

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
APRIL 2, 2024**

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

II. Call to Order

III. Roll Call

IV. Approval of Minutes (March 5, 2024)

V. Tabled Items

A. R24-09 Taldo Properties, LLC
2202 S. 40th Street
From A-1 to MF-4
Presented by Stephen Lisle

B. C24-05 Iglesia Palabra Viva, Teresa Peralta
2250 W. Sunset Avenue, Suite 4
Use Unit 42 (Church/Synagogue) in a C-2
Presented by Teresa Peralta

C. B24-17 Al Glover
1605 Greenbriar Street
Variance for Reduction of Front Setback from 30' to 20'
Presented by Bill Cochran

VI. Public Hearing – Rezoning

A. R24-11 Lea Violantes & Walter A. Villatoro
1995 N. Monitor Road
From A-1 to SF-1
Presented by Jonathan Bayona

B. R24-12 Gary & Connie Eldredge Living Trust
TABLED W. Side of N. Graham Road, N. of Proposed 412 Bypass
PER From A-1 to I-1
STAFF Presented by Gary & Connie Eldredge & Corey Busse

C. R24-13 Club Car Wash Springdale 48th St., LLC3895 S. 48th Street

From C-2 to C-5

Presented by Bates & Associates, Inc.

D. R24-14 Elm Springs Apartments, LLC**TABLED** SE Corner of Bob Mills Road & Oak Grove Road**PER** From PUD to Revised PUD**STAFF** Presented by Crafton Tull & Associates**E. R24-15 D.R. Horton – NW Arkansas, LLC****TABLED** E. side of Hylton Road, S. of C.L. “Charlie” & Willie George Park**PER STAFF** From PUD to Revised PUD**PP24-06 Brentwood Village, Ph. IV**

Presented by Landry Stewart, EIT, Strand Architecture & Engineering

VII. Preliminary Plats, Replats, & Final Plats**A. PP24-05 County Line Square Subdivision****TABLED PER** NE Corner of W. County Line Road & S. Downum Road**APPLICANT** Presented by Bates & Associates, Inc.**B. PP24-06 Brentwood Village, Ph. IV****TABLED** E. Side of Butterfly Avenue & Hylton Road**PER STAFF** Presented by Landry Stewart, EIT, Strand Architecture & Engineering**C. RP24-03 R. L. Hayes First Addition**

401 E. Velma Avenue

Block 10, Lots 12-16

Presented by Satterfield Land Surveyors

D. RP24-04 Industrial Park Plaza

1210 ESI Drive

Lots 5R & 7

Presented by Engineering Services, Inc.

E. RP24-05 Palmer-Freeman Addition

1003 Sterwin Street

Lots 4 & 5

L24-13 Courtney-Hollingsworth Auto Body Expansion**B24-26** Variance for Minimum Distance between Drives from 150' to 56'**B24-27** Variance for Commercial Design Standards

(A) Landscaping

Presented by Engineering Services, Inc.

VIII. Large Scale Developments**A. L24-06 Springdale Senior Center****TABLED PER** 815 E. Emma Avenue**W24-01 Waiver of Street Improvements on E. Emma Avenue****APPLICANT** Presented by Earthplan Design Alternatives, PA**B. L24-09 Black Forge Warehouse**

E. side of Kawneer Drive, S. of 653 Kawneer Drive

Presented by James Geurtz & Black Forge Warehousing, LLC

C. L24-13 Courtney-Hollingsworth Auto Body Expansion

1003 Sterwin Street

Presented by Engineering Services, Inc.

D. L24-15 The Big DillN. of W. Emma Avenue, E. of N. 40th Street**B24-28 Variance for Reduction of Required Parking Spaces from 350 to 225 Spaces**

Presented by Swope Consulting, Phil Swope

E. L24-16 Har-Ber Surgery Center

N. of 6823 Isaac's Orchard Road

Presented by Engineering Services, Inc.

F. L24-17 Shaw Park Baseball Complex & Parking Addition

7341 Downum Road

Presented by Engineering Services, Inc.

G. L24-18 First Star Apartments4258 S. 56th Street

Presented by Engineering Services, Inc.

H. L24-19 Via Emma, REVISED (Prev. L21-35)

500 E. Emma Avenue

Presented by Ferdinand Fourie

I. L24-20 Piney Ridge, Ph. II

5060 E. Robinson Avenue

Presented by Phillip Lewis Engineering, Inc.

IX. Public Hearing – Form-Based Code

A. FB24-02 Holcomb Arts District, Ph. II

302 Holcomb Avenue

Deviation of Form-Based Code in an NC2

(A) Front Building Setback – Allow Encroachment

(B) Building Form – Build-to Line Coverage

(C) Primary Façade Access

Presented by Prism Design Studio, Jenny Burbidge

X. Board of Adjustment

A. B24-24 Yolanda Ambriz Medina

1863 Garnet Road

Variance for Reduction of Rear Setback from 20' to 10'

Presented by Litzy Ambriz-Medina

B. B24-25 Alice L. Carter

915 Mayes Avenue

Variance for Increased Fence Height in the Rear From 6' to 8'

& Increased Fence Height in the Front from 3' to 8'

Presented by Alice L. Carter

C. B24-26 Courtney-Hollingsworth Auto Body Expansion

1003 Sterwin Street

Variance for Minimum Distance between Drives from 150' to 56'

Presented by Engineering Services, Inc.

D. B24-27 Courtney-Hollingsworth Auto Body Expansion

1003 Sterwin Street

Variance for Commercial Design Standards

(A) Landscaping

Presented by Engineering Services, Inc.

E. B24-28 The Big Dill

N. of W. Emma Avenue, E. of N. 40th Street

Variance for Reduction of Required Parking Spaces from 350 to 225 Spaces

Presented by Swope Consulting, Phil Swope

F. B24-29 Manuel Palencia Coria & Arturo Aranda

3545 Julio Road

Variance for Reduction of Rear Setback from 20' to 6'

& Side Setback from 8' to 6'

Presented by Esmeralda Palencia

G. B24-30 Jesus Alcantara Cruz & Celia Munoz Cortez

1007 White Road

Variance for Expansion of Driveway Towards Primary Entrance

Presented by Roosevelt Alfaro

H. B24-31 Pawfection Dog Spa

602 N. Old Missouri Road

Variance for Minimum Distance between Drives on Adjoining Properties
from 50' to 42.47'

Presented by Gavin Smith Engineering, Jason Young

I. B24-32 Pawfection Dog Spa

602 N. Old Missouri Road

Variance for Commercial Design Standards

(A) Parking Lot Orientation

(B) Landscaping

Presented by Gavin Smith Engineering, Jason Young

XI. Waivers**A. W24-01 Springdale Senior Center****TABLED** 815 E. Emma Avenue**PER** Waiver of Street Improvements on E. Emma Avenue**APPLICANT** Presented by Earthplan Design Alternatives, PA**B. W24-04 Moore Hangar**

1600 S. Old Missouri Road

Waiver of Street Improvements of HWY 265

Presented by Dennis Moore

C. W24-05 Harris Parking Lot Expansion**TABLED** 5876 Elm Springs Road**PER** Waiver of Street Improvements on Elm Springs Road**APPLICANT** Presented by Bates & Associates, Inc.**XII. Planning Director's Report****XIII. Adjourn**