

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
OCTOBER 4, 2022**

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

II. Call to Order

III. Roll Call

IV. Approval of Minutes (September 6, 2022)

V. Tabled Items

A. R22-63 Business Solutions, Inc.
985 & 1025 48th Place
From C-5 to C-2
Presented by Phil Daniel

B. L22-50 Volleyball Recreational Facility
636 N. 40th Street
Presented by Roscoe Turner

C. B22-84 Lew Thompson & Son
Lot 2 of Diesel Downs Subdivision on N. 45th Street
Variance for Paving Requirement
Presented by Lew Thompson

VI. Public Hearing – Rezoning

A. R22-65 Mathias Shopping Centers
3607 McRay Avenue
From an A-1 to C-2
Presented by Allen Jay Young

B. R22-66 Sam's Real Estate Business Trust
E. of Gene George Blvd., S. of Members Ln
From C-5 to MF-24

RP22-14 Replat of Block 4 Lot 1
Presented by Engineering Services, Inc.

C. R22-67 Fort Worth Partners, LLC

2100 Old Missouri Road

From I-1 & C-2 to C-5

Presented by Goodwill Industries of Arkansas, Inc.

D. R22-68 Jerry C. Vaughn Trust274 S. 48th Street

From an A-1 to MF-24

Presented by Engineering Services, Inc.

VII. Public Hearing – Conditional Use**A. C22-19 Grow For It Therapy Services (Katherine Blubaugh & Katherine Arce)**

2307 Turner Street

Use unit 45 (Health Care Clinic) in a SF-2

Presented by Katherine Blubaugh & Katherine Arce

VIII. Preliminary Plats, Replats, & Final Plats**A. RP22-14 Sam's Club Addition**

East of S. Gene George Blvd & South of Members Ln

Block 4, Lot 1

Presented by Engineering Services, Inc.

B. RP22-15 Renaissance South**TABLED** 394 Avignon Avenue**PER STAFF** Lot 42

Presented by Jorgensen & Associates

C. FP22-05 Deere Creek, Ph. IE. Side of 56th Street, Between Bob Mills & County Line Road

Presented by Engineering Services, Inc.

IX. Large Scale Developments**A. L22-49 Wagon Wheel Storage Expansion**

3744 Wagon Wheel Road

Presented by Chris Schnurbusch

B. L22-52 Twin City Produce (Prev. L21-10)

2014 Turnbow Avenue

Presented by Engineering Services, Inc.

- C. L22-53 Miller Road Substation**
7931 W. Miller Road
Presented by Olsson Engineering
- D. L22-54 Gene George Elementary Addition**
2878 S. Powell Street
Presented by Engineering Services, Inc.
- E. L22-55 Cypress Cold Storage**
End of Angell Drive
Presented by Engineering Services, Inc.
- F. L22-56 Lots 102 Holdings Storage**
Butterfield Coach Road, South of Cass Drive
- B22-93 Variance for Commercial Design Standards**
(A) Structure Back & Sides
(B) Facades & Exterior Walls
(C) Roofs
(D) Materials & Colors
(E) Foundational Landscaping
Presented by Engineering Services, Inc.

X. Board of Adjustment

- A. B22-93 Lots 102 Holdings Storage**
Butterfield Coach Road, South of Cass Drive
Variance for Commercial Design Standards
(A) Structure Back & Sides
(B) Facades & Exterior Walls
(C) Roofs
(D) Materials & Colors
(E) Foundational Landscaping
Presented by Engineering Services, Inc.
- B. B22-94 David & Dawn Pepe**
3898 Pasofino Loop
Variance for Reduction of Rear Setback from 20' to 10'
Presented by David & Dawn Pepe
- C. B22-95 Eric & Janis Miller**
4230 Green Side Lane
Variance for Reduction of Front Setback from 30' to 20'
Presented by Eric & Janis Miller

XI. Planning Director's Report

XII. Adjourn