

- **The next City Council Committee Meeting will be Monday, August 3rd, 2026.**
- **Agenda Packet will be available on the Friday before the meeting.**

**SPRINGDALE CITY COUNCIL
REGULAR MEETING
CITY COUNCIL CHAMBERS
201 SPRING STREET (2ND FLOOR)
Tuesday, July 28th, 2026**

5:55 p.m. Pre-Meeting Activities

Pledge of Allegiance

Invocation – Mayor Doug Sprouse

1. Call to Order – Mayor Doug Sprouse
2. Roll Call –Sabra Jeffus, City Clerk
3. Recognition of a Quorum.
4. Comments from Citizens

The Council will hear brief comments from citizens present at the meeting during this period on issues not on the agenda. No action will be taken tonight. All comments will be taken under advisement.

5. Approval of Minutes – **Tuesday, July 14th, 2026. Pgs. 102-114**

6. Procedural Motions

- A. Entertain Motion to read all Ordinances and Resolutions by title only.
- B. Entertain Motion to dispense with the rule requiring that ordinances be fully and distinctly read on three (3) different days for ordinances listed on this agenda as *item number(s) **8A-8E; 9C** (Motion must be approved by two-thirds (2/3) of the council members).*

7. Springdale Chamber of Commerce Quarterly Report. Presented by Bill Rogers, President & CEO of the Springdale Chamber of Commerce Appointments and Reappointments

8. Planning Commission Report and Recommendation by Sharon Tromburg, Director of Planning and Community Development

- A. **An Ordinance** amending Ordinance No. 3307, the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R26-28) certain lands located at 804 Virginia Street from a Medium Density Multi-Family Residential District (MF-12) to a Medium/High Density Multi-Family Residential District (MF-16); and declaring an emergency. **Pgs. 1-5**
- B. **An Ordinance** amending Ordinance No. 3307, the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R26-30) certain lands located at the southwest end of Purtle Avenue and north of W. Don Tyson Parkway from a Large Product Retail Sales District (C-6) to a General Commercial District (C-2); and declaring an emergency. **Pgs. 6-11**
- C. **An Ordinance** amending Ordinance No. 3307, the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R26-31) certain lands located at 6531 New Hope Road from an Agricultural District (A-1) to a Low/Medium Density Single-

Family Residential District (SF-2); and declaring an emergency. Pgs. 12-16

D. **An Ordinance** amending Ordinance No. 3307, the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R26-32) certain lands located at the southwest corner of Ford Avenue and Butterfield Coach Road from a Planned Unit Development (PUD) to a Revised Planned Unit Development (PUD); and declaring an emergency. Pgs. 17-52

E. **An Ordinance** amending Ordinance No. 3307, the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R26-33) certain lands located north of Ford Avenue and south of Barker Lane, Lots 1–5 of the Tom Carrel Subdivision, from a Planned Unit Development (PUD) to a Revised Planned Unit Development (PUD); and declaring an emergency. Pgs. 53-83

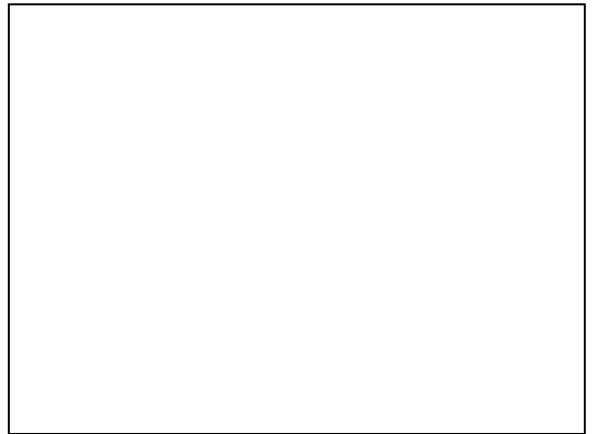
F. **A Resolution** approving a conditional use for Taqueria Manzanillo Mexican Food, LLC at 1321 W. Sunset Avenue as set forth in Ordinance No. 4030. Pgs. 84-88

G. **A Resolution** approving a conditional use for Alabaster by KC, LLC at 2105 Tall Tree Lane as set forth in Ordinance No. 4030. Pgs. 89-93

9. Finance Committee by Chairman Jeff Watson – All Item (s) forwarded with recommendation for approval

A. **A Resolution** supporting and authorizing the submission of an application to the Walton Family Foundation Design Excellence Program for planning and design services for Shiloh Square. Presented by Sharon Tromburg, Planning Director. Pg. 94

- B. **A Resolution** supporting and authorizing the submission of a grant request to the Walton Family Foundation to establish a Downtown Infill Infrastructure Pilot Program. Presented by Sharon Tromburg, Planning Director. Pg. 95
- C. **An Ordinance** authorizing a cost of living adjustment for the participants of the Local Police Pension and Relief Fund utilizing millage funds collected pursuant to Ark. Code Ann. §24-11-404 and as provided in Section 86-46 of the Code of Ordinances of the City of Springdale, Arkansas. Presented by Colby Fulfer, Chief of Staff. Pg. 96
10. **A Resolution** setting a hearing date on a petition to abandon a utility easement in the City of Springdale, Washington County, Arkansas. Pgs. 97-99
11. **A Resolution** temporarily appointing Rex Bailey to fill the vacancy in Ward 2, Position 2, on the City Council of the City of Springdale, Arkansas. Pgs. 100-101
12. Comments from Council Members.
13. Comments from Department Heads.
14. Comments from City Attorney.
15. Comments from Mayor.
16. Adjournment.



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-28) CERTAIN LANDS LOCATED AT 804 VIRGINIA STREET FROM A MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-12) TO A MEDIUM/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-16) WITHIN SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of July 7, 2026, for hearing the matter of a petition requesting that the following described tract of real estate be rezoned from a Medium Density Multi-Family Residential District (MF-12) to a Medium/High Density Multi-Family Residential District (MF-16):

Layman's Description: 804 Virginia Street

Legal Description: LOT NUMBERED SEVEN (7), IN BLOCK NUMBERED FOUR (4), NEALS ADDITION TO THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS DESIGNATED UPON THE RECORDED PLAT

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and recommends to the Springdale City Council that the area described herein should be rezoned (R26-28) from a Medium Density Multi-Family Residential District (MF-12) to a Medium/High Density Multi-Family Residential District (MF-16) for the purposes of the Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer intolerable harm and damage, and will be substantially deprived of the use of their property.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF SPRINGDALE, ARKANSAS:**

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended by rezoning the above-described tract of real estate as follows:

From a Medium Density Multi-Family Residential District (MF-12) to a Medium/High Density Multi-Family Residential District (MF-16).

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety, and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

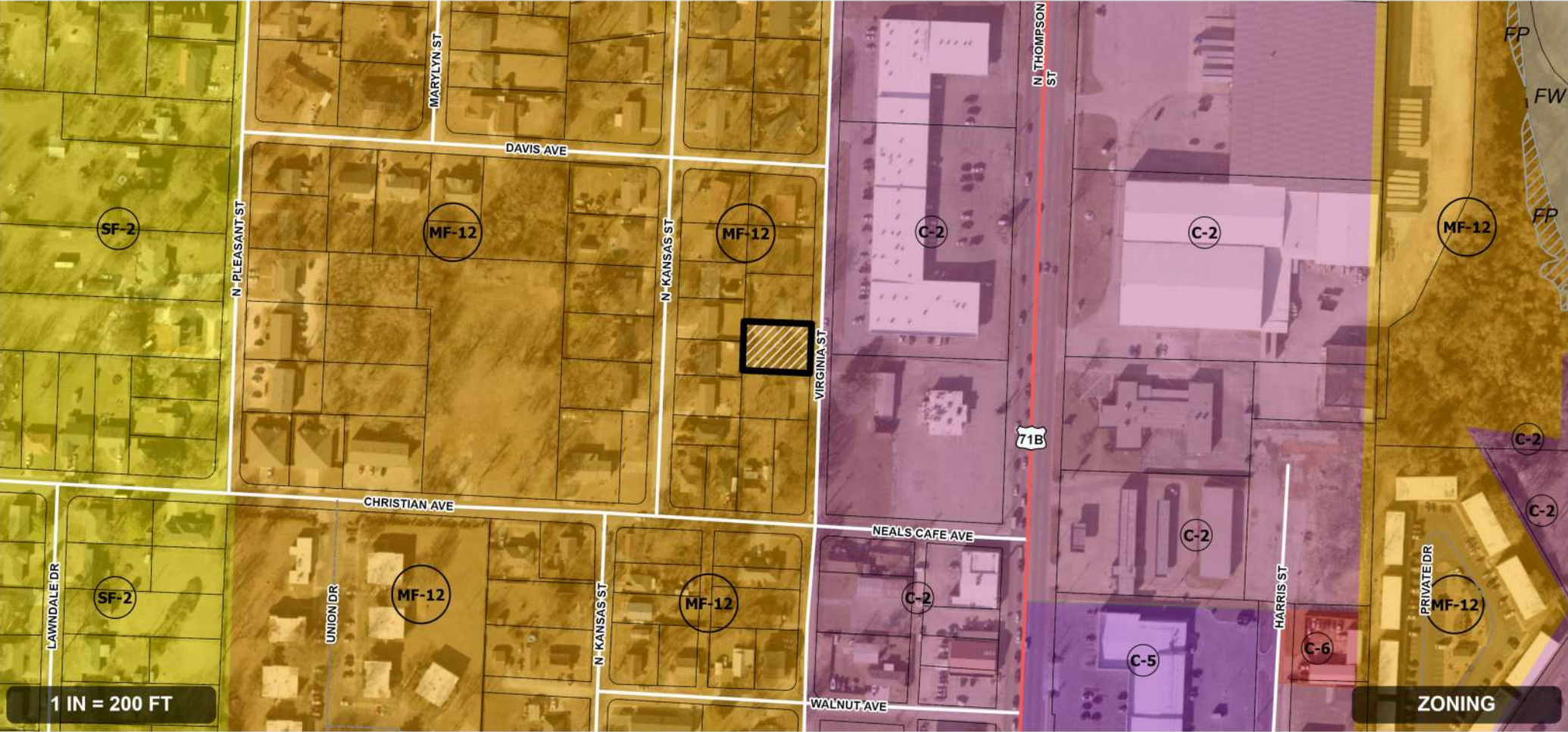
Garrett Harlan, City Attorney



 PROJECT AREA

R26-28: DJ Custom Homes, Inc.
804 N. Virginia Street
Rezone from MF-12 to MF-16

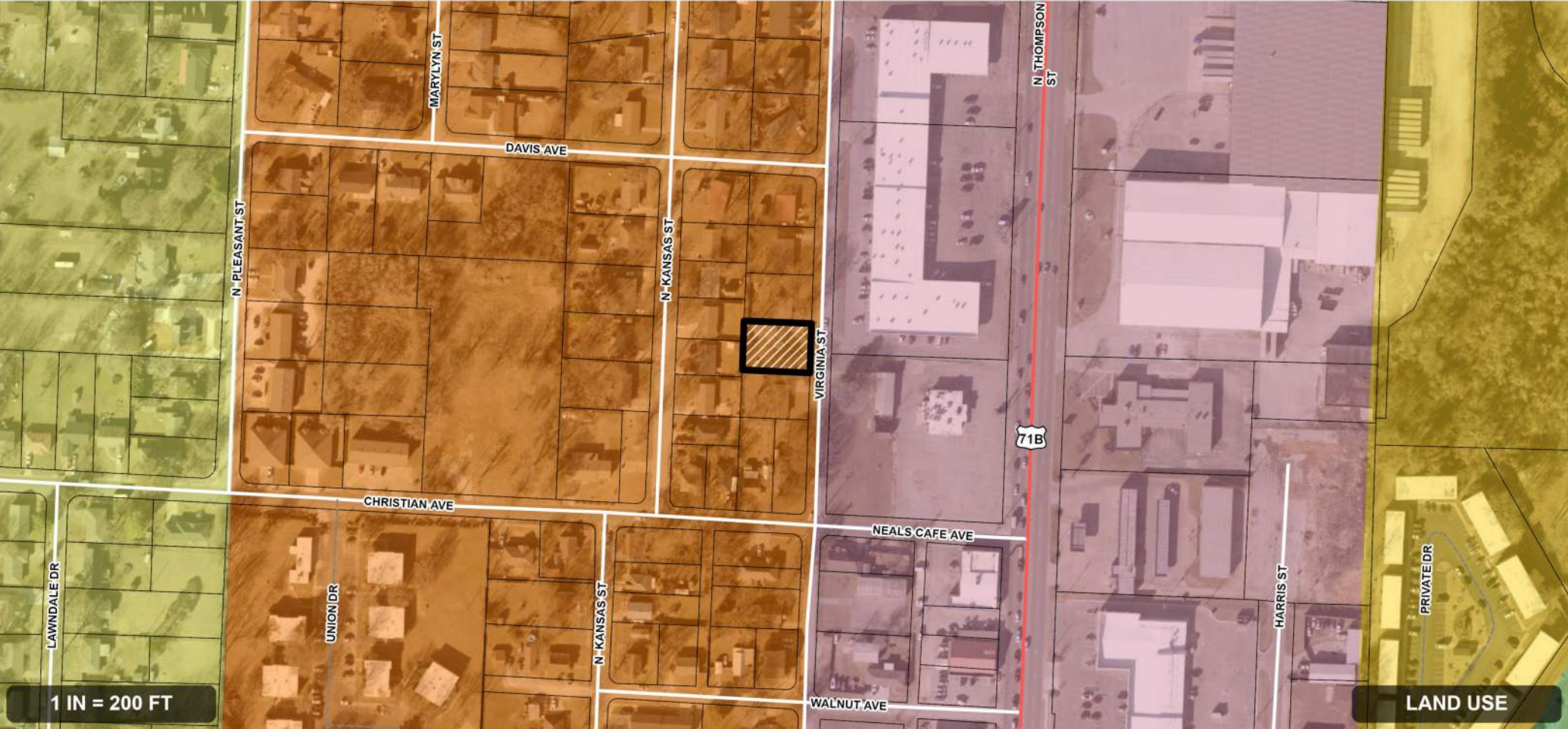




 PROJECT AREA

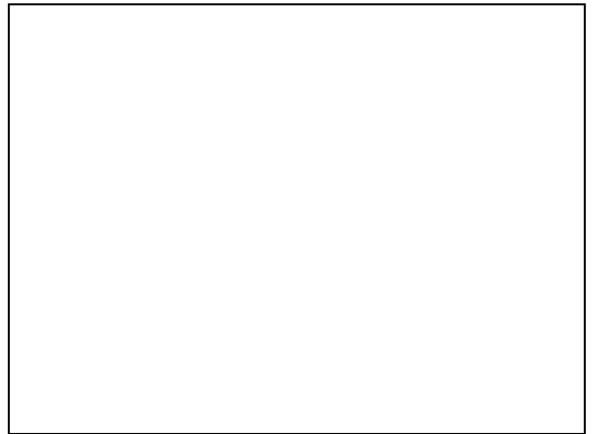
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804 N. Virginia Street
Rezone from MF-12 to MF-16





R26-28: DJ Custom Homes, Inc.
804 N. Virginia Street
Rezone from MF-12 to MF-16





ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-30) CERTAIN LANDS LOCATED AT THE SOUTHWEST END OF PURTLE AVENUE & NORTH OF W. DON TYSON PARKWAY FROM A LARGE PRODUCT RETAIL SALES DISTRICT (C-6) TO A GENERAL COMMERCIAL DISTRICT (C-2) WITHIN SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of July 7, 2026, for hearing the matter of a petition requesting that the following described tract of real estate be rezoned from a Large Product Retail Sales District (C-6) to a General Commercial District (C-2):

Layman's Description: Southwest end of Purtle Avenue & North of Don Tyson Parkway

Legal Description: PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION FOURTEEN (14), TOWNSHIP 17 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NE 1/4 OF THE NE 1/4; THENCE S01°29'40"W A DISTANCE OF 171.00 FEET; THENCE N88°23'50"W A DISTANCE OF 435.00 FEET TO THE POINT OF BEGINNING; THENCE S01°36'10"W A DISTANCE OF 254.48 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF W. DON TYSON PARKWAY; THENCE ALONG SAID SOUTHERLY R.O.W. LINE THE NEXT FOUR CALLS: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 540.00 FEET, AN ARC LENGTH OF 176.04 FEET, AND A CHORD

BEARING AND DISTANCE OF N63°36'44"W – 175.26 FEET; THENCE N54°14'59"W A DISTANCE OF 110.60 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 460.05 FEET, AN ARC LENGTH OF 273.86 FEET, AND A CHORD BEARING AND DISTANCE OF N71°19'06"W – 269.83 FEET; THENCE N88°22'31"W A DISTANCE OF 75.44 FEET; THENCE LEAVING SAID SOUTHERLY R.O.W. LINE, N01°36'10"E A DISTANCE OF 39.65 FEET; THENCE S88°23'50"E A DISTANCE OF 584.02 FEET TO THE POINT OF BEGINNING, CONTAINING 1.58 ACRES (69,001 SQUARE FEET) MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and recommends to the Springdale City Council that the area described herein should be rezoned (R26-30) from a Large Product Retail Sales District (C-6) to a General Commercial District (C-2) for the purposes of the Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer intolerable harm and damage, and will be substantially deprived of the use of their property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS:

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended by rezoning the above-described tract of real estate as follows:

From a Large Product Retail Sales District (C-6) to a General Commercial District (C-2).

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety, and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

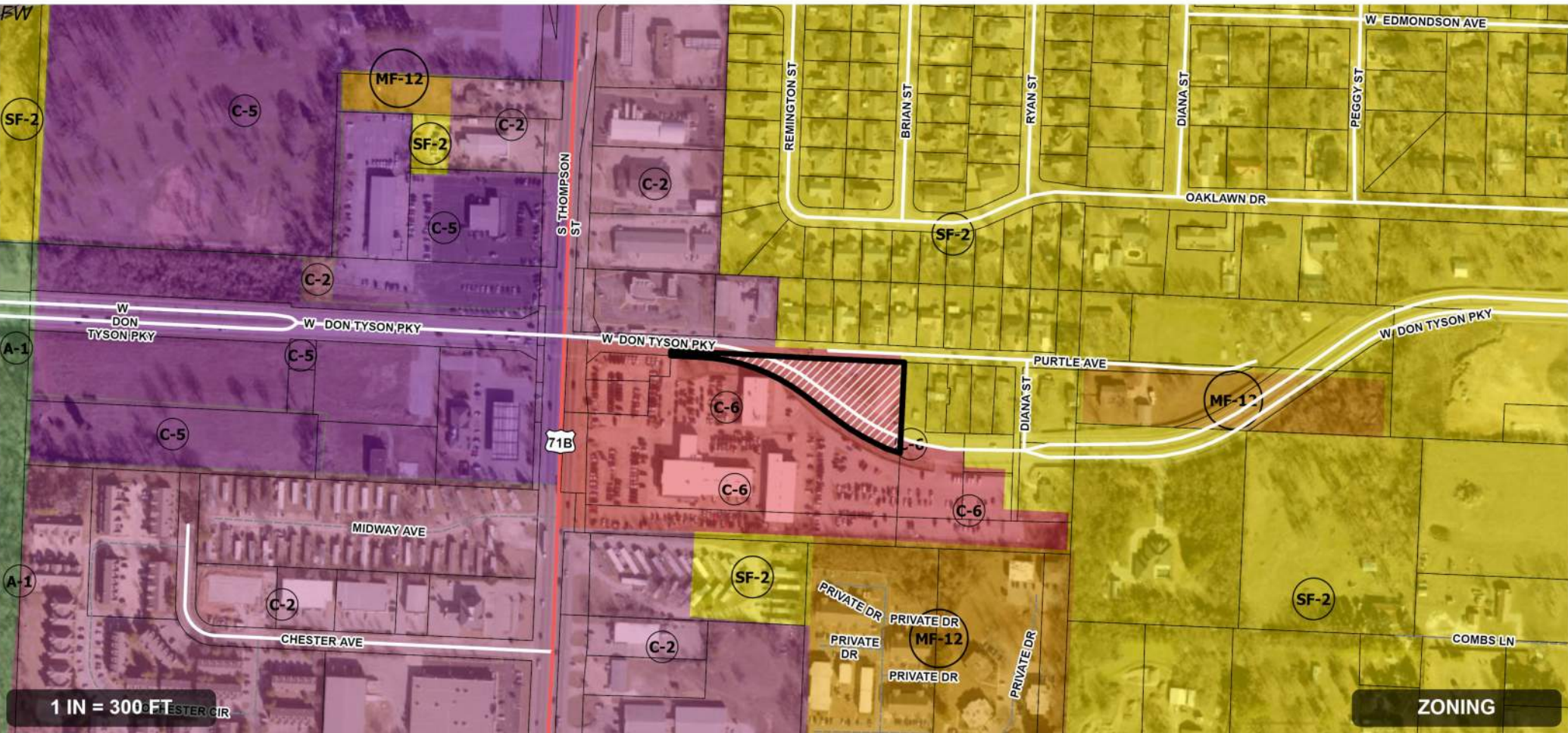
Garrett Harlan, City Attorney



 PROJECT AREA

R26-30: Harold & Dorothy Schwartz Living Revocable Trust
Northeast of 3609 S. Thompson Street
Rezone from C-6 to C-2

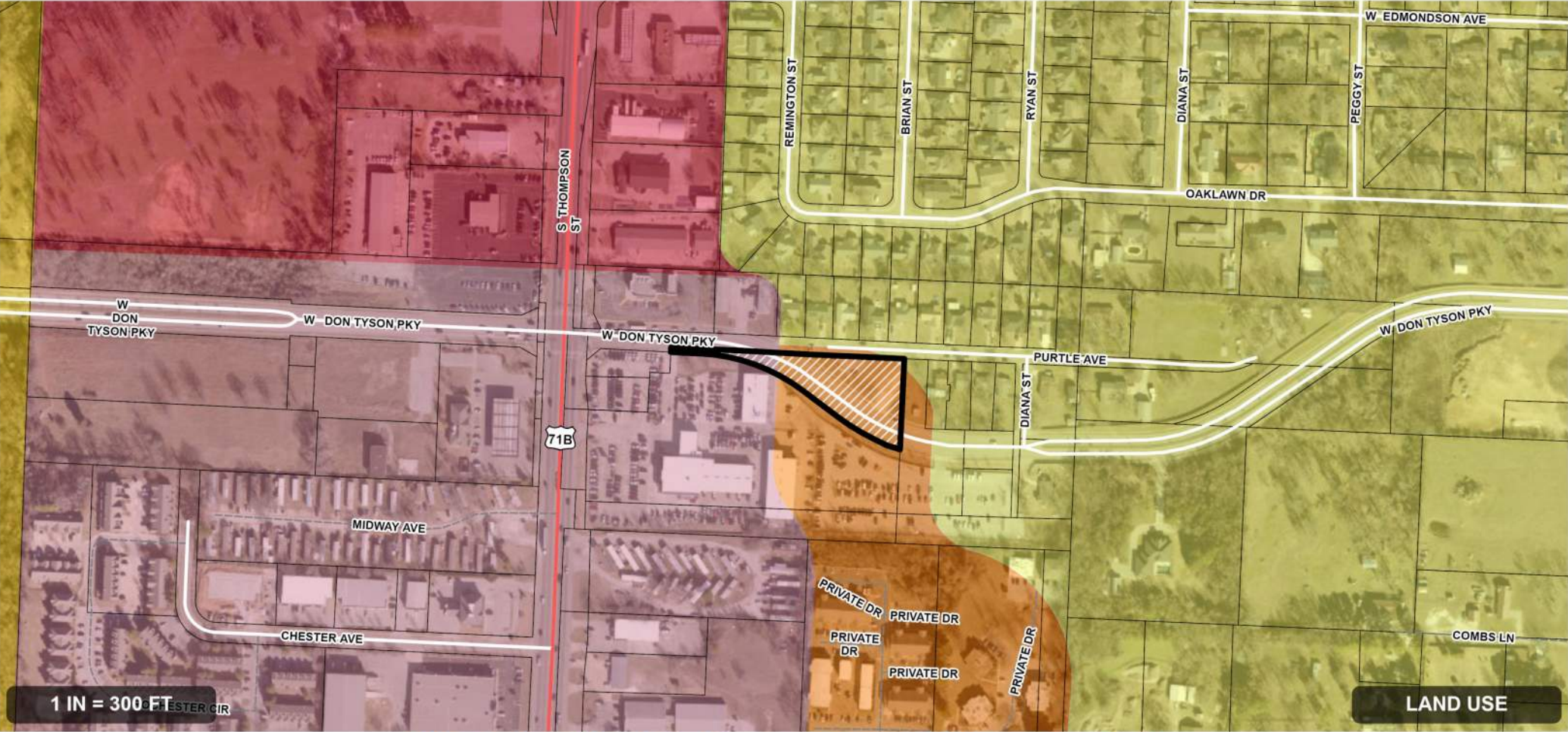




 PROJECT AREA

R26-30: Harold & Dorothy Schwartz Living Revocable Trust
Northeast of 3609 S. Thompson Street
Rezone from C-6 to C-2

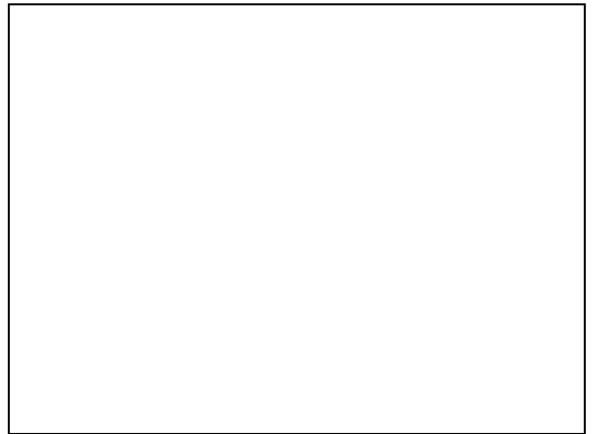




 PROJECT AREA

R26-30: Harold & Dorothy Schwartz Living Revocable Trust
Northeast of 3609 S. Thompson Street
Rezone from C-6 to C-2





ORDINANCE NO. _____

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WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of July 7, 2026, for hearing the matter of a petition requesting that the following described tract of real estate be rezoned from an Agricultural District (A-1) to a Low/Medium Density Single Family Residential District (SF-2):

Layman's Description: 6531 New Hope Road

Legal Description: A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING N02°59'35"E 29.21 FEET; N86°40'26"W 163.40 FEET; N01°52'34"W 30.80 FEET; N86°53'14"W 36.16 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE N86°53'15"W 140.25 FEET; THENCE N80°11'44"W 15.84 FEET TO THE EASTERN RIGHT OF WAY OF SOUTH MAESTRI ROAD (HIGHWAY 112), AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 2 COURSES: N12°28'42"W 87.91 FEET; N22°58'52"W 178.06 FEET TO THE INTERSECTION OF THE EASTERN RIGHT OF WAY OF SOUTH MAESTRI ROAD (HIGHWAY 112) AND THE SOUTHERN RIGHT OF WAY OF NEW HOPE ROAD, AND CONTINUING ALONG THE SAID SOUTHERN RIGHT OF WAY OF NEW HOPE ROAD N77°46'13"E 156.77 FEET; THENCE LEAVING SAID RIGHT OF WAY S05°17'08"W

149.96 FEET; THENCE S89°19'00"E 100.11 FEET; THENCE S01°52'25"E 142.84 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.92 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and recommends to the Springdale City Council that the area described herein should be rezoned (R26-31) from an Agricultural District (A-1) to a Low/Medium Density Single Family Residential District (SF-2) for the purposes of the Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer intolerable harm and damage, and will be substantially deprived of the use of their property.

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From an Agricultural District (A-1) to a Low/Medium Density Single Family Residential District (SF-2).

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety, and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

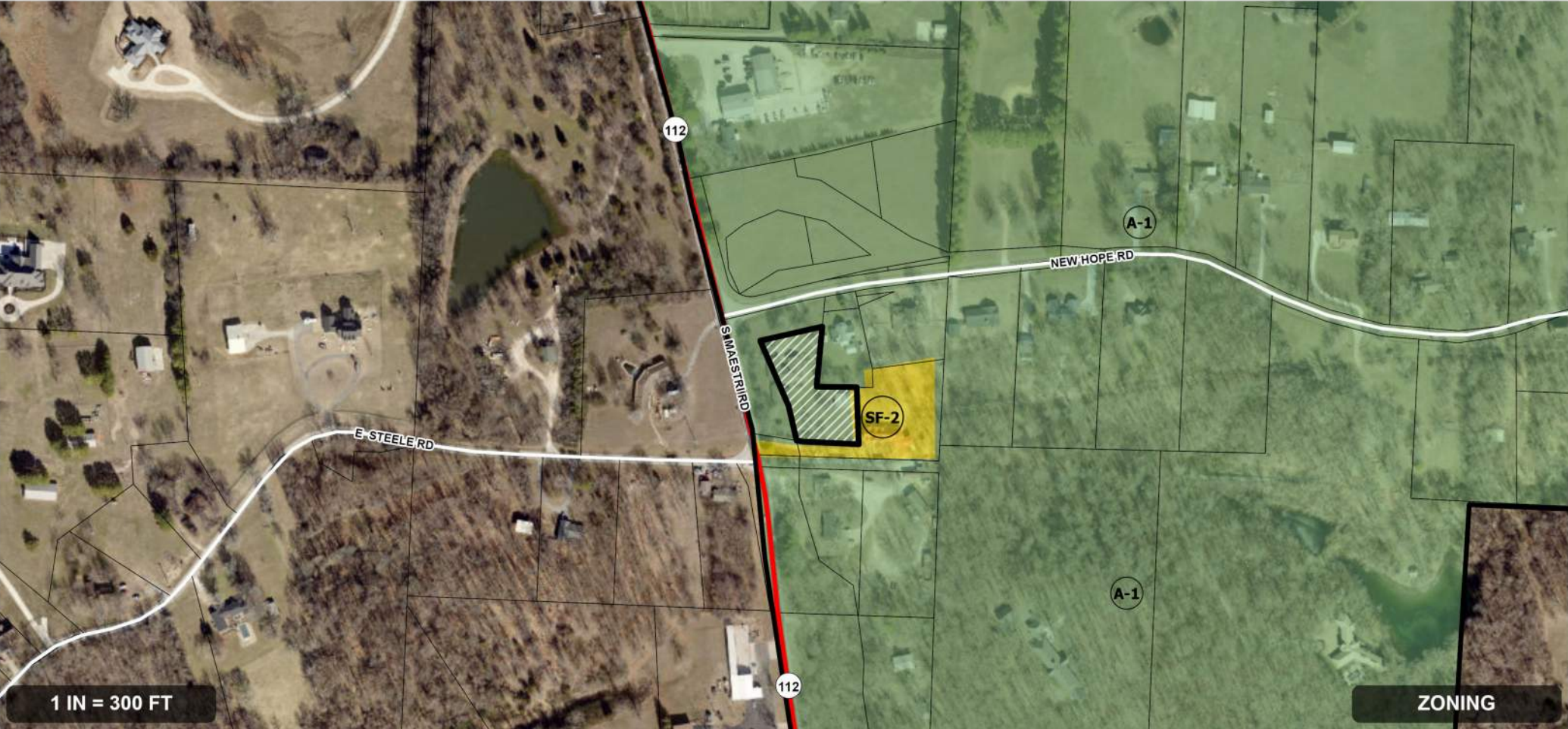
Garrett Harlan, City Attorney



 PROJECT AREA

R26-31: Stacy & Ellen Turner
6531 New Hope Road
Rezone from A-1 to SF-2

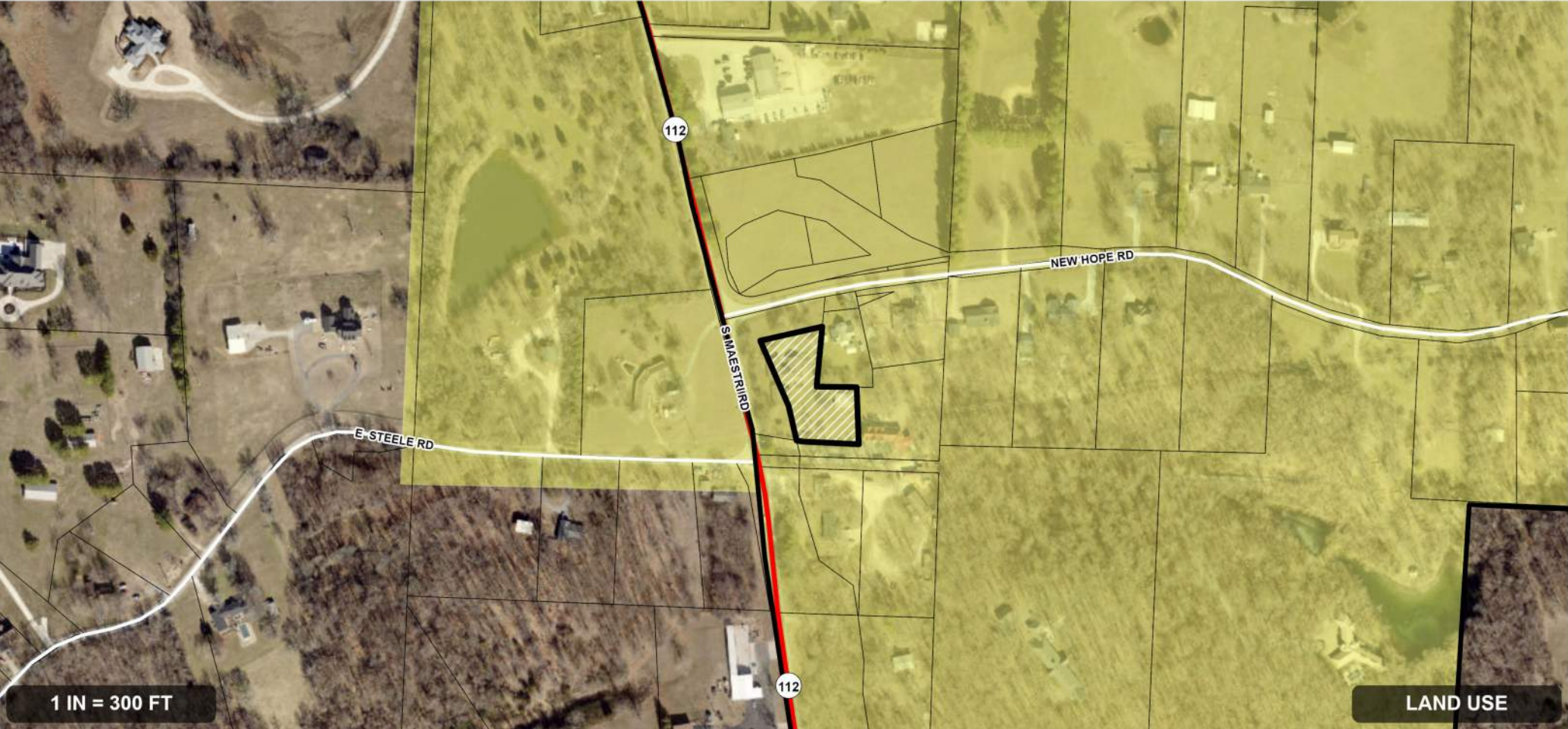




 PROJECT AREA

R26-31: Stacy & Ellen Turner
6531 New Hope Road
Rezone from A-1 to SF-2

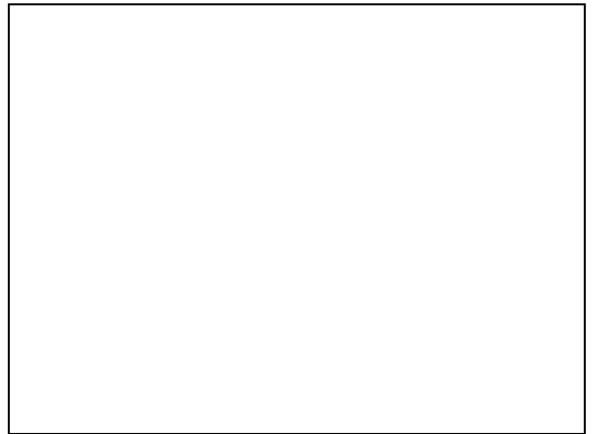




 PROJECT AREA

R26-31: Stacy & Ellen Turner
6531 New Hope Road
Rezone from A-1 to SF-2





ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-32) CERTAIN LANDS LOCATED AT THE SOUTHWEST CORNER OF FORD AVENUE & BUTTERFIELD COACH ROAD FROM A PLANNED UNIT DEVELOPMENT (PUD) TO A REVISED PLANNED UNIT DEVELOPMENT (PUD) WITHIN SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of July 7, 2026, for hearing the matter of a petition requesting that the following described tract of real estate be rezoned from a Planned Unit Development (PUD) to a Revised Planned Unit Development (PUD)

Layman's Description: Southwest Corner of Ford Avenue & Butterfield Coach Road

Legal Description: LOT 1A, INFORMAL PLAT LS25-33, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, FILED FOR RECORD AS LAND DOCUMENT 2025SP-16, DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1, HEARTLAND ADDITION - LOTS 1 & 2, FILED FOR RECORD MARCH 15, 2017, SAID LOT 1 BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 29 WEST AND PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 29 WEST, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 02 DEGREES 29 MINUTES 00 SECONDS EAST ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 218.22 FEET; THENCE SOUTH 87 DEGREES 31 MINUTES 03 SECONDS EAST, 252.08 FEET; THENCE NORTH 02 DEGREES 28 MINUTES 57 SECONDS EAST, 39.54 FEET TO THE

PROPOSED SOUTHERLY RIGHT OF WAY LINE OF FORD AVENUE; THENCE SOUTH 87 DEGREES 31 MINUTES 03 SECONDS EAST ON SAID SOUTHERLY LINE, 103.33 FEET; THENCE SOUTH 02 DEGREES 28 MINUTES 57 SECONDS WEST, 39.54 FEET; THENCE SOUTH 87 DEGREES 31 MINUTES 03 SECONDS EAST, 234.21 FEET; THENCE SOUTH 31 DEGREES 59 MINUTES 22 SECONDS EAST, 264.00 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 87 DEGREES 33 MINUTES 44 SECONDS WEST ON SAID SOUTH LINE, 739.05 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS OF RECORD.

LOT 1B, INFORMAL PLAT LS25-33, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, FILED FOR RECORD AS LAND DOCUMENT 2025SP-16, DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1, HEARTLAND ADDITION - LOTS 1 & 2, FILED FOR RECORD MARCH 15, 2017, SAID LOT 1 BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 29 WEST AND PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 29 WEST, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 87 DEGREES 33 MINUTES 44 SECONDS EAST ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 739.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 31 DEGREES 59 MINUTES 22 SECONDS WEST, 264.00 FEET; THENCE NORTH 87 DEGREES 31 MINUTES 03 SECONDS WEST, 234.21 FEET; THENCE NORTH 02 DEGREES 28 MINUTES 57 SECONDS EAST, 39.54 FEET TO THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF FORD AVENUE; THENCE SOUTH 87 DEGREES 31 MINUTES 03 SECONDS EAST ON SAID SOUTHERLY LINE, 89.64 FEET; THENCE EASTERLY AND NORTHEASTERLY 342.69 FEET ON SAID SOUTHERLY LINE ON A TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 378.00 FEET, AND A CENTRAL ANGLE OF 51 DEGREES 56 MINUTES 39 SECONDS; THENCE NORTH 74 DEGREES 28 MINUTES 26 SECONDS EAST, 79.52 FEET TO THE WESTERLY LINE OF BUTTERFIELD COACH ROAD; THENCE SOUTHEASTERLY 305.18 FEET ON SAID WESTERLY LINE ON A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 980.48 FEET, A CENTRAL ANGLE OF 17 DEGREES 50 MINUTES 02 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 47 DEGREES 26 MINUTES 43 SECONDS EAST, 303.95 FEET, TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 87 DEGREES 22 MINUTES 47 SECONDS WEST ON SAID NORTH LINE, 191.65 FEET; THENCE SOUTH 02 DEGREES 24 MINUTES 55 SECONDS WEST, 200.00 FEET; THENCE SOUTH 87 DEGREES 22 MINUTES 46 SECONDS EAST, 326.16 FEET TO SAID WESTERLY LINE OF BUTTERFIELD COACH ROAD; THENCE SOUTHERLY 33.78 FEET ON SAID WESTERLY LINE ON A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 980.48 FEET, A CENTRAL ANGLE OF 01 DEGREES 58 MINUTES

26 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 23 DEGREES 22 MINUTES 58 SECONDS EAST, 33.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 87 DEGREES 33 MINUTES 44 SECONDS WEST, 461.34 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS OF RECORD.

LOT 1C, INFORMAL PLAT LS25-33, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, FILED FOR RECORD AS LAND DOCUMENT 2025SP-16, DESCRIBED AS FOLLOWS:

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COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 02 DEGREES 29 MINUTES 00 SECONDS EAST ON WEST LINE OF SAID LOT 1, A DISTANCE OF 218.22 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 31 MINUTES 03 SECONDS EAST, 252.08 FEET; THENCE NORTH 02 DEGREES 28 MINUTES 57 SECONDS EAST, 39.54 FEET TO THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF FORD AVENUE; THENCE NORTH 87 DEGREES 31 MINUTES 03 SECONDS WEST ON SAID SOUTHERLY LINE, 252.11 FEET TO THE WEST LINE OF SAID LOT 1; THENCE SOUTH 02 DEGREES 24 MINUTES 49 SECONDS WEST ON SAID WEST LINE, 27.02 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 02 DEGREES 29 MINUTES 00 SECONDS WEST ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 12.53 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS OF RECORD.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and recommends to the Springdale City Council that the area described herein should be rezoned (R26-32) from a Planned Unit Development (PUD) to a Revised Planned Unit Development (PUD) for the purposes of the Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer intolerable harm and damage, and will be substantially deprived of the use of their property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS:

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended by rezoning the above-described tract of real estate as follows:

From a Planned Unit Development (PUD) to a Revised Planned Unit Development (PUD).

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety, and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Garrett Harlan, City Attorney

July 20th, 2026

Jacqueline Perez-Pharr
Assistant Director/Planning Coordinator
City of Springdale
201 Spring St.,
Springdale, AR 72764
jperez@springdalear.gov



RE: Planned Unit Development Project Narrative Ford Avenue Flats

Jacqueline,

Thank you for reviewing the following PUD Narrative, along with subsequent supporting applications and materials for the Ford Avenue Flats project. Enclosed is a description of the proposed project, along with a description of the proposed PUD in accordance with Municipal Code Chapter 130. Article 6 Section 5.3.1.

PROJECT DESCRIPTION

The Ford Avenue Project is a collaboration between Mercy Housing, Community Development NWA (CD-NWA), and Excellerate Housing LLC (Excellerate) aimed at providing affordable multi-family housing in Springdale. All units will be income-restricted to households making 60% of the Area Median Income (AMI). An additional percentage of the units will be further restricted to reduced incomes at the discretion of Mercy Housing and CD-NWA as this project progresses. The project involves development of two adjacent sites into multi-family residential developments. These sites, which are separated by Ford Avenue, have been funded and designed together but will be reviewed and permitted as separate locations. They are referred to as Ford Avenue Flats North and Ford Avenue Flats South, based on their positions relative to Ford Avenue. The development seeks to rezone the sites to Planned Unit Development (PUD) to allow for a flexible, context-sensitive design that meets the community's housing needs while addressing site-specific constraints.

Ford Avenue Flats North is comprised of 5 parcels with split ownership between CD-NWA and Excellerate, including PID's 815-30769-010 (CDC-NWA), 815-30769-012 (Excellerate), 815-30769-011 (CDC-NWA), 815-30768-000 (CDC-NWA), and 815-30768-001 (CDC-NWA) totaling to 14.96 acres. All of the parcels, with the exception of a future residential phase shown on the proposed Replat of Parcel 5, will be developed by the partnership of Mercy Housing and CDC-NWA. All 5 parcels are currently zoned PUD and have been replatted into a different configuration as part of the development process. This replat will facilitate development of multi-family housing and to ensure that lots with natural features such as ponds, streams, and wetlands are preserved. Special Warranty Deed 2023-00031487 which conveyed the property to the current owner had the following condition attached; "The Property and any present or future improvements thereon shall be used to support the development and maintenance of affordable housing while maximizing and preserving the Property's mutually identified open space values." The mechanism used to execute the preservation of the open space will be described later in this narrative. The newly created parcels will then also be rezoned from a Planned Unit Development (PUD) District to a Revised PUD District.

Ford Avenue Flats South is comprised of three separate parcels PID's 815-30473-002, 815-30473-003, and 815-30473-004 is currently owned by Excellerate Housing LLC. Upon completion of City zoning and land use approvals, the parcels will be acquired and developed by the partnership of Mercy Housing and Community Development NWA. The property is currently zoned a PUD District and is proposed to be rezoned as a Revised PUD District through the development process. An Informal plat for the original parcels has been recorded creating the three new PID's listed above. A LSD will accompany the rezone petition.

PUD DESCRIPTION

Per municipal code chapter 130 Article 6, Section 5.3.1, as part of the PUD application process, the applicant shall share the following documents and information.

A statement describing the character of the development and including the rationale behind the assumptions and choices made by the application.

Ford Avenue Flats North

Ford Avenue Flats North is a proposed affordable housing development (see narrative introduction for information on affordable housing relative to AMI) located north of Ford Avenue near the intersection with Butterfield Coach Road in Springdale, Arkansas. The project is a collaboration between Mercy Housing and Community Development NWA.

This PUD proposal is submitted to request the rezoning of approximately 14.96 acres of land zoned as PUD for a mixed-use development consisting of multi-family and open space uses for the initial phase of the development project. The existing parcels for the Ford Avenue Flats North property are deed restricted to encourage the development of affordable housing while also preserving the unique natural environmental settings.

The purpose of the PUD is to create a well-integrated, thoughtfully planned community that accommodates multi-family residential uses with public open spaces that preserve and enhance access to existing natural resources. The range of affordable multi-family residential units will provide high quality living for tenants and improved access to housing within the City. The multi-family apartments will offer a variety of dwellings ranging from 1 – 3 bedroom units to accommodate a diversity of household sizes. By blending multi-family residential uses with public open spaces within a single development, the proposal aims to foster a vibrant community that encourages preservation and engagement with natural resources among residents of the development, the community of Springdale, and visitors. Communal spaces within the buildings (common rooms for tenant use), a clubhouse, and internal sidewalks connecting buildings onsite are designed to promote socialization, recreation, and community. The proposed project design takes into account the physical constraints of the site, including existing infrastructure and environmental features. In addition, the project incorporates sustainable design principles, including stormwater management and preservation of natural features where feasible.

Figure 1: Conceptual Site Plan Rendering Ford Avenue Flats North



Ford Avenue Flats North parcels are designated as Commercial on the City land use map. The proposed site plan and architecture lends itself to the form of a mixed use style building and facility. The architecture also compliments the existing natural setting of the site and utilizing this land to provide affordable housing for the community helps meet the goals established by the City of Springdale in their 2012 Comprehensive Land Use Plan of:

1. Protecting the positive aspects of neighborhood character throughout the City
2. Utilizing Appropriate locations for multi-family residential development based on accessibility, site suitability, utility availability, neighborhood compatibility and environmental factors.
3. Assure safety of neighborhoods through the design of streets that discourages thru-traffic in residential neighborhoods
4. Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

The initial phase of development for the Ford Avenue Flats north consists of 4 of the 5 proposed parcels. These parcels are parcels 1-4 as depicted on the proposed Replat and account for 5.21 of the 10.24 developable acres. The remaining 1.72 acres of the gross property area is going to be dedicated right-of-way to the City of Springdale for the existing Ford Avenue roadway. The proposed Phase 1 parcels will have the following uses:

- Parcel 1 – Unit 1: Citywide Public Uses by Right, Unit 4: Cultural, Recreational, and Health Facilities
- Parcel 2 – Unit 1: Citywide Public Uses by Right, Unit 12: High Density Residential, Unit 29: Home Office
- Parcel 3 – Unit 1: Citywide Public Uses by Right, Unit 4: Cultural, Recreational, and Health Facilities
- Parcel 4 – Unit 1: Citywide Public Uses by Right, Unit 4: Cultural, Recreational, and Health Facilities

The future phase(s) of development on the Ford Avenue Flats North site will be comprised of the remaining 5.03 acres of developable land, described as Parcel 5 on the associated Replat. The final proposed use for the future phase(s) are not solidified but may consist of the following permitted uses shown in the bullets below. The bulleted list outlines the primary anticipated uses but additional uses that could become the primary use if warranted. Evaluation of the future phasing will consider some of the following factors such as market demand, availability of funds, level of public use of the dedicated open space lots and other economic and social factors.

- Primary
 - Unit 8: Single-family dwellings
 - Unit 9: Zero lot line
 - Unit 10: Townhomes
 - Unit 11: Duplexes
 - Unit 12: High Density Residential
 - Unit 13: Three and four family residential
- Secondary
 - Unit 1: Citywide Public Uses by Right
 - Unit 4: Cultural , Recreational, and Health Facilities
 - Unit 29: Home Office
- Tertiary
 - Unit 14: Medium density single family affordable housing (SF4)

Phasing:

- Ford Avenue Flats North will be developed in multiple phases. Phase 1 of the development includes construction of 3 20-unit multifamily apartment buildings, a 3,000 square foot clubhouse, and a maintenance building on Lot 2 of the parcel. Phase 1 also includes creation of Public Open Spaces on Lots 1 and 3, and private open space on Lot 4. Anticipated construction dates of phase one are 2026 – 2028.
- Future phases of the Ford Avenue Flats North would occur following construction of the first phase, and will include development of Parcel 5, based on the potential approved uses listed above.

Density per Parcel

- Parcel 2
 - Acreage = 3.23
 - Maximum Density = 24 units/acre
 - Maximum Units = 77 units
 - Proposed Unit Count = 60
 - Yield = 18.6 units/acre

- Parcel 5
 - Acreage = 5.03
 - Maximum Density = 24 units/acre
 - Maximum Units = 120 units
 - Proposed Unit Count = TBD
 - Yield = TBD

Area

- Total area: 14.96 acres
- Required open space: 15%
- Total provided open space: 41.84% (6.11 acres)
 - Provided public open space: 30.15% (4.51 acres)
 - Provided private open space: 10.69% (1.60 acres)

As discussed, there are two parcels that will be dedicated as public open space for the benefit of the public and not just the residents of the proposed development, although a great amenity for the development as well. For the Ford Avenue Flats North development this public open space will consist of Parcels 1 and 3. These parcels will be owned and maintained by the development and placed within a conservation easement allowing for public use and access to be dedicated open space. Potential opportunities for partnership with local Watershed Organizations such as the Illinois River Watershed Alliance to help manage the maintenance of the open space. This organization is committed to the goals and objectives of the region to protect and preserve our natural water resources.

Setbacks

- Building, Front: 30 feet
- Building, Side: 8 feet
- Building, Rear: 8 feet

Parking;

- 1.8 Stalls per Unit
- Total Parking Spaces Required per City Code - 150
- Total Parking Spaces Required per ADFA Requirements - 90
- Total Parking Spaces Provided - 110
 - Standard Spaces, Resident: 96
 - Accessible Spaces, Resident: 8
 - Standard Spaces, Guest: 4
 - Accessible Spaces, Guest: 2

A parking variance requesting reduction in provided parking stalls has been approved to facilitate development in alignment with the Arkansas Development Finance Authority (ADFA) funding requirements. Complying with the higher requirement would reduce the site's buildable area, increase costs, and limit the number of housing units—ultimately undermining the project's feasibility and its goal of providing affordable, multi-family housing. Additionally, the developers are comfortable based on study of market conditions that the proposed parking ratios are adequate to support the operations of the proposed units.

Landscaping:

- A variance from the landscaping code Chapter 56 was sought and approved to waive requirement to provide Frontage & perimeter landscaping requirements. Strict enforcement of Chapter 56 is not feasible as a Waters of the US Channel runs along the site's frontage with Ford Avenue. Landscaping measures have been placed directly in front of the building to meet the intention of the ordinance.

Exterior Finish Materials

Walls:

- Brick Veneer – modular
- 3-Coat Stucco System
- Engineered Wood Siding

Roofing:

- Asphalt Shingles – Architectural, 30-year

Openings:

- Exterior Doors at Common Areas – Steel Panel with Insulated Core and Sidelights, Painted
- Exterior Windows at Common Areas – Prefinished Aluminum Storefront Framed System
- Exterior Doors at Residential Units – Fiberglass Panel with Insulated Core and Sidelights, Painted
- Exterior Windows at Residential Units – Vinyl Frame, Thru Color

Misc. Finishes:

- Prefinished Aluminum Guardrail System
- Prefinished Aluminum Gutter & Downspout
- Prefinished Architectural Aluminum Sunshade System
- Prefinished Architectural Aluminum Awning/Canopy System
- Roof Support - Cedar/Cypress Timber
- Prefinished Roof Support Brackets/Saddles



Roofing:
Asphalt Shingles – Architectural, 30-year

Openings:
Exterior Doors at Common Areas – Steel Panel with Insulated Core and Sidelights, Painted
Exterior Windows at Common Areas – Prefinished Aluminum Storefront Framed System
Exterior Doors at Residential Units – Fiberglass Panel with Insulated Core and Sidelights, Painted
Exterior Windows at Residential Units – Vinyl Frame, Thru Color

Misc. Finishes:
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Prefinished Architectural Aluminum Awning/Canopy System
Roof Support – Cedar/Cypress Timber
Prefinished Roof Support Brackets/Saddles

Figure 2: Elevation Rendering of a Ford Ave Flats North Building

Ford Avenue Flats South

Ford Avenue Flats South is a proposed affordable housing development (see narrative introduction for information on affordable housing relative to AMI) located north of Ford Avenue near the intersection with Butterfield Coach Road in Springdale, Arkansas. The project is a collaboration between Mercy Housing and Community Development of NWA (CD-NWA).

This PUD proposal is submitted to request the rezoning of approximately 6.7 acres of land zoned as PUD for a mixed-use development consisting of multi-family and open space uses. The purpose of the PUD is to create a well-integrated, thoughtfully planned community that accommodates multi-family residential uses with public open spaces that preserve and enhance access to existing natural resources. The range of affordable multi-family residential units will provide high quality living for tenants and improved access to housing within the City. The apartments will offer a variety of dwellings ranging from 1 – 3 bedroom units in size to accommodate a diversity of household sizes. By blending multi-family residential uses with public open spaces within a single development, the proposal aims to foster a vibrant community that encourages preservation and engagement with natural resources among residents of the development, the community of Springdale, and visitors. Communal spaces within the buildings (common rooms for tenant use) and internal sidewalks connecting buildings onsite are designed to promote socialization, recreation, and community. The proposed project design takes into account the physical constraints of the site, including existing infrastructure and environmental features. In addition, the project incorporates sustainable design principles, including stormwater management and preservation of natural features where feasible.

Figure 3: Conceptual Site for Ford Avenue Flats South



Ford Avenue Flats South parcels are designated as medium density residential in the City land use map. Medium density residential calls for 12 units per acre, whereas the proposed site layout and buildings yield 22.6 units per acre on Parcel 1. However, in considering the overall southern development size of 6.7 acres, the density drops to 11.6 units per acre. This is done to ensure the preservation of open space and also presents the opportunity for a public amenity within the overall development boundaries. Additionally, the architecture compliments the existing natural setting of the site and utilizes the land to provide affordable housing for the community helps meet the goals established by the City of Springdale in their 2012 Comprehensive Land Use Plan, including:

1. Protecting the positive aspects of neighborhood character throughout the City
2. Utilizing Appropriate locations for multi-family residential development based on accessibility, site suitability, utility availability, neighborhood compatibility and environmental factors.
3. Assure safety of neighborhoods through the design of streets that discourages through-traffic in residential neighborhoods
4. Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

The following permitted uses are proposed to be included in the project:

- Unit 1: Citywide Public Uses by Right
- Unit 4: Cultural , Recreational, and Health Facilities
- Unit 12: High Density Residential
- Unit 29: Home Office

Phasing:

- Ford Avenue Flats south will be developed in one phase. Phase 1 of the development includes construction of 2 39-unit multifamily apartment buildings contained within Parcel 1 of the attached Preliminary Plat. Phase 1 also includes creation of two Public Open Spaces parcels on the east side of the tract. Anticipated construction dates of phase one are 2026-2028.

Density per Parcel

- Parcel 1
 - Acreage = 3.45
 - Maximum Density = 24 units/acre
 - Maximum Units = 82 units
 - Proposed Unit Count = 78
 - Yield = 22.6 units/acre

Area

- Total area: 6.7 acres
 - Due to the area of the parcel, a variance is sought to allow for a minimum PUD size of 5 acres. Additionally, recognizing that this is part of a larger development pursuit also lends itself to the request of having a reduced minimum PUD acreage.
- Required open space: 15%
- Total provided open space: 61.58% (4.12 acres)
 - Provided public open space: 34.38% (2.30 acres)
 - Provided private open space: 27.20% (1.82 acres)

As discussed, there are two parcels that will be dedicated as public open space for the benefit of the public and not just the residents of the proposed development, although a great amenity for the development as well. For the Ford Avenue Flats South development, this public open space will consist of Parcels 2 and 3. These parcels will be owned and

maintained by the development and placed within a conservation easement allowing for public use and access to be dedicated open space. Potential opportunities for partnership with local Watershed Organizations such as the Illinois River Watershed Alliance to help manage the maintenance of the open space. This organization is committed to the goals and objectives of the region to protect and preserve our natural water resources.

Setbacks

- Building, Front: 30 feet
- Building, Side: 8 feet
- Building, Rear: 20 feet

Parking;

- 1.7 Stalls per Unit
- Total Parking Spaces Required per City Code - 176
- Total Parking Spaces Required per ADFA Requirements - 117
- Total Parking Spaces Provided - 137
 - Standard Spaces, Resident: 104
 - Compact Spaces, Resident: 14
 - Accessible Spaces, Resident: 9
 - Standard Spaces, Guest: 8
 - Accessible Spaces, Guest: 2

A parking variance requesting reduction in provided parking stalls has been approved to facilitate development in alignment with the Arkansas Development Finance Authority (ADFA) funding requirements. Complying with the higher requirement would reduce the site's buildable area, increase costs, and limit the number of housing units—ultimately undermining the project's feasibility and its goal of providing affordable, multi-family housing. Additionally, the developers are comfortable based on study of market conditions that the proposed parking ratios are adequate to support the operations of the proposed units.

Landscaping:

- A variance from the landscaping code Chapter 56 was sought and approved to waive requirement to provide Frontage & perimeter landscaping requirements. Strict enforcement of Chapter 56 is not feasible as a Waters of the US Channel runs along the site's frontage with Ford Avenue. Landscaping measures have been placed directly in front of the building to meet the intention of the ordinance.

Exterior Finish Materials

Walls:

- Brick Veneer – modular
- 3-Coat Stucco System
- Engineered Wood Siding

Roofing:

- Asphalt Shingles – Architectural, 30-year

Openings:

- Exterior Doors at Common Areas – Steel Panel with Insulated Core and Sidelights, Painted
- Exterior Windows at Common Areas – Prefinished Aluminum Storefront Framed System
- Exterior Doors at Residential Units – Fiberglass Panel with Insulated Core and Sidelights, Painted
- Exterior Windows at Residential Units – Vinyl Frame, Thru Color

Misc. Finishes:

- Prefinished Aluminum Guardrail System
- Prefinished Aluminum Gutter & Downspout
- Prefinished Architectural Aluminum Sunshade System
- Prefinished Architectural Aluminum Awning/Canopy System
- Roof Support - Cedar/Cypress Timber
- Prefinished Roof Support Brackets/Saddles



Figure 4: Elevation Rendering of a Ford Ave Flats South Building

Conservation of Wetland Areas

The applicant plans to put into place conservation measures for the wetlands areas on both Ford Avenue Flats North and Ford Avenue Flats South. As of July 20th, 2026, the applicant has exchanged several rounds of an agreement between the development team and the Illinois River Watershed Partnership (IRWP). There are multiple ways in which this partnership could be structured. For example, the IRWP could take ownership of the land, and share maintenance duties with the applicant. Conversely, the applicant could retain ownership of the wetlands, and IRWP could undertake maintenance and conservation. At this time, however, neither party has sufficient information upon which to enter into a formal arrangement. IRWP, in particular, would need to conduct environmental studies and present their findings to their Board of Directors for approval—a process which they estimate could take several months.

Accordingly, the applicant, as a condition of approval of the aforementioned PUD's, shall provide proof of a comprehensive plan for conservation of the wetland areas prior to issuance of a final plat. In the event that an agreement is not ultimately entered into by the applicant and IRWP, the Applicant shall assume all responsibility for maintenance and conservation of the wetland areas, and shall execute agreements and instruments as necessary to guarantee such conservation.

A site plan as described in this regulation.

Please see attached full size concept site plans, elevations, and building floor plans attached to this submittal.

A development schedule indicating the approximate date when construction of the development or stages of the development can be expected to begin and to be completed.

Ford Avenue Flats North will be developed in phase(s), while Ford Avenue Flats South will be developed in one phase. Phase 1 of both north and south sites will happen concurrently, with anticipated construction dates of 2026-2028. Future phase(s) of Ford Avenue Flats North would occur following construction of the first phase and be dependent upon market demand and requires review and acceptance by the City. Phase 1 of Ford Avenue Flats North will include construction of 3 20-unit multifamily apartment buildings, a 3,000 square foot clubhouse/leasing office serving the entire Phase 1 development, and a maintenance building. Phase 1 of Ford Avenue Flats South will include construction of 2 39-unit multi-family apartment buildings.

A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the PUD, including land areas, and dwelling units.

The applicant intends to retain ownership of the Ford Avenue Flats North (currently under ownership by Community Development NWA) of development and manage it as long-term affordable housing rentals. The applicant intends to obtain ownership of Ford Avenue Flats South following land use and zoning approvals for subsequent development and to manage it as long-term affordable housing rentals. There are no plans to sell individual units or land areas. The development will be leased to qualifying residents, with a focus on providing stable, affordable housing options.

A preliminary plat in accordance with the subdivision regulations for the city.

As part of the development of Ford Avenue Flats North, parcels have been replatted into different configurations to facilitate development of multi-family housing and to ensure that lots with natural features such as lakes and wetlands are preserved through conservation easements. As part of the development of Ford Avenue Flats South, the parcel will be informally platted.

Thank you for reviewing the information provided in support of this project.

Sincerely,



Claire Roth, AICP Candidate

Planner

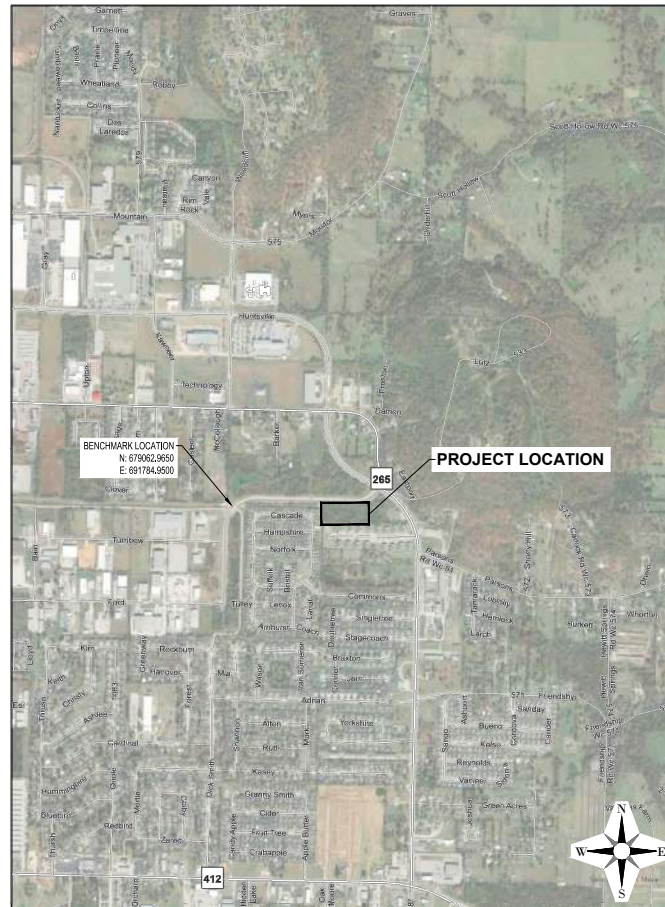
Claire.Roth@ISGInc.com

EXISTING	PROPOSED
STORM MANHOLE	STORM MANHOLE
STORM CATCH BASIN	STORM CATCH BASIN
STORM CLEANOUT	STORM CLEANOUT
STORM CULVERT	STORM CULVERT
DOWNSPOUT	DOWNSPOUT
ROOF DRAIN	ROOF DRAIN
SANITARY MANHOLE	SANITARY MANHOLE
SANITARY CLEANOUT	SANITARY CLEANOUT
LIFT STATION	LIFT STATION
WATER REDUCER	WATER REDUCER
WATER VALVE	WATER VALVE
WATER VALVE MANHOLE	WATER VALVE MANHOLE
WATER CURB STOP	WATER CURB STOP
WATER SHUT-OFF	WATER SHUT-OFF
POST INDICATOR VALVE	POST INDICATOR VALVE
FIRE DEPARTMENT CONNECTION	FIRE DEPARTMENT CONNECTION
WELL	WELL
MONITORING WELL	MONITORING WELL
LAWN SPRINKLER BOX	LAWN SPRINKLER BOX
LAWN SPRINKLER HEAD	LAWN SPRINKLER HEAD
HYDRANT	HYDRANT
YARD HYDRANT	YARD HYDRANT
UTILITY POLE	UTILITY POLE
LIGHT POLE	LIGHT POLE
GROUND LIGHT	GROUND LIGHT
GUY WIRE	GUY WIRE
TRANSFORMER	TRANSFORMER
HANDHOLE	HANDHOLE
ELECTRIC MANHOLE	ELECTRIC MANHOLE
ELECTRIC METER	ELECTRIC METER
UTILITY VAULT	UTILITY VAULT
A/C CONDITIONER	A/C CONDITIONER
GAS METER	GAS METER
GAS VALVE	GAS VALVE
SOIL BORING	SOIL BORING
FLAG POLE	FLAG POLE
MAILBOX	MAILBOX
TRAFFIC SIGNAL	TRAFFIC SIGNAL
SIGN	SIGN
STREET SIGN	STREET SIGN
WHEEL STOP	WHEEL STOP
RAILROAD CROSSING SIGN	RAILROAD CROSSING SIGN
POST	POST
DECIDUOUS TREE	DECIDUOUS TREE
CONIFEROUS TREE	CONIFEROUS TREE
BUSH	BUSH
TREE STUMP	TREE STUMP
WETLAND / MARSH	WETLAND / MARSH
ROCK / BOULDER	ROCK / BOULDER

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

EXISTING		PROPOSED
---	STORM DRAIN	---
--- >> ---	SANITARY SEWER	--- > ---
--- II- ---	SANITARY SEWER FORCEMAIN	--- II- ---
--- I ---	WATER MAIN	--- I ---
--- G ---	GAS	--- G ---
---	OVERHEAD ELECTRIC	---
---	UNDERGROUND ELECTRIC	---
---	UNDERGROUND TELEPHONE	---
---	UNDERGROUND TV	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	FIBER OPTIC	---
---	WETLAND	---
---	WATER EDGE	---
~~~~~	DITCH / SWALE	~~~~~
--- x --- x ---	FENCE LINE	--- x --- x ---
~~~~~	TREE LINE	~~~~~
---	PROPERTY / LOT LINE	---
---	RIGHT OF WAY LINE	---
--- Δ --- Δ ---	ACCESS CONTROL	---
---	EASEMENT LINE	---

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

[illegible]

0 1,000 2,000
SCALE IN FEET

LEGEND			
SYMBOL	DESCRIPTION	AREA	PERCENTAGE
	MULTI-FAMILY BUILDING	0.82 AC	12.24%
	PRIVATE DRIVE	1.31 AC	19.55%
	PUBLIC OPEN SPACE	3.02 AC	45.07%
	PRIVATE OPEN SPACE	0.97 AC	14.48%
	SEWALK	0.32 AC	4.75%
	PUBLIC ROW	0.26 AC	3.88%
TOTAL		6.70 AC	100%

PARCEL DATA						
PARCEL	ACREAGE	LAND USE	UNITS	DENSITY PER PARCEL	PARKING PER PARCEL	PARKING RATIO PER PARCEL
1	3.46	RESIDENTIAL	78	22.6	134	1.7
2	2.95	PUBLIC OPEN SPACE	-	-	-	-
3	0.30	PUBLIC OPEN SPACE	-	-	-	-

BUILDING DATA							
BUILDINGS	BUILDING TYPE	BUILDING FOOTPRINT (SF)	TOTAL FLOORS	TOTAL FLOOR AREA (SF)	1 BED	2 BED	3 BED
S100	MULTI-FAMILY DWELLING	17,583	3	52,612	14	20	5
S200	MULTI-FAMILY DWELLING	17,583	3	52,612	14	20	5

SITE SUMMARY	
PROJECT ADDRESS/LOCATION:	FORD AVENUE SPRINGDALE, ARKANSAS
EXISTING ZONING:	MF-16
PROPOSED ZONING:	PUD
SITE/LOT AREA:	291,418 SF (6.7 AC)
EXISTING IMPERVIOUS:	1,119 SF (0.0 AC)
PROPOSED IMPERVIOUS:	112,618 SF (2.6 AC)
DISTURBED AREA:	180,976 SF (4.2 AC)
REQUIRED SETBACKS	
	PARKING BUILDING
FRONT YARD	- 30'
SIDE YARD	- 8'
REAR YARD	- 20'
UNIT COUNT	
1 BEDROOM	28 35.90%
2 BEDROOM	40 51.30%
3 BEDROOM	10 12.80%
TOTAL	78 100%
PARKING DATA	
LAND USE CLASSIFICATION	MULTI-FAMILY RESIDENTIAL
PARKING SPACES REQUIRED (CODE)	126/117
GOVERNING INFORMATION	SPRINGDALE, ADOA
PARKING STALLS PROVIDED	
	RESIDENTIAL GUEST
STANDARD	104 8
COMPACT	14 0
ACCESSIBLE	9 2
TOTAL	127 10

NOTE:
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.



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PROJECT
FORD AVENUE FLATS
SOUTH L25-20
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
08/15/24	REVISION #1	

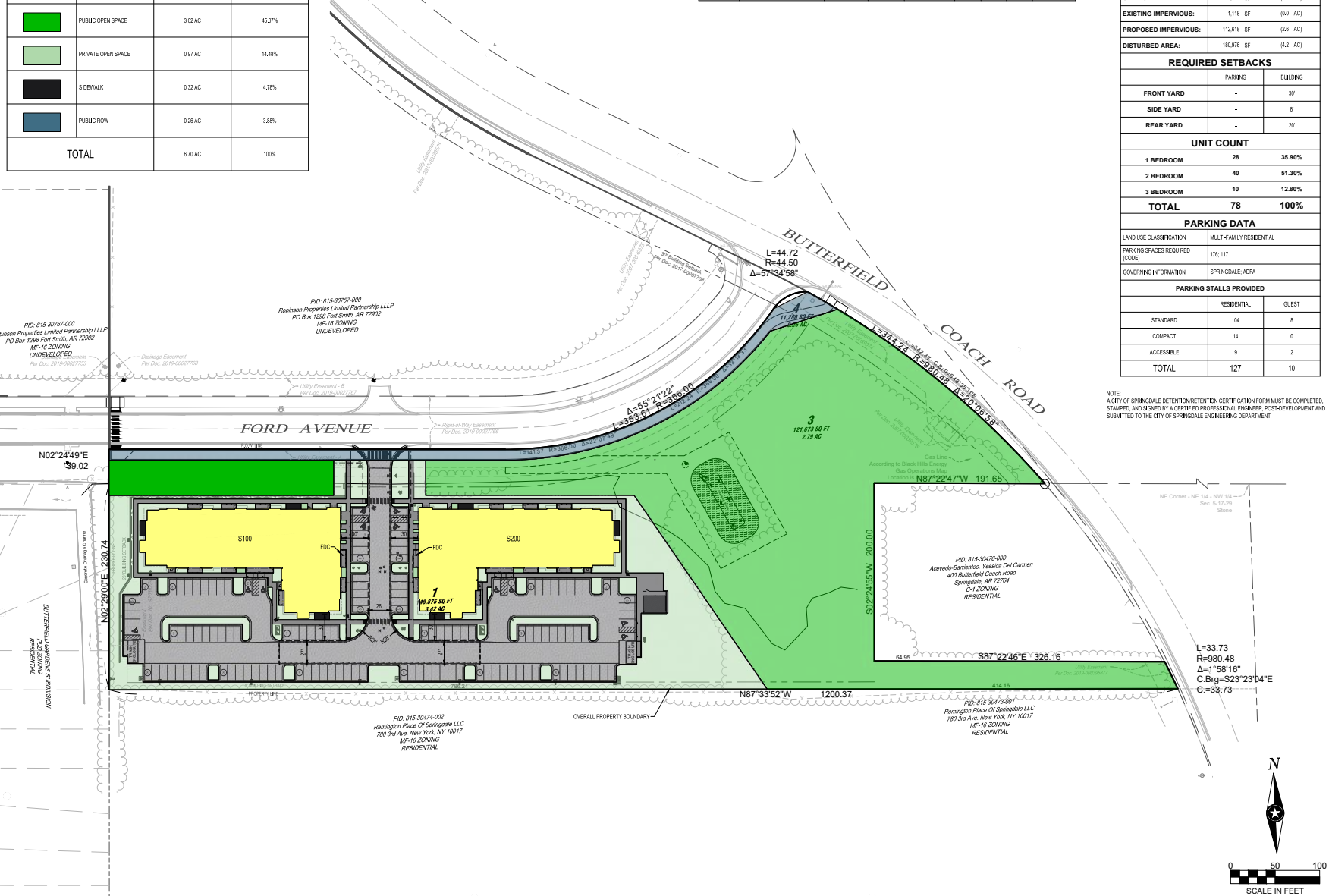
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DRAWN BY CFCH
DESIGNED BY CFCH
REVIEWED BY TW
ORIGINAL ISSUE DATE 03/03/26
CLIENT PROJECT NO. -

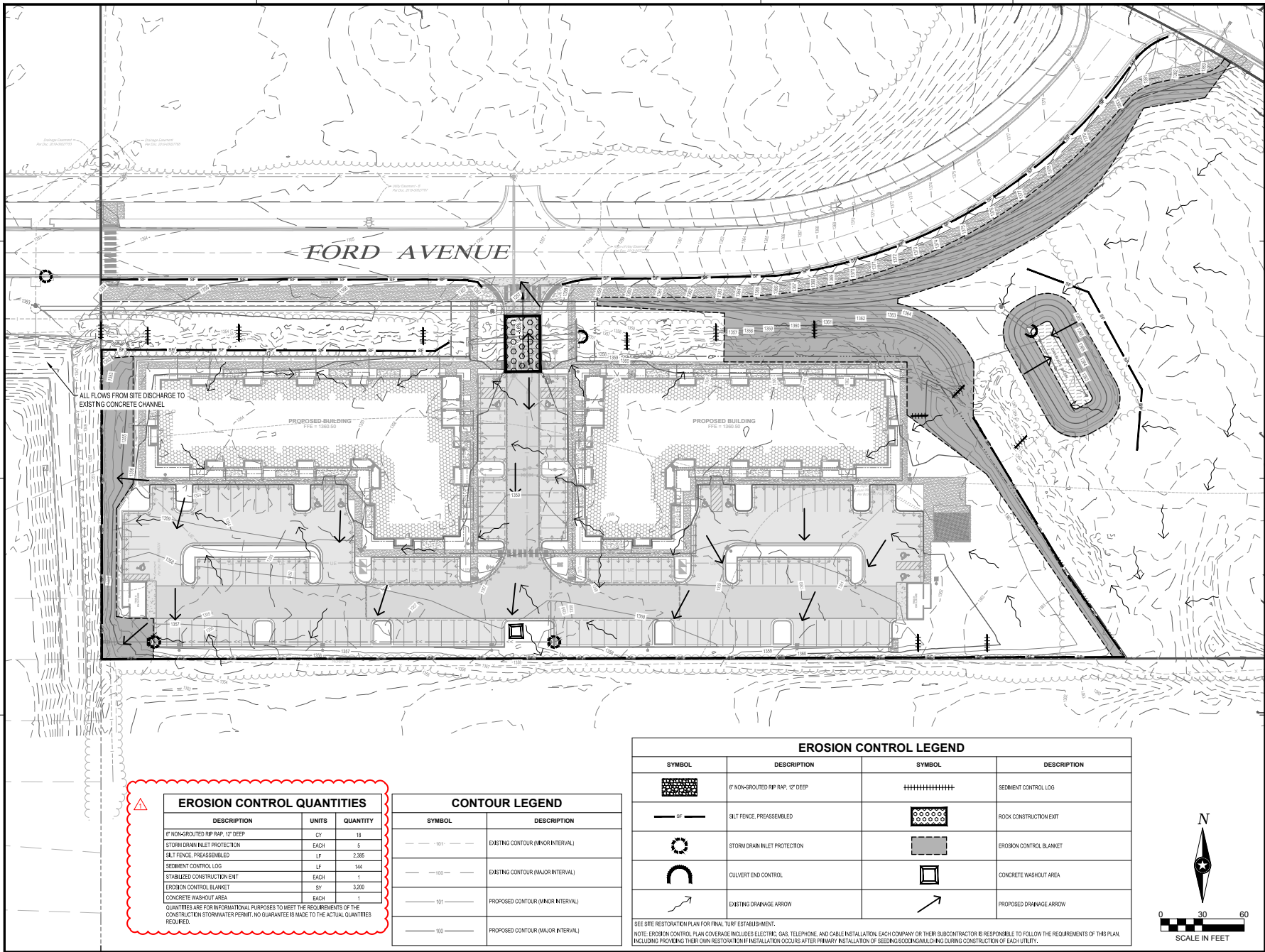
TITLE

SITE PLAN

SHEET

C0-11





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PROJECT
**FORD AVENUE
FLATS
SOUTH
L25-20**
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/15/26	REVISION #1	

PROJECT NO. 25-31582
FILE NAME 31582-C1-SWPPP
DRAWN BY CFCH
DESIGNED BY CFCH
REVIEWED BY TW
ORIGINAL ISSUE DATE 03/03/26
CLIENT PROJECT NO. -

TITLE

SWPPP

SHEET

C1-30

EROSION CONTROL QUANTITIES		
DESCRIPTION	UNITS	QUANTITY
1" NON-GROUTED RP RAP, 12" DEEP	CY	18
STORM DRAIN INLET PROTECTION	EACH	5
SILT FENCE, PREASSEMBLED	LF	2,385
SEDIMENT CONTROL LOG	LF	144
STABILIZED CONSTRUCTION EXIT	EACH	1
EROSION CONTROL BLANKET	SY	3,200
CONCRETE WASHOUT AREA	EACH	1

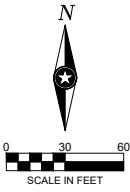
QUANTITIES ARE FOR INFORMATIONAL PURPOSES TO MEET THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT. NO GUARANTEE IS MADE TO THE ACTUAL QUANTITIES REQUIRED.

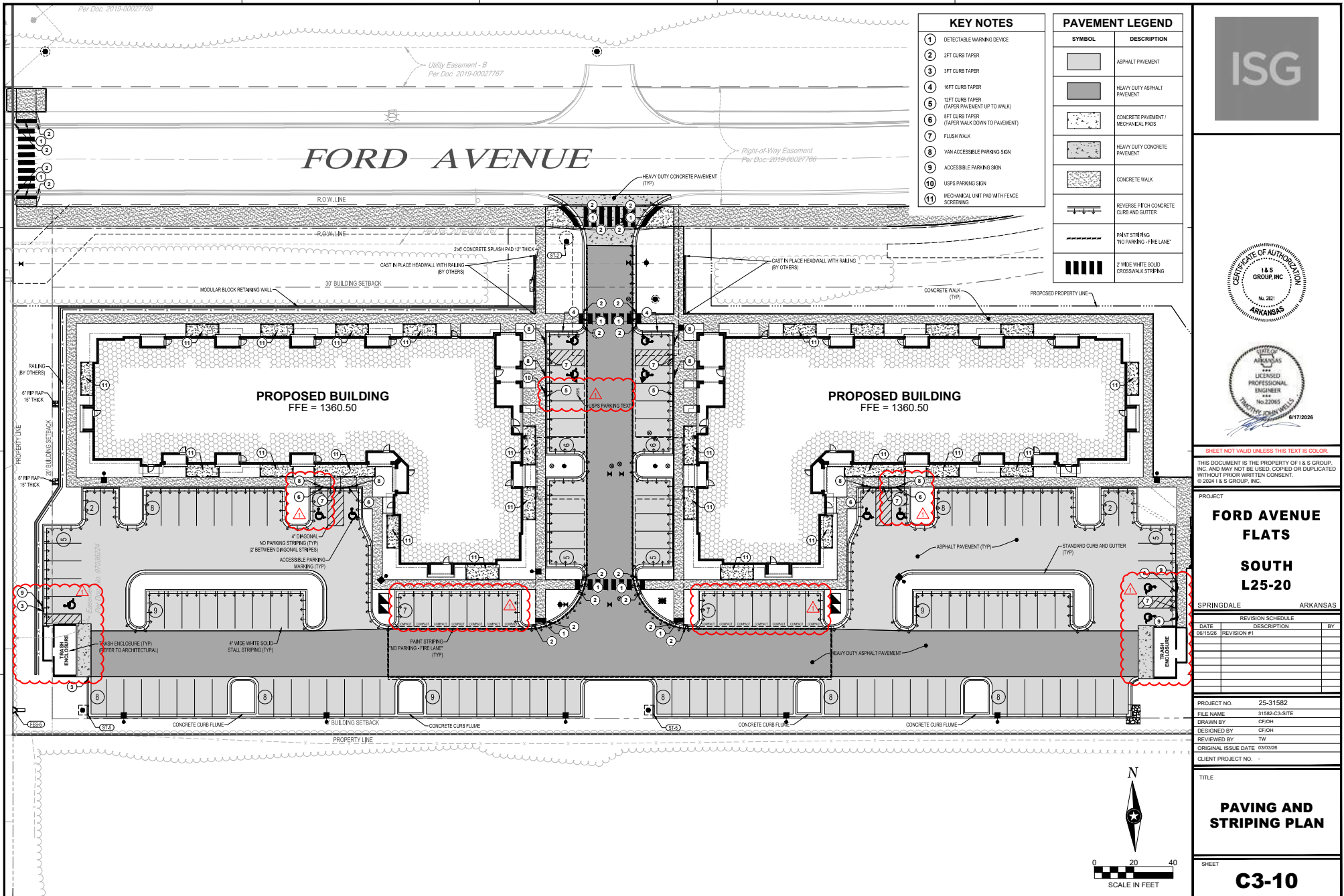
CONTOUR LEGEND	
SYMBOL	DESCRIPTION
---101---	EXISTING CONTOUR (MINOR INTERVAL)
---100---	EXISTING CONTOUR (MAJOR INTERVAL)
---101---	PROPOSED CONTOUR (MINOR INTERVAL)
---100---	PROPOSED CONTOUR (MAJOR INTERVAL)

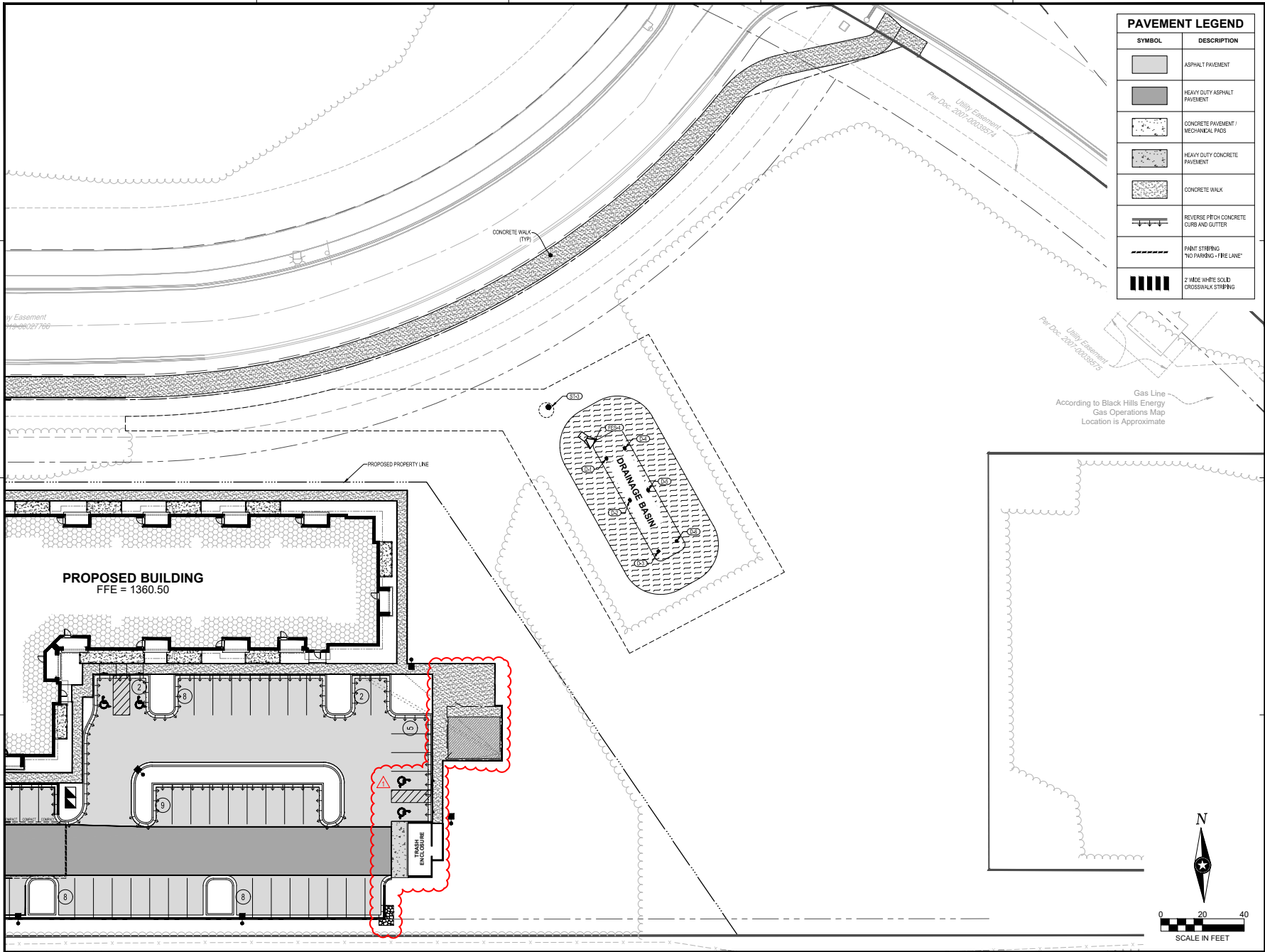
EROSION CONTROL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	6' NON-GROUTED RIP RAP, 12" DEEP		SEGMENT CONTROL LOG
	SILT FENCE, PRE-ASSEMBLED		ROCK CONSTRUCTION EMT
	STORM DRAIN INLET PROTECTION		EROSION CONTROL BLANKET
	CULVERT END CONTROL		CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW		PROPOSED DRAINAGE ARROW

SEE SITE RESTORATION PLAN FOR FINAL TURN ESTABLISHMENT.

NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THEIR PLAN INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDINGS/DOING MATCHING DURING CONSTRUCTION OF EACH UTILITY.







PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT / MECHANICAL PADS
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER
	PAINT STRIPING "NO PARKING - FIRE LANE"
	2' WIDE WHITE SOLID CROSSWALK STRIPING



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PROJECT
FORD AVENUE FLATS
SOUTH L25-20
 SPRINGDALE ARKANSAS

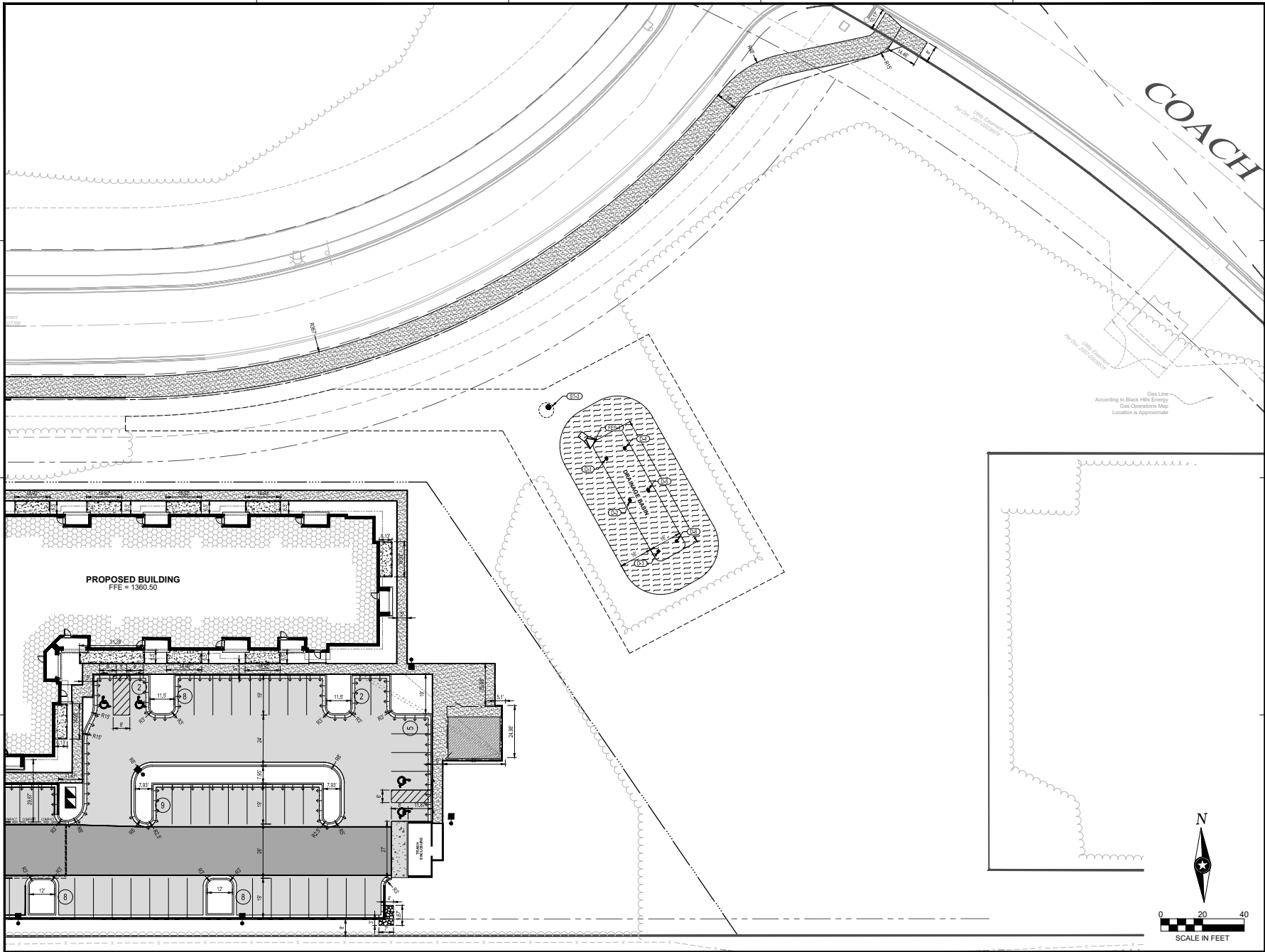
REVISION SCHEDULE		
DATE	DESCRIPTION	BY
08/15/2024	REVISION #1	

PROJECT NO. 25-31582
 FILE NAME 31582-C3-SITE
 DRAWN BY CFCH
 DESIGNED BY CFCH
 REVIEWED BY TW
 ORIGINAL ISSUE DATE 03/03/26
 CLIENT PROJECT NO. -

TITLE

PAVING AND STRIPING PLAN

SHEET
C3-11



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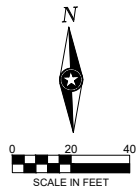
PROJECT
**FORD AVENUE
 FLATS**
**SOUTH
 L25-20**
 SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/15/26	REVISION #1	

PROJECT NO. 25-31582
 FILE NAME 31582-C3-SITE
 DRAWN BY CFIH
 DESIGNED BY CFIH
 REVIEWED BY TW
 ORIGINAL ISSUE DATE 03/03/26
 CLIENT PROJECT NO. -

TITLE
SITE LAYOUT PLAN

SHEET
C3-13



ISG



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PROJECT
**FORD AVENUE
FLATS**
**SOUTH
L25-20**
SPRINGDALE ARKANSAS

DATE	REVISION #1	DESCRIPTION	BY
06/15/26			

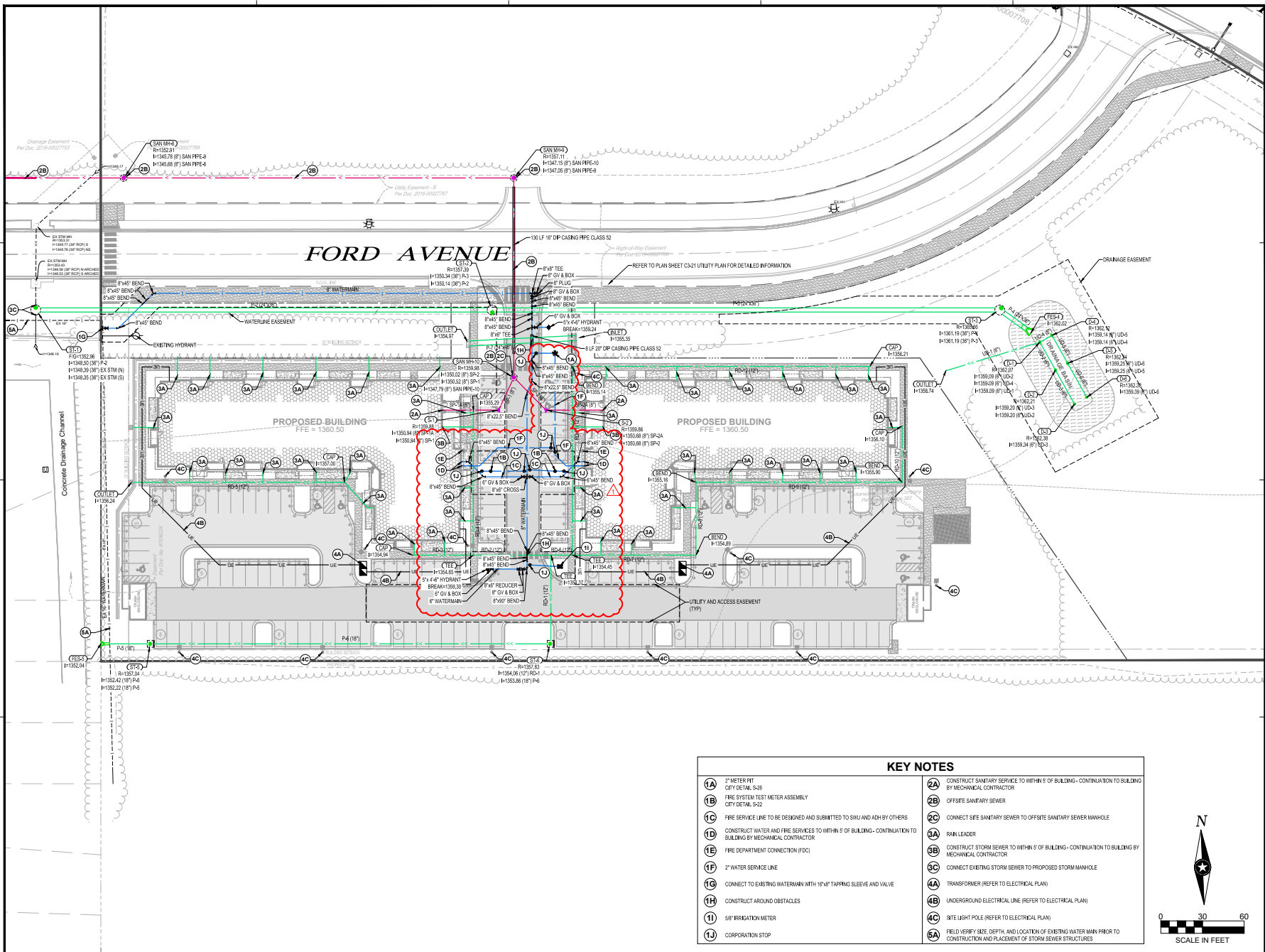
PROJECT NO. 25-31582
FILE NAME 31582-C3-UTILITY
DRAWN BY C/CH
DESIGNED BY C/CH
REVIEWED BY TW
ORIGINAL ISSUE DATE 03/03/26
CLIENT PROJECT NO. -

TITLE

UTILITY PLAN

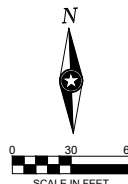
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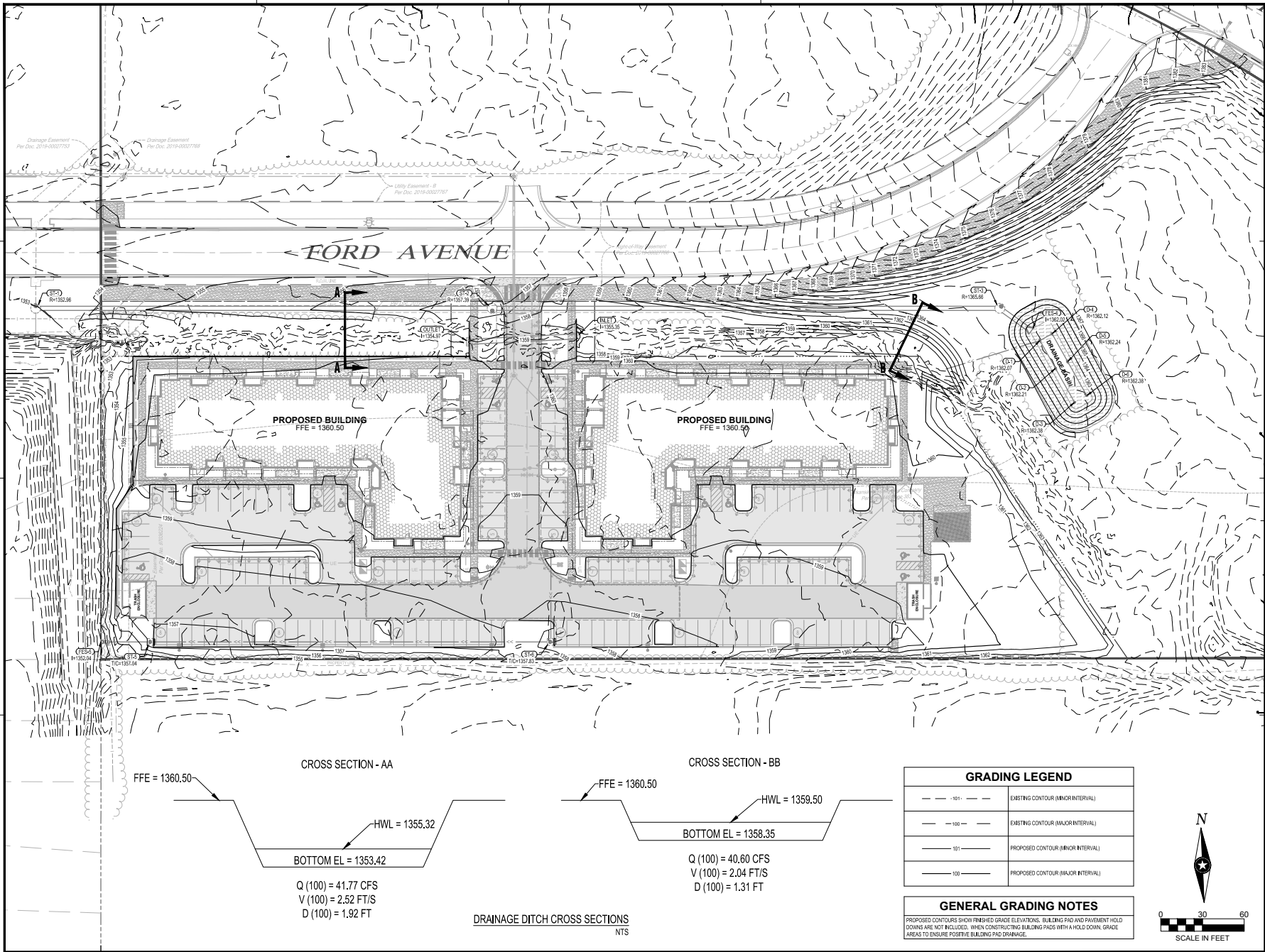
C3-20



KEY NOTES

- | | |
|---|--|
| <p>(1A) 2" METER PIT
CITY DETAIL 5-25</p> <p>(1B) FIRE SYSTEM TEST METER ASSEMBLY
CITY DETAIL 5-22</p> <p>(1C) FIRE SERVICE LINE TO BE DESIGNED AND SUBMITTED TO SNU AND ADH BY OTHERS</p> <p>(1D) CONSTRUCT WATER AND FIRE SERVICES TO WITHIN 5' OF BUILDING - CONTINUATION TO BUILDING BY MECHANICAL CONTRACTOR</p> <p>(1E) FIRE DEPARTMENT CONNECTION (FDC)</p> <p>(1F) 2" WATER SERVICE LINE</p> <p>(1G) CONNECT TO EXISTING WATERMAIN WITH 18" TAPPING SLEEVE AND VALVE</p> <p>(1H) CONSTRUCT AROUND OBSTACLES</p> <p>(1I) 58" IRRIGATION METER</p> <p>(1J) CORPORATION STOP</p> | <p>(2A) CONSTRUCT SANITARY SERVICE TO WITHIN 5' OF BUILDING - CONTINUATION TO BUILDING BY MECHANICAL CONTRACTOR</p> <p>(2B) OFFSITE SANITARY SEWER</p> <p>(2C) CONNECT SITE SANITARY SEWER TO OFFSITE SANITARY SEWER MANHOLE</p> <p>(3A) RAN LEADER</p> <p>(3B) CONSTRUCT STORM SEWER TO WITHIN 5' OF BUILDING - CONTINUATION TO BUILDING BY MECHANICAL CONTRACTOR</p> <p>(3C) CONNECT EXISTING STORM SEWER TO PROPOSED STORM MANHOLE</p> <p>(4A) TRANSFORMER (REFER TO ELECTRICAL PLAN)</p> <p>(4B) UNDERGROUND ELECTRICAL LINE (REFER TO ELECTRICAL PLAN)</p> <p>(4C) SITE LIGHT POLE (REFER TO ELECTRICAL PLAN)</p> <p>(5A) FIELD VERIFY SIZE, DEPTH, AND LOCATION OF EXISTING WATER MAIN PRIOR TO CONSTRUCTION AND PLACEMENT OF STORM SEWER STRUCTURES</p> |
|---|--|

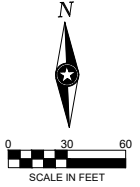




GRADING LEGEND	
---	EXISTING CONTOUR (MINOR INTERVAL)
---	EXISTING CONTOUR (MAJOR INTERVAL)
---	PROPOSED CONTOUR (MINOR INTERVAL)
---	PROPOSED CONTOUR (MAJOR INTERVAL)

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.



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PROJECT

FORD AVENUE FLATS

SOUTH L25-20

SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
08/15/26	REVISION #1	

PROJECT NO. 25-31582

FILE NAME 31582-C4-GRADE-0A

DRAWN BY CFCH

DESIGNED BY CFCH

REVIEWED BY TW

ORIGINAL ISSUE DATE 03/03/26

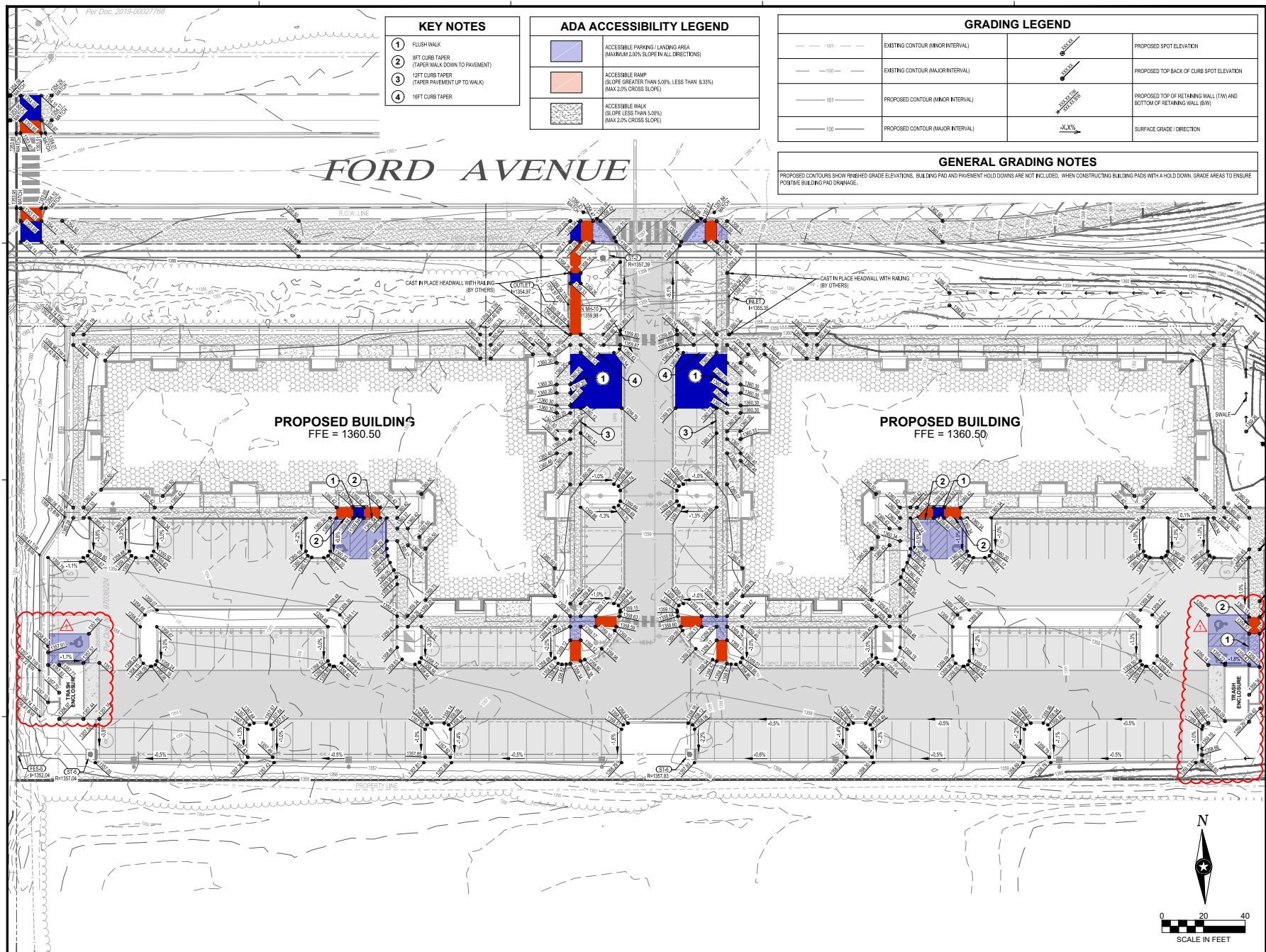
CLIENT PROJECT NO. -

TITLE

OVERALL GRADING PLAN

SHEET

C4-10



- KEY NOTES**
- 1 FLUSH WALK
 - 2 1FT CURB TAPER (TAPER WALK DOWN TO PAVEMENT)
 - 3 1FT CURB TAPER (TAPER PAVEMENT UP TO WALK)
 - 4 1FT CURB TAPER

ADA ACCESSIBILITY LEGEND

	ACCESSIBLE PARKING / LANDING AREA (MAXIMUM 2.0% SLOPE IN ALL DIRECTIONS)
	ACCESSIBLE RAMP (SLOPE GREATER THAN 5.0%, LESS THAN 8.33%) (MAX 2.0% CROSS SLOPE)
	ACCESSIBLE WALK (SLOPE LESS THAN 5.0%) (MAX 2.0% CROSS SLOPE)

GRADING LEGEND

	EXISTING CONTOUR (MINOR INTERVAL)		PROPOSED SPOT ELEVATION
	EXISTING CONTOUR (MAJOR INTERVAL)		PROPOSED TOP BACK OF CURB SPOT ELEVATION
	PROPOSED CONTOUR (MINOR INTERVAL)		PROPOSED TOP OF RETAINING WALL (TW) AND BOTTOM OF RETAINING WALL (BW)
	PROPOSED CONTOUR (MAJOR INTERVAL)		SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

PROJECT

**FORD AVENUE
FLATS**

**SOUTH
L25-20**

SPRINGDALE ARKANSAS

REVISION SCHEDULE

DATE	REVISION #1	DESCRIPTION	BY
06/15/26			

PROJECT NO. 25-31582

FILE NAME 31582-C4-GRADE

DRAWN BY CFCH

DESIGNED BY CFCH

REVIEWED BY TW

ORIGINAL ISSUE DATE 03/03/26

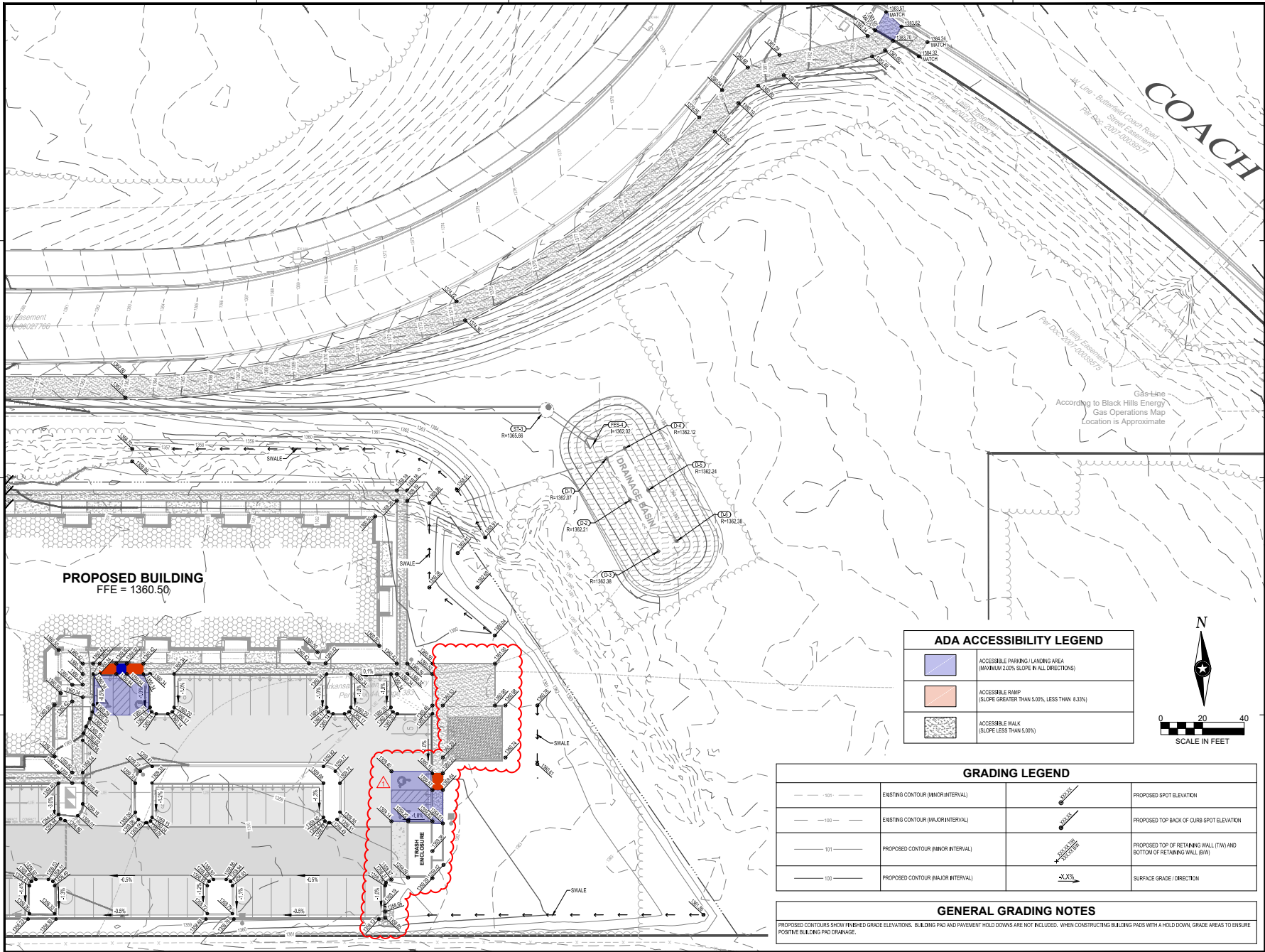
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TITLE

GRADING PLAN

SHEET

C4-20



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PROJECT
**FORD AVENUE
FLATS**
**SOUTH
L25-20**
SPRINGDALE ARKANSAS

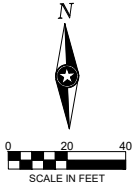
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DATE	DESCRIPTION	BY
08/15/24	REVISION #1	

PROJECT NO. 25-31582
FILE NAME 31582-C4-GRADE
DRAWN BY CFCH
DESIGNED BY CFCH
REVIEWED BY TW
ORIGINAL ISSUE DATE 03/03/26
CLIENT PROJECT NO. -

TITLE
GRADING PLAN

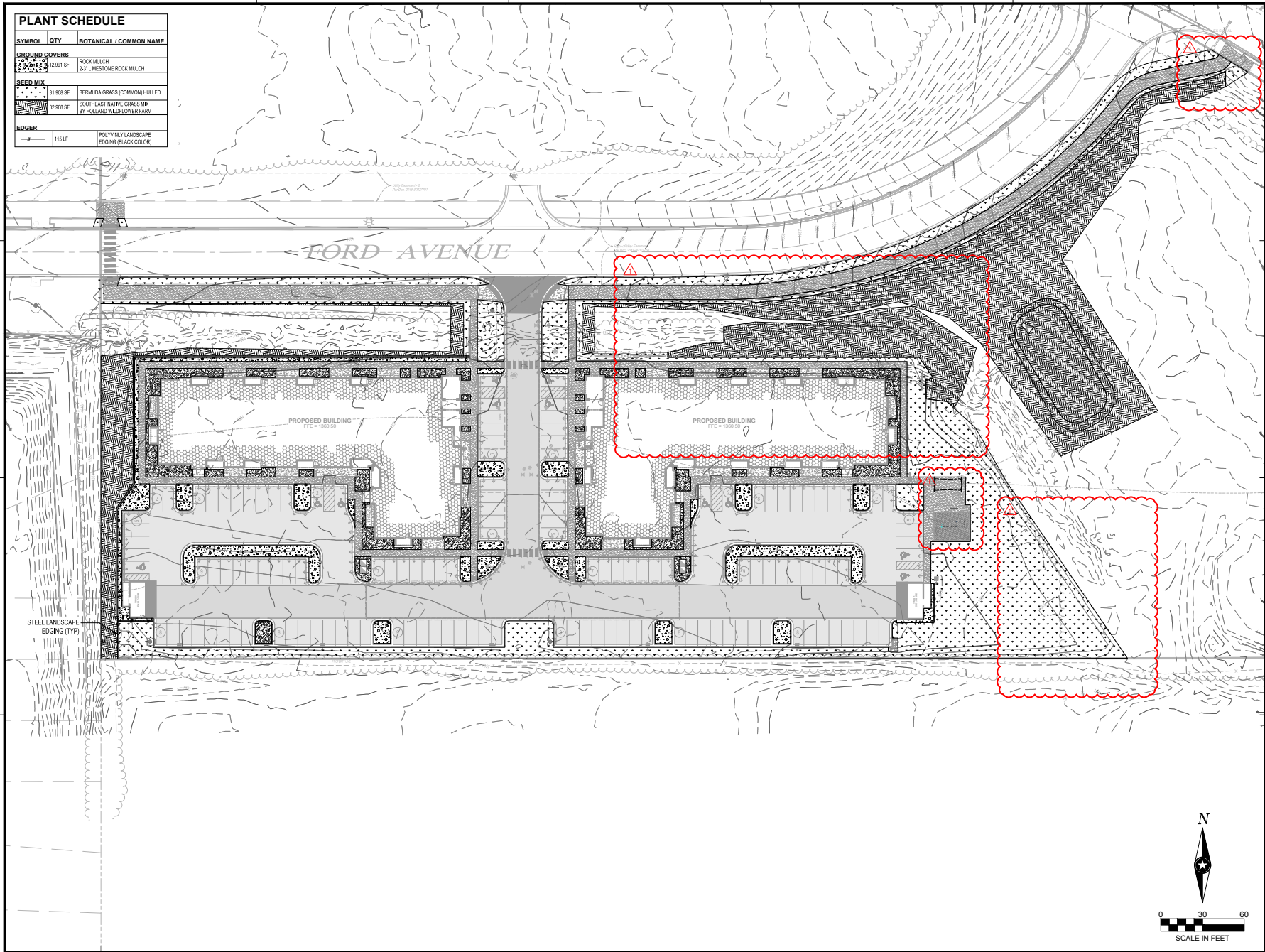
SHEET
C4-21

ADA ACCESSIBILITY LEGEND	
	ACCESSIBLE PARKING / LANDING AREA (MAXIMUM 2.0% SLOPE IN ALL DIRECTIONS)
	ACCESSIBLE RAMP (SLOPE GREATER THAN 5.0%, LESS THAN 8.33%)
	ACCESSIBLE WALK (SLOPE LESS THAN 5.0%)

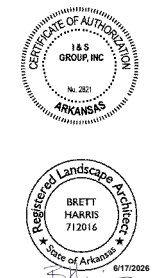


GRADING LEGEND			
	EXISTING CONTOUR (MINOR INTERVAL)		PROPOSED SPOT ELEVATION
	EXISTING CONTOUR (MAJOR INTERVAL)		PROPOSED TOP BACK OF CURB SPOT ELEVATION
	PROPOSED CONTOUR (MINOR INTERVAL)		PROPOSED TOP OF RETAINING WALL (TWO AND BOTTOM OF RETAINING WALL (BOW))
	PROPOSED CONTOUR (MAJOR INTERVAL)		SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES
PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.



PLANT SCHEDULE		
SYMBOL	QTY	BOTANICAL / COMMON NAME
GROUND COVERS		
[Symbol]	12,891 SF	ROCK MULCH
[Symbol]	2,500 SF	2" LIMESTONE ROCK MULCH
SEED MIX		
[Symbol]	11,908 SF	BERMUDA GRASS (COMMON) MULLED
[Symbol]	32,908 SF	SOUTHEAST NATIVE GRASS MIX BY HOLLAND WILDFLOWER FARM
EDGING		
[Symbol]	115 LF	POLYVINYL LANDSCAPE EDGING (BLACK COLOR)



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PROJECT
FORD AVENUE FLATS
SOUTH L25-20
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
08/15/24	REVISION #1	

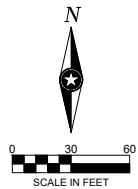
PROJECT NO. 25-31582
FILE NAME 31582-CS-LAND
DRAWN BY JV
DESIGNED BY JV
REVIEWED BY BH
ORIGINAL ISSUE DATE 03/03/26
CLIENT PROJECT NO. -

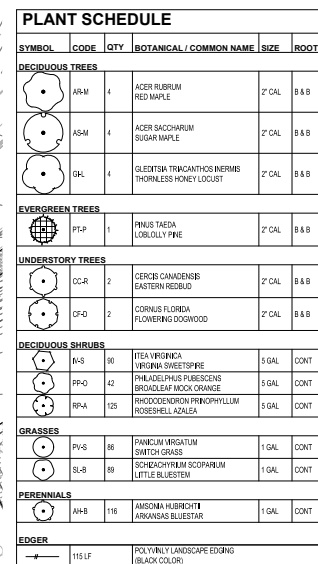
TITLE

SITE RESTORATION PLAN

SHEET

C5-10





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PROJECT

**FORD AVENUE
FLATS**

**SOUTH
L25-20**

SPRINGDALE ARKANSAS

[illegible]

PROJECT NO.	25-31582
FILE NAME	31582-C5-LAND
DRAWN BY	JV
DESIGNED BY	JV
REVIEWED BY	BH
ORIGINAL ISSUE DATE	03/03/26
CLIENT PROJECT NO.	-

TITLE	
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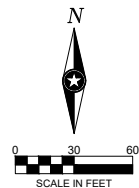
PLANTING PLAN

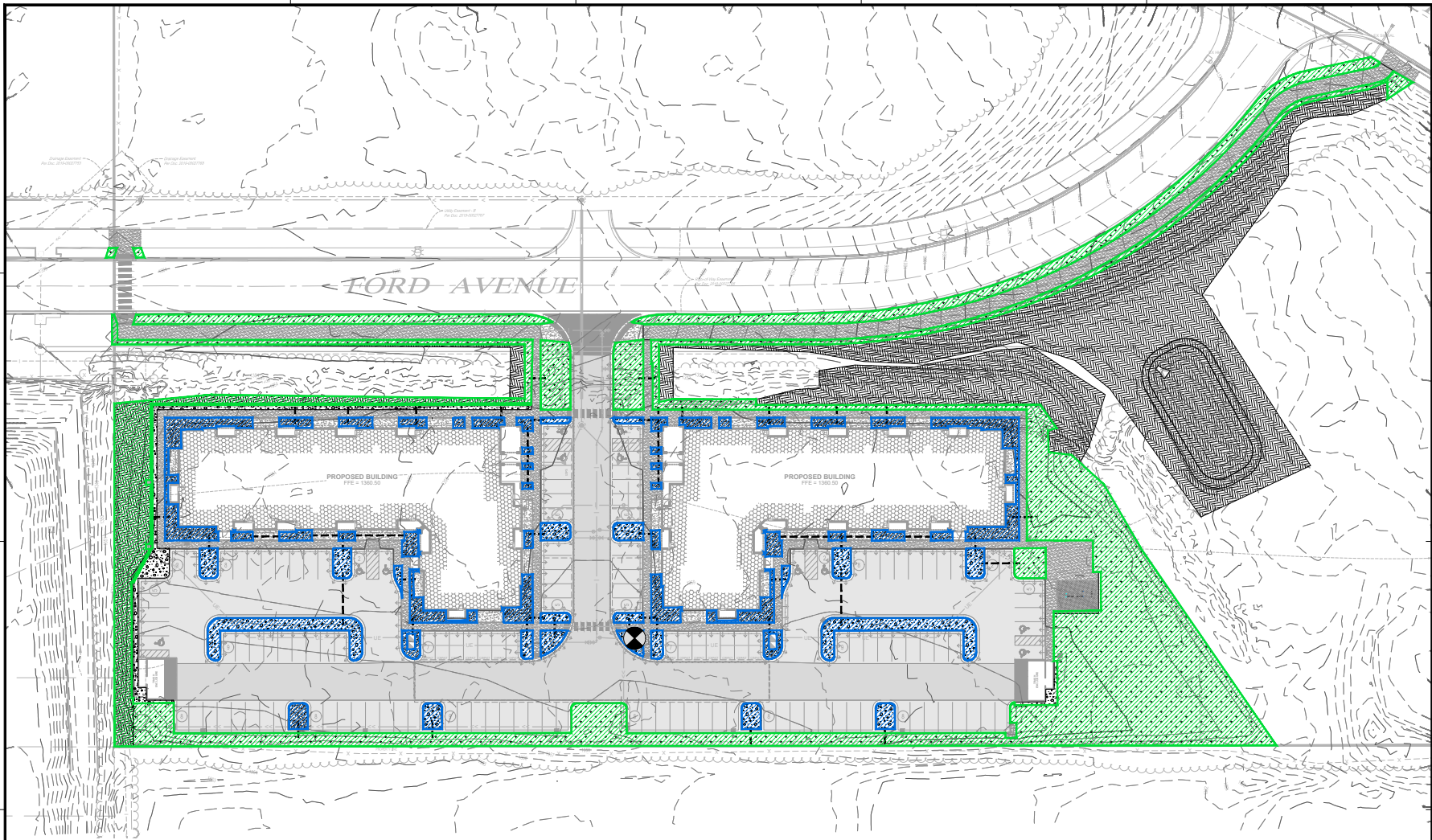
SHEET

C5-11

LANDSCAPE REQUIREMENTS			
AS REQUIRED IN SPRINGDALE, AR ZONING CODE			
LOCATION	TYPE	REQUIRED	PROVIDED
STREET FRONTAGE INTERIOR AND PERIMETER	PLANTING REQUIREMENTS	PER SECTION 66.1: INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS: THE LOT PLANTING AND DEVELOPMENT MUST SHOW INTERIOR PARKING LOT LANDSCAPING: THE SQUARE FOOTAGE OF ALL AREAS WITHIN THE PARKING LOTS PERIMETER ARE COUNTED, INCLUDING THE PLANTING BEDS REQUIRED: CURBED AREAS, CORNER LOTS, PARKING SPACES AND ALL INTERIOR DRIVEWAYS AND ALLEYS EXCEPT THOSE WITH NO PARKING SPACES LOCATED ON OTHER SIDES, ONE TREE PER PLANTING BED IS REQUIRED FOR THE INTERIOR PARKING AREA WITH THE BALANCE PLANTED IN GRASS OR OTHER VEGETATION. THESE TREES MUST BE PLANTED WITHIN THE BOUND AND A FOURFOOT CLEARANCE SHOULD BE LEFT FOR CAR DOORS TO OPEN FROM ADJACENT PARKING SPACES.	TOTAL AREA OF PARKING LOT AREA 64,306 SF REQUIRED: % TOTAL AREA OF LOT FOR INTERIOR PLANTING: 6.44 SF
			PROPOSED: % TOTAL AREA OF LOT FOR INTERIOR PLANTING: 7.16 SF TREES ARE PROVIDED IN ALL ISLANDS UNLESS CONFLICTING WITH UTILITIES.

STREET FRONTAGE, INTERIOR, AND PERIMETER	PLANTING REQUIREMENTS	PER SECTION 96-3.1, MINIMUM TREE AND SHRUB PLANTING REQUIREMENTS. TREES SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE OR WHERE THEY SHALL REQUIRE FREQUENT PRUNING IN ORDER TO AVOID INTERFERENCE WITH POWER LINES. A MINIMUM OF 75 PERCENT OF ALL REQUIRED TREES SHALL BE SHADE TREES. IMMEDIATELY UPON PLANTING, TREES SHALL BE A MINIMUM OF EIGHT FEET TALL AND SHALL HAVE A MINIMUM CALIBER OF TWO INCHES. WHEN MORE THAN TEN TREES ARE TO BE PLANTED TO MEET THE REQUIREMENTS, A MIX OF SPECIES SHALL BE PROVIDED.	TREES ARE PLACED TO YIELD SHADE TREES AND UTILITY LINES. 1 TO 3 TREES PER SPACE TRAPEZOID AND 1 TREE PER CIRCULAR. REQUIRED SIZES FOR TREES ARE LISTED IN PLANTING SCHEDULE.
ADDITIONAL LANDSCAPE TREATMENT	PLANTING REQUIREMENTS	PER SECTION 96-3.6, ADDITIONAL LANDSCAPE TREATMENT. ALL LANDSCAPE AREAS NOT DEDICATED TO TREES OR TO PRESERVATION OF EXISTING VEGETATION SHALL BE LANDSCAPED WITH GRASS, GROUND COVER, SHRUBS OR OTHER APPROPRIATE LANDSCAPE TREATMENT. GRAVEL OR OTHER PAVEMENT SHALL NOT BE CONSIDERED APPROPRIATE LANDSCAPE TREATMENT.	ALL INTERIOR LANDSCAPE AREAS ARE COVERED WITH TURF GRASS AND CONTAIN ORNAMENTAL TREES AND PERENNIAL GRASSES.

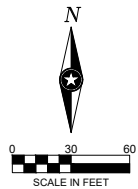




IRRIGATION LEGEND	
SYMBOL	DESCRIPTION
	APPROXIMATE LIMITS OF DRIP IRRIGATION
	APPROXIMATE LIMITS OF TURF ROTOR IRRIGATION
	SLEEVING (SIZE TBD BY IRRIGATION CONTRACTOR) ENSURE ALL ZONES ARE CONNECTED
	IRRIGATION METER

IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND VERIFICATION OF ALL EXISTING UTILITIES AND STRUCTURES. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. DAMAGE DONE TO UTILITIES, STRUCTURES, OR OTHER FINISHED WORK SHALL BE REPAIRED OR REPLACED AT THE IRRIGATION CONTRACTOR'S EXPENSE.
2. IRRIGATION CONTRACTOR TO FIELD ADJUST DRIP LINE LOCATIONS SO AS TO AVOID CONFLICTS WITH TREES, SITE FURNITURE, AND UTILITIES.
3. INSTALL PVC SCHEDULE 40 PIPE SLEEVES UNDER HARDSCAPE AT ALL POINTS WHERE IRRIGATION MAIN LINE AND LATERALS ARE LOCATED.
4. INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OR AS INDICATED ON PLANS OF MAINLINE SYSTEM.
5. THE CONTRACTOR SHALL PLACE A #12 SOLID COPPER TRACE WIRE WITH PURPLE PE COVER FOR WATER ALONG ALL PVC MAINLINE. THIS INCLUDES ALL PVC MAINLINE CONNECTING QUICK COUPLER VALVES.
6. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THE POINT OF CONNECTION IS PROVIDED PER PLANS.
7. INSTALL A BACKFLOW PREVENTER AND ENCLOSURE AT THE POINT OF CONNECTION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH LOCAL CITY ORDINANCES TO ENSURE THE POINT OF CONNECTION MEETS ALL CODES.
8. IRRIGATION CONTRACTOR SHALL INSTALL DRIP IRRIGATION SYSTEM FOR ALL PLANTING AREAS AND SPRAY HEADS FOR TURF LAWN AREAS.
9. CONTRACTOR TO SUBMIT IRRIGATION PLAN AND PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. SUBMIT IRRIGATION PLAN AT A SCALE OF 1"=30' OR EQUALS 30 FEET OR GREATER INDICATING POINT OF CONNECTION, BACKFLOW PREVENTER, LAYOUT / LOCATIONS OF DRIP-LINE, VALVES, MAINLINE, ISOLATION VALVES, FLOW SENSORS, RAIN / FREEZE SENSOR, PIPE SIZING, AND CONTROLLER LOCATIONS.
10. CONTRACTOR TO INSTALL NEW TORO CUSTOM COMMAND SERIES / HUNTER ACC-D / RAIN BIRD ESP-LXIVM (OR APPROVED EQUAL) CONTROLLER WITH STAINLESS STEEL PEDESTAL MOUNT. SOURCE IRRIGATION CONTROLLER, RAIN / FREEZE SENSOR, QUICK COUPLERS, AND CONTROL VALVES FROM ONE MANUFACTURER. CONTRACTOR TO VERIFY 110V UNINTERRUPTED ELECTRICAL SERVICE FOR THE CONTROLLER. CONTRACTOR TO INSTALL CONTROLLER PER MANUFACTURER'S SPECIFICATIONS.
11. INSTALL VALVE BOX LOCATIONS IN PLANTING AREAS, PARALLEL TO AND SET BACK FROM PAVEMENT EDGES AS INDICATED ON THE PLANS.
12. PROTECT THE WORK AT ALL TIMES FROM DAMAGE AND THEFT. REPLACE ALL DAMAGED OR STOLEN PARTS AT CONTRACTOR'S EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER'S REPRESENTATIVE.



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PROJECT	
FORD AVENUE FLATS	
SOUTH L25-20	
SPRINGDALE ARKANSAS	

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/15/26	REVISION #1	

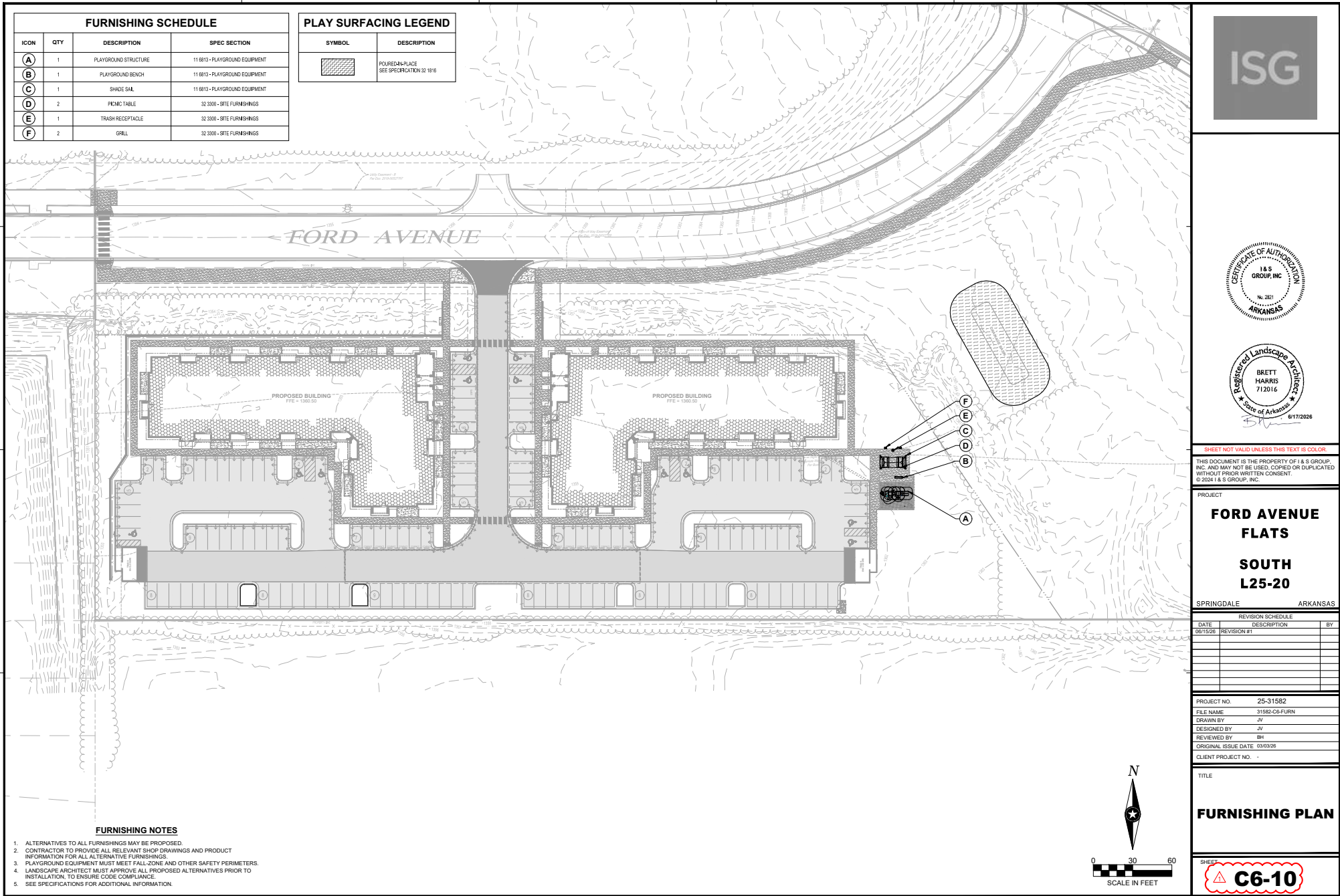
PROJECT NO.	25-31582
FILE NAME	31582-CS-LAND
DRAWN BY	JV
DESIGNED BY	JV
REVIEWED BY	BH
ORIGINAL ISSUE DATE	03/03/26
CLIENT PROJECT NO.	-

TITLE

IRRIGATION PLAN

SHEET

C5-20





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PROJECT

**MERCY HOUSING
FORD AVE. FLATS**

SOUTH
L25-20

[illegible]

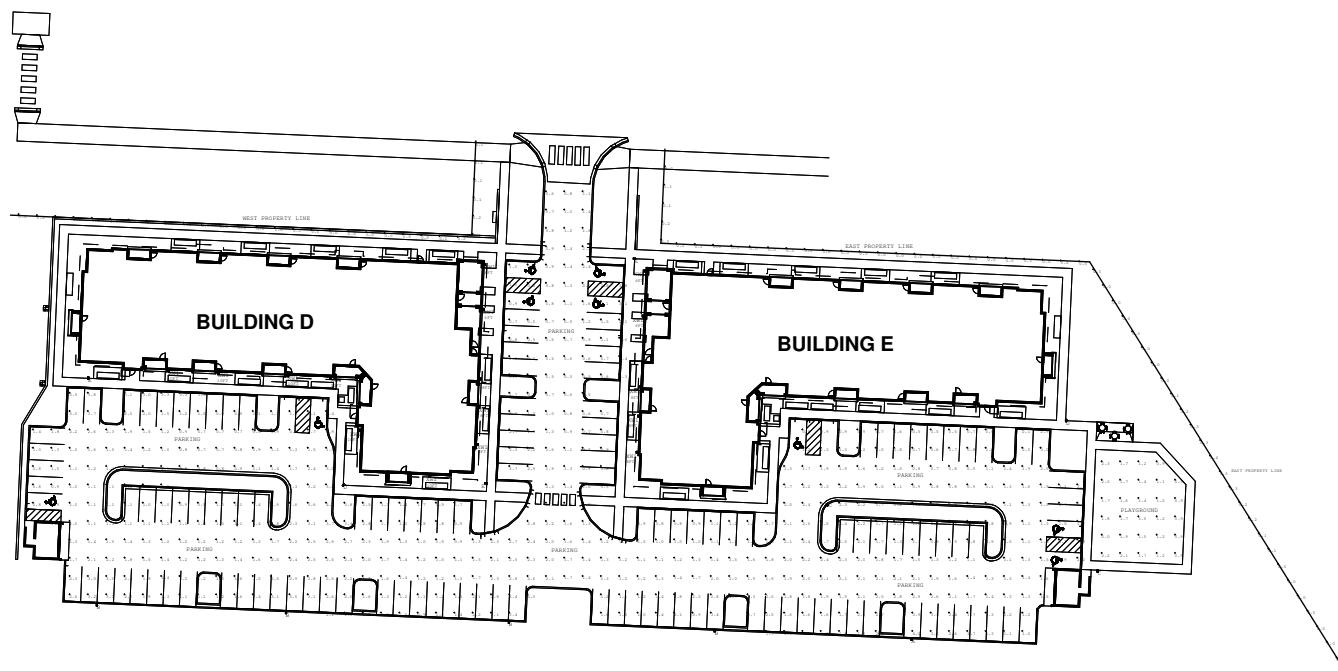
PROJECT NO.	26-31582
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FILE NAME	
DRAWN BY	KJD
DESIGNED BY	KJD
REVIEWED BY	NHS
ORIGINAL ISSUE DATE	4/29/26
CLIENT PROJECT NO.	

TITLE	
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**SITE
PHOTOMETRIC
PLAN - SOUTH**

SHEET

SL1-02

1 SITE PHOTOMETRIC PLAN - SOUTH
1/32" = 1'-0"

Variable	Category	Mean	Std	Min	Max	Inter-Qu	Max-Min
Best Property Cost	Continuous	76	10.7	3.5	113	58.5	109.5
Median	Continuous	76	1.68	7.5	7.5	7.5	7.5
Perimeter	Continuous	116	14.7	72.5	143	103.5	170.5
Best Property Type	Categorical	0	0	0	0	0	0

[illegible]



GARDCO

Site Area

Options



Gardco OptiForm sites and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm emissive tubes up to 360 lumens per foot. Emissive optical shields are available, suitable for ranges of outdoor signage applications. OptiForm features a unique mounting system with two tightening locations. OptiForm has a standard mounting bracket. Mounting options include a standard arm, mast arm, and mast arm bracket. Provide Page A standard fixture with every OptiForm luminaire, providing maintenance or upgrade access throughout the life of the product.

Ordering guide

Description		Part Number		Description		Part Number	
OptiForm	Small	Medium	Large	Small	Medium	Large	Part Number
	Small	Medium	Large	Small	Medium	Large	Part Number
	Small	Medium	Large	Small	Medium	Large	Part Number
	Small	Medium	Large	Small	Medium	Large	Part Number

Standard accessories

Description		Part Number	
Small	Medium	Large	Part Number
Small	Medium	Large	Part Number
Small	Medium	Large	Part Number

Standard accessories

Description		Part Number	
Small	Medium	Large	Part Number
Small	Medium	Large	Part Number
Small	Medium	Large	Part Number

Standard accessories

Description		Part Number	
Small	Medium	Large	Part Number
Small	Medium	Large	Part Number
Small	Medium	Large	Part Number

Standard accessories

Description		Part Number	
Small	Medium	Large	Part Number
Small	Medium	Large	Part Number
Small	Medium	Large	Part Number

Standard accessories

Description		Part Number	
Small	Medium	Large	Part Number
Small	Medium	Large	Part Number
Small	Medium	Large	Part Number

Standard accessories

Description		Part Number	
Small	Medium	Large	Part Number
Small	Medium	Large	Part Number
Small	Medium	Large	Part Number

Standard accessories

Description		Part Number	
Small	Medium	Large	Part Number
Small	Medium	Large	Part Number
Small	Medium	Large	Part Number

Standard accessories

Description		Part Number	
Small	Medium	Large	Part Number
Small	Medium		

[illegible]

TITLE
**SITE LIGHTING
SPECIFICATIONS
AND DETAILS -
SOUTH**



 PROJECT AREA

R26-32: Excellerate Housing, LLC
Southeast Corner of Ford Avenue & Butterfield Coach Road
Rezone from PUD to Revised PUD

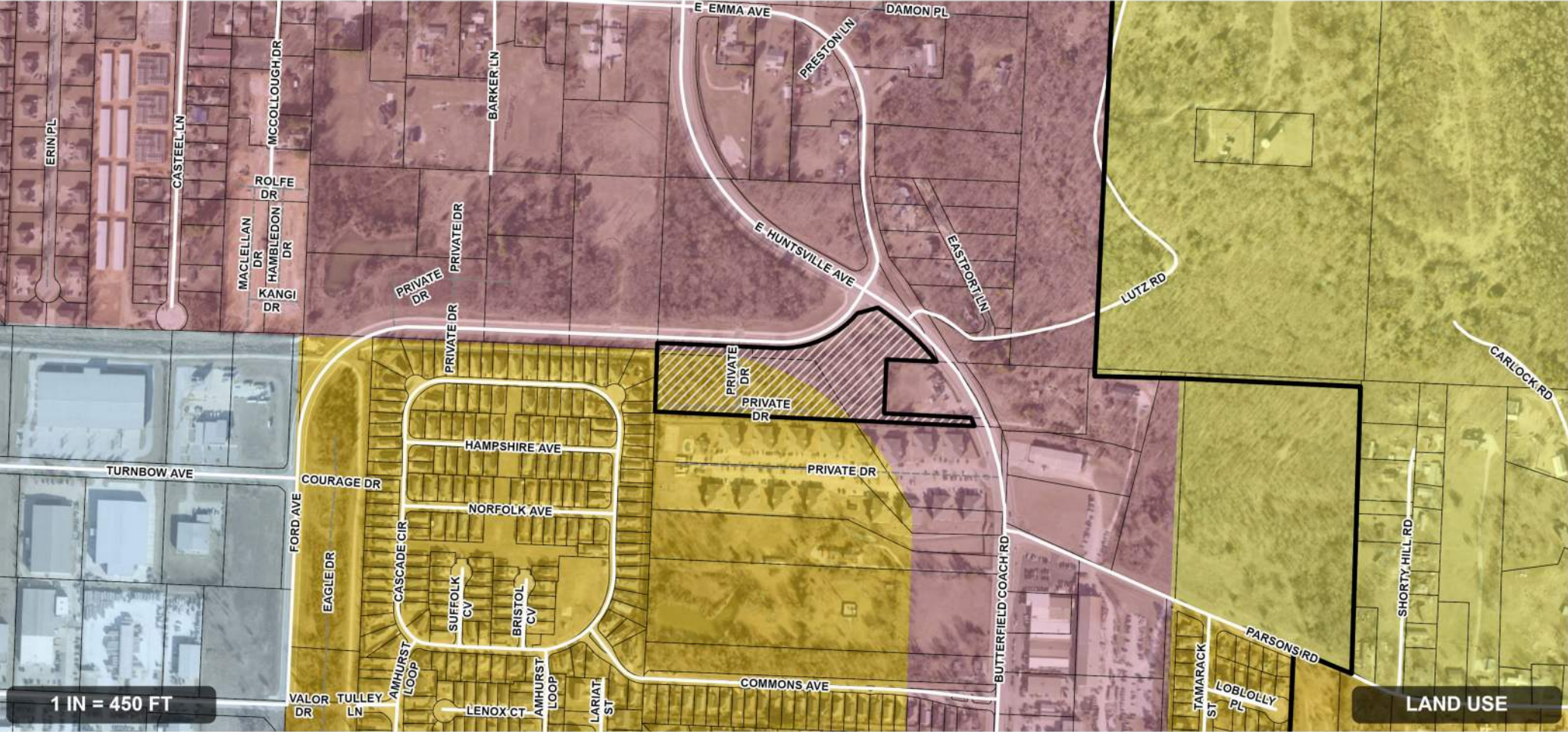




 PROJECT AREA

R26-32: Excellerate Housing, LLC
Southeast Corner of Ford Avenue & Butterfield Coach Road
Rezone from PUD to Revised PUD





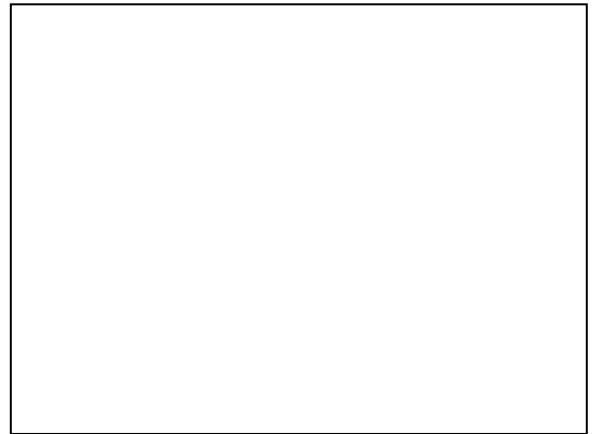
1 IN = 450 FT

LAND USE

R26-32: Excellerate Housing, LLC

Southeast Corner of Ford Avenue & Butterfield Coach Road
Rezone from PUD to Revised PUD





ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-33) CERTAIN LANDS LOCATED NORTH OF FORD AVENUE & SOUTH OF BARKER LANE, LOTS 1-5 OF THE TOM CARREL SUBDIVISION FROM A PLANNED UNIT DEVELOPMENT (PUD) TO A REVISED PLANNED UNIT DEVELOPMENT (PUD) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of July 7, 2026, for hearing the matter of a petition requesting that the following described tract of real estate be rezoned from a Planned Unit Development (PUD) to a Revised Planned Unit Development (PUD)

Layman's Description: North of Ford Avenue & South of Barker Lane

Legal Description: LOT 1, REPLAT OF LOTS 9, 10A, 10B, 11 & 12, TOM CARREL SUBDIVISION, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, FILED FOR RECORD AS LAND DOCUMENT NO. 2025SP-116. LOT 2, REPLAT OF LOTS 9, 10A, 10B, 11 & 12, TOM CARREL SUBDIVISION, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, FILED FOR RECORD AS LAND DOCUMENT NO. 2025SP-116. LOT 3, REPLAT OF LOTS 9, 10A, 10B, 11 & 12, TOM CARREL SUBDIVISION, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, FILED FOR RECORD AS LAND DOCUMENT NO. 2025SP-116. LOT 4, REPLAT OF LOTS 9, 10A, 10B, 11 & 12, TOM CARREL SUBDIVISION, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, FILED FOR RECORD AS LAND DOCUMENT NO. 2025SP-116. LOT 5, REPLAT OF LOTS 9, 10A, 10B, 11 & 12, TOM CARREL SUBDIVISION, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, FILED FOR RECORD AS LAND DOCUMENT NO. 2025SP-116.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and recommends to the Springdale City Council that the area described herein should be rezoned (R26-32) from a Planned Unit Development (PUD) to a Revised Planned Unit Development (PUD) for the purposes of the Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer intolerable harm and damage, and will be substantially deprived of the use of their property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS:

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended by rezoning the above-described tract of real estate as follows:

From a Planned Unit Development (PUD) to a Revised Planned Unit Development (PUD).

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety, and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Garrett Harlan, City Attorney

July 20th, 2026

Jacqueline Perez-Pharr
Assistant Director/Planning Coordinator
City of Springdale
201 Spring St.,
Springdale, AR 72764
jperez@springdalear.gov



RE: Planned Unit Development Project Narrative Ford Avenue Flats

Jacqueline,

Thank you for reviewing the following PUD Narrative, along with subsequent supporting applications and materials for the Ford Avenue Flats project. Enclosed is a description of the proposed project, along with a description of the proposed PUD in accordance with Municipal Code Chapter 130. Article 6 Section 5.3.1.

PROJECT DESCRIPTION

The Ford Avenue Project is a collaboration between Mercy Housing, Community Development NWA (CD-NWA), and Excellerate Housing LLC (Excellerate) aimed at providing affordable multi-family housing in Springdale. All units will be income-restricted to households making 60% of the Area Median Income (AMI). An additional percentage of the units will be further restricted to reduced incomes at the discretion of Mercy Housing and CD-NWA as this project progresses. The project involves development of two adjacent sites into multi-family residential developments. These sites, which are separated by Ford Avenue, have been funded and designed together but will be reviewed and permitted as separate locations. They are referred to as Ford Avenue Flats North and Ford Avenue Flats South, based on their positions relative to Ford Avenue. The development seeks to rezone the sites to Planned Unit Development (PUD) to allow for a flexible, context-sensitive design that meets the community's housing needs while addressing site-specific constraints.

Ford Avenue Flats North is comprised of 5 parcels with split ownership between CD-NWA and Excellerate, including PID's 815-30769-010 (CDC-NWA), 815-30769-012 (Excellerate), 815-30769-011 (CDC-NWA), 815-30768-000 (CDC-NWA), and 815-30768-001 (CDC-NWA) totaling to 14.96 acres. All of the parcels, with the exception of a future residential phase shown on the proposed Replat of Parcel 5, will be developed by the partnership of Mercy Housing and CDC-NWA. All 5 parcels are currently zoned PUD and have been replatted into a different configuration as part of the development process. This replat will facilitate development of multi-family housing and to ensure that lots with natural features such as ponds, streams, and wetlands are preserved. Special Warranty Deed 2023-00031487 which conveyed the property to the current owner had the following condition attached; "The Property and any present or future improvements thereon shall be used to support the development and maintenance of affordable housing while maximizing and preserving the Property's mutually identified open space values." The mechanism used to execute the preservation of the open space will be described later in this narrative. The newly created parcels will then also be rezoned from a Planned Unit Development (PUD) District to a Revised PUD District.

Ford Avenue Flats South is comprised of three separate parcels PID's 815-30473-002, 815-30473-003, and 815-30473-004 is currently owned by Excellerate Housing LLC. Upon completion of City zoning and land use approvals, the parcels will be acquired and developed by the partnership of Mercy Housing and Community Development NWA. The property is currently zoned a PUD District and is proposed to be rezoned as a Revised PUD District through the development process. An Informal plat for the original parcels has been recorded creating the three new PID's listed above. A LSD will accompany the rezone petition.

PUD DESCRIPTION

Per municipal code chapter 130 Article 6, Section 5.3.1, as part of the PUD application process, the applicant shall share the following documents and information.

A statement describing the character of the development and including the rationale behind the assumptions and choices made by the application.

Ford Avenue Flats North

Ford Avenue Flats North is a proposed affordable housing development (see narrative introduction for information on affordable housing relative to AMI) located north of Ford Avenue near the intersection with Butterfield Coach Road in Springdale, Arkansas. The project is a collaboration between Mercy Housing and Community Development NWA.

This PUD proposal is submitted to request the rezoning of approximately 14.96 acres of land zoned as PUD for a mixed-use development consisting of multi-family and open space uses for the initial phase of the development project. The existing parcels for the Ford Avenue Flats North property are deed restricted to encourage the development of affordable housing while also preserving the unique natural environmental settings.

The purpose of the PUD is to create a well-integrated, thoughtfully planned community that accommodates multi-family residential uses with public open spaces that preserve and enhance access to existing natural resources. The range of affordable multi-family residential units will provide high quality living for tenants and improved access to housing within the City. The multi-family apartments will offer a variety of dwellings ranging from 1 – 3 bedroom units to accommodate a diversity of household sizes. By blending multi-family residential uses with public open spaces within a single development, the proposal aims to foster a vibrant community that encourages preservation and engagement with natural resources among residents of the development, the community of Springdale, and visitors. Communal spaces within the buildings (common rooms for tenant use), a clubhouse, and internal sidewalks connecting buildings onsite are designed to promote socialization, recreation, and community. The proposed project design takes into account the physical constraints of the site, including existing infrastructure and environmental features. In addition, the project incorporates sustainable design principles, including stormwater management and preservation of natural features where feasible.

Figure 1: Conceptual Site Plan Rendering Ford Avenue Flats North



Ford Avenue Flats North parcels are designated as Commercial on the City land use map. The proposed site plan and architecture lends itself to the form of a mixed use style building and facility. The architecture also compliments the existing natural setting of the site and utilizing this land to provide affordable housing for the community helps meet the goals established by the City of Springdale in their 2012 Comprehensive Land Use Plan of:

1. Protecting the positive aspects of neighborhood character throughout the City
2. Utilizing Appropriate locations for multi-family residential development based on accessibility, site suitability, utility availability, neighborhood compatibility and environmental factors.
3. Assure safety of neighborhoods through the design of streets that discourages thru-traffic in residential neighborhoods
4. Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

The initial phase of development for the Ford Avenue Flats north consists of 4 of the 5 proposed parcels. These parcels are parcels 1-4 as depicted on the proposed Replat and account for 5.21 of the 10.24 developable acres. The remaining 1.72 acres of the gross property area is going to be dedicated right-of-way to the City of Springdale for the existing Ford Avenue roadway. The proposed Phase 1 parcels will have the following uses:

- Parcel 1 – Unit 1: Citywide Public Uses by Right, Unit 4: Cultural, Recreational, and Health Facilities
- Parcel 2 – Unit 1: Citywide Public Uses by Right, Unit 12: High Density Residential, Unit 29: Home Office
- Parcel 3 – Unit 1: Citywide Public Uses by Right, Unit 4: Cultural, Recreational, and Health Facilities
- Parcel 4 – Unit 1: Citywide Public Uses by Right, Unit 4: Cultural, Recreational, and Health Facilities

The future phase(s) of development on the Ford Avenue Flats North site will be comprised of the remaining 5.03 acres of developable land, described as Parcel 5 on the associated Replat. The final proposed use for the future phase(s) are not solidified but may consist of the following permitted uses shown in the bullets below. The bulleted list outlines the primary anticipated uses but additional uses that could become the primary use if warranted. Evaluation of the future phasing will consider some of the following factors such as market demand, availability of funds, level of public use of the dedicated open space lots and other economic and social factors.

- Primary
 - Unit 8: Single-family dwellings
 - Unit 9: Zero lot line
 - Unit 10: Townhomes
 - Unit 11: Duplexes
 - Unit 12: High Density Residential
 - Unit 13: Three and four family residential
- Secondary
 - Unit 1: Citywide Public Uses by Right
 - Unit 4: Cultural , Recreational, and Health Facilities
 - Unit 29: Home Office
- Tertiary
 - Unit 14: Medium density single family affordable housing (SF4)

Phasing:

- Ford Avenue Flats North will be developed in multiple phases. Phase 1 of the development includes construction of 3 20-unit multifamily apartment buildings, a 3,000 square foot clubhouse, and a maintenance building on Lot 2 of the parcel. Phase 1 also includes creation of Public Open Spaces on Lots 1 and 3, and private open space on Lot 4. Anticipated construction dates of phase one are 2026 – 2028.
- Future phases of the Ford Avenue Flats North would occur following construction of the first phase, and will include development of Parcel 5, based on the potential approved uses listed above.

Density per Parcel

- Parcel 2
 - Acreage = 3.23
 - Maximum Density = 24 units/acre
 - Maximum Units = 77 units
 - Proposed Unit Count = 60
 - Yield = 18.6 units/acre

- Parcel 5
 - Acreage = 5.03
 - Maximum Density = 24 units/acre
 - Maximum Units = 120 units
 - Proposed Unit Count = TBD
 - Yield = TBD

Area

- Total area: 14.96 acres
- Required open space: 15%
- Total provided open space: 41.84% (6.11 acres)
 - Provided public open space: 30.15% (4.51 acres)
 - Provided private open space: 10.69% (1.60 acres)

As discussed, there are two parcels that will be dedicated as public open space for the benefit of the public and not just the residents of the proposed development, although a great amenity for the development as well. For the Ford Avenue Flats North development this public open space will consist of Parcels 1 and 3. These parcels will be owned and maintained by the development and placed within a conservation easement allowing for public use and access to be dedicated open space. Potential opportunities for partnership with local Watershed Organizations such as the Illinois River Watershed Alliance to help manage the maintenance of the open space. This organization is committed to the goals and objectives of the region to protect and preserve our natural water resources.

Setbacks

- Building, Front: 30 feet
- Building, Side: 8 feet
- Building, Rear: 8 feet

Parking;

- 1.8 Stalls per Unit
- Total Parking Spaces Required per City Code - 150
- Total Parking Spaces Required per ADFA Requirements - 90
- Total Parking Spaces Provided - 110
 - Standard Spaces, Resident: 96
 - Accessible Spaces, Resident: 8
 - Standard Spaces, Guest: 4
 - Accessible Spaces, Guest: 2

A parking variance requesting reduction in provided parking stalls has been approved to facilitate development in alignment with the Arkansas Development Finance Authority (ADFA) funding requirements. Complying with the higher requirement would reduce the site's buildable area, increase costs, and limit the number of housing units—ultimately undermining the project's feasibility and its goal of providing affordable, multi-family housing. Additionally, the developers are comfortable based on study of market conditions that the proposed parking ratios are adequate to support the operations of the proposed units.

Landscaping:

- A variance from the landscaping code Chapter 56 was sought and approved to waive requirement to provide Frontage & perimeter landscaping requirements. Strict enforcement of Chapter 56 is not feasible as a Waters of the US Channel runs along the site's frontage with Ford Avenue. Landscaping measures have been placed directly in front of the building to meet the intention of the ordinance.

Exterior Finish Materials

Walls:

- Brick Veneer – modular
- 3-Coat Stucco System
- Engineered Wood Siding

Roofing:

- Asphalt Shingles – Architectural, 30-year

Openings:

- Exterior Doors at Common Areas – Steel Panel with Insulated Core and Sidelights, Painted
- Exterior Windows at Common Areas – Prefinished Aluminum Storefront Framed System
- Exterior Doors at Residential Units – Fiberglass Panel with Insulated Core and Sidelights, Painted
- Exterior Windows at Residential Units – Vinyl Frame, Thru Color

Misc. Finishes:

- Prefinished Aluminum Guardrail System
- Prefinished Aluminum Gutter & Downspout
- Prefinished Architectural Aluminum Sunshade System
- Prefinished Architectural Aluminum Awning/Canopy System
- Roof Support - Cedar/Cypress Timber
- Prefinished Roof Support Brackets/Saddles



Roofing:
Asphalt Shingles – Architectural, 30-year

Openings:
Exterior Doors at Common Areas – Steel Panel with Insulated Core and Sidelights, Painted
Exterior Windows at Common Areas – Prefinished Aluminum Storefront Framed System
Exterior Doors at Residential Units – Fiberglass Panel with Insulated Core and Sidelights, Painted
Exterior Windows at Residential Units – Vinyl Frame, Thru Color

Misc. Finishes:
Prefinished Aluminum Guardrail System
Prefinished Aluminum Gutter & Downspout
Prefinished Architectural Aluminum Sunshade System
Prefinished Architectural Aluminum Awning/Canopy System
Roof Support – Cedar/Cypress Timber
Prefinished Roof Support Brackets/Saddles

Figure 2: Elevation Rendering of a Ford Ave Flats North Building

Ford Avenue Flats South

Ford Avenue Flats South is a proposed affordable housing development (see narrative introduction for information on affordable housing relative to AMI) located north of Ford Avenue near the intersection with Butterfield Coach Road in Springdale, Arkansas. The project is a collaboration between Mercy Housing and Community Development of NWA (CD-NWA).

This PUD proposal is submitted to request the rezoning of approximately 6.7 acres of land zoned as PUD for a mixed-use development consisting of multi-family and open space uses. The purpose of the PUD is to create a well-integrated, thoughtfully planned community that accommodates multi-family residential uses with public open spaces that preserve and enhance access to existing natural resources. The range of affordable multi-family residential units will provide high quality living for tenants and improved access to housing within the City. The apartments will offer a variety of dwellings ranging from 1 – 3 bedroom units in size to accommodate a diversity of household sizes. By blending multi-family residential uses with public open spaces within a single development, the proposal aims to foster a vibrant community that encourages preservation and engagement with natural resources among residents of the development, the community of Springdale, and visitors. Communal spaces within the buildings (common rooms for tenant use) and internal sidewalks connecting buildings onsite are designed to promote socialization, recreation, and community. The proposed project design takes into account the physical constraints of the site, including existing infrastructure and environmental features. In addition, the project incorporates sustainable design principles, including stormwater management and preservation of natural features where feasible.

Figure 3: Conceptual Site for Ford Avenue Flats South



Ford Avenue Flats South parcels are designated as medium density residential in the City land use map. Medium density residential calls for 12 units per acre, whereas the proposed site layout and buildings yield 22.6 units per acre on Parcel 1. However, in considering the overall southern development size of 6.7 acres, the density drops to 11.6 units per acre. This is done to ensure the preservation of open space and also presents the opportunity for a public amenity within the overall development boundaries. Additionally, the architecture compliments the existing natural setting of the site and utilizes the land to provide affordable housing for the community helps meet the goals established by the City of Springdale in their 2012 Comprehensive Land Use Plan, including:

1. Protecting the positive aspects of neighborhood character throughout the City
2. Utilizing Appropriate locations for multi-family residential development based on accessibility, site suitability, utility availability, neighborhood compatibility and environmental factors.
3. Assure safety of neighborhoods through the design of streets that discourages through-traffic in residential neighborhoods
4. Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

The following permitted uses are proposed to be included in the project:

- Unit 1: Citywide Public Uses by Right
- Unit 4: Cultural , Recreational, and Health Facilities
- Unit 12: High Density Residential
- Unit 29: Home Office

Phasing:

- Ford Avenue Flats south will be developed in one phase. Phase 1 of the development includes construction of 2 39-unit multifamily apartment buildings contained within Parcel 1 of the attached Preliminary Plat. Phase 1 also includes creation of two Public Open Spaces parcels on the east side of the tract. Anticipated construction dates of phase one are 2026-2028.

Density per Parcel

- Parcel 1
 - Acreage = 3.45
 - Maximum Density = 24 units/acre
 - Maximum Units = 82 units
 - Proposed Unit Count = 78
 - Yield = 22.6 units/acre

Area

- Total area: 6.7 acres
 - Due to the area of the parcel, a variance is sought to allow for a minimum PUD size of 5 acres. Additionally, recognizing that this is part of a larger development pursuit also lends itself to the request of having a reduced minimum PUD acreage.
- Required open space: 15%
- Total provided open space: 61.58% (4.12 acres)
 - Provided public open space: 34.38% (2.30 acres)
 - Provided private open space: 27.20% (1.82 acres)

As discussed, there are two parcels that will be dedicated as public open space for the benefit of the public and not just the residents of the proposed development, although a great amenity for the development as well. For the Ford Avenue Flats South development, this public open space will consist of Parcels 2 and 3. These parcels will be owned and

maintained by the development and placed within a conservation easement allowing for public use and access to be dedicated open space. Potential opportunities for partnership with local Watershed Organizations such as the Illinois River Watershed Alliance to help manage the maintenance of the open space. This organization is committed to the goals and objectives of the region to protect and preserve our natural water resources.

Setbacks

- Building, Front: 30 feet
- Building, Side: 8 feet
- Building, Rear: 20 feet

Parking;

- 1.7 Stalls per Unit
- Total Parking Spaces Required per City Code - 176
- Total Parking Spaces Required per ADFA Requirements - 117
- Total Parking Spaces Provided - 137
 - Standard Spaces, Resident: 104
 - Compact Spaces, Resident: 14
 - Accessible Spaces, Resident: 9
 - Standard Spaces, Guest: 8
 - Accessible Spaces, Guest: 2

A parking variance requesting reduction in provided parking stalls has been approved to facilitate development in alignment with the Arkansas Development Finance Authority (ADFA) funding requirements. Complying with the higher requirement would reduce the site's buildable area, increase costs, and limit the number of housing units—ultimately undermining the project's feasibility and its goal of providing affordable, multi-family housing. Additionally, the developers are comfortable based on study of market conditions that the proposed parking ratios are adequate to support the operations of the proposed units.

Landscaping:

- A variance from the landscaping code Chapter 56 was sought and approved to waive requirement to provide Frontage & perimeter landscaping requirements. Strict enforcement of Chapter 56 is not feasible as a Waters of the US Channel runs along the site's frontage with Ford Avenue. Landscaping measures have been placed directly in front of the building to meet the intention of the ordinance.

Exterior Finish Materials

Walls:

- Brick Veneer – modular
- 3-Coat Stucco System
- Engineered Wood Siding

Roofing:

- Asphalt Shingles – Architectural, 30-year

Openings:

- Exterior Doors at Common Areas – Steel Panel with Insulated Core and Sidelights, Painted
- Exterior Windows at Common Areas – Prefinished Aluminum Storefront Framed System
- Exterior Doors at Residential Units – Fiberglass Panel with Insulated Core and Sidelights, Painted
- Exterior Windows at Residential Units – Vinyl Frame, Thru Color

Misc. Finishes:

- Prefinished Aluminum Guardrail System
- Prefinished Aluminum Gutter & Downspout
- Prefinished Architectural Aluminum Sunshade System
- Prefinished Architectural Aluminum Awning/Canopy System
- Roof Support - Cedar/Cypress Timber
- Prefinished Roof Support Brackets/Saddles



Figure 4: Elevation Rendering of a Ford Ave Flats South Building

Conservation of Wetland Areas

The applicant plans to put into place conservation measures for the wetlands areas on both Ford Avenue Flats North and Ford Avenue Flats South. As of July 20th, 2026, the applicant has exchanged several rounds of an agreement between the development team and the Illinois River Watershed Partnership (IRWP). There are multiple ways in which this partnership could be structured. For example, the IRWP could take ownership of the land, and share maintenance duties with the applicant. Conversely, the applicant could retain ownership of the wetlands, and IRWP could undertake maintenance and conservation. At this time, however, neither party has sufficient information upon which to enter into a formal arrangement. IRWP, in particular, would need to conduct environmental studies and present their findings to their Board of Directors for approval—a process which they estimate could take several months.

Accordingly, the applicant, as a condition of approval of the aforementioned PUD's, shall provide proof of a comprehensive plan for conservation of the wetland areas prior to issuance of a final plat. In the event that an agreement is not ultimately entered into by the applicant and IRWP, the Applicant shall assume all responsibility for maintenance and conservation of the wetland areas, and shall execute agreements and instruments as necessary to guarantee such conservation.

A site plan as described in this regulation.

Please see attached full size concept site plans, elevations, and building floor plans attached to this submittal.

A development schedule indicating the approximate date when construction of the development or stages of the development can be expected to begin and to be completed.

Ford Avenue Flats North will be developed in phase(s), while Ford Avenue Flats South will be developed in one phase. Phase 1 of both north and south sites will happen concurrently, with anticipated construction dates of 2026-2028. Future phase(s) of Ford Avenue Flats North would occur following construction of the first phase and be dependent upon market demand and requires review and acceptance by the City. Phase 1 of Ford Avenue Flats North will include construction of 3 20-unit multifamily apartment buildings, a 3,000 square foot clubhouse/leasing office serving the entire Phase 1 development, and a maintenance building. Phase 1 of Ford Avenue Flats South will include construction of 2 39-unit multi-family apartment buildings.

A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the PUD, including land areas, and dwelling units.

The applicant intends to retain ownership of the Ford Avenue Flats North (currently under ownership by Community Development NWA) of development and manage it as long-term affordable housing rentals. The applicant intends to obtain ownership of Ford Avenue Flats South following land use and zoning approvals for subsequent development and to manage it as long-term affordable housing rentals. There are no plans to sell individual units or land areas. The development will be leased to qualifying residents, with a focus on providing stable, affordable housing options.

A preliminary plat in accordance with the subdivision regulations for the city.

As part of the development of Ford Avenue Flats North, parcels have been replatted into different configurations to facilitate development of multi-family housing and to ensure that lots with natural features such as lakes and wetlands are preserved through conservation easements. As part of the development of Ford Avenue Flats South, the parcel will be informally platted.

Thank you for reviewing the information provided in support of this project.

Sincerely,



Claire Roth, AICP Candidate

Planner

Claire.Roth@ISGInc.com

LEGEND			
SYMBOL	DESCRIPTION	AREA	PERCENTAGE
	MULTI-FAMILY BUILDING	0.76 AC	5.0%
	PRIVATE DRIVE	1.08 AC	7.2%
	PUBLIC OPEN SPACE	4.51 AC	30.15%
	PRIVATE OPEN SPACE	1.58 AC	10.36%
	SEWALK	0.31 AC	2.07%
	PUBLIC ROW	1.72 AC	11.52%
	FUTURE PHASE RESIDENTIAL	5.03 AC	33.62%
TOTAL		14.96 AC	100%

PARCEL DATA					
PARCEL	ACREAGE	LAND USE	UNITS	DENSITY PER	PARKING PROVIDED PER
1	3.06	PUBLIC OPEN SPACE	-	-	-
2	3.23	RESIDENTIAL	60	18.6	110
3	1.43	PUBLIC OPEN SPACE	-	-	-
4	0.47	PRIVATE OPEN SPACE	-	-	-
5	5.03	RESIDENTIAL	TBD	TBD	TBD

BUILDING DATA							
BUILDINGS	BUILDING TYPE	BUILDING FOOTPRINT AREA (SF)	TOTAL FLOORS	GROSS BUILDING FLOOR AREA	1 BED	2 BED	3 BED
N100	MULTI-FAMILY DWELLING	9,608	3	28,284	8	7	5
N200	MULTI-FAMILY DWELLING	9,608	3	28,284	8	7	5
N300	MULTI-FAMILY DWELLING	9,608	3	28,284	8	7	5
N400	CLUBHOUSE	3,138	1	3,138	-	-	-
N500	MAINTENANCE BUILDING	455	1	455	-	-	-
N600	AMENITY AND MAIL KIOSK	845	1	845	-	-	-

SITE SUMMARY - PHASE 1	
PROJECT ADDRESS/LOCATION:	FORD AVENUE SPRINGDALE, ARKANSAS
EXISTING ZONING:	MF-16
PROPOSED ZONING:	PUD
OVERALL SITE AREA:	651,871 SF (14.96 AC)
PUBLIC ROW AREA:	74,972 SF (1.72 AC)
DEVELOPMENT AREA:	576,899 SF (13.24 AC)
PHASE 1 SITE AREA:	140,853 SF (3.23 AC)
EXISTING IMPERVIOUS:	28,349 SF (0.7 AC)
PROPOSED IMPERVIOUS:	95,503 SF (2.2 AC)
DISTURBED AREA:	145,136 SF (3.3 AC)

REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	-	30'
SIDE YARD	-	8'
REAR YARD	-	20'

UNIT COUNT		
1 BEDROOM	24	40.00%
2 BEDROOM	21	35.00%
3 BEDROOM	15	25.00%
TOTAL	60	100%

PARKING DATA		
LAND USE CLASSIFICATION	MULTI-FAMILY RESIDENTIAL	
PARKING SPACES REQUIRED (CODE)	150. 90	
GOVERNING INFORMATION	SPRINGDALE, ADA	
PARKING STALLS PROVIDED		
	RESIDENTIAL	GUEST
STANDARD	96	4
ACCESSIBLE	8	2
TOTAL	104	6



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PROJECT
**FORD AVENUE
FLATS**
**NORTH
L25-21**
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

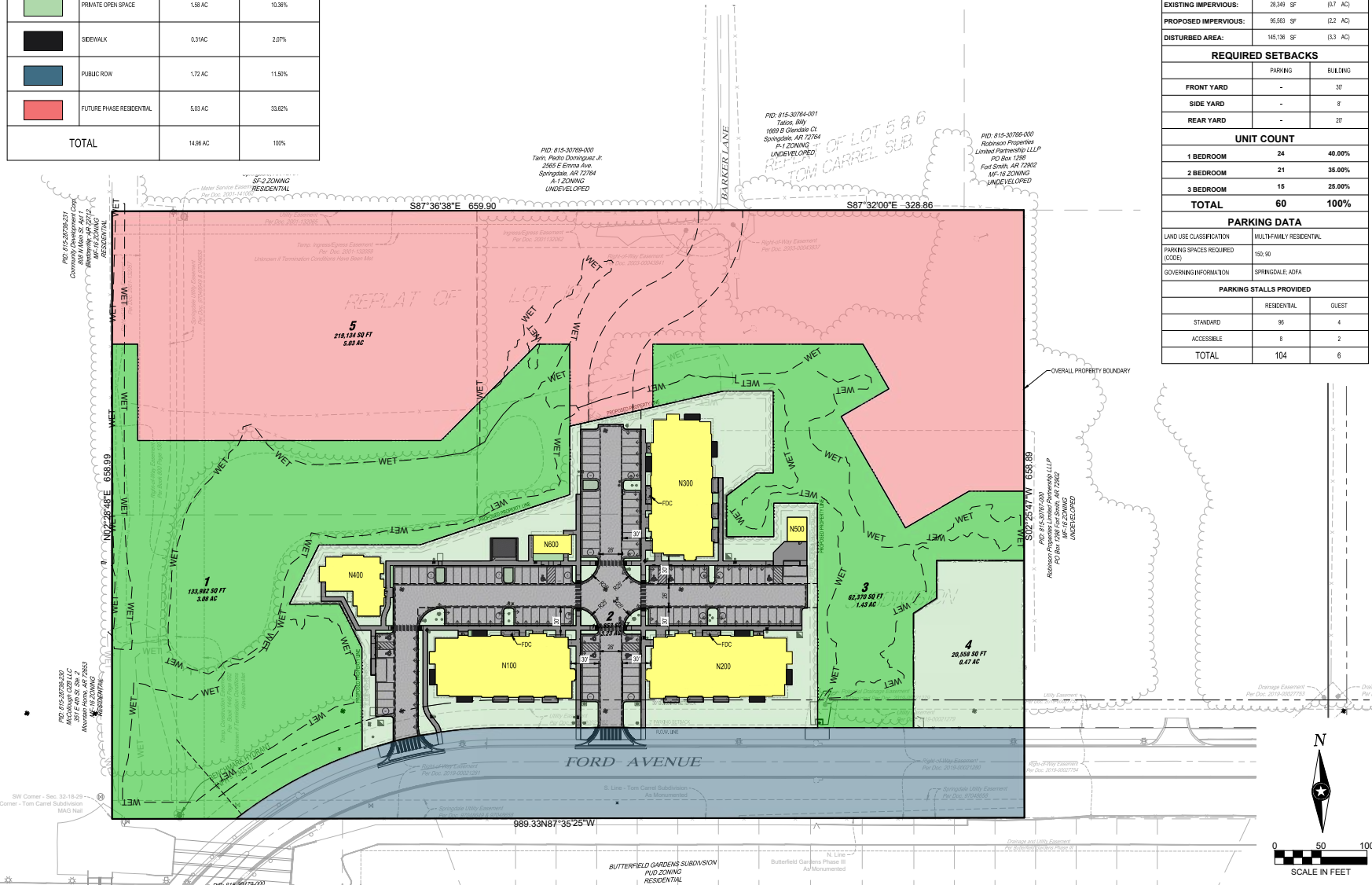
PROJECT NO. 25-31582
FILE NAME 31582-CO-SITE.DAT
DRAWN BY CQH
DESIGNED BY CQH
REVIEWED BY TW
ORIGINAL ISSUE DATE 06/15/26
CLIENT PROJECT NO. -

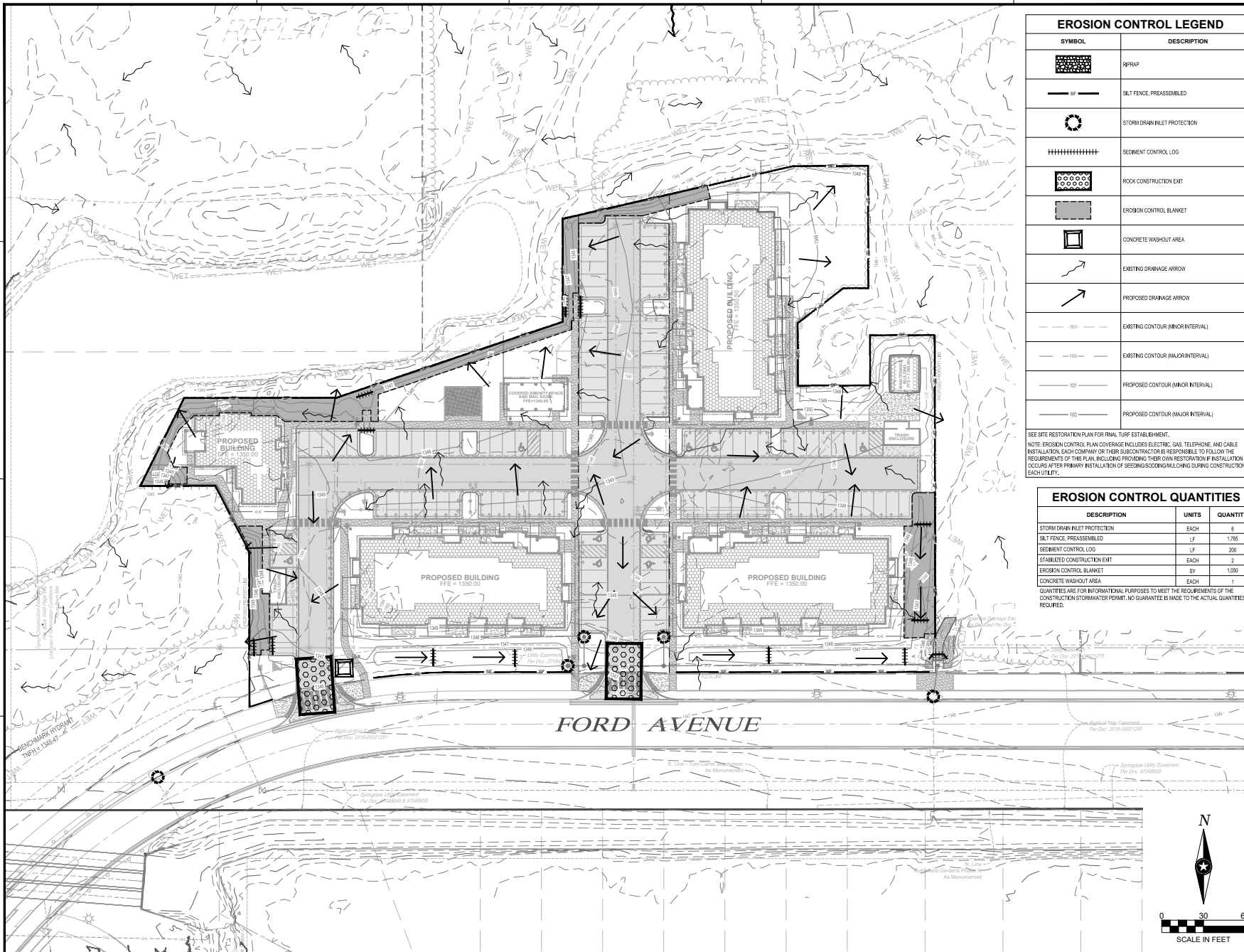
TITLE

SITE PLAN

SHEET

C0-11





EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
[Pattern]	RPRP
[Line]	SILT FENCE, PREASSEMBLED
[Circle]	STORM DRAIN INLET PROTECTION
[Dashed Line]	SEDIMENT CONTROL LOG
[Pattern]	ROCK CONSTRUCTION EXIT
[Pattern]	EROSION CONTROL BLANKET
[Square]	CONCRETE WASHOUT AREA
[Arrow]	EXISTING DRAINAGE ARROW
[Arrow]	PROPOSED DRAINAGE ARROW
[Dashed Line]	EXISTING CONTOUR (MINOR INTERVAL)
[Dashed Line]	EXISTING CONTOUR (MAJOR INTERVAL)
[Dashed Line]	PROPOSED CONTOUR (MINOR INTERVAL)
[Dashed Line]	PROPOSED CONTOUR (MAJOR INTERVAL)

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.
NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/DOING DURING CONSTRUCTION OF EACH UTILITY.

EROSION CONTROL QUANTITIES

DESCRIPTION	UNITS	QUANTITY
STORM DRAIN INLET PROTECTION	EACH	6
SILT FENCE, PREASSEMBLED	LF	1,785
SEDIMENT CONTROL LOG	LF	200
STABILIZED CONSTRUCTION EXIT	EACH	2
EROSION CONTROL BLANKET	SF	1,050
CONCRETE WASHOUT AREA	EACH	1

QUANTITIES ARE FOR INFORMATIONAL PURPOSES TO MEET THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT. NO GUARANTEE IS MADE TO THE ACTUAL QUANTITIES REQUIRED.

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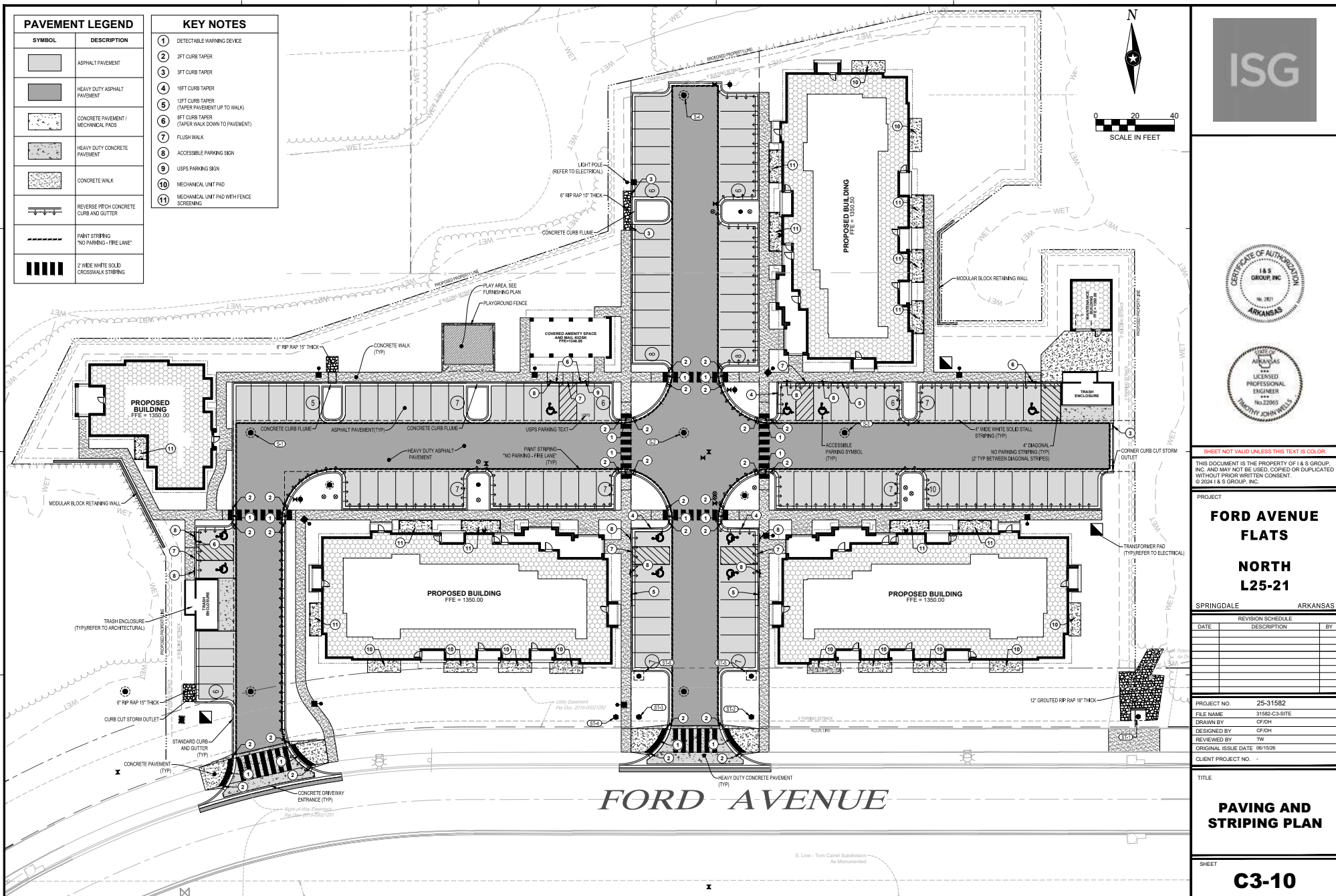
PROJECT
**FORD AVENUE
FLATS**
**NORTH
L25-21**
SPRINGDALE ARKANSAS

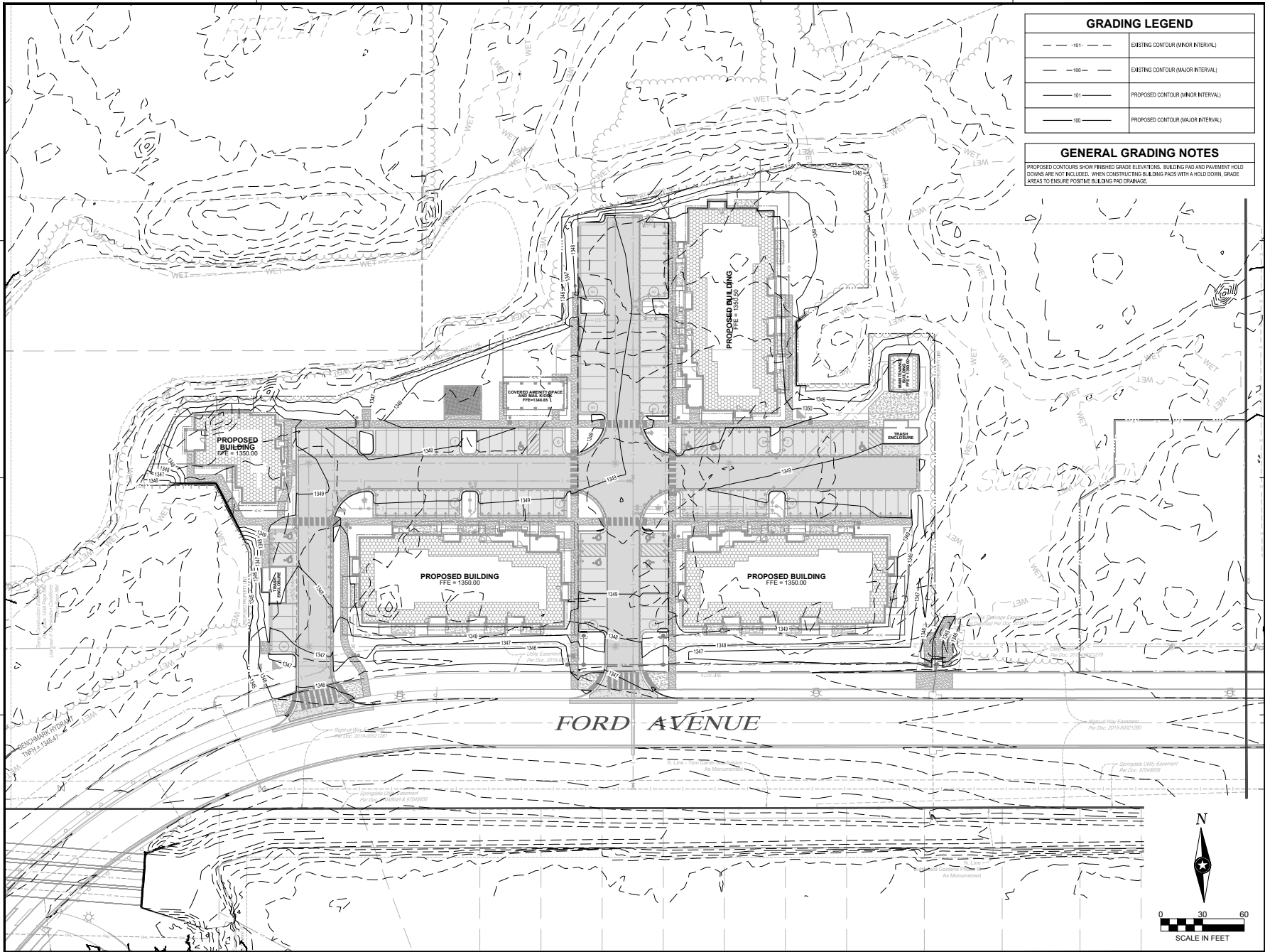
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-31582
FILE NAME 31582-C1-SWPPP
DRAWN BY CFCH
DESIGNED BY CFCH
REVIEWED BY TW
ORIGINAL ISSUE DATE 06/15/26
CLIENT PROJECT NO. -

TITLE
SWPPP

SHEET
C1-30





GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)

GENERAL GRADING NOTES
PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSTING BUILDING PAD DRAINAGE.



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PROJECT
**FORD AVENUE
FLATS**
**NORTH
L25-21**
SPRINGDALE ARKANSAS

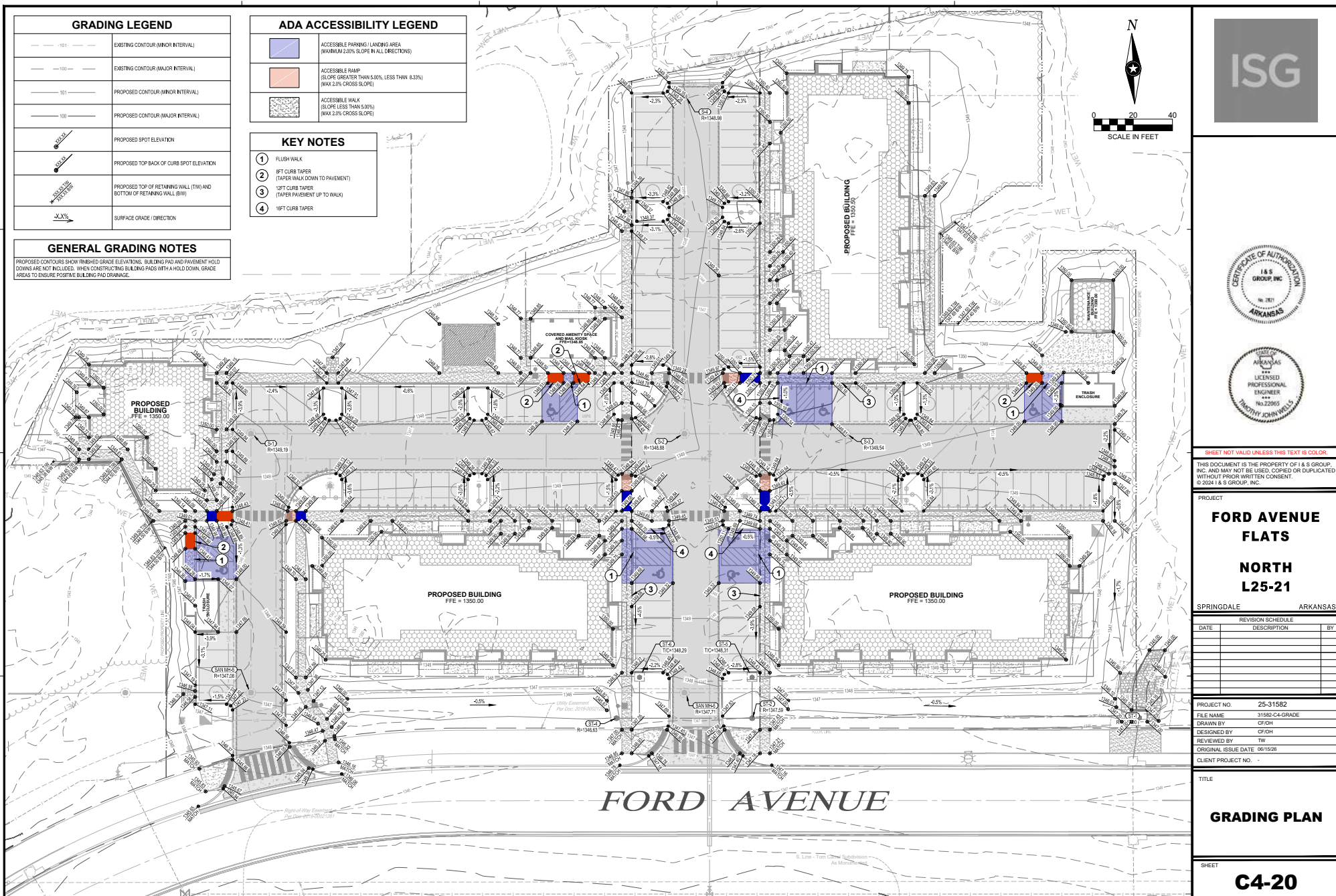
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

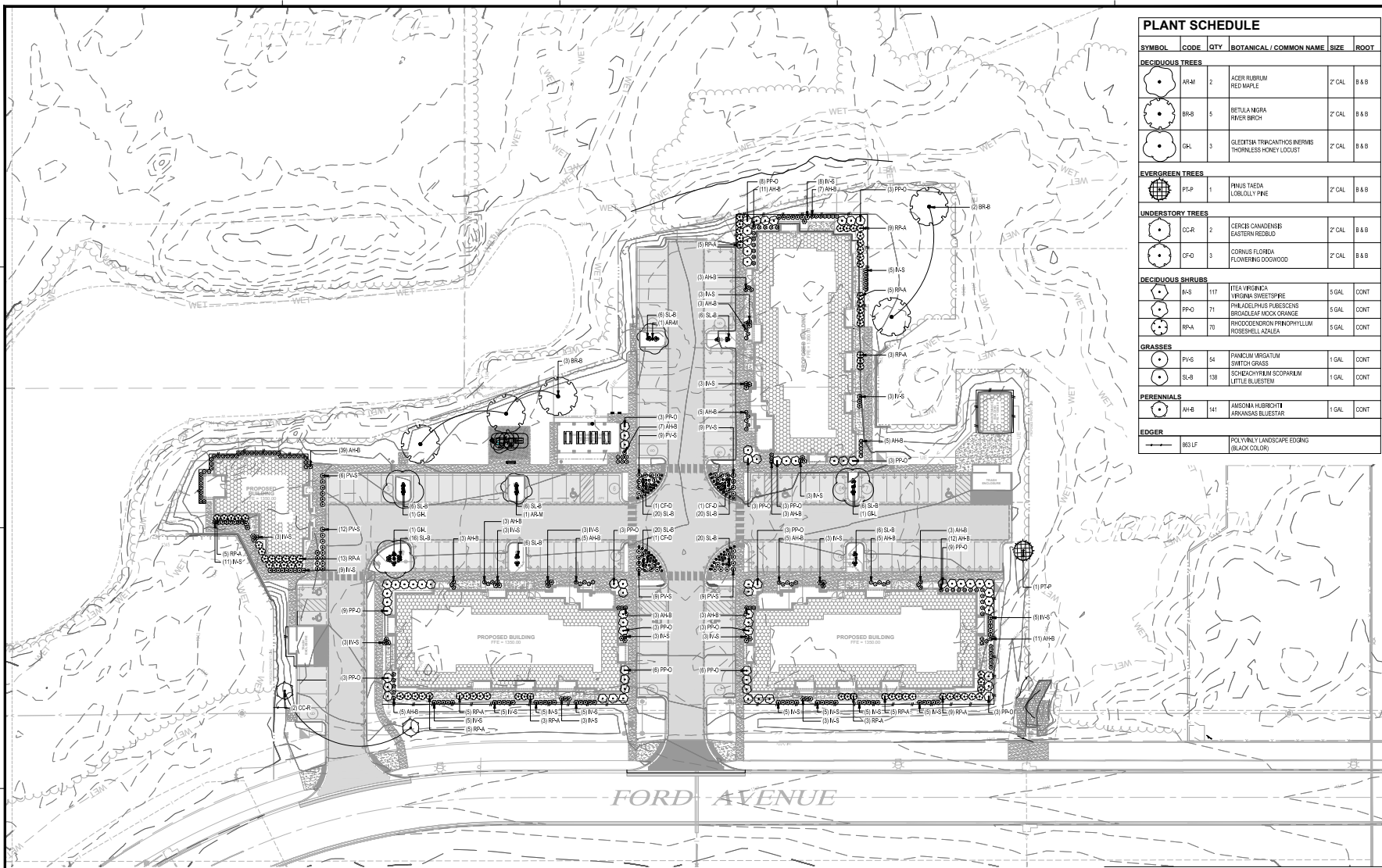
PROJECT NO. 25-31582
FILE NAME 31582-C4-GRADE-0A
DRAWN BY CFQH
DESIGNED BY CFQH
REVIEWED BY TW
ORIGINAL ISSUE DATE 06/15/26
CLIENT PROJECT NO. -

TITLE

**OVERALL GRADING
PLAN**

SHEET
C4-10





PLANT SCHEDULE					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	AR-M	2	ACER RUBRUM RED MAPLE	2' CAL	B & B
	BR-S	5	BETULA NIGRA PAPER BIRCH	2' CAL	B & B
	OH	3	QUERCUS TINCANICUS NUTRIS THORNLESS HONEY LOCUST	2' CAL	B & B
EVERGREEN TREES					
	PT-P	1	PNUS TAEDA LOBLOLLY PINE	2' CAL	B & B
UNDERSTORY TREES					
	CC-R	2	CERCIS CANADENSIS EASTERN REDBUD	2' CAL	B & B
	DF-O	3	CORNUS FLORIDA FLOWERING DOGWOOD	2' CAL	B & B
DECIDUOUS SHRUBS					
	IV-S	117	ITEA VIRGINICA VIRGINIA SWEETSPINE	5 GAL	CONT
	PP-O	71	PHACELIOPHUS PUNICENS BROADLEAF MOCK ORANGE	5 GAL	CONT
	RP-A	70	RHOCCODENDRON PRINOPHYLLUM ROSESHILL AZALEA	5 GAL	CONT
GRASSES					
	PV-S	54	PANDIUM MEGALOTUM SWITCH GRASS	1 GAL	CONT
	SL-S	138	SCHIZOPHYLLUM SCOPARIUM LITTLE BLUESTEM	1 GAL	CONT
PERENNIALS					
	AH-B	141	ANEMONA RUBRO-ORANGEA ARKANSAS BLUEBELL	1 GAL	CONT
EDGING					
	B3 LF		POLY VINYL LANDSCAPE EDGING (BLACK COLOR)		

ISG



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PROJECT		
FORD AVENUE FLATS		
NORTH L25-21		
SPRINGDALE ARKANSAS		

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-31582
FILE NAME	31582-CS-LAND
DRAWN BY	JV
DESIGNED BY	JV
REVIEWED BY	BH
ORIGINAL ISSUE DATE	08/15/26
CLIENT PROJECT NO.	-

TITLE

PLANTING PLAN

SHEET

C5-11

LANDSCAPE REQUIREMENTS

AS REQUIRED IN SPRINGDALE, AR ZONING CODE

LOCATION	TYPE	REQUIRED	PROVIDED
STREET FRONTAGE, INTERIOR, AND PERIMETER	PLANTING REQUIREMENTS	PER SECTION 96-31, INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS, THE SITE PLAN FOR ANY DEVELOPMENT MUST SHOW INTERIOR PARKING LOT LANDSCAPING. THE SQUARE FOOTAGE OF ALL AREAS WITHIN THE PARKING LOT'S PERIMETER ARE COUNTED, INCLUDING THE PLANTING ISLANDS REQUIRED, CURBED AREAS, CORNER LOTS, PARKING SPACES AND ALL INTERIOR DRIVEWAYS AND ALLEYS EXCEPT THOSE WITH NO PARKING SPACES LOCATED ON EITHER SIDE. ONE TREE PER PLANTING ISLAND IS REQUIRED FOR THE INTERIOR PARKING AREA WITH THE BALANCE PLANTED IN GRASS OR OTHER VEGETATION. THESE TREES MUST BE PLANTED WITHIN THE ISLAND AND A FOUR FOOT CLEARANCE SHOULD BE LEFT FOR CAR DOORS TO OPEN FROM ADJACENT PARKING SPACES.	TOTAL AREA OF PARKING LOT AREA: 48,813 SF REQUIRED: % TOTAL AREA OF LOT FOR INTERIOR PLANTING: 3.65 SF PROPOSED: % TOTAL AREA OF LOT FOR INTERIOR PLANTING: 4,089 SF TREES ARE PROVIDED IN ALL ISLANDS UNLESS CONFLICTING WITH UTILITIES.

STREET FRONTAGE, INTERIOR, AND PERIMETER

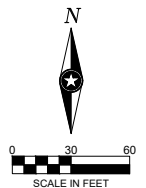
PLANTING REQUIREMENTS

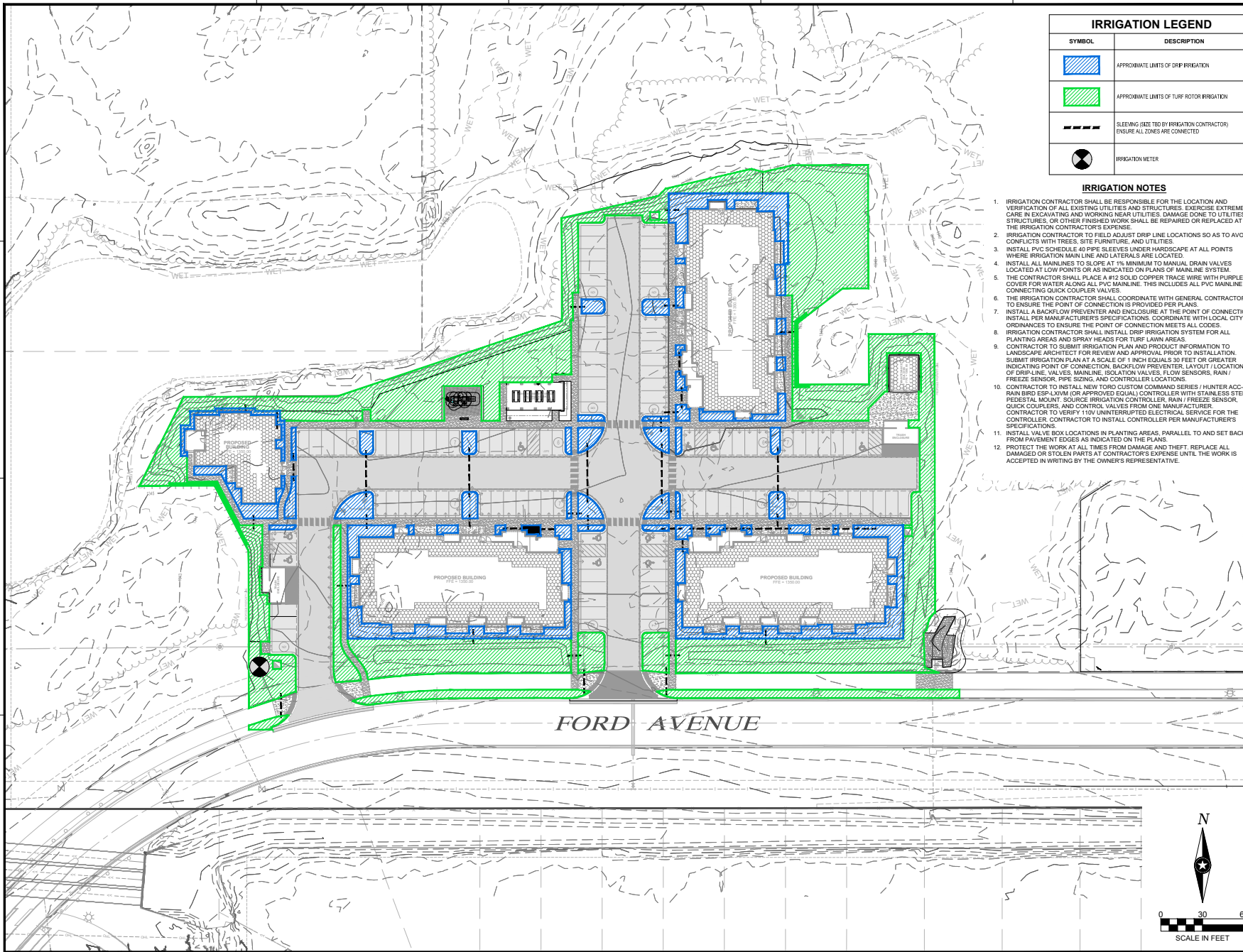
PER SECTION 96-33, MINIMUM TREE AND SHRUB PLANTING REQUIREMENTS. TREES SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE OR WHERE THEY SHALL REQUIRE FREQUENT PRUNING IN ORDER TO AVOID INTERFERENCE WITH POWER LINES. A MINIMUM OF 75 PERCENT OF ALL REQUIRED TREES SHALL BE SHADE TREES. IMMEDIATELY UPON PLANTING, TREES SHALL BE A MINIMUM OF 30 INCHES TALL AND SHALL HAVE A MINIMUM CALIPER OF TWO INCHES. WHEN MORE THAN TEN TREES ARE TO BE PLANTED TO MEET THE REQUIREMENTS, A MIX OF SPECIES SHALL BE PROVIDED.

PER SECTION 96-34, ADDITIONAL LANDSCAPE TREATMENT. ALL INTERIOR LANDSCAPE AREAS NOT DEDICATED TO TREES OR TO PRESERVATION OF EXISTING VEGETATION SHALL BE LANDSCAPED WITH GRASS, GROUND COVER, SHRUBS OR OTHER APPROPRIATE LANDSCAPE TREATMENT. GRAVEL OR OTHER PAVED SHALL NOT BE CONSIDERED APPROPRIATE LANDSCAPE TREATMENT.

TREES ARE PLACED TO AVOID SITE DRAINAGE AND UTILITY LINES. 23 TREES ARE SHADE TREES AND 3 TREES ARE EVERGREEN. REQUIRED SIZES FOR TREES ARE LISTED IN PLANTING SCHEDULE.

ALL INTERIOR LANDSCAPE AREAS ARE COVERED WITH ROCK MULCH AND CONTAIN ORNAMENTAL TREES AND PERENNIAL GRASSES.





IRRIGATION LEGEND	
SYMBOL	DESCRIPTION
	APPROXIMATE LIMITS OF DRP IRRIGATION
	APPROXIMATE LIMITS OF TURF ROTOR IRRIGATION
	SLEEVING (SIZE TBD BY IRRIGATION CONTRACTOR) ENSURE ALL ZONES ARE CONNECTED
	IRRIGATION METER

IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND VERIFICATION OF ALL EXISTING UTILITIES AND STRUCTURES. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. DAMAGE DONE TO UTILITIES, STRUCTURES, OR OTHER FINISHED WORK SHALL BE REPAIRED OR REPLACED AT THE IRRIGATION CONTRACTOR'S EXPENSE.
2. IRRIGATION CONTRACTOR TO FIELD ADJUST DRP LINE LOCATIONS SO AS TO AVOID CONFLICTS WITH TREES, SITE FURNITURE, AND UTILITIES.
3. INSTALL PVC SCHEDULE 40 PIPE SLEEVES UNDER HARDSCAPE AT ALL POINTS WHERE IRRIGATION MAIN LINE AND LATERALS ARE LOCATED.
4. INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OR AS INDICATED ON PLANS OF MAINLINE SYSTEM.
5. THE CONTRACTOR SHALL PLACE A #12 SOLID COPPER TRACE WIRE WITH PURPLE PE COVER FOR WATER ALONG ALL PVC MAINLINE. THIS INCLUDES ALL PVC MAINLINE CONNECTING QUICK COUPLER VALVES.
6. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THE POINT OF CONNECTION IS PROVIDED PER PLANS.
7. INSTALL A BACKFLOW PREVENTER AND ENCLOSURE AT THE POINT OF CONNECTION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH LOCAL CITY ORDINANCES TO ENSURE THE POINT OF CONNECTION MEETS ALL CODES.
8. IRRIGATION CONTRACTOR SHALL INSTALL DRP IRRIGATION SYSTEM FOR ALL PLANTING AREAS AND SPRAY HEADS FOR TURF LAWN AREAS.
9. CONTRACTOR TO SUBMIT IRRIGATION PLAN AND PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. SUBMIT IRRIGATION PLAN AT A SCALE OF 1 INCH EQUALS 30 FEET OR GREATER INDICATING POINT OF CONNECTION, BACKFLOW PREVENTER, LAYOUT LOCATIONS OF DRP LINE, VALVES, MAINLINE, ISOLATION VALVES, FLOW SENSORS, RAIN / FREEZE SENSOR, PIPE SIZING, AND CONTROLLER LOCATIONS.
10. CONTRACTOR TO INSTALL NEW FORD CUSTOM COMMAND SERIES / HUNTER ACC-D / RAIN BIRD ESP-LXVM (OR APPROVED EQUAL) CONTROLLER WITH STAINLESS STEEL PEDestal MOUNT SOURCE IRRIGATION CONTROLLER, RAIN / FREEZE SENSOR, QUICK COUPLERS, AND CONTROL VALVES FROM ONE MANUFACTURER. CONTRACTOR TO VERIFY 110V UNINTERRUPTED ELECTRICAL SERVICE FOR THE CONTROLLER. CONTRACTOR TO INSTALL CONTROLLER PER MANUFACTURER'S SPECIFICATIONS.
11. INSTALL VALVE BOX LOCATIONS IN PLANTING AREAS, PARALLEL TO AND SET BACK FROM PAVEMENT EDGES AS INDICATED ON THE PLANS.
12. PROTECT THE WORK AT ALL TIMES FROM DAMAGE AND THEFT. REPLACE ALL DAMAGED OR STOLEN PARTS AT CONTRACTOR'S EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER'S REPRESENTATIVE.



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PROJECT
**FORD AVENUE
FLATS
NORTH
L25-21**
SPRINGDALE ARKANSAS

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

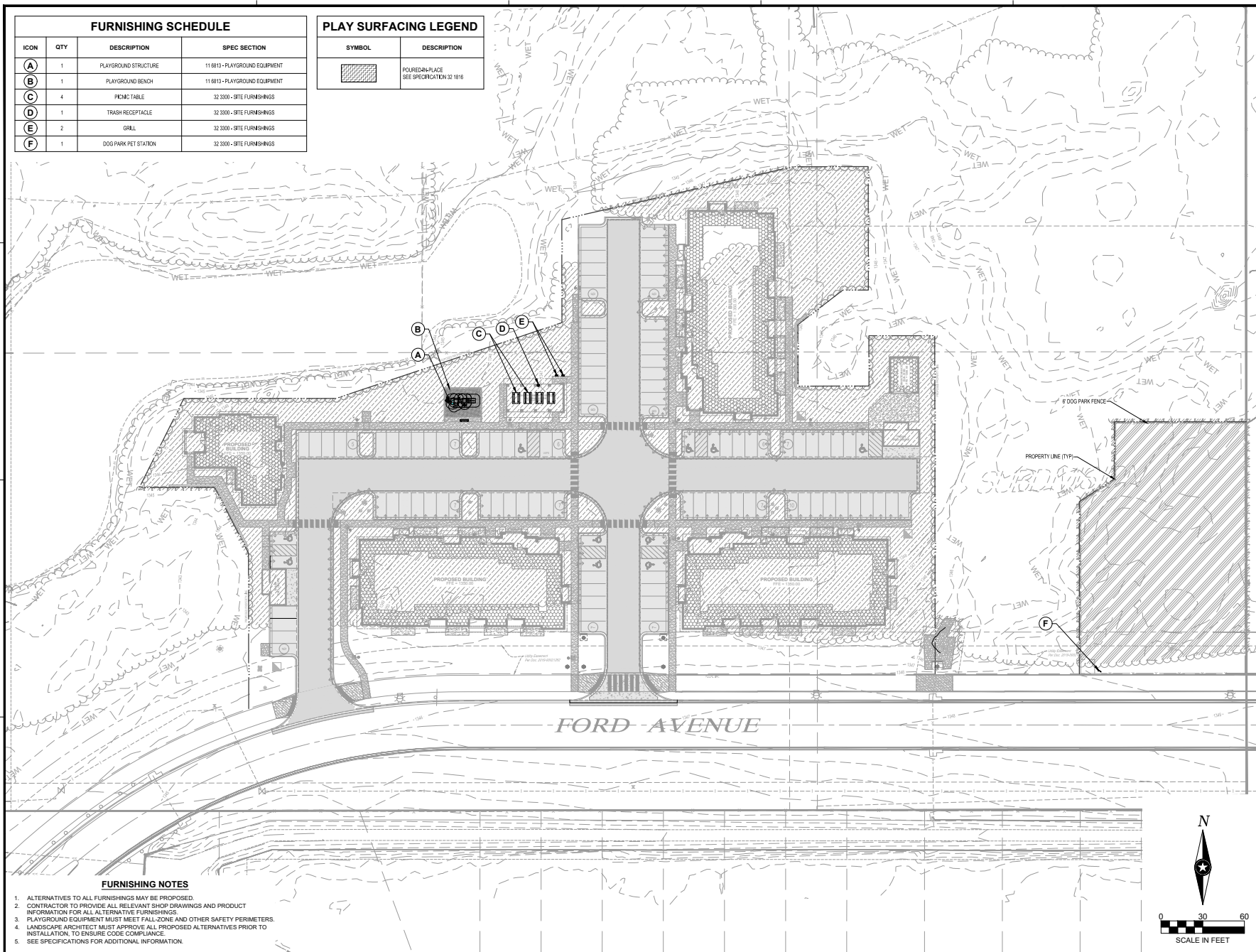
PROJECT NO. 25-31582
FILE NAME 31582-CS-LAND
DRAWN BY JV
DESIGNED BY JV
REVIEWED BY BH
ORIGINAL ISSUE DATE 06/15/26
CLIENT PROJECT NO. -

TITLE

IRRIGATION PLAN

SHEET
C5-20

FURNISHING SCHEDULE			
ICON	QTY	DESCRIPTION	SPEC SECTION
(A)	1	PLAYGROUND STRUCTURE	11 6813 - PLAYGROUND EQUIPMENT
(B)	1	PLAYGROUND BENCH	11 6813 - PLAYGROUND EQUIPMENT
(C)	4	PICNIC TABLE	32 3300 - SITE FURNISHINGS
(D)	1	TRASH RECEPTACLE	32 3300 - SITE FURNISHINGS
(E)	2	GRILL	32 3300 - SITE FURNISHINGS
(F)	1	DOG PARK PET STATION	32 3300 - SITE FURNISHINGS



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PROJECT

NORTH
L25-21

SPRINGDALE ARKANSAS

PROJECT NO. 25-31582

TITLE

C6-10



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PROJECT

**MERCY HOUSING
FORD AVE. FLATS**

**NORTH
L25-21**

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 26-31582

FILE NAME

DRAWN BY KJD

DESIGNED BY KJD

REVIEWED BY NHS

ORIGINAL ISSUE DATE 4/29/26

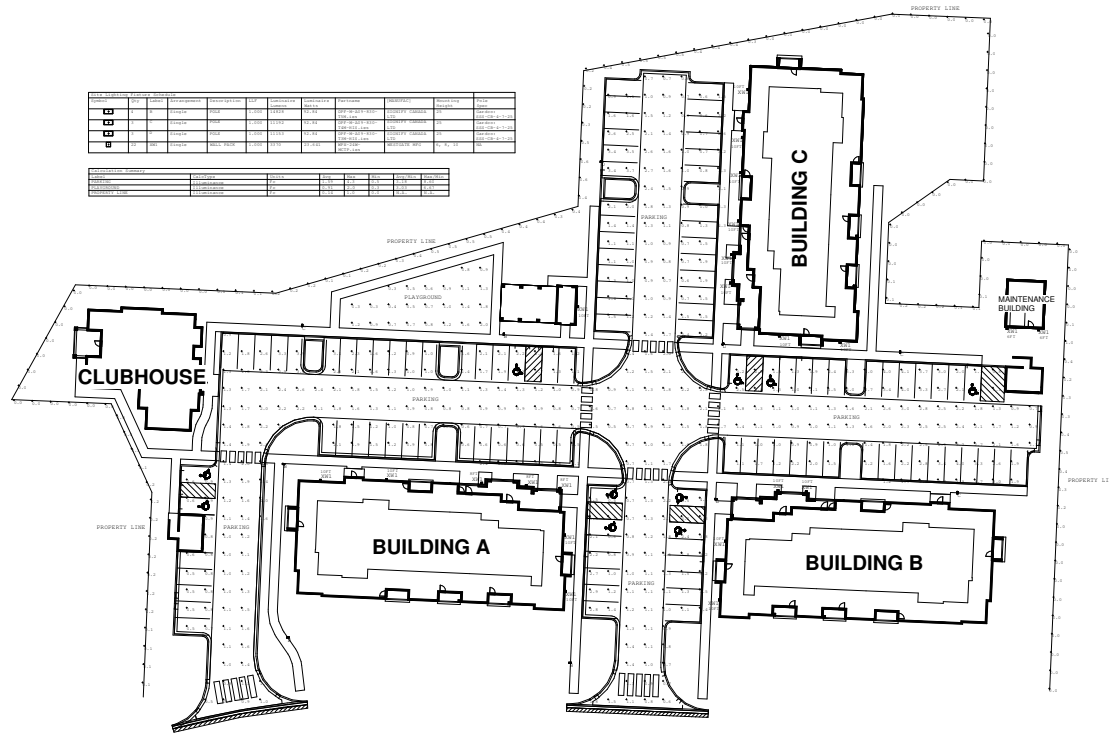
CLIENT PROJECT NO.

TITLE

**SITE
PHOTOMETRIC
PLAN - NORTH**

SHEET

SL1-01



NO.	DESCRIPTION	QTY	UNIT	AMOUNT	DATE
1	CLUBHOUSE	1	SQ. FT.	10,000	4/29/26
2	BUILDING A	1	SQ. FT.	15,000	4/29/26
3	BUILDING B	1	SQ. FT.	15,000	4/29/26
4	BUILDING C	1	SQ. FT.	15,000	4/29/26
5	PARKING	1	SQ. FT.	10,000	4/29/26
6	PLAYGROUND	1	SQ. FT.	5,000	4/29/26
7	MAINTENANCE BUILDING	1	SQ. FT.	2,000	4/29/26

1 SITE PHOTOMETRIC PLAN - NORTH
1/32" = 1'-0"



[illegible]



 PROJECT AREA

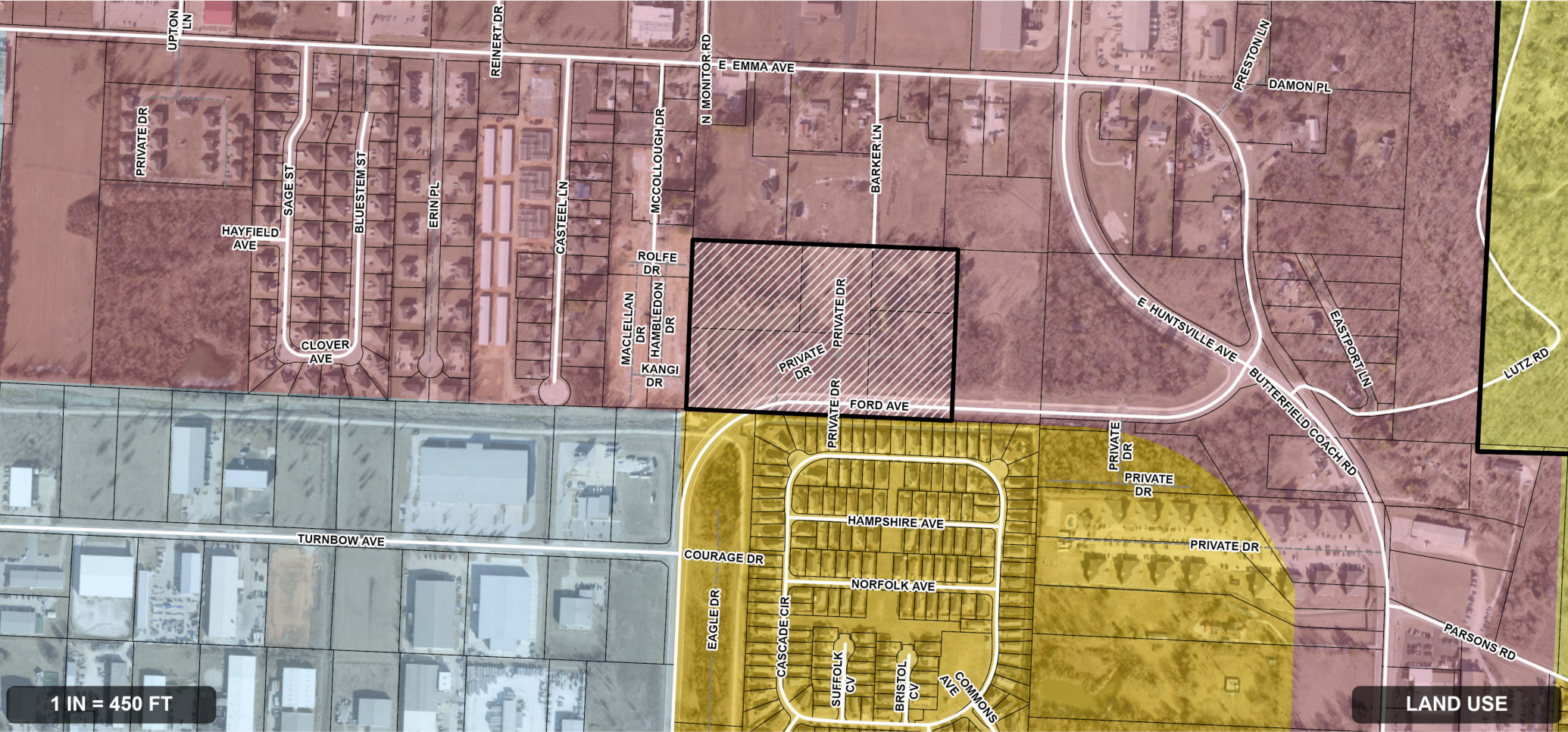
R26-33: Excellerate Housing, LLC
North of Ford Avenue, South of Barker Lane
Rezone from PUD to Revised PUD





R26-33: Excellerate Housing, LLC
North of Ford Avenue, South of Barker Lane
Rezone from PUD to Revised PUD





R26-33: Excellerate Housing, LLC
North of Ford Avenue, South of Barker Lane
Rezone from PUD to Revised PUD



RESOLUTION NO. _____

**A RESOLUTION APPROVING A CONDITIONAL USE FOR
TAQUERIA MANZANILLO MEXICAN FOOD, LLC AT 1321
W. SUNSET AVENUE AS SET FORTH IN ORDINANCE
NO. 4030**

WHEREAS, Ordinance #4030 amending Chapter 130 (Zoning Ordinance) of the Springdale Code of Ordinances provides that an application for a conditional use on appeal must be heard first by the Planning Commission and a recommendation made to the City Council; and

WHEREAS, the Planning Commission held a public hearing on July 7, 2026, on a request by Everardo Huitron Moran for a Use Unit 44 (Mobile Vending) in a Thoroughfare Commercial District (C-5).

WHEREAS, following the public hearing, the Planning Commission, by a vote of six (6) yeases and zero (0) nays, recommends that a Conditional Use be granted to Taqueria Manzanillo Mexican Food, LLC with the following conditions:

1. Parking and loading areas identified.
2. May not operate between the hours of 10:00 p.m. and 7:00 a.m.
3. No obstruction of parking spaces is required for the operation of any other use on the site.
4. Maintain on the site a minimum of three parking spaces designated for their use.
5. If a health certificate is required, display the health certificate in a manner visible to customers.
6. No obstruction of pedestrian or motor vehicle traffic flow.
7. No obstruction of traffic signals or regulatory signs.
8. No vending upon a public way.
9. No sound device that produces a loud and raucous noise in violation of city ordinance, or violation of any other city ordinances in connection with the vending operation.
10. Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. All trash or debris accumulating within twenty (20) feet of any vending stand shall be collected and deposited into a trash container.
11. Submission of approved gray water disposal by Springdale Water Utilities.
12. Submission of approved grease disposal method approved by Arkansas Department of Health.
13. All signs must meet the requirements of a temporary sign (Section 98-61). No flashing signs or lights are allowed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use with the following conditions:

1. Parking and loading areas identified.
2. May not operate between the hours of 10:00 p.m. and 7:00 a.m.
3. No obstruction of parking spaces is required for the operation of any other use on the site.
4. Maintain on the site a minimum of three parking spaces designated for their use.
5. If a health certificate is required, display the health certificate in a manner visible to customers.
6. No obstruction of pedestrian or motor vehicle traffic flow.
7. No obstruction of traffic signals or regulatory signs.
8. No vending upon a public way.
9. No sound device that produces a loud and raucous noise in violation of city ordinance, or violation of any other city ordinances in connection with the vending operation.

- 10. Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. All trash or debris accumulating within twenty (20) feet of any vending stand shall be collected and deposited into a trash container.
- 11. Submission of approved gray water disposal by Springdale Water Utilities.
- 12. Submission of an approved grease disposal method approved by the Arkansas Department of Health.
- 13. All signs must meet the requirements of a temporary sign (Section 98-61). No flashing signs or lights are allowed.

PASSED AND APPROVED THIS _____ DAY OF _____, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Garrett Harlan, City Attorney

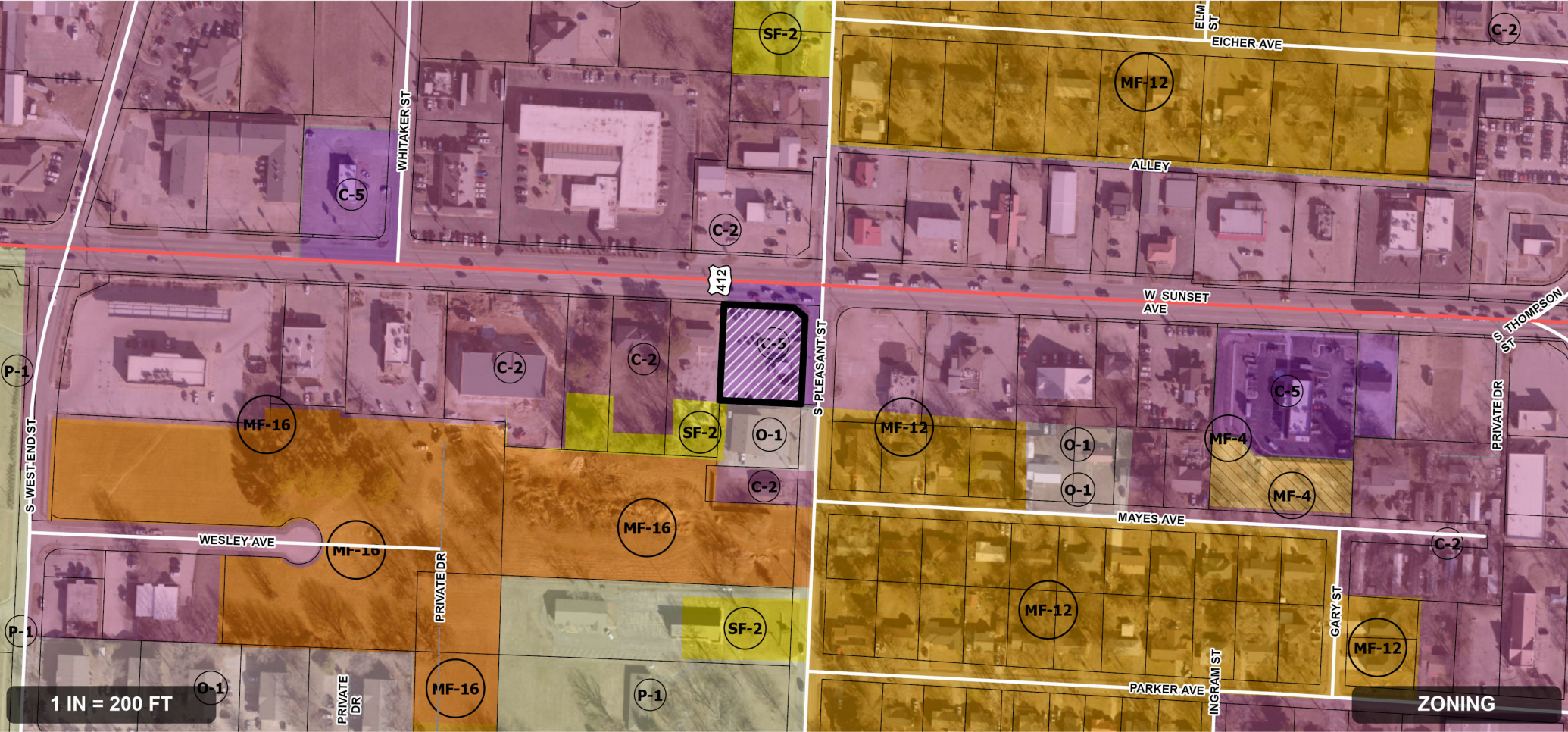




 PROJECT AREA

C26-11: Taqueria Manzanillo Mexican Food, LLC
1321 W. Sunset Avenue
Conditional Use for Use Unit 44 (Mobile Vending) in a C-5 District





C26-11: Taqueria Manzanillo Mexican Food, LLC

1321 W. Sunset Avenue

Conditional Use for Use Unit 44 (Mobile Vending) in a C-5 District



RESOLUTION NO. _____

**A RESOLUTION APPROVING A CONDITIONAL USE FOR
ALABASTER BY KC, LLC AT 2105 TALL TREE LANE AS
SET FORTH IN ORDINANCE NO. 4030**

WHEREAS, Ordinance #4030 amending Chapter 130 (Zoning Ordinance) of the Springdale Code of Ordinances provides that an application for a conditional use on appeal must be heard first by the Planning Commission and a recommendation made to the City Council; and

WHEREAS, the Planning Commission held a public hearing on July 7, 2026, on a request by Karina Montero & Sergio Garcia for a Use Unit 28 (Home Occupation) in a Low/Medium Density Single Family Residential District (SF-2).

WHEREAS, following the public hearing, the Planning Commission, by a vote of six (6) yeases and zero (0) nays, recommends that a Conditional Use be granted to Alabaster by KC, LLC with the following conditions:

1. No alteration of the outside appearance of the residential structure or provision of a separate outside entrance for the business areas of the residential structure.
2. No outside storage of materials required for the operation of the business.
3. Operated only by the resident members of the household and shall not have any employees, concessionaires, or any other form of operator or helper, whether such business is conducted on the premises or off the premises.
4. Requires the use of an area no greater than thirty (30) percent of the total heated living space of the residential structure.
5. Generates no traffic, parking, sewage, or water use in excess of what is normal in the residential neighborhood.
6. Will not produce any fumes, odors, noise, or any other offensive effects that are not normal to residential activity.
7. Will not involve accessory buildings.
8. Stock in trade shall not exceed ten (10) percent of the floor area of the accessory use.
9. Will not require the construction of a duplicate kitchen or the addition to the existing kitchen.
10. Will not require or cause the consumption on the premises of any food product produced thereon.
11. Will not provide medical treatment, therapeutic massage, or similar activities.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use with the following conditions:

1. No alteration of the outside appearance of the residential structure or provision of a separate outside entrance for the business areas of the residential structure.
2. No outside storage of materials required for the operation of the business.
3. Operated only by the resident members of the household and shall not have any employees, concessionaires, or any other form of operator or helper, whether such business is conducted on the premises or off the premises.
4. Requires the use of an area no greater than thirty (30) percent of the total heated living space of the residential structure.
5. Generates no traffic, parking, sewage, or water use in excess of what is normal in the residential neighborhood.
6. Will not produce any fumes, odors, noise, or any other offensive effects that are not normal to residential activity.
7. Will not involve accessory buildings.

- 8. Stock in trade shall not exceed ten (10) percent of the floor area of the accessory use.
- 9. Will not require the construction of a duplicate kitchen or the addition to the existing kitchen.
- 10. Will not require or cause the consumption on the premises of any food product produced thereon.
- 11. Will not provide medical treatment, therapeutic massage, or similar activities.

PASSED AND APPROVED THIS _____ DAY OF _____, 2026.

Doug Sprouse, Mayor

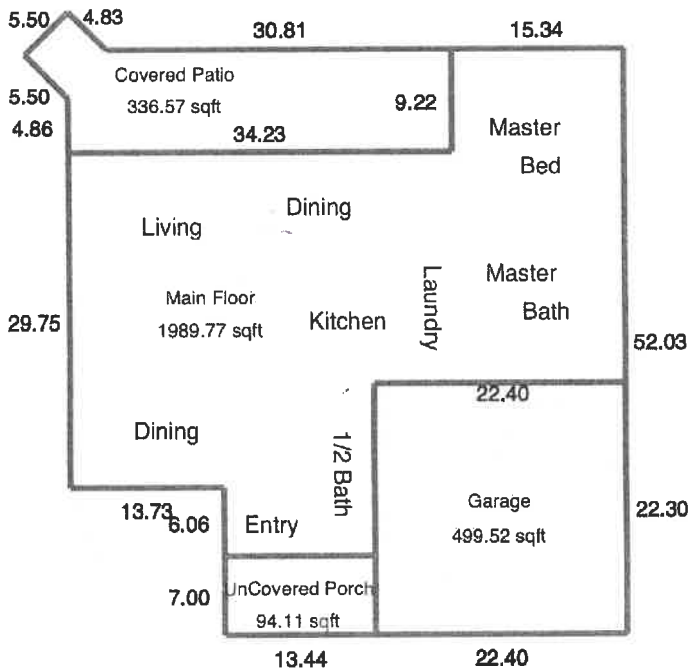
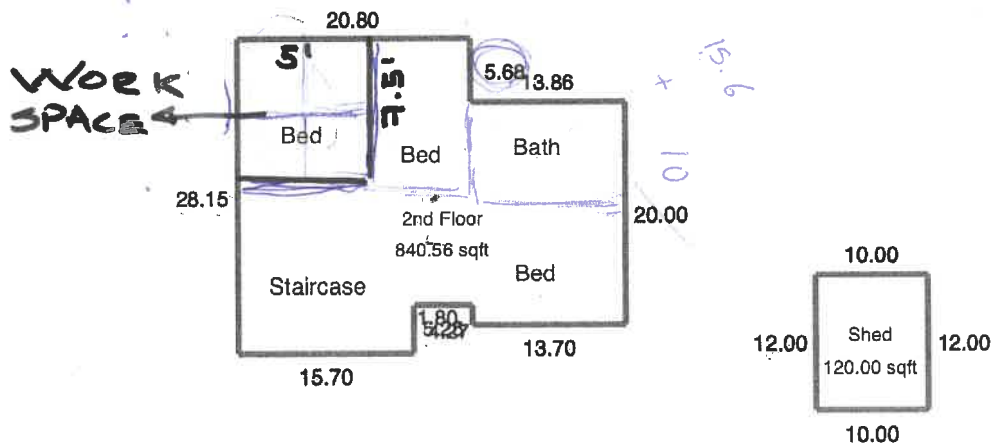
ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Garrett Harlan, City Attorney

Borrower	Sergio Garcia-Delgado				
Property Address	2105 Tall Tree Ln				
City	Springdale	County	Washington	State	AR
				Zip Code	72762
Lender/Client	Bank OZK		Address 17901 Chenal Parkway, Little Rock, AR 72223		





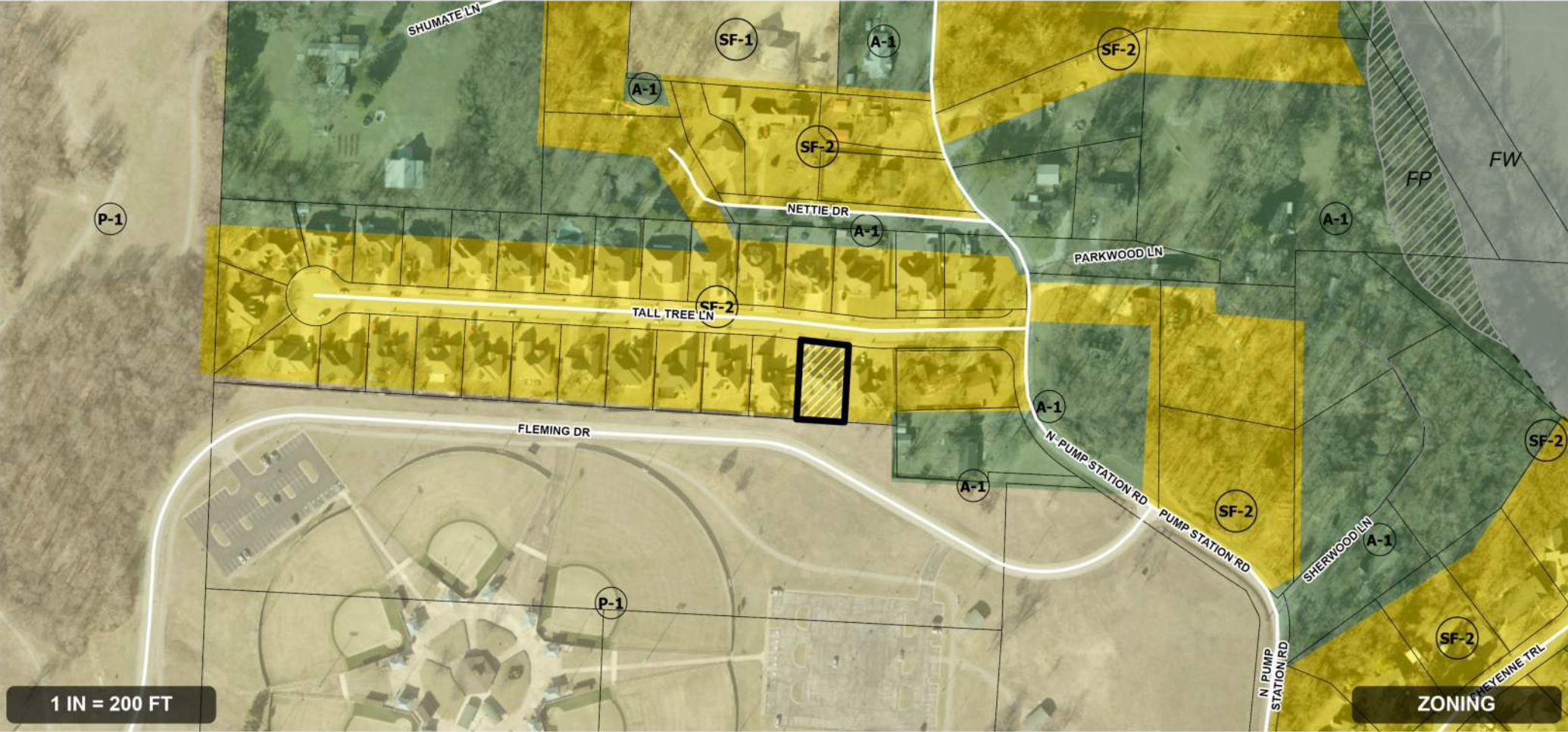
 PROJECT AREA

C26-12: Alabaster by KC, LLC

2105 Tall Tree Lane

Conditional Use for Use Unit 28 (Home Occupation) in an SF-2 District





 PROJECT AREA

C26-12: Alabaster by KC, LLC

2105 Tall Tree Lane

Conditional Use for Use Unit 28 (Home Occupation) in an SF-2 District



RESOLUTION NO. _____

**A RESOLUTION SUPPORTING AND AUTHORIZING THE
SUBMISSION OF AN APPLICATION TO THE WALTON FAMILY
FOUNDATION DESIGN EXCELLENCE PROGRAM FOR
PLANNING AND DESIGN SERVICES FOR SHILOH SQUARE**

WHEREAS, the City of Springdale adopted the Downtown Springdale Master Plan to guide public and private investment in Downtown Springdale and has continued to implement public-space, streetscape, and civic improvements consistent with that plan; and

WHEREAS, Shiloh Square is an important public gathering space in Downtown Springdale, and the City desires to evaluate improvements that strengthen its function, accessibility, safety, programming, connection to surrounding destinations, and long-term public value; and

WHEREAS, the Walton Family Foundation Design Excellence Program supports planning and design of inclusive, connected, and high-quality public spaces in Northwest Arkansas, and the City has an opportunity to request grant assistance for professional planning and design services for Shiloh Square; and

WHEREAS, the proposed scope will evaluate a core concept focused on Shiloh Square and may also evaluate an expanded concept incorporating the adjoining property at 132 Spring Street (parcel: 815-22935-001) if the City acquires or otherwise secures sufficient legal control of that property and the expanded scope is approved by the Walton Family Foundation; and

WHEREAS, the requested grant amount, required local contribution, final scope of work, schedule, and other material terms will be established in the grant application and any resulting grant agreement and will be subject to City Council review and approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, THAT: the Council supports and authorizes the submission of an application to the Walton Family Foundation Design Excellence Program for planning and design services for an amount up to seven hundred fifty thousand dollars (\$750,000). The application may include an expanded study concept involving the 132 Spring Street (parcel: 815-22935-001); however, any grant agreement, property acquisition, appropriation, construction commitment, or other action requiring City Council approval shall be submitted separately.

PASSED AND APPROVED THIS ____ DAY OF _____, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED:

Garett Harlan, City Attorney

RESOLUTION NO. _____

**A RESOLUTION SUPPORTING AND AUTHORIZING THE
SUBMISSION OF A GRANT REQUEST TO THE WALTON FAMILY
FOUNDATION TO ESTABLISH A DOWNTOWN INFILL
INFRASTRUCTURE PILOT PROGRAM**

WHEREAS, the City has identified infrastructure constraints in and near Downtown Springdale, including water and fire-flow capacity, wastewater, stormwater, streets, sidewalks, lighting, and related public improvements, that can create barriers to desirable infill development; and

WHEREAS, targeted investment in public infrastructure can improve public safety, make more efficient use of existing facilities and services, support attainable and workforce housing, strengthen neighborhood connectivity, and encourage additional private investment; and

WHEREAS, the City proposes to establish a pilot program to evaluate infrastructure assistance for qualifying infill projects using transparent criteria that consider project readiness, infrastructure need, housing and affordability benefits, consistency with adopted plans, public benefit, and private investment; and

WHEREAS, the Walton Family Foundation supports investments in essential infrastructure, accessible housing, and connected communities throughout Northwest Arkansas, and the City has an opportunity to request grant funding to establish and implement the proposed pilot program.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, THAT: the Council supports and authorizes the submission of an application to the Walton Family Foundation for the Downtown Infill Infrastructure Pilot Program requesting up to eight hundred thousand dollars (\$800,000), with a City contribution not to exceed two hundred thousand dollars (\$200,000), for a total project amount of up to one million dollars (\$1,000,000), subject to appropriation by the City Council. Any other action requiring City Council approval shall be submitted separately, and nothing in this Resolution shall be construed as guaranteeing assistance to any private development or waiving any applicable City ordinance, regulation, or requirement.

PASSED AND APPROVED THIS ____ DAY OF _____, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED:

Garett Harlan, City Attorney

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A COST OF LIVING ADJUSTMENT FOR THE PARTICIPANTS OF THE LOCAL POLICE PENSION AND RELIEF FUND UTILIZING MILLAGE FUNDS COLLECTED PURSUANT TO ARK. CODE ANN. §24-11-404 AND AS PROVIDED IN SECTION 86-46 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS.

WHEREAS, the voters of the City of Springdale, on November 7, 1972, approved the assessment of a millage (one-half mil), pursuant to Ark. Code Ann. §24-11-404, to pay pensions to retired police officers and to the widows and minor children of deceased/retired police officers, which assisted in the creation of the Local Police Pension and Relief Fund (“the Local Plan”);

WHEREAS, the revenue stream collected by way of the aforementioned millage, and codified at Section 86-46 of the Code of Ordinances of the City of Springdale, Arkansas, are not included within the actuarial valuations of the Local Plan, and are therefore separate and apart from the Local Plan’s assets;

WHEREAS, the Local Plan is fortunate to have ample amounts of funds from the aforementioned millage flowing into it to fully fund a cost of living adjustment for the remaining participants of the Local Plan; and,

WHEREAS, the Local Plan Board has requested that the Springdale City Council approve a five percent (5.00%) cost of living adjustment for the remaining participants of the Local Plan, to be funded by the revenue from the aforementioned millage.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS:

Section 1: That a five percent (5.00%) cost of living adjustment be approved for the remaining participants of the Local Police Pension and Relief Fund, to be funded by the revenue stream collected by way of the aforementioned millage, adopted pursuant to Ark. Code Ann. §24-11-404, and codified at Section 86-46 of the Code of Ordinances of the City of Springdale, Arkansas.

PASSED AND APPROVED this 28th day of July, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Garrett Harlan, City Attorney

RESOLUTION NO. _____

**A RESOLUTION SETTING A HEARING DATE ON A
PETITION TO ABANDON A UTILITY EASEMENT IN THE
CITY OF SPRINGDALE, WASHINGTON COUNTY,
ARKANSAS.**

WHEREAS, Brittenum Construction Company, Inc. has petitioned for the abandonment of a utility easement on Parcel Nos. 815-41353-000, 815-41368-000, 815-41369-000, 815-41370-000, and 815-41371-000, said easement having been filed for record in Plat Book 24A at Page 652 in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and the portion of said easement to be vacated being more particularly described as follows, and as shown on the attached Exhibit "A":

UTILITY EASEMENT VACATION DESCRIPTION:

PART OF LOTS 91, 106, 107, 108 AND 109 OF JACOB'S CROSSING SUBDIVISION PHASE 2 AND 3, TO THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 24A AT PAGE 652, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 109, SAID POINT BEING A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE ALONG THE SOUTH LINE OF SAID LOT 109, S87°37'23"E A DISTANCE OF 120.79 FEET TO THE **POINT OF BEGINNING**; THENCE LEAVING SAID SOUTH LINE AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 260.00 FEET, AN ARC LENGTH OF 20.69 FEET AND A CHORD BEARING AND DISTANCE OF N20°40'23"W - 20.69 FEET; THENCE N22°57'11"W A DISTANCE OF 63.68 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 17.68 FEET AND A CHORD BEARING AND DISTANCE OF N10°17'17"W - 17.54 FEET; THENCE N02°22'37"E A DISTANCE OF 86.29 FEET TO A POINT ON THE COMMON LINE OF SAID LOTS 106 AND 107; THENCE CONTINUING N02°22'37"E A DISTANCE OF 10.00 FEET; THENCE S87°37'23"E A DISTANCE OF 20.00 FEET; THENCE S02°22'37"W A DISTANCE OF 10.00 FEET TO A POINT ON THE COMMON LINE OF SAID LOTS 106 AND 107; THENCE CONTINUING S02°22'37"W A DISTANCE OF 86.29 FEET; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 8.84 FEET AND A CHORD BEARING AND DISTANCE OF S10°17'17"E - 8.77 FEET; THENCE S22°57'11"E A DISTANCE OF 63.68 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 29.83 FEET AND A CHORD BEARING AND DISTANCE OF S19°54'03"E - 29.82 FEET; THENCE N87°37'23"W A DISTANCE OF 10.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT 109, SAID POINT BEING A 1/2 INCH REBAR; THENCE ALONG THE SOUTH LINE OF SAID LOT 109, N87°37'23"W A DISTANCE OF 10.67 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.091 ACRES (3,970 SQUARE FEET), MORE OR LESS.

WHEREAS, the City Council finds that a hearing date should be set on the request to abandon the aforementioned portion of the utility easement;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that August 25, 2026, at 6:00 p.m. is set as the date and time for the City Council to hear the petition; that the City Clerk shall give notice of the date and time of said hearing as required by law.

PASSED AND APPROVED this 28th day of July, 2026.

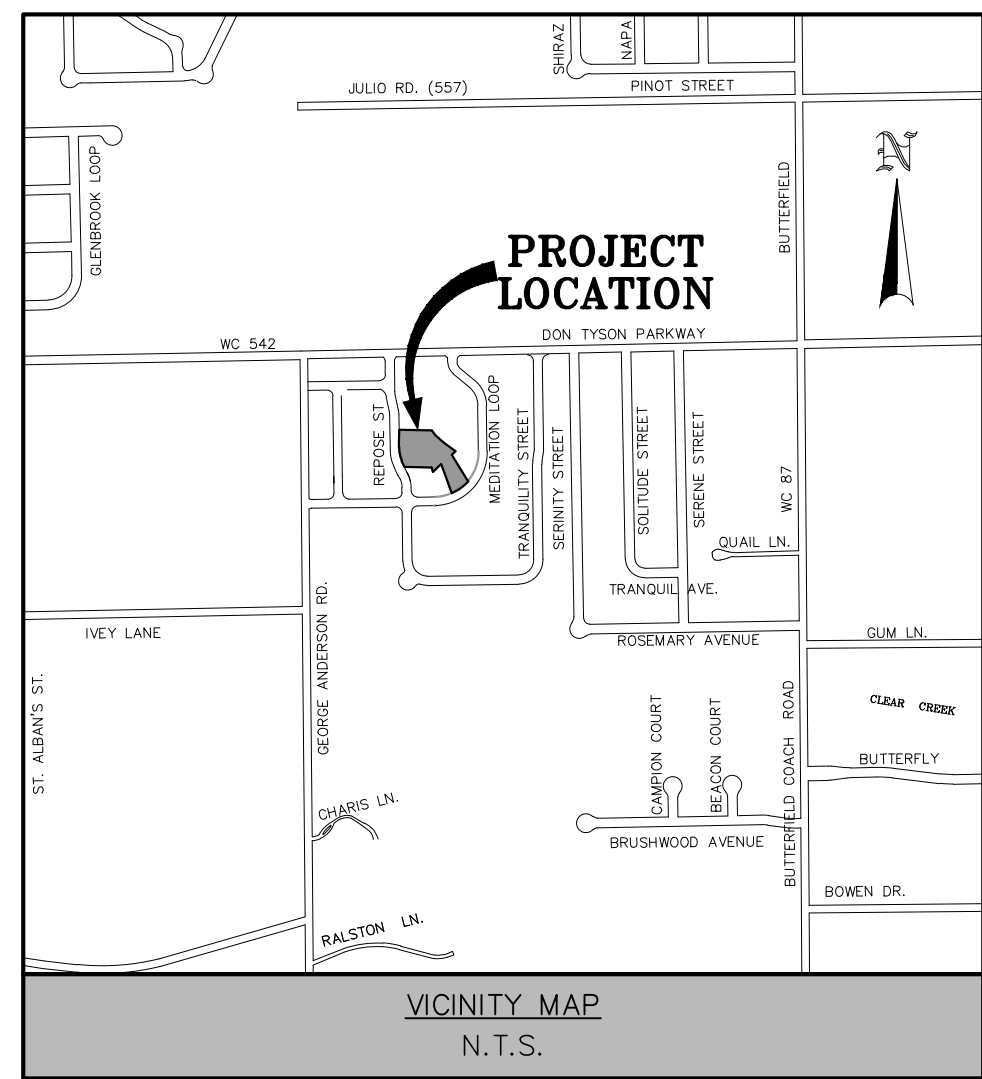
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Garrett Harlan, CITY ATTORNEY



Curve #	Length	Radius	Chord Length	Chord Bearing
C1	20.59'	226.00'	20.58'	S44°08'52"W
C2	77.28'	226.00'	76.91'	S58°33'15"W
C3	97.87'	226.00'	97.11'	S55°56'39"W
C4	21.52'	270.00'	21.51'	N15°18'27"W
C5	32.32'	150.00'	32.25'	N16°46'52"E
C6	34.00'	150.00'	33.93'	N04°06'53"W
C7	13.26'	30.00'	13.16'	S10°17'17"E
C8	25.27'	270.00'	25.26'	S20°16'18"E
C9	2.29'	280.00'	2.29'	S16°36'52"E

UTILITY EASEMENT LOCATION DESCRIPTION:

PORT OF LOTS 91, 106, 107, 108 AND 109 OF JACOB'S CROSSING SUBDIVISION PHASE 2 AND 3, TO THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 24A AT PAGE 852, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 109, SAID POINT BEING A 1/2 INCH REBAR WITH THE END OF SAID REBAR 1/2 INCH FROM THE CORNER, S87°57'37" E A DISTANCE OF 120.79 FEET TO THE POINT OF BEGINNING, THENCE LEAVING SAID SOUTH LINE AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 26.60 FEET, AN ARC LENGTH OF 20.69 FEET AND A CHORD BEARING AND DISTANCE OF N20°42'33" E 20.69 FEET, THENCE N22°57'11" W A DISTANCE OF 63.86 FEET, THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 17.88 FEET AND A CHORD BEARING AND DISTANCE OF S87°57'37" E 17.88 FEET, THENCE ALONG A CHORD BEARING AND DISTANCE OF S85°02'23" E 16.61 FEET TO A POINT ON THE COMMON LINE OF SAID LOTS 108 AND 107, THENCE CONTINUING N22°23'27" E A DISTANCE OF 10.00 FEET, THENCE S87°37'32" E A DISTANCE OF 20.60 FEET, THENCE S02°23'27" E A DISTANCE OF 10.00 FEET TO A POINT ON THE COMMON LINE OF SAID LOTS 108 AND 107, THENCE CONTINUING N22°23'27" E A DISTANCE OF 16.20 FEET TO A POINT ON THE COMMON LINE OF SAID LOTS 108 AND 107, THENCE ALONG A CHORD BEARING AND DISTANCE OF N20°42'33" E 20.69 FEET, AN ARC LENGTH OF 20.69 FEET AND A CHORD BEARING AND DISTANCE OF S10°17'17" E 8.77 FEET, THENCE S22°57'11" E A DISTANCE OF 63.86 FEET, THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 26.60 FEET, AN ARC LENGTH OF 20.69 FEET AND A CHORD BEARING AND DISTANCE OF S19°04'32" E 20.69 FEET, THENCE N87°37'32" W A DISTANCE OF 10.61 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 1/2 INCH REBAR WITH THE END OF SAID REBAR 1/2 INCH FROM THE SOUTHWEST CORNER OF SAID LOTS 108 AND 107, THENCE CONTINUING N87°37'32" W A DISTANCE OF 10.67 FEET TO THE POINT OF BEGINNING, CONTAINING 0.081 ACRES (3,970 SQUARE FEET), MORE OR LESS.

PLAT CODE: 500-17N-29W-0-17-440-72-1374		
REVISION	DATE	DESCRIPTION

EASEMENT VACATION		
FOR BRITTENUM CONSTRUCTION, INC.		
JACOB'S CROSSING SUBDIVISION PHASE 2 AND 3		
SCALE: 1"=20'	DATE: June 30, 2026	DRAWN BY: KND
ENGINEERING SERVICES, INCORPORATED		
SPRINGDALE, ARKANSAS		

RESOLUTION NO. _____

**A RESOLUTION TEMPORARILY APPOINTING REX BAILEY TO FILL THE VACANCY
IN WARD 2, POSITION 2, ON THE CITY COUNCIL OF THE CITY OF SPRINGDALE,
ARKANSAS.**

WHEREAS, Aaron Huntley has resigned from his position as the Ward 2, Position 2, member of the Springdale City Council, creating a vacancy in that office; and

WHEREAS, pursuant to Arkansas Code Annotated sections 14-43-411 and 14-42-103(a)(2)(A), the City Council has called a special election to be held on November 3, 2026, to fill the vacant position for the remainder of the unexpired term; and

WHEREAS, Arkansas Code Annotated section 14-42-103(a)(2)(B)(i) authorizes the City Council, after calling a special election, to appoint a qualified elector of the City to serve temporarily until the office is filled through the special election; and

WHEREAS, Rex Bailey is a qualified elector of the City of Springdale and resides in Ward 2; and

WHEREAS, the City Council finds that temporarily appointing Rex Bailey will provide continued representation for Ward 2 and continuity in the work of the City Council,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that:

Section 1. Rex Bailey is hereby appointed to temporarily fill the vacancy in Ward 2, Position 2, on the Springdale City Council.

Section 2. Mr. Bailey's appointment shall become effective upon his taking the oath of office required by Arkansas Code Annotated section 14-42-106 and shall continue until the person elected at the November 3, 2026 special election is duly certified, has taken the oath of office, and is qualified to serve. The person elected at the special election shall serve the remainder of the unexpired term.

PASSED AND APPROVED this _____ day of _____, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Garrett Harlan, City Attorney

The City Council of the City of Springdale met in regular session on Tuesday, July 14, 2026 in the Council Chambers, City Administration Building. Mayor Doug Sprouse called the meeting to order at 6:00 p.m.

Roll call was answered by:

Doug Sprouse	Mayor
Brian Powell	Ward 3, Position 1
Amelia Taldo	Ward 4, Position 1
Jeff Watson	Ward 3, Position 2
Mike Overton	Ward 2, Position 1
Mike Lawson	Ward 1, Position 1
Vacant	Ward 2, Position 2
Randall Harriman	Ward 1, Position 2
Mark Fougerousse	Ward 4, Position 2
Garrett Harlan	City Attorney
Sabra Jeffus	City Clerk/Treasurer

Others present:

Sharon Tromburg	Planning Director
Derek Wright	Police Chief
Ron Findley	Director, Neighborhood Services
John Oliver	Neighborhood Services
James Smith	Director, Public Works & Airport
Ben Peters	Director, Engineering
Blake Holte	Fire Chief
Colby Fulfer	Chief of Staff
Anna McKinney	Deputy Chief of Staff
Mike Chamlee	Director, Building Department

CITIZEN COMMENTS

None

APPROVAL OF MINUTES

Council Member Overton moved the minutes of the June 23, 2026 City Council meeting be approved as presented. Council Member Harriman made the second.

There was a voice vote of all ayes and no nays.

PUBLIC HEARING

In connection with Item #9, a Public Hearing was held, amending Chapter 110, Article VI, street names and address numbers, to change the name of an existing city street. There were no comments on the hearing so the hearing was closed.

PRESENTATION

Taylor Osburn with Boston Mountain Solid Waste gave a presentation on the District's Recycling Campaign.

ORDINANCES AND RESOLUTIONS READ BY TITLE ONLY

Council Member Overton made the motion to read all Ordinances and Resolutions by title only and to dispense with the rule requiring that ordinances be fully and distinctly read on three (3) different days for all items listed on this agenda. Council Member Taldo made the second.

After the vote was taken, the motion carried 7-0.

ORDINANCE NO. 6222 – AMENDING CHAPTER 110, ARTICLE VI. STREET NAMES AND ADDRESS NUMBERS, TO CHANGE THE NAME OF AN EXISTING CITY STREET

Mayor Sprouse read the Ordinance and Engineering Director Ben Peters presented.

After reading the title of the Ordinance, Council Member Overton moved the Ordinance “Do Pass”, with the street name of Twilight. Council Member Harriman made the second.

After the vote was taken, motion carried 7-0.

The Ordinance was numbered 6222.

APPOINTMENTS AND REAPPOINTMENTS

RESOLUTION NO. 113 – 26; MAKING A REAPPOINTMENT TO THE SPRINGDALE AIRPORT COMMISSION OF THE CITY OF SPRINGDALE, ARKANSAS

Mayor Sprouse read and presented the Resolution.

RESOLUTION NO. 113-26

A RESOLUTION MAKING A REAPPOINTMENT TO THE
SPRINGDALE AIRPORT COMMISSION
OF THE CITY OF SPRINGDALE, ARKANSAS

WHEREAS, Greg Collier currently serves as Chairman on the Springdale Airport Commission with a term that expired on July 1, 2026; and

WHEREAS, according to Section 18-26 of the Springdale Code of Ordinances, Commissioners shall be appointed by the Mayor and confirmed by three-fourths of the elected City Council; and

WHEREAS, after consideration, the Springdale Airport Commission and the Mayor recommend the reappointment of Greg Collier to the Springdale Airport Commission, with a new term set to expire on July 1, 2031.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that Greg Collier is hereby reappointed to the Springdale Airport Commission with a new term set to expire on July 1, 2031.

Council Member Harriman moved the Resolution be adopted. Council Member Taldo made the second.

After the vote was taken, motion carried 6-1. Council Member Fougrousse voted no.

The Resolution was numbered 113-26

RESOLUTION 114 - 26; MAKING AN APPOINTMENT TO THE SPRINGDALE AIRPORT COMMISSION OF THE CITY OF SPRINGDALE, ARKANSAS

Mayor Sprouse read and presented the Resolution

RESOLUTION NO. 114-26

**A RESOLUTION MAKING AN APPOINTMENT TO THE
SPRINGDALE AIRPORT COMMISSION
OF THE CITY OF SPRINGDALE, ARKANSAS**

WHEREAS, Steve Smith has served on the Springdale Airport Commission for many years and is not seeking another term; and

WHEREAS, the term for Steve Smith expired on July 1, 2026; and

WHEREAS, the Mayor has identified several qualified applicants who are willing to serve; and

WHEREAS, according to Section 18-26 of the Springdale Code of Ordinances, Commissioners shall be appointed by the Mayor and confirmed by three-fourths of the elected City Council; and

WHEREAS, after careful consideration, the Springdale Airport Commission and the Mayor recommend the appointment of Robin Lundstrum to the Springdale Airport Commission, with a term set to expire on July 1, 2031.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that Robin Lundstrum is hereby appointed to the Springdale Airport Commission with a term set to expire on July 1, 2031.

Council Member Overton moved the Resolution be adopted. Council Member Powell made the second.

After the vote was taken, motion carried 6-1. Council Member Fougrousse voted no.

The Resolution was numbered 114-26.

Note: Mrs. Lundstrum respectfully declined the appointment on July 20, 2026.

PLANNING COMMISSION

An APPEAL of the Planning Commission's denial of a variance request (B26-46) from the maximum freestanding sign height of 30 feet to 70 feet and from the maximum freestanding sign area of 150 square feet to 300 square feet at 1749 N. 48th Street.

Council Member Fougrousse made a motion to overturn the denial, allowing a sign height up to 55 feet and a sign area of 200 square feet. Council Member Taldo seconded the motion.

Motion carries 5-2. Council Members Overton & Harriman voted no.

ORDINANCE NO. 6223 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-29) CERTAIN LANDS LOCATED AT 515 SANDERS AVENUE FROM A NEIGHBORHOOD COMMERCIAL DISTRICT (C-1) TO A GENERAL COMMERCIAL DISTRICT (C-2) WITHIN SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read the presented the Ordinance.

After reading the title of the Ordinance, Council Member Taldo moved the Ordinance “Do Pass”. Council Member Harriman made the second.

After the vote was taken, motion carried 6-1. Council Member Fougrousse voted no.

Council Member Harriman moved the Emergency Clause be adopted. Council Member Taldo made the second.

After the vote was taken, motion carried 6-1. Council Member Fougrousse voted no.

The Ordinance was numbered 6223.

RESOLUTION NO. 115 – 26; APPROVING A CONDITIONAL USE FOR BEREAN BAPTIST CHURCH AT 515 SANDERS AVENUE AS SET FORTH IN ORDINANCE NO. 4030.

Planning Director Sharon Tromburg read the presented the Resolution.

RESOLUTION NO. 115-26

**A RESOLUTION APPROVING A CONDITIONAL USE
FOR BEREAN BAPTIST CHURCH AT 515 SANDERS
AVENUE AS SET FORTH IN ORDINANCE NO. 4030**

WHEREAS, Ordinance #4030 amending Chapter 130 (Zoning Ordinance) of the Springdale Code of Ordinance provides that an application for a conditional use on appeal must be heard first by the Planning Commission and a recommendation made to the City Council; and

WHEREAS, the Planning Commission held a public hearing on July 7, 2026, on a request by Wayne Vanhook for a Use Unit 42 (Church/Synagogue) in a General Commercial District (C-2).

WHEREAS, following the public hearing, the Planning Commission, by a vote of six (6) yes and zero (0) nays, recommends that a Conditional Use be granted to Berean Baptist Church with the following conditions:

1. Occupancy load as determined by the Assistant Fire Marshal to be 48 persons for the entire suite.
2. Hours of operation are limited to Wednesday, 6 p.m. to 7:30 p.m., Friday, 8 a.m. to 2 p.m., Saturday, 9 a.m. to 11 a.m. Sunday, 8:30 a.m. to 2 p.m. and 3:30 p.m. to 5 p.m.
3. Must observe the provisions of the City’s adopted noise standards.
4. Meet all building and fire code provisions.
5. No sign shall be erected, maintained, or utilized within the City except by a permit issued by the chief city inspector.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use with the following conditions:

1. Occupancy load as determined by the Assistant Fire Marshal to be 48 persons for the entire suite.
2. Hours of operation are limited to Wednesday, 6 p.m. to 7:30 p.m., Friday, 8 a.m. to 2 p.m., Saturday, 9 a.m. to 11 a.m. Sunday, 8:30 a.m. to 2 p.m. and 3:30 p.m. to 5 p.m.
3. Must observe the provisions of the City’s adopted noise standards.
4. Meet all building and fire code provisions.
5. No sign shall be erected, maintained, or utilized within the city except by a permit issued by the chief city inspector.

Council Member Harriman moved the Resolution be adopted. Council Member Taldo made the second.

After the vote was taken, motion carried 7-0.

The Resolution was numbered 115-26.

ORDINANCE NO. 6224 – ACCEPTING THE REPLAT (RP25-14) OF WALKER ADDITION, BLOCKS 3, 4, 5 & LOTS 8-14 OF BLOCK 2, CREATING TRACTS 1, 2, AND 3 TO THE CITY OF SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY

Planning Director Sharon Tromburg read the presented the Ordinance.

After reading the title of the Ordinance, Council Member Harriman moved the Ordinance “Do Pass”. Council Member Lawson made the second.

After the vote was taken, motion carried 7-0.

Council Member Powell moved the Emergency Clause be adopted. Council Member Harriman made the second.

After the vote was taken, motion carried 7-0.

The Ordinance was numbered 6224.

ORDINANCE NO. 6225 – ACCEPTING THE REPLAT (RP26-07) OF CONESTOGA PARK, LOTS 6, 7, & 8, CREATING LOT 6R TO THE CITY OF SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read the presented the Ordinance.

After reading the title of the Ordinance, Council Member Harriman moved the Ordinance “Do Pass”. Council Member Lawson made the second.

After the vote was taken, motion carried 7-0.

Council Member Harriman moved the Emergency Clause be adopted. Council Member Lawson made the second.

After the vote was taken, motion carried 7-0.

The Ordinance was numbered 6225.

ORDINANCE NO. 6226 – ACCEPTING THE FINAL PLAT (FP26-04) OF CREEKFRONT 49 TO THE CITY OF SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read the presented the Ordinance.

After reading the title of the Ordinance, Council Member Harriman moved the Ordinance “Do Pass”. Council Member Taldo made the second.

After the vote was taken, motion carried 7-0.

Council Member Harriman moved the Emergency Clause be adopted. Council Member Lawson made the second.

After the vote was taken, motion carried 7-0.

The Ordinance was numbered 6226.

RESOLUTION NO. 116 – 26; APPROVING A WAIVER (W26-24) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO MILLER FLOORING EXPANSION IN CONNECTION WITH L26-06, A LARGE-SCALE DEVELOPMENT

Planning Director Sharon Tromburg read the presented the Resolution.

RESOLUTION NO. 116-26

A RESOLUTION APPROVING A WAIVER (W26-24) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO MILLER FLOORING EXPANSION IN CONNECTION WITH L26-06, A LARGE SCALE DEVELOPMENT

WHEREAS, Ordinance #3047 provides for the waiver (W26-24) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W26-24) of street improvements to 388 & 396 N. 40th Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with Miller Flooring Expansion L26-06, a Large-Scale Development, and the Planning Commission recommends approval of the waiver request on Dixie Industrial Avenue and a payment in lieu for N. 40th Street.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby:

Option 1: Grants a waiver of street improvements to Dixie Industrial Avenue including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L26-06, a Large-Scale Development.

Option 3: Approves payment in lieu of improvements to N. 40th Street in connection with L26-06, a Large-Scale Development, with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Council Member Harriman moved the Resolution be adopted, Option 1 & Option 3, 3 years. Council Member Lawson made the second.

After the vote was taken, motion carried 7-0.

The Resolution was numbered 116-26.

RESOLUTION NO. 117 – 26; APPROVING A WAIVER (W26-25) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO CAYETANO GARCIA RODRIGUEZ & BERTINA GARCIA IN CONNECTION WITH 4300 CROXDALE STREET, A SINGLE-FAMILY DWELLING

Planning Director Sharon Tromburg read the presented the Resolution.

RESOLUTION NO. 117-26

A RESOLUTION APPROVING A WAIVER (W26-25) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO CAYETANO GARCIA RODRIGUEZ & BERTINA GARCIA IN

**CONNECTION WITH 4300 CROXDALE STREET, A
SINGLE-FAMILY DWELLING**

WHEREAS, Ordinance #3047 provides for the waiver (W26-25) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W26-25) of street improvements to Croxdale Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 4300 Croxdale Street, a single-family dwelling, and the Planning Commission recommends approval of the waiver request.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF SPRINGDALE**, that the City Council hereby:

Option 1: Grants a waiver of street improvements to Croxdale Street, including sidewalks in connection with 4300 Croxdale Street, a single-family dwelling.

Council Member Powell moved the Resolution be adopted, **Option 1**. Council Member Harriman made the second.

After the vote was taken, motion carried 6-1. Council Member Taldo voted no.

The Resolution was numbered 117-26.

RESOLUTION NO. 118 – 26; APPROVING A WAIVER (W26-28) OF STREET
IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET
LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO RYANN & KRISTIN HARTLEY
IN CONNECTION WITH 8216 E. BROWN ROAD, A SINGLE-FAMILY DWELLING.

Planning Director Sharon Tromburg read the presented the Resolution.

RESOLUTION NO. 118-26

**A RESOLUTION APPROVING A WAIVER (W26-28) OF
STREET IMPROVEMENTS, DRAINAGE, CURBS,
GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET
FORTH IN ORDINANCE NO. 3725 TO RYANN & KRISTIN
HARTLEY IN CONNECTION WITH 8216 E. BROWN
ROAD, A SINGLE-FAMILY DWELLING**

WHEREAS, Ordinance #3047 provides for the waiver (W26-28) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W26-28) of street improvements to E. Brown Road, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 8216 E. Brown Road, a single-family dwelling, and the Planning Commission recommends approval of the waiver request.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF SPRINGDALE**, that the City Council hereby:

Option 1: Grants a waiver of street improvements to E. Brown Road, including sidewalks in connection with 8216 E. Brown Road, a single-family dwelling.

Council Member Powell moved the Resolution be adopted, **Option 1**. Council Member Overton made the second.

After the vote was taken, motion carried 6-1. Council Member Taldo voted no.

The Resolution was numbered 118-26.

RESOLUTION NO. 119 – 26; APPROVING A WAIVER (W26-30) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO CAMPUS EDGE, LLC IN CONNECTION WITH 107 RAEDELS AVENUE, A SINGLE-FAMILY DWELLING

Planning Director Sharon Tromburg read the presented the Resolution.

RESOLUTION NO. 119-26

A RESOLUTION APPROVING A WAIVER (W26-30) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO CAMPUS EDGE, LLC IN CONNECTION WITH 107 RAEDELS AVENUE, A SINGLE-FAMILY DWELLING

WHEREAS, Ordinance #3047 provides for the waiver (W26-30) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W26-30) of street improvements to Raedels Avenue, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 107 Raedels Avenue, a single-family dwelling, and the Planning Commission recommends approval of the waiver request.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby:

Option 1: Grants a waiver of street improvements to Raedels Avenue, including, sidewalks in connection with 107 Raedels Avenue, a single-family dwelling.

Council Member Harriman moved the Resolution be adopted, **Option 1**. Council Member Powell made the second.

After the vote was taken, motion carried 7-0.

The Resolution was numbered 119-26.

RESOLUTION NO. 120 – 26; APPROVING A WAIVER (W26-32) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO SHAWN & KRISTIN HARWELL IN CONNECTION WITH 1465 S. MAESTRI ROAD, A SINGLE-FAMILY DWELLING

Planning Director Sharon Tromburg read the presented the Resolution.

RESOLUTION NO. 120-26

A RESOLUTION APPROVING A WAIVER (W26-32) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO SHAWN & KRISTIN HARWELL IN CONNECTION WITH 1465 S. MAESTRI ROAD, A SINGLE-FAMILY DWELLING

WHEREAS, Ordinance #3047 provides for the waiver (W26-32) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W26-32) of street improvements to AR Highway 112, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 1465 S. Maestri Road, a single-family dwelling, and the Planning Commission recommends approval of the waiver request.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby:

Option 1: Grants a waiver of street improvements to AR Highway 112, including sidewalks in connection with 1465 S. Maestri Road, a single-family dwelling.

Council Member Powell moved the Resolution be adopted, **Option 1**. Council Member Harriman made the second.

After the vote was taken, motion carried 7-0.

The Resolution was numbered 120-26.

FINANCE COMMITTEE

RESOLUTION NO. 121 – 26; AMENDING THE 2026 BUDGET OF THE CITY OF SPRINGDALE, ARKANSAS

Committee Chair Jeff Watson read the Resolution and Police Chief Derek Wright presented.

RESOLUTION NO. 121-26

A RESOLUTION AMENDING THE 2026 BUDGET OF THE CITY OF SPRINGDALE, ARKANSAS

WHEREAS, the 2026 budget contains \$1,250,000 in Police Department intergovernmental revenue line item 101-0510-334.30-00, SPDL SCHOOLS - SRO; and

WHEREAS, the City of Springdale currently employs eleven (11) School Resource Officers under its agreement with the Springdale School District; and

WHEREAS, the Springdale School District has requested to reduce the number of School Resource Officers covered under the agreement from eleven (11) to seven (7), resulting in the removal of four (4) School Resource Officers from the agreement; and

WHEREAS, under the agreement, the Springdale School District contributes the equivalent of nine (9) months of compensation for each School Resource Officer covered by the agreement, and the City contributes the remaining three (3) months; and

WHEREAS, the reduction of four (4) School Resource Officers from the agreement will reduce the amount of anticipated revenue from the Springdale School District by \$54,000; and

WHEREAS, the City of Springdale has determined that it is in the best interest of the community to temporarily fund the remaining amount for the remainder of the year;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2026 budget is hereby amended as follows:

Department	Description	Present Budget	Decrease	Proposed Budget
Police Department	101-0510-334.30-00 SPDL SCHOOLS - SRO	\$1,250,000	(\$178,000)	\$1,072,000

Council Member Powell moved the Resolution be adopted. Council Member Harriman made the second.

After the vote was taken, motion carried 7-0.

The Resolution was numbered 121-26.

RESOLUTION NO. 122 – 26; AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM FRANK & VICKI FRANCO, FOR THE GENE GEORGE BOULEVARD EXTENSION ROAD IMPROVEMENT PROJECT, PROJECT NO. 23BPS4

Committee Chair Jeff Watson read the Resolution and City Attorney Garrett Harlan presented.

RESOLUTION NO. 122-26

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM FRANK & VICKI FRANCO, FOR THE GENE GEORGE BOULEVARD EXTENSION ROAD IMPROVEMENT PROJECT, PROJECT NO. 23BPS4.

WHEREAS, the City of Springdale is in need of acquiring lands for the Gene George Boulevard Extension Road Improvement Project, Project No. 23BPS4 (Tracts 45 & 46), said lands being owned by Frank & Vicki Franco, also known as Washington County Tax Parcels No. 815-29790-165 and 815-29790-101, located at 1393 Janice Ln., Springdale, Washington County, Arkansas (“the Property”);

WHEREAS, the City’s estimate of compensation for the Property, as determined by an appraisal, is \$35,300;

WHEREAS, the property owner has obtained an appraisal that determined just compensation for the subject property in the total sum of \$110,400.00, said amount being based on the unique aspects of the Project and the Property; and,

WHEREAS, the property owner has offered to settle condemnation case number 72CV-25-367 for a total amount of \$75,300.00, which includes all prejudgment interest and assessment costs; and,

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$40,000.00 to acquire the Property, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of acquiring the Property by eminent domain proceedings.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City is hereby authorized to acquire the property located at 1393 Janice Ln. for the Gene George Boulevard Extension Road Improvement Project, Project No. 23BPS4 (Tracts 45 & 46), said lands being owned by Frank & Vicki Franco, for the total sum of \$75,300.00 to be paid from the 2023 Street Bond.

Council Member Overton moved the Resolution be adopted. Council Member Harriman made the second.

After the vote was taken, motion carried 7-0.

The Resolution was numbered 122-26.

RESOLUTION NO. 123 – 26; AMENDING THE 2026 BUDGET OF THE CITY OF SPRINGDALE, ARKANSAS

Committee Chair Jeff Watson read the Resolution and Buildings Director Mike Chamlee presented.

RESOLUTION NO. 123-26

**A RESOLUTION AMENDING THE 2026 BUDGET
OF THE CITY OF SPRINGDALE, ARKANSAS**

WHEREAS, the 2026 budget contains \$30,000 appropriated in the Building Department Contract Labor account; and

WHEREAS, the City Council has approved the demolition of the structures located at 4001 E. Robinson Avenue and 4043 E. Robinson Avenue; and

WHEREAS, bids have been received to raze and remove the structures, and the lowest bids received were \$36,890.00 for 4001 E. Robinson Avenue and \$28,526.00 for 4043 E. Robinson Avenue; and

WHEREAS, the City has already incurred \$3,950 for asbestos testing related to these properties; and

WHEREAS, an additional appropriation of \$43,000 is necessary in the Building Department Contract Labor account to cover these demolition-related expenses;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2026 budget is hereby amended as follows:

Department	Account	Present Budget	Increase	Proposed Budget
Building Department	Contract Labor	\$30,000	\$43,000	\$73,000

Council Member Harriman moved the Resolution be adopted. Council Member Lawson made the second.

After the vote was taken, motion carried 7-0.

The Resolution was numbered 123-26.

RESOLUTION NO. 124 – 26; ACCEPTING BIDS FOR THE DEMOLITION AND REMOVAL OF 4001 AND 4043 EAST ROBINSON AVENUE, SPRINGDALE, ARKANSAS, AND AUTHORIZING PAYMENT FROM THE 2026 BUDGET OF THE CITY OF SPRINGDALE BUILDING DEPARTMENT.

Committee Chair Jeff Watson read the Resolution and Buildings Director Mike Chamlee presented.

RESOLUTION NO. 124-26

A RESOLUTION ACCEPTING BIDS FOR THE DEMOLITION AND REMOVAL OF 4001 AND 4043 EAST ROBINSON AVENUE, SPRINGDALE, ARKANSAS, AND AUTHORIZING PAYMENT FROM THE 2026 BUDGET OF THE CITY OF SPRINGDALE BUILDING DEPARTMENT

WHEREAS, the City Council for the City of Springdale, Arkansas, has previously approved the demolition of the structures located at 4001 East Robinson Avenue and 4043 East Robinson Avenue; and

WHEREAS, the City of Springdale Building Department solicited and received bids for the demolition, razing, removal, and proper disposal of debris from said properties; and

WHEREAS, Meyers Construction, LLC submitted a bid for the demolition and removal of 4001 East Robinson Avenue in the amount of \$36,890.00; and

WHEREAS, Meyers Construction, LLC submitted a bid for the demolition and removal of 4043 East Robinson Avenue in the amount of \$28,526.00; and

WHEREAS, the total amount of the bids to be accepted is \$65,416.00; and

WHEREAS, the City Council finds that accepting said bids is in the best interest of the City of Springdale.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that:

SECTION 1. Bids submitted by Meyers Construction, LLC for the demolition and removal of 4001 East Robinson Avenue in the amount of \$36,890.00 and 4043 East Robinson Avenue in the amount of \$28,526.00 are hereby accepted.

SECTION 2. Payment for said demolition and removal work shall be made from the 2026 Budget of the City of Springdale Building Department.

Council Member Powell moved the Resolution be adopted. Council Member Harriman made the second.

After the vote was taken, motion carried 7-0.

The Resolution was numbered 124-26.

COMMENTS FROM COUNCIL MEMBERS

Council Member Powell recommended we install window shades in the Council Chambers, to block the sun. Mayor Sprouse responded that shades will be coming soon.

Council Member complimented the Downtown Springdale Alliance for the soccer showings at Luther George Park. Mayor Sprouse gave props to Parks & Recreation, as well.

COMMENTS FROM DEPARTMENT HEADS

James Smith, Airport Director, reported a great turnout for the event at the Airport last Saturday.

COMMENTS FROM CITY ATTORNEY

None

COMMENTS FROM MAYOR

None

ADJOURNMENT

Mike Overton made a motion to adjourn and Council Member Lawson made the second. After a voice vote of all ayes and no nays, the meeting adjourned at 7:29 p.m.

Doug Sprouse, Mayor

Sabra Jeffus, City Clerk/Treasurer