

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
APRIL 5, 2022 AGENDA**

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

II. Call to Order

III. Roll Call

IV. Approval of Minutes (March 1, 2022)

V. Tabled Items

A. R22-05 Octavio De La Garza
Intersection of Robins Road and West Graham Road
From an A-1 to a SF-1
Presented by Swope Engineering

B. C22-01 Taylor & Maranda Drake
TABLED 8736 West Gibbs Road
PER STAFF Use Unit 14 (residential manufactured housing) in an A-1
Presented by Taylor and Miranda Drake

C. R22-07 Hawksview Subdivision
PP22-03 8915 East Brown Road
From an A-1 to a PUD
W22-05 Waiver of street improvements to East Brown Road
W22-06 Waiver of detention requirements
Presented by David A. Gilbert, P.E.

D. L22-12 Bright Haven Learning Center
1838 South 48th Street
B22-20 Variance of required parking spaces from, 70 to 50
B22-21 Variance of Commercial Design Standards
(A) Facades and Exterior Walls
(B) Roofs
(C) Foundational Landscaping
W22-04 Waiver of trail requirement
Presented by Earthplan Design Alternatives, PA

VI. Public Hearing – Rezoning

- A. R22-14** **Elmdale Lake, LLC**
8674-8632 W. Gibbs Road
A-1 to SF-1
Presented by Sand Creek Engineering & Land Surveying
- B. R22-15** **Hector Martinez, Jose A. Gonzales, & Isidro Martinez**
2553 N. Thompson St
C-2 to I-1
Presented by Elemental Properties, LLC & Kael K. Bowling
- C. R22-16** **Joseph & Corinne Hart**
5573 Elm Springs Road
A-1 to SF-1
Presented by Joseph & Corinne Hart
- D. R22-18** **John E. Dorman**
WITHDRAWN 815-27875-000
PER SF-2 to C-2
APPLICANT Presented by Anderson Engineering, Inc.
- E. R22-19** **Manish Dharwadker & Anne Gisiger**
WITHDRAWN 1391 W. Sunset Avenue
PER SF-2 to C-2
APPLICANT Presented by Anderson Engineering, Inc.
- F. R22-20** **264 Trailers, LLC**
2013 N. Old Missouri Rd
I-1 to C-6
Presented by Jason E. Ingalls, PE
- G. R22-21** **Youth Bridge Properties, Inc. (Jacob's Crossing)**
PP22-05 SE Corner of George Anderson Rd & Don Tyson Pkwy
P-1 to SF-3
Presented by Engineering Services, Inc.
- H. R22-22** **Signature Bank of Arkansas**
Approximately 3.4 Acres on the W side of the intersection of
S. Old Missouri Rd & Electric Ave
C-2 to MF-16
Presented by Engineering Services, Inc.

- I. R22-23 **Rowland E. & Judith K. Davis**
2022 N. 48th Street
A-1 to MF-24
Presented by Engineering Services, Inc.
- J. R22-24 **John M. & Bethany A. Starks**
1948 N. 48th Street
A-1 to MF-24
Presented by Engineering Services, Inc.
- K. R22-25 **BJM Rentals, LLC**
12.09 Acres West of N. 48th Street & North of Bob Mills Road
A-1 to MF-24
Presented by Engineering Services, Inc.

VII. Public Hearing – Conditional Use

- A. C22-03 **Rosa Garcia**
TABLED 431 N. Old Missouri Road
PER STAFF Use Unit 44 in a C-5
Presented by Rosa Garcia
- B. C22-04 **Karen White**
TABLED 2497 & 2493 E. Tulip Tree Drive
PER STAFF Tandem Lot Split in the Planning Area
Presented by Alan Reid & Associates
- C. C22-05 **Jeff & Sheryl Potter**
E. Side of Ervin McGarrah Road
Tandem Lot Split in the Planning Area
Presented by Dan Jenkins
- D. C22-06 **Josue, Karen, David, & Eva Violantes**
E. Side of Ervin McGarrah Road
Tandem Lot Split in the Planning Area
Presented by Dan Jenkins

VIII. Preliminary Plats, Replats, & Final Plats

- A. PP22-05 **Jacob's Crossing**
NE Corner of Don Tyson Pkwy & George Anderson Rd
Presented by Engineering Services, Inc.

B. RP22-03 Railroad Addition

302 W. Allen Ave, Lot 1A Block 17
Presented by Satterfield Land Surveying

C. RP22-04 Sagely Village

L22-16 Lot 61 Parkers Place Subdivision
Presented by Engineering Services, Inc.

D. RP22-05 Spring Ridge Subdivision

TABLED 8972 Crest Lane, Lot 13 & 14
PER STAFF Presented by Cecilie Pinkley

IX. Large Scale Developments**A. L22-08 A-Tech Building Expansion**

2901 Chapman Avenue

B22-07 (A) Variance for Reduction Front Setback from 50' to 30'

(B) Variance for Driveway Requirements

B22-08 Variance for Commercial Design Standards

(A) Structure Back & Sides

(B) Pedestrian Flow

(C) Central Features & Community Spaces

(D) Facades & Exterior Walls

(E) Detail Features

(F) Entryways

(G) Foundational Landscaping

(H) Lighting

W22-02 Waiver of Street Improvements on Chapman Avenue

Presented by David A. Gilbert, P.E.

B. L22-14 American Self Storage

TABLED PER 3037 American Street

APPLICANT Presented by McClelland Engineering, Adam B. Osweiler

C. L22-15 South Coast Baking Expansion

800 S. 40th Street

Presented by Engineering Services, Inc.

D. L22-16 Sagely Village

Lot 61 Parkers Place Subdivision

Presented by Engineering Services, Inc.

E. L22-18 The After School Program Gym Expansion

866 S. 48th Street

B22-32 Variance for a Reduction of Required Parking

- B22-33** **Variance of Commercial Design Standards**
(A) Foundational Landscaping
Presented by Engineering Services, Inc.
- F. L22-19** **Elliott Electric Supply Expansion**
537 N. 40th Street
Presented by Engineering Services, Inc.
- G. L22-20** **Martin's Plastering & Stucco (Previously L21-40)**
500 W. County Line Road
- B22-34** **Variance of Commercial Design Standards**
(A) Entrances
(B) Pedestrian Flow
(C) Central Features & Community Spaces
(D) Foundational Landscaping
- W22-07** **Waiver of Street Improvements on W. County Line Road**
Presented by Morrison-Shipley Halff Engineers
- H. L22-21** **SafeKeepers Self Storage, Phase II**
TABLED 571 Oak Grove Road
PER STAFF Presented by Leslie Tabor, Development Consultants, Inc.
- I. L22-22** **Discount Tire**
B22-35 West of 6372 W. Sunset Avenue
Variance of Commercial Design Standards
(A) Foundational Landscaping
Presented by Vasquez Engineering, LLC
- X. Board of Adjustment**
- A. B22-02** **Jesus Alcantara**
906 N. Virginia Street
Variance for Minimum Lot Size in an MF-12 zoning for a Duplex
From 10,500 to 9,700 square feet
Presented by Roosevelt Alfaro
- B. B22-07** **A-Tech Building Expansion**
2901 Chapman Avenue
(A) Variance for Reduction of Front Setback from 50' to 30'
(B) Variance for Driveway Requirements
Presented by David A. Gilbert, P.E.

- C. B22-08 A-Tech Building Expansion**
2901 Chapman Avenue
Variance of Commercial Design Standards
(A) Structure Back & Sides
(B) Pedestrian Flow
(C) Central Features & Community Spaces
(D) Facades & Exterior Walls
(E) Detail Features
(F) Entryways
(G) Foundational Landscaping
(H) Lighting
Presented by David A. Gilbert, P.E.
- D. B22-31 Ray & Lesa Dotson**
3495 Raymond Lane
Variance for Reduction of Rear Setback from 35' to 10'
Presented by Ray Dotson
- E. B22-32 The After School Program Gym Expansion**
866 S. 48th Street
Variance for a Reduction of Required Parking
Presented by Engineering Services, Inc.
- F. B22-33 The After School Program Gym Expansion**
866 S. 48th Street
Variance of Commercial Design Standards
(A) Foundational Landscaping
Presented by Engineering Services, Inc.
- G. B22-34 Martin's Plastering & Stucco**
500 W. County Line Road
Variance of Commercial Design Standards
(A) Entrances
(B) Pedestrian Flow
(C) Central Features & Community Spaces
(D) Foundational Landscaping
Presented by Morrison-ShIPLEY Halff Engineers
- H. B22-35 Discount Tire**
West of 6372 W. Sunset Avenue

Variance of Commercial Design Standards
(A) Foundational Landscaping
Presented by Vasquez Engineering, LLC

- I. B22-36 **Gabriela Leach**
1601 Joye Street
Variance for Increased Front Fence Height from 3' to 6'
Variance for a Reduction of Front Setback from 15' to 5'
Presented by Gabriela Leach
- J. B22-37 **Elm Springs Flex, LLC**
White Road across from Mimosa Avenue
Variance for Commercial Design Standards
(A) Parking Lot Orientation
Presented by Engineering Services, Inc.

XI. **Waivers**

- A. W22-02 **A-Tech Building Expansion**
2901 Chapman Avenue
Waiver of Street Improvements on Chapman Avenue
Presented by David A. Gilbert, P.E.
- B. W22-07 **Martin's Plastering & Stucco**
500 W. County Line Road
Waiver of Street Improvements on W. County Line Road
Presented by Morrison-ShIPLEY Halff Engineers
- C. W22-08 **Brenda Lazenby**
3018 E. Robinson Avenue
Waiver of Subdivision Requirements
Presented by Engineering Services, Inc.

XII. **Planning Director's Report**

XIII. **Adjourn**