

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
AUGUST 4, 2026**

- I. Pre-Meeting Activities**
Pledge of Allegiance
Invocation
- II. Call to Order**
- III. Roll Call**
- IV. Approval of Minutes (July 7, 2026)**
- V. A Resolution Adopting the 2026 Comprehensive Land Use Plan and Future Land Use Map for the City of Springdale, Arkansas; Superseding Resolution No. 151-12; and for Other Purposes**
- VI. Tabled Items**
 - A. C26-14 Vilma E. Orellana**
2007 W. Huntsville Avenue
Tandem Lot Split in a C-2
Presented by Dana Roza
 - B. FP26-05 The Courtyard at Butterfield**
South of Brushwood Avenue & West of Butterfield Coach Road
Presented by Justin Jorgensen
 - C. FB26-10 Wrigley, LLC & Campus Edge, LLC**
403 Wayland Drive & Parcel East of 403 Wayland Drive
From MF-12 to NR-2
RP26-09 Maple Drive Third Addition
Lots 17 & 18
Presented by Ross Kephart
 - D. FB26-11 Wrigley, LLC**
504 E. Velma Avenue
From MF-12 to NC-2
Presented by Ross Kephart
 - E. B26-64 Cesar Polanco**
1013 Ritter Street
Variance for Reduction of Side Setback from 8' to 5'
Presented by Jaime Lara

VII. Public Hearing – Rezoning

- A. R26-34** **Honey Properties, LLC, Cameron & Kris Honey, & Mike Acuff**
TABLED 4376 Twin Oaks Drive, 3525 Wagon Wheel Road, & Parcel South of
PER 3525 Wagon Wheel Road
STAFF From A-1 to C-2
B26-77 Variance from Paving Requirements
Variance for Reduction of Rear Setback from 20' to 8' & Reduction of Side
Setbacks from 20' to 0' & 20' to 6'
Variance from Minimum Lot Size in an A-1 from 2 acres to 0.657 acres
Presented by Blew & Associates
- B. R26-35** **Nets Global Holdings, LLC**
4876 N. Thompson Street
From C-2 to C-5
B26-79 Variance from Paving Requirements
Presented by Bates & Associates
- C. R26-36** **Calvary Free Will Baptist Church**
1000, 910, & 908 N. Gutensohn Road
From A-1 to P-1
B26-80 Variance from Commercial Design Standards
(A) Central Features & Community Spaces
(B) Screening
W26-33 Waiver of Street Improvements on N. Gutensohn Road
Presented by Engineering Services, Inc.

VIII. Public Hearing – Conditional Use

- A. C26-16** **Taqueria Rosy Toluca**
TABLED 4409 S. Thompson Street
PER STAFF Use Unit 44 (Mobile Vending) in a C-2
Presented by Wendy E. Moke

IX. Preliminary Plats, Replats, & Final Plats

- A. PP26-07** **Whispering Springs Phase I-IV, REVISED (Prev. PP23-19)**
TABLED S. End of Hylton Road
PER STAFF Presented by Crafton Tull
- B. RP26-08** **Ranchwood Place Subdivision**
TABLED 106 & 200 Ranchwood Drive
PER STAFF Lots 3, 4, & 5
B26-82 Variance for Reduction of Front Setback from 30' to 24'
Presented by Michael Townsend

C. RP26-09 Maple Drive Third Addition

403 Wayland Drive & Parcel East of 403 Wayland Drive
Lots 17 & 18
Presented by Ross Kephart

D. RP26-10 Commerce Subdivision, Phase II

3803 Kelley Avenue
Block 2, Lots 2 & 3

L26-14 Kinco Office, Expansion

B26-84 Variance from Commercial Design Standards

(A) Detail Features

(B) Landscaping

(C) Screening

B26-86 Variance from Paving Requirements

Variance from Minimum Fence Height from 8' to 6'

Variance for Reduction of Front Setback from 50' to 47' & Reduction of
Rear Setback from 20' to 10'

Variance from Minimum Distance Between Drives from 150' to 134'

Presented by Sitewise Civil Engineering

E. RP26-11 Henson Heights Subdivision

4305 S. Turner Street

Tract 12

Presented by A4Civil, PLLC

F. FP26-03 Lex Estates

West of Robins Road & South of W. Graham Road

Presented by Swope Consulting

G. FP26-06 Spring Creek Farms, Phase III

East of Teton Trail Avenue & North of Highway 612

Presented by James & Sarah Geurtz

H. FP26-07 Chapel Grove, Phase I

Marchant Road & Kelly Road

Presented by OWN Engineering

X. Large Scale Developments**A. L26-12 I-49 Industrial Park, Phase VI**

South of 5564 Chief Truman Brewer Street

Presented by Michael Clotfelter, Halff Associates, Inc

B. L26-13 Lincoln Drive Warehouse

SE Corner of Moody Avenue & Lincoln Drive, East of N. Thompson Street

B26-87 Variance from Frontage Landscaping Requirements

W26-35 Waiver from Street Improvements on N. Thompson Street, Lincoln Drive & Future Collector Street

Presented by Mary Salmonsens, Kimley-Horn & Associates, Inc.

C. L26-14 Kinco Office, Expansion

3803 Kelley Avenue

Presented by Sitewise Civil Engineering

D. L26-15 La Dama Afortunada

1210 S. Thompson Street

B26-85 Variance from Commercial Design Standards
(A) Landscaping

Presented by A4Civil, PLLC

XI. Public Hearing – Form-Based Code**A. FB26-12 Ronald Katjang & Rosalie Luluj**

TABLED 305 Mountain View Avenue

PER Deviation from Paving Requirements

STAFF Presented by Ronald Katjang & Rosalie Luluj

XII. Board of Adjustment**A. B26-60 James K. & Alison P. Bloodworth**

3405 Diana Street

Variance for Parking of Motor Vehicles in Rear Yard

Presented by Top Hat Chimney & Roofing

B. B26-73 Clintina Floyd

4803 Bonita Place

Variance for Reduction of Front Setback from 10' to 5'

Presented by Clintina Floyd

C. B26-74 Russell & Hannah Reynerson

101 E. Henson Avenue

Variance for Increased Front Fence Height from 3' to 6'

Presented by Russell & Hannah Reynerson

D. B26-75 Morgan Clupka & Luke Fields Jr.

1800 Joye Street

Variance for Increased Front Fence Height 3' to 6'

Presented by Morgan Clupka & Luke Fields Jr.

- E. B26-76** **Eloy & Matilde Torres Joint Revocable Trust**
3361 N. Oak Street
Variance from Minimum Frontage Requirements in an A-1 from 200' to 50.5'
Presented by Justin Reid, Bates & Associates
- F. B26-77** **Honey Properties, LLC, Cameron & Kris Honey, & Mike Acuff**
TABLED
PER
STAFF
4376 Twin Oaks Drive, 3525 Wagon Wheel Road, & Parcel South of 3525
Wagon Wheel Road
Variance from Paving Requirements
Variance for Reduction of Rear Setback from 20' to 8' & Reduction of Side
Setbacks from 20' to 0' & 20' to 6'
Variance from Minimum Lot Size in an A-1 from 2 acres to 0.657 acres
Presented by Blew & Associates
- G. B26-78** **Dean's Trail Commercial**
1515 & 1517 E. Robinson Avenue
Variance from Commercial Design Standards
(A) Screening
Presented by Bates & Associates
- H. B26-79** **Nets Global Holdings, LLC**
4876 N. Thompson Street
Variance from Paving Requirements
Presented by Bates & Associates
- I. B26-80** **Calvary Free Will Baptist Church, Expansion**
1000, 910, & 908 N. Gutensohn Road
Variance from Commercial Design Standards
(A) Central Features & Community Spaces
(B) Screening
Presented by Engineering Services, Inc.
- J. B26-81** **M-Mile**
5469 Watkins Avenue
Variance for Reduction of Side Buffers from 7' to 5'
Presented by Bates & Associates
- K. B26-82** **Michael Townsend & Joy A. Foringer**
TABLED
PER
STAFF
106 & 200 Ranchwood Drive
Variance for Reduction of Front Setback from 30' to 24'
Presented by Michael Townsend
- L. B26-83** **Margarita Figueroa**
3434 Reynolds Avenue
Variance for Reduction of Rear Setback from 20' to 10'
Presented by James & Sarah Geurtz

M. B26-84 Kinco Office, Expansion

3803 Kelley Avenue

Variance from Commercial Design Standards

(A) Detail Features

(B) Landscaping

(C) Screening

Presented by Sitewise Civil Engineering

N. B26-85 La Dama Afortunada

1210 S. Thompson Street

Variance from Commercial Design Standards

(A) Landscaping

Presented by A4Civil, PLLC

O. B26-86 Kinco Office, Expansion

3803 Kelley Avenue

Variance from Paving Requirements

Variance from Minimum Fence Height from 8' to 6'

Variance for Reduction of Front Setback from 50' to 47' & Reduction of Rear Setback from 20' to 10'

Variance from Minimum Distance Between Drives from 150' to 134'

Presented by Sitewise Civil Engineering

P. B26-87 Lincoln Drive Warehouse

SE Corner of Moody Avenue & Lincoln Drive, East of N. Thompson Street

Variance from Frontage Landscaping Requirements

Presented by Mary Salmonsens, Kimley-Horn & Associates, Inc.

XIII. Waivers**A. W26-33 Calvary Free Will Baptist Church, Expansion**

1000, 910, & 908 N. Gutensohn Road

Waiver of Street Improvements on N. Gutensohn Road

Presented by Engineering Services, Inc.

B. W26-35 Lincoln Drive Warehouse

SE Corner of Moody Avenue & Lincoln Drive, East of N. Thompson Street

Waiver from Street Improvements on N. Thompson Street, Lincoln Drive & Future Collector Street

Presented by Mary Salmonsens, Kimley-Horn & Associates, Inc.

C. W26-36 ChemStation of the Ozarks

1212 ESI Drive

Waiver of Street Improvements, Public Street Light, on ESI Drive

Presented by Engineering Services, Inc.

XIV. Other

A. L25-15 Vale at Watkins Apartments

SE Corner of Watkins Avenue & S. 64th Street & 3317 S. 64th Street

Approval Extension

Presented by Crafton Tull

XV. Planning Director's Report

XVI. Adjourn