

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
December 6, 2022**

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

II. Call to Order

III. Roll Call

IV. Approval of Minutes (November 1, 2022)

V. Other

**A. 2015 Downtown Master Plan Update
Presented by Patsy Christie**

**B. Amendment to Springdale Code of Ordinances
Section 110-137 & 110-138 Concerning Street Naming & Number Assignments
Presented by Ernest Cate**

VI. Tabled Items

**A. L22-62 Second Nature Landscaping
211 E. AR Hwy 264
B22-106 **Variance for Paving Requirement**
Presented by Swope Engineering**

**B. B22-102 Carrillo Holdings, LLC
End of S. Miller Road, S. of 612 Bypass
Variance for Minimum Lot Width from 70' to 17.70' & 18.18'
Presented by Nikki Littrell**

VII. Public Hearing – Rezoning

**A. R22-78 Central Baptist Church of Fayetteville
1268 Jaro Lane
From A-1 to P-1
Presented by Daryl Kendrick**

- B. R22-79 Tyson Foods, Inc.**
3701 Johnson Road
From I-1 to C-2
Presented by Heather Chilson
- C. R22-80 Mary Upshaw**
2145 N. 48th Street
From A-1 to SF-2
Presented by Steve King
- D. R22-81 Burrell, Inc.**
3895 George Anderson Road
From P-1 to O-1
Presented by Joel Brown & Stephen Boyd
- E. R22-82 Northwest Granite, LLC**
287 W. County Line Road
From C-2 to I-1
Presented by Northwest Granite, LLC

VIII. Preliminary Plats, Replats, & Final Plats

- A. RP22-18 Bayyari Business Park**
Shaver Street
Lot 8
Presented by Allen Jay Young
- B. PP22-15 Shaver Addition**
3607 McRay Avenue
Presented by Allen Jay Young
- C. PP22-16 Deere Creek, Ph. II, REVISED (Prev. PP22-08)**
S. of W. County Line Rd Between N. 56th St & N. 48th St
Presented by Engineering Services, Inc.
- D. PP22-17 Monitor Meadows**
N. of E. Monitor Road, SW of Mayo Road
Presented by Engineering Services, Inc.
- E. RP22-19 Sam's Club Addition**
E. of S. Gene George Blvd, S. of Members Ln
Block 4, Lot 1
Presented by Engineering Services, Inc.

- F. FP22-07 Habberton Ridge, Ph. II & III**
Don Tyson Pkwy & Habberton Road
Presented by Engineering Services, Inc.

IX. Large Scale Developments

- A. L22-06 Worth Lane Commercial Park, REVISED**
1801 E. Robinson Avenue
Presented by Engineering Services, Inc.
- B. L22-65 Townzen & Smith Tile**
NE Corner of Wagon Wheel Road & Robbins Road
B22-114 Variance for Commercial Design Standards
(A) Entrances
(B) Materials & Colors
Presented by Halff & Associates, Inc.
- C. L22-66 Car-Mart**
1660 Butterfield Coach Road
Presented by Blew & Associates & Butch Parmley
- D. L22-67 Club Carwash**
1207 N. Thompson Street
Presented by Cochran Engineering
- E. L22-69 NexAir, Elemental Properties, LLC**
2553 N. Thompson Street
B22-110 Variance for Commercial Design Standards
(A) Roofs
(B) Landscaping
W22-23 Waiver of Street Improvements
Presented by Crafton Tull & Associates

F. L22-70 Sturdivant's Air Conditioning & Heating Expansion

101 Butterfield Coach Road

B22-111 Variance for Commercial Design Standards

(A) Parking Lot Orientation

(B) Pedestrian Flow

(C) Central Features & Community Spaces

(D) Outdoor Storage, Trash Collection, & Loading Areas

(E) Detail Features

(F) Materials & Colors

(G) Entryways

(H) Landscaping

(I) Screening

(J) Lighting

W22-24 Waiver of Street Improvements

Waiver of Street Requirements for Projected Major Collector

Presented by James Geurtz

G. L22-72 Powers of Arkansas, REVISED (Prev. L22-33)

1100 Kendrick Avenue

W22-27 Waiver of Master Street Plan Improvements on Kendrick Avenue

Presented by Engineering Services, Inc.

X. Board of Adjustment**A. B22-110 NexAir**

2553 N. Thompson Street

Variance for Commercial Design Standards

(A) Roofs

(B) Landscaping

Presented by Crafton Tull & Associates

B. B22-111 Sturdivant's Air Conditioning & Heating Expansion

101 Butterfield Coach Road

Variance for Commercial Design Standards

(A) Parking Lot Orientation

(B) Pedestrian Flow

(C) Central Features & Community Spaces

(D) Outdoor Storage, Trash Collection, & Loading Areas

(E) Detail Features

(F) Materials & Colors

(G) Entryways

(H) Landscaping

(I) Screening

(J) Lighting

Presented by James Geurtz

C. B22-112 Hangar for Dennis Moore

1600 S. Old Missouri Road

Variance for Commercial Design Standards

(A) Landscaping

Presented by Jorgensen & Associates

D. B22-113 Lucio Perez-Maldonado & Elvia Perez

3956 Butterfield Coach Road

Variance for Increased Fence Height from 3' to 6'

Presented by Lucio Perez-Maldonado

E. B22-114 Townzen & Smith Tile

NE Corner of Wagon Wheel Road & Robbins Road

Variance for Commercial Design Standards

(A) Entrances

(B) Materials & Colors

Presented by Halff & Associates, Inc.

XI. Waivers**A. W22-23 NexAir**

2553 N. Thompson Street

Waiver of Street Improvements

Presented by Crafton Tull & Associates

B. W22-24 Sturdivant's Air Conditioning & Heating Expansion

101 Butterfield Coach Road

Waiver of Street Improvements

Waiver of Street Requirement for Projected Major Collector

Presented by James Geurtz

C. W22-25 Jose & Maria Ballesteros

7642 W. Gibbs Road

Waiver of Sidewalk Requirement

Presented by Jose & Maria Ballesteros

D. W22-27 Powers of Arkansas

1100 Kendrick Avenue

Waiver of Master Street Plan Improvements on Kendrick Avenue

Presented by Engineering Services, Inc.

XII. Other

- A. L22-35 Via Emma Extension**
500 E. Meadow Street
Presented by Patsy Christie

XIII. Planning Director's Report

XIV. Adjourn