

SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
FEBRUARY 7, 2023
TENTATIVE AGENDA

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (January 3, 2023)

V. Election of Officers

VI. Tabled Items

A. C23-02 Roland & Jennifer Hutchins
2101 Cambridge Street
Use Unit 36 (Horses Kept in Residential Areas) in a SF-2
Presented by Roland & Jennifer Hutchins

B. L23-01 Mill Creek Nursing Facility (Prev. L20-13)
4500 S 48th Street
B23-22 Variance for Commercial Design Standards
(A) Entrances
(B) Structure Back & Sides
(C) Screening
Presented by Engineering Services, Inc.

C. L23-10 Williams Tractor, REVISED (Prev. L20-11)
4190 S. 48th Street
Presented by Barry Puckett

VII. Public Hearing – Rezoning

A. R23-05 Hector Orellana & Marta Mancía
920 N. Thompson Street
From C-2 to C-5
Presented by Nathan Crouch & Sydnee Tolbert

B. R23-06 HOBOT, LLC

5576 N. Oak Street
From A-1 & C-2 to I-1 & C-2
Presented by Clint Howle & Carl Cabot

C. R23-07 Jose Gonzales & Maria De Perez

2975 N. Jefferson Street
From SF-1 to MF-4
Presented by Jose Gonzales & Maria De Perez

VIII. Preliminary Plats, Replats, & Final Plats**A. PP23-01 GAP at The Crossings**

6115 Apple Lane
Presented by Crafton Tull & Associates

B. RP23-01 Black Oak Plaza & Chester Heights

North Side of Chester Avenue
Lots 4 & 5

L23-13 Chester Place Warehouse

B23-23 Variance for Commercial Design Standards

TABLED (A) Facades & Exterior Walls

PER STAFF (B) Roofs

(C) Materials & Colors

Presented by Expedient Civil Engineering, PLLC

C. RP23-02 Elm Springs Heights

AR Hwy 112 & 3423 Roma Drive
Lots 5A & 5B
Presented by Satterfield Land Surveyors

IX. Large Scale Developments**A. L22-71 Springdale's Best Storage**

TABLED E. Emma Avenue & Casteel Lane

B23-20 Variance for Commercial Design Standards

PER (A) Facades & Exterior Walls

APPLICANT (B) Detail Features

(D) Roofs

(A) Materials & Colors

(B) Landscaping

Presented by Bates & Associates, Inc.

B. L23-02 Hillcrest Village, REVISED (Prev. L21-22)

Michigan Avenue

Presented by Engineering Services, Inc.

C. L23-12 Project Mayflower

Kendrick Avenue & Old Wire Road

B23-16 Variance for Screening Requirement**W23-06 Waiver of Master Street Plan Improvements on Kendrick Avenue**

Presented by Engineering Services, Inc.

D. L23-13 Chester Place Warehouse**TABLED** North side of Chester Avenue**PER STAFF** Presented by Expedient Civil Engineering, PLLC**E. L23-14 Popping Pearls Tea House**

5119 Elm Springs Road

Presented by ILK, Inc.

X. Board of Adjustment**A. B23-16 Project Mayflower**

Kendrick Avenue & Old Wire Road

Variance for Screening Requirement

Presented by Engineering Services, Inc.

B. B23-17 Rafael & Olga Sandoval

901 Daline Street

Variance for Reduction of Front Setback from 30' to 15'

Presented by Rafael Sandoval

C. B23-18 Ricardo Cardenas & Adam Duke

815 Costales Lanes

Variance for Increased Fence Height from 3' to 6'

Presented by Ricardo Cardenas, Adam Duke, & Judith Yanez

D. B23-19 Landon & Kayla Kelley

6556 Har-Ber Avenue

Variance for Increased Fence Height from 3' to 6'

Presented by Landon & Kayla Kelley

E. B23-20 Springdale's Best Storage

TABLED E. Emma Avenue & Casteel Lane
PER Variance for Commercial Design Standards
APPLICANT (A) Facades & Exterior Walls
(B) Detail Features
(C) Roofs
(D) Materials & Colors
(E) Landscaping
Presented by Bates & Associates, Inc.

F. B23-21 Connie & Barbara Ann Bowerman

TABLED 3219 N. 56th Street
PER STAFF Variance for Reduction of Side Setback from 20' to 0'
Presented by Bates & Associates, Inc.

G. B23-22 Mill Creek Nursing Facility

4500 S. 48th Street
Variance for Commercial Design Standards
(A) Entrances
(B) Structure Back & Sides
(C) Screening
Presented by Engineering Services, Inc.

H. B23-23 Chester Place Warehouse

TABLED N. Side of Chester Avenue
PER STAFF Variance for Commercial Design Standards
(A) Facades & Exterior Walls
(B) Roofs
(C) Materials & Colors
Presented by Expedient Civil Engineering, PLLC

XI. Waivers**A. W23-06 Project Mayflower**

Kendrick Avenue & Old Wire Road
Waiver of Master Street Plan Improvements on Kendrick Avenue
Presented by Engineering Services, Inc.

B. W23-07 Hugo Rodriguez Castillo & Maria Torres Martinez

3567 Julio Road
Waiver of Sidewalk Requirement
Presented by Hugo Rodriguez Castillo & Maria Torres Martinez

C. W23-08 Springdale Public Facilities Board

Old Wire Road between Kendrick Avenue & Reed Avenue
Waiver of Master Street Plan Improvements on Old Wire Road
Presented by Engineering Services, Inc.

D. W23-09 Spyglass Estates

E. side of Spyglass Drive
Waiver of Sidewalk to remain as-is
Presented by Norm Ditch, Capstone Builders, Inc.

XII. Planning Director's Report

XIII. Adjourn