

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
FEBRUARY 6, 2024**

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

II. Call to Order

III. Roll Call

IV. Approval of Minutes (January 2, 2024)

V. Election of Officers

VI. Tabled Items

A. B24-05 Mside Fay, LLC & Ribble Investment Company, LLC

1102, 1104, 1106 Shaver Street

Variance for Rear Setback Reduction for Tracts 1-3 and Front Setback
Reduction for Tracts 1-3 for Non-Conforming Structures to Remain

Presented by Nathan Crouch, Blew & Associates

VII. Public Hearing – Rezoning

A. R23-60 JP Specialty, LLC

772 S. 48th Street

From C-2 to C-5

L23-68 S. 48TH Street Storage, REVISED

B24-03 Variance for Reduction of Required Parking Spaces from 37 to 22 Spaces

Presented by Will Kellstrom & Bates & Associates

B. R24-04 Adam & Gabrielle Keely

TABLED 12982 Zeigler Lane

PER STAFF From A-1 to SF-1

Presented by Robert Caster

C. R24-05 Berean Properties, LLC

707 S. 48th Street

From C-5 to C-2

Presented by T. Wayne Vanhook

- D. R24-06 Joe & Lori Bolen**
883 & 881 E. Don Tyson Parkway
From A-1 to O-1 & SF-2
Presented by Joe & Lori Bolen
- E. R24-07 Sunrise Point, LLC**
2630 E. Robinson Avenue
From C-2 to C-5
- L23-34 Sunrise Point Plaza, Revised Phasing Plan**
Presented by Blew & Associates, PA

VIII. Preliminary Plats, Replats, & Final Plats

- A. RP24-02 Picnic Addition**
617 E. Emma Avenue
Lots 1-2, 8-14
Presented by Crafton Tull & Associates, Inc., Andres Forero
- B. FP23-06 Cottages at The Park, Ph. III**
NE Corner of W. County Line Road & S. Downum Road
Presented by Engineering Services, Inc.
- C. FP24-02 Charlotte Addition**
3598 S. 48th Street
Presented by Hawkins-Weir Engineers, Inc.
- D. FP24-03 Brentwood Village, Ph. I**
4497 Hylton Road
Presented by Engineering Services, Inc.

IX. Large Scale Developments

- A. L23-34 Sunrise Point Plaza, Revised Phasing Plan**
2630 E. Robinson Avenue
Presented by Blew & Associates, PA
- B. L23-56 County Line Storage**
570 W. County Line Road
- B23-97 Variance for Commercial Design Standards**
(A) Entrances
(B) Pedestrian Flow
(C) Central Features & Community Spaces
(D) Entryways
(E) Landscaping
Presented by Swope Consulting, Phil Swope

C. L23-68 S. 48th Street Storage, REVISED (Prev. L23-05)
772 S. 48th Street
Presented by Bates & Associates

D. L24-04 Silos on The Square, REVISED (Prev. L22-17)
1506 S. Powell Street
Presented by Engineering Services, Inc.

E. L24-05 Hillcrest Village, Ph. II
4100 S. 56th Street
B24-12 Variance for Parking Requirements
Presented by Engineering Services, Inc.

X. Public Hearing – Form-Based Code

A. FB24-01 City of Springdale
815 E. Emma Avenue
Boundary Amendment from C1 to NC2
Presented by The City of Springdale

XI. Board of Adjustment

A. B23-97 County Line Storage
570 W. County Line Road
Variance for Commercial Design Standards
(A) Entrances
(B) Pedestrian Flow
(C) Central Features & Community Spaces
(D) Entryways
(E) Landscaping
Presented by Swope Consulting, Phil Swope

B. B24-03 S. 48th Street Storage
772 S. 48th Street
Variance for Reduction of Required Parking Spaces from 37 to 22 Spaces
Presented by Bates & Associates

C. B24-07 Siomara Hernandez Ramirez
1075 Sunrise Avenue
Variance for Increased Fence Height from 3' to 5' & Fencing Material
Presented by Siomara Hernandez Ramirez

- D. B24-08 Dean & Tammie Rollins**
4248 Saint Alban's Street
Variance for Reduction of Rear Setback from 20' to 10'
Presented by James B. Hall, CMI Construction
- E. B24-09 Bryce Kuhnert**
602 Lawndale Drive
Variance for Increased Fence Height from 6' to 8'
Presented by Bryce Kuhnert
- F. B24-10 Jazmin Angeles**
1905 Garnet Road
Variance for Reduction of Rear Setback from 20' to 10'
Presented by Jazmin Angeles
- G. B24-11 TSI Holdings, LLC**
2202 S. 48th Street
Variance for Commercial Design Standards
(A) Structures Back & Sides
Presented by Mike Robertson
- H. B24-12 Hillcrest Village, Ph. II**
4100 S. 56th Street
Variance for Parking Requirements
Presented by Engineering Services, Inc.
- I. B24-13 Carlos Muñoz**
300 Harve Street
Variance for Increased Fence Height from 6' to 8'
Presented by Carlos Muñoz
- J. B24-14 Maria Jamieth Ramirez, Tacos El Buen Pastor**
2204 S. Turner Street
Variance for Utility Requirement for Use Unit 44
Presented by Maria Ramirez, Tacos El Buen Pastor
- XII. Other**
- A. Expansion of a Non-Conformity in a NC2**
407 Crutcher Street
Presented by Dinorah Polanco
- B. L23-01 Mill Creek Manor Approval Extension Request**
4682 S. 48th Street
Presented by Engineering Services, Inc.

XIII. Planning Director's Report

XIV. Adjourn