



SPRINGDALE™

WE'RE MAKING IT HAPPEN

MARCH 3, 2026

PLANNING COMMISSION MEETING

MEMO

SECURITY NOTICE



To: Meeting Attendees and Applicants
From: Sharon Tromburg, Planning Director
Re: **SCAM EMAILS**

The City of Springdale has been notified of scam emails targeting planning and zoning applicants nationwide. These emails may impersonate city staff and request illegitimate payments. Verify all payment instructions by contacting the city directly using official contact information (479-750-8119). Report suspicious activity to our office immediately.

Please be aware:

- The City of Springdale **does not** request payment via wire transfer.
- If you receive a suspicious message that appears to come from a city employee, **do not respond or send any money**. Instead, contact our office directly.

We are taking this matter seriously and have implemented additional internal safeguards. However, public awareness is a key part of prevention. If you receive or hear about any suspicious communications, please report them to us immediately.

If you wish to learn more about a specific project, please reach out to the Planning office at 479-750-8550. Thank you for your attention, we appreciate your help in keeping our community safe.

Sincerely,

Sharon Tromburg
Planning & Community Development Division

Sharon Tromburg

Director, Planning and Community Development Division
(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

NAVIGATING THE PLANNING COMMISSION PACKET

Each agenda item has its own packet section

VIII. Large Scale Developments

A. L24-05 Hillcrest Village, Ph. II, Revised Phasing Plan
TABLED 4100 S. 56th Street
PER STAFF Presented by Engineering Services, Inc.

B. L24-35 Dean's Trail Commercial Center
E. Robinson Avenue, S. of Commerce Park Drive

B24-77 Variance for Commercial Design Standards

(A) Pedestrian Flow

(B) Facades & Exterior Walls

(C) Roofs

(D) Landscaping

(E) Lighting

B24-78 Variance for Paving Requirement

Presented by Bates & Associates, Inc.

C. L24-40 Commerce Park Expansion

2353 Lowell Road

Presented by Michael Mitchelson, NSPJ Architects, P.A.

D. L24-41 Oak Grove Townhomes

1307 Oak Grove Road

B24-76 Variance for Reduction of Minimum Parking Requirements from 96 to 93 Spaces

Variance for Reduction of Front Setback from 30' to 20'

Presented by Engineering Services, Inc.

D. L24-41 Oak Grove Townhomes

1307 Oak Grove Road

B24-76 Variance for Reduction of Minimum Parking Requirements from 96 to 93 Spaces

Variance for Reduction of Front Setback from 30' to 20'

Presented by Engineering Services, Inc.

Click on any agenda item to jump to the corresponding page number

Click on "Return to Agenda" on the bottom corner of any page to return to the agenda at the top of the packet

4373.48
8716.03
1360.09

PROJECT

Return to Agenda

SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
MARCH 3, 2026
TENTATIVE AGENDA

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

II. **Call to Order**

III. **Roll Call**

IV. **Approval of Minutes (February 3, 2026)**

V. **Tabled Items**

A. R26-06 **Tippecanoe Junction, LLC**
 2544 Butterfield Coach Road
 From A-1 to MF-12 & C-1
 Presented by Bates & Associates

B. RP26-02 **Success Subdivision**
 North of Success Avenue, East of S. Cleveland Street
 Lots 1-14, Block 1
 Presented by Engineering Services, Inc.

VI. **Public Hearing – Rezoning**

A. R26-07 **Taldo Rentals, LLC**
 7959, 7969, 7971 A-C W. Gibbs Road, and west of 7959 W. Gibbs Road
 From A-1 to SF-2

PP26-03 Benedetto, Phase III

W26-09 Waiver of West, South, and East Street Stub-Outs
 Presented by Engineering Services, Inc.

B. R26-08 **Springdale School District #50**
 1612, 1586, & 1498 A-C E. Emma Avenue
 From C-2 to P-1
 Presented by Halff Associates

C. R26-09 Robinson Avenue Church of Christ, Inc

1400 W. Robinson Avenue
From P-1 to C-2
Presented by Greg Hughes

D. R26-10 David Ramirez-Zuniga

TABLED 1365 W. Sunset Avenue
PER STAFF From SF-2 to C-2
Presented by Geraldine Martinez

E. R26-12 Edgar & Alfonso Hernandez

1804 Powell Street
From MF-12 to to C-2
Presented by Expedient Civil Engineering, PLLC

VII. Preliminary Plats, Replats, & Final Plats**A. PP26-03 Benedetto, Phase III**

7959, 7969, 7971 A-C W. Gibbs Road, and west of 7959 W. Gibbs Road
Presented by Engineering Services, Inc.

VIII. Large Scale Developments**A. L26-05 125 North Main Street Parking**

TABLED East of N. Main Street, South of W. Johnson Avenue
FB26-04 Deviation from Parking Location Requirements
PER Deviation from Street Wall Requirements
W26-05 Waiver of Street Improvements on W. Johnson Avenue
STAFF Presented by Cromwell Architects Engineers

IX. Public Hearing – Form-Based Code**A. FB26-04 125 North Main Street Parking**

TABLED East of N. Main Street, South of W. Johnson Avenue
PER Deviation from Parking Location Requirements
STAFF Deviation from Street Wall Requirements
Presented by Cromwell Architects Engineers

X. Board of Adjustment**A. B26-12 NWA All Star Dance, Lara Bowen**

3803 Elliot Avenue
Variance for Minimum Parking Requirements from 27 to 14 spaces
Presented by Lara & Bill Bowen

B. B26-13 3735 Treat Lane

3735 Treat Lane

Variance for Minimum Distance between Drives

Variance for Frontage & Interior Parking Lot Landscaping

Presented by Bates & Associates

C. B26-14 Dean's Trail Commercial

1515 & 1517 E. Robinson Avenue

Variance for Perimeter Landscaping & Paving Requirements

Presented by Bates & Associates

D. B26-15 Trent Curry Building**TABLED**

1000 Schmieding Avenue

PER

Variance from Paving Requirements

STAFF

Variance for Reduction of Front Setback from 30' to 17'

B26-16 Variance for Commercial Design Standards**(A) Parking Lot Orientation****(B) Landscaping****W26-10 Waiver of Street Improvements on Ingram Street**

Presented by Expedient Civil Engineering, PLLC

E. B26-16 Trent Curry Building**TABLED**

1000 Schmieding Avenue

PER

Variance for Commercial Design Standards

STAFF**(A) Parking Lot Orientation****(B) Landscaping**

Presented by Expedient Civil Engineering, PLLC

F. B26-20 Walkerhogue Industries, LLC

5725 N. Thompson Street

Variance for Commercial Design Standards

(A) Screening

Presented by Bobby Gold

XI. Waivers**A. W26-05 125 North Main Street Parking****TABLED**

East of N. Main Street, South of W. Johnson Avenue

PER

Waiver of Street Improvements on W. Johnson Avenue

STAFF

Presented by Cromwell Architects Engineers

B. W26-09 Benedetto, Phase III

7959, 7969, 7971 A-C W. Gibbs Road, and west of 7959 W. Gibbs Road

Waiver of West, South, and East Street Stub-Outs

Presented by Engineering Services, Inc.

C. W26-10 Trent Curry Building

TABLED 1000 Schmieding Avenue

PER Waiver of Street Improvements on Ingram Street

TABLED Presented by Expedient Civil Engineering, PLLC

D. W26-11 Trade Pro

1310 Oak Grove Road

Waiver of Street Improvements on Oak Grove Road

Presented by Stephen Green

XII. Planning Director's Report

XIII. Adjourn

Rezone Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: February 3, 2026
Re: R26-06 Rezone

A request by Tippecanoe Junction LLC for Planning Commission approval of a zone change from Agricultural District (A-1) to Medium Density Multi-family Residential District (MF-12) and Neighborhood Commercial District (C-1) for a tract of land containing 9.86-acres.

LOT LOCATION AND SIZE

The 9.86-acre tract is located at 2544 Butterfield Coach Road, between E. Robinson Avenue and Electric Avenue

EXISTING ZONING

[AGRICULTURAL DISTRICT, A-1](#)

REQUESTED ZONING

[MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT, MF-12](#)

[NEIGHBORHOOD COMMERCIAL DISTRICT, C-1](#)

SURROUNDING ZONING AND LAND USE

Zoning of the surrounding area is shown on the attached map. The subject tract is undeveloped in an A-1. The area to the north and east is also undeveloped in an A-1. The area to the south contains Harp Elementary in a P-1 and Electric Avenue. The area to the west contains Valley View Subdivision, a single-family development in an SF-2.

LAND USE PLAN AND MASTER STREET PLAN

The Comprehensive Land Use Plan designates medium density residential.

The Master Street Plan designates Butterfield Coach Road is an arterial street.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

RESIDENTIAL MF-12

- Appropriate locations for single-family and multi-family residential development should be provided based on accessibility, site suitability, utility availability, neighborhood compatibility and environmental factors.
- Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

COMMERCIAL C-1

- Encourage the development of small-scale neighborhood retail and service uses at intersections of collector and arterial streets and at the edge of logical neighborhood areas or within neighborhoods where suitable sites exist, and conditions are appropriate to balance compatibility with convenience.



Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner) Name: <u>Tippecanoe Junction LLC</u> E-mail: <u>[REDACTED]</u> Address: <u>6891 Sunset Ridge Circ</u> <u>Springdale, Arkansas 72762-8161</u> Phone: <u>479-685-0808</u>	Site/ Location: <u>2544 Butterfield Coach Road</u> Assessor's Parcel Number(s): <u>815-30622-600</u> Current Zoning: <u>A-1</u> Proposed Zoning: <u>MF-12 & C-1</u> Total Acreage: <u>9.86 acres</u>
---	--

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

- ☒ A copy of the warranty deed indicating ownership of the property.
- ☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☒ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☒ A layman's description of the property (physical address if possible).
- ☒ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☒ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☒ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☐ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☒ \$175.00

STAFF USE ONLY

Date Application Submitted: <u>01/14/2026</u>	Project Number: <u>R26-06</u>
Date Accepted as Complete: <u>01/20/2026</u>	Receipt Number: <u>400</u>

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by

Indicate person of contact for this petition: Petitioner ☐ Representative ☒

Record Property Owner(s): [Tippecanoe Junction LLC](#)

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

Layman's Description: [2544 Butterfield Coach Road](#)

The **petitioner** hereby states by oath that:

1. The petitioner is the record title holder of the above-described property evidenced by the attached copy of a **warranty deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above-described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **petitioner** requests the following zoning classification:

FROM (current zoning): [A-1 Agricultural District](#)

TO (proposed zoning): [MF-12 Medium Density Multi-family Residential District](#)
[& C-1 Neighborhood Commercial District](#)

The **petitioner's** immediate intentions are to:

1. **Sell** the property YES / **NO** and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title YES / **NO**.
2. **Develop** the property YES / **NO**, and if so, the proposed use is Multifamily (8 units/ac) & C-1.
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows:

No effect. Proposing residential district adjacent to a currently residential district (SF-2 & MF-4). Other adjacent zoning districts are P-1 and C-5.

The **petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this petition and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the petitioner.

Authorized Representative: Bates & Associates, Geoff Bates

Mailing Address: 7230 S Pleasant Ridge Drive Fayetteville, Arkansas 72704

Phone Number: 479-442-9350

Email: [REDACTED]

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

I/We, the undersigned, herewith state on solemn oath that we have read the attached petition for Rezoning request and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief that complete disclosure of all material facts have been made.

Printed Name of Record Property Owner(s)

Tippelance Junction LLC

Printed Name of Applicant(s)

Signature of Record Property Owner(s)

Thos Daniel Manager

Signature of Applicant(s)

Date: 01/14/2026

Date: _____

State of Arkansas)

) ss.

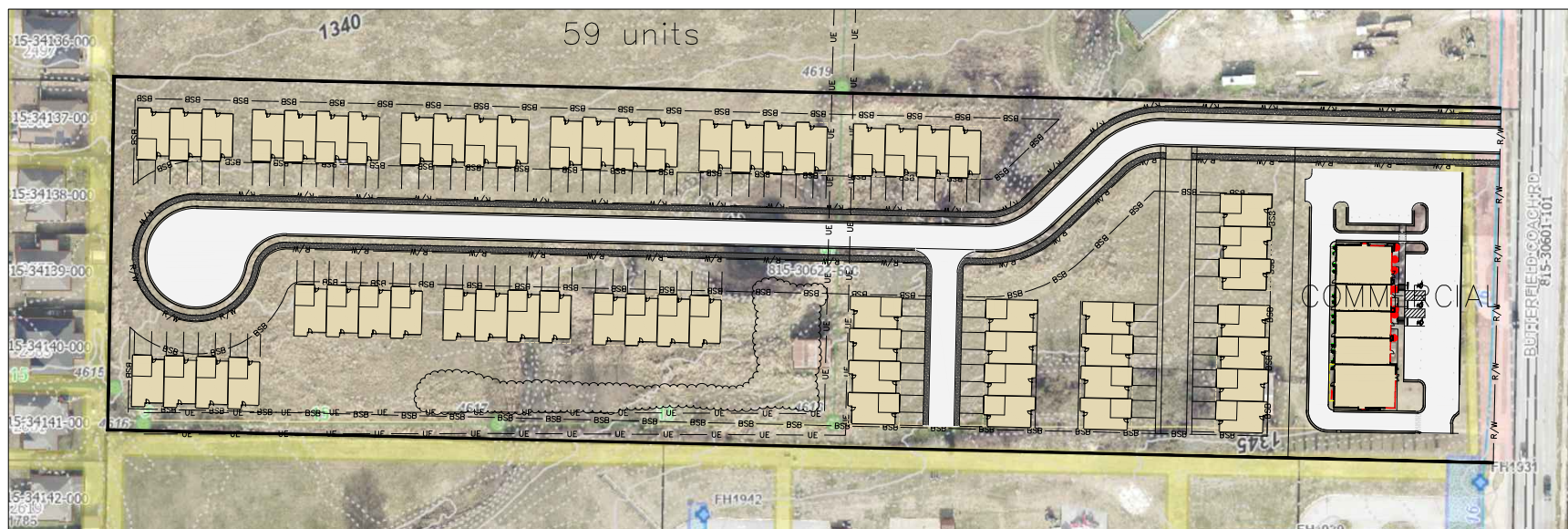
County of Washington

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 14 day of January 2026.

Hailey Sayre
Notary Public

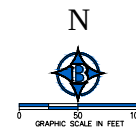
My commission expires: 09/15/2034





ZONE TO MF-12
8 units per acre
7.75 ac (62 units)

60 RESIDENTIAL UNITS
1 COMMERCIAL LOT



PROJECT NO. 24-000

RAWN BY: ENGINEER: ENGINEER

[illegible]

CONCEPT PLAN

SPRINGDALE, ARKANSAS



BATES

Engineers • Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

DRAWING NO.

01



January 14th, 2026

RE: Adjoining Property Owners

To the City of Springdale Planning Staff. I, Derrick Thomas, Licensed Surveyor #1642, do certify the following list of adjoining property owners adjacent to the subject property.

A handwritten signature in blue ink, appearing to read 'Derrick Thomas', is written over a horizontal line.

Derrick Thomas, P.L.S.

Subject Property: 815-30622-600
 Subject Property Owner: TIPPECANOE JUNCTION LLC

Parcel: 815-30622-140 & 815-30622-130
 Owner: SPRINGDALE SCHOOL DISTRICT #50
 Address: PO BOX 8
 SPRINGDALE, AR 72762

Parcel: 815-34141-000
 Owner: SORIANO, ORLANDO
 Address: 2601 VICTORIA ST
 SPRINGDALE, AR 72764-5947

Parcel: 815-34140-000
 Owner: WILLIAMS, CHRISTOPHER MICHAEL & TAMMY LYNN
 Address: 4499 PEBBLE AVE
 SPRINGDALE, AR 72762

Parcel: 815-34139-000
 Owner: LAKHAL, MOHAMMED
 Address: 2555 VICTORIA ST
 SPRINGDALE AR 72764

Parcel: 815-34137-000
 Owner: WARREN, BENJAMIN R
 Address: 2531 VICTORIA ST
 SPRINGDALE AR 72764-5943

Parcel: 815-34137-000
 Owner: HERNANDEZ, ARLENE
 Address: 2519 VICTORIA ST
 SPRINGDALE AR 72764-5937

Parcel: 815-34136-000
 Owner: WARREN-COOK, PATSY RUTH

Address: 2497 VICTORIA ST
SPRINGDALE AR 72764-5927

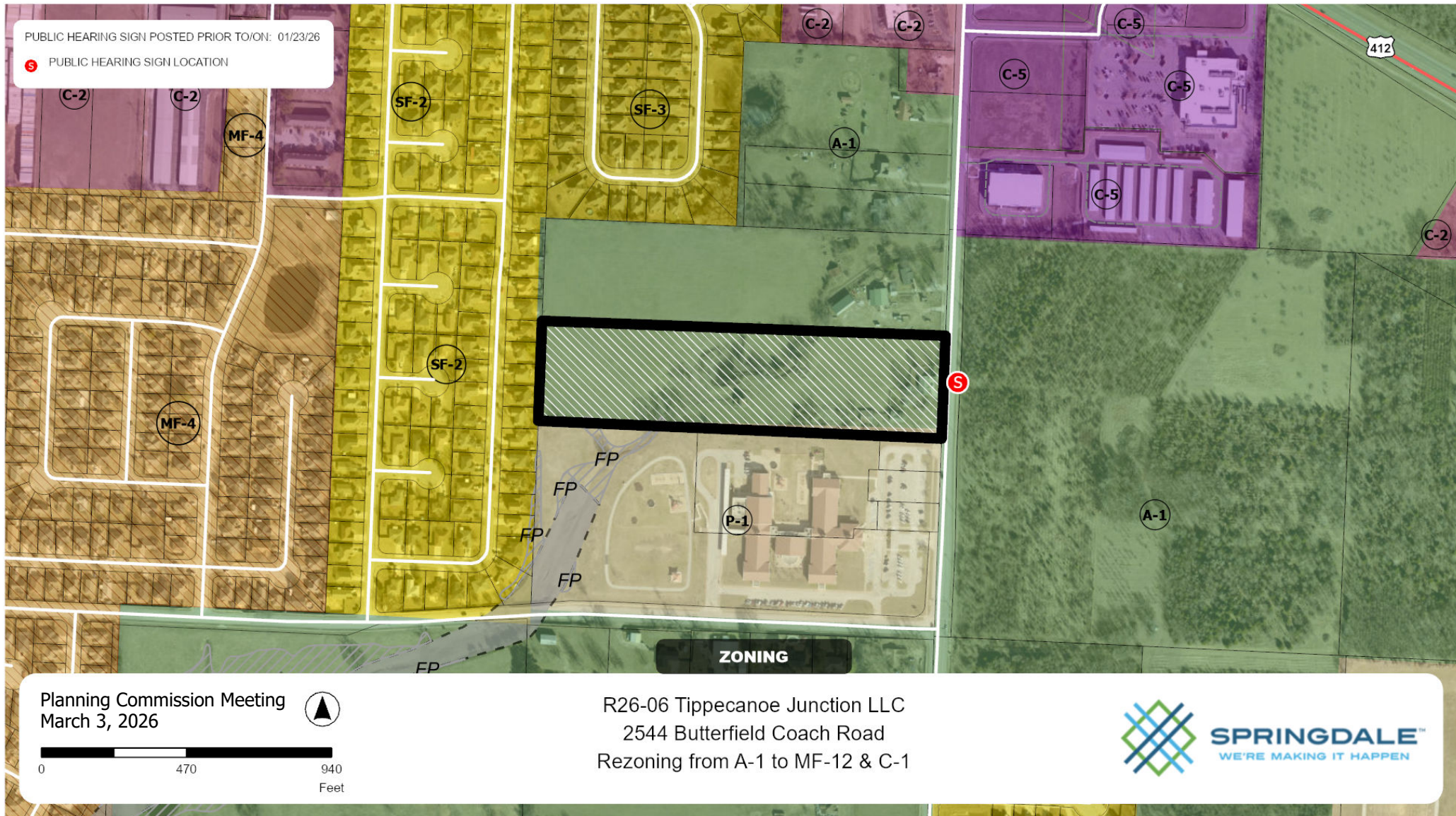
Parcel: 815-30622-500
Owner: BERRY, CHANIN
Address: 2440 BUTTERFIELD COACH RD
SPRINGDALE AR 72764

Parcel: 815-30601-100
Owner: GAY, EDWARD E JR; GAY, JOHN L & PAMELA K FAMILY TRUST
Address: 2191 BOULDER
SPRINGDALE, AR 72764



PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 01/23/26

S PUBLIC HEARING SIGN LOCATION



Planning Commission Meeting
March 3, 2026



0 470 940
Feet

R26-06 Tippecanoe Junction LLC
2544 Butterfield Coach Road
Rezoning from A-1 to MF-12 & C-1



PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 01/23/26

 PUBLIC HEARING SIGN LOCATION

412



LAND USE

Planning Commission Meeting
March 3, 2026



0 470 940
Feet

R26-06 Tippecanoe Junction LLC
2544 Butterfield Coach Road
Rezoning from A-1 to MF-12 & C-1



Memo



To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: February 26, 2026

Re: **RP26-02** Replat Success Subdivision

Replat proposed for Success Subdivision, a 3.151-acre property located at the north side of Success Avenue. Combining Lots 1-14, Block 1, into lots 1A, 2A and 3A. There is one associated large-scale development (L26-02) for Success Avenue Flats.

PLANNING COMMENTS

Reviewed by Jacqueline Perez-Pharr

Date Reviewed: 02.28.26

1. This Replat has been given the number RP26-02. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (Standard comment)
2. Submit PDF files at time of resubmission. (Standard comment)
3. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (Standard comment)
4. All comments from the utility companies and other city departments must be addressed prior to approval. (Standard comment)

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith

Date Reviewed: 01.29.26

No Comments.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM

Date Reviewed: 01.29.26

No Comments.



Plat Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	Property Owner (if other than Applicant)
Name: <u>Kyle Davin</u>	Name: <u>Housing Authority of the City of Springdale AR</u>
E-mail: _____	E-mail: _____
Address: <u>1207 S Old Missouri Rd,</u> <u>Springdale, AR 72764</u>	Address: <u>5 Applegate Dr, Springdale, AR 72764</u> _____
Phone: <u>479-751-8733</u>	Phone: _____
Site/ Location: <u>700 Sucess Ave</u>	Current Zoning: <u>NR1</u>
Assessor's Parcel Number(s): _____ <u>815-25984-000 through 815-25997-000</u>	Rezone Required: _____
	Total Acreage: <u>3.151 acres</u>

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☐ Informal Plat
☒ Replat
☐ Preliminary Plat
☐ Final Plat

Submittal Criteria:

- ☐ Encouraged pre-application meeting held with the Springdale Planning Department on _____.
☐ Three (3) hard copies and a digital copy of proposal.
☐ A copy of the warranty deed indicating ownership of property, if other than a final plat.
☐ For a replat and preliminary plat, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

- ☐ **Informal Plat:** \$50.00
☒ **Replat:** \$250.00
☐ **Preliminary Plat:** \$500.00
☐ **Final Plat:** \$50.00, plus \$1.00 for each lot over 50

STAFF USE ONLY

Date Application Submitted: 12/23/2025 Project Number: RP26-02
Date Accepted as Complete: 2/12/2026 Receipt Number: 185

Indicate person of contact for this request: Applicant/Representative ☒ Property Owner ☐

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Nicholas Bohning

Signature:  Date: 12/23/2025

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Name of Property Owner (if applicable): _____

Signature: _____ Date: _____

CERTIFIED LIST OF ADJACENT PROPERTY OWNERS

I, James S. Aunspaugh, PS, hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the property to be rezoned.



Signature: _____

Date: _____

815-27619-000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
ZONED: CITY PARK

815-23624-000
MORRIS, CLAYTON & ANDREA
415 S CLEVELAND ST
SPRINGDALE, AR 72764-4610
ZONED: NR-1

815-27469-000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
ZONED: CITY PARK/P-1

815-23625-000
HERRERA, JUAN MUNOZ
409 FINK DR
SPRINGDALE, AR 72764-6428
ZONED: NR-1

815-27469-000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
ZONED: CITY PARK/P-1

815-27469-000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
ZONED: CITY PARK/P-1

815-27472-000
DAVID DUPLEX LLC
204 ARCADIA DR
BENTONVILLE, AR 72712
ZONED: NR-1

815-27471-000
DAVID DUPLEX LLC
204 ARCADIA DR
BENTONVILLE, AR 72712
ZONED: NR-1

815-27477-000
RIGGS, NICOLE; RIGGS JULIE
803 SUCCESS AVE
SPRINGDALE, AR 72764
ZONED: NR-1

815-27620-000
ALVARENGA, JOSE P & ROSA RIVERA
2837 HABBERTON RD
SPRINGDALE, AR 72764
ZONED: NR-1

815-27621-000
ALVARENGA, JOSE P & ROSA RIVERA
2837 HABBERTON RD
SPRINGDALE, AR 72764
ZONED: NR-1

815-27476-000
MORALES, JOSE TORRES
725 SUCCESS AVE
SPRINGDALE, AR 72764
ZONED: NR-1

815-27624-000
COLYER, KATHLEEN REVOCABLE TRUST; ARGO, BRIAN JOSEPH
715 SUCCESS AVE
SPRINGDALE, AR 72764
ZONED: NR-1

815-27625-000
RUANO, ELBA Y IBANEZ
717 SUCCESS AVE
SPRINGDALE, AR 72764
ZONED: NR-1

815-27626-000
KATUPITIYA, CHARITHA
2502 EIDSON ST
SPRINGDALE, AR 72764
ZONED: NR-1

815-27622-000
CENTRO EVANGELICO
SPRINGDALE INC
2236 SPRING CREEK
SPRINGDALE, AR 72764
ZONED: NR-1

815-27618-000
PERDOMO, MARIO ERNESTO GONZALEZ
5604 RONNIE PL
SPRINGDALE, AR 72762-1778
ZONED: NR-1

815-27623-000
MEDINA, JAVIER
709 SUCCESS AVE
SPRINGDALE, AR 72764
ZONED: NR-1

815-23626-000
HOMESTEAD INC
PO BOX 8835
FAYETTEVILLE, A 72703
ZONED: NR-1

815-27619-000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
ZONED: CITY PARK

PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 01/23/26

 PUBLIC HEARING SIGN LOCATION

265



AERIAL, 2025

Planning Commission Meeting
March 3, 2026



0 410 820
Feet

RP26-02 Success Subdivision
North of Success Avenue, east of S Cleveland Street
Replat



PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 01/23/26

 PUBLIC HEARING SIGN LOCATION



Planning Commission Meeting
March 3, 2026

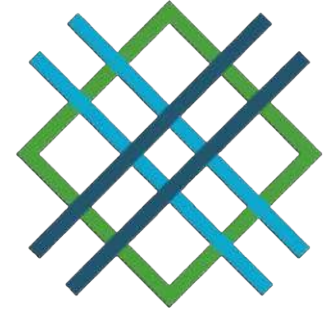


0 260 520
Feet

RP26-02 Success Subdivision
North of Success Avenue, east of S Cleveland Street
Replat



Rezone Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: March 3, 2026
Re: R26-07 Rezone

A request by Taldo Rentals, LLC, for Planning Commission approval of a zone change from Agricultural District (A-1) to Low/ Medium Density Single Family Residential District (SF-2) for a tract of land containing 4.56-acres.

LOT LOCATION AND SIZE

The 4.56-acre tract is located at 7959 & 7969 W. Gibbs Rd., & 7971 A-C. W. Gibbs Rd.
Parcels: 815-33676-300, 815-33676-200, 815-33676-100.
A vicinity map is attached.

EXISTING ZONING

AGRICULTURAL DISTRICT (A-1)

REQUESTED ZONING

LOW/ MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (SF-2)

SURROUNDING ZONING AND LAND USE

Zoning of the surrounding area is shown on the attached map. The three tracts contain single family homes, manufactured homes, and several accessory structures in an A-1. The area to the north and east contain single family homes and accessory structures in an A-1. The area to the south and west contain a single-family development in a SF-2, Benedetto subdivision Phases 1 and 2.

LAND USE PLAN AND MASTER STREET PLAN

W. Gibbs Road is a local street.

The Land Use Plan indicates low and medium density residential.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval.

- **Appropriate locations for single-family and multi-family residential development should be provided based on accessibility, site suitability, utility availability, neighborhood compatibility and environmental factors.**
- **Assure adequate land allocation for residential purposes by providing lots of adequate size.**



Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner)	Site/ Location: <u>S of W Gibbs Rd, N of Via Roma Ave</u>
Name: _____	Assessor's Parcel Number(s): <u>815-33676-300</u>
E-mail: <u>[REDACTED]</u>	<u>815-33676-200, 815-33676-100</u>
Address: <u>5100 S Thompson St</u>	Current Zoning: <u>A-1</u>
<u>Springdale AR 72764</u>	Proposed Zoning: <u>SF-2</u>
Phone: <u>c/o 479-756-1003</u>	Total Acreage: <u>4.56</u>

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

- ☐ A copy of the warranty deed indicating ownership of the property.
- ☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☐ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☐ A layman's description of the property (physical address if possible).
- ☐ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☐ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☐ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☐ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☐ \$175.00

STAFF USE ONLY

Date Application Submitted: <u>01/22/2026</u>	Project Number: <u>R26-07</u>
Date Accepted as Complete: <u>02/09/2026</u>	Receipt Number: <u>710</u>

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by

Indicate person of contact for this petition: Petitioner ☐ Representative ☒

Record Property Owner(s): Taldo Rentals, LLC

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

As described in attached documents: WD 2025-7151, WD 2023-17708 and CORR. DEED 2023-30877

Layman's Description: S of W Gibbs Rd, N of Via Roma Ave

The **petitioner** hereby states by oath that:

1. The petitioner is the record title holder of the above-described property evidenced by the attached copy of a **warranty deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above-described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **petitioner** requests the following zoning classification:

FROM (current zoning): A-1

TO (proposed zoning): SF-3

The **petitioner's** immediate intentions are to:

1. **Sell** the property **YES** / **NO** and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title **YES** / **NO**.
2. **Develop** the property **YES** / **NO** , and if so, the proposed use is SF-2 Single family residential.
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows:

The proposed zoning matches the intent of the adjacent zonings and does not adversely

impacts any adjacent property or neighborhood.

The **petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this petition and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the petitioner.

Authorized Representative: Engineering Services, Inc.

Mailing Address: 1207 S Old Missouri Road. Springdale AR 72765

Phone Number: 479-751-8733

Email: [REDACTED]

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

I/We, the undersigned, herewith state on solemn oath that we have read the attached petition for Rezoning request and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief that complete disclosure of all material facts have been made.

Printed Name of Record Property Owner(s)

Talco Rentals, LLC
Philip Talco

Printed Name of Applicant(s)

Engineering Services, Inc.

Signature of Record Property Owner(s)

Philip Talco

Signature of Applicant(s)

K. D. B. B.

Date:

January 20, 2026

Date:

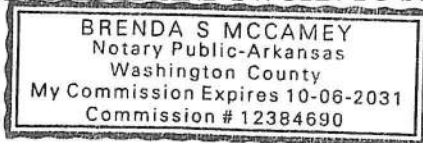
1-22-2026

State of Arkansas)

) ss.

County of)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 20th day of January, 2026.



Brenda S. McCamey
Notary Public

My commission expires:

10-06-2031

Memo



To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: March 3, 2026

Re: **PP26-03** Preliminary Plat Benedetto, Phase III

Preliminary plat proposed for Benedetto, Phase III, a 4.54 acre single-family subdivision including 15 total lots, 14 buildable lots south of W. Gibbs Road, north of Via Roma Avenue. There are two associated projects: rezoning (R26-07) on behalf of Taldo Rentals, LLC from A-1, Agricultural, to SF-2, Low/Medium Single Family Residential and a waiver (W26-09) for stub outs in west, south, and east cardinal directions in relation to master street plan requirements. No amenities are proposed within Phase III, however Benedetto HOA covenants are to be amended so that existing amenities are accessible. There is not a proposed direct vehicular connection to existing phases of Benedetto.

PLANNING COMMENTS

Reviewed by Sarah Curry

Date Reviewed: 02.27.26

STANDARD COMMENTS:

1. This Preliminary Plat has been given the number PP26-03. This number should be placed on the plat and all future correspondence and plats pertaining to this Preliminary Plat. *(standard comment)*
2. Submit PDF files & written comment responses at time of resubmission. *(standard comment)*
3. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans *(standard comment)*.
4. Please list/display all associated applications by their Springdale Planning Department project number.) R26-07 has been submitted to rezone subject property from A-1 to SF-2. W26-09 has been submitted for stub outs to the south. *(standard comment)*.
5. Noted: Confirmed no easements are to be vacated nor relinquished prior to acceptance of Final Plat.
6. Noted: No subdivision fencing proposed. No monument sign proposed.
7. Noted: Benedetto Covenants to be amended to include the addition of Ph. III, including the addition of HOA lot 8.
8. Noted: Benedetto, Ph. III will not have a direct vehicular connection to existing phases.

PROJECT COMMENTS:

9. Display total acreage under site information.
10. Update Lot Information to include the common area also identified as HOA lot 8, update lot 8 label on preliminary plat sheet.
11. Provide a crosswalk to the southern crossing which leads to the amenities.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith

Date Reviewed: 02.27.26

All building and fire comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM

Date Reviewed: 02.27.26

STANDARD COMMENTS

(no response required)

- **106.1** - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
 - o This note is left in place throughout the design process to ensure that access is maintained.
- A performance bond shall be submitted to the city prior to project approval for all public improvements.
- A maintenance bond shall be submitted to the city prior to COO for all public improvements.
- Work in city ROW shall be coordinated with Public Works Signalization to prevent damage to streetlights. PW needs to oversee depths, backfill, wire sizing, conduit sizing, etc.

PROJECT SPECIFIC COMMENTS

1. Chapter 106 – Stormwater Drainage

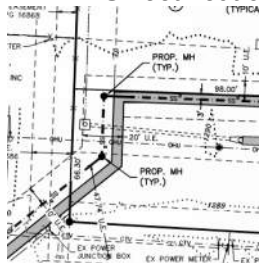
(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245, § 1, 1-23-18)

- Submit offsite drainage easement in Benedetto Phase 2. Needs to be minimum 20'.
- Submit a PDF of the signed and sealed Drainage Report to Engineering.

2. Chapter 110 – Streets, Sidewalks and Other Public Places

(Ord. No. 3258, § 1, 11-12-02)

- All street sections shall be determined by formal design with geotechnical analysis. Submit detailed plans and Geotech report prior to construction.
- Smooth out 90 degree turn in the sidewalk



3. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

- Subdivisions must stub in all 4 cardinal directions
 - o Waiver requested
 - o South connection is important for neighborhood connectivity and overall community feel. It would give direct vehicular access to subdivision amenities.
 - o At least need to provide a 15' alley access to Via Roma and then hammerhead can be eliminated.



Plat Application

Date: 01/22/2026 Permit No.: 260017

Applicant / Owner

Applicant Name: Engineering Services, Inc.
 Address: 1207 S Old Missouri Rd
 City, State, Zip: [Applicant City, State, ZIP]
 Phone: [Applicant Phone Number]
 Email: [Redacted]
 Application Contact: Representative

Owner Name: Taldo Rentals, LLC
 Address: 5100 S Thompson St
 City, State, Zip: Springdale, AR, 72764
 Phone: 479-756-0655
 Email: c/o [Redacted]

Property

Job Address: S of W Gibbs Rd, N of Via Roma Ave
 Parcel No(s): 815-33676-300, 815-33676-200, 815-33676-100
 Current Zoning: A-1

Rezone Required: SF-2
 Total Acreage: 4.56

Project

Representative: Engineering Services, Inc.
 E-mail: [Redacted]
 Address: Springdale, Ar, 72765
 Phone: 479-751-8733

Project Type: Preliminary Plat

APPLICANT & REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Keren Ramirez
 Name

01/22/2026
 Date

PLANS FOR

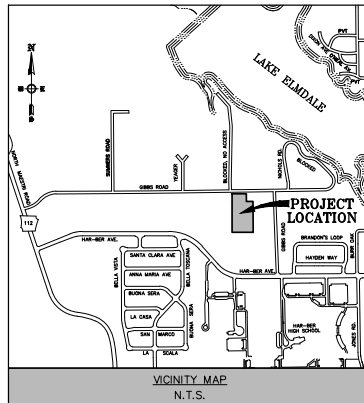
PRELIMINARY PLAT TO SERVE BENEDETTO PHASE 3

IN THE CITY OF
SPRINGDALE, ARKANSAS
PP26-03

CONTACT LIST	
BLACK HILLS ENERGY	
SCOTT STOKES -	479-575-1424
OZARKS ELECTRIC COOPERATIVE	
MIKE PHIPPS -	479-684-4686
SPRINGDALE WATER UTILITIES	
LARRY PEOHAM -	479-751-5751
COX COMMUNICATION	
CHRIS BYRD -	479-751-2000
ATAI	
LAYNE RHODES -	479-442-1977
SPRINGDALE FIRE DEPARTMENT	
DUANE MILLER -	479-750-8190



INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	DEMOLITION PLAN
2	PRELIMINARY PLAT
3	STREET PLAN AND PROFILE
4	STORM PLAN & PROFILES
5-6	SEWER PLAN AND PROFILE
7	WATER PLAN
8-9	TYPICAL DETAILS
10-12	WATER AND SANITARY SEWER DETAILS
13	SIGNAGE PLAN
14	STORM WATER POLLUTION PREVENTION PLAN
15	STORM WATER POLLUTION PREVENTION DETAILS



February 19, 2026

BY
ENGINEERING SERVICES INC.



CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS

PHONE: 479-751-8733

FAX: 479-751-8746

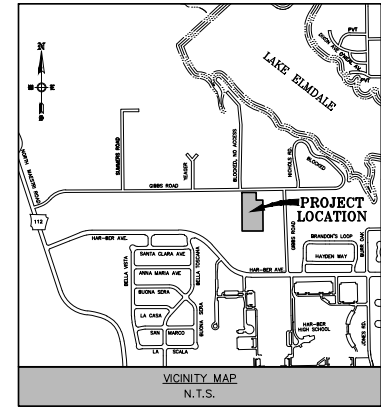
WWW.ENGINEERINGSERVICES.COM

PRELIMINARY

THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES :

1. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, ART. II, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
2. ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES, ADOPTED MARCH 10TH, 1987 BY ORDINANCE NO. 1640, AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15-14 OF THE SPRINGDALE WATER AND SEWER COMMISSION.



OWNER/DEVELOPER: TALDO RENTALS LLC
5100 S THOMPSON ST
SPRINGDALE, AR 72764

ENGINEER/SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762

EXISTING ZONING: A=1

FLOOD PLAIN ZONING:
THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.L.R.M. MAP #05143C0055 G, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: JANUARY 25, 2024.

LEGEND

	HORN PIP FOUND
	HORN PIPE SET
	PROPERTY LINE
	EX. EASEMENT LINE
	EX. BALANCE SETBACK LINE
	EX. ROAD CENTERLINE
	EX. CURB & GUTTER
	EX. WATERLINE
	EX. 8" SEWER LINE
	EX. STORM DRAIN LINE
	EX. 12" WATER MAIN
	EX. 16" POWER LINE
	EX. FIBER OPTIC CABLE
	EX. 12" WATER MAIN
	EX. WATER METER
	EX. FIRE HYDRANT
	EX. SEWER MANHOLE
	EX. POWER POLE
	EX. WATER VALVE
	EX. LIGHT POLE
	EX. WATER TOWER
	EX. CONTOUR

WD (2025-755): 815-33676-300

PART OF THE NW¼ OF THE NW¼ OF THE SE¼ OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 10 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF THE NW¼ OF THE NW¼ OF THE SE¼ OF SAID SECTION 31, THENCE S 75° 00' 00" E 100.00 FEET TO A POINT OF BEGINNING CONTAINING A 202.00' CURVE TO S 14° 00' 00" E 514.65 FEET, THENCE N 86° 00' 00" E 312.26 FEET, THENCE N 02° 57' 37" E 262.25 FEET, THENCE S 87° 00' 00" E 35.01 FEET, THENCE S 02° 47' 33" E 150.27 FEET, THENCE S 87° 11' 03" E 208.68 FEET, THENCE S 79° 00' 00" E 100.00 FEET TO THE POINT OF BEGINNING, BEING THE CORNER OF SAID SECTION 31, SUBJECT TO THE RIGHT-OF-WAY OF WEST GERRIS ROAD AND SUBJECT ALSO TO ANY AND ALL OTHER RIGHTS AND EASEMENTS OF RECORD OR FACT, ACCORDING TO A SURVEY BY SURVEY 1, DATED DECEMBER 2, 2004 IN NO. 024199.

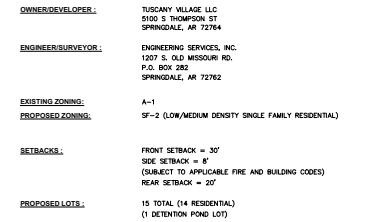
WD (2025-7151): 825-33678-200
PART OF THE NW1/4 OF THE NW1/4

NEXT, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION
THENCE N 87°05'23" W 197.46 FEET TO THE POINT OF BEGINNING, THENCE S 01°31'31" W 150.13
THENCE N 87°11'03" W 35.86 FEET, THENCE N 02°14'23" E 150.22 FEET, THENCE S 87°05'23" E
1 FEET TO THE POINT OF BEGINNING, CONTAINING 0.32 ACRES, MORE OR LESS, AND SUBJECT TO
RIGHT-OF-WAY OF WEST GIBBS ROAD AND SUBJECT ALSO TO ANY AND ALL OTHER RIGHTS-OF-WAY
EASEMENTS OF RECORD OR FACT, ACCORDING TO A SURVEY BY SURVEY 1, LLC DATED DECEMBER 2,
AS W.D. #24194.

WD (2023-30877): 815-33676-100

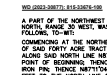
AS PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 38, TOWNSHIP 18 NORTH, RANGE 20 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE NORTH LINE OF SAID FORTY ACRE TRACT N87°02'11" E 66.73 FEET TO A FOUND 5/8 IRON PIN; THENCE CONTINUED ALONG THE NORTH LINE OF SAID FORTY ACRES TRACT N87°02'11" E 114.84 FEET TO A FOUND 1/2 IRON PIN; THENCE ALONG THE EAST LINE OF SAID FORTY ACRES TRACT N02°54'48" E 148.85 FEET TO A FOUND 1/2 IRON PIN; THENCE N87°04'14" E 114.84 FEET TO A FOUND 5/8 IRON PIN; THENCE N01°50'46" E 151.17 FEET TO THE POINT OF BEGINNING, CONTAINING 0.400 ACRES MORE OR LESS. SUBSEQUEST EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

[illegible]

INDEX OF STREET TREES				
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL TREES	# SIZE
	SHUMARD OAK	<i>Quercus shumardi</i>	3	2" Cal B & B
	FRONTIER ELM	<i>Ulmus 'Frontier'</i>	3	2" Cal B & B
	EASTERN REDBUD	<i>Cercis canadensis</i>	2	2" Cal B & B

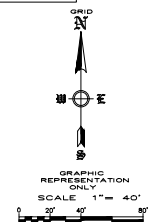
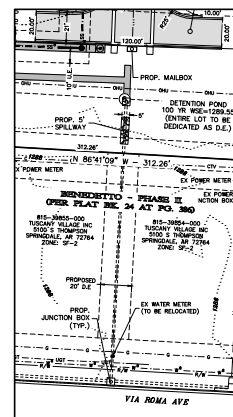
2



LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
1	861.95	0.20
2	8113.37	0.19
3	9342.68	0.21
4	10458.71	0.24
5	10640.00	0.24
6	10640.00	0.24
7	10898.37	0.25
8	21806.85	0.50
9	10728.17	0.25
10	10594.01	0.24
11	10697.07	0.25
12	10949.49	0.25
13	12122.02	0.28
14	9784.11	0.22
15	8560.34	0.20

ROAD CENTERLINE CURVE DATA				
	R	Δ	T	L
C1	197.5'	12°05'32"	20.9186'	41.6811'
C2	202.5'	11°14'44"	19.9364'	39.7444'

- | | |
|--|--------------------------------|
| | EX. EXISTENT LINE |
| | EX. BULBING RETRACK LINE |
| | EX. HAND CENTRIFUGAL |
| | EX. CURB & GUTTER |
| | EX. WATER LINE |
| | EX. F. F. SEWER LINE |
| | EX. F. F. WATER LINE |
| | EX. OVERHEAD POWER LINE |
| | EX. CEMENT CONCRETE |
| | EX. ONE CALL MARK |
| | EX. WATER METER |
| | EX. FIRE HYDRANT |
| | EX. SEWER MANHOLE |
| | EX. POWER POLE |
| | EX. WATER VALVE |
| | EX. WATER METER |
| | EX. WATER METER |
| | EX. CONTROLLER |
| | PROPOSED CONTOUR |
| | PROPOSED EXISTENCE LINE |
| | PROPOSED SLOPE |
| | PROPOSED BUILDING SETBACK LINE |
| | PROPOSED CURB & GUTTER |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED WATERLINE |
| | PROPOSED SEWER MANHOLE & PIPE |
| | PROPOSED DOUBLE WATER SERVICE |
| | PROPOSED DOUBLE WATER SERVICE |
| | PROPOSED SEWER SERVICE |
| | PROPOSED LIGHT POLE |
| | PROPOSED HANDCAMP RAMP |
| | PROPOSED STORM BOX & PIPE |



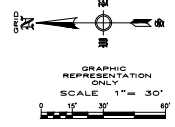
REVISION	DATE	DESCRIPTION

SCALE: 1"=30'

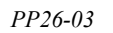
DATE: Feb 19, 2026

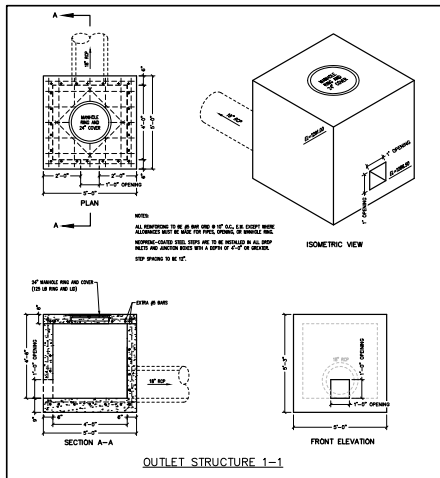
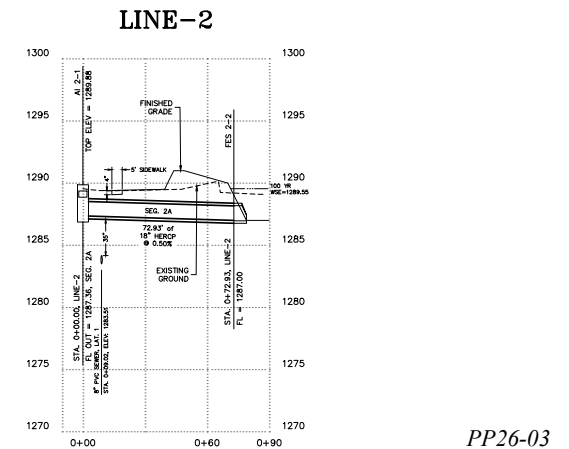
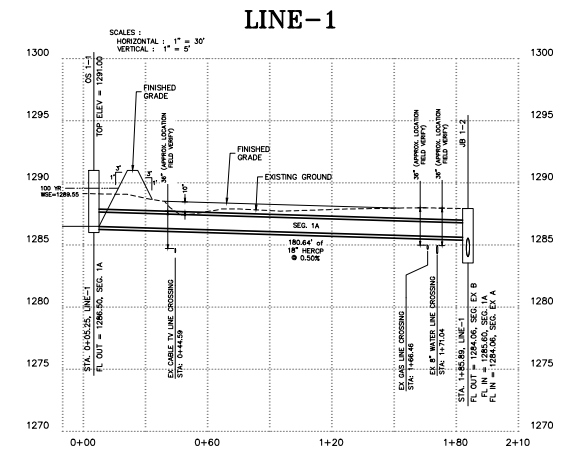
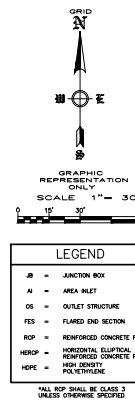
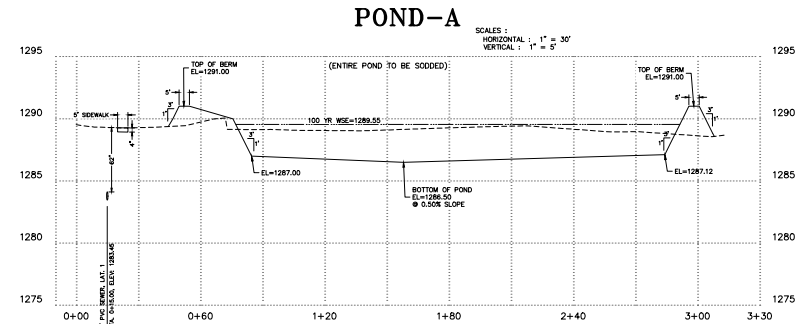
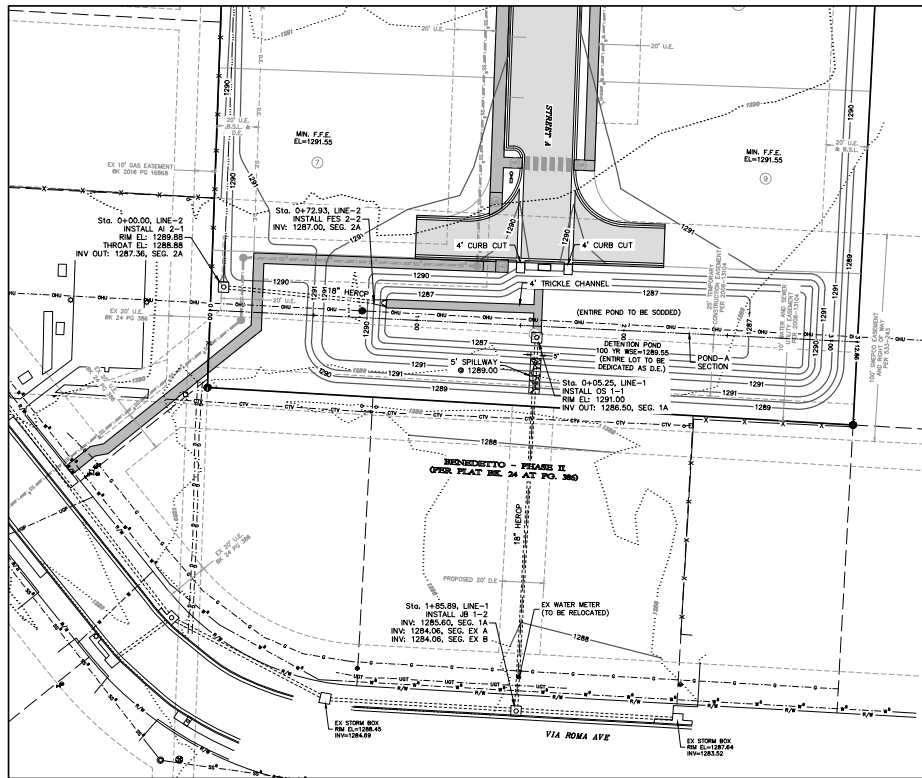
DRAWN BY: TJA
JSA

W.O. #: 25949



SCALES :
 HORIZONTAL : 1" = 30'
 VERTICAL : 1" = 5'





Event	Inflow (cfs)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)	Elevation (feet)	Storage (cubic-feet)
2-Year	5.99	4.04	4.04	0.00	1,289.23	7,236
5-Year	9.71	5.12	5.12	0.00	1,289.55	10,299
10-Year	11.75	5.81	5.81	0.00	1,289.97	12,836
25-Year	14.32	6.89	6.39	1.70	1,289.27	15,349
50-Year	16.16	10.68	6.65	3.43	1,289.42	16,625
100-Year	18.09	12.25	6.87	5.38	1,289.55	17,767



STORM PLAN & PROFILES
BENEDETTO PHASE 3
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
 DATE: Feb 18, 2026
 DRAWN BY: [Name]
 W.O. #: 25949

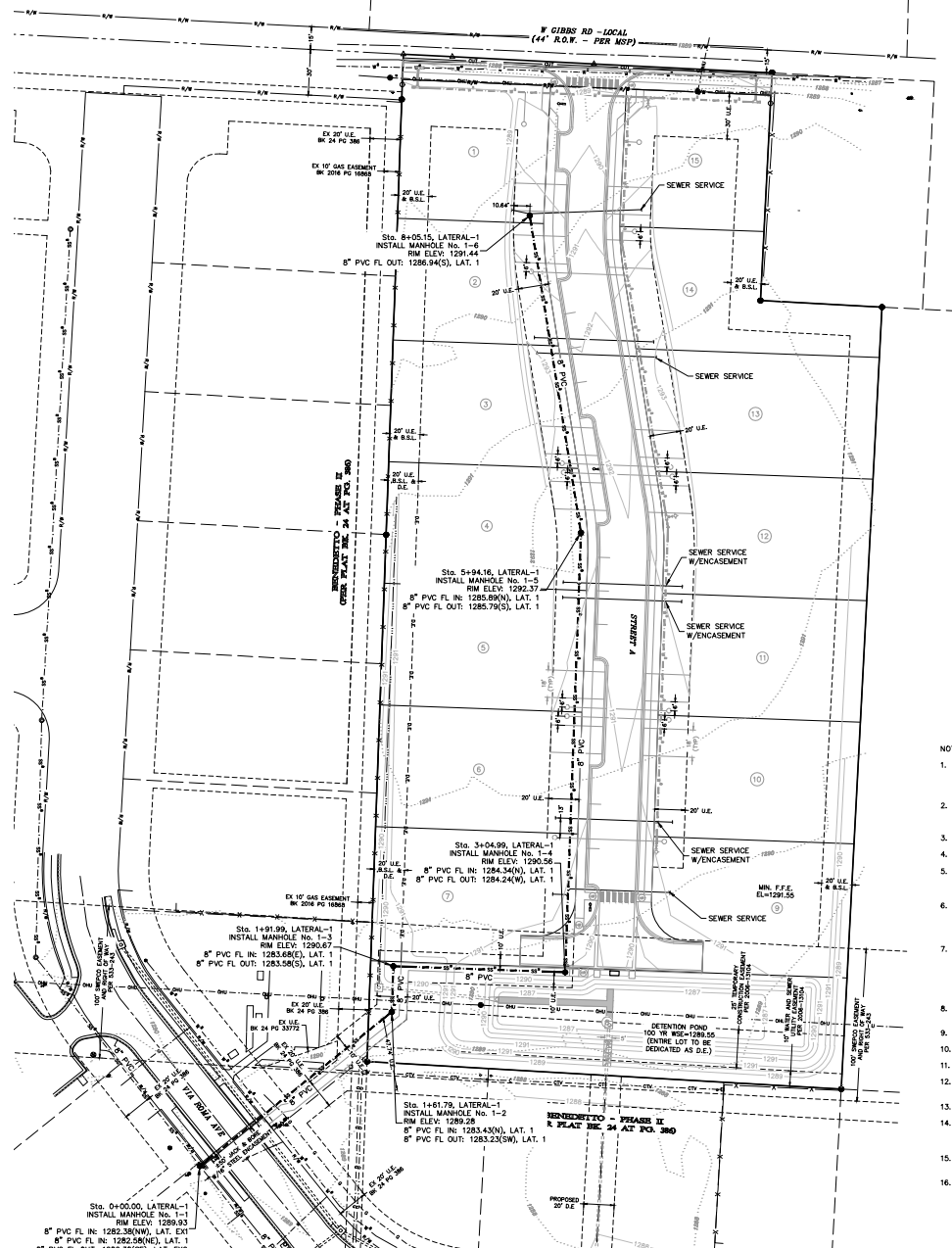
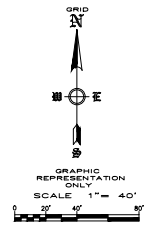


SANITARY SEWER PLAN BENEDETTO PHASE 3 SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=40'
DATE: Feb 18, 2026
DRAWN BY: [Signature]
W.O. # 25949

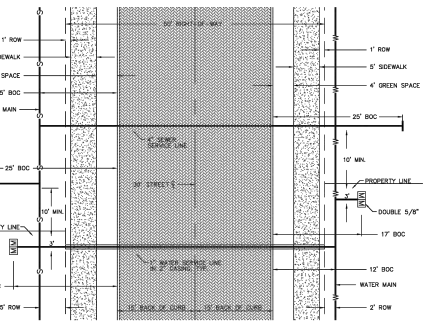
5



- NOTES :
1. ALL WATER AND SEWER MAIN LINE EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES, REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
 2. NO UTILITY WORK SHALL BEGIN UNTIL SPRINGDALE WATER UTILITIES AND ARKANSAS DEPARTMENT OF HEALTH HAVE APPROVED THE PLANS. ADDITIONALLY, NO UTILITY WORK SHALL BEGIN UNTIL AFTER A PRECONSTRUCTION MEETING WITH SPRINGDALE WATER UTILITIES.
 3. ALL WATER MAIN SHALL BE CLASS 50 DUCTILE IRON PIPE.
 4. ALL SEWER MAIN SHALL BE SDR 26 HEAVY WALL SEWER PIPE.
 5. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER MAIN SHALL BE 10' MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 18" WITH THE WATER ABOVE THE SEWER. THIS IS INTENDED FOR ALL CROSSINGS WITHIN THIS PLAN SET.
 6. ALL SEWER SERVICES SHALL BE LOCATED 7' OFF OF THE LOT LINES, UNLESS OTHERWISE DIMENSIONED ON THE PLANS. THEY SHALL BE A MINIMUM DISTANCE OF 10' AWAY FROM ANY METER OR FIRE HYDRANT. THE END OF THE SERVICE SHALL TERMINATE 15' BEHIND THE RIGHT OF WAY LINE, IN ACCORDANCE WITH THE DETAIL INCLUDED WITH THE PLANS.
 7. ALL WATER SERVICES SHALL BE LOCATED 3' OFF OF THE LOT LINES, UNLESS OTHERWISE DIMENSIONED ON THE PLANS. THEY SHALL BE A MINIMUM DISTANCE OF 10' AWAY FROM ANY SEWER SERVICE OR MANHOLE. THE DOUBLE METER SETTER SHALL BE LOCATED 10' BEHIND THE RIGHT OF WAY LINE, IN ACCORDANCE WITH THE DETAIL INCLUDED WITH THE PLANS. LONG WATER SERVICES SHALL BE ENCASED WITH 2" SCHEDULE 40 PVC SLEEVE.
 8. ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SMU STANDARD SPECIFICATIONS.
 9. CONTRACTOR SHALL CONTACT SMU PRIOR TO PERFORMING WORK.
 10. SMU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
 11. SMU SHALL BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
 12. ALL UTILITIES SHALL HAVE FULL DEPTH COMPACTED CLASS 7 BASE TO 95% MODIFIED PROCTOR UNDER ROADWAYS. A WARNING WILL BE PROVIDED.
 13. ALL PROPOSED METERS SHOWN ARE TO BE DOUBLE 5/8".
 14. ALL LOTS SHALL RECEIVE A SEWER BACKWATER VALVE. THIS SHALL BE INSTALLED ON THE PRIVATE SEWER SERVICE LINE BY A LICENSED PLUMBER (4" PVC EXTENDABLE BACKWATER VALVE BY CLEAN CHECK MODEL NO. 97304).
 15. TRACER WIRE PORTS ARE REQUIRED EVERY 400' AND CHANGE IN HORIZONTAL DIRECTION PER SMU STD. DETAIL DWG M-1.
 16. ALL UTILITY INFRASTRUCTURE SYMBOLS HAVE BEEN ENLARGED FOR VISIBILITY AND ARE NOT REFLECTIVE OF ACTUAL SIZE. A 10' UTILITY EASEMENT SHALL BE PROVIDED PAST ANY FIRE HYDRANT OR MANHOLE.

WIDTH OF STREET	WIDTH OF R.O.W.	C/L LOCATION	C/L LOCATION	END LOCATION	C/L LOCATION	C/L LOCATION
30'	60'	SEWER MAIN	WATER MAIN	SEWER STUB-OUT	METER BOX (SHORT)	METER BOX (LONG)
30'	60'	12" BOC	12" BOC	24" BOC	12" BOC	24" BOC
40'	80'	12" BOC	12" BOC	24" BOC	12" BOC	24" BOC
60'	120'	12" BOC	12" BOC	24" BOC	12" BOC	24" BOC

NOTE: CONSULT SMO ENGINEERING REPT. FOR EXISTING UTILITY LOCATIONS, DIMENSIONS AND VERTICAL ALIGNMENTS. SEE SMO REPORT FOR VERTICAL ALIGNMENT. SEE SMO REPORT FOR VERTICAL ALIGNMENT. SEE SMO REPORT FOR VERTICAL ALIGNMENT.



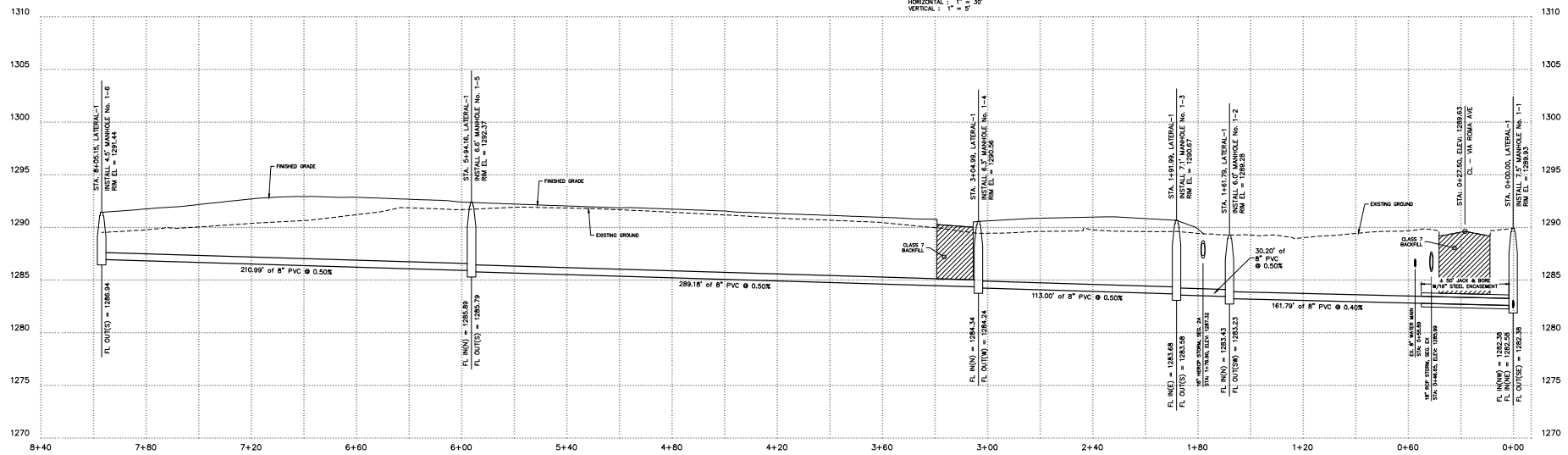
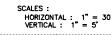
TYPICAL LOCAL STREET PLAN VIEW
30' WIDTH SHOWN (SEE CHART FOR 30', 40' & 60' WIDTHS)

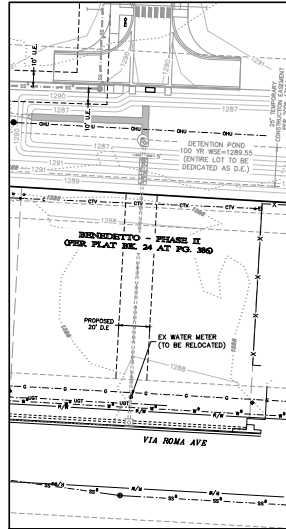
SPRINGDALE WATER UTILITIES

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DATE: 11-5
PAGE: 5-30
REV: MARCH 2008

**SANITARY SEWER PROFILE
BENEDETTO PHASE 3
SPRINGDALE, ARKANSAS**

[illegible]



DRAWN BY: TJS	DRAWING NO: S-30	DATE: MARCH 2008
---------------	------------------	------------------

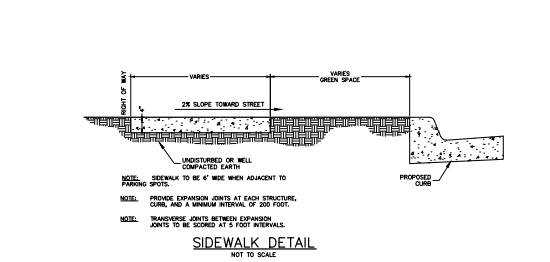
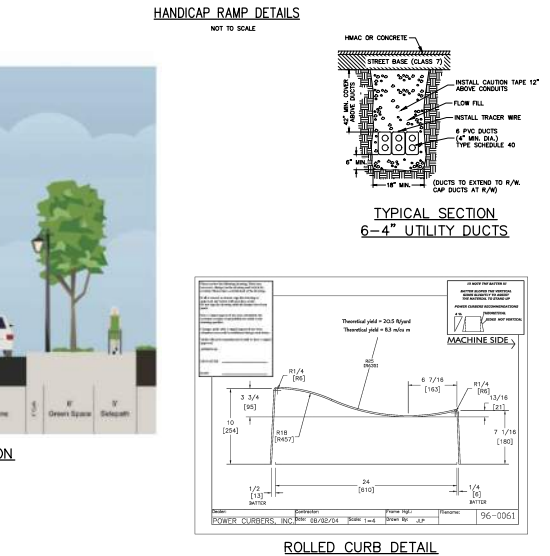
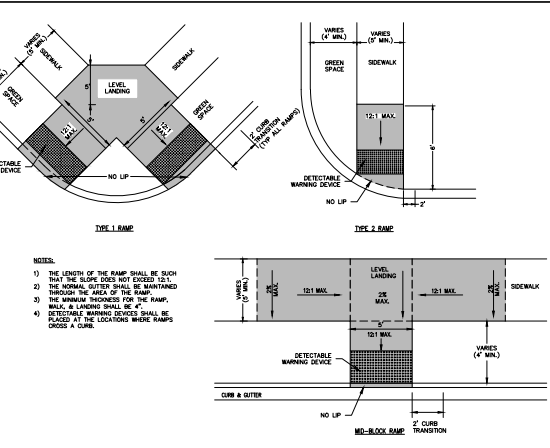
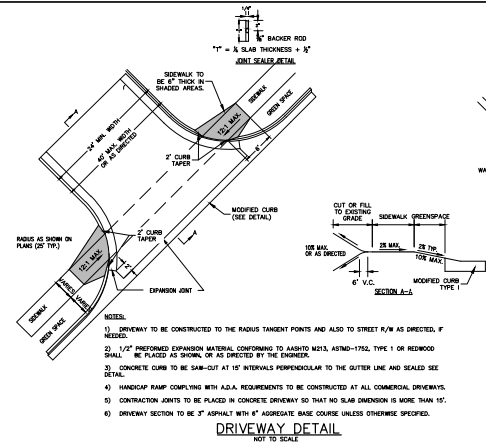
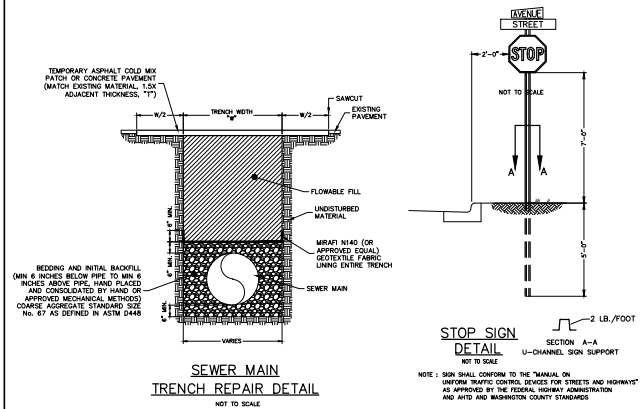
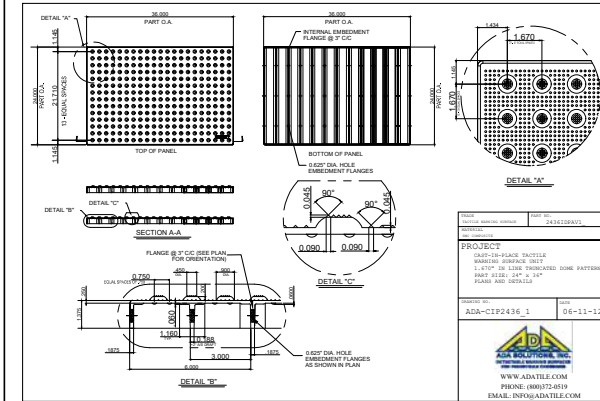
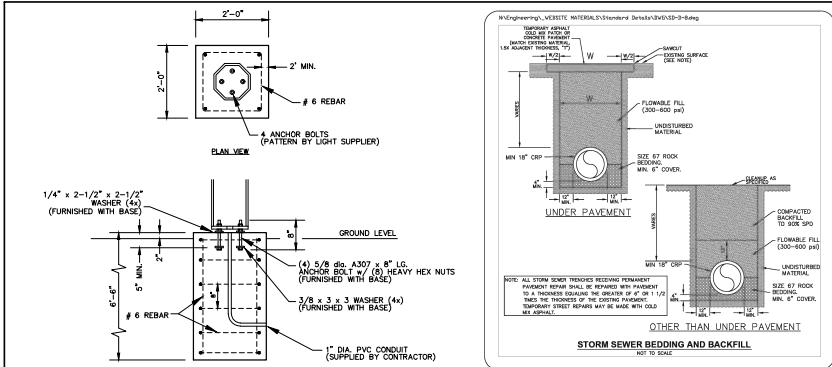




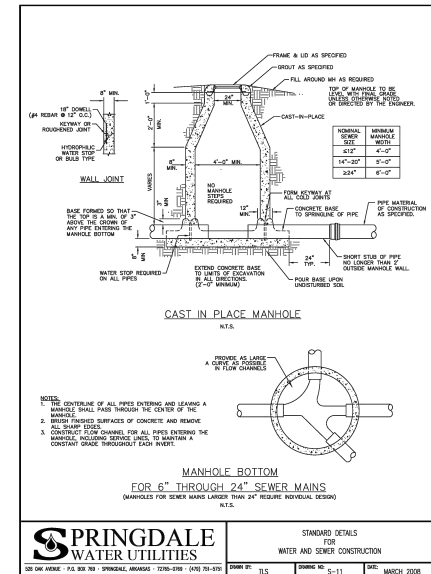
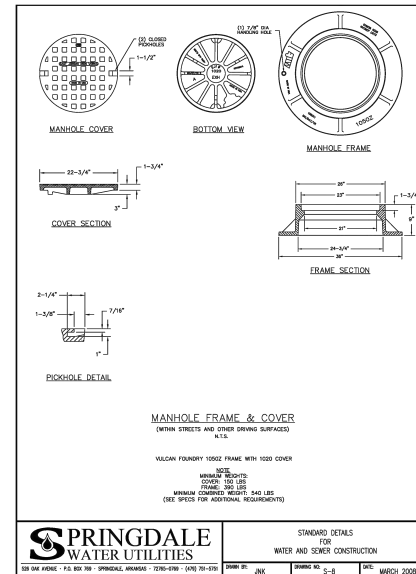
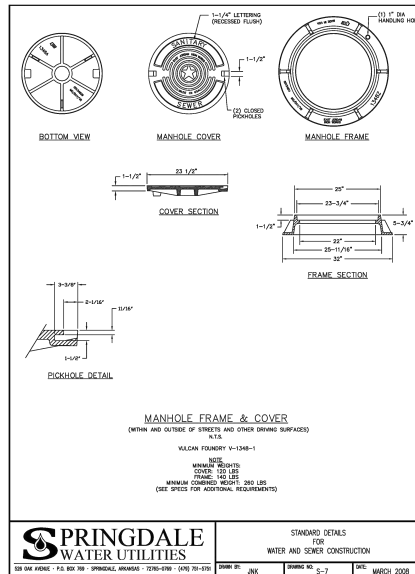
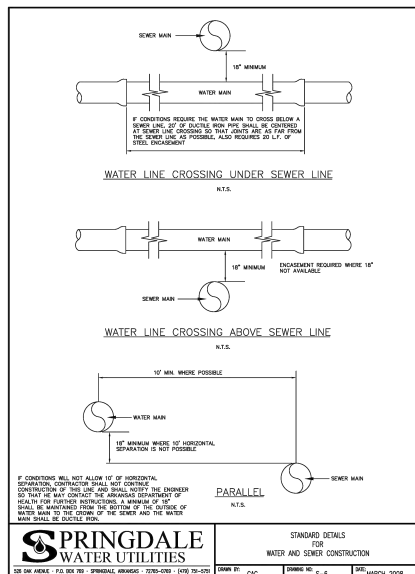
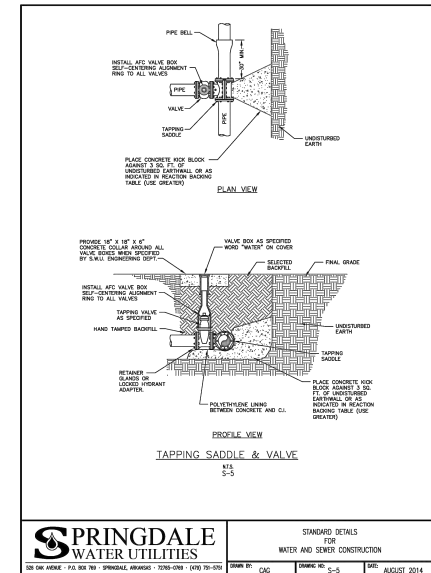
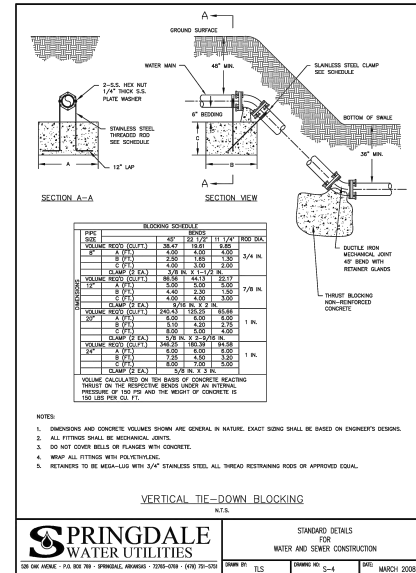
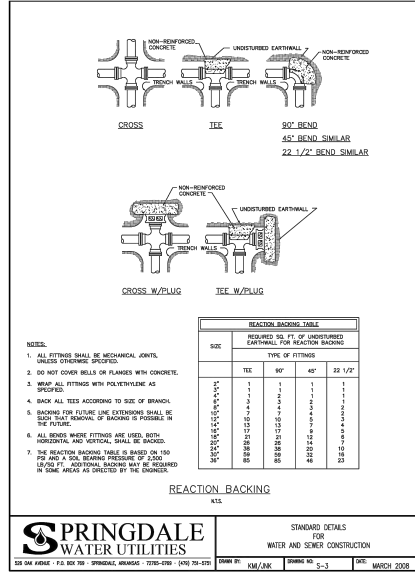
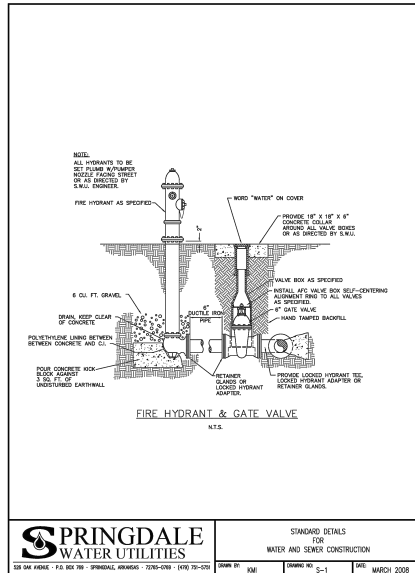
**TYPICAL DETAILS
BENEDETTO PHASE 3
SPRINGDALE, ARKANSAS**

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.
DATE: Feb 19, 2026
DRAWN BY: [Signature]
W.O. # 25949







WATER AND SANITARY SEWER DETAILS
BENEDETTO PHASE 3
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION
1	02/19/2008	SCALE: N.T.S.
2	02/19/2008	DATE: Feb 19, 2008
3	02/19/2008	W.O. # 25949

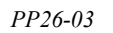
10

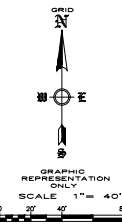
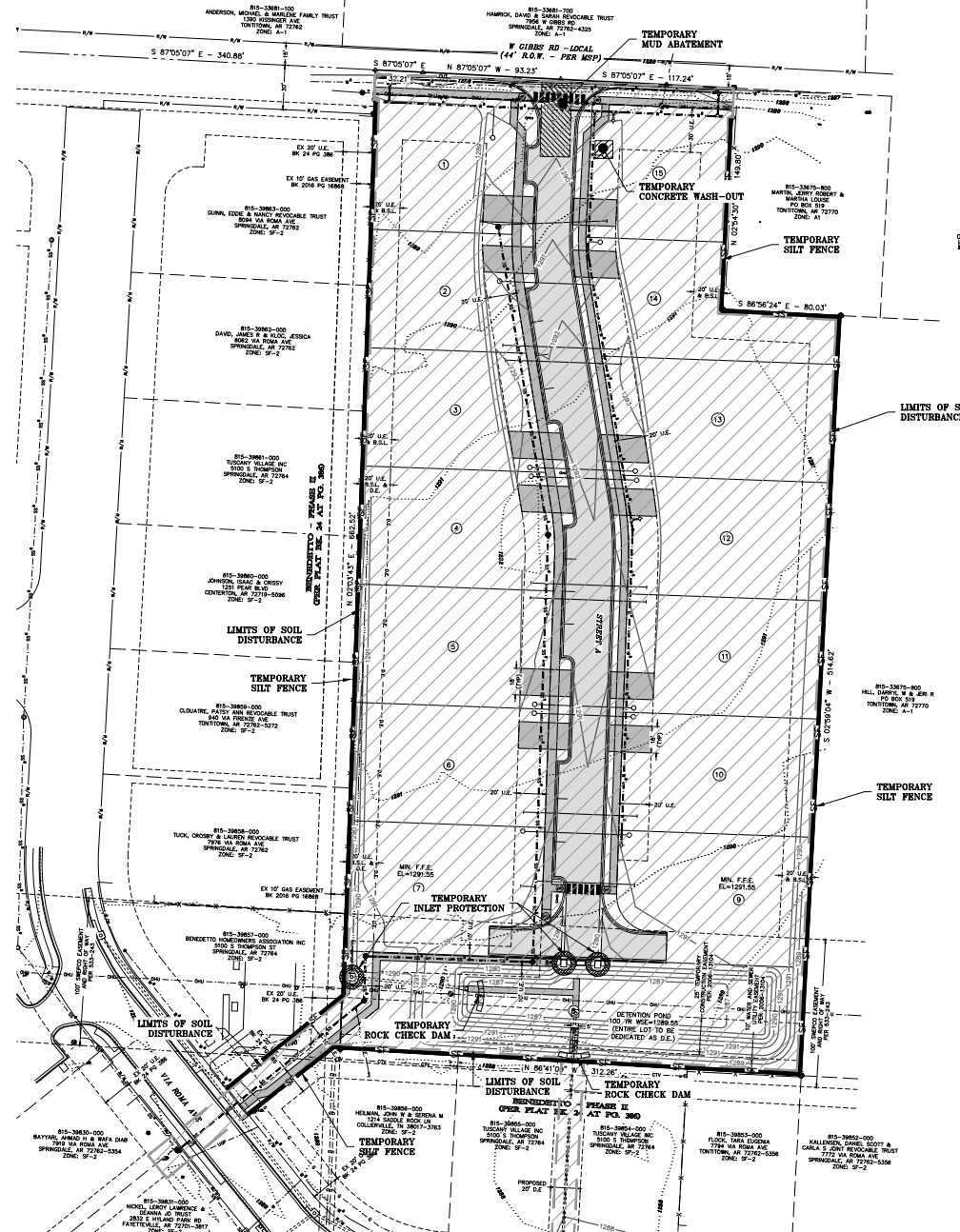




SCALE: 1"=40'	
DATE: Feb 19, 2026	
DRAWN BY: TJS	
CHECKED BY: JDS	
W.O. #:	25949

13





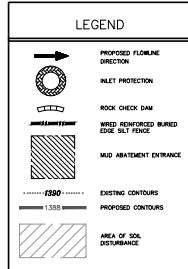
NOTES:

- 1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.
- 2) SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.
- 3) STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.
- 4) PLACE BIG RED FILTER ON ALL CURB INLETS.

*SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE

*SILT FENCE IS USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED
AREA OF SOIL DISTURBANCE: 4.57 ACRES



NOTE:

NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF SPRINGDALE.

WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL, AND HYDROMULCHED OR SOODED WITH PERMANENT GRASSES.

ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED AND STRAWED UNTIL GRASS IS ESTABLISHED.

PHASING ON LARGER CONSTRUCTION SITES 5 ACRES OR MORE MUST BE UTILIZED TO ALLOW ONLY DISTURBANCE ON NEAR TERM CONSTRUCTION AREAS.

CONSTRUCTION SITES REQUIRING CUTTING AND FILLING MUST BE SEEDED ONCE THE CUTTING AND FILLING ACTIVITY IS FINISHED.

NOTE:

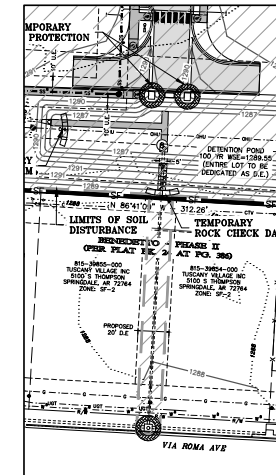
- 1) STOCKPILING OF CONSTRUCTION SPILL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
 - a) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION;
 - b) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY; AND
 - c) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING; AND
 - d) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

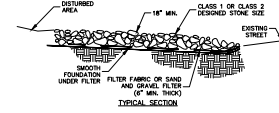
CONSTRUCTION SEQUENCE:

- 1) INSTALL EROSION CONTROL.
- 2) STRIP EXISTING TOP SOIL.
- 3) PREPARE SUB-BASE AND BASE MATERIAL.
- 4) FOUR CONCRETE AND ASPHALT.
- 5) FINAL GRADING AND ESTABLISH VEGETATION.

NOTES:

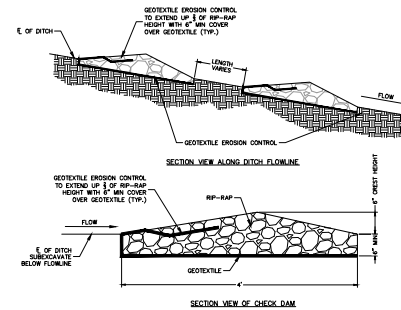
- 1) DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 160.06 OF THE UCC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 2) WHEN SILT FENCE IS NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE 4" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO GREAT PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.
- 3) ALL GRADING AND CONSTRUCTION DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
- 4) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED CONCURRENT TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT ERODED DURING THE CAPACITY OF TEMPORARY CONTROL MEASURES.
- 5) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
- 6) RE-VEGETATION, RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
 - a) TOPSOIL: A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO EITHER EXISTING OR INSTALLED IN AREAS TO BE RE-VEGETATED AS SET FORTH HEREINAFTER. BELOW ANY APPLICATION OF TOPSOIL AND RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS:
 - i) SEEDING: SEEDING SHALL BE REQUIRED TO BE A MINIMUM OF SEEDING AND MULCHING; SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - ii) 2500 TO 411 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOIL, OR GROUND COVER, SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - iii) 411 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDING WITH MULCH AND FERTILIZER, OR STIMULATED SOIL, OR GROUND COVER, SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - iv) MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
 - i) RETAINING WALLS, OR OTHER STRUCTURES WITH GROUND COVER, RIPRAP, STAKED LOGS (UP TO 2:1 SLOPE)
 - ii) IF CROPPING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND EROSION MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.
- 7) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO MEET CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE REQUIRED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
- 8) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.
- 9) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 4" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL, SUCH AS FILL DIRT OR GRAVEL, SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY ROCK EXITS MUST BE INSTALLED PRIOR TO CONSTRUCTION OF PERMANENT ROCK EXITS.
- 10) DIRT, MUD, AND SOIL. DIRT, MUD, AND SOIL SHALL NOT BE ALLOWED TO ENTER THE PUBLIC STREET. IF DIRT, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED. IF DIRT, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED. IF DIRT, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED.
- 11) STORM DRAINAGE SYSTEMS. DIRT, MUD, OR SOIL SHALL NOT BE ALLOWED TO ENTER THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS MUST BE PROTECTED FROM DIRT, MUD, OR SOIL. IF DIRT, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM, THE FRANCHISE AND PRIVATE UTILITY OR MAIN CONTRACTOR ON-SITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND UTILITY OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LINES, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.





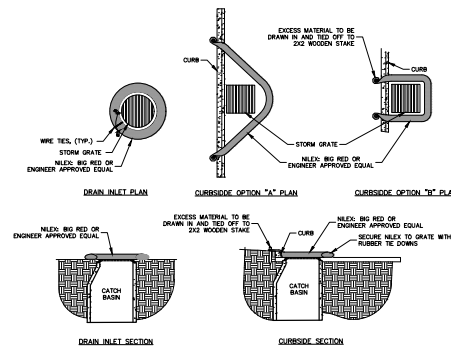
- NOTES:
- 1) MINIMUM THICKNESS SHALL BE 18" THE STONE DIAMETER, NEVER LESS THAN 6"
 - 2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE
NOT TO SCALE



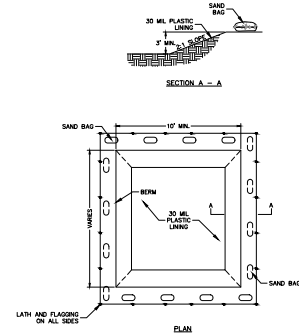
- NOTES:
- 1) RIP-RAP SIZE D50 = 4" OR AS SHOWN ON THE PLANS.

ROCK CHECK DAM



- NOTES:
- 1) ALL MATERIAL TO MEET SPECIFICATIONS.
 - 2) MULE-HIP RED TO MEET APPLICATION REQUIREMENTS.
 - 3) COMPOST MATERIAL TO BE DISPOSED ON SITE, AS DETERMINED BY ENGINEER.

INLET PROTECTION
NOT TO SCALE

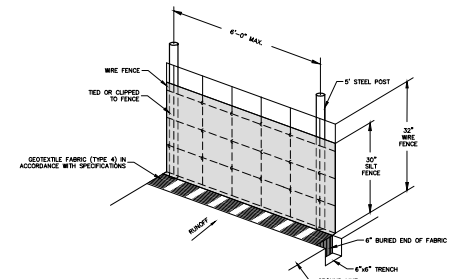


- NOTES:
- 1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
 - 2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR DISCONTINUITIES. IT MUST BE COMPACTED TO THE SUBGRADE.

CONCRETE WASH-OUT AREA
NOT TO SCALE

Maximum Slope Length for Silt Fence			
Slope - Percent	Maximum Slope Length (ft) Above Fence		
	Standard (18" High) Silt Fence	Reinforced (30" High) Silt Fence	Silt Fence
2 (or less)	150	250	
5	100	250	
10	50	150	
15	35	100	
20	25	75	
25	20	50	
30	15	40	
35	15	40	
40	15	35	
45	10	30	
50	10	25	

- NOTES:
- 1) THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSTREAM CHANNEL.
 - 2) SLOPE LENGTH CANNOT BE DETERMINED BY USE OF MULTIPLE ROWS OF SILT FENCE.



SILT FENCE NOTES

- 1) POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE AUTOPARTED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
- 2) THE TIE OF THE SILT FENCE SHALL BE TENSIONED IN WITH A SPRING OR MECHANICAL TENSIONER, SO THAT THE DOWNHILL FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TENSIONED IN (HAND-PAVED), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
- 3) THE TRENCH MUST BE A MINIMUM OF 4 INCHES DEEP AND 8 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE Laid IN THE GROUNDS AND BACKFILLED WITH COMPACTED MATERIAL.
- 4) SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOODEN WIRE, WHICH IS TIED IN ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- 5) REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- 6) SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPED STORM FLOW OR DRAINAGE.
- 7) ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL EROSION.

WIRED REINFORCED BURIED EDGE SILT FENCE
NOT TO SCALE

PP26-03

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.
DATE: Feb 19, 2026
DESIGN: [Signature]
W.O. # 25949

15



Waiver Request

Date: 02/19/2026 Permit No.: 260050

Applicant / Owner

Applicant Name: Engineering Services Inc
Address: 1207 S Old Missouri Rd
City, State, Zip: Springdale, AR, 72765
Phone: 479-751-8733
Email: [REDACTED]
Contact: [REDACTED]

Owner Name: Taldo Rentals, LLC
Address: 5100 S Thompson St
City, State, Zip: Springdale, AR, 72764
Phone: 479-756-1003
Email: [REDACTED]

Project

Project Location: S of Gibbs Rd

Parcel Numbers:

Reason for Request: development of 14 residential single-family lots

I do hereby certify that the information contained herein is true and correct.

Keren Ramirez
Name

02/19/2026
Date

February 16th, 2026

City of Springdale
Katie E. Hollingshead, P.E., CFM
Engineering Department
201 Spring Street
Springdale, Arkansas 72764

Via email

Re: Stub Out Waiver Request
Benedetto ph. 3 Subdivision (PP26-03)
W Gibbs Rd
Springdale, AR

Katie:

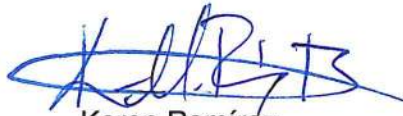
On behalf of our client, we are asking for a waiver of the requested stub outs in three cardinal directions for Benedetto Phase 3 subdivision. Due to site conditions stub outs cannot be provided in all directions. Descriptions of each hardship are below:

West: Benedetto phase 2 shows platted residential lots actively under construction.

South: Our plan is proposing a detention pond on the south side of the property and Benedetto phase 2 platted lots are owned by others.

East: A public connection would not be viable due to the adjacent property's width.

Very truly yours,



Keren Ramirez

Z:\Engineers\00 - Engineer Projects\25949 - Gibbs Road Subd\03 Pre-Construction Plan Submittals\Submittal
#2\Stub out Letter - Benedetto 3.docx

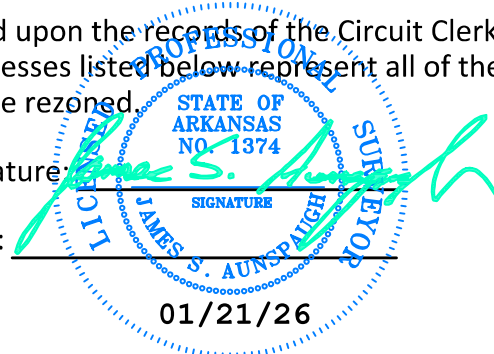
CERTIFIED LIST OF ADJACENT PROPERTY OWNERS GIBBS RD SUBDIVISION

R26-07
PP26-03

I, James Aunspaugh, PLS, hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the property to be rezoned.

Signature: _____

Date: _____



815-33681-100
ANDERSON, MICHAEL &
MARLENE FAMILY TRUST
1390 KISSINGER AVE
TONTITOWN, AR 72762
ZONE: A-1

815-39860-000
JOHNSON, ISAAC & CRISSY
1251 PEAR BLVD
CENTERTON, AR
72719-5096
ZONE: SF-2

815-39853-000
FLOCK, TARA EUGENIA
7794 VIA ROMA AVE
TONTITOWN, AR
72762-5356
ZONE: SF-2

815-33681-700
HAMRICK, DAVID & SARAH
REVOCABLE TRUST
7956 W GIBBS RD
SPRINGDALE, AR 72762-4325
ZONE: A-1

815-39859-000
CLOUATRE, PATSY ANN
REVOCABLE TRUST
940 VIA FIRENZE AVE
TONTITOWN, AR
72762-5272
ZONE: SF-2

815-39852-000
KALLENSSEN, DANIEL SCOTT &
CARLA S JOINT REVOCABLE TRUST
7772 VIA ROMA AVE
SPRINGDALE, AR 72762-5356
ZONE: SF-2

815-33675-800
MARTIN, JERRY ROBERT &
MARTHA LOUISE
PO BOX 519
TONTITOWN, AR 72770
ZONE: A1

815-39858-000
TUCK, CROSBY & LAUREN
REVOCABLE TRUST
7976 VIA ROMA AVE
SPRINGDALE, AR 72762
ZONE: SF-2

815-33675-900
HILL, DARRYL W & JERI R
PO BOX 519
TONTITOWN, AR 72770
ZONE: A-1

815-39857-000
BENEDETTO HOMEOWNERS
ASSOCIATION INC
5100 S THOMPSON ST
SPRINGDALE, AR 72764
ZONE: SF-2

815-39863-000
GUINN, EDDIE & NANCY
REVOCABLE TRUST
8094 VIA ROMA AVE
SPRINGDALE, AR 72762
ZONE: SF-2

815-39856-000
HEILMAN, JOHN W & SERENA M
1214 SADDLE ROCK LN
COLLIERVILLE, TN 38017-3763
ZONE: SF-2

815-39862-000
DAVID, JAMES R &
KLOC, JESSICA
8062 VIA ROMA AVE
SPRINGDALE, AR 72762
ZONE: SF-2

815-39855-000
TUSCANY VILLAGE INC
5100 S THOMPSON
SPRINGDALE, AR 72764
ZONE: SF-2

815-39861-000
TUSCANY VILLAGE INC
5100 S THOMPSON
SPRINGDALE, AR 72764
ZONE: SF-2

815-39854-000
TUSCANY VILLAGE INC
5100 S THOMPSON
SPRINGDALE, AR 72764
ZONE: SF-2

PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 02/20/26

 PUBLIC HEARING SIGN LOCATION

112

AERIAL, 2025

Planning Commission Meeting
March 3, 2026



0 640 1280
Feet

R26-07, PP26-03, W26-09 Benedetto Phase III
7959 W. Gibbs Rd, parcel west of 7959 W. Gibbs Rd,
7969 W. Gibbs Rd, & 7971 A-C W. Gibbs Rd.

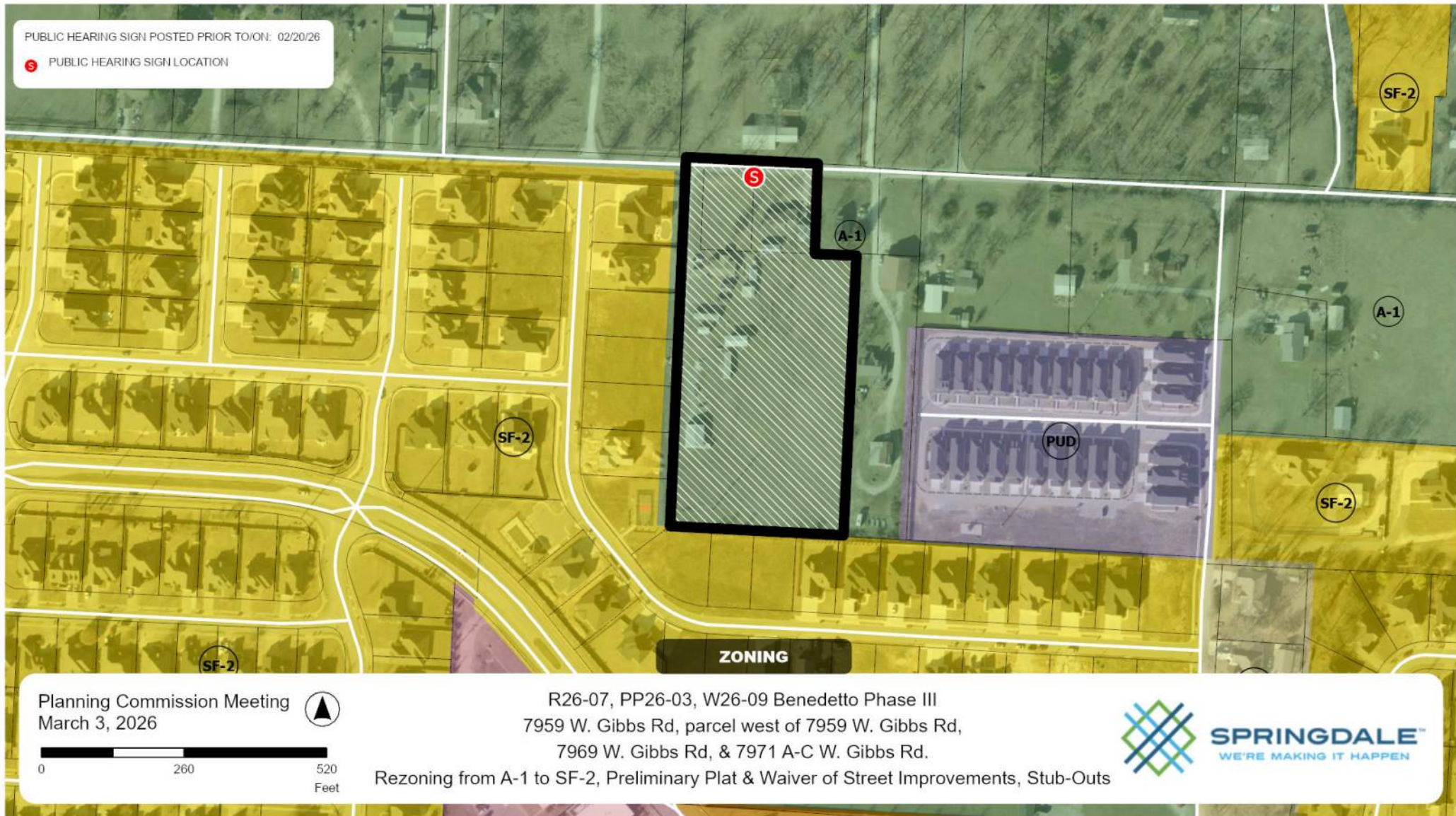
Rezoning from A-1 to SF-2, Preliminary Plat & Waiver of Street Improvements, Stub-Outs



SPRINGDALE™
WE'RE MAKING IT HAPPEN

PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 02/20/26

 PUBLIC HEARING SIGN LOCATION



PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 02/20/26



PUBLIC HEARING SIGN LOCATION



LAND USE

Planning Commission Meeting
March 3, 2026



0 260 520
Feet

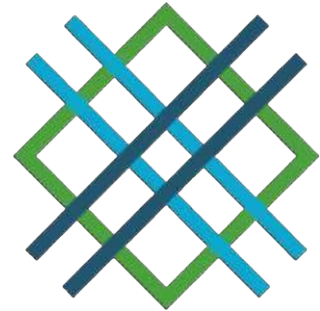
R26-07, PP26-03, W26-09 Benedetto Phase III
7959 W. Gibbs Rd, parcel west of 7959 W. Gibbs Rd,
7969 W. Gibbs Rd, & 7971 A-C W. Gibbs Rd.

Rezoning from A-1 to SF-2, Preliminary Plat & Waiver of Street Improvements, Stub-Outs



SPRINGDALE™
WE'RE MAKING IT HAPPEN

Rezone Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: March 3, 2026
Re: R26-08 Rezone

A request by Springdale School District #50, for Planning Commission approval of a zone change from General Commercial District (C-2) to an Institutional District (P-1) for a tract of land containing 1.39-acres.

LOT LOCATION AND SIZE

The 1.39-acre tract is located at 1586, 1498 A, B & C, E. Emma Avenue.
A vicinity map is attached.

EXISTING ZONING

GENERAL COMMERCIAL DISTRICT (C-2)

REQUESTED ZONING

INSTITUTIONAL DISTRICT (P-1)

SURROUNDING ZONING AND LAND USE

Zoning of the surrounding area is shown on the attached map. The tracts contain the School District's transportation and storage buildings, no children or classes at this location. The area to the north, east, and west is part of this existing development, at 1612 and 1646 E. Emma Avenue. It's School property in a P-1. The area to the south contains the rodeo grounds and stockyards in an I-1.

LAND USE PLAN AND MASTER STREET PLAN

E. Emma Avenue is a collector street.
The Land Use Plan indicates commercial.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval.

- The city's goal to "Locate schools on collectors and/or arterial streets to improve access and limit adverse impacts of this higher intensity use on residential neighborhoods" is achieved by also having bus and transportation facility in a similar area.



Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner)	Site/ Location: <u>1386, 1498, 1556, & 1586 E. Emma Ave.</u>
Name: <u>Springdale School District #50</u>	Assessor's Parcel Number(s): <u>815-27584-000</u>
E-mail: _____	<u>815-28743-001, 815-28742-000 & portion of</u>
Address: <u>1612 East Emma Ave.</u>	<u>815-27580-000</u>
<u>Springdale, AR 72764</u>	Current Zoning: <u>C2</u>
Phone: <u>479-750-8745</u>	Proposed Zoning: <u>P1</u>
	Total Acreage: <u>1.39 Acres</u>

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

- ☐ A copy of the warranty deed indicating ownership of the property.
- ☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☐ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☐ A layman's description of the property (physical address if possible).
- ☐ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☐ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☐ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☐ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☐ \$175.00

STAFF USE ONLY

Date Application Submitted: <u>01/22/2026</u>	Project Number: <u>R26-08</u>
Date Accepted as Complete: <u>02/13/2026</u>	Receipt Number: <u>779</u>

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by

Indicate person of contact for this petition: Petitioner ☒ Representative ☐

Record Property Owner(s): SPRINGDALE SCHOOL DISTRICT # 50

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

PART OF THE NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 29 WEST IN WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT, BEING THE CENTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 29 WEST; THENCE SOUTH 02°29'24" WEST A DISTANCE OF 64.01 FEET TO AN EXISTING 1/2" REBAR WITH CAP, PLS 1704; THENCE CONTINUING SOUTH 02°29'24" WEST A DISTANCE OF 1204.18 FEET TO A SET 1/2" REBAR ON THE NORTH RIGHT-OF-WAY OF E. EMMA AVE; THENCE ALONG SAID RIGHT-OF-WAY NORTH 87°13'18" WEST A DISTANCE OF 472.32 TO A SET 1/2" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 02°01'41" WEST A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°07'10" WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 02°01'41" WEST A DISTANCE OF 189.43 FEET TO A POINT ON THE NORTH LINE OF SAID RIGHT-OF-WAY NORTH 87°13'18" EAST A DISTANCE OF 149.11 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 02°01'41" EAST A DISTANCE OF 305.56 FEET; THENCE SOUTH 87°58'20" EAST A DISTANCE OF 249.10 FEET; THENCE SOUTH 02°01'41" WEST A DISTANCE OF 108.83 FEET TO THE POINT OF BEGINNING, CONTAINING 1.30 ACRES MORE OR LESS.

AND

COMMENCING AT A POINT, BEING THE CENTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 29 WEST; THENCE SOUTH 02°29'24" WEST A DISTANCE OF 64.01 FEET TO AN EXISTING 1/2" REBAR WITH CAP, PLS 1704; THENCE CONTINUING SOUTH 02°29'24" WEST A DISTANCE OF 1204.18 FEET TO A SET 1/2" REBAR ON THE NORTH RIGHT-OF-WAY OF E. EMMA AVE; THENCE ALONG SAID RIGHT-OF-WAY NORTH 87°13'18" WEST A DISTANCE OF 721.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERN RIGHT-OF-WAY NORTH 87°13'18" WEST A DISTANCE OF 20 FEET; THENCE NORTH 02°01'53" EAST A DISTANCE OF 190.32; THENCE SOUTH 87°35'53" EAST A DISTANCE OF 20 FEET; THENCE SOUTH 02°01'50" WEST A DISTANCE OF 190.45 FEET TO THE POINT OF BEGINNING, CONTAINING 0.09 ACRES MORE OR LESS.

Layman's Description:

The **petitioner** hereby states by oath that:

1. The petitioner is the record title holder of the above-described property evidenced by the attached copy of a **warranty deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above-described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **petitioner** requests the following zoning classification:

FROM (current zoning): C-2

TO (proposed zoning): P-1

The **petitioner's** immediate intentions are to:

1. **Sell** the property YES / NO and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title YES / NO .
2. **Develop** the property YES / NO , and if so, the proposed use is _____.
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows:

TO REMOVE COMMERCIAL ZONING FROM SCHOOL PROPERTY.

The **petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this petition and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the petitioner.

Authorized Representative: JEREMY WHITE

Mailing Address: 1612 EAST EMMA AVE, SPRINGDALE AR

Phone Number: 479-750-8745 Email: JWHITE@SDALE.ORG

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

I/We, the undersigned, herewith state on solemn oath that we have read the attached petition for Rezoning request and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief that complete disclosure of all material facts have been made.

Printed Name of Record Property Owner(s)

Springdale School District #50

Printed Name of Applicant(s)

Springdale School District #50

Signature of Record Property Owner(s)

Terry White

Signature of Applicant(s)

Jeremy White

Date: 2-11-2024

Date: 2-11-2026

State of Arkansas)
) ss.
County of)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 11th day of February, 2024.

Alma Smith

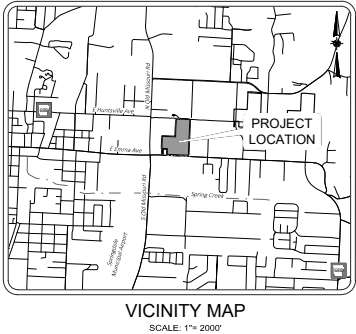
Notary Public

My commission expires: Sept. 14, 2030



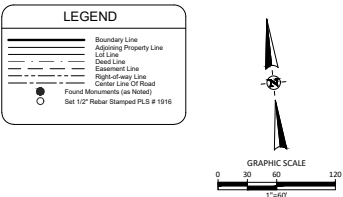
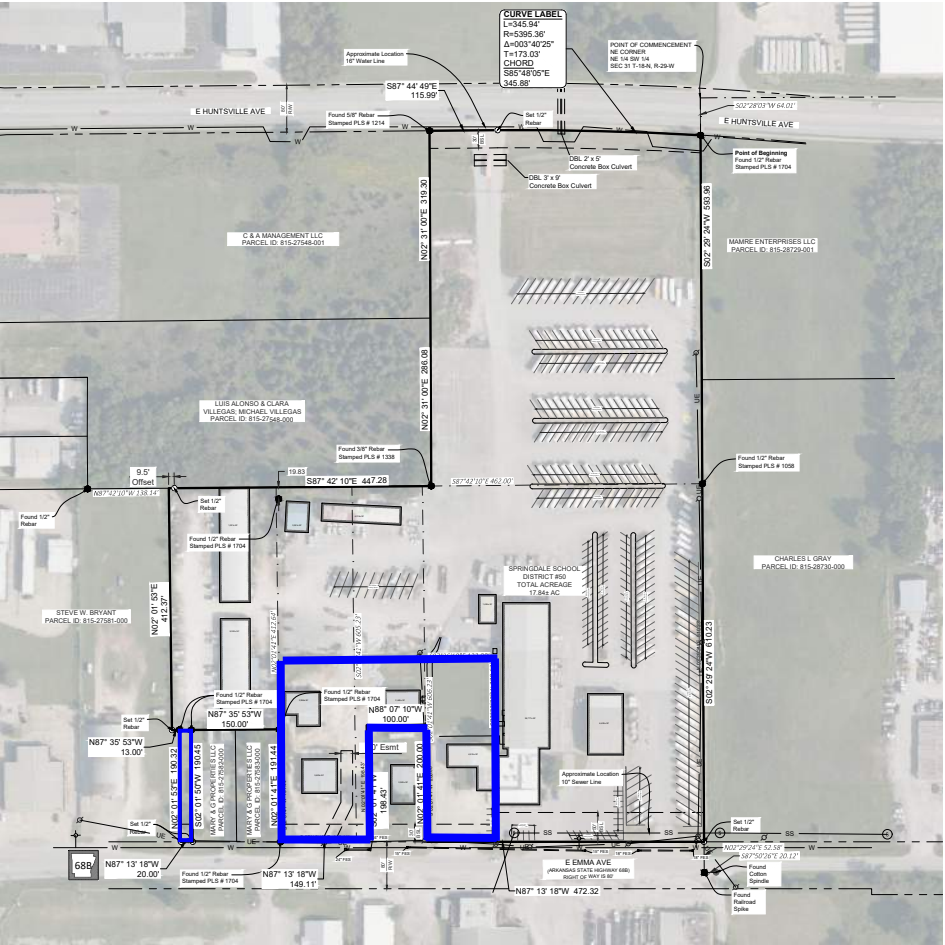
SPRINGDALE SCHOOLS SUPPORT FACILITY

PART OF THE NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 29 WEST IN WASHINGTON COUNTY, ARKANSAS
Springdale, Washington County, Arkansas



- GENERAL NOTES**
- **Basis of Bearings:** Grid North, Arkansas State Plane Coordinate System, North Zone (0301), NAD 83, (2011) (Epoch:2010.0000), based on RT Kinematic GNSS Observations derived from COR station ARSG having published values of: Latitude N36°10'21.89687", Longitude W94°06'59.64405".
 - **Flood Information:** Based upon review of NFIP FIRM, City of Springdale, Washington County, Arkansas, Map Number 05143C000800. Map Effective: January 1, 2024, and by graphic plotting only, the subject property lies within: Zone X-Other Flood Areas, determined to be areas outside of 0.2% annual chance floodplain. Surveyor assumes no liability for the correctness of cited map. Flood statement does not cover localized flooding.
 - **Parking** 246 Regular Parking spaces and 3 ADA Parking Spaces

- REFERENCE DOCUMENTS:**
1. Survey for Springdale School District #50, by Presley, Brannan, & associates, Inc., Dated April 25, 2007, Doc Number 2007-00015578
 2. Survey for Wally Properties LLC by Anderson Surveying Inc. Dated November 29, 2006, Commissioner of State Lands Doc Number 523255
 3. Survey for TIMLAND LLC by H2 Engineering, Inc., Dated March 19, 2009, Doc Number 200909090073
 4. Survey for Parsons Area by eii Engineering Services Inc., Dated August 26, 2010, WO Number 10042
 5. Warranty Deed, Springdale School District #50, recorded January 19, 2021, Doc Number 2021-00001878
 6. Warranty Deed, Springdale School District #50, recorded April 02, 2019, Doc Number 2019-00008803
 7. Warranty Deed, Springdale Public Schools, recorded December 11, 2003, Doc Number 2003-00062734
 8. Warranty Deed, Harold Lloyd Johnson and Alex C. Johnson and Alex C. Denny and Shirley Denny, recorded August 1985, Deed Book 1149, Page 493.
 9. Easement for Springdale Schools by Corner Stone Land Surveying, Dated 1994, Job Number 4693
 10. Highway 68 Right of Way, Arkansas State Highway and Transportation Department, Job Number R40076
 11. Warranty Deed, Mary & G Properties Inc., recorded September 9, 2022, Doc Number 2022-00030194
 12. Warranty Deed, Mary & G Properties Inc., recorded October 10, 2022, Doc Number 2022-00033167
 13. Warranty Deed, C & A Management LLC, recorded June 12, 2020, Doc Number 2020-00019381.
 14. Quitclaim Deed, Charles E. Gray, recorded April 15, 2016, Doc Number 2016-000100075.
 15. Warranty Deed, Luis A. Villegas and Clara Villegas, and Michael Villegas, recorded May 03, 2019, Doc Number 2019-00012603.
 16. Beneficiary Deed, Steven Bryant, September 10, 2024, Doc Number 2024-00023496



LEGAL DESCRIPTIONS

PART OF THE NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 29 WEST IN WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, BEING THE CENTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 29 WEST; THENCE SOUTH 02°29'24" WEST A DISTANCE OF 64.01 FEET TO AN EXISTING 1/2" REBAR WITH CAP PLS 1704 BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°29'24" WEST A DISTANCE OF 593.96 FEET TO AN EXISTING 1/2" REBAR WITH CAP PLS AR 1058; THENCE CONTINUING SOUTH 02°29'24" WEST A DISTANCE OF 610.23 FEET TO A SET 1/2" REBAR ON THE NORTH RIGHT-OF-WAY OF E. EMMA AVE; THENCE ALONG SAID RIGHT-OF-WAY NORTH 87°13'18" WEST A DISTANCE OF 721.44 TO A 1/2" REBAR WITH CAP PLS 1704; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 02°01'41" EAST A DISTANCE OF 191.44 FEET TO AN EXISTING 1/2" REBAR WITH CAP PLS 1704; THENCE NORTH 87°35'53" WEST A DISTANCE OF 150.00 FEET TO AN EXISTING 1/2" REBAR WITH CAP PLS 1704; THENCE SOUTH 02°01'50" WEST A DISTANCE OF 180.45 FEET TO A SET 1/2" REBAR ON THE NORTH RIGHT-OF-WAY OF E. EMMA AVE; THENCE ALONG SAID RIGHT-OF-WAY NORTH 87°13'18" WEST A DISTANCE OF 20.00 FEET TO A SET 1/2" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 02°01'53" EAST A DISTANCE OF 190.32 FEET TO AN EXISTING 1/2" REBAR; THENCE NORTH 87°35'53" WEST A DISTANCE OF 13.00 FEET TO A SET 1/2" REBAR; THENCE NORTH 02°01'53" EAST A DISTANCE OF 412.37 FEET; THENCE SOUTH 87°42'10" EAST PASSING THROUGH A SET 1/2" REBAR AT 9.5 FEET FOR A TOTAL DISTANCE OF 447.28 FEET TO AN EXISTING 3/8" REBAR WITH CAP PLS 1338; THENCE NORTH 02°31'00" EAST A DISTANCE 605.38 FEET TO AN EXISTING 5/8" REBAR WITH CAP PLS 1214 BEING ON THE SOUTH RIGHT OF WAY OF E HUNTSVILLE AVE; THENCE ALONG SAID RIGHT OF WAY SOUTH 87°44'49" EAST A DISTANCE OF 115.96 FEET TO A SET 1/2" REBAR; THENCE 345.94 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 5395.36 FEET, THE CHORD OF WHICH BEARS SOUTH 85°48'05" EAST A DISTANCE OF 345.88 FEET TO THE POINT OF BEGINNING, CONTAINING 18.30 ACRES MORE OR LESS.

OWNER/DEVELOPER
Springdale School District
804 West Johnson Avenue
Springdale, AR 72705
(479) 750-8800

SURVEYOR
Halff
TJ McCollough
5704 Euper Lane, Suite 200
Fort Smith, AR 72903
(479) 452-1933

PROJECT NO.:	010327-001
ISSUED:	1/16/2028
DRAWN BY:	PWH
CHECKED BY:	TJM
SHEET TITLE:	PLAT
PAGE:	1 OF 1

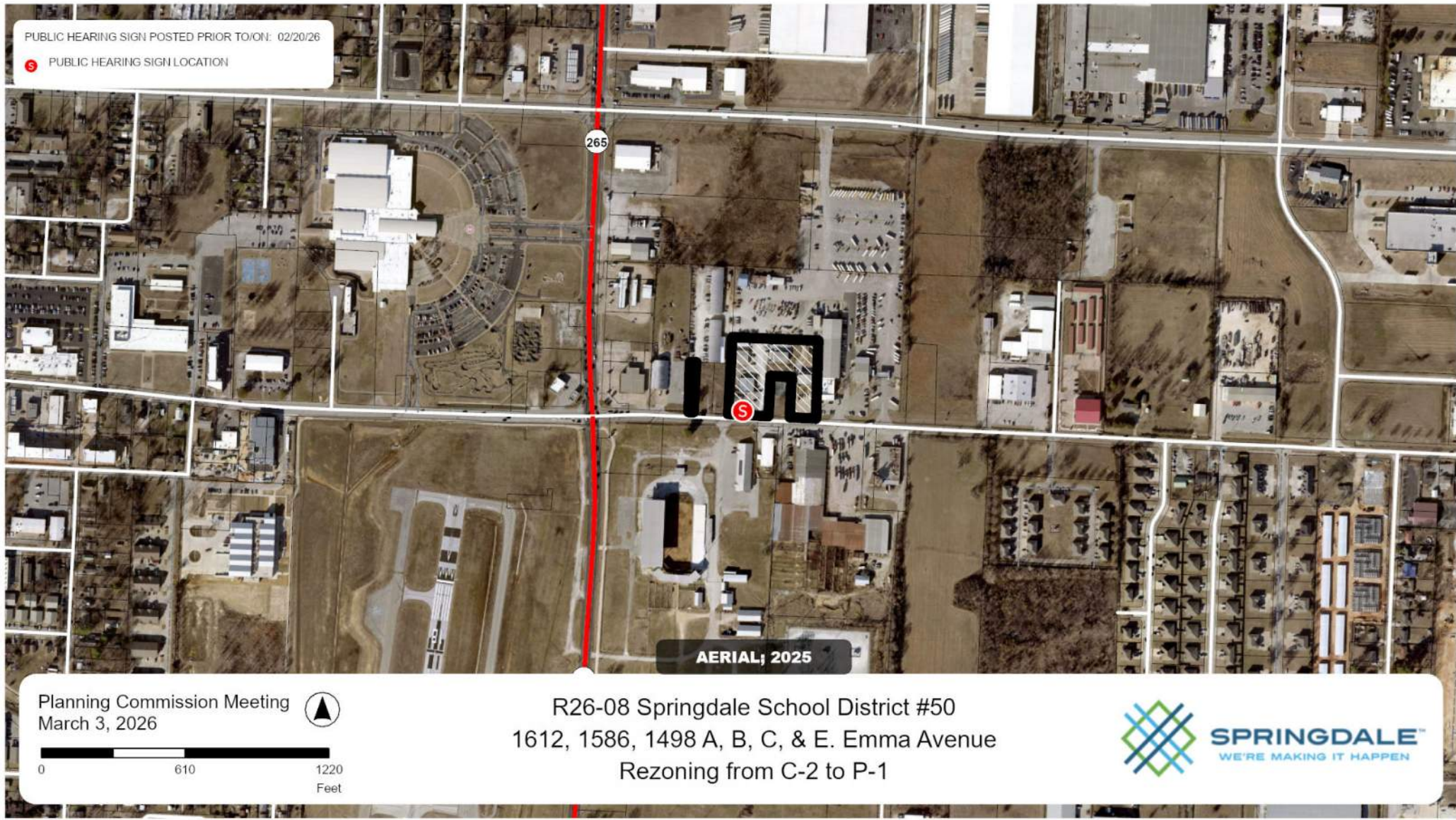


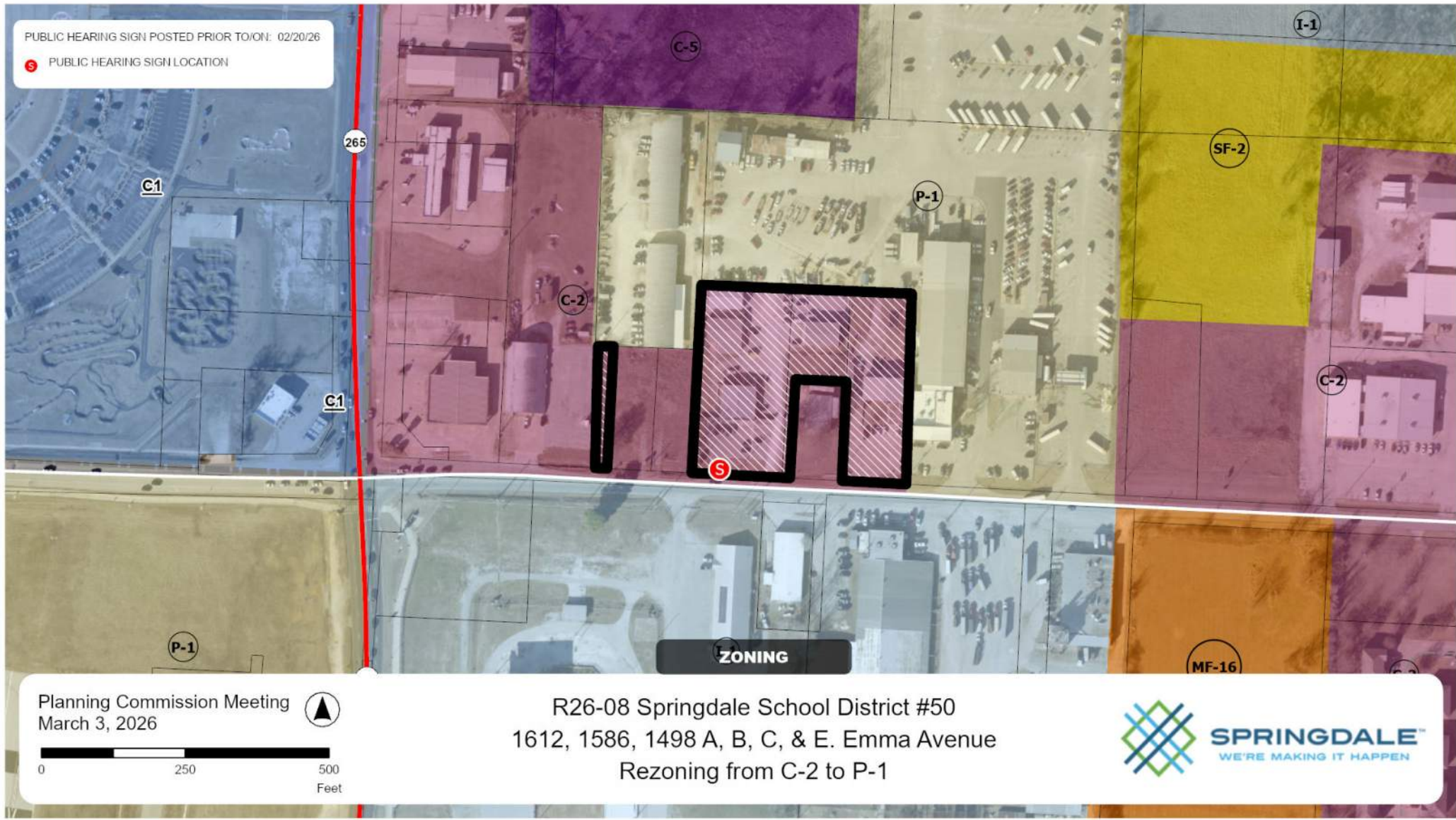
5704 EUPER LANE, SUITE 200
FORT SMITH, AR 72903
TEL (479) 452-1933
TBPELS SURVEYING FIRM #10194456

Adjoining Properties to the Springdale School District #50 Parcels Requesting Rezoning.

1. **PARCEL NUMBER:** 815-28742-001, WOHLFORD RENTALS, INC.
MAILING ADDRESS: 4600 SW GOLDEN EAGLE, BENTONVILLE AR, 72713
2. **PARCEL NUMBER:** 815-27582-000, MARY & G PROPERTIES INC.
MAILING ADDRESS: 1541 N. MONITOR RD., SPRINGDALE, AR 72764
3. **PARCEL NUMBER:** 815-27581-000, STEVE W BRYANT.
MAILING ADDRESS: 1386 E EMMA AVE, SPRINGDALE, AR 72764
4. **PARCEL NUMBER:** 815-27548-000, LUIS ALONSO & CLARA VILLEGAS, MICHAEL VILLEGAS,
MAILING ADDRESS: 207 OVERHILL DR., LOWELL, AR 72745
5. **PARCEL NUMBER:** 815-27548-001, C & A MANAGEMNET LLC.,
MAILING ADDRESS: 207 OVERHILL DR. LOWELL, AR 72745
6. **PARCEL NUMBER:** 815-27586-000, SPRINGDALE BENEVOLENT FOUNDATION
MAILING ADDRESS: 1423 E EMMA AVE., SPRINGDALE, AR 72764
7. **PARCEL NUMBER:** 815-28748-000, HAROLD G SARGENT FAMILY TRUST
MAILING ADDRESS: 465 JUNIPER, EUREKA SPRINGS, AR 72632
8. **PARCEL NUMBER:** 815-27585-000, CYNTHIA A LINDERMAN LIVING TRUST
MAILING ADDRESS: 3731 WHEELER AVE., FORT SMITH, AR 72901







PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 02/20/26

 PUBLIC HEARING SIGN LOCATION

265

LAND USE

Planning Commission Meeting
March 3, 2026



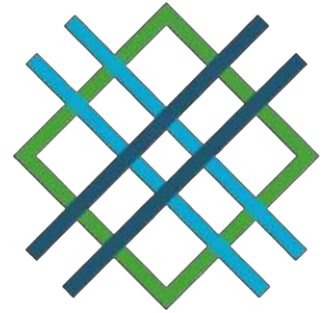
0 250 500
Feet

R26-08 Springdale School District #50
1612, 1586, 1498 A, B, C, & E. Emma Avenue
Rezoning from C-2 to P-1



SPRINGDALE™
WE'RE MAKING IT HAPPEN

Rezone Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: March 3, 2026
Re: R26-09 Rezone

A request by Robinson Avenue Church of Christ, Inc., for Planning Commission approval of a zone change from an Institutional District (P-1) to a General Commercial District (C-2) for a tract of land containing .16-acres.

LOT LOCATION AND SIZE

The .16-acre tract is located at 1400 W. Robinson Avenue.
A vicinity map is attached.

EXISTING ZONING

INSTITUTIONAL DISTRICT (P-1)

REQUESTED ZONING

GENERAL COMMERCIAL DISTRICT (C-2)

SURROUNDING ZONING AND LAND USE

Zoning of the surrounding area is shown on the attached map. The tract contains the Robinson Avenue Church of Christ in a P-1. The area to the north contains residential uses and commercial businesses in a C-2. The area to the east and south contains commercial businesses in a C-2. The area west contains residential uses in an SF-2 and a C-2.

LAND USE PLAN AND MASTER STREET PLAN

West Robinson Avenue and South West End Street are collector streets.
The Land Use Plan indicates commercial.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is not in keeping with the Comprehensive Land Use Plan and is not recommended for approval.

While there is a general commercial nearby, the broad range of commercial uses is not compatible with the site's constraints. The property shares a drive and parking lot with the church and is located in the northeast corner of the church grounds.

A downgrade in commercial zoning to an O-1, Neighborhood Office, is supported by staff. This District “anticipates that office uses will be located in established areas of the city and in close proximity to apartments and other residential uses with limits to a maximum structure size of five thousand (5,000) square feet.” (§ 130, Art. 4, Sec. 3 Commercial Districts).



Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner) Name: <u>Robinson Avenue Church of Christ</u> E-mail: <u>[REDACTED]</u> Address: <u>1506 W Robinson Avenue</u> <u>Springdale, AR 72764</u> Phone: <u>479-757-4887</u>	Site/ Location: <u>1506 W Robinson Ave.</u> Assessor's Parcel Number(s): <u>815-28989-000</u> Current Zoning: <u>P1</u> Proposed Zoning: _____ Total Acreage: <u>C-2</u>
---	--

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

- ☒ A copy of the warranty deed indicating ownership of the property.
- ☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☒ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☒ A layman's description of the property (physical address if possible).
- ☒ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☒ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☒ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☐ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☐ \$175.00

STAFF USE ONLY

Date Application Submitted: <u>02/06/2026</u>	Project Number: <u>R26-09</u>
Date Accepted as Complete: <u>02/09/2026</u>	Receipt Number: <u>670</u>

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by

Indicate person of contact for this petition: Petitioner ☐ Representative ☒

Record Property Owner(s): Robinson Avenue Church of Christ

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

Layman's Description: 1506 W. Robinson Ave Springdale, AR 72764

The **petitioner** hereby states by oath that:

1. The petitioner is the record title holder of the above-described property evidenced by the attached copy of a **warranty deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above-described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **petitioner** requests the following zoning classification:

FROM (current zoning): P-1

TO (proposed zoning): C-2

The **petitioner's** immediate intentions are to:

1. **Sell** the property **YES** / **(NO)** and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title **YES** / **(NO)**.
2. **Develop** the property **YES** / **(NO)**, and if so, the proposed use is _____.
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows:

No effect

The **petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this petition and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the petitioner.

Authorized Representative: Greg Hughes

Mailing Address: 1106 Cheyenne Trail Springdale, AR 72762

Phone Number: 479-530-1727 Email: [REDACTED]

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

I/We, the undersigned, herewith state on solemn oath that we have read the attached petition for Rezoning request and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief that complete disclosure of all material facts have been made.

Printed Name of Record Property Owner(s)

Printed Name of Applicant(s)

Greg Hughes

Signature of Record Property Owner(s)

Signature of Applicant(s)

Singh

Date: _____

Date: _____

State of Arkansas)
) ss.

County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 2nd day of February, 2026.

Bethup

Notary Public

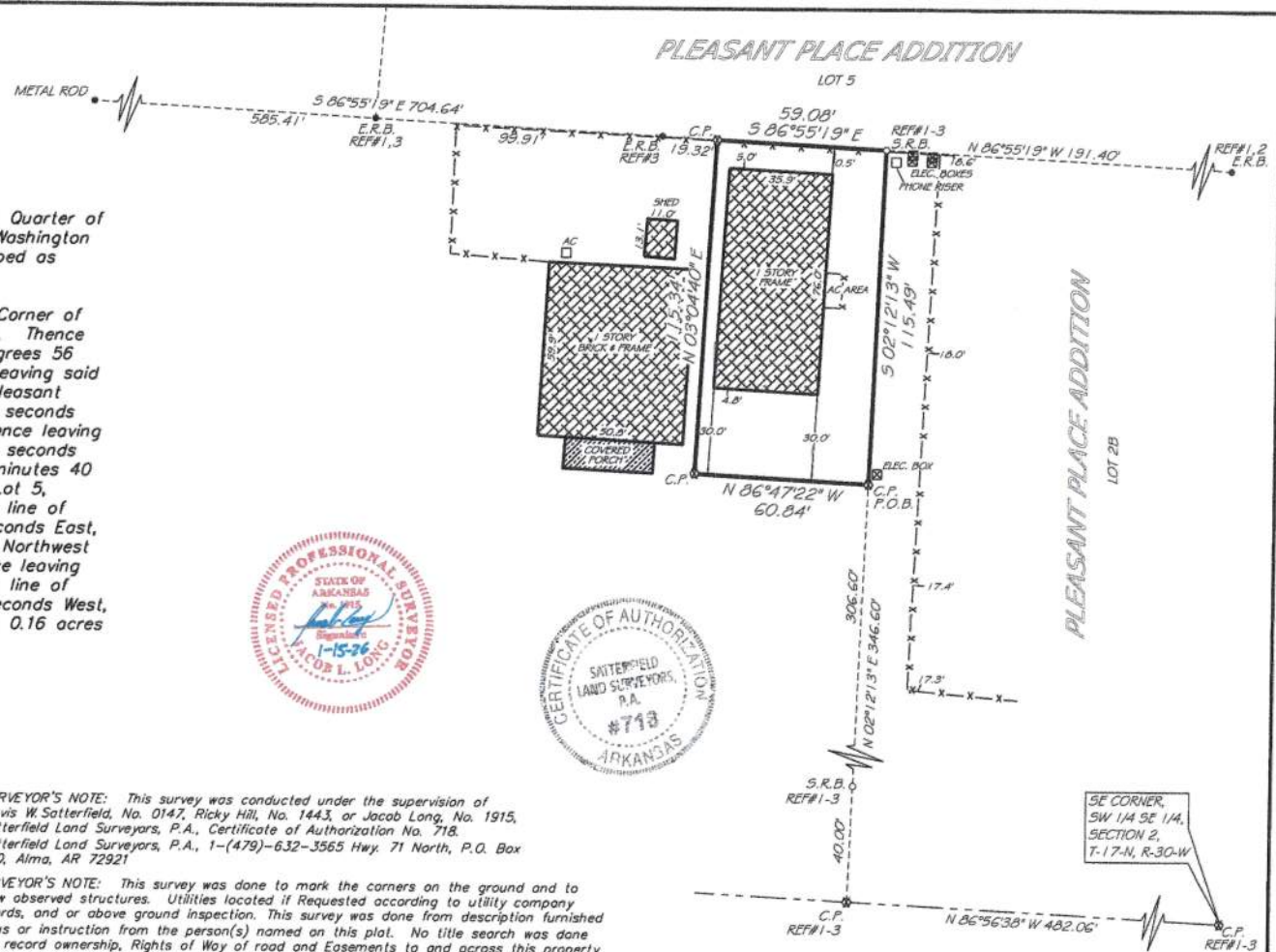
My commission expires: April 14, 2030



SURVEYED PROPERTY DESCRIPTION

Part of the Southwest Quarter of the Southeast Quarter of Section 2, Township 17 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows:

Commencing at a point marking the Southeast Corner of the Southwest Quarter of the Southeast Quarter. Thence along the South line of said Forty, North 86 degrees 56 minutes 38 seconds West, 482.06 feet. Thence leaving said South line and along the West line of Lot 2B, Pleasant Place Addition, North 02 degrees 12 minutes 13 seconds East, 346.60 feet to the Point of Beginning. Thence leaving said West line, North 86 degrees 47 minutes 22 seconds West, 60.84 feet. Thence North 03 degrees 04 minutes 40 seconds East, 115.34 feet to the South line of Lot 5, Pleasant Place Addition. Thence along the South line of said Lot 5, South 86 degrees 55 minutes 19 seconds East, 59.08 feet to a set rebar with cap marking the Northwest Corner of Lot 2B, Pleasant Place Addition. Thence leaving the South line of said Lot 5 and along the West line of said Lot 2B, South 02 degrees 12 minutes 13 seconds West, 115.49 feet to the Point of Beginning, containing 0.16 acres and subject to any Easements of Record.

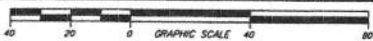


SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, Ricky Hill, No. 1443, or Jacob Long, No. 1915, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 713. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

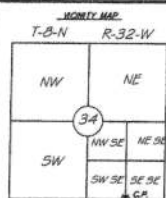
SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if Requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. No title search was done and record ownership, Rights of Way of road and Easements to and across this property must be confirmed by others. The Buyer or Owner of this property should satisfy themselves as to the correct owner through a title search or review by an attorney.

Satterfield Land Surveyors P.A., Copyright 2026

This plat is copyright material and is provided solely for the use of the person(s) named on this plat and may not be used or distributed to any other person(s) or company for their benefit. No license has been created, expressed or implied to copy the survey without the written consent of Satterfield Land Surveyors, P.A.. No one including the person(s) named, may reproduce this plat. Only authentic copies that appear with the surveyor's seal in red may be used. Any copies used without this red seal are considered unauthorized copies and are considered a copyright infringement. After filing with State Surveyor's office, survey becomes public record.



REFERENCE DEED
1. NORTHWEST ENGINEERS INC. - PLEASANT PLACE ADDITION SUB. - SEPT/1988
2. CRAFTON TULL & ASSOCIATES INC. - JOB# 89175.00 - 11/15/1989
3. MCCORDMAN, WILLIAMS, AND YATES INC. - JULY/1992
BASIS OF BEARING
ARKANSAS STATE PLANE COORDINATES GRID NORTH 1983



LEGEND
○ S.R.B. = SET 1/2" REBAR W/ CAP
○ S.P.R.N. = SET P/R NAIL
○ S.R.S. = SET RAILROAD SPIKE
○ S.N. = SET NAIL
● E.R.B. = EXISTING REBAR
● E.I.P. = EXISTING IRON PIN
● E.P.R.N. = EXISTING P/R NAIL
● E.R.S. = EXISTING RAILROAD SPIKE
● E.N. = EXISTING NAIL
● = EXISTING GOVERNMENT MONUMENT
▲ = EXISTING STATE MONUMENT
⊙ = EXISTING R/W MARKER
--- = EXISTING FENCE
⊗ = COMPILED POINT
P.C. = FENCE CORNER

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

500-17N-30W-0-2-230-72-1915

WASHINGTON COUNTY, ARKANSAS
REZONE EXHIBIT OF PART OF THE

SW 1/4 SE 1/4, SECTION 2, T-17-N, R-30-W

FOR USE BY: ROBINSON AVENUE CHURCH OF CHRIST

DRAWN BY: J.LONG
SCALE: 1"=40'
DATE: 1/15/26
JOB NO. 50,239

Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. - PHONE No. (479) 632-3565
FAX (479) 632-5002 - WEBSITE: <http://www.slsurveying.com>



**1450 E. Zion Road, Suite 7
Fayetteville, AR 72703
479.342.3131**

INFORMATIONAL SEARCH

Effective Date: January 13, 2026

Grantee in Last Deed of Record: Robinson Avenue Church of Christ, Inc.

Address: 1506 W. Robinson Avenue, Springdale, AR 72764

NOTE: This informational search report (the "Search") is provided by Allegiance Title Company of Arkansas, LLC (the "Company") and is intended to be a written representation of information taken from the public tax records for Washington county reflected in the Search, and is limited in scope to the time period stated in the Search. No representation or warranty is made by the Company regarding any filings under the Uniform Commercial Code, personal property matters, or filings made in state or federal courts. By accepting this Search and remitting payment for it, the party named above ("Recipient") agrees that this is not intended to be a determination of the marketability/insurability of title, a commitment to provide title insurance, legal opinion concerning the status of title to the property, or a similar product of that nature, and that the findings herein are presented for the sole use and benefit of the Recipient. Further, the Recipient agrees that the liability of the Company for the Search shall be limited to the amount of \$750 or the cost of the Search, whichever is greater. By accepting the Search, the Recipient agrees to indemnify and hold the Company harmless from any loss, cost, claim, or expense exceeding the amount paid for the Search.

Issued By:

Allegiance Title Company

A handwritten signature in black ink that reads 'Calvin Drake Cooper'.

Calvin Drake Cooper, Authorized Signatory

Allegiance Title Company of Arkansas, LLC
1450 E. Zion Road, Suite 7
Fayetteville, AR 72703
479.342.3131

Having searched the public tax records of Washington County, Arkansas, through the Effective Date for the property address listed herein, the Company finds the following properties are located approximately within 200 feet, more or less, from 1506 W. Robinson Avenue, Springdale, AR 72764 – Parcel No. 815-28989-000 (NOTE: 200 Feet was approximated using the ARC GIS Tax Parcel Map, and is not meant to represent an exact footage that would be reflected by a current and accurate survey of the property):

The following Parcels and Vested Owners are located within 200 feet, more or less, from 1506 W. Robinson Avenue, Springdale, AR 72764:

1. Annette E. and Joe F. Laney, and Joseph G. Laney – Parcel No. 815-25866-000
Mailing Address: 1802 S West End St. Springdale, AR 72764
2. The Patsy Sue Usrey Living Trust – Parcel No. 815-25867-000
Mailing Address: 1804 S West End St. Springdale, AR 72764
3. Maria M. Lopez – Parcel No. 815-25868-000
Mailing Address: 1806 S West End St. Springdale, AR 72764
4. Abigael Garcia Gomez – Parcel No. 815-25869-000
Mailing Address: 1900 S West End St. Springdale, AR 72764
5. Juan Luis Perez-Munoz – Parcel No. 815-25870-000
Mailing Address: 1902 S West End St. Springdale, AR 72764
6. Rod White, Jr. and Leta Mae White – Parcel No. 815-25871-000
Mailing Address: 1904 S West End St. Springdale, AR 72764
7. Josselyn M. Pineda Gomez – Parcel No. 815-25872-000
Mailing Address: 1906 S West End St. Springdale, AR 72764
8. Wal-Mart Real Estate Business Trust – Parcel No. 815-29152-000 and 815-29154-000
Mailing Address: PO Box 8050 ATTN 0555 Bentonville, AR 72712
9. West End Place A Limited Partnership – Parcel No. 815-28995-000
Mailing Address: 1183 E Joyce Blvd Fayetteville, AR 72703
10. NWA Storage 9, LLC – Parcel No. 815-30384-000
Mailing Address: 74 Halbach Ct, Fond Du Lac, WI 54937
11. Iftakhar Sheikh – Parcel No. 815-30381-001 and 815-30381-000
Mailing Address: 2204 NW Harvard Walk Bentonville, AR 72712

PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 02/20/26

 PUBLIC HEARING SIGN LOCATION

AERIAL, 2025

Planning Commission Meeting
March 3, 2026



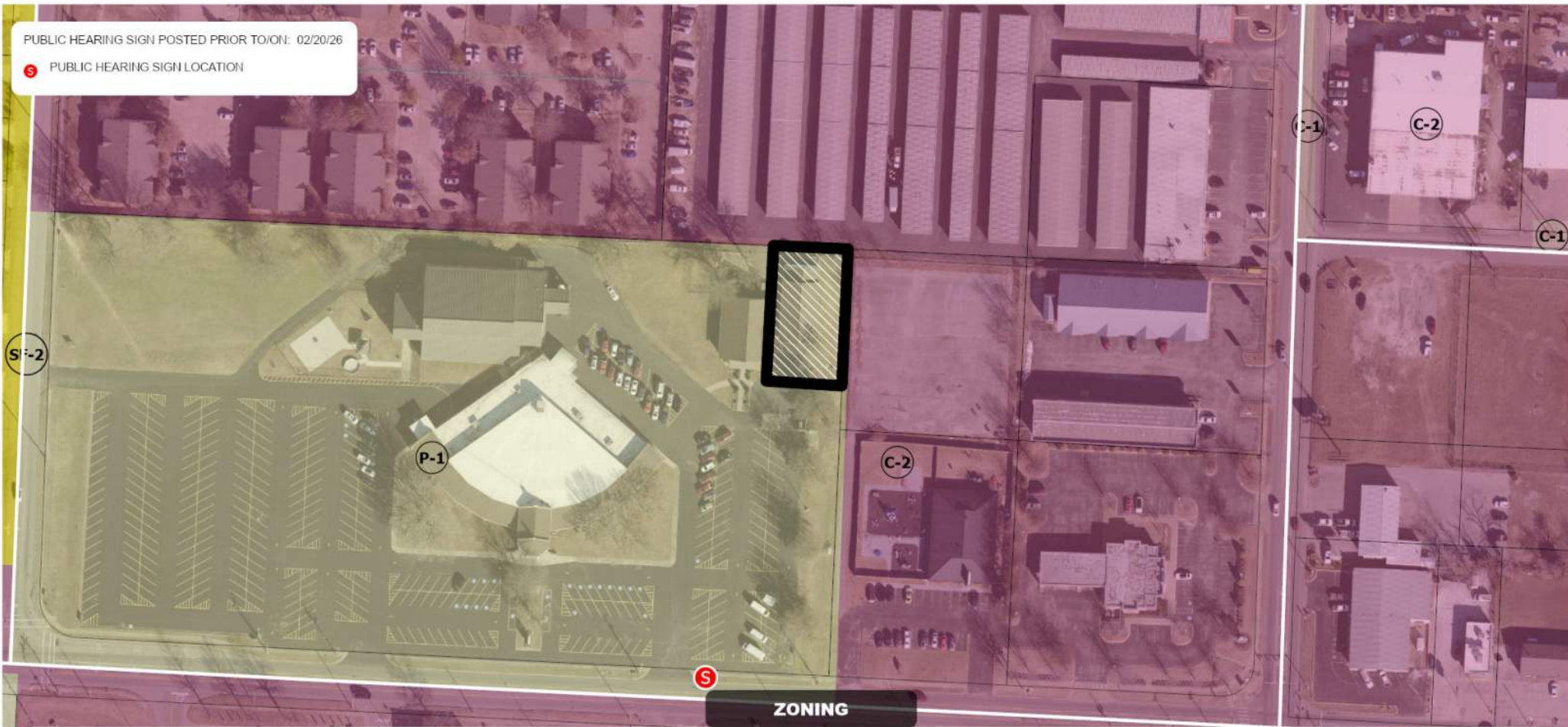
0 390 780
Feet

R26-09 Robinson Avenue Church of Christ, Inc.
1400 W. Robinson Avenue
Rezoning from P-1 to C-2



PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 02/20/26

 PUBLIC HEARING SIGN LOCATION



Planning Commission Meeting
March 3, 2026



0 160 320
Feet

R26-09 Robinson Avenue Church of Christ, Inc.
1400 W. Robinson Avenue
Rezoning from P-1 to C-2



SPRINGDALE™
WE'RE MAKING IT HAPPEN

PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 02/20/26

 PUBLIC HEARING SIGN LOCATION



LAND USE

Planning Commission Meeting
March 3, 2026



0 160 320
Feet

R26-09 Robinson Avenue Church of Christ, Inc.
1400 W. Robinson Avenue
Rezoning from P-1 to C-2



SPRINGDALE™
WE'RE MAKING IT HAPPEN



SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner) Name: <u>David Ramirez Zuniga</u> E-mail: <u>[REDACTED]</u> Address: <u>3764 W Violet St.</u> <u>Fayetteville, AR 72704</u> Phone: <u>(479) 414-9998</u>	Site/ Location: <u>1365 W Sunset Ave</u> Assessor's Parcel Number(s): <u>815-27-883-000</u> Current Zoning: <u>Residential SF2</u> Proposed Zoning: <u>Commercial CF2</u> <u>C-2</u> Total Acreage: <u>• 56</u>
--	--

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

- ☐ A copy of the warranty deed indicating ownership of the property.
- ☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☐ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☐ A layman's description of the property (physical address if possible).
- ☐ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☐ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☐ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☐ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☐ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☐ \$175.00

STAFF USE ONLY

Date Application Submitted: 2/10/2026 Project Number: R26-10
 Date Accepted as Complete: _____ Receipt Number: 734

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by

Indicate person of contact for this petition: Petitioner ☒ Representative ☐

Record Property Owner(s): David Ramirez Zuniga

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

Block 0, Lot 2, Section 2, Township 17, Range 30,
Nashington County

Layman's Description: 1365 W Sunset Springdale AR 72764

The **petitioner** hereby states by oath that:

1. The petitioner is the record title holder of the above-described property evidenced by the attached copy of a **warranty deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above-described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **petitioner** requests the following zoning classification:

FROM (current zoning): Residential SF-2

TO (proposed zoning): Commercial C-2

The **petitioner's** immediate intentions are to:

1. **Sell** the property **YES** / **NO** and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title **YES** / **NO**.
2. **Develop** the property **YES** / **NO**, and if so, the proposed use is _____.
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows:

Residential land over to commercial for parking.

The **petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this petition and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the petitioner.

Authorized Representative: _____

Mailing Address: _____

Phone Number: _____

Email: _____

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

I/We, the undersigned, herewith state on solemn oath that we have read the attached petition for Rezoning request and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief that complete disclosure of all material facts have been made.

Printed Name of Record Property Owner(s)

DAVID RAMIREZ

Printed Name of Applicant(s)

Signature of Record Property Owner(s)

DAVID RAMIREZ

Signature of Applicant(s)

Date:

02/06/2026

Date:

State of Arkansas)

) ss.

County of:

Washington

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 6th day of February 2026.

Notary Public

My commission expires:

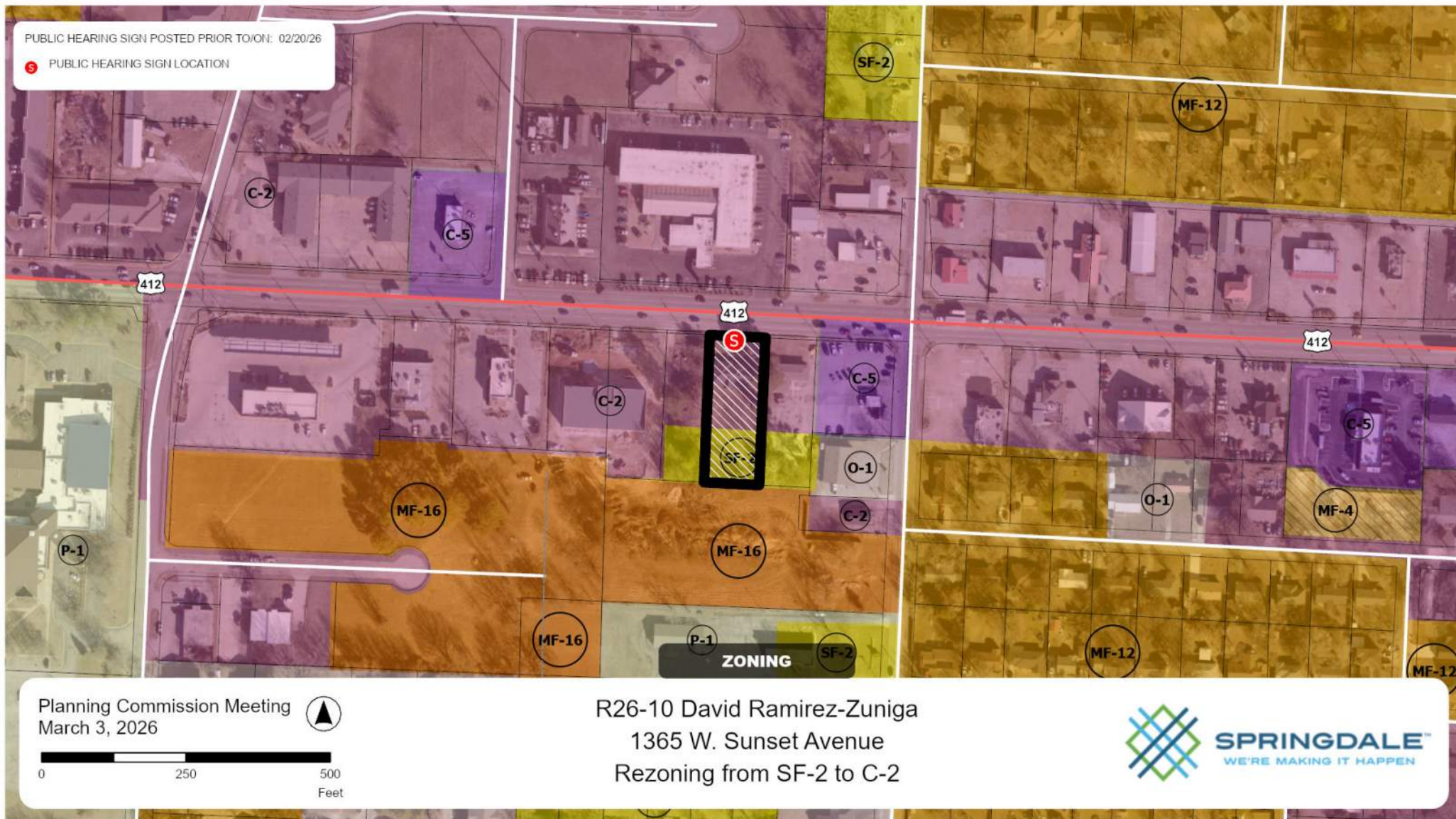
05/10/2035

ALESSANDRA MARTINEZ
Notary Public - Arkansas
Washington County
Commission # 00005838
My Commission Expires May 10, 2035

TABLED PER STAFF



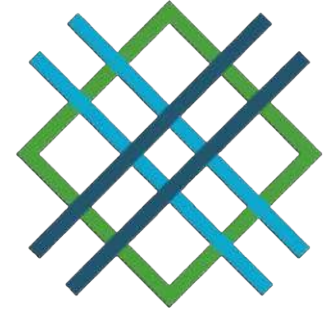
TABLED PER STAFF



TABLED PER STAFF



Rezone Memo



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: March 3, 2026
Re: R26-12 Rezone

A request by Edgar & Alfonso Hernandez, for Planning Commission approval of a zone change from Medium Density Multi-Family Residential District (MF-12) to a General Commercial District (C-2) for a tract of land containing .69-acre.

LOT LOCATION AND SIZE

The .69-acre tract is located at 1804 Powell Street. A vicinity map is attached.

EXISTING ZONING

MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-12)

REQUESTED ZONING

GENERAL COMMERCIAL DISTRICT (C-2)

SURROUNDING ZONING AND LAND USE

Zoning of the surrounding area is shown on the attached map. The tract contains a single-family home in a MF-12. The area to the north contains a warehouse/ manufacturing use in an I-1. The area to the east contains a non-conforming single-family home in C-2. The area to the west and south contains commercial uses in a C-2.

LAND USE PLAN AND MASTER STREET PLAN

Powell Street is a collector.

The Land Use Plan indicates light industrial.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval.

- Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations
- Assure adequate land allocation for commercial areas of sufficient size and in proper locations
- Encourage the development of a wide range of commercial development for the residents and tourists to include neighborhood, community and regional centers.



Rezoning Application

Date: 02/11/2026 Permit No.: 260038

Applicant / Owner

Applicant Name: Expedient Civil Engineering, PLLC
 Address: P.O. Box 5484
 City, State, Zip: [Applicant City, State, ZIP]
 Phone: [Applicant Phone Number]
 Email: [REDACTED]
 Application Contact: Applicant

Owner Name: Edgar Hernandez & Alfonso Hernandez
 Address: 1804 Powell Street
 City, State, Zip: Springdale, AR 72764
 Phone: 479-586-4602
 Email: [REDACTED]

Property

Job Address: 1804 Powell Street
 Parcel No(s): 815-28799-000
 Current Zoning: MF-12

Desired Zoning: C-2
 Total Acreage: 0.69

Legal Description: See attached.

Layman's Description: 630' north of Powell Street and Robinson Ave.

Review Contact / Intentions

Review Contact: Expedient Civil Engineering, PLLC
 E-mail: [REDACTED]

Address: P.O. Box 5484
 Phone: 5097595300

The Petitioner's immediate intentions are to:

1. **Sell** the property **No**, and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title
2. **Develop** the property **Yes**, and if so, the proposed use is Multi-tenant retail lease spaces
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Adjacent properties already zoned C-2

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Jason Ingalls
 Name

02/11/2026
 Date

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

I/We, the undersigned, herewith state on solemn oath that we have read the attached application for Board of Adjustment request and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief that complete disclosure of all material facts have been made.

Printed Name of Record Property Owner(s)

Edgar Hernandez

Edgar Hernandez

Signature of Record Property Owner(s)

Alfonso Hernandez

Alfonso Hernandez

Date: 02/11/26 02/13/26

Printed Name of Applicant(s)

Edgar Hernandez

Edgar Hernandez

Signature of Applicant(s)

Alfonso Hernandez

Alfonso Hernandez

Date: 02/11/26 02/13/26

State of Arkansas)

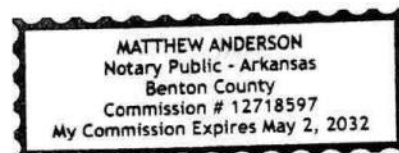
) ss.

County of Washington

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 13th **day of** Feb., **20** 26

[Signature]
Notary Public

My commission expires: May 2nd, 2032





Expedient Civil Engineering, PLLC

9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: [REDACTED]

February 11, 2026

City of Springdale
201 Spring Street
Springdale, AR 72764

**RE: HERNANDEZ REZONE TAX PARCEL #815-28799-000
REZONE
ECE PROJECT NO. 26-1011**

To Whom it May Concern:

The property located approximately 630' north of the intersection of Powell Street and Robinson Avenue on the west side of Powell Street at 1804 Powell Street. It is currently zoned as MF-12, multi-family 12 units per acre. The proposed zoning is C-2, General Commercial. The request is being made to allow for a lease space building with possibly 4 tenants. The adjacent properties located west, south, east and immediately north are zoned commercial. The property north of Fed Ex Drive is zoned I-1.

We look forward to working with you and to your approval of this rezone.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

A handwritten signature in blue ink that reads "Jason E. Ingalls".

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: File



Expedient Civil Engineering, PLLC

R26-12

9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (479) 364-0028

Email: [REDACTED]

February 11, 2026

Tax Parcel 815-28799-000

ADJACENT OWNER'S

815-28801-000

EDWARDS, JOE REV TRUST
PO BOX 1549
SPRINGDALE, AR 72765

815-28820-000

ISC NORTH, LLC
PO BOX 1549
SPRINGDALE, AR 72764

815-28812-000

HURBINES, HURBY & MAR IRENE
3782 SHADE TREE LN
SPRINGDALE, AR 72762

815-28782-000

HUSSEIN, CHRISTOPHER
1805 POWELL ST
SPRINGDALE, AR 72764

815-28763-001

AGUILAR, MELVIN ROGER
4206 NAVAJO CT
SPRINGDALE, AR 72764

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls

Jason E. Ingalls, P.E.
Owner/Senior Project Manager



An equal opportunity employer

PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 02/20/26

 PUBLIC HEARING SIGN LOCATION



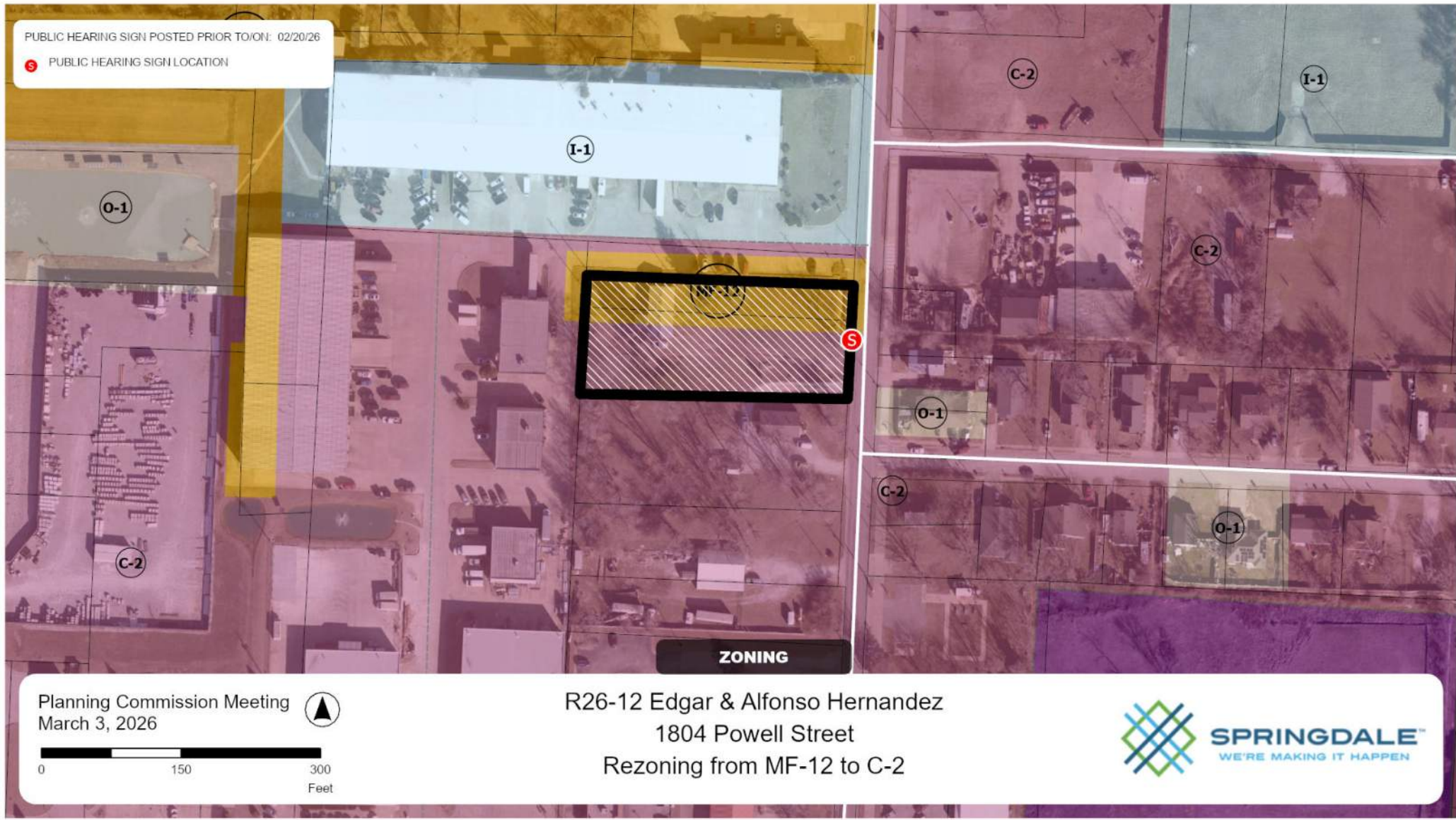
Planning Commission Meeting
March 3, 2026



0 380 760
Feet

R26-12 Edgar & Alfonso Hernandez
1804 Powell Street
Rezoning from MF-12 to C-2





PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 02/20/26

 PUBLIC HEARING SIGN LOCATION



LAND USE

Planning Commission Meeting
March 3, 2026



0 150 300
Feet

R26-12 Edgar & Alfonso Hernandez
1804 Powell Street
Rezoning from MF-12 to C-2



Development Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request) Name: <u>Andres Forero</u> E-mail: <u>[REDACTED]</u> Address: <u>100 W Emma Ave Suite 201</u> <u>Springdale, AR 72764</u> Phone: <u>479.320.2741</u> Site/ Location: <u>125 N Main St, Springdale,</u> <u>AR 72764</u> Assessor's Parcel Number(s): <u>Various numbers. See list enclosed.</u>	Property Owner (if other than Applicant) Name: <u>Kenneth N. Hall</u> E-mail: <u>[REDACTED]</u> Address: <u>417 W. Maple Ave.</u> <u>Springdale, AR 72764</u> Phone: <u>479-409-6021</u> Current Zoning: <u>NC1</u> Rezone Required: <u>No</u> Total Acreage: <u>2.5 acres</u>
--	---

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☒ Large Scale Development Plan (≥1 acre parcel)
☐ Non-Large Scale Development Plan (< 1 acre parcel)

Development Submittal Criteria:

- ☒ Pre-application meeting held with the Springdale Planning Department on 22 JAN 2026.
☒ Three (3) hard copies and a digital copy of plans as well as SWPPP/Drainage documents.
☐ Complete colored architectural elevations and lighting plan. Not applicable.
☒ A copy of the warranty deed indicating ownership of property. Various Deeds. See county records enclosed.
☒ If large scale development plan, submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the last sixty (60) days.

Review Fee:

- ☒ Large Scale Development: \$500.00
☐ Non-Large Scale Development: \$250.00

STAFF USE ONLY

Date Application Submitted: 1/26/2026 Project Number: L26-05
Date Accepted as Complete: 2/19/2026 Receipt Number: 917

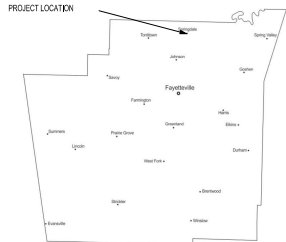
125 NORTH MAIN ST. PARKING

SPRINGDALE AR

125 N MAIN ST. SPRINGDALE, AR 72762



WASHINGTON COUNTY



VICINITY MAP



CONSTRUCTION DOCUMENTS

FEBRUARY 19, 2026

STORMWATER NOTE:

PERVIOUS AREA
EXISTING
11,173 SQ FT.
REQUIRED PER PARKING LOT INTERIOR LANDSCAPING REQUIREMENTS (10% OF AREA).
10,846 SQ FT.
PROPOSED
13,425 SQ FT.

ZONING

EXISTING NC1
PROPOSED NC1

LAND USE TYPE

UNIT 27 - PARKING LOT.

DESIGN TEAM:

Cromwell Architects Engineers
1300 East 6th Street
Little Rock, AR 72202
501.372.2900

cromwell.com

THIS SET OF DRAWINGS WAS DESIGNED FOR COLOR PRINTING. CRITICAL INFORMATION MAY BE LOST WITH BLACK AND WHITE PRINTING.

PROJECT L26-05
DEVIATIONS/WAIVERS
W26-05
FB26-04

CROMWELL
1300 East 6th Street Little Rock, AR 72202
501.372.2900
100 W. Emma Ave., Ste. 100
Springdale, AR 72764

SITE:

1. PROJECT SITE ADDRESS

- 125 NORTH MAIN ST.
SPRINGDALE, AR 72764
- Owner
EMMA HOLDINGS, LLC.
417 W. MARIE AVE.
SPRINGDALE, AR 72764
- CM/Engineer
CROMWELL ARCHITECTS
ENGINEERS
100 W EMMA AVE SUITE 201,
SPRINGDALE, AR 72764
OFFICE 479.320.2741
- Topographic survey
OWIN, INC.
NIKOLAY K. NEDKOV, PLS
TEAM LEADER
3311 W. VILLAGE PARKWAY
ROGERS, AR 72758
OFFICE 479.286.8181
NEDKOV@WEAREOWIN.COM
WEAREOWIN.COM
- Boundary survey
ENGINEERING SERVICES, INC. (ESI)
TYLER HORSTMAN
SURVEY DEPARTMENT CREW
COORDINATOR
1207 SOUTH OLD MISSOURI ROAD
SPRINGDALE, AR 72765-0282
OFFICE 479.751.8733
THORSTMAN@ENGINEERINGSERVICES.COM
WWW.ENGINEERINGSERVICES.COM
- Controlled Access
Le. Metropolis
TRAVIS JARRETT
R/P OF BUSINESS
DEVELOPMENT
MOBILE 512-962-4760
TJARRETT@METROPOLISJO
WWW.METROPOLISJO
- Springdale Water Utilities (SWU)
SPRINGDALE WATER UTILITIES (SWU)
LARRY PECKHAM
ENGINEERING SUPERVISOR
526 OAK AVENUE
SPRINGDALE, AR 72764
OFFICE 479-751-6751
LPECKHAM@SPRINGDALEWATER.COM
- Springdale Planning Department
CITY OF SPRINGDALE
PLANNING DEPARTMENT
SHARON TROMBURG
DIRECTOR OF PLANNING
201 SPRING STREET
SPRINGDALE, AR 72764
OFFICE 479.750.8550
- Springdale Engineering Department
CITY OF SPRINGDALE
ENGINEERING DEPARTMENT
BEN PETERS
DIRECTOR OF ENGINEERING
201 SPRING STREET
SPRINGDALE, AR 72764
OFFICE 479.750.8105
- Black Hills Energy
BLACK HILLS ENERGY
AARON SAMUELS
GAS OPERATIONS SUPERVISOR
1811 EAST BORDEN DRIVE
FAYETTEVILLE, AR 72701
OFFICE 479-401-8371
CELL PHONE 479-341-7908
AARON.SAMUELS@BLACKHILLSCORP.COM

PARCEL NUMBERS WITHIN THE SITE

PARCEL, RPID, ADDRESS, OWNER

815-30024-000
78629
121 N MAIN ST
Emma & Tumbow, LLC

815-30026-000
78628
No address available
Emma & Tumbow, LLC

815-30023-000
78625
123 N MAIN ST
Emma & Tumbow, LLC

815-30021-000
78623
No address available
Emma & Tumbow, LLC

815-30019-000
78621
No address available
Emma & Tumbow, LLC

815-30020-000
78622
No address available
Emma & Tumbow, LLC

815-30042-000
78644
No address available
Emma & Tumbow, LLC

815-30022-000
78624
No address available
Arkansas Western Gas Company

815-30037-000
78639
101 to 125 W. JOHNSON AVE.
Emma & Tumbow, LLC

815-30036-000
78640
124 MILL ST.
Emma & Tumbow, LLC

PROJECT L26-05

125 NORTH MAIN PARKING
125 N MAIN ST. SPRINGDALE, ARKANSAS

Design Phase
LSD RE-SUBMITTAL

Revisions	No.	Date	Description

Stamp

Notes

1. CROMWELL ARCHITECTS ENGINEERS, INC. ALL RIGHTS RESERVED
2. THIS SHEET DESIGNED FOR COLOR PRINTING. CRITICAL INFORMATION MAY BE LOST WITH BLACK AND WHITE PRINTING.

Project Number
Issue Date
2025-149

Sheet Title
02-19-2026

SITE VICINITY MAP

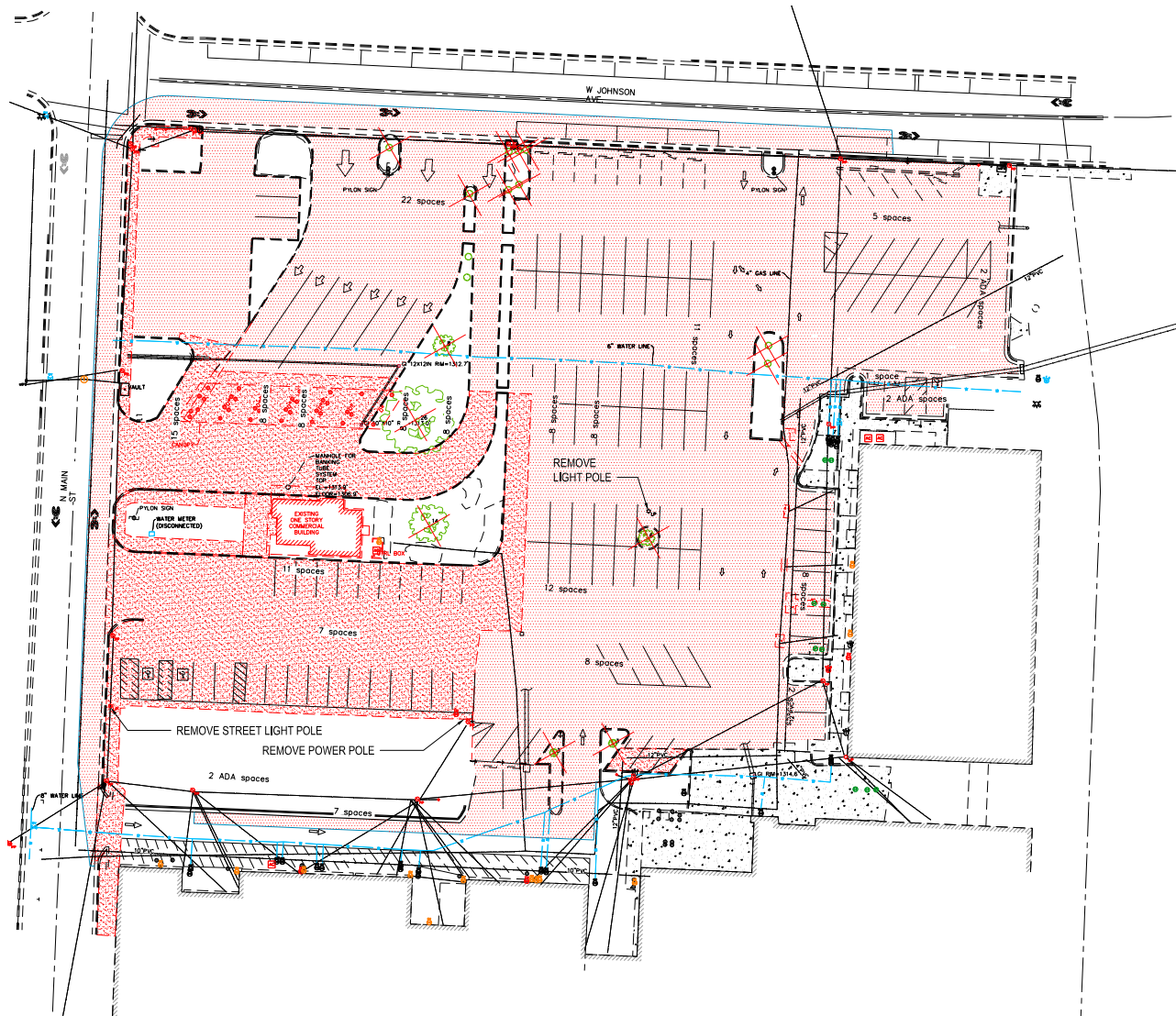
Sheet Number

TS100

SITE LAYOUT PLAN

0 10' 20' 40'

SCALE: 1"=20'



LEGEND

- | | |
|--------------------------|---|
| REMOVE TREE BRUSH |  |
| REMOVE CONCRETE PAVEMENT |  |
| REMOVE ASPHALT PAVEMENT |  |
| REMOVE CURB & GUTTER |  |
| REMOVE STORM DRAIN |  |

PROJECT L26-05

125 NORTH MAIN PARKING
125 N MAIN ST. SPRINGDALE, ARKANSAS

Design Phase _____

LSD RE-SUBMITTAL

[illegible][illegible]

Stamp _____

Notes

1. CROMWELL ARCHITECTS ENGINEERS, INC.
ALL RIGHTS RESERVED
2. THIS SHEET DESIGNED FOR COLOR PRINTING.
CRITICAL INFORMATION MAY BE LOST WITH
BLACK AND WHITE PRINTING.

Project Number 2025 149

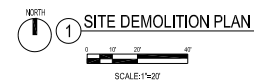
Issue Date _____

02-19-2026
Sheet Title _____

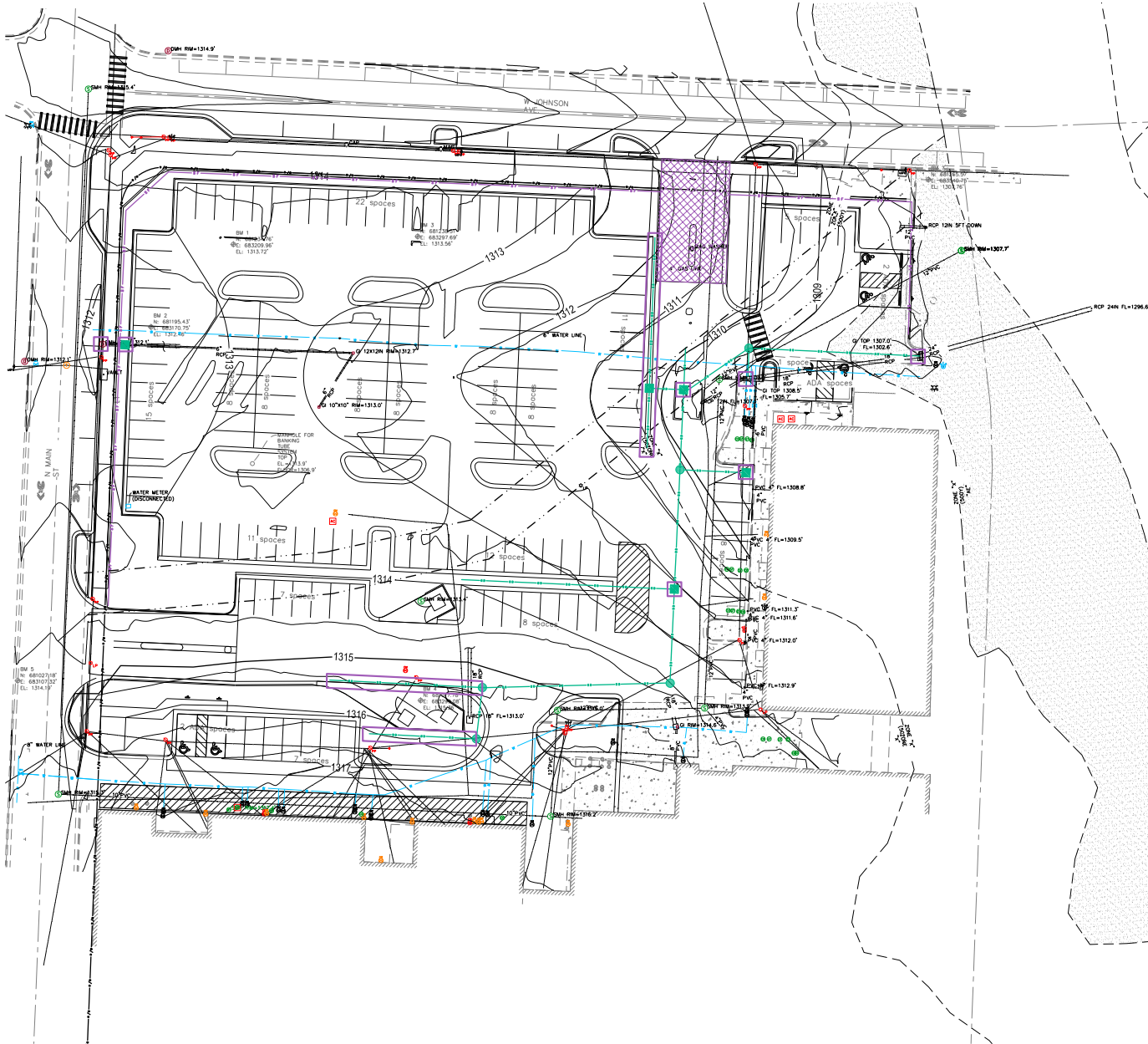
SITE DEMOLITION PLAN

Sheet Number _____

CD101



Tabled Per Staff



LEGEND

- SILT FENCE
- CONSTRUCTION ENTRANCE/EXIT PAD
- INLET PROTECTION



DETAIL REFERENCE



1300 East 6th Street Little Rock, AR 72202
501.372.2000
100 W. Emma Ave., Ste. 100
Springdale, AR 72764

Project
PROJECT L26-05

125 NORTH MAIN PARKING

125 N MAIN ST. SPRINGDALE, ARKANSAS

Design Phase
LSD RE-SUBMITTAL

Revisions	No.	Date	Description

Stamp

- Notes
1. CROMWELL ARCHITECTS ENGINEERS, INC. ALL RIGHTS RESERVED
 2. THIS SHEET DESIGNED FOR COLOR FIRMING. CRITICAL INFORMATION MAY BE LOST WITH BLACK AND WHITE PRINTING.

Project Number
Issue Date
Sheet Title

2025-149
02-19-2026

SITE SEDIMENTATION AND EROSION CONTROL PLAN

Sheet Number

CE101



1

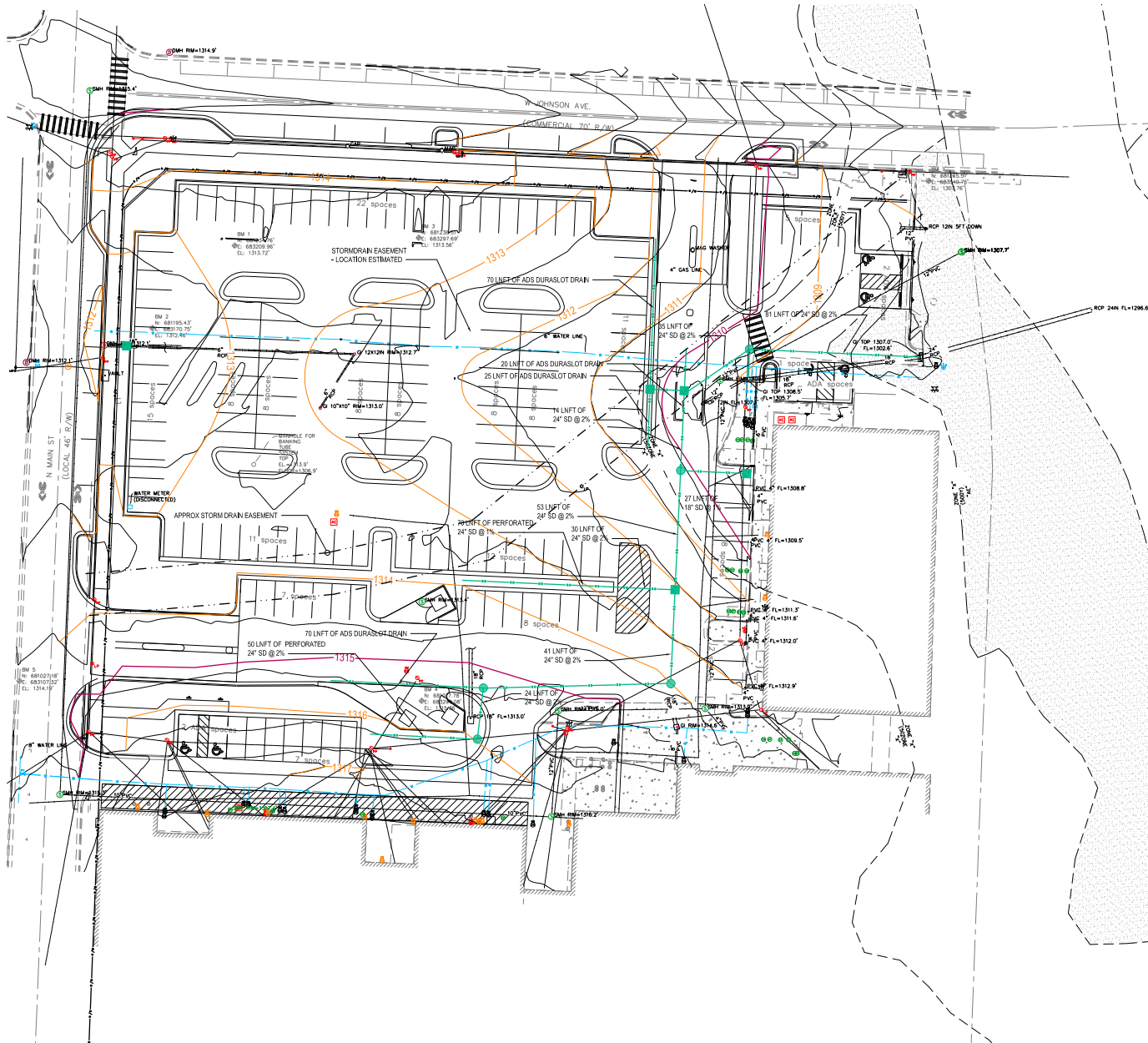
SITE SEDIMENTATION AND EROSION CONTROL PLAN



SCALE: 1"=20'



Tabled Per Staff



LEGEND

EXISTING GRADE CONTOUR (1 FOOT INTERVAL)	352
EXISTING GRADE CONTOUR (5 FOOT INTERVAL)	375
FINISHED GRADE CONTOUR (1 FOOT INTERVAL)	352
FINISHED GRADE CONTOUR (5 FOOT INTERVAL)	380
FINISHED SPOT ELEVATION (T.C.=TOP OF CURB)	T.C.=384.00
NEW CURB INLET (C.I.)	■
EXISTING MANHOLE (M.H.)	○
NEW STORM DRAIN (S.D.)	—
NEW MANHOLE (M.H.)	●
NEW CATCH BASIN (C.B.)	■
EXIST. STORM DRAIN	—

DETAIL
REFERENCE



1300 East 6th Street Little Rock, AR 72202
501.372.2000
100 W. Emma Ave., Ste. 100
Springdale, AR 72764

Project
PROJECT L26-05

125 NORTH MAIN PARKING

125 N MAIN ST. SPRINGDALE, ARKANSAS

Design Phase
LSD RE-SUBMITTAL

Revisions	No.	Date	Description

Stamp

Notes
1. CROWMELL ARCHITECTS ENGINEERS, INC.
ALL RIGHTS RESERVED
2. THIS SHEET DESIGNED FOR COLOR PRINTING.
CRITICAL INFORMATION MAY BE LOST WITH
BLACK AND WHITE PRINTING.

Project Number

2025-149

Issue Date

02-19-2026

Sheet Title

SITE GRADING AND
DRAINAGE PLAN

Sheet Number

CG101

1 SITE GRADING AND DRAINAGE PLAN



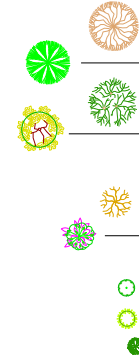
SCALE: 1"=20'



**LANDSCAPE PLANTING
PLAN**

Sheet Number _____

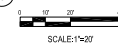
LP101



———— | W ————— 4" SCHEDULE 40 PVC IRRIGATION SLEEVE

14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
15. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL, INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC. IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
16. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
17. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
18. NOTIFY LANDSCAPE DESIGNER OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
19. ALL CONTAINED PLANTING AREAS, TREES, AND SHRUBS ARE TO BE SUFFICIENTLY COVERED BY DRIP IRRIGATION SYSTEM. ALL TURF GRASS AREAS ARE TO BE COVERED BY POP-UP IRRIGATION, FOR ALL TREE IRRIGATION SEE DETAIL 5L-01, SEE SPECIFICATIONS FOR IRRIGATION REQUIREMENTS.
20. ALL IRRIGATION FITTINGS SHALL BE SCH. 40, 1/2" UNLESS SPECIFIED OTHERWISE.
21. ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING FLAN TAP, AND

LANDSCAPE PLANTING PLAN



125 NORTH MAIN PARKING

125 N MAIN ST. SPRINGDALE, ARKANSAS

Design Phase
LSD RE-SUBMITAL

Revisions	No.	Date	Description

Stamp

Notes
1. CROMWELL ARCHITECTS ENGINEERS, INC.
ALL RIGHTS RESERVED
2. THIS SHEET DESIGNED FOR COLOR PRINTING.
CRITICAL INFORMATION MAY BE LOST WITH
BLACK AND WHITE PRINTING.
Project Number
Issue Date
2025-149
02-19-2026
Sheet Title

SITE DETAILS

Sheet Number
C-501

Handicap Ramp Details

NOTES:
1. THE SLOPE OF THE RAMP SHALL BE SUCH THAT THE RAMP RISE SHALL BE MAINTAINED THROUGHOUT THE RAMP.
2. THE RAMP SHALL BE MAINTAINED THROUGHOUT THE RAMP.
3. THE RAMP SHALL BE MAINTAINED THROUGHOUT THE RAMP.
4. THE RAMP SHALL BE MAINTAINED THROUGHOUT THE RAMP.
5. THE RAMP SHALL BE MAINTAINED THROUGHOUT THE RAMP.

Handicap Ramp Details

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. The of these details for any construction project must be confirmed, approved and placed under the authority of an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-3-2

SPRINGDALE
DESIGNED BY: STAFF

Handicap Ramp Details

NOTES:
1. THE SLOPE OF THE RAMP SHALL BE SUCH THAT THE RAMP RISE SHALL BE MAINTAINED THROUGHOUT THE RAMP.
2. THE RAMP SHALL BE MAINTAINED THROUGHOUT THE RAMP.
3. THE RAMP SHALL BE MAINTAINED THROUGHOUT THE RAMP.
4. THE RAMP SHALL BE MAINTAINED THROUGHOUT THE RAMP.
5. THE RAMP SHALL BE MAINTAINED THROUGHOUT THE RAMP.

Handicap Ramp Details

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. The of these details for any construction project must be confirmed, approved and placed under the authority of an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-3-2

SPRINGDALE
DESIGNED BY: STAFF

Standard Curb and Gutter

NOTES:
1. THE CURB SHALL BE MAINTAINED THROUGHOUT THE CURB.
2. THE GUTTER SHALL BE MAINTAINED THROUGHOUT THE GUTTER.
3. THE CURB SHALL BE MAINTAINED THROUGHOUT THE CURB.
4. THE GUTTER SHALL BE MAINTAINED THROUGHOUT THE GUTTER.
5. THE CURB SHALL BE MAINTAINED THROUGHOUT THE CURB.

Standard Curb and Gutter

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. The of these details for any construction project must be confirmed, approved and placed under the authority of an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-3-3

SPRINGDALE
DESIGNED BY: STAFF

Standard Curb and Gutter

NOTES:
1. THE CURB SHALL BE MAINTAINED THROUGHOUT THE CURB.
2. THE GUTTER SHALL BE MAINTAINED THROUGHOUT THE GUTTER.
3. THE CURB SHALL BE MAINTAINED THROUGHOUT THE CURB.
4. THE GUTTER SHALL BE MAINTAINED THROUGHOUT THE GUTTER.
5. THE CURB SHALL BE MAINTAINED THROUGHOUT THE CURB.

Standard Curb and Gutter

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. The of these details for any construction project must be confirmed, approved and placed under the authority of an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-3-2

SPRINGDALE
DESIGNED BY: STAFF

Standard Curb and Gutter

NOTES:
1. THE CURB SHALL BE MAINTAINED THROUGHOUT THE CURB.
2. THE GUTTER SHALL BE MAINTAINED THROUGHOUT THE GUTTER.
3. THE CURB SHALL BE MAINTAINED THROUGHOUT THE CURB.
4. THE GUTTER SHALL BE MAINTAINED THROUGHOUT THE GUTTER.
5. THE CURB SHALL BE MAINTAINED THROUGHOUT THE CURB.

Standard Curb and Gutter

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. The of these details for any construction project must be confirmed, approved and placed under the authority of an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION A
TYPICAL STREET SECTIONS & DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-3-1

SPRINGDALE
DESIGNED BY: STAFF

Standard Curb and Gutter

NOTES:
1. THE CURB SHALL BE MAINTAINED THROUGHOUT THE CURB.
2. THE GUTTER SHALL BE MAINTAINED THROUGHOUT THE GUTTER.
3. THE CURB SHALL BE MAINTAINED THROUGHOUT THE CURB.
4. THE GUTTER SHALL BE MAINTAINED THROUGHOUT THE GUTTER.
5. THE CURB SHALL BE MAINTAINED THROUGHOUT THE CURB.

Standard Curb and Gutter

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. The of these details for any construction project must be confirmed, approved and placed under the authority of an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION D
DROP INLET DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-3-3

SPRINGDALE
DESIGNED BY: STAFF

Full Depth Asphalt Section

NOTES:
1. THE SURFACE COURSE SHALL BE MAINTAINED THROUGHOUT THE SURFACE COURSE.
2. THE BINDER COURSE SHALL BE MAINTAINED THROUGHOUT THE BINDER COURSE.
3. THE BASE COURSE SHALL BE MAINTAINED THROUGHOUT THE BASE COURSE.
4. THE SURFACE COURSE SHALL BE MAINTAINED THROUGHOUT THE SURFACE COURSE.
5. THE BINDER COURSE SHALL BE MAINTAINED THROUGHOUT THE BINDER COURSE.

Full Depth Asphalt Section

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. The of these details for any construction project must be confirmed, approved and placed under the authority of an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION A
TYPICAL STREET SECTIONS & DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-3-1

SPRINGDALE
DESIGNED BY: STAFF

Standard Curb and Gutter

NOTES:
1. THE CURB SHALL BE MAINTAINED THROUGHOUT THE CURB.
2. THE GUTTER SHALL BE MAINTAINED THROUGHOUT THE GUTTER.
3. THE CURB SHALL BE MAINTAINED THROUGHOUT THE CURB.
4. THE GUTTER SHALL BE MAINTAINED THROUGHOUT THE GUTTER.
5. THE CURB SHALL BE MAINTAINED THROUGHOUT THE CURB.

Standard Curb and Gutter

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. The of these details for any construction project must be confirmed, approved and placed under the authority of an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

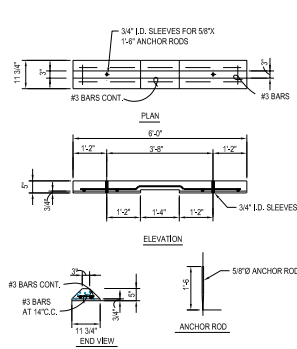
SECTION A
TYPICAL STREET SECTIONS & DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-3-1

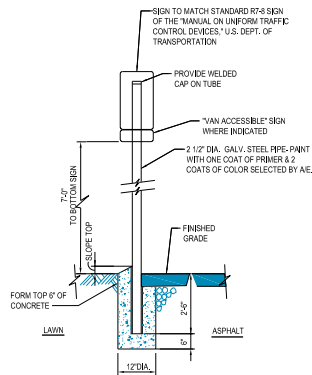
SPRINGDALE
DESIGNED BY: STAFF

Tabled Per Staff

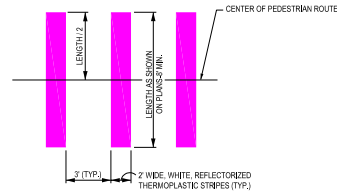


NOTE:
1. APPROVED STANDARD MANUFACTURED WHEEL STOP MAY BE USED

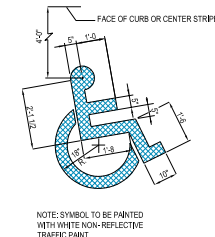
1 WHEEL STOP DETAILS
NOT TO SCALE



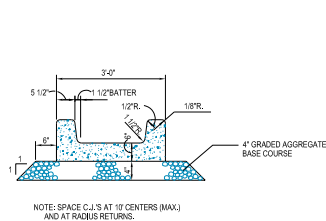
2 HANDICAPPED PARKING SIGN DETAIL
NOT TO SCALE



3 CROSSWALK STRIPING DETAIL
NOT TO SCALE

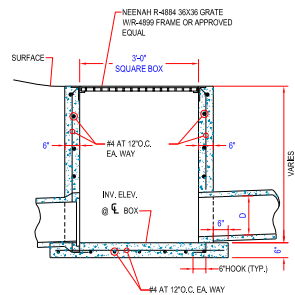


4 HANDICAP SYMBOL DETAIL
NOT TO SCALE

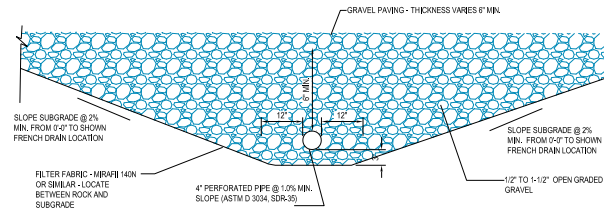


NOTE: SPACE C.J.'S AT 10" CENTERS (MAX.) AND AT RADIUS RETURNS.

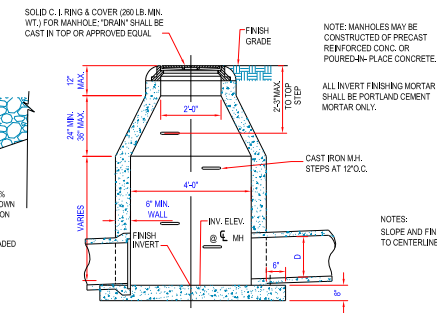
5 CURBED DRAINAGE CHUTE
NOT TO SCALE



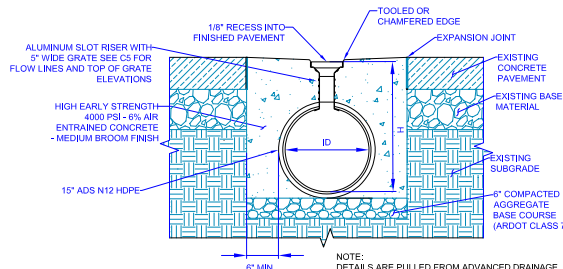
6 CATCH BASIN DETAIL
NOT TO SCALE



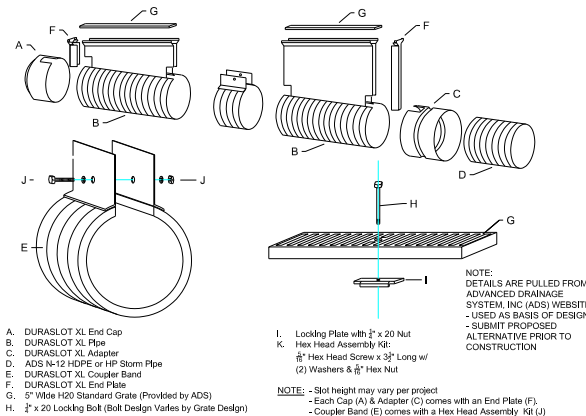
7 FRENCH DRAIN DETAIL
NOT TO SCALE



8 STORM DRAIN MANHOLE DETAIL
NOT TO SCALE



9 SLOT DRAIN DETAIL
NOT TO SCALE



10 SLOT DRAIN ASSEMBLY DETAIL
NOT TO SCALE

CROMWELL

1300 East 6th Street Little Rock, AR 72202
501.372.2000
100 W. Emma Ave., Ste. 100
Springdale, AR 72764

Project
PROJECT L26-05

125 NORTH MAIN PARKING 125 N MAIN ST. SPRINGDALE, ARKANSAS

Design Phase
LSD RE-SUBMITTAL

Revisions	No.	Date	Description

Stamp

Notes
1. CROMWELL ARCHITECTS ENGINEERS, INC.
ALL RIGHTS RESERVED
2. THIS SHEET DESIGNED FOR COLOR FIRMING.
CRITICAL INFORMATION MAY BE LOST WITH
BLACK AND WHITE PRINTING.
Project Number
Issue Date
2025-149
02-19-2026
Sheet Title

SITE DETAILS

Sheet Number

C-502

125 NORTH MAIN PARKING

125 N MAIN ST. SPRINGDALE, ARKANSAS

Design Phase
LSD RE-SUBMITTAL

Revisions	No.	Date	Description

Stamp

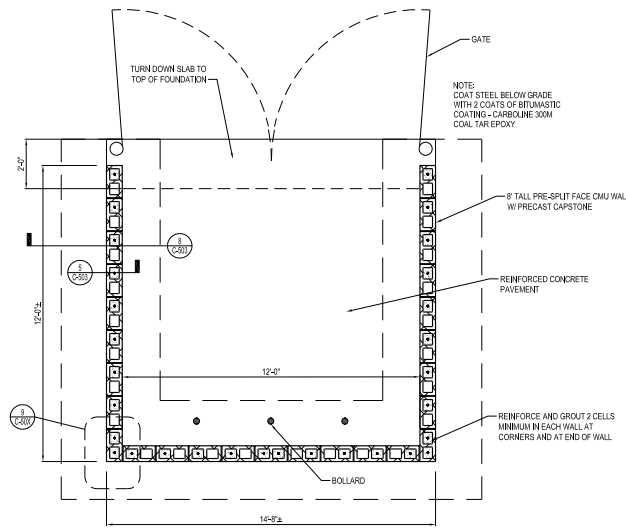
Notes:
1. CROMWELL ARCHITECTS ENGINEERS, INC.
ALL RIGHTS RESERVED
2. THIS SHEET DESIGNED FOR COLOR FIRMING.
CRITICAL INFORMATION MAY BE LOST WITH
BLACK AND WHITE PRINTING.

Project Number: 2025-149
Issue Date: 02-19-2026
Sheet No:

SITE DETAILS

Sheet Number

C-503

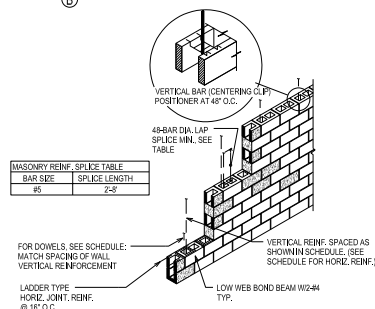


1 DUMPSTER ENCLOSURE WALL
NO SCALE

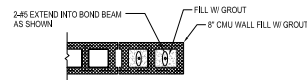
CMU WALL REINFORCEMENT SCHEDULE				
DESCRIPTION	VERTICAL	HORIZONTAL	JOINT	REMARKS
TYPICAL 8" CMU WALLS	#5 AT 16" O.C. MAX.	CONT. BOND BEAM W/2-#4 WITH TOP OF BOND BEAM AT 2'-0" O.C. MAX.		SEE NOTE 2

- NOTES:
1. USE LOW WEB BOND BEAM WITH OPEN BOTTOM AT CELLS WITH CONT. VERTICAL REINFORCEMENT.
2. ALSO SEE GENERAL NOTES, SHEET-S-001 FOR ADDITIONAL INFORMATION.

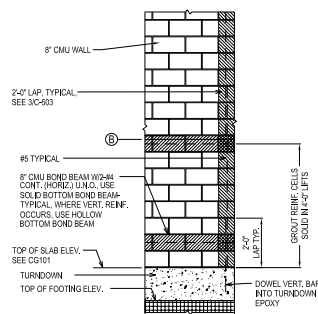
REINFORCEMENT SCHEDULE



3 TYPICAL CMU ENCLOSURE WALL
NO SCALE

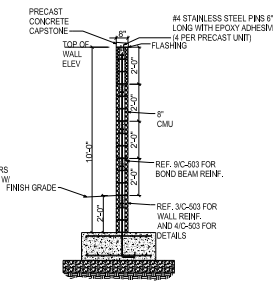


SECTION

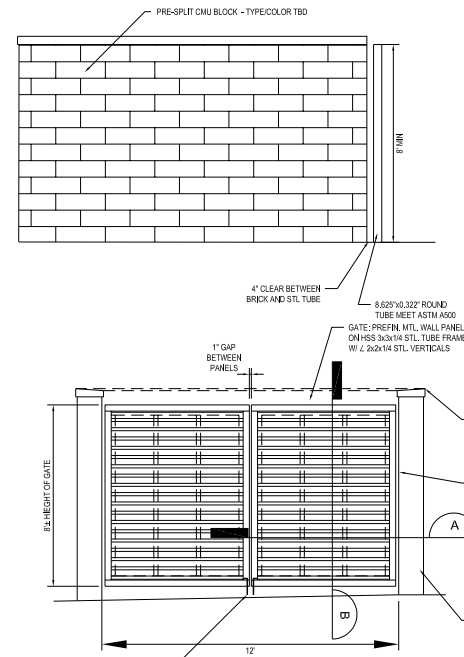


ELEVATION

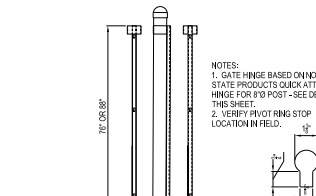
4 TYPICAL CONTROL JOINT
AND HORIZONTAL REINFORCING
NO SCALE



5 TYPICAL DUMPSTER ENCLOSURE WALL SECTION
NO SCALE

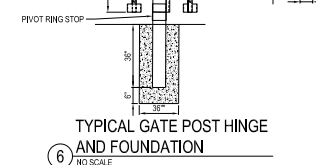


2 DUMPSTER ENCLOSURE ELEVATIONS
NO SCALE



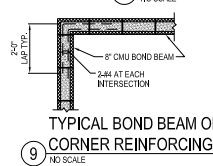
TYPICAL FOUNDATION STEP

NO SCALE

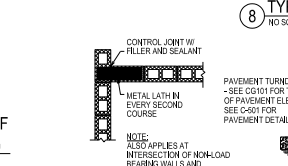


TYPICAL GATE POST HINGE AND FOUNDATION

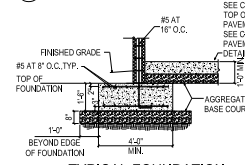
NO SCALE



9 TYPICAL BOND BEAM OF
CORNER REINFORCING
NO SCALE

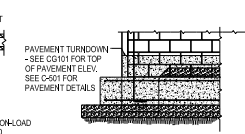


10 TYPICAL INTERSECTION OF WALLS
NO SCALE

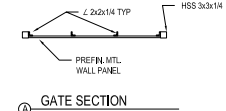


TYPICAL FOUNDATION

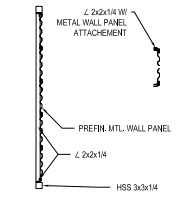
NO SCALE



11 TYPICAL FOUNDATION
NO SCALE



GATE SECTION



GATE SECTION

- NOTE:
1. PREFIN. MTL. WALL PANEL BASIS OF
DESIGN - HINGE CONCEALED FASTENER
WALL PANEL - MASTERLINE 16.
2. GATE HINGE - NORTH STATE PRODUCTS
QUICK ATTACH HINGE.
3. CONTRACTOR TO COORDINATE HINGE
AND GATE FRAME BASED GATE HEIGHT
USED.
4. ALL WELDING ON GATE FRAME SHALL BE
1/4" FILLET OR COMPLETELY FULL FLARE
BEVEL GROOVE WELDS.
5. ATTACH METAL PANELS WITH SCREWS
AT ALL VERTICALS AND ALONG TOP AND
BOTTOM OF PANEL.

GATE SECTION

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO

Design Phase _____

LSD RE-SUBMITTAL

Stamp _____

Project Number _____

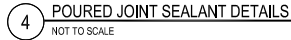
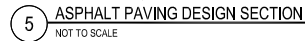
Project Number _____

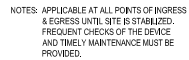
2025-149

02-19-2026

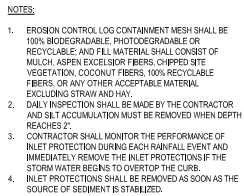
Sheet Title _____

Sheet Number _____





- 1 GRAVEL CONSTRUCTION ENTRANCE/EXIT
NOT TO SCALE



- NOTES:**
1. EROSION CONTROL LOG CONTAINING MESH SHALL BE 100% BIODEGRADABLE, PHOTODEGRADABLE OR RECYCLABLE; AND FILL MATERIAL SHALL CONSIST OF MULCH, ASPEN EXCELSDOR FIBERS, CHIPPED STEEL VEGETATION, COCONUT FIBERS, 100% RECYCLABLE FIBERS OR ANY OTHER ACCEPTABLE MATERIAL EXCLUDING STRAW AND HAY.
 2. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2'.
 3. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAIN EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM WATER BEGINS TO OVERTOP THE CURB.
 4. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.



- | DESIGN CRITERIA | | | |
|-----------------|-----------------|------------------------|-----------------------------|
| Slope | SLOPE STEEPNESS | SLOPE LENGTH (MAXIMUM) | SILT FENCE LENGTH (MAXIMUM) |
| 0 - 10% | 0 - 10:1 | UNLIMITED | UNLIMITED |

125 NORTH MAIN PARKING
125 N MAIN ST. SPRINGDALE, ARKANSAS

[illegible]

Stamp _____

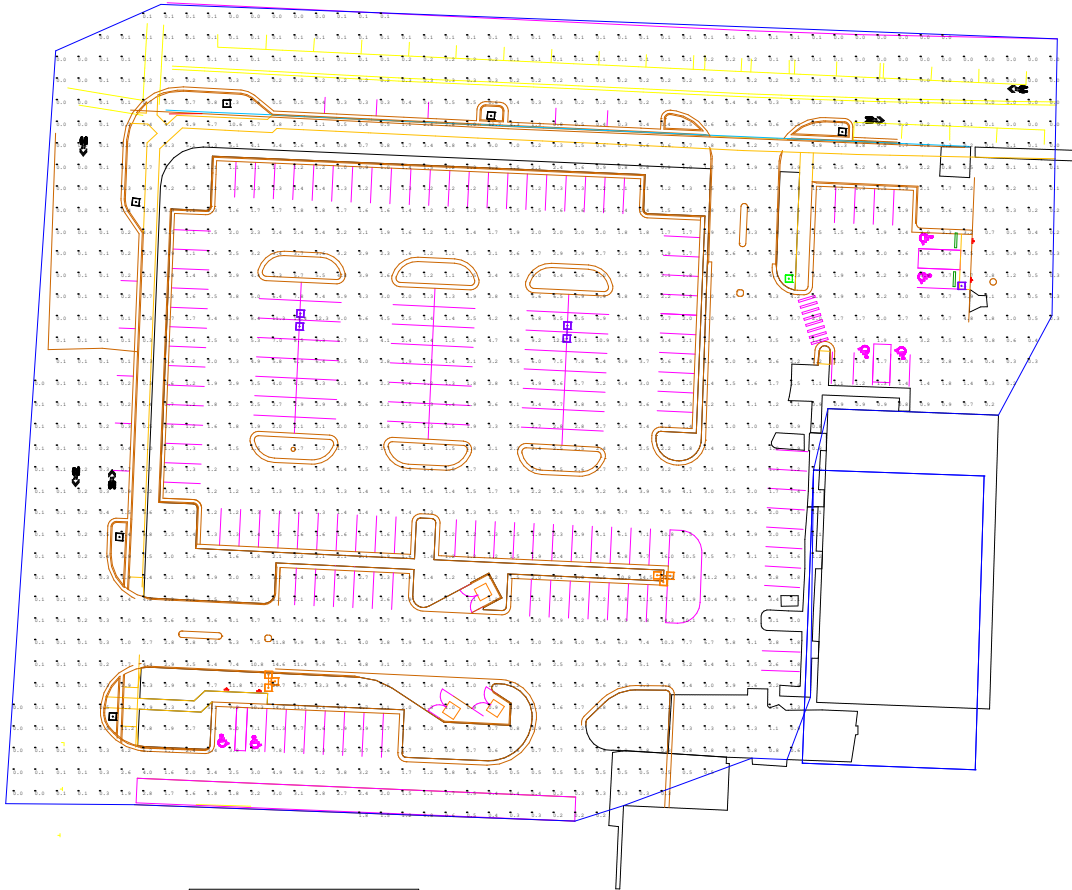
Notes
1. CROMWELL ARCHITECTS ENGINEERS, INC. ALL RIGHTS RESERVED
2. THIS SHEET DESIGNED FOR COLOR PRINTING. CRITICAL INFORMATION MAY BE LOST WITH BLACK AND WHITE PRINTING.
Project Number
2025-149
Issue Date
02-19-2026
Sheet Title

SITE DETAILS

Sheet Number _____

CE501

Tabled Per Staff



Luminaire Schedule								
Symbol	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	3@90 GALN-SA4C-740-U-T4FT_27751 lumens (2) 1	3 @ 90 Degrees	3@90 GALN-SA4C-740-U-T4FT		1.000	27751	213	1278
	AVPL-UTL-2-III-1050mA-110W-4K-HSS	Single			1.000	6775	110	660
	GALN-SA3B-740-U-T3_16845 lumens (2)	Single	GALN-SA3B-740-U-T3		1.000	16845	121	121
	B2B GALN-SA4C-740-U-T4FT_27751 lumens (2)	Back-Back	B2B GALN-SA4C-740-U-T4FT		1.000	27751	213	852
	GALN-SA3D-740-U-T4FT_23043 lumens	Single	GALN-SA3D-740-U-T4FT		1.000	23043	184	184

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Lot Planar	Illuminance	Fc	2.28	21.2	0.0	N.A.	N.A.

Revisions			#	Date	Comments

Drawn By:
Checked By:
Date: 2/19/2026
Scale:

EMMA HOLDINGS PARKING
SITE





Variance Application

Date: 01/22/2026 Permit No.: 260018

Applicant / Owner

Applicant Name: Andres Forero
Address: 100 W Emma Ave, Suite 201
City, State, Zip: Springdale, AR 72764
Phone: 4793202741
Email: [REDACTED]
Contact: Applicant

Owner Name: Kenneth N. Hall
Address: 417 W. Maple Ave, Suite 201
City, State, Zip: Springdale, AR 72764
Phone: 4794096021
Email: [REDACTED]

Project

Project Location: 125 N Main St, Springdale, AR 72764
Parcel Numbers: 815-30024-000, 815-30026-000, 815-30023-000, 815-30021-000, 815-30019-000, 815-30020-000, 815-30042-000, 815-30022-000, 815-30037-000, 815-30038-000
Current Zone: NC1
Rezone Required: NC1
Total Acreage: 2.5 acres
Entrances: ☐
Parking Lot: ☒
Structure Back: ☐
Pedestrian Flow: ☒
Central Features: ☐

Multiple Buildings: ☐
Outdoor Storage: ☐
Facades/Exterior: ☐
Detail Features: ☐
Roofs: ☐
Materials/Colors: ☐
Entryways: ☐
Landscaping: ☐
Screening: ☒
Lighting: ☐

Variance Request: Multiple deviations and waivers. Please see the attached PDF file.

Difficulty/Hardship: Please see the attached PDF file.

Variance Effect: Please see the attached PDF file.

Harmony:

I do hereby certify that the information contained herein is true and correct.

Andres Forero
Name

01/22/2026
Date

Deviations

Screening on R/W

- Regulation
 - o Form Based Code
 - Required
 - 6-foot tall
 - Proposed
 - 3 to 4-foot tall
 - o City Code Chapter 56 Section 31 Part 1, Buffer.
 - Required
 - 10-foot
 - Proposed
 - 5 feet.
 - o That is, 10-foot total, when 5 feet in the sidewalk are added.

Parking Setback Primary - Johnson Ave

- Regulation NC1 Form Based Code
 - o Required 30 feet
 - o Proposed 5 feet

Parking Setback Primary - Main St

- Regulation NC1 Form Based Code
 - o Required 30 feet
 - o Proposed 5 feet

Parking Setback Alley

- Regulation NC1 Form Based Code
 - o Required 12 feet
 - o Proposed only on about 1/4 of the length (the portion closer to Main St.)



Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant (person making request) Name: <u>Andres Forero</u> E-mail: <u>[REDACTED]</u> Address: <u>100 W Emma Ave Suite 201</u> <u>Springdale, AR 72764</u> Phone: <u>479.320.2741</u>	Site/ Location: <u>125 N Main St.</u> Assessor's Parcel Number(s): _____ Various parcels. Refer to the list enclosed. Current Zoning: <u>NC1</u> Waiver Requested: <u>NC1</u> Total Acreage: <u>2.5 acres</u>
--	--

Please describe your request in detail:
Please refer to the enclosed list.

If you have any additional comments, please attach additional pages to this document.

STAFF USE ONLY	
Date Application Submitted: <u>1/23/2026</u>	Project Number: <u>W26-05</u>

Johnson Avenue Parking Lot Deviations and Waivers

Date prepared January 6, 2026

Waivers

Street Tree Grates

- Instead of building “Tree Grates”, trees are proposed in the green space along the R/W Line, aka Property Line.
- 1 per 5 parallel parking spaces.
 - o Provided will be as Required.

Johnson Ave sidewalk width

- Required 11 feet
- Proposed 6 feet at street - 5 feet green space along the R/W Line, aka Property Line.

Alley - green space

- Required 2.5 feet on the north side (where there is existing grass).
- Proposed only on about 1/4 of the length (the portion closer to Main St.)

CONTINUES ON NEXT PAGE



3866 W. Sunset
Springdale, AR 72762
479-582-9383
www.realtytitleinc.com

File No.: 26-92611W

Adjacent Property Owners

Subject Property:

Current Owner: Emma & Turnbow LLC

Parcel Number: 815-30042-000

Property Address: Mill St, Springdale, AR

Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: Emma & Turnbow LLC

Parcel Number: 815-30026-000

Property Address: N/A

Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: Emma & Turnbow LLC

Parcel Number: 815-30024-000

Property Address: 121 N Main St, Springdale, AR

Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: Emma & Turnbow LLC

Parcel Number: 815-30023-000

Property Address: 123 N Main St, Springdale, AR

Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: Arkansas Western Gas Company

Parcel Number: 815-30022-000

Property Address: N/A

Mailing Address: 370 Van Gordon St, Suite 4000, Lakewood, CO 80228

Current Owner: Emma & Turnbow LLC

Parcel Number: 815-30021-000

Property Address: W Johnson Ave, Springdale, AR

Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: Emma & Turnbow LLC

Parcel Number: 815-30020-000

Property Address: W Johnson Ave, Springdale, AR

Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: Emma & Turnbow LLC

Parcel Number: 815-30019-000

Property Address: W Johnson Ave, Springdale, AR

Tabled Per Staff

Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Adjoining Property Owners:

Current Owner: Emma & Turnbow LLC

Parcel Number: 815-30041-000

Property Address: N/A

Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: Emma & Turnbow LLC

Parcel Number: 815-30040-000

Property Address: N/A

Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: Emma & Turnbow LLC

Parcel Number: 815-30039-000

Property Address: 100 W Emma Ave, Springdale, AR

Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: Emma & Turnbow LLC

Parcel Number: 815-30038-000

Property Address: 124 Mill St, Springdale, AR

Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: Emma & Turnbow LLC

Parcel Number: 815-30037-000

Property Address: 100 W A Johnson Ave; 126 W Johnson Ave; 101 W B Johnson Ave; 101 W C Johnson Ave; 101 W D Johnson Ave; 126 W Johnson Ave, Springdale, AR

Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: Emma & Turnbow LLC

Parcel Number: 815-30036-000

Property Address: N/A

Mailing Address: 310 W Emma Ave, Springdale, AR 72764

Current Owner: First Security Bank

Parcel Number: 815-30035-000

Property Address: 112 W Emma Ave, Springdale, AR

Mailing Address: 314 N Spring St, Searcy, AR 72143

Current Owner: 120 W. Emma LLC

Parcel Number: 815-30034-000

Property Address: 120 W Emma Ave, Springdale, AR

Mailing Address: 2556 Rain Tree Cir, Springdale, AR 72762

Current Owner: Farshid Atashband and Firoozeh Pourvash

Parcel Number: 815-30033-000

Property Address: 122 W Emma Ave; 124 W Emma Ave, Springdale, AR

Mailing Address: 4100 Fairway Dr, Springdale, AR 72764

Current Owner: Spectrum Holdings Limited Partnership, LLLP

Tabled Per Staff

Parcel Number: 815-30032-000
Property Address: 126 W Emma Ave, Springdale
Mailing Address: 5453 Clear Creek Blvd, Fayetteville, AR 72704

Current Owner: JLP On Emma, LLC
Parcel Number: 815-30031-000
Property Address: 128 W Emma Ave, Springdale, AR
Mailing Address: 128 W Emma Ave, Springdale, AR 72764

Current Owner: Alfonso C. Hernandez, Sr.
Parcel Number: 815-30030-000
Property Address: 130 W Emma Ave, Springdale, AR
Mailing Address: C/O Elvira Cobian - 3462 Haywood Cv, Springdale, AR 72764

Current Owner: Emma Properties, LLC
Parcel Number: 815-30029-000
Property Address: 134 W Emma Ave, Springdale, AR
Mailing Address: 1468A E Mountain Rd, Springdale, AR 72764

Current Owner: Matsu-Jaure Properties, LLC
Parcel Number: 815-30028-000
Property Address: 118 W Emma Ave; 118 W 1/2 Emma Ave, Springdale, AR
Mailing Address: 507 Maple Dr, Springdale, AR 72764

Current Owner: Black Bear Real Estate & Development, LLC
Parcel Number: 815-30027-000
Property Address: 132 W Emma Ave, Springdale, AR
Mailing Address: PO Box 432 Springdale, AR 72765

Current Owner: First Security Bank
Parcel Number: 815-30025-000
Property Address: 110 W Emma Ave, Springdale, AR
Mailing Address: 314 N Spring St, Searcy, AR 72143

Current Owner: BKTK, LLC
Parcel Number: 815-30018-000
Property Address: N/A
Mailing Address: 116 W Emma Ave, Springdale, AR 72764

Current Owner: BKTK, LLC
Parcel Number: 815-30017-000
Property Address: 116 W Emma Ave, Springdale, AR
Mailing Address: 116 W Emma Ave, Springdale, AR 72764

Current Owner: the Chamber of Commerce of Springdale, Arkansas
Parcel Number: 815-30014-000
Property Address: 202 W Emma Ave, Springdale, AR
Mailing Address: 202 W Emma Ave, Springdale, AR 72764

Current Owner: First United Methodist Church of Springdale
Parcel Number: 815-30011-000

Tabled Per Staff

Property Address: 130 N Main St, Springdale, AR
Mailing Address: 206 W Johnson Ave, Springdale, AR 72764

Current Owner: Downtown Springdale Alliance
Parcel Number: 815-30009-000
Property Address: 124 N Main St, Springdale, AR
Mailing Address: 124 N Main St, Springdale, AR 72764

Current Owner: Shiloh Museum Board of Trustees
Parcel Number: 815-29997-000
Property Address: 118 W Johnson Ave, Springdale, AR
Mailing Address: 118 W Johnson Ave, Springdale, AR 72764

Current Owner: the Town of Springdale (Springdale City Library)
Parcel Number: 815-29996-000
Property Address: N/A
Mailing Address: 201 Spring St, Springdale, AR 72764

Current Owner: Shiloh Museum Board of Trustees
Parcel Number: 815-29995-000
Property Address: 118 W Johnson Ave, Springdale, AR
Mailing Address: 118 W Johnson Ave, Springdale, AR 72764

Current Owner: City of Springdale, Arkansas
Parcel Number: 815-22936-000
Property Address: N/A
Mailing Address: 201 N Spring St, Springdale, AR 72764

This list is compiled mainly from the Washington County Assessor's Office and is further certified through January 8, 2026.

Issued Through the Office of
Realty Title & Closing Services, LLC
Arkansas Title Agency License No.: 100102353
3866 W. Sunset
Springdale, AR 72762
479-582-9383 fax 479-582-2925


By: _____
Brittney Pullen Authorized Signatory

PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 02/20/26

 PUBLIC HEARING SIGN LOCATION

71B

AERIAL, 2025

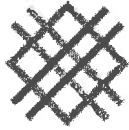
Planning Commission Meeting
March 3, 2026



0 670 1340
Feet

L26-05, FB26-04, W26-05 125 North Main Street Parking
East of N. Main Street, South of W. Johnson Avenue
Large Scale Development, Deviation from Form-Based Code Requirements, &
Waiver of Street Improvements





Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR

Applicant / Representative (person making request)	Property Owner (if other than Applicant)
Name: <u>Lara Bowen</u>	Name: <u>John & Pat Kendrick</u>
E-mail: <u>[REDACTED]</u>	E-mail: <u>[REDACTED]</u>
Address: <u>11946 Churchill Downs</u> <u>Elm Springs, AR 72762</u>	Address: <u>4704 Trout Farm Road</u> <u>Springdale, AR 72762</u>
Phone: <u>479-263-3378</u>	Phone: _____
Site/ Location: <u>3803 Elliot Ave.</u>	Current Zoning: <u>C2</u>
Assessor's Parcel Number(s): <u>815-21089-000</u>	Rezone Required: <u>N/A</u>
_____	Total Acreage: <u>.56</u>

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☐ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

- ☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☐ \$75.00

STAFF USE ONLY

Date Application Submitted: 2/11/2026

Project Number: B26-12

Date Accepted as Complete: 2/12/2026

Receipt Number: 783

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

Variance from minimum parking requirements
for a dance studio

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

See attached document

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

See attached document

Record Property Owner(s): John & Pat Kendrick

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Lara Bowen

Signature: Lara Bowen Date: 2-9-26

Name of Representative (if applicable): _____

Signature: _____ Date: _____

Describe your variance request

Variance from minimum parking requirements for a dance studio.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:

Failure to receive the variance and inability to open the business will result in five primary issues:

1. Financial Hardship - \$165,000 personal investment in building improvements
2. Eliminates new opportunity for the youth of NWA that want to dance competitively in the All-Star format.
3. Eliminates a new resource to support the local school dance programs
4. Eliminates the positive financial impact to local businesses in the immediate vicinity of the studio. Restaurants, Fuel Stations, etc...
5. Further Financial Hardship – Timing is of the essence. Most studios perform tryouts in the spring. Our studio will do the same. Without the ability to open in March, the business will incur significant risk to our dancer acquisition plan. Potential dancers that are motivated to move from other studios and transition to the All-Star format will not have that opportunity and could delay our start for another full year.

This studio was designed to provide a solution for youth, teen, and collegiate competitive dance athletes. This program is unique to the NWA community and fills a void for the youth of NWA that desire to compete in school dance at all levels including competitive collegiate teams. Our vision for the business is to be partners with local schools and the UofA. This partnership provides access to premier coaches along with access to space for the local public school teams that either don't have the facilities or the funding to build their own.

The square footage of the studio is essential to provide appropriate facilities for our youngest of dancers up to our most advanced dancers. To bring this vision to life, we have invested (see xxx) and built 4 studio rooms inclusive of the **only competitive dance floor in NWA that meets national competitive standards.**

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant:

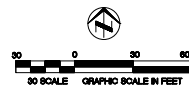
The approval of the variance would remove the barrier of obtaining our business license and allow us to open our doors for business. Additionally, each of the five hardships noted in the previous question would all be fully addressed and solved for.

Summary of Investments, but not fully inclusive:

- Two new A/C and Heating split units for the use of our small studio rooms
- A 16-foot diameter large fan in the competitive studio
- Custom subfloors with foam blocks to protect and help against injury
- Specialty Marly Mat (dance flooring)
- 1,046 Feet of Custom Mirrors
- Installation of 5,890 square feet of new interior walls
- Deep Cleaning for Health, Safety, and Aesthetics
- New wall covering to create a barrier of exposed insulation
- New Electrical Wiring
- Installation of new lighting
- Removed and replaced all flooring in common areas
- Renovated both bathrooms
- Replaced all floor trim
- Existing doors cleaned and repainted, including the inside of the garage doors
- New Lobby Furniture
- Panic Push Door System to meet Fire Code was installed
- Tumble Mat Equipment



NOT A SURVEY. THIS IS AN EXHIBIT DRAWING TO
SHOW THE PARKING LOCATED ON SITE. LINES ARE
NOT SURVEYED IN - THEY ARE BASED ON AERIAL
IMAGERY AND WASHINGTON COUNTY PROPERTY
LINE DATA.



**Know what's below.
Call before you dig.**

[illegible]



List of Adjacent Property Owners**WARFORD, FREDDIE GENE LIVING TRUST**

2003 PIN OAK SPRINGDALE, AR 72762

BAYYARI 2020 IRREVOCABLE TRUST

PO BOX 6250 SPRINGDALE, AR 72766

LEO L JR & NANCY R ANDERSON

3131 CLIFTY HWY HINDSVILLE AR 72738-9168

INTECH EQUIPMENT & SUPPLY, LLC

3804 ELLIOTT AVE SPRINGDALE AR 72762

WAFI DIAB BAYYARI

7919 VIA ROMA AVE SPRINGDALE AR 72762

CBG LLC

PO BOX 790 TONTITOWN AR 72770-0790

PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 2/19/2026

 PUBLIC HEARING SIGN LOCATION

AERIAL; 2025

Planning Commission Meeting
March 3, 2026



0 125 250
Feet

B26-12 NWA All Star Dance, Lara Bowen
3803 Elliot Avenue
Variance from Minimum Parking Requirements



PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 2/19/2026

 PUBLIC HEARING SIGN LOCATION



Planning Commission Meeting
March 3, 2026



B26-12 NWA All Star Dance, Lara Bowen
3803 Elliot Avenue
Variance from Minimum Parking Requirements





Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	Property Owner (if other than Applicant)
Name: <u>Bates & Associates</u>	Name: _____
E-mail: <u>[REDACTED]</u>	E-mail: <u>[REDACTED]</u>
Address: <u>7230 S Pleasant Ridge Drive</u> <u>Fayetteville, AR 72703</u>	Address: <u>14142 Denver West PKWY STE 101</u> <u>Lakewood, CO 80401-3127</u>
Phone: <u>479-442-9350</u>	Phone: <u>214-499-7994</u>
Site/ Location: <u>3735 Treat Lane</u>	Current Zoning: <u>I-1</u>
Assessor's Parcel Number(s): <u>815-29876-220 &</u> <u>815-35614-000</u>	Rezoned Required: <u>N/A</u>
	Total Acreage: <u>3.80</u>

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☒ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

- ☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☒ \$75.00

STAFF USE ONLY

Date Application Submitted: <u>02/05/2026</u>	Project Number: <u>B26-13</u>
Date Accepted as Complete: <u>02/05/2026</u>	Receipt Number: <u>711</u>

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☒

Describe your variance request:

Variance for drive separation, frontage landscaping, and landscape islands.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

Frontage Landscaping - The area fronting the site has multiple existing utilities in the area.

Drive Separation - Existing ingress/egress is provided on site. The proposed drive adjoins the existing Cul de Sac, making separation difficult.

Landscaped Islands - The intended use of the site will have trucks loading/ unloading, the use of curb islands restricts the maneuverability of these trucks on site.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

Frontage Landscaping - This alleviates the risk of damaging existing utilities during planting and throughout the life of the landscaping.

Landscaped Islands - This allows for trucks to maneuver efficiently throughout the site.

Drive Separation - The current proposed drive is aligned centrally with the cul de sac, allowing for smoother ingress/ egress. The proposed drive is also located within an existing access easement. This configuration allows for the most efficient movement into and out of the site.

Record Property Owner(s): Treat LN Production Yards 13 LLC

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Hunter McCutcheon

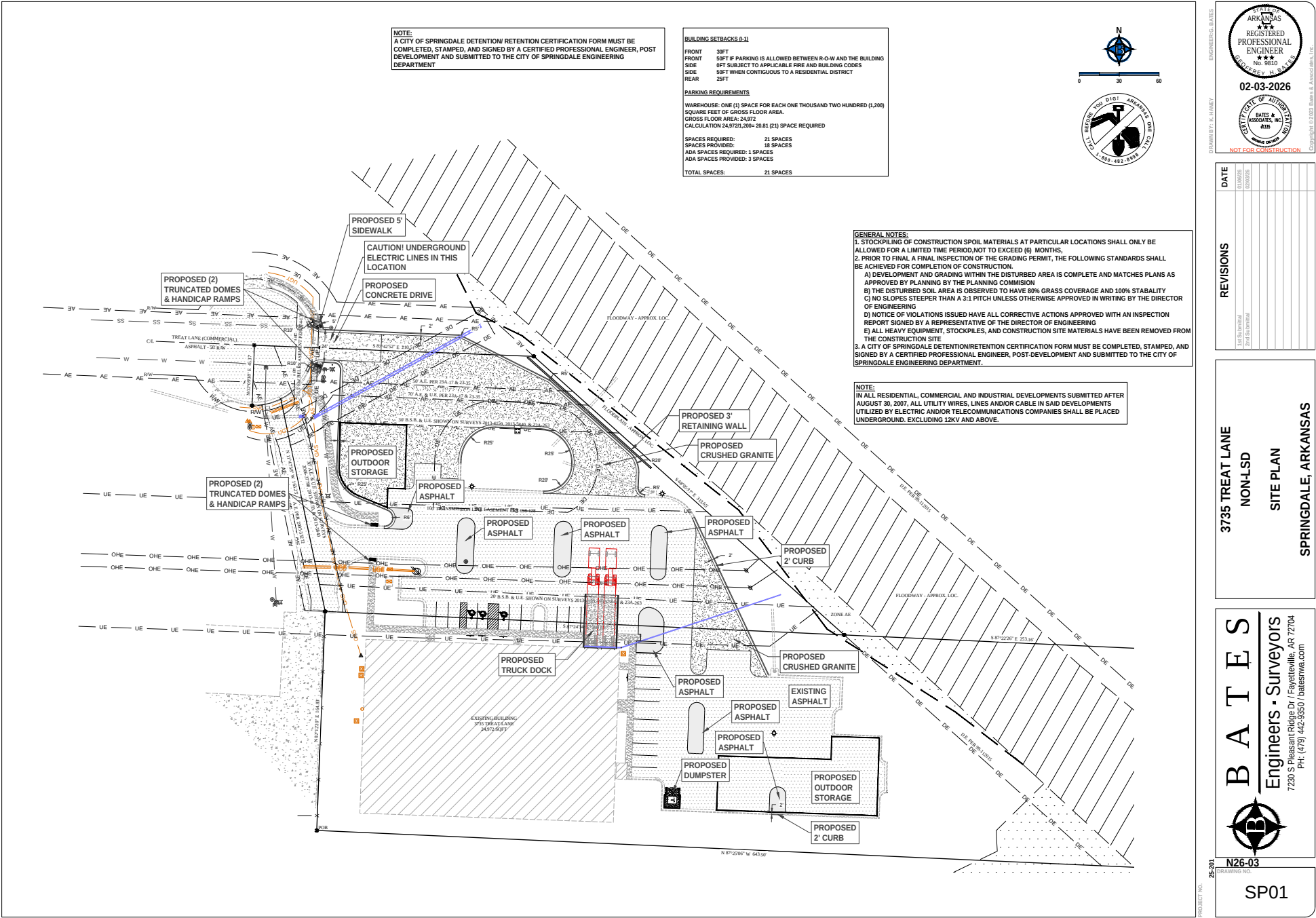
Signature: 

Date: 1/30/26

Name of Representative (if applicable): Hunter McCutcheon

Signature: 

Date: 1/30/26

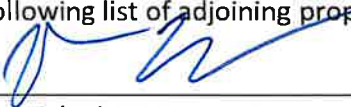




February 5th, 2025

RE: Adjoining Property Owners

To the City of Springdale Planning Staff. I, Derrick Thomas, Licensed Surveyor #1642, do certify the following list of adjoining property owners adjacent to the subject property.


Derrick Thomas, P.L.S.

Subject Property: 815-35614-000 and 815-29876-220
Subject Property Owner: Treat LN Production Yards 13, LLC.

Parcel: 815-35615-000 and 815-29876-141
Owner: NEO Holdings, LLC.
Address: 444 Old Wire Rd / Suite H2
Springdale AR 72764

Parcel: 815-29876-170
Owner: J. Miller Holdings, LLC
Address: 4285 McRay Ave
Springdale AR 72762

Parcel: 815-29876-230
Owner: John Lopez Properties, LLC
Address: 2005 Carnes Drive
Springdale AR 72762

Parcel: 815-29876-222 and 815-35614-001
Owner: 3855 Treat Lane, LLC
Address: 2870-A S Ingram Mill RD
Springfield MO 65804

Parcel: 815-35613-000
Owner: NWTR Investments, LLC
Address: 166 N. Elm Springs Rd
Elm Springs AR 72762-9121

Parcel: 815-35612-000
Owner: Iglesia DE Dios Maran-ATA Church
Address: 3716 Treat Lane
Springdale AR 72762

PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 2/19/2026

 PUBLIC HEARING SIGN LOCATION



AERIAL; 2025

Planning Commission Meeting
March 3, 2026



0 125 250
Feet

B26-13 3735 Treat Lane
3735 Treat Lane

Variance from Minimum Distance between Drives, Frontage Landscaping,
& Interior Parking Lot Landscaping Requirements



SPRINGDALE™
WE'RE MAKING IT HAPPEN



Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	Property Owner (if other than Applicant)
Name: <u>Hunter McCutcheon</u>	Name: <u>ISC East HWY 412 LLC</u>
E-mail: <u>[REDACTED]</u>	E-mail: <u>[REDACTED]</u>
Address: <u>7230 S Pleasant Ridge Dr</u> <u>Fayetteville, Arkansas 72704</u>	Address: <u>2431 Old Missouri Rd</u> <u>Springdale, AR 72765</u>
Phone: <u>479-442-9350</u>	Phone: <u>479-751-9597</u>
Site/ Location: <u>HWY 412/ E Robinson Ave</u>	Current Zoning: <u>C-2 , I-1</u>
Assessor's Parcel Number(s): <u>815-28647-002</u>	Rezoned Required: <u>N/A</u>
	Total Acreage: <u>55.22 AC</u>

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☒ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

- ☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☒ \$75.00

STAFF USE ONLY

Date Application Submitted: 02/11/2026 Project Number: B26-14
Date Accepted as Complete: 02/12/2026 Receipt Number: 775

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☐ Representative ☒

Describe your variance request:

Perimeter Landscaping - Perimeter landscaping is difficult to achieve along a portion of the east property line due to separation issues between the existing trail and an existing sewer main. Shrubs would be used in place of trees.

Paving Requirements - South of the proposed southern building, gravel surface is requested as opposed to concrete

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:

(How does adhering to the rule impact you or your property?)

Perimeter Landscaping - Installation of the perimeter landscaping along this portion of the eastern property line introduces the risk of damaging the existing utilities in the area and separation is difficult to achieve with the existing sewer main, proposed fencing, and the existing trail. To help mitigate this, it is requested to use shrubs in place of trees.

Paving Requirements - It is requested to have a gravel surface instead of concrete/paved surface for the area south of the proposed southern building. If the surface is concreted/ paved, future usage and development is restricted and an economic hardship is introduced due to removal and replacement. This gravel surface area is temporary until decisions regarding future development can be made. Ingress/ egress to the site

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant:

(How will this variance alleviate your hardship?)

Perimeter Landscaping - If shrubs are allowed in place of trees for perimeter landscaping, separation is achievable. Shrubs also reduce the risk of damaging existing utilities.

Paving Requirements - If the gravel surface area is granted, this removes the risk of damaging asphalt/ concrete in the area if future development is decided upon by the owner. This also eliminates an economic hardship that exists in the cost of removal and replacement if the area was to be paved/ concreted.

Record Property Owner(s): ISC East HWY 412 LLC

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Hunter McCutcheon

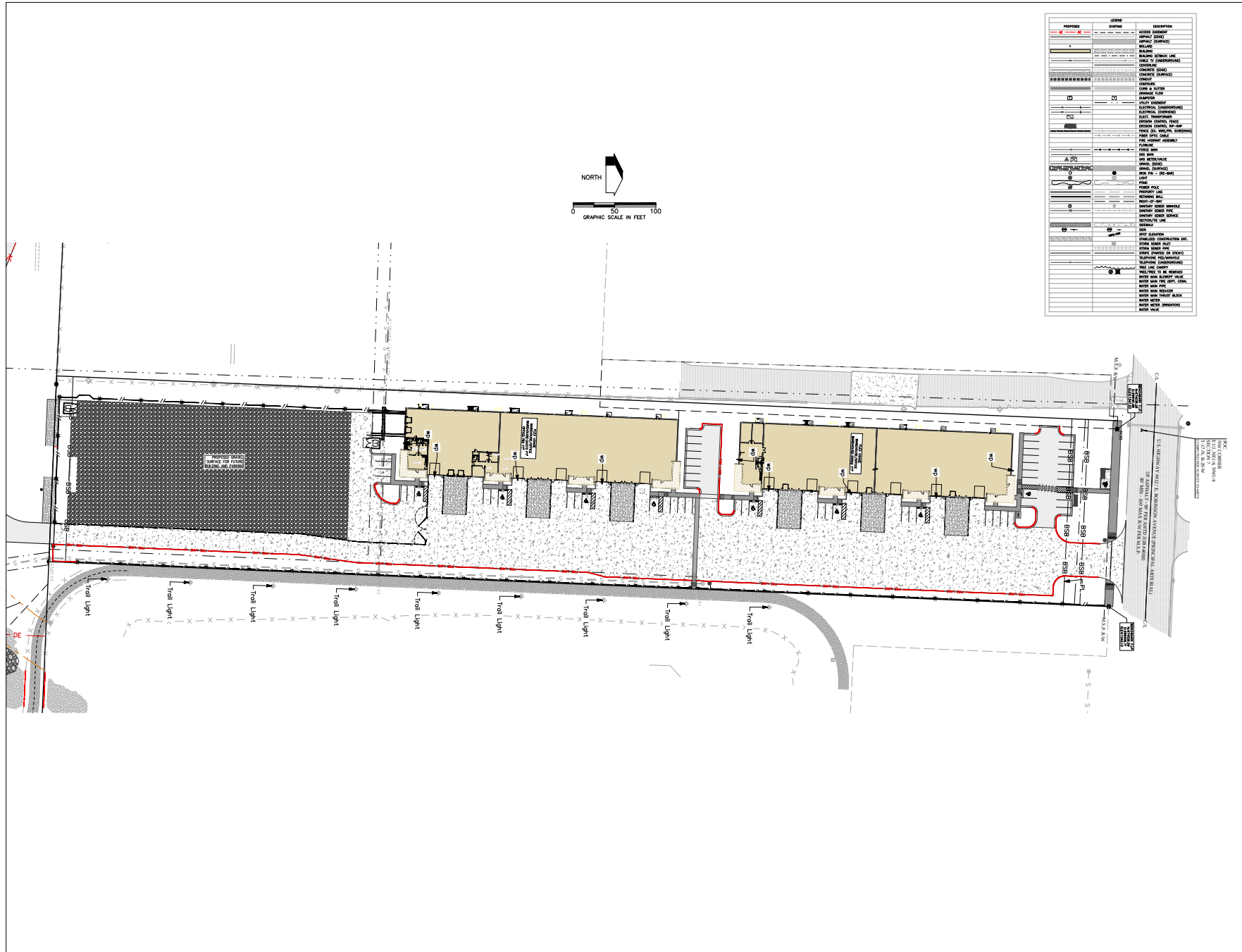
Signature: 

Date: 02/10/26

Name of Representative (if applicable): Hunter McCutcheon

Signature: 

Date: 02/10/26



ENGINEER: CS
DRAWN BY: MME

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
01-08-2026

SEAL OF THE STATE OF ARKANSAS
ENGINEER
No. 9810
01-08-2026

REVISIONS	DATE
REVISION PER ARCH	07/17/24
REV 1	07/17/24
REV 2	07/17/24
REV 3	07/17/24
REV 4	07/17/24
REV 5	07/17/24
REV 6	07/17/24
REV 7	07/17/24
REV 8	07/17/24
REV 9	07/17/24
REV 10	07/17/24
REV 11	07/17/24
REV 12	07/17/24
REV 13	07/17/24
REV 14	07/17/24
REV 15	07/17/24
REV 16	07/17/24
REV 17	07/17/24
REV 18	07/17/24
REV 19	07/17/24
REV 20	07/17/24
REV 21	07/17/24
REV 22	07/17/24
REV 23	07/17/24
REV 24	07/17/24
REV 25	07/17/24
REV 26	07/17/24
REV 27	07/17/24
REV 28	07/17/24
REV 29	07/17/24
REV 30	07/17/24
REV 31	07/17/24
REV 32	07/17/24
REV 33	07/17/24
REV 34	07/17/24
REV 35	07/17/24
REV 36	07/17/24
REV 37	07/17/24
REV 38	07/17/24
REV 39	07/17/24
REV 40	07/17/24
REV 41	07/17/24
REV 42	07/17/24
REV 43	07/17/24
REV 44	07/17/24
REV 45	07/17/24
REV 46	07/17/24
REV 47	07/17/24
REV 48	07/17/24
REV 49	07/17/24
REV 50	07/17/24
REV 51	07/17/24
REV 52	07/17/24
REV 53	07/17/24
REV 54	07/17/24
REV 55	07/17/24
REV 56	07/17/24
REV 57	07/17/24
REV 58	07/17/24
REV 59	07/17/24
REV 60	07/17/24
REV 61	07/17/24
REV 62	07/17/24
REV 63	07/17/24
REV 64	07/17/24
REV 65	07/17/24
REV 66	07/17/24
REV 67	07/17/24
REV 68	07/17/24
REV 69	07/17/24
REV 70	07/17/24
REV 71	07/17/24
REV 72	07/17/24
REV 73	07/17/24
REV 74	07/17/24
REV 75	07/17/24
REV 76	07/17/24
REV 77	07/17/24
REV 78	07/17/24
REV 79	07/17/24
REV 80	07/17/24
REV 81	07/17/24
REV 82	07/17/24
REV 83	07/17/24
REV 84	07/17/24
REV 85	07/17/24
REV 86	07/17/24
REV 87	07/17/24
REV 88	07/17/24
REV 89	07/17/24
REV 90	07/17/24
REV 91	07/17/24
REV 92	07/17/24
REV 93	07/17/24
REV 94	07/17/24
REV 95	07/17/24
REV 96	07/17/24
REV 97	07/17/24
REV 98	07/17/24
REV 99	07/17/24
REV 100	07/17/24

DEANS TRAIL COMMERCIAL CENTER
LARGE SCALE DEVELOPMENT
NORTH OVERALL SITE PLAN
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesmae.com

PROJECT NO. 23-317
DRAWING NO. 03.1



February 11th, 2026

Planning Commission & Staff
City of Springdale
201 Spring Street
Springdale, AR 72764

To the Springdale Planning Staff,
Please see below the certified list of adjacent property owners for the Large-Scale Development project located off E Robinson Avenue in Springdale, AR.

1. Novotny, Frank Leland & Orvilla Kay Co-Trustees
5507 Bryant PL
Springdale, AR 72764
Parcel# 815-28626-000
2. Mendez Motors LLC
2638 Cider Ave
Springdale AR 72764
Parcel# 815-28625-000
3. Johnson, Dewey E Revocable Trust
PO Box 1793
Springdale AR 72765-1793
Parcel# 815-28647-000
4. Springdale School District #50
PO Box 8
Springdale AR 72762
Parcel# 815-28647-003
5. Trulove Properties LLC
Po Box 152
Berryville AR 72616
Parcel# 815-28648-000
6. Hillcrest Holdings LLC.
4562 Caddo Ln
Fayetteville AR 72704
Parcel# 815-28628-000 & 815-28627-000
7. Arkansas State Highway Comm
Po Box 2261
Little Rock, AR 72203
Parcel# 815-28647-001, 815-28649-001, 815-28628-001
8. OMR Commercial Park LLC
Po Box 1549
Springdale, AR 72765-1549
Parcel #815-28605-000
9. Crystal Cove Group LLC
Po Box 1305
Fayetteville, AR 72702-1305
Parcel #815-28649-002

If you have any questions or require additional information, please feel free to contact me at your convenience.

B26-14



Derrick Thomas, P.S. #1642
Bates & Associates, Inc.

PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 2/19/2026

 PUBLIC HEARING SIGN LOCATION

265

412

412

AERIAL; 2025

Planning Commission Meeting
March 3, 2026



0 380 760
Feet

B26-14 Dean's Trail Commercial
1515 & 1517 E Robinson Avenue
Variance from Perimeter Landscaping
& Paving Requirements



SPRINGDALE™
WE'RE MAKING IT HAPPEN

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Total Acreage: 0.68

Receipt Number: 788

Tabled Per Staff

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

See attached variance letter

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:

(How does adhering to the rule impact you or your property?)

See attached variance letter

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant:

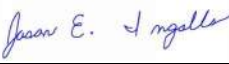
(How will this variance alleviate your hardship?)

See attached variance letter

Record Property Owner(s): Greenway Real Estate Investment Holdings, LLC

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Expedient Civil Engineering, PLLC

Signature: 

Date: 2/11/2026

Name of Representative (if applicable): _____

Signature: _____

Date: _____

Tabled Per Staff

P.O. Box 5484
 Bella Vista, AR 72714
 Phone: (479) 364-0028

Expedient Civil Engineering, PLLC

Email: [REDACTED]

February 11, 2026

Board of Adjustments Chairperson
 City of Springdale
 201 Spring Street
 Springdale, AR 72764

**RE: TRENT CURRY BUILDING
 NON-LARGE SCALE DEVELOPMENT
 1110 SCHMIEDING AVE.
 ECE PROJECT NO. 25-1038**

Mr. Chairperson:

Greenway Real Estate Investments, LLC is proposing an office addition to an existing parcel located at 1010 Schmieding Avenue in Springdale, Arkansas. They are pursuing adding a 1,200 square foot office onto the south end of the existing 6,026 square foot building. Overall site is 0.68 acres. A new parking lot will be added to the south end of the addition with shared access onto Schmieding from the adjacent development to the east which also owned by the property owner. The project is currently being reviewed by City staff as a non-large scale development. As with many sites that existing buildings, variances and waivers are needed for items not complying with City ordinance. They are as follows:

1. Board of Adjustments – A large portion of the site is covered with gravel. All new parking areas will be paved with asphalt. No outside storage is proposed. Requesting a variance for the existing remaining gravel. The existing building is only located about 17 feet from the master street plan right of way. Requesting a variance from 30 feet to 16.7 feet for the existing building and proposed new addition. Perimeter landscaping is required along the north and east property lines. Currently, the proposed addition does not impact the north half of the property and there is existing gravel surfacing to the north property line. The east side of the property is either covered with gravel or paved. The gravel and paved portions are used as an access to rear of the building to the east. Requesting a variance from perimeter landscaping.
2. Waiver for street improvements to Schmieding Avenue and Ingram Street are required. The addition is only 1,200 square feet, which is less than 50% of the existing building square foot of 6,026 square feet. We are requesting improving Ingram Street from Schmieding to the north line of the new addition.

Thank you for your consideration of the variances and waivers and we look forward to discussing them further with you and to your approval.

An equal opportunity employer

Tabled Per Staff

Board of Adjustments Chairperson

February 11, 2026

Page 2

Best Regards,

EXPEDIENT CIVIL ENGINEERING, PLLC



Jason E. Ingalls, P.E.

Owner/Senior Project Manager

An equal opportunity employer



Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	Property Owner (if other than Applicant)
Name: <u>Expedient Civil Engineering/Jason Ingalls</u>	Name: <u>Greenway Real Estate Investment Holdings</u>
E-mail: <u>[REDACTED]</u>	E-mail: <u>[REDACTED]</u>
Address: <u>P.O. Box 5484</u> <u>Bella Vista, AR 72714</u>	Address: <u>5391 Normandy Road</u> <u>Memphis, TN 38120</u>
Phone: <u>479-364-0028</u>	Phone: <u>479-721-4700</u>
Site/ Location: <u>1010 Schmieding Avenue</u>	Current Zoning: <u>C-2</u>
Assessor's Parcel Number(s): <u>815-28980-001</u>	Rezone Required: <u>C-2</u>
	Total Acreage: <u>0.68</u>

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☐ Board of Adjustments
☒ Commercial Design Standards

Application Requirements:

- ☒ A complete application.
☒ A copy of the warranty deed indicating ownership of property.
☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
☒ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☐ \$75.00

STAFF USE ONLY

Date Application Submitted: 2/12/2026 Project Number: B26-16
 Date Accepted as Complete: 2/20/2026 Receipt Number: 788

Tabled Per Staff

Variance Application – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

See attached letter

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

See attached letter

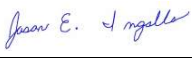
Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant:
(How will this variance alleviate your hardship?)

See attached letter

Record Property Owner(s): Greenway Real Estate Investment Holdings, LLC

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Expedient Civil Engineering, PLLC

Signature: 

Date: 2/11/2026

Name of Representative (if applicable): _____

Signature: _____

Date: _____

Tabled Per Staff

P.O. Box 5484
 Bella Vista, AR 72714
 Phone: (479) 364-0028

Expedient Civil Engineering, PLLC

Email: [REDACTED]

February 11, 2026

Board of Adjustments Chairperson
 City of Springdale
 201 Spring Street
 Springdale, AR 72764

**RE: TRENT CURRY BUILDING
 NON-LARGE SCALE DEVELOPMENT
 1110 SCHMIEDING AVE.
 ECE PROJECT NO. 25-1038**

Mr. Chairperson:

Greenway Real Estate Investments, LLC is proposing an office addition to an existing parcel located at 1010 Schmieding Avenue in Springdale, Arkansas. They are pursuing adding a 1,200 square foot office onto the south end of the existing 6,026 square foot building. Overall site is 0.68 acres. A new parking lot will be added to the south end of the addition with shared access onto Schmieding from the adjacent development to the east which also owned by the property owner. The project is currently being reviewed by City staff as a non-large scale development. As with many sites that existing buildings, variances are needed for items not complying with City ordinance. They are as follows:

1. A large portion of the site is covered with gravel. All new parking areas will be paved with asphalt. No outside storage is proposed. Requesting a variance for the existing remaining gravel.
2. The existing building is only located about 17 feet from the master street plan right of way. Requesting a variance from 30 feet to 17 feet for the existing building and proposed new addition.
3. Street improvements to Schmieding Avenue and Ingram Street are required. The addition is only 1,200 square feet, which is less than 50% of the existing building square foot of 6,026 square feet. We are requesting improving Ingram Street from Schmieding to the north line of the new addition.
4. Perimeter landscaping is required along the north and east property lines. Currently, the proposed addition does not impact the north half of the property and there is existing gravel surfacing to the north property line. The east side of the property is either covered with gravel or paved. The gravel and paved portions are used as an access to rear of the building to the east. Requesting a variance from perimeter landscaping.
5. Interior parking landscaping is required as well as a 10' greenspace between right of way and back of curbs and parking lots. However, space is limited to install an ADA space and obtain the other

An equal opportunity employer

Tabled Per Staff

Board of Adjustments Chairperson

February 11, 2026

Page 2

required parking spaces. Since no new drive is proposed and the drive to the east onto Schmieding is being shared with this development, the area where landscaping could be dedicated is being used for an entrance into the parking lot. Requesting a variance from interior parking landscaping. Due new right of way being dedicated along Schmieding to meet the master street plan, location of the existing building, and required foundation landscaping, there is not enough room to provide the 10' greenspace. Additional landscaping will be added to account for the loss in greenspace in other areas on the property. Requesting a variance from the 10' landscape buffer along rights of way.

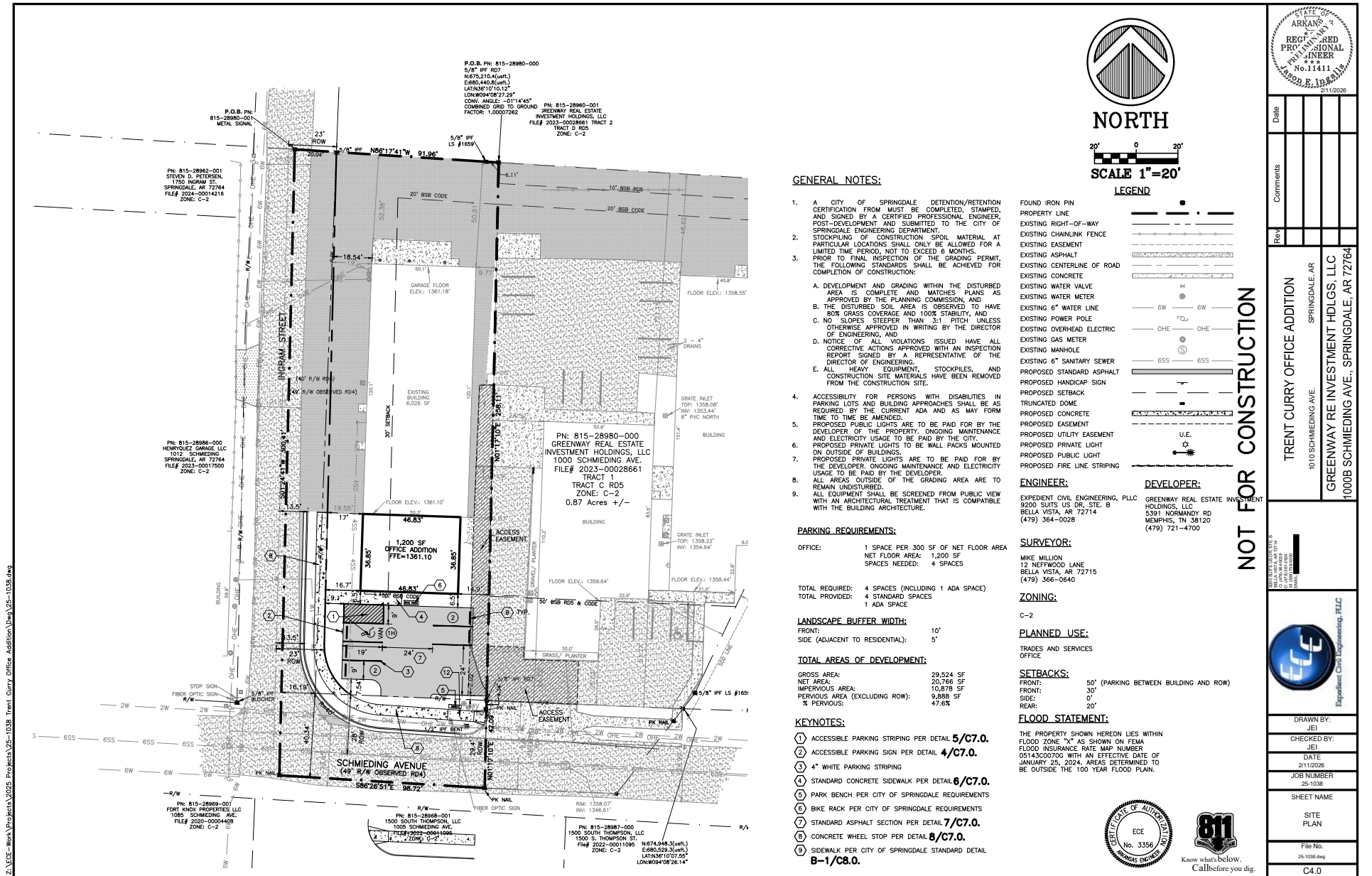
Thank you for your consideration of the variances and we look forward to discussing them further with you and to your approval.

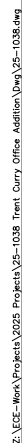
Best Regards,

EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.

Owner/Senior Project Manager





9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (479) 364-0028

Expedient Civil Engineering, PLLC

Email: [REDACTED]

February 11, 2026

Trent Curry Building 815-28980-001

ADJACENT OWNER'S

815-28980-000
GREENWAY REAL ESTATE INVESTMENT
HOLDINGS LLC
5391 NORMANDY RD
MEMPHIS, TN 38120

815-28968-001
1500 SOUTH THOMPSON, LLC
4100 CORPORATE CENTER DR, STE. 310
SPRINGDALE, AR 72762

815-28986-000
HENRYQUEZ GARAGE, LLC
7361 DRURY AVE
SPRINGDALE, AR 72762

815-28962-001
PETERSEN, STEVEN D.
1750 INGRAM ST
SPRINGDALE, AR 72764

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC



Jason E. Ingalls, P.E.
Owner/Senior Project Manager





Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant (person making request) Name: <u>Expedient Civil Engineering, PLLC</u> E-mail: <u>[REDACTED]</u> Address: <u>P.O. Box 5484</u> <u>Bella Vista, AR 72714</u> Phone: <u>479-364-0028</u>	Site/ Location: <u>1010 Schmieding Avenue</u> Assessor's Parcel Number(s): <u>815-28980-001</u> Current Zoning: <u>C-2</u> Waiver Requested: <u>Ingram Street Improvements</u> Total Acreage: <u>0.68</u>
--	---

Please describe your request in detail:

Waiver for street improvements to Schmeiding Avenue and Ingram Street are required. The addition is only 1,200 square feet, which is less than 50% of the existing building

square foot of 6,026 square feet. We are requesting improving Ingram Street from Schmieding to the north line of the new addition.

If you have any additional comments, please attach additional pages to this document.

STAFF USE ONLY

Date Application Submitted: 2/19/2026

Project Number: W26-10

PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 2/19/2026

 PUBLIC HEARING SIGN LOCATION

AERIAL; 2025

Planning Commission Meeting
March 3, 2026



0 380 760
Feet

B26-15, B26-16, W26-10 Trent Curry Building
1000 Schmieding Avenue
Variance from Commercial Design Standards,
Variance from Paving Requirements & for Reduction of Setback,
& Waiver of Street Improvements



PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 2/19/2026

 PUBLIC HEARING SIGN LOCATION

C-2

C-1

C-5

C-2

71B

I-2

C-2

C-2

C-5

C-2

C-2

C-1

C-5

C-2



ZONING

Planning Commission Meeting
March 3, 2026



0 125 250
Feet

B26-15, B26-16, W26-10 Trent Curry Building
1000 Schmieding Avenue
Variance from Commercial Design Standards,
Variance from Paving Requirements & for Reduction of Setback,
& Waiver of Street Improvements



SPRINGDALE™
WE'RE MAKING IT HAPPEN



SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request) Name: <u>Bobby Gold</u> E-mail: <u>[REDACTED]</u> Address: <u>5725 N. Thompson</u> <u>Springdale, AR</u> Phone: <u>501-200-0363</u> Site/ Location: _____ Assessor's Parcel Number(s): _____ _____	Property Owner (if other than Applicant) Name: <u>Chris Walker</u> E-mail: <u>[REDACTED]</u> Address: <u>5725 N. Thompson</u> <u>Springdale, AR</u> Phone: <u>501-551-5502</u> Current Zoning: _____ Rezone Required: _____ Total Acreage: <u>5</u>
--	--

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☐ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

- ☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☐ \$75.00

STAFF USE ONLY

Date Application Submitted: 02/11/2026 Project Number: B26-20
 Date Accepted as Complete: 02/18/2026 Receipt Number: 953

Variance Application – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

We have roughly 450' of our property that needs to be fenced in. We already have Chain Link on 1.421' of the property and want like to match the same existing fence with Black 6" Commercial Chain Link.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

We have pre-existing chain link and would like to make it with heavy commercial Black Chain Link.

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant:

(How will this variance alleviate your hardship?)

It would allow us to keep the same style fence and move in sooner. Another style fence would be more costly and take longer to receive.

Record Property Owner(s): _____

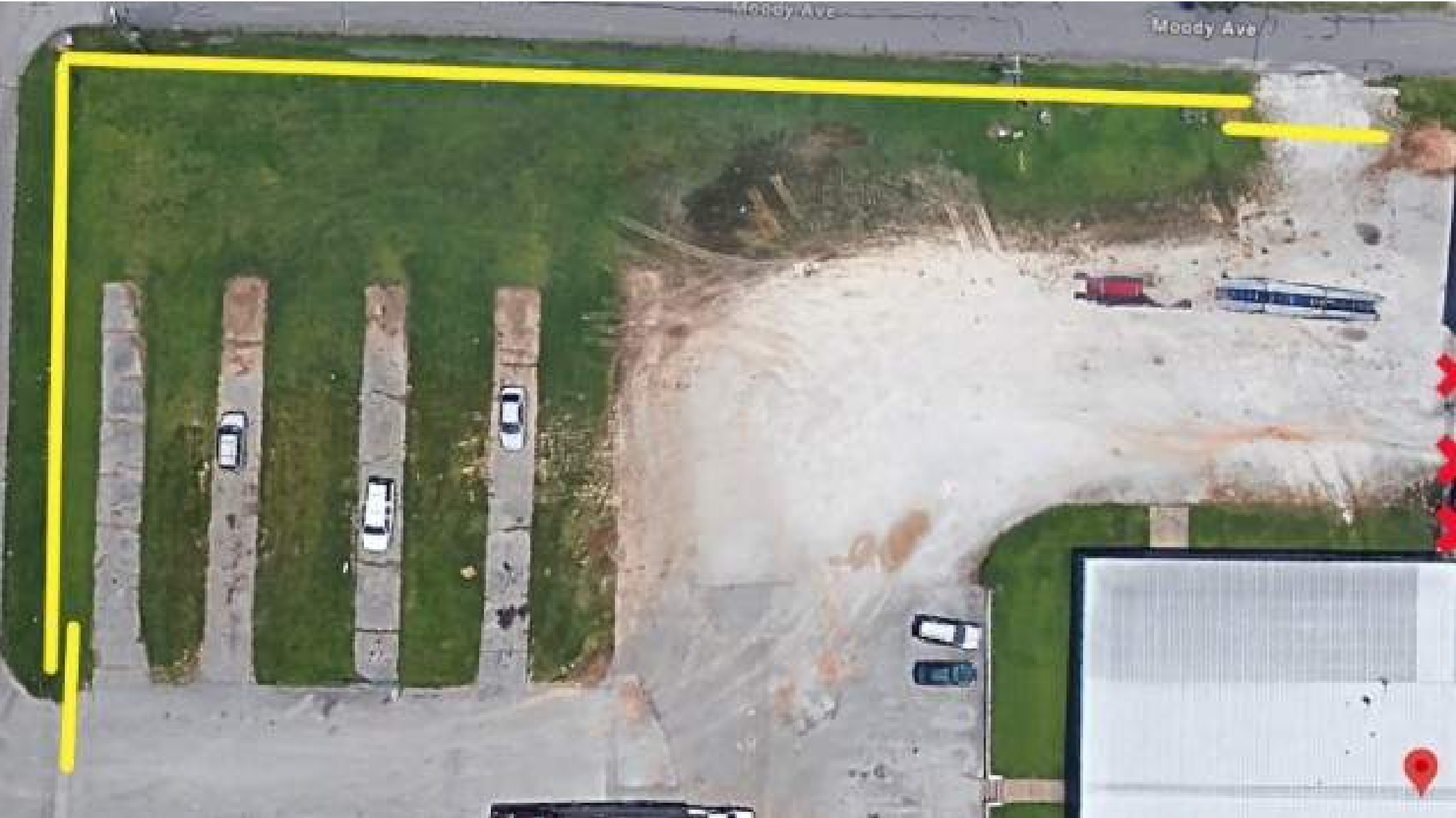
APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant: Bobby Gold

Signature: Bobby Gold Date: 2/11/26

Name of Representative (if applicable): _____

Signature: _____ Date: _____





List of Adjacent Properties

Project: B26-20 – Walkerhogue Industries, LLC
Property Location: 5725 N Thompson St (21-00107-035)

- 1) **Parcel:** 21-03132-000
Owner: MHC International Trading INC
Mailing Address: PO BOX 7891, SPRINGDALE AR 72766
- 2) **Parcel:** 21-03126-000
Owner: Alejandro Carrillo
Mailing Address: 5819 WOODS DR, SPRINGDALE, AR 72764
- 3) **Parcel:** 21-03122-000
Owner: Sandra L Sapp
Mailing Address: 690 MOODY AVE, SPRINGDALE, AR 72764
- 4) **Parcel:** 21-03127-000
Owner: Francisco Reyes
Mailing Address: 630 MOODY AVE, SPRINGDALE, AR 72764
- 5) **Parcel:** 21-00107-025
Owner: P&C Steele Properties LLC
Mailing Address: PO BOX 9778, FAYETTEVILLE, AR 72703
- 6) **Parcel:** 21-00107-045
Owner: Billy Blann
Mailing Address: 14427 E AR 94 HWY, ROGERS, AR 72758
- 7) **Parcel:** 21-00116-050 & 21-00116-045
Owner: KKJ Wholesale
Mailing Address: 501 N BELCREST AVE, SPRINGFIELD, MO 65802

PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 2/19/2026

 PUBLIC HEARING SIGN LOCATION

71B



AERIAL; 2025

Planning Commission Meeting
March 3, 2026



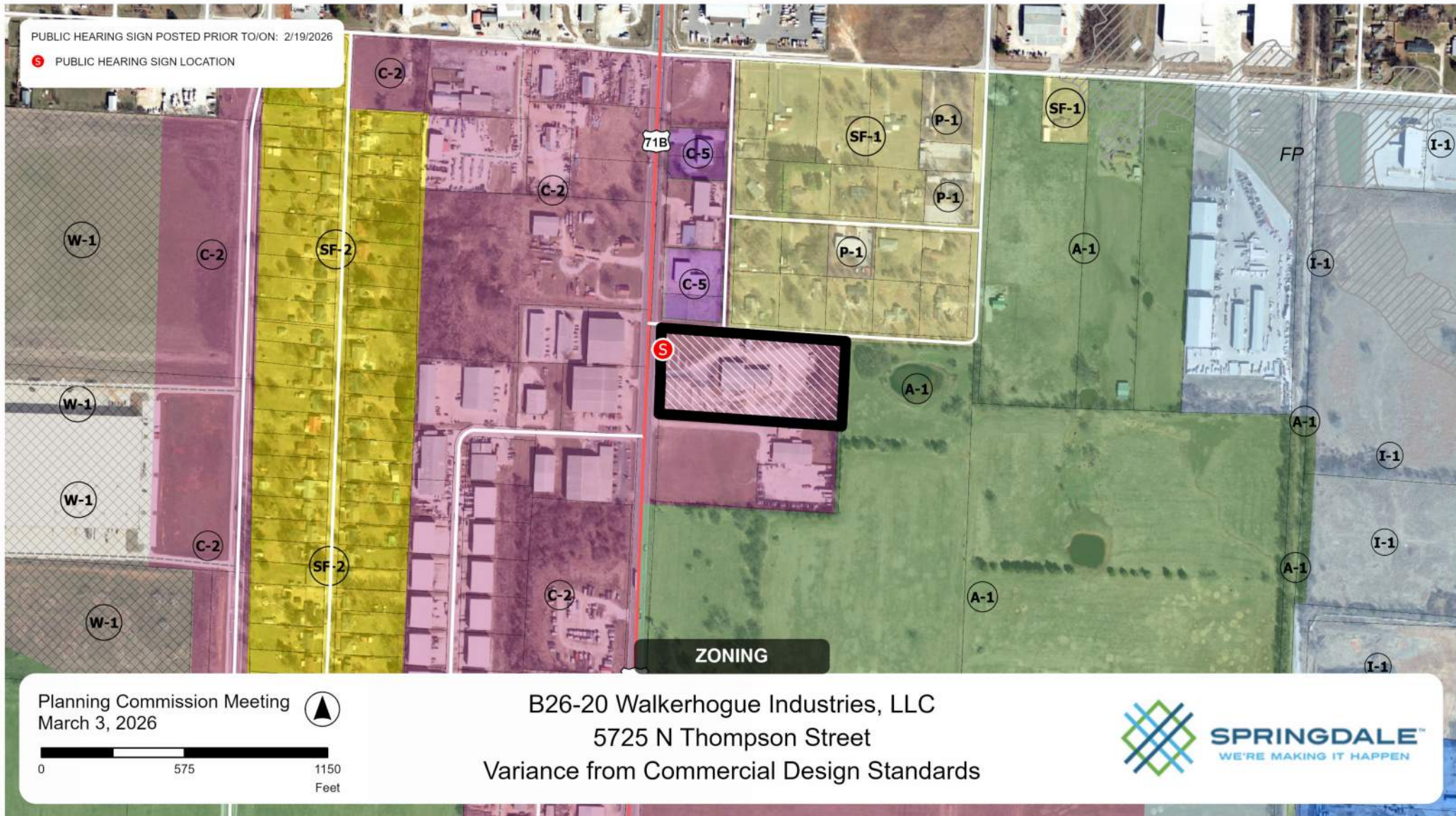
0 190 380
Feet

B26-20 Walkerhogue Industries, LLC
5725 N Thompson Street
Variance from Commercial Design Standards



PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 2/19/2026

 PUBLIC HEARING SIGN LOCATION



Planning Commission Meeting
March 3, 2026



0 575 1150
Feet

B26-20 Walkerhogue Industries, LLC
5725 N Thompson Street
Variance from Commercial Design Standards





Waiver Request

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant (person making request)	Site/ Location: <u>1310 Oak Grove Road</u>
Name: <u>Stephen Green: Trade Pro Construction, LLC</u>	Assessor's Parcel Number(s): <u>815-29801-015</u>
E-mail: <u>[REDACTED]</u>	<u>815-29790-145</u>
Address: <u>13465 Puppy Creek Rd # A</u>	Current Zoning: <u>C-2</u>
	Waiver Requested: <u>Chapter 110 MSP Improvements</u>
Phone: <u>479-200-3102 cell</u>	Total Acreage: <u>5.97 acres</u>

Please describe your request in detail:

Based on prior discussions, the approach has changed and a different waiver is now being requested, with a different way of handling the improvements. A previous waiver (W25-42) was heard, approved by PC and denied by City Council.

ORIGINAL REQUEST TO PC & COUNCIL:

- Tract 1 – requested a waiver
- Tract 2 – applicant committed to constructing the road
- Tract 3 – requested a waiver

PLANNING COMMISSION DECISION: Recommended for approval, grant the waiver.

CITY COUNCIL DECISION: Denied the waiver request, required improvement off site, over all three tracts. During Council's consideration, discussion centered on improvement obligations across all three tracts. Council ultimately denied the waiver request, resulting in required improvements for each tract.

While no appeal was submitted within the 30-day window, the applicant has since returned with a revised request. Staff has confirmed that a new application may be considered when the scope of the request differs from the original proposal. The key difference is in tract 3, off site improvements.

Revised Request:

- Tract 1 – requesting a waiver
- Tract 2 – applicant will construct required improvements
- Tract 3 – applicant will construct improvements, but asking for a later date following sale of the property and determination of development plans. The lot split has now been finalized.

If you have any additional comments, please attach additional pages to this document.

STAFF USE ONLY

Date Application Submitted: 2/19/2026

Project Number: W26-11

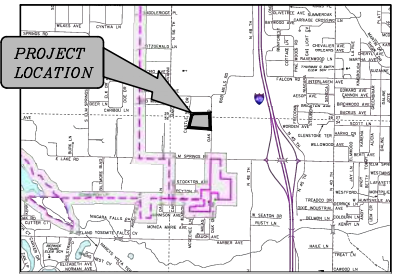


LARGE-SCALE DEVELOPMENT PLAN
TRADE PRO
1310 OAK GROVE ROAD
SPRINGDALE, ARKANSAS

REVISION DATE DESCRIPTION

SCALE: 1"=40'
 DATE: Oct 23, 2025
 DRAWN BY: [Signature]
 W.O. #: 25931

2



VICINITY MAP

OWNER/DEVELOPER: HARMON, HAROLD FLOYD & BILLIE SUE REVOCABLE LIVING TRUST
 2703 PLANK LN
 SPRINGDALE, AR 72762

ENGINEER/SURVEYOR: ENGINEERING SERVICES, INC.
 1207 S. OLD MISSOURI ROAD
 P.O. BOX 282
 SPRINGDALE, AR 72762

PROPOSED USE: OFFICES (UNIT 16)
 OFFICES AND SERVICES (UNIT 21)

CITY ZONING: C-2

BUILDING SETBACKS: FRONT SETBACK = 30'
 FRONT SETBACK IF PARKING IS ALLOWED BETWEEN RIGHT OF WAY AND BUILDING = 50'
 SIDE SETBACK = 0'
 SIDE WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT = 20'
 (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
 REAR SETBACK = 20'

GROSS SITE AREA: 5.97 ACRES

NET SITE AREA: 5.97 ACRES

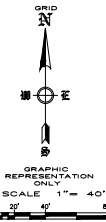
PARKING REQUIRED: OFFICE SPACE = 1 SPACE/300 SF
 6,070 SF = 20 SPACES (1 ADA)
 STORAGE SPACE = 1 SPACE/1,200 SF
 6,993 SF = 6 SPACES
 TOTAL REQUIRED = 26 SPACES (2 ADA)

PARKING PROVIDED: 27 SPACES (2 ADA)

PARCELS: 815-29801-015 & 815-29790-145

FEMA FLOODPLAIN ZONE:

THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOODPLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP 80545X0002000-SPRINGDALE, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: JANUARY 26, 2024.



BUILDING/FIRE INFORMATION

OCCUPANCY GROUP: S & M
 CONSTRUCTION TYPE: IIB
 SPRINKLED: NO

LEGEND	
	IRON PIN FOUND
	PROPERTY LINE
	EASEMENT LINE
	EX. BUILDING SETBACK LINE
	EX. ROAD CENTERLINE
	EX. CURB & GUTTER
	EX. WATER LINE
	EX. STORM DRAIN LINE
	EX. OVERHEAD POWER LINE
	EX. FIBER OPTIC LINE
	EX. ONE CALL MARK
	EX. WATER METER
	EX. FIRE HYDRANT
	EX. SEWER MANHOLE
	EX. POWER POLE
	EX. WATER VALVE
	EX. LIGHT POLE
	EX. WATER METER
	EX. CONTOUR
	PROPOSED FENCE
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING SETBACK LINE
	PROPOSED CURB & GUTTER
	PROPOSED FIRE HYDRANT
	PROPOSED WATERLINE
	PROPOSED SEWER MANHOLE & PIPE
	PROPOSED SINGLE WATER SERVICE
	PROPOSED DOUBLE WATER SERVICE
	PROPOSED SEWER SERVICE
	PROPOSED LIGHT POLE
	PROPOSED HANDICAP RAMP
	PROPOSED TACTILE DETECTION PLATE
	PROPOSED STORM BOX & PIPE

NOTES:

- 1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'00") AS TO BACK OF CURB.
- 2) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
- 3) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
- 4) MODIFIED CURB REQUIRED AT ALL DRIVES.
- 5) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
- 6) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
- 7) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0300). THE BASIS OF BEARINGS FOR THIS PLAN ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
- 8) ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND, EXCLUDING 12KV AND ABOVE.
- 9) STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS, PRIOR TO A FINAL

INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:

- A) DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
 - B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
 - C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
 - D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
 - E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
- 10) ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL STREET LIGHTS ARE REQUIRED AT EACH INTERSECTION AND ALONG THE STREET AT INTERVALS OF 300 TO 350 FEET AS MEASURED ALONG THE CENTERLINE OF THE STREET. THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
 - 12) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
 - 13) A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.



Planning Commission Meeting
March 3, 2026



0 430 860
Feet

AERIAL, 2025

W26-11 Trade Pro
1310 Oak Grove Road
Waiver of Street Improvements on Oak Grove Road



The Springdale Planning Commission met in regular session on Tuesday, February 3, 2026, at 5:00 p.m. in Council Chambers.

Prior to the meeting being called to order, Mark Cloud led the Pledge of Allegiance, and Ray Cardiel gave the invocation.

Roll call was answered by:

Brent Couch – Secretary

Chris Hussein

Garrett Harlan

Clement Ogunyemi

Howard Austin – Vice Chairman

Mark Cloud – Chairman

Ray Cardiel

Tresa Reynolds

Also in attendance were Sharon Tromburg, Director of the Planning and Community Development Division; Jacqueline Perez-Pharr, Assistant Director and Planning Coordinator; Sarah Curry, Senior Planner; Nate Cole, Planner II; Katie Hollingshead, Senior Project Manager with the Engineering Department; Ed Stith with the Building Department; Justin Pinkley, Fire Marshall; and David Phillips, Assistant City Attorney.

Mr. Mark Cloud called to vote on the approval of the January 6, 2026, minutes.

Mr. Chris Hussein moved to approve the January 6, 2026, minutes.

The approval of the minutes from January 6, 2026, is voted on electronically.

VOTE:

YES: Couch, Hussein, Ogunyemi, Harlan, Austin, Cloud, Cardiel, Reynolds.

NO: None.

Mr. Cloud: Thank you.

Election of Officers

Mr. Cloud: Next up is Election of Officers. We'll open this up with nominations. I will begin by nominating Chris Hussein as Chairman and Brent Couch as Secretary. Are there any other nominations?

Mr. Harlan: I'd nominate you, Mark, to be the Vice Chair.

Mr. Cloud: Thank you. Any other nominations? If none, this will be a call for the vote for all three positions.

Mr. Cardiel: Call for the vote.

Mr. Cloud: Thank you, Ray.

The Election of Officers are voted on electronically.

VOTE:

YES: Couch, Hussein, Ogunyemi, Harlan, Austin, Cloud, Cardiel, Reynolds.

NO: None.

Mr. Cloud: That passes eight (8), zero (0).

Mr. Cloud went on to review the items on the agenda that were tabled:

R26-06 **Tippecanoe Junction, LLC**
2544 Butterfield Coach Road
From A-1 to MF-12 & C-1
Presented by Bates & Associates

RP26-02 **Success Avenue Subdivision**
North of Success Avenue, East of S. Cleveland Street
Lots 1-14, Block 1
Presented by Engineering Services, Inc.

Tabled Items

B26-02 **Valor Volleyball**
3744 Wagon Wheel Road
Variance from Minimum Parking Requirement from 95 to 10 Spaces
Presented by Loren Whedbee

Ms. Whedbee: Hi everyone, my name is Lauren Whedbee, and I just opened Valor Volleyball Club this year in Springdale, and it is a competitive travel youth league for kids, and we primarily, the reason for this variance is that we are a drop-off only situation. So that means parents drive by, drop off, leave. We maybe have like realistic; we've been going since October with this, but this is our first time coming into this space to get the variance put through, but for the most part, I've only had like two parents stay at a time in our facility, and that doesn't require 95 spaces. So, I just am requesting that we go from 95 to 10 to meet the standards for you guys in the city.

Mr. Cloud: Thank you for that. Any public comment regarding this request? Commissioners, any questions?

Mr. Austin: I have one. So, like, you are all don't host any tournaments there or anything?

Ms. Whedbee: No. So, we actually have an event planned, and it is at the Springdale Rec Center because I know that we are not at—

Mr. Austin: Okay.

Mr. Cloud: Hey Lauren, do you know, can you share parking spaces with other entities that are around there? Do you have the ability to do that if you do need more parking? Is that something you're able to do?

Ms. Whedbee: Yes, absolutely, I've communicated with Roca, that is the building next door to us, and they said we are more than welcome to use their space after hours, and we primarily function from 5:00 to 9:00 p.m. every single day.

Mr. Cloud: Thank you for that. Any other questions? If none, this is a call for the vote.

Mr. Hussein: Call for the vote.

The variance request is voted on electronically.

VOTE:

YES: Hussein, Ogunyemi, Harlan, Austin, Cloud, Cardiel, Reynolds.

NO: None.

ABSTAIN: Couch.

Mr. Cloud: It passes seven (7), one (1). Thank you.

Ms. Whedbee: Thank you.

B26-05

McDonald's Restaurant

South of 3448 Butterfield Coach Road

Variance for Minimum Distance from Drive-Thru & Residential District

Presented by Danielle Carter

Applicant not present at the meeting.

Mr. Cloud: We'll move it to the end of the agenda. We'll come back to it if Danielle shows up tonight.

Public Hearing – Rezoning

R25-65 Randy Lee, Dorothy J., Oscar Leon, & Opal Reba White
East of 3105, 3105 & 3051 Mountain Road & 3410, 2898, 3334 Cougar Lane
From A-1 to SF-2
Presented by Dana Roza

Mr. Roza: Good evening. Dana Roza with Satterfield Land Surveyors to answer any questions y'all have.

Mr. Cloud: Any questions from staff?

Mrs. Tromburg: I do have some comments for this. So, this rezoning is actually bringing the property more into conformity, as it already exists with residential. And I think there's an Informal Plat currently under review right now. So, this rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval. Assure adequate land allocation for residential purposes by providing lots of adequate size.

Mr. Cloud: Thank you for that. Any public comments regarding this rezone request? Commissioners, any questions? If none, this will be a call for the vote.

Mr. Ogunyemi: Call for the vote.

Mr. Cloud: Thank you.

The rezone request is voted on electronically.

VOTE:

YES: Couch, Hussein, Ogunyemi, Harlan, Austin, Cloud, Cardiel, Reynolds.

NO: None.

Mr. Cloud: That passes eight (8), zero (0). Thank you.

Mr. Roza: Thank you.

Mrs. Tromburg: Staff will prepare an ordinance that goes to council on the 24th.

- R26-04** **D.R. Horton - NW Arkansas, LLC**
South of E. Don Tyson Parkway, East of Hylton Road
From PUD to Revised PUD
- PP26-02** **Brentwood Village, Ph. III, REVISED**
- RP26-03** **Brentwood Village, Ph. I**
Presented by Ben Payne

Mr. Payne: Ben Payne with Strand. Address: 45501 West Canyon Run Drive, Fayetteville. So, with this revision, what it is—the phase three that you see up there—it initially was townhomes, and the revision is to go to more of a single-family approach. The product that Horton is wanting to utilize for this initially started as a townhouse-style product, and so it is a little narrower and deeper. They just found that in other markets and everything, by detaching, people like that more. So, it's the same intent. They're still meant to be leased.

And yeah, we're just going in with traditional street right-of-way and larger street setbacks so that you can park within the actual drives. And then it also includes a large city-dedicated area to the north up there. That is previously in phase one, and then the north part of phase three.

Mr. Cloud: Thank you for that. Can you speak toward your replat on phase one?

Mr. Payne: Yes. So that lot right there—it's Lot 83. Right now, it's just one large open space, and there's an existing monument in the bottom left-hand corner. And so, because we're dedicating, I would say, 95% of that lot to the city, we replatted so that we could keep the monument on a POA property while dedicating the rest.

Mr. Cloud: Understood. Thank you for that. Staff comments?

Mrs. Tromburg: Well, you did a great job summing it up. So, I think since we're going to hear phase three tonight, we've already heard and platted the first couple phases of this. So, I'm not going to revisit the PUD in its entirety, but just as a recap for Commissioners and the public, this is a four-phase single-family low-density residential development totaling 437 homes.

And then, even though Ben touched on it, just procedurally, we're doing the replat because that phase one was already final platted. So, that is going to be how we adjust those lines. Preliminary plat—you'll hear that presentation for phase three. And because what this does is modify the overall lot count or the configuration of the development as a total, we need to rezone to a revised PUD to make sure that our guiding PUD document aligns with all of the updated features of this development.

So, the rezoning—while I'm here, and I figure we may discuss the project, each one, because I think staff will break down parts of it—but for the rezoning portion, the request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval. Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

Mr. Cloud: Thank you. Any further staff comments?

Mrs. Perez-Pharr: I'll go ahead and get started with the preliminary plat and then move into the replat. But for the preliminary plat for Brentwood Village Phase Three, in addition to the standard

planning comments, we have noted the following. Staff encourages a consistent approach to perimeter fencing for this phase of the subdivision to maintain a cohesive and unified appearance within the final plat.

Unless otherwise specified, the city will consider corner lots to have two frontages and two side yards. If a different interpretation is intended, go ahead and leave a note—and that's something for the final plat as well, just to keep in mind. Update the legend to include all symbols and line types used on the plans. Provide the location and size of all street islands. Make sure to include the plantings and improvements that are associated with those islands. Provide crosswalk markings at intersections and at all ADA ramp or truncated dome locations to support safe and accessible pedestrian crossings.

Revise the spelling of "street light" in note number nine on sheet three, and add the following notes to the plat: Lots 23 through 29, 33, and 34 shall not have access to Lot 2X open space. Lots 34 and 35 shall not have access to Lot 2X open space. And Lots 35 through 40 shall not have access to the existing Phase 1 detention area.

Mrs. Hollingshead: Okay. For phase three, submit the full construction set—we're working on that—and then submit a floodplain development permit application prior to construction.

Mr. Cloud: Thank you. Any public comments regarding these requests? Commissioners, any questions?

Mrs. Perez-Pharr: And I'll go ahead and cover the replat.

Mr. Cloud: Oh, sure. Please do.

Mrs. Perez-Pharr: This 106.7-acre PUD includes 21.3 acres of designated green space, approximately, with about 13.2 acres planned for dedication to the city. The replat of Lot 83 in Phase 1 creates Lots 83A and 83B, and that formally separates the area that's intended for city dedication from a smaller portion that will remain under the ownership and maintenance of the POA.

So, in addition to the standard Planning comments, all comments from utility providers and city departments must be addressed prior to approval. If easement vacation is required, the appropriate process will be provided to the applicant. Provide the location and descriptions of all stakes and monuments, including the monument set at subdivision corners and points of bearing change. Show the location and description of all dedicated easements, including the dedicated drainage easement for that lot. Identify the size of all utilities and the drainage systems. I think we're pretty close to showing that, but not quite there yet. Show the location of all existing prominent physical features, including monument signage. Clearly label all common areas. The final plat currently identifies Lot 83 as a common area, but it's not shown in the replat. And then revise the notary acknowledgement to reflect the current year.

Mr. Cloud: Thank you, Commissioners. If there are no questions, the first—

Mrs. Hollingshead: I have a couple of comments, Mark. Sorry, I was pushing the wrong button. Okay. So, is the replat going to be the instrument that dedicates the lot to the city, or will there be a separate instrument? Or do y'all know that yet?

Mr. Payne: We don't know yet.

Mrs. Hollingshead: Okay. We'll just have to make sure we get the right wording on there if you want to do that transfer with it. And then, yeah, like Jackie said, I think the entirety of Lot 83 is a drainage easement. So, it's just the whole thing.

Okay. And then I would like if the POA could confirm that they will continue maintenance of the detention facilities in Lot 83A until an alternate agreement is reached as part of the proposed wetland restoration project that the city's doing. So, POA maintenance meaning mowing, cleaning up litter, accumulated sediment—just regular maintenance. Even after the transfer to the city, we would not take maintenance until our project starts. So, I just want to make sure that's clear.

Mr. Payne: Noted.

Mr. Cloud: Thank you. If there are no more comments or questions, the first thing we do is vote on the PUD—from a PUD to a revised PUD. This is a call for the vote.

Mr. Hussein: Call for the vote.

Mr. Cloud: Thank you.

The rezone request is voted on electronically.

VOTE:

YES: Couch, Hussein, Ogunyemi, Harlan, Austin, Cloud, Cardiel, Reynolds.

NO: None.

Mr. Cloud: That passes eight (8), zero (0). Thank you.

Next, we'll vote on a replat of phase one. This is motion subject to staff comments.

Mr. Couch: Motion subject to staff comments.

Mr. Ogunyemi: Second.

Mr. Cloud: Thank you.

The replat request is voted on electronically.

VOTE:

YES: Couch, Hussein, Ogunyemi, Harlan, Austin, Cloud, Cardiel, Reynolds.

NO: None.

Mr. Cloud: That passes seven (8), zero (0) as well.

And the final is preliminary plat for phase three. This is also a motion subject to staff comments.

Mr. Couch: Motion to for City Council with approval, subject to staff comments.

Mr. Cardiel: Second.

Mr. Cloud: Thank you.

The preliminary plat request is voted on electronically.

VOTE:

YES: Couch, Hussein, Ogunyemi, Harlan, Austin, Cloud, Cardiel, Reynolds.

NO: None.

Mr. Cloud: That also passes eight (8), zero (0).

Mrs. Tromburg: Okay. So, staff is going to prepare an ordinance for the rezoning that goes to City Council on the 24th. Now, the replat, it is eligible to go to next Tuesday, but we would need revisions and finalized by the end of day tomorrow. So, I don't know if you, if it's going to be the instrument that you use to dedicate to the city, then you have the option to hold off and have it go with the rezoning on the 24th. Just communicate that with our office, so we know. Okay.

Mr. Payne: Can do. Thank you all.

B26-05 **McDonald's Restaurant**
South of 3448 Butterfield Coach Road
Variance for Minimum Distance from Drive-Thru & Residential District Presented
by Danielle Carter

Ms. Carter: My name is Danielle Carter. I'm with OFI Chito on behalf of McDonald's. So, we are here today to get a variance due to the 200-foot residential distance. So, from our noise box to the residential zoning, there's no way for us to provide that 200 feet, and so I am just here today to request that variance.

Mr. Cloud: Thank you. Staff comments, if any? Any public comments regarding this variance request? Commissioners, any questions regarding this?

Mr. Ogunyemi: How far is the buffer going to actually be?

Ms. Carter: I can pull up the site plan real quick, if you don't mind me just logging in and grabbing that site plan.

Mrs. Tromburg: That's fine. Or is that dotted line—just remind me, Nate—is that dotted line that I see, is that the 200-foot indicator?

Mr. Cole: Yes. Yeah. So, they included a dotted line on the actual plan that showed the 200-foot buffer from the north. I believe it's just a north property line. So, the orange portion is that area.

Mr. Cloud: Can we go to the other slide? whoever's control. Yeah, right there. So yeah, the dotted line—that's toward the bottom of the restaurant. That's where the drive-thru would normally be to

meet our standards. And we've moved it to the north—we'll just call it the north. Roughly, there's like 15 parking spaces, which is roughly 150 feet. Does that work for you, or are you good with that?

Mrs. Hollingshead: It looks like it's about maybe 75 feet, just quickly looking at the drawing.

Mr. Cloud: There are no further comments. This is called for the vote.

Mr. Cardiel: Call for the vote.

Mr. Cloud: Thank you.

The variance request is voted on electronically.

VOTE:

YES: Couch, Hussein, Harlan, Austin, Cloud, Cardiel, Reynolds.

NO: Ogunyemi.

Mr. Cloud: That passes seven (7), one (1). Thank you.

Ms. Carter: Thank you, guys.

R26-05 Zachary Estep
695 Oak Grove Road & North of 695 Oak Grove Road
From A-1 to C-2
Presented by Dana Roza & Addrionna Bentley

Mr. Roza: Dana Roza with Satterfield Land Surveyors here to answer any questions you have.

Mr. Cloud: Any staff comments? Working on it.

Mrs. Tromburg: The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval. Assure adequate land allocation for commercial areas of sufficient size and in proper locations, and encourage the development of a wide range of commercial development for residents and tourists, to include neighborhood, community, and regional centers.

And for this one, there was an approved development plan that is built out and done, and they want to expand, I think, for parking, and so they need—they have an informal plat right now under review in our office to acquire a little bit more property. So, for zoning compliance, they need to come into the right zoning to match the business next door.

Mr. Cloud: Thank you for that. Any public comment regarding this request? Commissioners, any questions? Can you go back to the other image? So is that the project to—

Mrs. Tromburg: The address on the project It's right there on Oak Grove. That long building right there, literally to the west of in front.

Mr. Roza: It's just right there —

Mr. Cloud: Got it. 10-4. Thank you for that. This will be a call for the vote.

Mr. Ogunyemi: Call for the vote.

Mr. Cloud: Thank you.

The rezone request is voted on electronically.

VOTE:

YES: Couch, Hussein, Ogunyemi, Harlan, Austin, Cloud, Cardiel, Reynolds.

NO: None.

Mr. Cloud: That passes eight (8), zero (0). Thank you, sir.

Mrs. Tromburg: Staff will prepare ordinance for the 24th.

Mr. Roza: Alright, thank you.

Conditional Use

C26-01 Madam Artansas
1700 Ridgecrest Street
Use Unit 28 (Home Occupation) in SF-2
Presented by Shaun & Amanda Adams

Mrs. Adams: I brought things to show. So, my name is Mandy Adams, and I am the founder of Madam Artansas, actually. So, plan on Arkansas and art. So, I'm a local artist, and I've started painting. So, I have a couple of my pieces—abstract art, or a football field on your wall. Your guest won't know the difference.

And I'm also a U of A alum, so I like to paint fun Arkansas-related work—Arkansas animals, that sort of thing. So, I paint these pieces here. Hold on. So, I paint these pieces in my house, and then I take scans of them and upload them online. And I'm using a print-on-demand service. So, if a customer orders a piece, the order will automatically be sent to a fulfiller who will print it and send it right to their house. So, I'm not keeping any inventory in my house. Most of the stuff I paint is for me. I do paint some commissions, but I'm not bringing customers to my house, and I'm just painting it in my house.

So, I'm here to request a conditional use permit for a home occupation permit so I can just pursue these artistic endeavors.

Mr. Cloud: I'm assuming this highlighted room is the room you've dedicated to your art. Is that correct?

Mrs. Adams: Yes.

Mr. Cloud: Any public comments regarding this request? Commissioners, any questions, staff comments?

Mrs. Tromburg: So, for this, it meets all the criteria for a home occupation. And some of the conditions that we put on home occupations that would be listed would be: no alteration of the outside appearance of the residential structure; no outside storage of materials required for the operation of the business; operated only by the resident members of the household; no other employees; requires the use of no greater than 30% of the total heated living space; generates no traffic, parking, sewage, or water in excess of what is normal to the neighborhood; will not produce any fumes, odors, noise, or any other offensive effects that are not normal; will not involve accessory buildings; stock and trade shall not exceed 10% of the floor area of the accessory use; will not require construction of a duplicate kitchen; will not require or cause consumption of food on the premises; and will not provide medical treatment, therapeutic, massage, or similar activities.

Mr. Cloud: Thank you for that. This is a call for the vote.

Mr. Harlan: Call for the vote.

Mr. Cloud: Thank you.

The conditional use request is voted on electronically.

VOTE:

YES: Couch, Hussein, Ogunyemi, Harlan, Austin, Cloud, Cardiel, Reynolds.

NO: None.

Mr. Cloud: That passes eight (8), zero (0). Thank you.

Mrs. Tromburg: Staff is going to prepare a resolution that's going to go to City Council on February 24th.

Preliminary Plats, Replats, & Final Plats

FP26-01 **Nature Walk, Ph. II & III**
East of Cheyenne Trail, End of N. Pleasant Street
Presented by Engineering Services, Inc.

Mr. Haley: Hello, everyone. Josh Haley with ESI here. Tonight, we're asking for the approval of the final plat for Nature Walk, Phases II and III, and I'm happy to answer any questions you may have.

Mr. Cloud: Staff comments.

Ms. Curry: For Planning: the 20-foot utility easement containing the 6-inch sewer main is planned for relinquishment and removal prior to acceptance by the City of Springdale. We need to update the recording references and discuss note number nine on the cover sheet. All street names shall be approved prior to acceptance. Consolidate the sidewalk notes on the cover sheet. Remove out-parcel label from the site information. The city will treat corner lots as having two frontages and two side yards. If a different interpretation is intended, a note identifying corner lots with a single front should be added to the final plat. This helps with fencing in the future. Add additional building setback and utility easement callouts. Verify rear and side setbacks. Clarify the label on the curve table and enter the benchmark data.

Mrs. Hollingshead: And on the Engineering side, we need to submit final plat checklist items, and then once the punch list is complete, schedule a follow-up inspection.

See Staff Memo below:

PLANNING COMMENTS

Reviewed by Sarah Curry

Date Reviewed: 01.29.26

Standard Comments:

1. This Final Plat has been given the number FP26-01. This number should be placed on the plat and all future correspondence and plats pertaining to this Final Plat (*standard comment*).
2. Submit PDF files of the Plat and written comment responses with resubmission (*standard comment*).
3. All comments from the utility companies and other city departments must be addressed prior to approval (*standard comment*).
4. Noted: Punch List from PP23-08 Final Walk Thru must be completed.
5. Noted: 20' U.E. 2007-37865 containing the 6" sewer main planned for relinquishment and removal prior to acceptance by The City of Springdale. Update recording references. Discuss Note #9 on cover sheet.

Project-Specific Comments:

6. All street names shall be approved prior to acceptance.
7. Consolidate sidewalk notes on cover sheet.
8. Remove outparcel label from site information.
9. The City will treat corner lots as having two frontages and two side yards, if a different interpretation is intended a note identifying corner lots with a single front should be added to the final plat.
10. Add additional building setback callouts, verify rear and side setbacks.

11. Clarify the label of the curve table shown below.

STRENGTH/VELOCITY				
Curve #	Length	Radius	Chord Length	Chord Bearing
C1	67.75'	88.00'	66.09'	S84°27'34"E
C2	42.99'	55.00'	41.90'	S20°00'44"E
C3	41.36'	70.00'	40.78'	S18°18'13"W
C4	16.26'	70.00'	16.22'	S28°34'32"W
C5	58.90'	75.00'	57.40'	S25°05'50"W
C6	25.13'	120.00'	25.09'	S08°35'49"W
C7	25.13'	120.00'	25.09'	S08°35'49"W
C8	29.14'	100.00'	29.04'	S79°02'44"E

12. Enter Benchmark Data

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith

Date Reviewed: 01.29.26

All Building and Fire Comments Addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM

Date Reviewed: 01.29.26

PROJECT SPECIFIC COMMENTS

- Submit final plat checklist items
- Complete punch list and schedule a follow-up inspection

End of Memo.

Mr. Cloud: Thank you. Any public comments regarding this request? Commissioners, any questions? Can you tell me what's going on with this dotted—I'm not sure what that means. I can't read it; it's too small. But the linear dotted lines that go from the top right down to the bottom left, if you will, cross about three lots. Can you tell me what that is?

Mr. Haley: Is it about Lots 33 through 35? Does that look right?

Mr. Cloud: Yeah, that sounds right.

Mr. Haley: So, there's an existing sewer easement. Previously, the 6-inch sewer ran through those lots, and then with our development, we rerouted the sewer and kind of took it on that Lot 36–35 lot line and then ran it into the rear of those lots and then kind of carried it further in the northeasterly direction. So, those lines that you're seeing are an existing easement by the Water and Sewer Commission that we are in the process of getting vacated.

Mr. Cloud: Is there a pipe in the ground now, or no?

Mr. Haley: It's abandoned. It's removed. It's not in service. There's an—it's in that 8-inch that we did with the development. So that pipe is no longer there.

Mr. Cloud: So, it's not there—so just not in service. It actually doesn't exist in the ground. Is that what we're talking about?

Mr. Haley: I believe so.

Mr. Cloud: Okay.

Mr. Haley: I believe it's been removed.

Mr. Cloud: Katie, do you have any issues with that? I don't know.

Mrs. Hollingshead: Now, since this is a water sewer easement, they'll just need to take care of it through their commission.

Mr. Cloud: Sure. Thank you. If there's no questions further. This is a motion subject to staff comments.

Mr. Couch: Motion subject to staff comments.

Mr. Harlan: Second.

Mr. Cloud: Thank you.

The final plat request is voted on electronically.

VOTE:

YES: Couch, Hussein, Ogunyemi, Harlan, Austin, Cloud, Cardiel, Reynolds.

NO: None.

Mr. Cloud: That passes eight (8), zero (0).

Mrs. Tromburg: Let us know whenever the abandonment of the easement is finalized. Then we'll schedule whatever the next City Council is after that.

Mr. Haley: Ok, thank you.

Large-Scale Developments

L26-02

Success Avenue Flats

North of Success Avenue, East of S. Cleveland Street

FB26-02

Deviation of Access & Frontage Type in an NC2

Presented by Engineering Services, Inc.

Mr. Bohning: Nick Bohning with ESI here to answer any questions, if you have any.

Mr. Cloud: Staff comments.

Mr. Perez-Pharr: So, in addition to the standard Planning comments, I wanted to explain the deviations a little bit. A deviation is requested from the building development standards for a stacked flat, and it's related to the building access and the frontage design. That includes, you know, if you have an awning there, you need to make sure that there's a porch provided. There are some issues with that based on the outcome of this development and who will be residing there, and so there is no desire for that porch element. A deviation is also requested from the building envelope standards for an NC2 to allow residential use on both ground and upper floors. There is an associated replat that will need to be accepted by City Council before the large-scale development approval can move forward. Revise the required parking count shown on sheet two. A Sign Permit Application must be submitted through the Building Department for the proposed monument sign once the details are finalized. Exterior equipment, we just need to know a little bit more information on that, whether it's mounted to the building itself. I'm not quite sure if that's possible or if it's just going to be out at ground level, and how that's going to be screened. And that's it.

Mrs. Hollingshead: Okay. Please remove the proposed cut line shown in Success Avenue. All street sections shall be determined by formal design with geotechnical analysis; submit those details. Is irrigation provided for the right-of-way landscaping? And then, is there a street light on the far east end of Success? I think we need to add one more street light down there by the cul-de-sac. And then I recommend extending the sidewalks from the parking lot along the backs of all the buildings to meet up with the sidewalk on Success Avenue. People are going to walk there anyway. The floodplain development permit is in review, and it will be issued at the pre-construction meeting.

See Staff Memo Below:

PLANNING COMMENTS

Reviewed by Jacqueline Perez-Pharr

Date Reviewed: 01.29.26

STANDARD COMMENTS:

1. This Large-Scale Development Plan has been given the number L26-02. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission (standard comment).
3. Documentation corresponding to L26-02 should be submitted to planningapplication@springdalear.gov
4. A written response to all comments is required with resubmission (standard comment).
5. This development must comply with the City of Springdale Form-Based Code, or a deviation is required (standard comment).
6. On the cover page, please list/display all associated boundary amendments, deviations, or waivers by their Springdale Planning Department project number (standard comment).
 - a. FB25-13, Ordinance # 6170 - NR1 to NC2

- b. FB26-02, building access + frontage type, and to allow both ground floor and upper floor uses to be residential.
- 7. RP26-02, Success Subdivision Lots 1 – 14, creating Lots 1A, 2A, & 3A must be accepted by the Springdale City Council prior to large-scale development approval.
- 8. In all residential, commercial, and industrial developments submitted after August 30, 2007, all utility wires, lines, and/or cables in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).
- 9. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).

PROJECT SPECIFIC COMMENTS:

- 10. Revise the required parking count listed on sheet 2.
 - a. NC2 – Residential Parking Requirements: .5 spaces/dwelling unit + 1 space for each 10 dwelling units over 50 dwelling units = 31 parking spaces required.
- 11. Submit a sign permit application through the building department for the proposed monument sign when more details are known. The site plan needs to include location, dimensions, setbacks, etc.
- 12. Exterior equipment, whether at ground level or on rooftops, must meet required Build-to-Line setbacks and be fully screened from public rights-of-way in accordance with FBC standards. Ground-level equipment must remain outside street space.
 - a. Exterior Equipment at **grade level** or on the ground floor must be placed a minimum of 10' behind the BTLs, not stored or located within any area considered to be street space, and must be screened from public rights-of-way by use of screening or walls. Street walls used to conceal equipment are subject to the requirements in the Street Walls section of the FBC manual.
 - b. Equipment on **roofs, elevated areas, or on upper floor levels** must be placed a minimum of five (5') feet behind the Build-to-Line(s) and be screened from view from public rights-of-way by the use of parapet walls or enclosures designed to conceal the equipment. Parapet Walls used to screen equipment are subject to the requirements for the Parapet Walls section of the FBC manual.
- 13. Provide percentages for the proposed building materials.
- 14. Lighting to illuminate the exterior of buildings adjacent to the pedestrian realm is required for the Stacked Flat building type. (Requirements include: Placement, candela + uniformity, & other requirements for primary and secondary building facades)
- 15. Stacked Flats Building Development Standards: Deviation Requested
 - a. Access: Principal entry to building via common entrance from the primary street.
 - b. Frontage Type: Awnings allowed if a porch is present.
- 16. NC2 Building Envelope Standards: Deviation Requested
 - a. Use Requirements: Residential on both ground and upper floors.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith

Date Reviewed: 01.29.26

Provide a flow test from existing hydrant on Cul-De-Sac of Success Ave. If flow is insufficient (<1500 GPM) a main line extension from the hydrant to the north to the 6 in main to the south should provide sufficient fire flow.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM

Date Reviewed: 01.27.26

PROJECT: L26-02 Success Ave Flats

REVIEW DATE: 1/27/2026

STANDARD COMMENTS

(no response required)

- **106.1** - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current ADA and as may from time to time be amended.
 - o This note is left in place throughout the design process to ensure that access is maintained.
- A performance bond shall be submitted to the city prior to project approval for all public improvements.
- A maintenance bond shall be submitted to the city prior to COO for all public improvements.
- Work in city ROW shall be coordinated with Public Works Signalization to prevent damage to streetlights. PW needs to oversee depths, backfill, wire sizing, conduit sizing, etc.

PROJECT SPECIFIC COMMENTS

1. Chapter 110 – Streets, Sidewalks and Other Public Places

(Ord. No. 3258, § 1, 11-12-02)

- Remove the cut line shown in Success Ave
- All street sections shall be determined by formal design with geotechnical analysis
- Is irrigation provided for ROW landscaping?
- Is there a streetlight for the far east end of Success Ave? Appears to be more than 250 feet from last light to the cul-de-sac
- Recommend extending sidewalks from the parking lot along the backs of all buildings to meet up with Success sidewalk. People will walk there anyway.
-

2. Chapter 50 – Floods

(Ord. No. 4110, § 1, 9-11-07)

- FDP application in review

End of Staff Memo.

Mr. Cloud: Thank you for that. Any public comments regarding this?

Mr. Stith: Yeah, I have just one comment. We didn't receive a flow test off of Success Avenue from the cul-de-sac. So, I'm going to need a flow test indicating 1,500 gallons per minute or better. It's a green-top hydrant, which means it may not provide that. And if it can't provide that, we're going to need to connect that 36-inch main to the north to the 6-inch along Success.

Mr. Bohning: Yeah, we requested a flow test.

Mr. Stith: Okay.

Mr. Bohning: It's being done.

Mr. Stith: We'll just need to see it before we finalize.

Mr. Cloud: Thank you, Ed. There no any questions from Commissioners. There are none. We'll take the deviation of excess and frontage type and NC2. This will be called for the vote.

Mr. Cardiel: Call for the vote.

Mr. Cloud: Thank you.

The deviation request is voted on electronically.

VOTE:

YES: Couch, Hussein, Ogunyemi, Harlan, Austin, Cloud, Cardiel, Reynolds.

NO: None.

Mr. Cloud: Deviation request has been passed (8), zero (0).

Next is a large-scale. Motion subject staff comments.

Mr. Couch: Motion subject to staff comments.

Mr. Hussein: Second.

Mr. Cloud: Thank you.

The Large-scale request is voted on electronically.

VOTE:

YES: Couch, Hussein, Ogunyemi, Harlan, Austin, Cloud, Cardiel, Reynolds.

NO: None.

Mr. Cloud: That also passes eight (8), zero (0).

Mr. Bohning: Thank you, guys.

- L26-04** **United Auto Group**
NE Corner of W. County Line Road & N. Thompson Street
- B26-06** **Variance from Commercial Design Standards**
(A) Parking Lot Orientation
(B) Pedestrian Flow
(C) Central Features & Community Spaces
(D) Facades & Exterior Walls
(E) Detail Features
(F) Landscaping
(G) Lighting
- W26-03** **Waiver of Street Improvements on N. Thompson Street**
Presented by Bates & Associates

Mr. La Salle: Eli La Salle here from Bates and Associates. I have a brief statement from our architect, who could not be here today, but a couple of the variances are architecture-related. So, just real quick, the primary structure includes a modest showroom area intended for customer reception, vehicle display, and administrative functions. This area has 2,141 square feet. Adjacent to the showroom, the facility incorporates four enclosed service garages. These bays are dedicated for light auto maintenance. The total structure will be 4,539 square feet. The building materials are brick, corrugated metal, and metal accents, arranged to give the building a modern, sophisticated look. The site layout prioritizes safe traffic flow with clearly defined entry and exit points, adequate customer parking, and designated areas for vehicle staging. Landscaping buffers are included along property lines to maintain an attractive streetscape and reduce visibility of operational areas. Overall, the dealership is designed to be a low-intensity commercial use that fits comfortably within the zoning requirements, supports local economic activity, and maintains compatibility with neighboring properties. And just my kind of personal interpretation of the reason that we have a few variances requested is just the use as an auto sales, you kind of want something a little bit different than you would from a typical commercial use, as far as displaying vehicles for sale. You have maybe less frequent customers, but hopefully larger sales than you would experience from a typical commercial use. And then I'm here to answer any questions you might have.

Mr. Cloud: Thank you. Staff comments?

Mr. Cole: In addition to standard comments on this project, as Eli explained, they have a variance for Commercial Design Standards and a waiver for street improvements. Currently, there's no sidewalk or anything like that along Thompson, so that's kind of a major aspect of the waiver request. The comments that will be addressed by the Commercial Design Standards include that 60% of the off-street parking may not be in between the front façade and the road, foundation landscaping, pedestrian access, material repeating unbroken for 30 feet, rooflines, façade breaks, and lighting. Most of those pertain to the rear façade. There are two other comments. We suggest adding a truncated dome or some kind of detectable warning surface along the portion of the sidewalk adjacent to ADA parking. There was also a mention of a monument sign, and we just ask that the location be indicated on the plans to make sure there's no conflict with utilities or anything like that.

Mrs. Hollingshead: Submit final details for the StormTech system, including material specifications, dimensions, installation instructions, etc. Submit the approved ARDOT permit prior to construction. The developer is required to improve the abutting street to the City of Springdale standards in accordance with the Master Street Plan. Thompson should have a 10-foot sidewalk, and they've requested a waiver. We are moving forward with our County Line extension project right south of this development, and it will actually extend up Thompson a little bit. So, I would recommend that they pay in lieu of that 10-foot sidewalk, and then if we can make that payment, just put it right into the bond funds and we'll be able to construct it during that project. I think that would be the best case. And then submit a floodplain development application, please.

See Staff Memo:

PLANNING COMMENTS

Reviewed by Nate Cole

Date Reviewed: 01.29.26

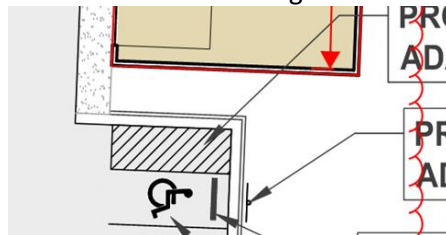
Standard Comments

17. *This Large-Scale Development Plan has been given the number L26-04 This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (Standard comment)*
18. *A written response to all comments is required with resubmission. (Standard comment)*
19. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (Standard comment)*
20. *In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (Standard comment)*
21. *The developer is required to dedicate right-of-way of an abutting street in conformance with the City of Springdale Master Street Plan. (standard comment)*
22. *Variance B26-06 requested for commercial design standards. Those applicable comments are still present in this document.*
23. *Rezoning R26-03 Sami Haddaji approved.*
24. *Waiver W26-03 pending for street improvements along N. Thompson.*

Planning Comments

Reviewed by: NATE COLE

1. Suggest adding truncated dome or detectable warning surface for this portion of sidewalk.



2. No more than 60% of the off-street parking area for the entire property can be located between the front façade within the front yard of the principal building and the primary abutting street.
3. Foundation landscaping is required.
4. Building must have pedestrian access from the public ROW via sidewalk connection.
5. No material shall repeat unbroken for 30' (rear façade)
6. Roof lines shall be varied with a change in height every 100 linear feet in the building length. Rear façade has no change in roof nor wall projections.
7. Update site plan with intended monument sign location. Building and wall signage shall conform with Chapter 98 of the Springdale Code of Ordinances.
8. Façades over 100' in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standards, of at least 3' in depth continuing a length of 20'
9. Lighting may not exceed .5 fc along the east property line (residential use).
10. If variance and waiver are approved, those approvals will need to be indicated on the plan set.
 - a. Rezoning R26-03 Approved at the 01.27.26 City Council meeting.

BUILDING AND FIRE COMMENTS

Reviewed by Ed Stith

Date Reviewed: 09.29.25

All building and fire comments addressed.

ENGINEERING COMMENTS

Reviewed by Katie Hollingshead, PE, CFM

Date Reviewed: 09.29.25

STANDARD COMMENTS

(no response required)

- **106.1** - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current ADA and as may from time to time be amended.
 - o This note is left in place throughout the design process to ensure that access is maintained.
- A performance bond shall be submitted to the city prior to project approval for all public improvements.
- A maintenance bond shall be submitted to the city prior to COO for all public improvements.
- Work in city ROW shall be coordinated with Public Works Signalization to prevent damage to streetlights. PW needs to oversee depths, backfill, wire sizing, conduit sizing, etc.

PROJECT SPECIFIC COMMENTS

3. Chapter 106 – Stormwater Drainage

(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245, § 1, 1-23-18)

- Submit details for Stormtech system – material specs, dimensions, installation instruction, etc.

4. Chapter 110 – Streets, Sidewalks and Other Public Places

(Ord. No. 3258, § 1, 11-12-02)

- Submit approved ARDOT permit prior to construction
- **110.111** - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
 - o Thompson should have a 10' sidewalk
 - o Waiver requested, recommend payment in lieu of sidewalk so it can be added to the County Line Rd project and built by the city

5. Chapter 50 – Floods

(Ord. No. 4110, § 1, 9-11-07)

- Submit a floodplain development application

End of Staff Memo.

Mr. Cloud: Thank you. Any public comments regarding this property? Commissioners, any questions? I have a couple.

Mr. La Salle: Oh yeah, for sure.

Mr. Cloud: Typically, when I see this many variances, my first question is, have you met with our staff? Have we discussed these variances and how to address them as best as possible to reduce them to some degree? One question, landscaping. Do you not have the landscape in the right place, or do you not have the right amount of landscaping, period?

Mr. La Salle: So, it is specific to the foundation landscaping. It's because they want to have a showroom and the garages mentioned.

Mr. Cloud: Correct.

Mr. La Salle: They don't want the landscaping to obscure the view into the showroom or block the garages.

Mr. Cloud: Are you okay with adding the needed landscaping in other areas on the site in lieu of the foundation landscaping?

Mr. La Salle: I believe so, yeah.

Mr. Cloud: You good with that? Because you have a lot of room to the southeast of the property line where there's no building and no parking lot. I think that could work for you.

Mr. La Salle: Yeah.

Mr. Cloud: So, that's one. Lighting. Unfortunately, I'm a recovering lighting designer, and looking at the site and what you submitted, I don't think there's an issue. I don't think there's a need to

ask for a variance. So, either, I can vote on it, and I can submit my no. Or you can go back to the drawing board, and just get that done. I think there's a way to get the lighting to our standards on this property. It's not a hardship in my opinion.

Mr. La Salle: Sure.

Mr. Cloud: Do you want to remove that, or do you want us to vote on it? We'll be taking these separately, at least some of them.

Mr. La Salle: Yeah, I think we'd be all right with removing it.

Mr. Cloud: Okay.

Mr. La Salle: Would that be removing the lighting variance?

Mr. Cloud: Yeah. That means you just have to meet our standards on lighting.

Mr. La Salle: Yes.

Mr. Cloud: With calculations and light levels.

Mr. La Salle: Yes, sir.

Mr. Cloud: I think you can do that.

Mr. La Salle: Yes.

Mr. Cloud: Thank you.

Mr. La Salle: Sorry, just to clarify.

Mr. Cloud: Yes. Please.

Mr. La Salle: For the landscaping, would we still be requesting the variance from foundation landscaping and then proposing to provide additional landscaping elsewhere on the site?

Mr. Cloud: Correct. We're not saying you have to put it up against the building. I understand why you're asking not to do that. We would like to have the same amount of landscaping somewhere on the site.

Mr. La Salle: Yes, sir. Perfect.

Mr. Cloud: Thank you. I guess that's the main ones I have. Anybody else have any questions about these variance requests?

Mrs. Tromburg: What was the pedestrian flow? Was that a sidewalk out to the public right-of-way?

Mr. La Salle: Yes.

Mrs. Hollingshead: And just remember that when we do that County Line project, there will be a tunnel underneath 71 to connect to the greenway.

Mr. Ogunyemi: So, with the landscaping, did I not read that you all are going to replace a lot of that with planters, or did I misinterpret that?

Mr. La Salle: I believe they're planning to have planters as well, yes.

Mr. Couch: So, with the redo, there's going to be a tunnel underneath. Is the recommendation that there then be connectivity from that to the building?

Mrs. Tromburg: I was getting clarification on the pedestrian flow. One of our commercial requirements is that they build a sidewalk or pedestrian path from the business to the public right-of-way. With Katie's mention of the improvements, that's an added benefit.

Mrs. Hollingshead: Yeah, walkability doesn't really seem reasonable at this site now, but in the next couple of years, it will increase a lot.

Mr. Cloud: In regard to the waiver for street improvements, are you okay with a payment in lieu that Katie mentioned earlier?

Mr. La Salle: Yes, sir.

Mr. Cloud: Okay.

Mr. La Salle: And sorry, just again, to clarify, that would be with the waiver and then also a fee in lieu.

Mr. Cloud: I believe it would be replacing it. So, you're no longer asking for a waiver. You've agreed to do a payment in lieu, which we would coordinate with you what that looks like.

Mrs. Hollingshead: Council still has to pick payment in lie on the—

Mr. Cloud: Say again.

Mrs. Hollingshead: Council will still have to pick that option.

Mr. Cloud: That's right. So, this is a recommendation. Fair enough. So, we would recommend to the City Council to accept a payment in fee in lieu in place of the waiver.

Mr. La Salle: Okay.

Mr. Cloud: Does that make sense? Okay. Any other questions?

Let's do the waiver request first, which is now assuming that Commission's good with it. It will be a recommendation, a motion to forward to City Council to recommend a payment in lieu.

Mr. Ogunyemi: I move that we forward this to City Council with the recommendation of a payment in lieu for those street improvements.

Mr. Harlan: Second.

Mr. Cloud: Thank you.

The waiver request is voted on electronically.

VOTE:

YES: Couch, Hussein, Ogunyemi, Harlan, Austin, Cloud, Cardiel, Reynolds.

NO: None.

Mr. Cloud: That passes eight (8), zero (0).

Next up is the variances. I believe the lighting has been removed, that they will fix that. They're no longer asking a variance for that. Landscaping. We still have a variance, but they have agreed to replace the foundation landscaping with landscaping other places on the site. I guess the only other one we really talked about was pedestrian flow. Does the Commission have any comments, questions, or thoughts about not requiring a sidewalk from the building to the future sidewalk along 71?

Mr. Couch: I would recommend, based on feedback we just heard, that we, I mean, it would be needed.

Mr. Cloud: Fair enough. Do you want to remove your request for pedestrian flow reference, or you want us to vote on it?

Mr. La Salle: I believe the variance from pedestrian flow was because there is no sidewalk on or adjacent to the site, though we do now know that that will be at least reaching to the site with that County Line project. But so, I yeah, I believe we would remove that. That variance request, and we will look at the site.

Mr. Cloud: Okay. So, you're removing that one as well.

Mr. La Salle: Yes, sir.

Mr. Cloud: Okay. So, now just to catch everybody up, including myself. The variances are parking lot orientation. That's because the building is all the parking or most of the parking is in front of the building, which, based on the use, is the primary reason for that. Central features and community spaces, facades and exterior walls, and detail features. Those are the primary variance requests. I guess landscaping, if you look at as there's no foundation landscaping due to the garage doors, but there will be the exact number amount of landscaping that we typically require on the site. So, having said that, do we want to take these variances with one vote?

Mr. Harlan: Yes.

Mr. Cloud: Okay. So, call for the vote.

Mr. Harlan: Call for the vote.

Mr. Cloud: Thank you.

The variance request is voted on electronically.

VOTE:

YES: Couch, Hussein, Ogunyemi, Harlan, Austin, Cloud, Cardiel, Reynolds.

NO: None.

Mr. Cloud: That passes eight (8), zero (0).

Hopefully, someone took really good notes. I appreciate you. Thank you.

Mr. La Salle: Yeah. Thank you very much.

Mrs. Tromburg: Hold on, don't...

Mr. Cloud: I guess we got to approve your development in general. Large-scale development. This is motion subject to staff comments.

Mr. Couch: Motion subject to staff comments.

Mr. Ogunyemi: Second.

Mr. Cloud: Thank you

The Large-Scale Development request is voted on electronically.

VOTE:

YES: Couch, Hussein, Ogunyemi, Harlan, Austin, Cloud, Cardiel, Reynolds.

NO: None.

Mr. Cloud: That passed as well. Thank you, sir.

Mrs. Tromburg: And the waiver request staff is going to write up a resolution that goes on the 24th, and so you're recommended to come.

Public Hearing – Form-Based Code

FB26-03 Ashley Vaughn

616 W. Center Avenue

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

Presented by Jonathan Kipp

Mr. Kipp: Hi. So, Ashley purchased the house, and we were just going to replace the fence where it was.

Mr. Cloud: Sorry, what's your name, sir? State your name.

Mr. Kipp: Sorry, I'm Jonathan Kidd.

Mr. Cloud: Thought you might be, but just wanted to clarify. Thank you.

Mr. Kipp: Sorry, yeah. And so that's pretty much what we're wanting to do. It's not really the front of the house, but my understanding it's considered the front of the house because it's a corner lot. So, you can see the existing fence that's there on the back. We're going to remove that. And we're wanting to move it in. It's like 15 feet from the road and do that as a privacy fence. The six-foot privacy fence.

Mr. Cloud: Will it connect to another fence, or is it just? Will it turn and go north, or turn and go—I see it now.

Mr. Kipp: Yes, it goes north. It's the red line, that line on the left side of the picture, and it connects to the existing fence at the back.

Mr. Cloud: Understood. Staff comments, if any, public comments regarding this request, the new fence height. Commissioners, any questions?

Mrs. Tromburg: Ask what material?

Mr. Kipp: Cedar, just—

Mrs. Tromburg: Ok.

Mr. Kipp: Fence pickets.

Mr. Cloud: If no questions. This is called for the vote unless you have a question, sir.

Mr. Ogunyemi: No.

Mr. Cardiel: Call for the vote.

Mr. Cloud: Thank you.

The deviation request is voted on electronically.

VOTE:

YES: Couch, Hussein, Ogunyemi, Harlan, Austin, Cloud, Cardiel, Reynolds.

NO: None.

Mr. Cloud: That passes eight (8), zero (0). Thank you, sir.

Mr. Kipp: Thank you.

Board of Adjustment

B26-07 **William Conner Presley**
4001 Dixon Street
Variance from Paving Requirements
Presented by William Conner Presley

Mr. Presley: My name is Connor Presley. I'm happy to answer any questions.

Mr. Cloud: What are you doing, Connor? What's going on here?

Mr. Presley: Well, I built a driveway, and Code recently told me it was not up to Code. So, here I am.

Mrs. Hollingshead: So, in our driveway expansion ordinance, it talks about the expansion should be the same material as the original driveway. And so, that's why this one came up, and I believe the next one is the same situation.

Mr. Cloud: Did you do this for pervious reasons?

Mr. Presley: No.

Mr. Cloud: No. Why did you do concrete, gravel, and then concrete again underneath the patio? Just curious.

Mr. Presley: I mean, just aesthetic reasons. I didn't necessarily want a big chunk of driveway in my front yard.

Mr. Cloud: Yeah, understood.

Mr. Presley: Wanted to do something different, I guess.

Mr. Cloud: Yeah. Is that loose gravel, or is it—?

Mr. Presley: It's got an underlayment, and it's got a stabilization grid on it, so it's not necessarily going anywhere.

Mr. Cloud: Yeah, a slight pervious pavement type of thing, which is good.

Mr. Presley: I just didn't know what that word meant.

Mr. Cloud: So, any public comments regarding this request?

Mr. Cardiel: How many inches is that of gravel?

Mr. Presley: It's got SP2 under it, like 4 inches. I think the top gravel is just like an inch and a half. So,

Mr. Cloud: It's like you got ribbon and concrete all the way around it to kind of hold it in place. Is that correct?

Mr. Presley: Yes, sir. It's a 12-inch curve. Thank you.

Mr. Cloud: Well, will that call for the vote?

Mr. Hussein: Call for the vote.

Mr. Cloud: Thank you.

The variance request is voted on electronically.

VOTE:

YES: Couch, Hussein, Ogunyemi, Harlan, Austin, Cloud, Reynolds.

NO: Cardiel.

Mr. Cloud: Passes seven (7), one (1). Thanks for slowing down our water.

Mr. Presley: No problem. Thanks, guys.

B26-08 **Ricardo Martinez & Genesis Anaya**
810 N. Pleasant Street
Variance from Paving Requirements
Presented by Ricardo Martinez & Genesis Anaya

Mr. Martinez: Hello, my name is Ricardo Martinez. I'm here for the variance. I guess I put asphalt next to concrete, and I guess that's not I guess up to Code.

Mr. Cloud: Is this what it looks like today?

Mr. Martinez: Yes.

Mr. Cloud: And the previous picture is what it used to look like?

Mr. Martinez: Yes.

Mr. Cloud: Okay. Any staff comments, Commissioners, any questions?

Mr. Couch: This doesn't go against the amount of coverage per front of the you know what I mean concrete per let —

Mrs. Hollingshead: You did come in and get a permit.

Mr. Martinez: I did.

Mrs. Hollingshead: For the driveway, I think we checked all that.

Mr. Martinez: I did come and get permit.

Mrs. Hollingshead: Right

Mr. Martinez: So, I mean, I was under the idea that you know it was okay, but then—

Mrs. Hollingshead: It's a pretty big lot, too.

Mr. Martinez: But I mean, it's helped me cause even with the gravel, there was a lot of puddling so, it was the constant mess there.

Mr. Cloud: Sure.

Mr. Martinez: With the asphalt, I mean, I've had a great improvement. I mean, I haven't. My backyard used to be a whole—

Mr. Cloud: Sure.

Mr. Martinez: —lake, but now it's good.

Mr. Cloud: What's the use? Why do you require this much pavement? What do you do on the site, or what happens here?

Mr. Martinez: I mean, that's just for personal. I have kids. There's the basketball hoop as well. So, I want to give them more space. I mean, it's me, it's my two sons, and then my sister that typically play. And you know.

Mr. Cloud: Is that a hoop above the garage door? Is that what that is?

Mr. Martinez: No. It's on the other—

Mr. Cloud: Behind the house?

Mr. Martinez: It's like to the driveway, but I want—

Mr. Cloud: Oh, 10-4.

Mr. Martinez: Yeah.

Mr. Cloud: You need to put a three-point line down there. Alright, any public comments regarding this request?

Ms. Leahy: I do.

Mr. Cloud: Okay. Please come to the podium, state your name and address. And, if you have any comments regarding this request, we'd love to hear it.

Ms. Leahy: Yes. Could I give you some paperwork?

Mr. Cloud: You gave it to the right guy. He's a lawyer. State your name and address, please.

Ms. Leahy: My name is Debbie Leahy. I live at 806 North Pleasant, two houses south of 810 North Pleasant. For the past four years, the and I don't know this gentleman. I don't recognize him as the gentleman who lives at 810 North Pleasant, but they've been running a concrete business. And those pictures are taken of across from my side door is to my house. I don't have a back door. So, it goes across the lawn of 808 North Pleasant, where there's a concrete business, and they've laid clay.

Mr. Cloud: Are you speaking of 810 or—

Ms. Leahy: Well,

Mr. Cloud: We just want to talk about 810.

Ms. Leahy: Okay. 810. Alright

Mr. Cloud: Yeah, yes, that's the only one we're talking about, 810.

Ms. Leahy: The asphalt is to, I guess, further operate their concrete business from this address. It leads to a barn and a privacy fence, and they have trailers and dumpsters and all the equipment they need to run their insulation business. Excuse me.

Mr. Cloud: Is it insulation or concrete?

Ms. Leahy: Concrete's at 808. Insulation is at 810.

Mr. Cloud: Do you have an installation company, sir?

Mr. Martinez: Yes, but I do have a actual, I don't have any of my equipment there. I actually have a warehouse, or my associate has a warehouse in his private land that we store all our things, and I mean I can submit proof of that and everything too, but I don't have any of my insulation equipment there.

Mr. Cloud: Does your group ever meet here and then get—

Mr. Martinez: No

Mr. Cloud: Your thing, leave, or anything?

Mr. Martinez: I mean, I bring my truck—

Mr. Cloud: Sure.

Mr. Martinez: But I mean, that's it.

Mr. Cloud: Yeah

Mr. Martinez: I don't bring the actual.

Mr. Cloud: Okay. Thank you. Any other comments about 810?

Ms. Leahy: They conduct business there for... they conduct business there regularly.

Mr. Cloud: Thank you.

Ms. Leahy: And I have more photographs that I can submit.

Mr. Cloud: Anything else? Thank you.

Ms. Leahy: Thank you.

Mr. Cloud: Any other public comments? Commissioners, any questions?

Mr. Couch: Is there a protocol for this scenario?

Mrs. Tromburg: I will say that staff, multiple Departments have checked this, and right now, our only concern, and that's before the Planning Commission, is just the varying material types for the driveway at 810.

Mr. Cloud: Yeah, I really, I get, I think it's beyond our scope to talk about what the site is used for. I think we're just discussing, are we're okay with this being paved?

Yeah. Any other questions? Good question, Brent. If there are none, this is a call for the vote.

Mr. Harlan: Call for the vote.

Mr. Cloud: Thank you.

The variance request is voted on electronically.

VOTE:

YES: Couch, Hussein, Ogunyemi, Harlan, Cloud, Cardiel, Reynolds.

NO: Austin.

Mr. Cloud: That passed seven (7), one (1). Thank you.

Mr. Martinez: Thank you.

Waivers

W26-06

Fellowship Bible Church

2000 W. Emma Avenue

Waiver of Street Improvements on W. Emma Avenue & N. Campbell Drive

Presented by David Gilbert from Plymouth Engineering, PLLC

Mr. Gilbert: I'm David Gilbert with Plymouth Engineering. Fellowship Bible Church is proposing to do a couple of small building expansions that add up to about 4,800 square feet. They have over 700 feet of frontage on these two roads, and the cost of street improvements would just be grossly disproportional to the amount of construction they're actually doing. Fellowship Bible Church is a not-for-profit entity. It's a church, and a fairly small church. They have two or three hundred people in attendance there weekly. So, this is not a mega church. They are not made of money. As part of the building expansion, they are being required to address life safety issues, which include a quarter of a million dollars in providing a sprinkler system inside the entire building, not just the additions. So, this is already a very expensive project for them. There will be an opportunity in the future for street improvements to be done. They are planning to do a sanctuary expansion at some point. We don't know when that will be at this time. But, you know, this is not the last effort to do this. The surrounding properties are mainly single-family residential for 300 feet to the west and 700 feet to the north, and about as far as you can see to the east and the south. So, there won't be any improvements done here. The improvements prescribed by the Master Street Plan to Emma Avenue would involve actually moving the curb 6 feet in. In other words, Emma is too wide. So, that would be a very significant expense. This is not an easy thing to do, and it would be very expensive. So, we would respectfully request a waiver from street improvements.

Mr. Cloud: Thank you. Any public comments regarding this request? Is there any staff comments? Commissioners, any questions? There's a bike lane on the street currently, right? Is that if—?

Mr. Gilbert: They have just striped—

Mr. Cloud: Yeah.

Mr. Gilbert: —a bike lane fairly recently.

Mr. Cloud: Right.

Mr. Gilbert: I don't go by there all the time, but the last time I was there, I did notice that—

Mr. Cloud: Yeah.

Mr. Gilbert: Bike lanes have been striped on both sides of Emma. Emma right now is like 46 feet wide.

Mr. Cloud: That is massive.

Mr. Gilbert: Supposed to be 30. So—

Mr. Cloud: This section of Emma is really wide. I'd love to see—anyway.

Mr. Couch: There's already a sidewalk there, too.

Mr. Cloud: Correct.

Mr. Gilbert: Yeah.

Mr. Cloud: The sidewalk actually ends, I think, at Campbell. I think it goes, it flip-flops from that point on Emma, one side of the road or the other.

Mr. Gilbert: They have sidewalks on both of their frontage.

Mr. Cloud: Correct.

Mr. Gilbert: But to the point of, I mean, if this was required to be done, you'd have a street that all of a sudden jogs, which is not a safe traffic condition. And it would be so mismatched for so long that, truthfully, by the time that anybody else developed the street standards, probably would have changed, and it wouldn't match what you wanted then anyway.

Mr. Cloud: Thank you. This will be a motion to forward to City Council with recommendation of denial or approval of this waiver.

Mr. Austin: Motion to forward to City Council for approval of this waiver.

Mr. Couch: Second.

Mr. Cloud: Thank you.

The waiver request is voted on electronically.

VOTE:

YES: Couch, Ogunyemi, Harlan, Austin, Cloud, Cardiel, Reynolds.

NO: Hussein.

Mr. Cloud: That passes seven (7), one (1). Your request will be forwarded to City Council for approval. Thank you.

Mr. Gilbert: Thank you.

Mrs. Tromburg: All right. We'll prepare a resolution for the 24th.

Mr. Gilbert: 24th. Thank you.

W26-07

Larry's Stucco

888 E. Robinson Avenue

Waiver of Street Improvements on E. Robinson Avenue

Presented by Engineering Services, Inc.

Mr. Haley: Hi everyone, Josh Haley with ESI. On this one, we're asking for a waiver for the site of sidewalk improvements along East Robinson here. The plan is to not do any other site improvements. We're trying to just use the same building from that's standing and just kind of redevelop that building. And happy to answer any questions.

Mr. Cloud: Thank you. Any public comments regarding this request? Commissioners, any questions? What building is this? This is close to George's corporate. Is that where I'm thinking? Am I in the right spot?

Mrs. Hollingshead: This is that building that got destroyed by the tornado and has—

Mr. Cloud: Oh, yeah. That one.

Mrs. Hollingshead: Yep.

Mr. Cloud: It's got bones. If there's no question. This is a motion to forward to City Council with recommendation of denial or approval of this waiver.

Mr. Couch: Motion to forward to City Council with approval.

Mr. Austin: Second.

Mr. Cloud: Thank you.

The waiver request is voted on electronically.

VOTE:

YES: Couch, Hussein, Ogunyemi, Harlan, Austin, Cloud, Cardiel, Reynolds.

NO: None.

Mr. Cloud: Passes eight (8), zero (0). Thank you.

Mrs. Tromburg: All right. Staff is going to prepare a resolution that goes on the 24th. Okay.

Planning Director's Report

All right, everybody. So, we have hired. We are finally back to almost the full capacity that we were about a year ago. We've been operating pretty understaffed. So, Harper King and Olivia King, no relation, just great last names, have both joined us as Planning Technicians.

I've already made too many Monarch jokes, so I will knock it off. Our next work session it's on the 17th. And Active Transportation is going to kind of be the topic. So, I've already told Jennifer, since she is on our Active Transportation Committee, I might put her on the spot a little bit, but some of the other Committee members will hopefully be there, too, and walk us through some of the updates on the trail and the greenway and some of the projects that they have going on that we don't always necessarily see every month before Planning Commission.

A couple projects that Sarah gave CofO for. So, the Teslar building in southwest Springdale, the Cards office on Old Missouri, and Industrial Park, phase four, here they had an non-large for a building all got Certificate Of Occupancy.

And then just a City Council update from December. It wasn't a huge agenda. I apologize. I put December, but it was actually from January. I just found one of my own typos. But the projects themselves are correct. But we had several rezones that were all passed. No opposition at the meeting itself, and two waivers. One for street improvements to Don Tyson for that Chester Place plat for the two lots that we heard. And then the other one was for the Paramount metals, wrapping them up for a sidewalk on Old Missouri, which were both granted with option one. So, thank you all.

There being no further business, the meeting was adjourned.

Mark Cloud, Chairman

Brent Couch, Secretary

**Sharon Tromburg, Director
Planning and Community Development**

Ruth Abayneh, Recording Secretary



SPRINGDALE™

WE'RE MAKING IT HAPPEN

MARCH 3, 2026

PLANNING COMMISSION MEETING