning Commission Meeting.

W26-16 Martin Flores Rodriguez & David Flores Gonzalez
805 S. West End Street
Waiver of Street Improvements; Sidewalk on S. West End Street
Presented by Martin Flores Rodriguez & David Flores Gonzalez

Mr. Flores: Good afternoon. So, I'm here for 805—[Mr. Hussein interjects]

Mr. Hussein: Could you tell us your name, please?

Mr. Flores: Martin Flores.

Mr. Hussein: Yes, sir. Thank you.

Mr. Flores: I'm here for 805 S, West End Street. We're requesting a Waiver from expanding the current sidewalk from five feet to eight feet.

Mr. Hussein: Anything from Staff? Public? Commission?

Mrs. Tromburg: I may just remind folks that you guys approved a Rezoning for them just a few months ago, I think. And then, in the meantime, they've been working on a Non-Large-Scale Development with the City, with some parking and some renovations to it. So, just to update.

Mr. Hussein: If there are no other comments, this would be a Motion to forward to Council with a Recommendation of Denial or Approval.

Mr. Couch: Motion to forward to City Council for Approval.

Mr. Austin: Second.

A Motion to Forward W26-16 to City Council with Recommendation of Approval is Voted on Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: None.

Mr. Hussein: passes nine to zero.

Mr. Flores: Thank you.

Mrs. Tromburg: Staff is going to prepare a Resolution that's going to go to City Council on the 28th, the last Tuesday, here at 6:00 p.m. And I recommend you come. Not required, but just in case they have questions we can answer. Okay?

Mr. Flores: All right. Thank you.

W26-18 Justina Mejia
 1414 Christian Avenue
 Waiver of Street Improvements on Christian Avenue & N. West End Street
 Presented by Justina Mejia

Ms. Mejia: Good evening. My name is Christina Mejia.

Ms. Acosta: And my name is Julissa Acosta. I'll be talking on behalf of Justina. So, we're requesting not to build a sidewalk on 1414 Christian Avenue since there's no sidewalk at that point from the whole street down.

Mr. Hussein: Okay. Anything from Staff?

Mrs. Hollingshead: And I think this request takes into account both of those streets because on West End, I think there is a 5-ft sidewalk that would need to go to 8 foot for collector, and then on Christian, it would be just the five foot. I will point out that there is a school adjacent, and so I do think at least adding that five-foot sidewalk on Christian would be a really good improvement for the area.

Mr. Hussein: Anything from the public. Please state your name and address.

Mr. Taylor: My name is Zach Taylor.

Ms. King: And I'm Olivia King. We both live at 508 North West End Street. So, we are just— [Mr. Hussein Interjects]

Mr. Hussein: [Speaking to Ms. Mejia and Ms. Acosta] Would you guys mind letting them step up to the podium for a second? Thank you.

Ms. King: So, we are just right next to their development. Actually, the first time I ever spoke to you guys or this body was in favor of their development. think it's great. It looks really good. But we do oppose the Waiver. With us being just feet away from the elementary school, we see kids walking to school every day. Also, West End is extremely close to the downtown and just a lot of things going on. I can list off all of the parks that are one mile away, all of the schools that are one mile away. We bike to downtown all the time.

I think that the 8-foot sidewalk would be a great improvement. Even this upcoming Saturday, the Hogeye Marathon is going to have a thousand people going up West End Street. I think the 8-foot sidewalk would be a really great development for the area. I don't want it to be a situation like Mark mentioned earlier, where you look back, and you say, "Oh, darn. I wish that we wouldn't have granted that Waiver." West End doesn't currently have a lot of new developments. It's a lot of old buildings. I can imagine that in the next ten, fifteen, twenty, thirty years, as long as this duplex is likely to be there, West End is going to change drastically. And I wouldn't want this Waiver to continue to snowball for each new development on the street.

Mr. Taylor: And also, down the street, there are multifamily developments, and they do have a new sidewalk in front of them. It does stop, but that's part of development. And it is directly across from a school, and I mean, we literally see hundreds of students crossing that street right there, and that is the only spot without a sidewalk. I think it's really important to have a big sidewalk there.

Ms. King: Thank you, guys.

Mr. Hussein: Thank you.

Mrs. Tromburg: And I will note for the record that Ms. King had no involvement with the intake processing or preparations of the documents pertaining to this W26-18 Waiver Request.

Mr. Hussein: Any other public comment? Commission?

Dr. Ogunyemi: I don't remember your name. I'm sorry. Would you all be opposed to a Payment-in-Lieu? Because I didn't see a lot of sidewalks when I looked at the map. So, it would kind of be odd to just stick it there rather than paying, and then when that's developed or whatever they we get it done then.

Mrs. Hollingshead: Right. That would be the option we'd review at the end of the year. see if there were, you know, enough payments in the area that maybe we could we could do those improvements.

Mr. Couch: Now, West End has sidewalks up and down it, right?

Mrs. Hollingshead: Yes. I think they're currently 5-foot. Per Master Street Plan, it would need to go to 8-foot. And do you guys understand the what he means by Fee-in-Lieu?

Ms. Acosta: Pardon me. What do you say?

Mrs. Neel: I can explain to her in Spanish.

Mrs. Neel (in Spanish): Yo le puedo explicar. El pago, es un pago en reemplazo, en lugar de construir la banqueta, que usted le pague a la ciudad el valor que va a costar la construcción de la banqueta. En lugar de usted construirla ese valor.

Ms. Mejia (in Spanish): Esa es mi respuesta. Que yo no quería hacer la banqueta.

Mrs. Neel (in English): So, she's saying that her request is actually not to build it or spend the money on it.

Mr. Cardiel (in Spanish): Si, entendemos eso pero la cosa es, lo que acaban de mencionar es que ahorita hay muchos lugares publicos, que muchos estudiantes, niños, gentes en bicicleta o que caminan, y a lo mejor no ahorita, pero en el futuro cercano, en toda esa area van a construir banquetas, y es la razon. Por eso va a ser un poco raro que ahorita construyan ustedes la banqueta, se va a ver raro pero con el tiempo, muy pronto ya van a construir esas banquetas. Es lo que hacemos en las areas que hay mucho publico, parques, escuelas, y todo eso.

Ms. Mejia (in Spanish): ¿Pero cada quien va a hacer su banqueta? ¿De los neighbors?

Mr. Cardiel (in Spanish): Si, muchos de ellos.

Mr. Cardiel (in English): You can correct me, a lot of folks in that area are doing in Payment-in-Lieu of, correct?

Mrs. Hollingshead: Right, it's becoming more common. So, our policy would be to, at the end of the calendar year, we would look at the payments we would have received and see where they are and how much we have to see if we could move forward with installing some of those sidewalks. Maybe not at the end of this year, but, you know, after a year or two of development in the area.

Mr. Cardiel (in Spanish): Muchos en esa area estan haciendo eso y como en un año va a ver que la ciudad a empezar a construir esas banquetas en esa area. Honestamente ahorita es la unica opción, por el área en la que están. Desafortunadamente.

Ms. Acosta (in Spanish): Básicamente porque está la escuela.

Mr. Cardiel (in Spanish): Y lo pueden construir ustedes, la banqueta de 5 pies de ancho o pueden pagarle a la ciudad.

Ms. Mejia (in English): Okay.

Ms. Mejia (in Spanish): Está bien.

Mr. Cardiel (in English): Basically, kind of just explained to them what we just all discussed, and then basically got the option to build the sidewalk five-foot wide or Payment-in-Lieu of. Correct?

Mr. Hussein: It's to take it from five to eight [foot-wide sidewalk], right?

Ms. Acosta (in English): So, we'll be building on West End five to eight and then on Christian Avenue, how much?

Mrs. Hollingshead: That's just five feet on Christian.

Ms. Acosta (in Spanish): No mas cinco.

Mrs. Hollingshead: And you guys do have the option to go to Council, and you know, request a full Waiver.

Mrs. Neel (in Spanish): Usted puede, si no esta segura de la decision que va a tomar. Usted puede dejar que la Comisión vote y que esto lo lleven al Concejo de la ciudad y ellos votan y toman la decision definitiva.

Ms. Mejia (in Spanish): No estoy segura ahorita de la decision a tomar.

Mrs. Neel (in English): So, I explained to them that she can take it to Council if she wants this body to vote on it.

Mr. Hussein: So, if there's no other comments, this is going to be a Motion to Forward to Council with Recommendation of Denial or Approval.

Mr. Couch: Did they have a preference?

Mr. Cardiel (in Spanish): ¿Qué les gustaría hacer a ustedes para que tratemos de llegar a su decisión? Un recomendación al City Council.

Ms. Mejia (in Spanish): La verdad no se. Yo simplemente no la queria hacer. No tengo otra decision.

Mr. Cardiel (in Spanish): ¿Prefieren una cosa u otra?

Ms. Mejia (in Spanish): No. No se tomar la decision ahorita.

Mrs. Neel (in Spanish): Entonces prefiere que lo llevemos al Concejo de la ciudad para votar.

Ms. Mejia (in Spanish): Sí.

Mrs. Neel: So, she's saying that she would like for this to be voted on and taken to City Council.

Mr. Couch: On the Waiver, not Payment-in-Lieu, just as is?

Mrs. Neel: As is.

Mr. Cloud: I make a Motion for City Council that we Deny this Waiver Request.

Dr. Ogunyemi: Second.

A Motion to Forward W26-18 to City Council with Recommendation of Denial is Voted of Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: None.

Mr. Hussein: That Motion passes nine to zero and this will be forwarded to City Council with Recommendation of Denial of request.

Mrs. Tromburg: The City Council—sorry Staff is going to prepare a Resolution that goes to City Council on the last Tuesday, the 28th, at 6:00 p.m. here in this room, and you're recommended to attend. Thank you.

Ms. Mejia: Thank you.

XIV. Other

L25-07 New Emma Apartments – Approval Extension

261 N. 40th Street
Presented by Engineering Services. Inc.

Mr. Schmitz: Jonathan Schmitz, Engineering Services. We're simply asking for one-year extension of this LSD. It was approved. We're about ready to submit for a Grading Permit. We just need a little more time.

Mr. Hussein: Anything from Staff? Public? Commission? If there are no comments, this is a call for the vote.

Mr. Cloud: Call for the vote.

Approval of an Extension Request for L25-07 is voted on Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds.

NO: None.

Mr. Hussein: That passes nine to zero.

Mr. Schmitz: Thank you.

Planning Director's Report

All right. So, for April, we had a few updates. Our next Work Session is going to be on Tuesday the 21st, 5:00 p.m. here. Couple updates on Certificates of Occupancy. Sarah and the inspection team has been working hard: L24-19: Via Emma, and that's the Park Street building with twenty residential units, street improvements, and parking got CofO [Certificate of Occupancy]. So that is exciting. Please go downtown and check it out.

The section we wanted to include some of the Non-Large Scale Developments that we look at, mainly because a lot of them don't come to a public hearing for a vote and so, this body doesn't get to see some of the neat, fun, exciting developments that we have. So, I want to start including some of the Non-Larges that get approved, and these were: Larry Stucco, Fellowship Bible Church, which, I think you heard Waivers for both of those. Brothers Rental, which is a Non-Large Scale downtown on Park Street. I-49 Industrial Park Phase Five, and that's because they were a Platted subdivisions and that's why they can come in as a Non-Large Scale.

And then, we have a Council update for the ones that went to March. The Replat for the Housing Authority passed, the Final Plat for Nature Walk Phases Two and Three passed. We had a couple

Rezoning, there was a residential Rezone on the north side of Harp Elementary that went from A-1 to both a mixed-use C-1 and MF-12 and that passed; a Rezone for Benedetto Phase Three, which is A-1 to SF-2. That passed—that was up for that fourteen-lot subdivision over off Gibbs. The next one, the Springdale Public Schools had the Rezone of their bus equipment barn on E. Emma mainly just to come into zoning compliance. Some were still commercial that passed. There was the Rezoning for the church that requested the downgrade to O-1 while they were here. that little bitty corner of the Robinson Church of Christ across from the Walmart. That's the landmark. That's how I've seen it on the map. There was a Rezone on Powell from MF-12 to C-2 that passed, and then the Waiver of street improvements on Oak Grove for Trade Pro did pass with option one [granting the Waiver] for the northern tract and then the Bill of Assurance for that tract three.

There being no further business, the meeting was adjourned.

Chris Hussein, Chairman

Brent Couch, Secretary

**Sharon Tromburg, Director
Planning and Community Development**

Harper King, Recording Secretary



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