

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
APRIL 7, 2026**

- I. Pre-Meeting Activities**
 - Pledge of Allegiance**
 - Invocation**
- II. Call to Order**
- III. Roll Call**
- IV. Approval of Minutes (March 3, 2026)**
- V. Amendment to Chapter 32 of the Code of Ordinances of the City of Springdale, Arkansas, Containing the Downtown District Form-Based Code**
- VI. Tabled Items**
 - A. B26-15 Trent Curry Building**
 - 1010 Schmieding Avenue
 - Variance from Paving Requirements
 - Variance for Reduction of Front Setback from 30' to 17'
 - B26-16 Variance for Commercial Design Standards**
 - (A) Parking Lot Orientation
 - (B) Landscaping
 - W26-10 Waiver of Street Improvements on Ingram Street**
 - Presented by Expedient Civil Engineering, PLLC
- VII. Public Hearing – Rezoning**
 - A. R26-13 Brandon & Tania Barrios**
 - 4346 N. Oak Street
 - From A-1 to C-2
 - Presented by Victor Barrios
 - B. R26-14 Springdale Water & Sewer Commission of the City of Springdale, Arkansas**
 - West of 520 & 514 N. Shiloh Street
 - From SF-2 to P-1
 - B26-26 Variance from Paving Requirements**
 - Presented by Jeff Glasgow

- C. R26-15** **Currine F. Uphold Revocable Trust**
Northwest Side of 4300 S. 48th Street
From A-1 to C-2
Presented by Alan Reid & Associates
- D. R26-16** **Blue Willow, LLC**
3112 N. Thompson Street
From C-6 to C-5
Presented by Watkins, Boyer, Gray & Curry PLLC
- E. R26-17** **Chancad, LLC**
West of 552 S. 48th Street & 552 S. 48th Street
From C-5 to MF-24
Presented by Engineering Services, Inc.
- F. R26-18** **Brent A. Hanby Trust Agreement**
556 S. 48th Street
From A-1 to MF-24
Presented by Engineering Services, Inc.

VIII. Public Hearing – Conditional Use

- A. C26-02** **Colby Dean Drake**
8788 W. Gibbs Road
Use Unit 14 (Residential Manufactured Housing) in an A-1
B26-24 **Variance for Reduction of Minimum Street Frontage in an A-1**
Presented by Colby Dean Drake
- B. C26-03** **Gringos Burritos, LLC**
3503 Elm Springs Road
Use Unit 44 (Mobile Vending) in a C-2
B26-25 **Variance from Utility Requirements**
Presented by Ross Jackson
- C. C26-04** **Mile Fifty Nine Coffee**
1102 Bronco Lane
Use Unit 28 (Home Occupation) in an SF-2
Presented by Justin & Cori Steele
- D. C26-05** **Spirit of Truth Church**
1853 Fed X Drive
Use Unit 42 (Church/Synagogue) in a C-2
Presented by Roy Burton

E. C26-06 Alice's Garden

3534 Laural Ridge

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

Presented by Alice Eastwood

IX. Preliminary Plats, Replats, & Final Plats**A. PP26-04 Spring Creek Farms, Phase III (REVISED)**

East of Teton Trail Avenue & North of Highway 612

Presented by Sarah and James Geurtz

B. FP26-02 Brentwood Village Phase II

East Side of Butterfly Avenue & Hylton Road

Presented by Strand

X. Large Scale Developments**A. L26-03 Mountain View Apartments**

North of Mountain View Avenue & South of Trailside Terrace

Presented by Olsson Engineers

B. L26-07 Our Lady of Sorrows

1600 W. Graham Road

B26-34 Variance from Commercial Design Standards

(A) Pedestrian Flow

(B) Landscaping

W26-17 Waiver from Street Improvements on West Graham Road

Presented by Caity Malloy, Core Architects

XI. Public Hearing – Form-Based Code**A. FB26-06 Andrew Rubacky & Amy Koester**

521 Caudle Avenue

From C-2 to NC-2

Presented by Andrew Rubacky & Amy Koester

B. FB26-07 Campus Edge, LLC

323 Caudle Avenue

From MF-12 to NR-2

Presented by Cornerstone Surveying

XII. Board of Adjustment**A. B26-11 Nelva House**

5131 Moose Hollow Terrace

Variance for Reduction of Front Setback from 30' to 15'

Presented by Joey House

B. B26-21 Jose Castillo

1307 Wilshire Drive

Variance for Reduction of Front Setback from 30' to 15'

Presented by Silvia Castillo

C. B26-22 Edyd Padilla**TABLED** 951 S. Gutensohn Road**PER** Variance for Driveway Expansion Towards Front Entrance**APPLICANT** Presented by Edyd Padilla**D. B26-23 Jake's Fireworks**3400 S. 48th Street

Variance from Commercial Design Standards

(A) Parking Lot Orientation

(B) Pedestrian Flow

(C) Central Features & Community Spaces

(D) Landscaping

(E) Lighting

W26-13 **Waiver from Street Improvements on South 48th Street**

Presented by Ryan Gill

E. B26-24 Colby Dean Drake

8788 W. Gibbs Road

Variance for Reduction of Minimum Street Frontage in an A-1

Presented by Colby Dean Drake

F. B26-25 Gringos Burritos, LLC**TABLED** 3503 Elm Springs Road**PER STAFF** Variance from Utility Requirements

Presented by Ross Jackson

G. B26-26 Springdale Water & Sewer Commission

West of 520 & 514 N. Shiloh Street

Variance from Paving Requirements

Presented by Jeff Glasgow

H. B26-27 The Goring Phase II**TABLED** North of Shaver Street and South of McRay Avenue**PER** Variance from Parking Requirements**B26-28** **Variance from Commercial Design Standards****APPLICANT** (A) Parking Lot Orientation

(B) Facades & Exterior Walls

(C) Detail Features

(D) Roofs

(E) Materials & Colors

(F) Entryways

Presented by Crafton Tull

I. B26-28 The Goring Phase II

TABLED
PER
APPLICANT North of Shaver Street and South of McRay Avenue
Variance from Commercial Design Standards
(A) Parking Lot Orientation
(B) Facades & Exterior Walls
(C) Detail Features
(D) Roofs
(E) Materials & Colors
(F) Entryways
Presented by Crafton Tull

J. B26-29 The Arlis & Cornelia Williamson Trust

195 W. AR Highway 264
Variance to Allow Accessory Structure Without Primary Structure
Presented by Bates & Associates

K. B26-31 Qing Y. Fan

2417 S. 48th Street
Variance for a Reduction of Front Setback from 30' to 25'
Presented by Chuck Bell from Bell Construction Solutions, LLC

L. B26-32 1001 Wilkinson Lane

1001 Wilkinson Lane
Variance from Commercial Design Standards
(A) Outdoor Storage, Trash Collection & Loading Areas
(B) Materials & Colors
(C) Landscaping

B26-33 **Variance for Reduction of Rear Setback from 20' to 5'**
Variance for Exceeding Amount of Off-Site Parking
Presented by Fadil Bayyari Revocable Living Trust

M. B26-33 1001 Wilkinson Lane

1001 Wilkinson Lane
Variance for Reduction of Rear Setback from 20' to 5'
Variance for Exceeding Amount of Off-Site Parking
Presented by Fadil Bayyari Revocable Living Trust

N. B26-34 Our Lady of Sorrows

1600 W. Graham Road
Variance from Commercial Design Standards
(A) Pedestrian Flow
(B) Landscaping
Presented by Caity Malloy, Core Architects

XIII. Waivers

A. W26-13 Jake's Fireworks

3400 S. 48th Street

Waiver of Street Improvements on S. 48th Street

Presented by Ryan Gill

B. W26-15 Building Exteriors

4970 Wildwood Lane

Waiver of Street Improvements on Wildwood Lane

Presented by William Hood

C. W26-16 Martin Flores Rodriguez & David Flores Gonzalez

805 S. West End Street

Waiver of Street Improvements; Sidewalk on S. West End Street

Presented by Martin Flores Rodriguez & David Flores Gonzalez

D. W26-17 Our Lady of Sorrows

1600 W. Graham Road

Waiver of Street Improvements on W. Graham Road

Presented by Caity Malloy, Core Architects

E. W26-18 Justina Mejia

1414 Christian Avenue

Waiver of Street Improvements on Christian Avenue & N. West End Street

Presented by Justina Mejia

XIV. Other

A. L25-07 New Emma Apartments – Approval Extension

261 N. 40th Street

Presented by Engineering Services. Inc.

XV. Planning Director's Report

XVI. Adjourn