

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
APRIL 4, 2023**

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

II. Call to Order

III. Roll Call

IV. Approval of Minutes (March 7, 2023)

V. Tabled Items

A. R23-11 PV=nRT, Inc.
825 Oak Grove Road
From A-1 to C-2
Presented by Rachel Silvestri & Erin Oliver

B. RP23-03 North Heights Addition
400 Sanders Avenue
Block 1, Lots 11 & 12
B23-39 Variance for Reduction of Front Setback from 30' to 17'
Variance for Reduction of Front Setback from 30' to 20'
Presented by Blew & Associates

C. L23-11 Dollar Tree
1891 Butterfield Coach Road
Presented by Hightide Consultants, LLC

VI. Public Hearing – Rezoning

A. R23-15 Gonzalez Family Revocable Trust
3581 Elm Springs Road
From O-1 to C-2
Presented by Alberto Gonzalez

- B. R23-16** **Jose Antonio Meza Serrano**
680 W. County Line Road
From A-1 to C-2
Presented by Jose Antonio Meza Serrano
- C. R23-17** **L&X Investments, LLC**
3221 Habberton Road
From A-1 to SF-2
Presented by Brandon Rush
- D. R23-18** **1st Choice Auto Repair, LLC**
2300 Turner Street
From I-1 to C-2
Presented by Mica Parks
- E. R23-19** **Schuber Mitchell Homes, LLC**
TABLED NE Intersection of Marchant Road & Kelly Road
PER From A-1 to SF-3
APPLICANT Presented by Anderson Engineering
- F. R23-20** **James & Michelle Duggar**
TABLED 2703 Chapman Avenue
PER STAFF From A-1 to SF-2
Presented by John Duggar

VII. Public Hearing – Form-Based Code

- A. FB23-01** **Independence Realty Group, LLC**
401 E. Velma Avenue
Boundary Amendment from MF-12 to NR-1
Presented by Blew & Associates

VIII. Preliminary Plats, Replats, & Final Plats

- A. RP23-05** **Zachary Addition**
1406 Huntsville Avenue
Block 2, Lots 3 & 7
Presented by Nathan Crouch
- B. RP23-06** **Del's Woods Subdivision**
2507 Adel Avenue & 3709 Silver Fox Street
Lots 14 & 15
Presented by Engineering Services, Inc.

C. FP23-02 Barberry Court, Ph. I

N. of E. Robinson Avenue, W. of Butterfield Coach Road
Presented by Engineering Services, Inc.

IX. Large Scale Developments**A. L23-10 Williams Tractor, REVISED (Prev. L20-11)**

4190 S. 48th Street

B23-37 Variance for Landscaping

B23-45 Variance for Commercial Design Standards

(A) Landscaping

(B) Screening

Presented by Barry Puckett

B. L23-16 Clear Creek Apartments

E. Side of Gene George Blvd, S. of Member Ln

B23-38 Variance for Multi-Family Design Standards

(A) Carports & Detached Garages Length shall be Limited to 120'

(B) Multi-Family Residential Building shall be Maximum Length of 200'

(C) 3 Story Portions of Buildings Minimum Setback of 50' from Adjacent
Street Right-of-Way or Single-Family Residential Developments

(D) All Buildings should be Designed to Provide Complex Massing
Configurations with a Variety of Different Wall & Roof Planes

Presented by Engineering Services, Inc.

C. L23-17 LAMAR Northwest Office

S. 48th Street

B23-40 Variance for Commercial Design Standards

(A) Entrances

(B) Landscaping

Presented by Blew & Associates & Domain Architecture

D. L23-23 CCO Event Center

TABLED 4149 N. Thompson Street

PER STAFF Presented by Blake Jorgensen & Dillon Bentley

E. L23-24 Heartland Honda700 S. 48th Street

B23-33 Variance for Distance Between Drives from 150' to 70'
Variance for Reduction of Required Parking Spaces from 46 to 37 Spaces

B23-34 Variance for Commercial Design Standards

(A) Entrances

(B) Parking Lot Orientation

(C) Structure Back & Sides

(D) Roofs

(E) Landscaping

Presented by Engineering Services, Inc.

F. L23-25 Lew Thompson + Son TruckingE. Side of N. 45th Street

Presented by Bates & Associates, Inc.

G. L23-27 UAMS Health Orthopedic & Sports Medicine Center

5231 Watkins Avenue

B23-35 Variance for Commercial Design Standards

(A) Entrances – one customer entrance on all sides of principal building directly facing abutting public right-of-way

(B) Pedestrian Flow – 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal buildings on site. 5' sidewalk along the full length of building on façade facing featuring customer entrance and façade abutting public parking areas 6' from façade of building

(C) Central Features & Community Spaces – direct access to public sidewalk network

(D) Roofs – change in height every 100 linear feet in building length

(E) Landscaping – entryway landscaping, parking lot landscaping, building foundation landscaping

W23-10 Waiver of Street Improvements on Watkins Avenue

W23-11 Waiver of Street Improvements on Mary Francis Drive

Presented by Engineering Services, Inc.

H. L23-28 Manhattan Road & Bridge

2667 N. Jefferson Street

B23-41 Variance for Commercial Design Standards

(A) Landscaping

W23-12 Waiver of Trickle Channel Drainage Requirement

W23-13 Waiver of Street Improvements on Jefferson Street

Presented by Blew & Associates & Jason Teague

X. Board of Adjustment

A. B23-30 Robert Stone

3825 Harper Lane

Variance for Reduction of Minimum Road Frontage from 200' to 24'

Variance for Non-Conforming Structure to Remain

Presented by Jason Moles

B. B23-31 Nicholas Roy & Amy Ramsey

301 Black Oak Avenue

Variance for Increased Fence Height from 3' to 6'

Presented by Nicholas Roy & Amy Ramsey

C. B23-32 Daniel Baeza & Maria Valente

214 Raedel Avenue

Variance for Portable Structure to Remain in Front of Residence

Presented by Kevin Baeza

D. B23-33 Heartland Honda

700 S. 48th Street

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Variance for Reduction of Required Parking Spaces from 46 to 37 Spaces

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E. B23-34 Heartland Honda

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(E) Landscaping – entryway landscaping, parking lot landscaping, building foundation landscaping

Presented by Engineering Services, Inc.

G. B23-36 Elizabeth Ordaz

1612 Theodore Drive

Variance for Reduced Front Setback from 30’ to 25’

Presented by Elizabeth Ordaz

H. B23-37 Williams Tractor4190 S. 48th Street

Variance for Landscaping

Presented by Barry Puckett

I. B23-38 Clear Creek Apartments

400 Sanders Avenue

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J. B23-39 Randon Robe

400 Sanders Avenue

Variance for Reduction Front Setback from 30’ to 17’

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

Presented by Blew & Associates

- K. B23-40 LAMAR NW Office**
S. 48th Street
Variance for Commercial Design Standards
(A) Entrances
(B) Landscaping
Presented by Blew & Associates & Domain Architecture
- L. B23-41 Manhattan Road & Bridge**
2667 N. Jefferson Street
Variance for Commercial Design Standards
(A) Landscaping
Presented by Blew & Associates & Jason Teague
- M. B23-42 Hall Sisters, LLC**
1210 ESI Drive
Variance for Commercial Design Standards
(A) Outdoor Storage, Trash Collection, & Loading Areas
Presented by Engineering Services, Inc.
- N. B23-43 Crain RV**
5950 W. Sunset Avenue
Variance for Commercial Design Standards
(A) Materials & Colors
Presented by Crain Investments, Limited Partnership
- O. B23-45 Williams Tractor**
4190 S. 48th Street
Variance for Commercial Design Standards
(A) Landscaping
(B) Screening
Presented by Barry Puckett

XI. Waivers

- A. W23-10 UAMS Health Orthopedic & Sports Medicine Center**
5231 Watkins Avenue
Waiver of Street Improvements on Watkins Avenue
Presented by Engineering Services, Inc.
- B. W23-11 UAMS Health Orthopedic & Sports Medicine Center**
5231 Watkins Avenue
Waiver of Street Improvements on Mary Francis Drive
Presented by Engineering Services, Inc.

C. W23-13 Manhattan Road & Bridge

2667 N. Jefferson Street

Waiver of Street Improvements on Jefferson Street

Presented by Blew & Associates & Jason Teague

XII. Planning Director's Report

XIII. Adjourn