

- **The next City Council Committee Meeting will be held on Monday, June 3rd, 2024.**
- **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, May 28th, 2024**

5:55 p.m. Pre-Meeting Activities

Pledge of Allegiance

Invocation – Councilman Randall Harriman

1. Call to Order – Mayor Doug Sprouse
2. Roll Call –Denise Pearce, City Clerk/Treasurer
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, May 14th, 2024. Pgs. 79-92**

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)***9A-9F** (*Motion must be approved by two-thirds (2/3) of the council members*).

7. **Proclamation Presentation for Liton Beasa.** Presented by Mayor Doug Sprouse.

8. Appointments and Reappointments

A. **A Resolution** making a reappointment to the Advertising and Promotion Commission of the City of Springdale (Brian Stanley).
Pgs. 1-2

9. Planning Commission Report and Recommendation by Patsy Christie, 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 (R24-12) certain lands from Agricultural District (A-1) to Light Industrial District (I-1), and declaring an emergency. **Pgs. 3-7**

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 (R24-14) certain lands from Planned Unit Development (PUD) to a Planned Unit Development, Revised (PUD), and declaring an emergency. **Pgs. 8-19**

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 (R24-15) certain lands from Planned Unit Development (PUD) to a Planned Unit Development, Revised (PUD), and declaring an emergency. **Pgs. 20-38**

- 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 (R24-16) certain lands from Low/Medium Density Single Family Residential District (SF-2) to Neighborhood Office District (O-1), and declaring an emergency. **Pgs. 39-43**
- 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 (R24-17) certain lands from General Commercial District (C-2) to Institutional District (P-1), and declaring an emergency. **Pgs. 44-48**
- F. 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 (R24-20) certain lands from Low/Medium Density Single Family Residential District (SF-2) to Institutional District (P-1), and declaring an emergency. **Pgs. 49-53**
- G. A Resolution** approving a Waiver (W24-01) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to 815 E. Emma avenue in connection with L24-06, a large scale development. **Pgs. 54-56**
- H. A Resolution** approving a Waiver (W24-05) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to 5876 Elm Springs Road in connection with N24-10, a non-large scale development. **Pgs. 57-59**
- I. A Resolution** approving a Waiver (W24-07) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Lea Violantes and

Walter Villatoro in connection with 1995 N. Monitor Road, a single family dwelling. Pgs. 60-62

J. **A Resolution** approving a Waiver (W24-08) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to North Pinkley Road in connection with PP24-05, a preliminary plat. Pgs. 63-65

10. Finance Committee by Chairwoman Amelia Taldo – All item(s) forwarded from Committee without recommendation for approval.

A. **A Resolution** waiving competitive bidding and authorizing the purchase of a greenhouse. Presented by Colby Fulfer, Chief of Staff. Pgs. 66-78

11. Comments from Department Heads.

12. Comments from Council Members.

13. Comments from City Attorney.

14. Comments from Mayor.

15. Adjournment.

RESOLUTION NO. _____

**A RESOLUTION MAKING A REAPPOINTMENT
TO THE ADVERTISING AND PROMOTION
COMMISSION OF THE CITY OF SPRINGDALE**

WHEREAS, Brian Stanley currently serves on the Advertising and Promotion Commission, and

WHEREAS, the term of Brian Stanley, Seat #1, is set to expire on May 31, 2024, and

WHEREAS, A.C.A. 26-75-605 and Ordinance No. 3293 provide that appointments for these positions will be made by the remaining members of the Commission subject to approval of the City Council, and

WHEREAS, the Advertising and Promotion Commission has recommended the reappointment of Brian Stanley, Seat #1, with a new term set to expire on May 31, 2028; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that Brian Stanley, Seat #1, is hereby reappointed to the Advertising and Promotion Commission for a four-year term that is set to expire on May 31, 2028.

PASSED AND APPROVED this 28th day of May, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

May 21, 2024

Mayor Doug Sprouse
City of Springdale
201 Spring Street
Springdale, AR 72764

Mayor Sprouse:

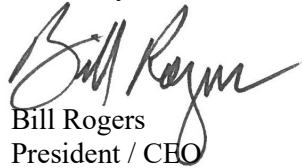
Please accept the letter of recommendation for the reappointment of Brian Stanley to the Springdale Advertising and Promotion Commission.

As you are aware, Mr. Stanley has immediately engaged in this community – both through his Chick-fil-A restaurant, his engagement with Springdale non-profit organizations and his service as a member of the A&P Commission.

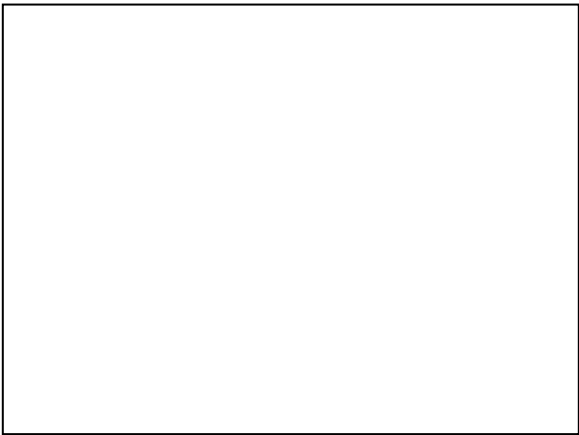
Mr. Stanley's support of our city combined with his deep understanding of the hospitality industry are invaluable traits and are greatly valued by Chairman Janda, the remainder of the Commission and Chamber staff who support the Commission's efforts.

Thank you for considering his reappointment.

Sincerely,



Bill Rogers
President / CEO



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 (R24-12) CERTAIN LANDS FROM AGRICULTURAL DISTRICT (A-1) TO LIGHT INDUSTRIAL DISTRICT (I-1), 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 April 2, 2024, for hearing the matter of a petition of Gary and Connie Eldredge Trust that the following described tract of real estate to be zoned from Agricultural District (A-1) to Light Industrial District (I-1).

Layman's Description: Two tracts on the west side of N. Graham Road

Legal Description:

THE SW/4 OF THE NW/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SW/4 OF THE NW/4, THENCE S 1°15'06" W 212.10 FEET ALONG THE EAST LINE OF SAID SW/4 OF THE NW/4, THENCE S 78°04'59" W 51.62 FEET, THENCE S 37°42'49" W 110.95 FEET, THENCE N 55°53'34" W 183.22 FEET, THENCE N 51°50'49" W 385.38 FEET, THENCE S 86°59'31" E 578.54 FEET TO THE POINT OF BEGINNING, CONTAINING 2.40 ACRES, AND SUBJECT TO THE RIGHT OF WAY OF NORTH GRAHAM ROAD, AND SUBJECT TO ANY ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORD OR FACT.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned (R24-12) from Agricultural District (A-1) to Light Industrial District (I-1) for the

purposes of that Zoning Ordinance would be more properly carried out by such rezoning and that unless granted, citizens of Springdale will suffer irreparable 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 as follows:

From Agricultural District (A-1) to Light Industrial District (I-1)

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 _____, 2024.

Doug Sprouse, Mayor

ATTEST:

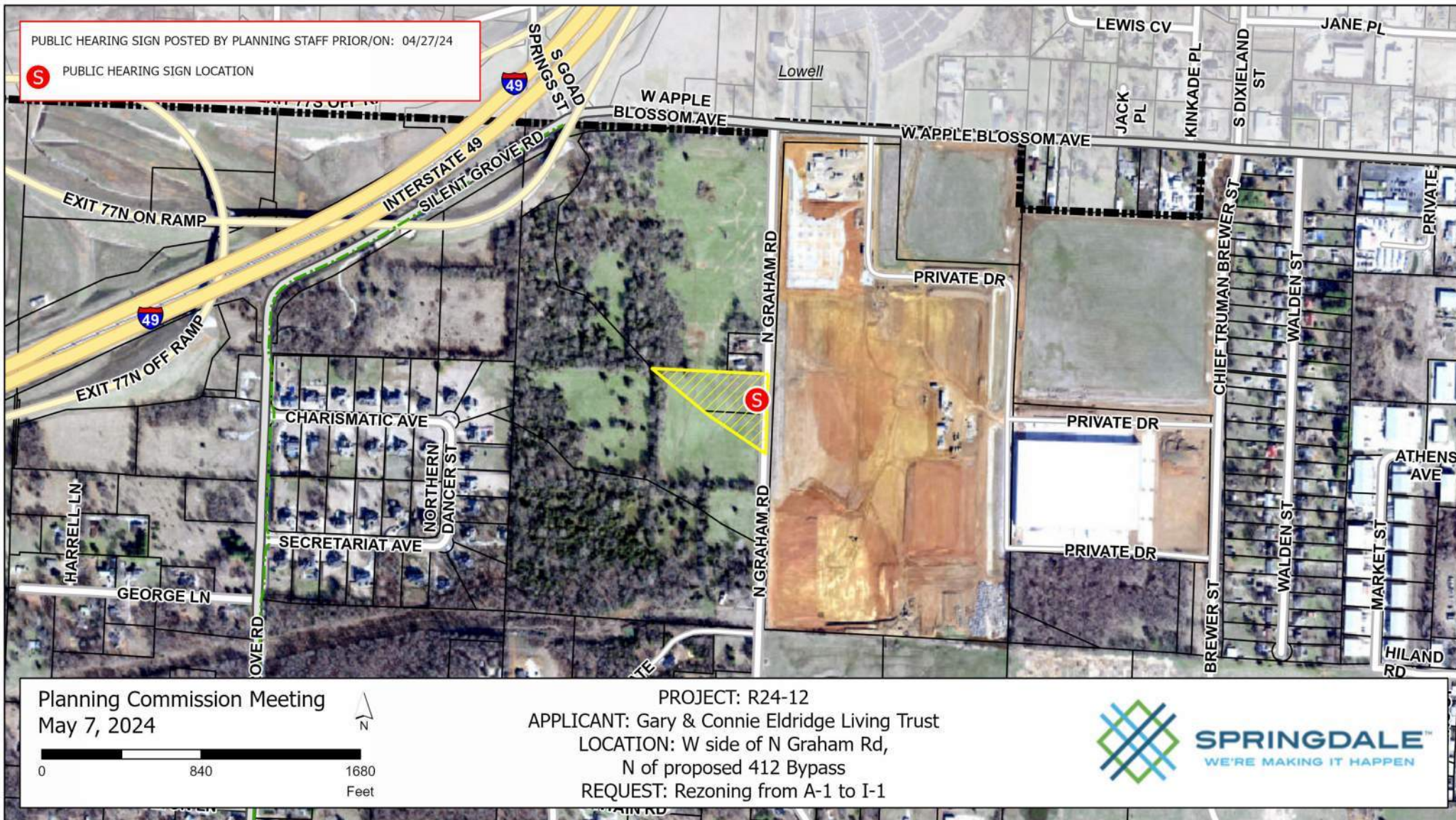
Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 04/27/24

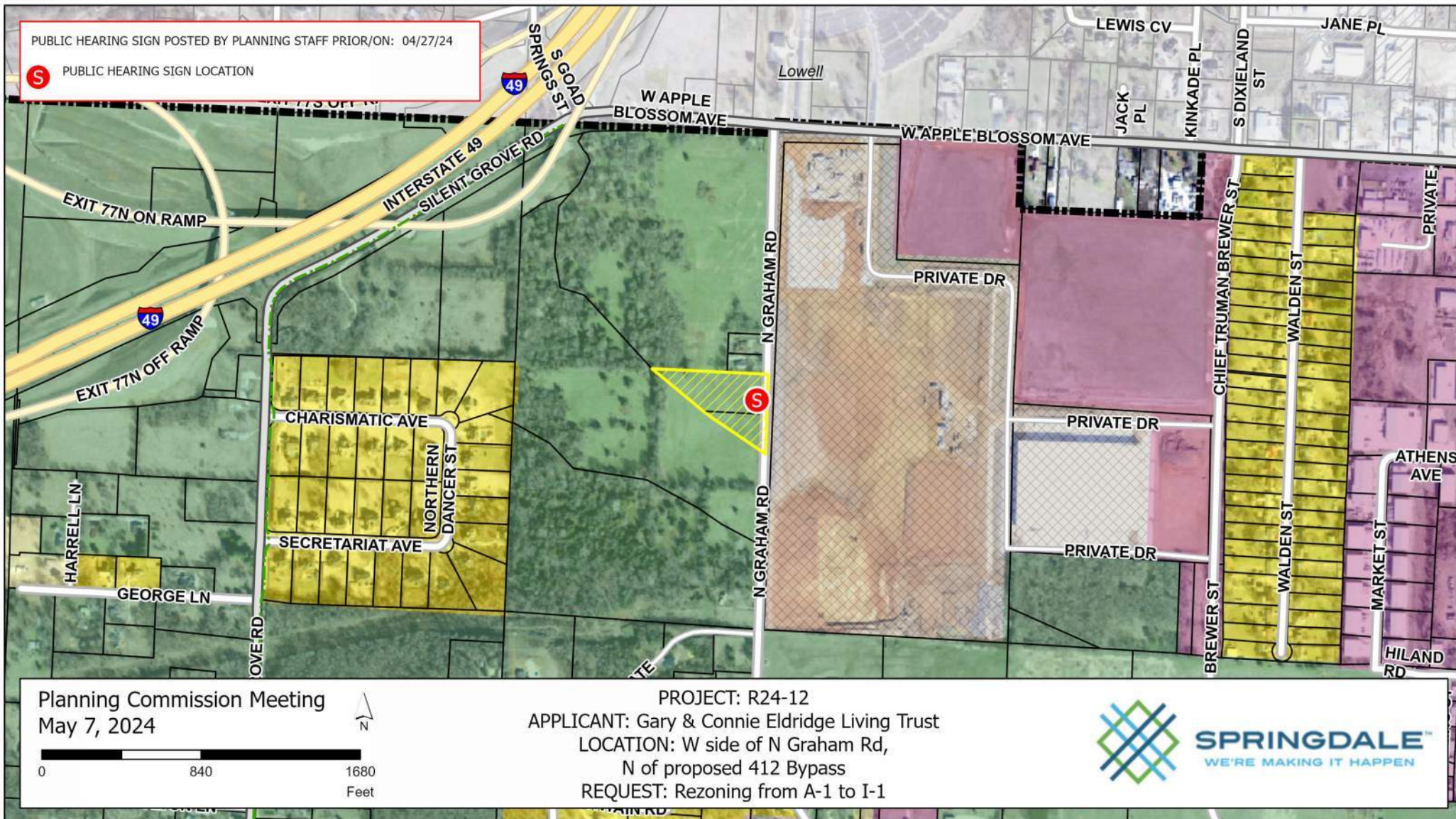
S PUBLIC HEARING SIGN LOCATION



PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 04/27/24



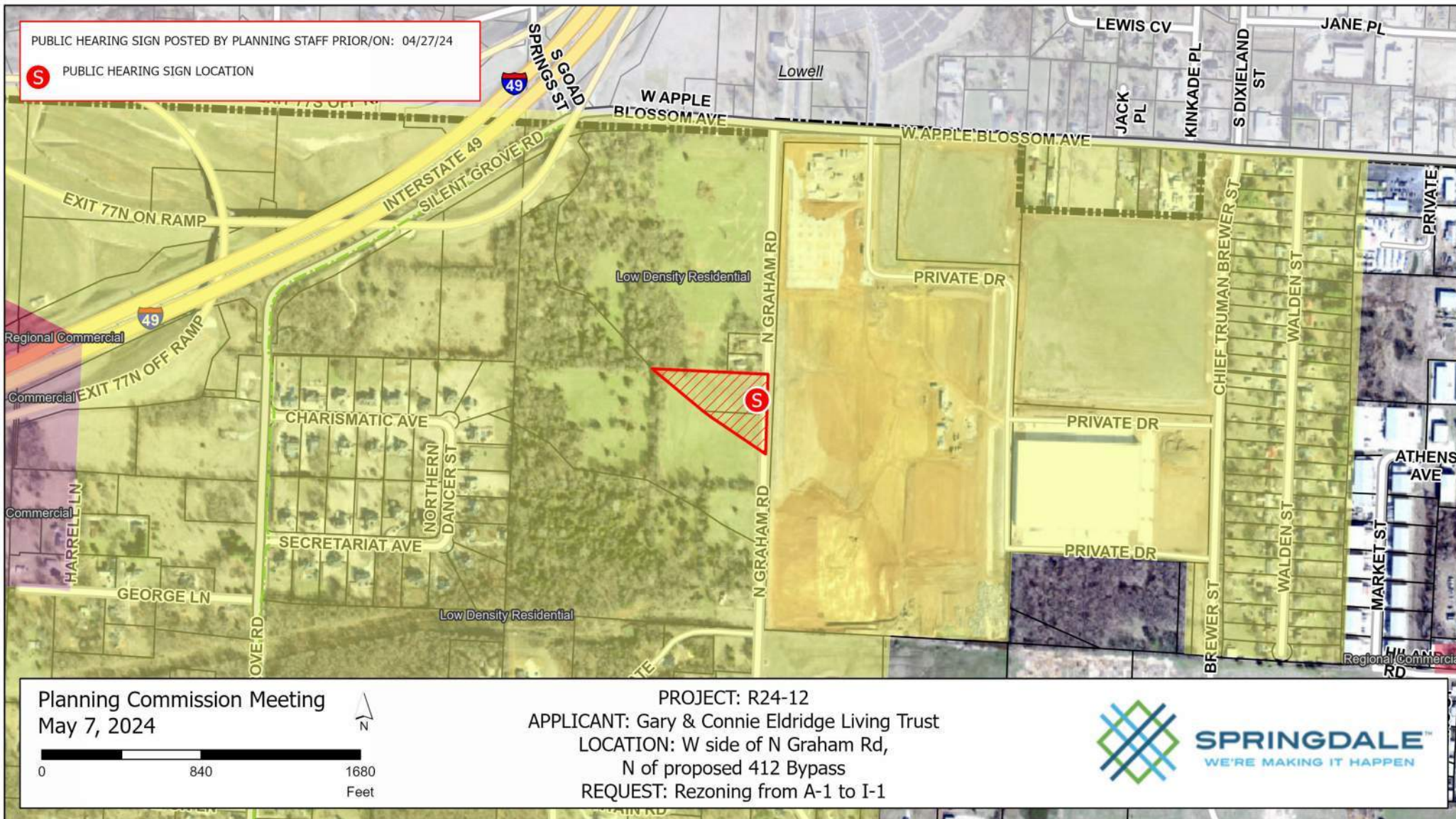
PUBLIC HEARING SIGN LOCATION



PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 04/27/24



PUBLIC HEARING SIGN LOCATION



Planning Commission Meeting
May 7, 2024

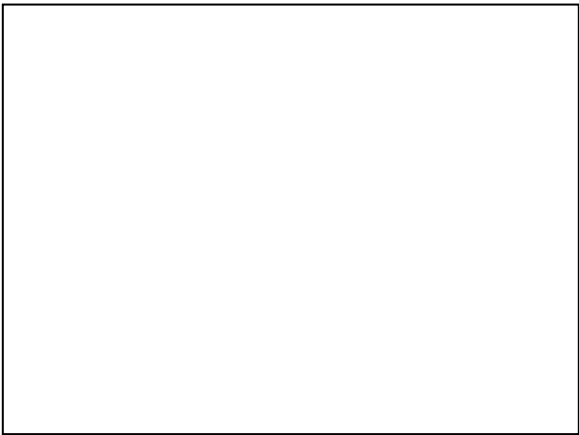


0 840 1680
Feet

PROJECT: R24-12
APPLICANT: Gary & Connie Eldridge Living Trust
LOCATION: W side of N Graham Rd,
N of proposed 412 Bypass
REQUEST: Rezoning from A-1 to I-1



SPRINGDALE
WE'RE MAKING IT HAPPEN



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 (R24-14) CERTAIN LANDS FROM PLANNED UNIT DEVELOPMENT (PUD) TO A PLANNED UNIT DEVELOPMENT, REVISED (PUD), 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 May 7, 2024, for hearing the matter of a petition of The Ramsey at Springdale that the following described tract of real estate to be zoned from Planned Unit Development (PUD) to Planned Unit Development Revised (PUD).

Layman's Description: SE Corner of Oak Grove Road and Bob Mills Road

Legal Description:

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 28; THENCE S02°28'00"W 699.23 FEET TO THE POINT OF BEGINNING, SAID POINT BEING IN THE CENTERLINE OF A COUNTY ROAD;

**THENCE ALONG SAID CENTERLINE THE FOLLOWING SIX COURSES:
THENCE S34°40'26"E 18.46 FEET;
THENCE N12°03'21"E 89.37 FEET;
THENCE N51°52'33"E 61.07 FEET;
THENCE N78°36'32"E 62.10 FEET;
THENCE S86°53'30"E 259.46 FEET;
THENCE N77°38'53"E 44.38 FEET TO A POINT FROM WHICH A 1/2" IRON PIN BEARS S87°32'41" E 27.85 FEET; THENCE LEAVING SAID CENTERLINE S87°32'41" E 415.84 FEET TO A POINT FROM WHICH A**

5/8" IRON PIN BEARS N02°56'59" E 0.58 FEET; THENCE N02°56'59"E 99.55 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS N02°56'59"E 12.58 FEET; THENCE S87°06'12" E 473.02 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS N87°06'12" W 178.43 FEET; THENCE S02°07'35"W 529.86 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS N02°07'35"E 0.43 FEET; THENCE N87°04'48"W 783.80 FEET TO A POINT FROM WHICH A BENT 5/8" IRON PIN BEARS S02°19'43"W 3.73 FEET; THENCE N02°19'43"E 240.70 FEET TO A 1/2" IRON PIN; THENCE N87°06'12"W 193.28 FEET TO A 1/2" IRON PIN, CONTINUING 195.95 TO A 1/2" IRON PIN, CONTINUING TO A 1/2" IRON PIN FOR TOTAL DISTANCE OF 543.54 FEET TO THE WEST LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 28;

THENCE ALONG SAID WEST LINE N02°28'00"E 46.33 FEET TO THE POINT OF BEGINNING, CONTAINING 10.91 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT-OF-WAY OF OAK GROVE ROAD AND BOB MILLS ROAD ALONG THE WEST AND NORTH 48TH STREET ALONG THE EAST AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

ALSO

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 28; THENCE S02°28'00"W 745.56 FEET TO THE POINT OF BEGINNING;

THENCE S87°06'12"E 154.31 TO A 1/2" IRON PIN, CONTINUING 195.95 TO A 1/2" IRON PIN, CONTINUING TO A 1/2" IRON PIN FOR TOTAL DISTANCE OF 543.54 FEET; THENCE S02°19'43"W 81.94 FEET;

THENCE N87°05'44"W 543.74 FEET TO THE WEST LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 28; THENCE ALONG SAID WEST LINE N02°28'00"E 81.86 FEET TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT-OF-WAY OF OAK GROVE ROAD ALONG THE WEST AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

ALSO

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 28; THENCE S02°28'00"W 827.42 FEET TO

THE POINT OF BEGINNING;

**THENCE S87°05'44"E 543.74 FEET; THENCE S02°19'43"W 76.82 FEET;
THENCE N87°05'17"W 543.93 FEET TO THE WEST LINE OF THE SE 1/4
OF THE SW 1/4 OF SAID SECTION 28;
THENCE ALONG SAID WEST LINE N02°28'00"E 76.75 FEET TO THE
POINT OF BEGINNING, CONTAINING 0.96 ACRES, MORE OR LESS
AND SUBJECT TO THE RIGHT-OF-WAY OF OAK GROVE ROAD
ALONG THE WEST AND SUBJECT TO ANY AND ALL EASEMENTS OF
RECORD OR FACT.**

ALSO

**PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 18
NORTH, RANGE 30 WEST, WASHINGTON COUNTY ARKANSAS,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE
SW 1/4 OF SAID SECTION 28; THENCE S02°28'00"W 904.17 FEET TO
THE POINT OF BEGINNING;**

**THENCE S87°05'17"E 543.93 FEET; THENCE S02°19'43"W 81.94 FEET
TO A POINT FROM WHICH A BENT 5/8" IRON PIN BEARS S02°19'43"W
3.73 FEET; THENCE N87°04'48"W 544.12 FEET TO THE WEST LINE OF
THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 28;**

**THENCE ALONG SAID WEST LINE N02°28'00"E 81.86 FEET TO THE
POINT OF BEGINNING, CONTAINING 1.02 ACRES, MORE OR LESS
AND SUBJECT TO THE RIGHT-OF-WAY OF OAK GROVE ROAD
ALONG THE WEST AND SUBJECT TO ANY AND ALL EASEMENTS OF
RECORD OR FACT.**

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PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

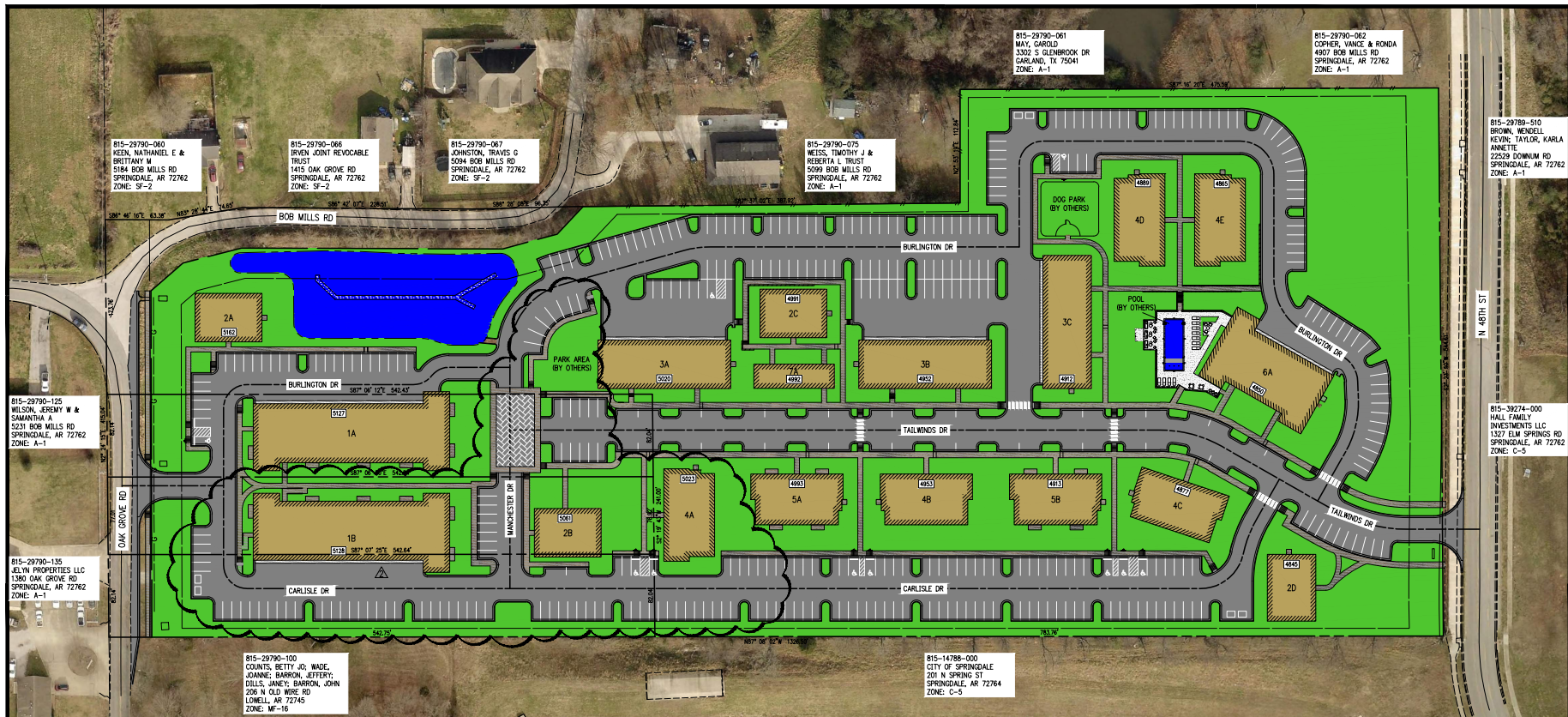
Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



815-29790-125
WILSON, JEREMY W &
SAMANTHA A
5231 BOB MILLS RD
SPRINGDALE, AR 72762
ZONE: A-1

815-29790-135
ELIN PROPERTIES LLC
1380 OAK GROVE RD
SPRINGDALE, AR 72762
ZONE: A-1

815-29790-060
KEEN, NATHANIEL E &
BRITTANY M
5184 BOB MILLS RD
SPRINGDALE, AR 72762
ZONE: SF-2

815-29790-066
IRVEN JOINT REVOCABLE
TRUST
1415 OAK GROVE RD
SPRINGDALE, AR 72762
ZONE: SF-2

815-29790-067
JOHNSTON, TRAVIS G
5004 BOB MILLS RD
SPRINGDALE, AR 72762
ZONE: SF-2

815-29790-075
WEISS, TIMOTHY J &
REBERTA L TRUST
5009 BOB MILLS RD
SPRINGDALE, AR 72762
ZONE: A-1

815-29790-061
MAY, GAROLD
3302 S GLENBROOK DR
GARLAND, TX 75041
ZONE: A-1

815-29790-062
COPHER, VANCE & RONDA
4907 BOB MILLS RD
SPRINGDALE, AR 72762
ZONE: A-1

815-29789-510
BROWN, WENDELL
KEVIN; TAYLOR, KARLA
ANNE
22508 DOWNUM RD
SPRINGDALE, AR 72762
ZONE: A-1

815-29274-000
HALL FAMILY
INVESTMENTS LLC
1527 ELM SPRINGS RD
SPRINGDALE, AR 72762
ZONE: C-5

815-14788-000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764
ZONE: C-5

815-29790-100
COUNTY, BETTY D; WADE,
JOANNE; BARRON, JEFFERY;
DILLS, JANEY; BARRON, JOHN
208 N OLD WIDE RD
LOWELL, AR 72745
ZONE: MF-16

SITE NOTES

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOTT PARKING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PAYMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
- CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
- 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.
- STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS, PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT. THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
 - DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHED PLANS AS APPROVED BY THE PLANNING COMMISSION AND
 - THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
 - NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
 - NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
 - ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

OPENSOURCE CALCULATIONS

GROSS SITE AREA: 14.26 ± ACRES (621,324 SQ. FT.)
NET SITE AREA: 13.96 ± ACRES (604,088 SQ. FT.)
OPENSOURCE: 5.48 ± ACRES (238,893 SQ. FT.)
IMPERVIOUS AREA: 8.38 ± ACRES (365,195 SQ. FT.)
OPENSOURCE PERCENTAGE: 39.5%
BUILDING COVERAGE PERCENTAGE: 16.9%



BUILDING 1 - BURLINGTON
3 STORY
12 ONE BEDROOM UNITS
19 TWO BEDROOM UNITS
12 GARAGES
13,272 SQ. FT.



BUILDING 3 - STOCKTON
3 STORY
20 ONE BEDROOM UNITS
10 GARAGES
6,363 SQ. FT.



BUILDING 5 - MANSFIELD
3 STORY
12 TWO BEDROOM UNITS
4,895 SQ. FT.



BUILDING 7 - FITNESS PAVILION
1,900 SQ. FT.



BUILDING 2 - CARLISLE
3 STORY
12 ONE BEDROOM UNITS
3,194 SQ. FT.



BUILDING 4 - SALSFORD
3 STORY
12 TWO BEDROOM UNITS
4,895 SQ. FT.



BUILDING 6 - MANCHESTER
3 STORY
11 ONE BEDROOM UNITS
7 TWO BEDROOM UNITS
5 GARAGES
1,961 SQ. FT. WORKING/FITNESS SPACE
667 SQ. FT. LEASING SPACE
7,695 SQ. FT. TOTAL

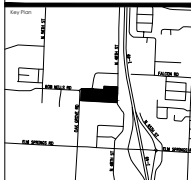
SITE INFORMATION

UNIT CALCULATIONS:		
BUILDING 1:	31 UNITS PER BUILDING	62 TOTAL UNITS
BUILDING 2:	12 UNITS PER BUILDING	48 TOTAL UNITS
BUILDING 3:	20 UNITS PER BUILDING	60 TOTAL UNITS
BUILDING 4:	12 UNITS PER BUILDING	60 TOTAL UNITS
BUILDING 5:	12 UNITS PER BUILDING	24 TOTAL UNITS
BUILDING 6:	18 UNITS PER BUILDING	18 TOTAL UNITS
		272 TOTAL UNITS

BEDROOM CALCULATIONS:		
BUILDING 1:	50 BEDROOMS PER BUILDING	100 TOTAL BEDROOMS
BUILDING 2:	12 BEDROOMS PER BUILDING	48 TOTAL BEDROOMS
BUILDING 3:	20 BEDROOMS PER BUILDING	60 TOTAL BEDROOMS
BUILDING 4:	24 BEDROOMS PER BUILDING	120 TOTAL BEDROOMS
BUILDING 5:	24 BEDROOMS PER BUILDING	48 TOTAL BEDROOMS
BUILDING 6:	25 BEDROOMS PER BUILDING	25 TOTAL BEDROOMS
		401 TOTAL BEDROOMS

PARKING REQUIREMENTS

REQUIRED PARKING:	1.10 PARKING STALLS PER BEDROOM 441 PARKING STALLS REQUIRED 1.65 PARKING STALLS PER UNIT 449 PARKING STALLS REQUIRED 9 ADA STALLS REQUIRED
PROVIDED PARKING:	421 STANDARD PARKING STALLS PROVIDED 59 GARAGE PARKING SPACES PROVIDED 10 ADA PARKING STALLS PROVIDED 490 TOTAL PARKING PROVIDED



NO.	REVISION	DATE
1	REVISED DAMPER LOCATION	01/22/2024
2	2A SIDEWALK MOVED	01/22/2024
3	REVISED POOL LAYOUT	01/22/2024
4	BUILD 18/28 SHIFTED NORTH	03/04/2024
5	DAMPER RELOCATED	03/04/2024
6	PARKING ADDED	03/04/2024

PLANNED UNIT DEVELOPMENT
DEVELOPMENT PLAN

NOTE: The approved final development plan shall be binding on all subsequent owners of the land until revised or repealed as authorized in Chapter 130 of the Springdale Code of Ordinances.
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1. General Project Information

- A. Project Name: The Ramsay at Springdale.
- B. Location: Southeast corner of Bob Mills Road and Oak Grove Road, Springdale, AR 72762, west of 48th street Rd..
- C. Ownership:

Parcel 815-29790-080	Elm Springs Apartments, LLC The Ramsay at Springdale Physical/Mailing Address: 5102 Pinnacle Hills Parkway Rogers, AR 72758
Parcel 815-29790-085	Elm Springs Apartments, LLC The Ramsay at Springdale Physical/Mailing Address: 5102 Pinnacle Hills Parkway Rogers, AR 72758
Parcel 815-29790-090	Elm Springs Apartments, LLC The Ramsay at Springdale Physical/Mailing Address: 5102 Pinnacle Hills Parkway Rogers, AR 72758
Parcel 815-29790-095	Elm Springs Apartments, LLC The Ramsay at Springdale Physical/Mailing Address: 5102 Pinnacle Hills Parkway Rogers, AR 72758

- D. Developer: Elm Springs Apartments, LLC

E. Civil Engineer & Land Surveyor: Crafton, Tull & Associates, Inc.

F. Size: 13.86 acres

G. Staging: This project will be constructed in one phase.

2. Development Strategy:

This multi-family/ high-density residential development will serve the community in enhancing social connectivity between the residents of The Ramsay at Springdale and the surrounding amenities. Internal sidewalks from all buildings will maximize social and community interaction. The apartment buildings will be appropriately spaced to promote and encourage relaxation, recreation, and social activity.

3. Permitted Uses

Unit 1: Citywide Public Uses by right.
Unit 12: High Density Residential
Unit 27: Parking Lot

4. Site Development Requirements

A. Density, Bulk, Area and Yard Requirements

Density –	<u>24 units per acre</u>	
Total Developed Area	<u>13.86</u> acres	
Impervious Area	<u>365,195</u> (sq. ft.)	<u>8.38</u> acres
Open Space	<u>238,893</u> (sq. ft.)	<u>5.48</u> acres
Total Space	<u>604,088</u> (sq. ft.)	<u>13.86</u> acres
Setbacks – Front:	30'	
Side:	8'	
Rear:	20'	

B. Building Types – Sample elevations attached.

C. Parking

1.10 Parking Stalls Per Bedroom
1.65 Parking Stalls Per Unit
Total Parking Spaces Required – 441 stalls
Total Parking Spaces Provided – 490 stalls

- D. Amenities Provided (locations shown on site plan):
Fitness Pavilion, Interior sidewalks, Dog Park, Benches, Trees, Lawn, Swimming Pool, and Landscaping throughout site.

E. Exterior Building Materials:

Exterior Building Materials will be as follows:

- Walls: Stone Veneer
Lapped Fiber Cement (or LP Smart Side)
Board and Batten Fiber Cement Panel (of LP Smart Side)
Brick Veneer
- Roofing: Architectural Shingles, color to be Weathered Wood, Slate, or Terra Cotta.
Corrugated Metal Roofing at Awnings and Canopies. Color to be galvanized, gray, or black
- Details: Painted steel brackets, balconies, and awnings
Cedar or Cypress Timbers
- Windows: Vinyl Windows. Colors to be white or clay
- Exterior Doors: Fiberglass Doors, painted

5. Property Management:

- A. Property to remain in single ownership with all common areas to be maintained by the owner or through an agreement with a management company.
- B. Garages to be used for the parking of the vehicles and shall not be used as storage units or living. Parking on the grass is prohibited.
- C. The development will be accessed from Oak Grove Rd and 48th Street.
- D. Sidewalks shall be constructed a minimum of 5' wide on all common areas as shown on the site plan.
- E. Privacy fences are not being proposed. No chain link type fence will be allowed.
- F. Service lines for all public or quasi-public utilities shall be located underground.
- G. Landscaping will meet requirements set forth within the Springdale Code of Ordinances for :

A. Sec. 56-31. - Street frontage, interior, and perimeter.

- (1)Landscaped street frontage buffer.
- (3)Perimeter landscaping other than street frontage.

B. Sec. 56-33. - Minimum tree and shrub planting requirements.

We wish to vary from requirements set forth within the Springdale Code of Ordinances for:

C. Sec. 56-31. - Street frontage, interior, and perimeter.

- (2)Interior parking lot landscaping requirements.

- i. The development will provide parking lot islands to meet the required size of 9' by 19' and provide 1 shade tree per 15 parking stalls instead of 1 shade tree per parking island.
- ii. The parking lot areas are set up to have 9' by 19' parking islands more frequently than the 1 per 15 stalls. Due to the layout of the site and the number of desired parking stalls, the interior greenspace provided will be reduced to 9% instead of the required 15%. Additional greenspace will be provided across the site outside of the parking lots to create an aesthetically pleasing community space.

6. Miscellaneous Requirements

- A. The number of parking stalls proposed is to provide a minimum of 1.10 stall per bedroom. The total number of bedrooms with this development will be 401. Total number of parking stalls provided will be 441 stalls. Based on the experience the developer has with this type of development, we feel this amount will be adequate to accommodate the high density residential.
- B. Sidewalks leading from each building to through the site to 48th street will promote connectivity/walkability between the development and nearby community/attractions. Planned landscaping will add to the aesthetic pleasure of the streets within and adjacent to the development.
- C. Lighting and landscaping will promote security and surveillance.

§

Elm Springs

Elm Springs

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0 740 1480
Feet

APPLICANT: The Ramsay - Elm Springs Apartments, LLC
LOCATION: SE Corner of Bob Mills and Oak Grove Rd
REQUEST: Rezoning from PUD to Revised PUD

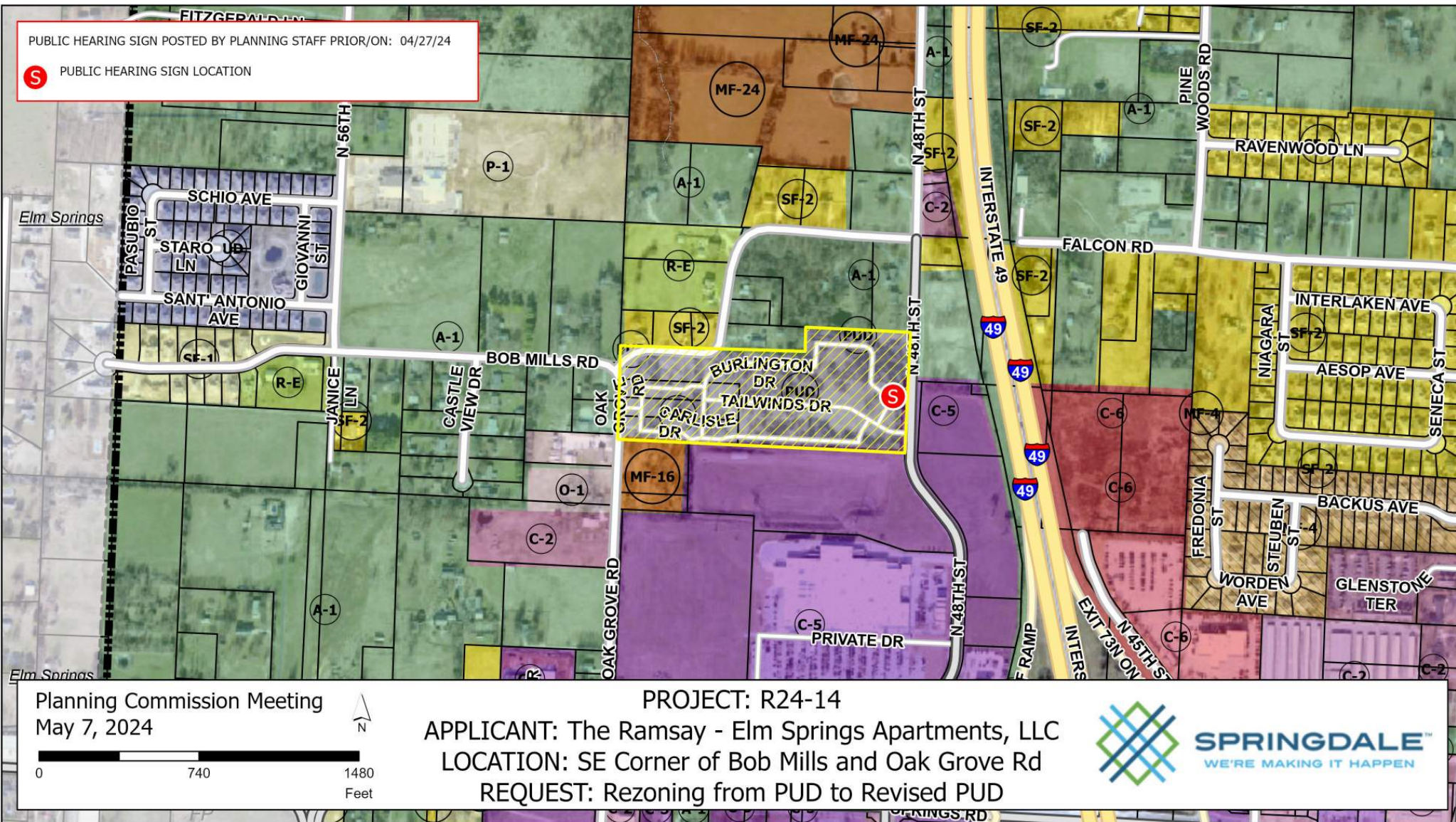


SPRINGDALE
WE'RE MAKING IT HAPPEN

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 04/27/24



PUBLIC HEARING SIGN LOCATION



Planning Commission Meeting
May 7, 2024

0 740 1480
Feet

PROJECT: R24-14

APPLICANT: The Ramsay - Elm Springs Apartments, LLC

LOCATION: SE Corner of Bob Mills and Oak Grove Rd

REQUEST: Rezoning from PUD to Revised PUD



SPRINGDALE™
WE'RE MAKING IT HAPPEN

§

Elm Springs

Elm Springs

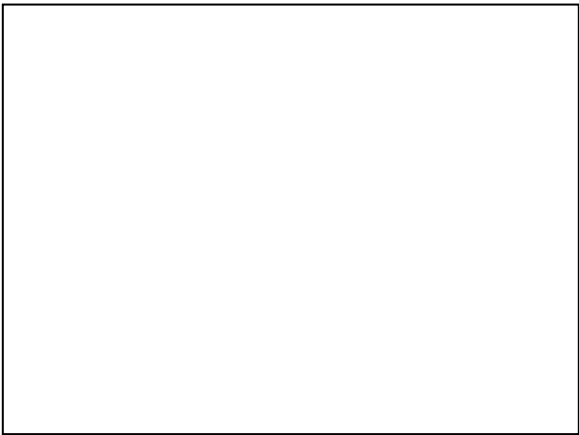
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0 740 1480
Feet

APPLICANT: The Ramsay - Elm Springs Apartments, LLC
LOCATION: SE Corner of Bob Mills and Oak Grove Rd
REQUEST: Rezoning from PUD to Revised PUD



SPRINGDALE™
WE'RE MAKING IT HAPPEN



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 (R24-15) CERTAIN LANDS FROM PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT REVISED (PUD), 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 May 7, 2024, for hearing the matter of a petition of Brentwood Village PUD that the following described tract of real estate to be zoned from Planned Unit Development (PUD) to Planned Unit Development Revised (PUD).

Layman's Description: E. of Hylton Road, S. of Willie George Park

Legal Description:

SURVEY DESCRIPTION (Parcel 815-36188-002) (±76.9 Acres):

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND BOAT SPIKE; THENCE ALONG THE WEST LINE OF SAID SW 1/4 OF THE NW 1/4, N02°30'00"E A DISTANCE OF 619.38 FEET TO A FOUND COTTON PICKER SPINDLE; THENCE LEAVING SAID WEST LINE, N84°31'09"E

A DISTANCE OF 16.48 FEET TO A SET "MAG NAIL", THENCE S87°20'46"E A DISTANCE OF 457.76 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°25'08"E A DISTANCE OF 405.92 FEET TO A FOUND IRON PIN (UNREADABLE); THENCE S87°34'41"E A DISTANCE OF 1357.44 FEET TO A FOUND 5/8 INCH REBAR; THENCE S02°25'08"W A DISTANCE OF 1415.47 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S86°58'23"E A DISTANCE OF 1011.57 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S02°56'04"W A DISTANCE OF 946.53 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 16, SAID POINT BEING A SET IRON PIN WITH CAP, PLS 1156"; THENCE ALONG SAID SOUTH LINE N86°57'38"W A DISTANCE OF 217.33 FEET TO THE SE CORNER OF THE NE 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND 1/2 INCH REBAR; THENCE ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE SW 1/4, N87°00'20"W A DISTANCE OF 1307.96 FEET TO THE SW CORNER OF THE NE 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND 2 INCH ALUMINUM MONUMENT (1.0' DEEP); THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4, N02°24'15"E A DISTANCE OF 1315.12 FEET TO THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND MONUMENT "REID 1005"; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4, N86°51'39"W A DISTANCE OF 1309.95 FEET TO THE POINT OF BEGINNING, CONTAINING 76.86 ACRES (3,348,119) SQUARE FEET, AND SUBJECT TO THE RIGHT OF WAY OF HYLTON ROAD (60' R/W) ON THE WEST SIDE THEREOF AND ALL OTHER RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION (Parcel 001-15087-000) (±19.9 Acres):

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1429"; THENCE ALONG THE WEST LINE OF SAID SECTION 16, N02°34'53"E A DISTANCE OF 1315.63 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 16 A SET IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING ALONG SAID WEST LINE, N02°34'53"E A DISTANCE OF 656.04 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND 40D NAIL; THENCE LEAVING SAID WEST LINE AND ALONG

THE NORTH LINE OF SAID SOUTH HALF, S87°17'32"E A DISTANCE OF 1311.90 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF THE NW 1/4 OF THE SW 1/4, S02°24'15"W A DISTANCE OF 665.39 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND 2" ALUMINUM MONUMENT; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SW 1/4, N86°53'06"W A DISTANCE OF 1314.01 FEET TO THE POINT OF BEGINNING. CONTAINING 19.91 ACRES - 867,454 SQ.FT., MORE OR LESS.

SURVEY DESCRIPTION (Parcel 001-15083-000) (±9.9 Acres):

THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION SIXTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE TWENTY-NINE WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND BOAT SPIKE; THENCE ALONG THE NORTH LINE OF THE NW 1/4 OF THE SW 1/4, S86°51'39" E A DISTANCE OF 1,310.03 FEET TO THE NORTHEAST CORNER OF SAID NW 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND MONUMENT "REID 1005"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID NW 1/4 OF THE SW 1/4, S02°25'32" W A DISTANCE OF 328.63 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID EAST LINE, N86°59'12" W A DISTANCE OF 1,310.90 FEET TO THE WEST LINE OF SAID NW 1/4 OF THE SW 1/4 SAID POINT BEING A SET "MAG NAIL" IN HYLTON ROAD; THENCE ALONG SAID WEST LINE, N02°34'57" E A DISTANCE OF 331.50 FEET TO THE POINT OF BEGINNING, CONTAINING 9.93 ACRES - 432,516 SQUARE FEET, AND SUBJECT TO THE RIGHT OF WAY OF HYLTON ROAD (60' R/W) ON THE WEST SIDE THEREOF AND ALL OTHER RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned (R24-15) from Planned Unit Development (PUD) to Planned Unit Development Revised (PUD) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable 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 as follows:

From Planned Unit Development (PUD) to Planned Unit Development Revised (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 _____, 2024.

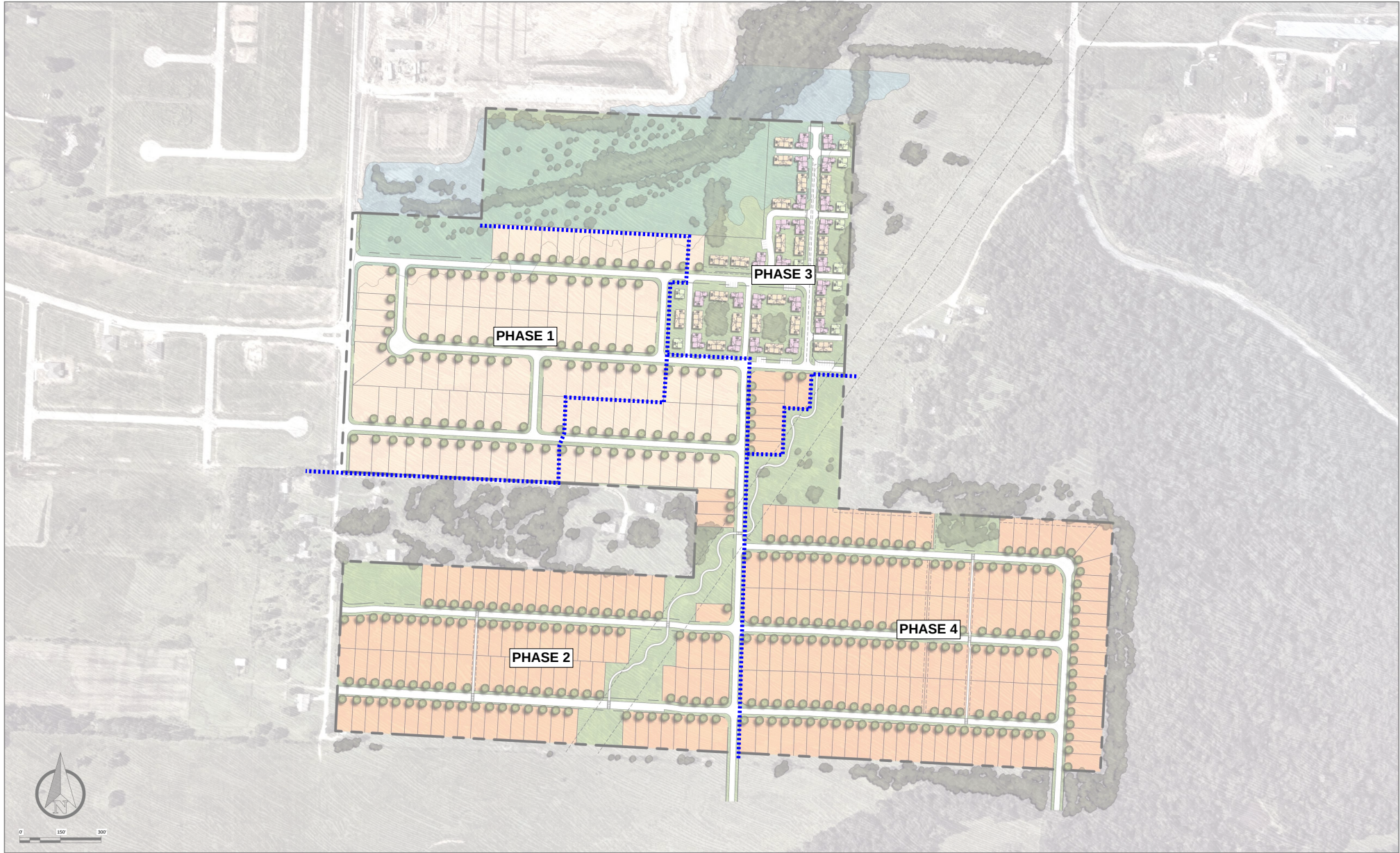
Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



BRENTWOOD

PHASING EXHIBIT

PRELIMINARY LOT COUNT				
LOT TYPE	47'x130'	60'x130'	TOWNHOME	TOTAL
PHASE 1		82		82
PHASE 2	100	24		124
PHASE 3	8	1	96	103
PHASE 4	152			152
TOTAL LOT COUNT	260	107	96	463

**Revised Development Plan for
Brentwood Village Subdivision
Planned Unit Development
April 17, 2024**

NOTE: The approved final development plan shall be binding on all subsequent owners of the land until revised or repealed as authorized in Chapter 130 of the Springdale Code of Ordinances.

General Eligibility and Staging Requirements

1. Location: The intent is to apply the PUD district to the approximately 106.7 acres included in the project, all of which are within the municipal limits of Springdale. The Comprehensive Land Use Plan designates this area for Low Density Residential. However. There has been significant development of this portion of the city since the Land Use Plan was created.
2. Ownership: The property is owned by D.R. Horton – NW Arkansas, which is also the developer of the PUD. Warranty deeds establishing current ownership are included in the application materials.
3. Project Size: The property included approximately 106.7 acres, well in excess of the minimum ten acres required by city code.
4. Staging: The 106.7 acres shown in the attached plans represent the entirety of the project. The developer does not anticipate bringing any additional/other properties into the PUD.

Project includes four phases. The initial construction is anticipated to include Phase I only but may include a combination of Phase I and one or more additional phases. The location and size of each phase are shown on the phasing exhibit.

Project includes common 22.7 acres of neighborhood green space, which is 21.3% of the overall project acreage. With 463 proposed units, developer proposed to provide 2,135 square feet of neighborhood green space is per residential unit.

Developer intends to begin construction as quickly as is practical once construction plans are approved by all appropriate regulatory entities. Anticipated timeframe is completion of Phase II construction within eighteen months of City Council PUD approval, with completion of an additional phase each following year until all phases are complete.

APPLICATION REVIEW PROCEDURES

Three Phases:

- a. A Preapplication conference with planning and community development staff. ~A Preapplication conference has been held with the planning department staff.

- b. The preliminary development plan is submitted for review and approval by the planning department staff along with the preliminary plat, rezoning application, and other supporting materials. Following staff review and revisions, revised application materials will be reviewed and potentially approved by Planning Commission and City Council.
- c. Final development plan approval as a whole or in phases by the planning commission and city council following its review for conformity with the preliminary development plan.

The Final development plan shall be approved prior to the issuance of any building permits within any portion of the planned unit development and shall be recorded prior to the issuance of a building permit.

5. Civil Engineer: Strand Systems Engineering, 10003 Technology Boulevard, West, Dallas, Texas 75220. (972) 620-8204. Lstewart@Strandae.com

6. Size: Approximately 106.7 acre tract – Legal descriptions of the three parcels included in the PUD are as follows:

SURVEY DESCRIPTION (Parcel 815-36188-002) (±76.9 Acres):

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE SW ¼ OF THE NW ¼ OF SAID SECTION 16, SAID POINT BEING A FOUND BOAT SPIKE; THENCE ALONG THE WEST LINE OF SAID SW ¼ OF THE NW ¼, N02°30'00"E A DISTANCE OF 619.38 FEET TO A FOUND COTTON PICKER SPINDLE; THENCE LEAVING SAID WEST LINE, N84°31'09"E A DISTANCE OF 16.48 FEET TO A SET "MAG NAIL", THENCE S87°20'46"E A DISTANCE OF 457.76 FEET TO A SET IRON PIN WITH CAP "PLS 1156; THENCE N02°25'08"E A DISTANCE OF 405.92 FEET TO A FOUND IRON PIN (UNREADABLE); THENCE S87°34'41"E A DISTANCE OF 1357.44 FEET TO A FOUND 5/8 INCH REBAR; THENCE S02°25'08"W A DISTANCE OF 1415.47 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S86°58'23"E A DISTANCE OF 1011.57 FEET TO A SET IRON PIN WITH CAP "PLS 1156; THENCE S02°56'04"W A DISTANCE OF 946.53 FEET TO THE SOUTH LINE OF THE NW ¼ OF THE SE ¼ OF SAID SECTION 16, SAID POINT BEING A SET IRON PIN WITH CAP, PLS 1156"; THENCE ALONG SAID SOUTH LINE N86°57'38"W A DISTANCE OF 217.33 FEET TO THE SE CORNER OF THE NE ¼ OF THE SW ¼, SAID POINT BEING A FOUND ½ INCH REBAR; THENCE ALONG THE SOUTH LINE OF SAID NE ¼ OF THE SW ¼, N87°00'20"W A DISTANCE OF 1307.96 FEET TO THE SW CORNER OF THE NE ¼ OF THE SW ¼, SAID POINT ABEING A FOUND 2 INCH ALUMINUM MONUMENT (1.0' DEEP);

THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$, N02°24'15"E A DISTANCE OF 1315.12 FEET TO THE SE CORNER OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SAID SECTION 16, SAID POINT BEING A FOUND MONUMENT "REID 100"; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, N86°51'39"W A DISTANCE OF 1309.95 FEET TO THE **POINT OF BEGINNING**, CONTAINING 76.86 ACRES (3,348,119) SQUARE FEET, AND SUBJECT TO THE RIGHT OF WAY OF HYLTON ROAD (60' R/W) ON THE WEST SIDE THEREOF AND ALL OTHER RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

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SURVEY DESCRIPTION (Parcel 001-15083-000) (±9.9 Acres):

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THE SW ¼ SAID POINT BEING A SET “MAG NAIL” IN HYLTON ROAD; THENCE ALONG SAID WEST LINE, N02°34’57”E A DISTANCE OF 331.50 FEET TO THE **POINT OF BEGINNING**, CONTAINING 9.93 ACRES – 432,516 SQUARE FEET, AND SUBJECT TO THE RIGHT OF WAY OF HYLTON ROAD (60’ R/W) ON THE WEST SIDE THEREOF AND ALL OTHER RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

7. Project Name: Brentwood Village Planned Unit Development
8. Site Plan and Exhibits: Drawings are attached illustrating the subdivision layout, connectivity, green space, landscaping, and renderings of sample homes and townhouses.
1. Development Strategy — Intent is to develop an approximately 106.7 acre site as a PUD with a mix of single-family homes and townhouses. The entire subdivision will be residential with no commercial uses proposed or allowed. Developer intends to build and sell homes on the single family lots, build and lease on the single family lots, and build and lease the townhouses. However, developer reserves the right to sell lots, lease homes, and sell the townhouses as market conditions warrant. The project includes three general types of residential units:
 - A) Single Family Residential Lots: The subdivision includes 367 single family residential lots, all of which are conventional, front load lots. Lot sizes vary, but the typical lot sizes are 47’ wide by 130’ deep and 60’ wide by 130’ deep with an area of 6,110 square feet (0.14 acres) and 7,800 square feet (0.18 acres) respectively. Typical lot dimensions are not minimums and can vary for special cases (lots on knuckles, lots on curves, lots for future ROW dedication, etc...). Lot depth can vary from typical 130’ for special cases listed above.
 - b) Townhouse Lots: The project includes 96 multi-family units on four separate lots located in the northeast portion of the development. Each townhouse lot will be sold as ownership of an individual townhome residence constituting a separate Condominium Unit (See Covenants 2.01 (c) for general use and restrictions). The townhouses will face public streets and private access easements with on-street parking along the street adjacent to/near the buildings. All townhomes will be accessible as front entry and will have no rear entry accessibility.
2. Permitted Uses: The entire development will be strictly residential in nature. No commercial or industrial uses are proposed or allowed for this development. Specific Use Units allowed in Hylton Road PUD are:
 - Use Unit 1 – Citywide Public Uses by Right
 - Use Unit 4 – Cultural, Recreational, and Health Facilities
 - Use Unit 8 – Single Family Dwellings
 - Use Unit 10 – Townhouse
 - Use Unit 29 – Home Office
 - Use Unit 34 – Model Home/Temporary Marketing Office
3. Site Development Requirements

A) Density, Bulk, Area and Yard Regulations

Density – 367 Single Family lots = 367 Residential Units
94 Townhouse Buildings = 96 Residential units
Entire Project = 463 Residential units

463 Units / 106.7 acres = 4.34 Units / Acre

Green Space – 22.7 Acres / 106.7 Acres = 21.3% Green Space

Lot Size – Single Family Residential: 47' Wide x 130' Deep & 60' Wide x 130' Deep
Townhouse Lots: Minimum 1,300 square feet unit

B) Building setbacks

Single Family Lots:

60' Lot Width Front – 25 Feet

47' Lot Width Front – 35 Feet

Interior Side – 5 Feet

Exterior Side (Along ROW - Corner Lots) – 15 Feet

Rear – 20 Feet

Townhouse Lots:

Front (46' ROW) – 25 Feet

Front (Any Other Instance)- 5 Feet

Exterior Side (Along 46' ROW - Corner Lots) – 15 Feet

Exterior Side (Any Other Instance) – 5 Feet

PLANNED UNIT DEVELOPMENT CONCEPT AND NARRATIVE

Hylton Road Real Estate, LLC, the Developer of the Hylton Road PUD project, proposes a Planned Unit Development (PUD) with 367 single family residential lots and 96 multi-family units on 106.7 acres in southeast Springdale. The subject property includes Washington County Parcels 815-36188-002 (±76.9 Acres), 001-15087-000 (±19.9 Acres), and 001-15083-000 (±9.9 Acres) which are situated along the east side of Hylton Road adjacent to and south of the C.L. "Charlie" and Willie George Park.

This property is designated for low density residential use on the City's Comprehensive Land Use Plan.

The intent of the development is to provide a mixture of single family homes and townhouses in close proximity to the adjacent park and nearby schools. The development preserves the natural resources along Clear Creek at the north end of project, provides several large common open space areas within the interior of the development as well. The project will provide two pedestrian connections to the C.L. "Charlie" and Willie George Park to the north, which is the primary amenity associated with the development. The park connections include a sidewalk to be constructed along the east side of Hylton Road. This connections, combined with the internal sidewalks throughout the subdivision, will provide a high level of connectivity within the development, with the adjacent park, with nearby schools, and with the surrounding region separate from vehicular roadways.

The project is being proposed as a Planned Unit Development to provide a mix of housing options in a location that will maximize the amenities, services, and resources available to residents. The adjacent C.L. "Charlie" and Willie George Park is one of the newest parks in the City, and provides trails, open areas, sports facilities, a playground, a splashpad, and other features PUD residents will be able to access easily via the proposed pedestrian connections from the PUD to the park. There are numerous schools located near the PUD, including elementary, middle, and junior high schools, plus the Don Tyson School of Innovation which draws students from across the entire district. Residents will also have access to a wide range on nearby commercial services along Highway 412, including grocery, bank, car wash, convenience, pharmacy, farm supply, and auto parts facilities. The PUD location provides residents of the subdivision with easy access to all of these resources they require on a daily or weekly basis via walking or a very short trip by vehicle.

The PUD layout provides single family homes in the portion of the development near to and visible from Hylton Road. Townhouses are located in the northeast corner of the property.

Nothing in this Declaration shall prevent the rental of any Lot and the Improvements thereon by the Owner thereof for residential purposes; provided that all rentals must be for terms of at least twelve (12) months. All leases shall be in writing. The Owner must provide to its lessee copies of the Restrictions and shall notify its lessee of any changes or additions thereto. Notice of any lease, together with such additional information as may be required by the Board, will be remitted to the Association by the Owner on or before the expiration of ten (10) days after the effective date of the lease. Reference Covenants for rental restrictions.

Applicant is not proposing a PUD to achieve residential density which greatly exceeds what is allowed in conventional residential developments in the city. Overall residential density (4.32 units/acre) is comparable to the density allowed by code in Spindale's SF-2 zoning district (4 units/acre), even with the inclusion of the proposed townhouses. The typical lot sizes for the single family homes are 47' wide x 130' deep and 60' wide x 130' deep have an associated area of 6,110 square feet and 7,800 square feet respectively, which are 1,890 square feet and 200 square feet shy of the minimum lot size required in the SF-2 district. All residential units shall be no less than one thousand three hundred (1,300) square feet.

Proposed building setbacks within the PUD are not typical of standard residential zoning districts in the City. The proposed setbacks will allow the single family homes to be built on forty-seven foot wide lots and sixty foot wide lots in the PUD that are comparable in size and appearance to homes constructed on significantly wider lots in conventional subdivisions.

For single family lots, the front setback is proposed to be twenty-five feet, which is five feet less than the typical Springdale residential setback of thirty feet. This will still provide sufficient driveway length between the street and the garage of homes without blocking sidewalks. It will also allow for a substantial front yard for these units and provide sufficient space for water and sewer infrastructure. Side setbacks are proposed to be five feet from interior lot lines rather than the eight foot setback more common for Springdale zoning districts. This will allow for homes to be built on the single family lots that normally would require much wider lots. Despite the reduced setback, all homes will still meet the minimum separation specified by fire code as eaves of adjacent homes will be separated by at least ten feet. Rear setbacks are proposed to be twenty feet, a five foot reduction compared to the typical rear setbacks in Springdale zoning districts. Twenty feet ensures each home will have a very nice backyard and also provides room for utility easements for telecom, power, and gas infrastructure.

For the townhouse lots, the front setback is twenty-five feet from the right-of-way in areas where the right-of-way is increased to 46' to accommodate on-street parking spaces.

Each single family home is required to have an attached garage with capacity for at least two vehicles. Townhouses will be served by on-street parking. The covenants provide requirements regarding any accessory structures to be placed on the lots.

Primary use of the development is single family homes and townhouses, with no commercial or industrial use units allowed in the development. The following specific use units will be allowed in the development:

- Use Unit 1 – Citywide Public Uses by Right
- Use Unit 4 – Cultural, Recreational, and Health Facilities
- Use Unit 8 – Single Family Dwellings
- Use Unit 10 – Townhouse
- Use Unit 34 – Model Home/Temporary Marketing Office

Refer to Covenants for specifications of exterior building material requirements, all of which will be required to be high quality materials.

Developer intends to build and sell the single family homes and build to lease the townhouses. However, depending on market demand, developer reserves the right to sell single family lots, build then lease single family homes, or to sell the townhouse lot or townhouse buildings. Plans and elevations of sample single family homes and townhouses which are similar in appearance/materials to the types of homes developer will build in this subdivision are enclosed with this development plan. To facilitate marketing and selling homes, developer will operate a temporary sales office and up to four model homes at a time in the development.

Covenants include various provisions to ensure the pleasing appearance of the neighborhood is maintained and which are typical of many developments. These include, but are not limited to, requirements related to fences, yard maintenance, watering, and storing trash cans out of sight from the road.

Exterior building material located 8' or closer to property line be that of non-combustible type (Examples include, but are not limited to, stucco, brick, manufactured stone and concrete siding).

The residents of the PUD will have access to a wide array of amenities. The development will have sidewalks throughout the subdivision along streets for connectivity within the PUD. The subdivision also includes one pedestrian connections to the C.L. "Charlie" and Willie George Park, being a sidewalk along the east side of Hylton Road. These sidewalks and trails will allow pedestrians to travel within the subdivision easily and safely, to the adjacent park, or to schools or other locations in the surrounding area. In combination with the existing sidewalks in the park, along Don Tyson Parkway, and within other subdivisions in this area, residents will have access to a large system of sidewalks and trails separate from the roadway.

Permanent basketball goals are permitted in the front of the residence on a Lot provided the basketball goal is located at least ten feet (10') away from the street curb. Permanent basketball goals are not permitted in any street right-of-way. The basketball goal backboard must be perpendicular to the street and mounted on a metal pole permanently installed in the ground. Portable basketball goals are permitted but must be stored in the rear of the Lot or inside the garage when not in use. Portable basketball goals are not permitted in any street right-of-way. Basketball goals must be properly maintained and painted, with the net in good repair.

The subdivision will include two pedestrian courtyards. These are neighborhood green space areas located in front of a group of rear load houses. These courtyards are substituted for the streets which would be typically be built in this location and provide a completely unique look and feel for these homes not available elsewhere in Springdale.

21.3% of the development is reserved as neighborhood green space, which includes the large greenspace area at the north end of the project along Clear Creek and adjacent to the park. Smaller greenspace areas are provided throughout the interior of the subdivision, primarily along the overhead power line easements.

Home builder will be responsible for installation one tree per lot during home construction. Installation of the tree is a requirement prior to issuance of Certificate of Occupancy. Developer will install trees and landscaping in common areas and in curb islands where on-street parking is provided as shown on landscape plans. Builder and developer shall provide a standard one year warranty for each tree they install. All trees installed by developer and/or home builder shall be one of the following species:

- Alle Elm (*Ulmus Americana*)
- Northern Red Oak (*Quercus Rubra*)
- Shumard Oak (*Quercus Shumardii*)
- Sugar Maples (*Acer Saccharum*)

- Chinese Maple (*Pistachia chinensis*)

Common area means any property and facilities that the Association owns or in which it otherwise holds rights or obligations, including any property or facilities held by the Declarant for the benefit of the Association or its Members. Common Area also includes any property that the Association holds under a lease, license, or any easement in favor of the Association. Some Common Area will be solely for the common use and enjoyment of the Owners, while other portions of the Common Area may be for the use and enjoyment of the Owners and members of the public.

There are multiple street sections for public streets in the subdivision with right-of-way widths varying from 43' to 48'. The 43' Right-of-Way paving section utilizes 21 feet of pavement from back-to-back with one (1) ten-foot lane in each direction. The 48' Right-of-Way paving section utilizes 29 feet of pavement with two (2) ten-foot lanes and an additional 8 feet for proposed street parking. Detailed information regarding street sections is to be included in the preliminary plat. Detailed information for the private street section shall be included in the Large Scale Development Plans.

Developer will dedicate street right-of-way and construct street improvements to the east side of Hylton Road as required to meet Master Street Plan requirements. Developer will dedicate right-of-way for north half of a future road along south edge of subdivision as shown on the Master Street Plan, but no street improvements for this roadway are proposed.

Project includes two street connections to Hylton Road. Both will be constructed in Phase I of the development. Project also includes stub-outs at south edge of subdivision for future connection to the road shown in this location on the Master Street Plan. One stub-out is provided along the east edge of the project just south of the townhouse lots.

All streets will include sidewalks along both sides of the road. Sidewalk along the street frontage of single family and townhouse lots will be installed by home builder during construction on those lots. Developer will construct the sidewalk located along or across green space areas. All sidewalks along private streets shall be per Large Scale Development Plans.

Overnight parking is prohibited on all streets within the development, other than designated parking areas.

Rubbish and Debris of any kind may be placed or permitted to accumulate on or within the Property, and no odors will be permitted to arise therefrom so as to render all or any portion of the Property unsanitary, unsightly, offensive, or detrimental to any other property or Residents. Refuse, garbage, and trash must be kept at all times in covered containers, and such containers must be kept within enclosed structures or appropriately screened from view. Each Owner will contract with an independent disposal service to collect all garbage or other wastes, if such service is not provided by a governmental entity or the Association.

Signage for the subdivision will consist of monument signs at intersections with exterior streets. All signage must be in conformance with city. The exterior of the signs will be constructed with primarily

stone, brick, and/or metal and the developer will install landscaping along the signs in accordance with the landscape plan. Phase I will include a monument sign at each intersection of Hylton Road.

Outside storage buildings located in a fenced rear yard of a Lot are allowed with the prior written approval of the ACC. One (1) permanent storage building will be permitted if: (i) the square footage of the storage building does not exceed one hundred (100) square feet; (ii) the height of the storage building, measured from the surface of the Lot to the peak of the roof of the storage building, is no more than eight (8) feet; and (iii) the storage building is constructed within all applicable building setbacks. No storage building may be used for habitation.

An Owner may install window treatments inside the residence constructed on his or her Lot, provided that the window treatments, including drapes, blinds, shades or shutters, must appear to be (i) clear, (ii) white, (iii) near-white light neutral; or (iv) light wood tone when viewed from adjacent property. The use of newspaper, bed sheets, tablecloths, or other obviously non-drapery fabrics, aluminum foil, and reflective materials as window treatments are expressly prohibited. No exterior window air conditioning units are permitted on any lot without written approval of the ACC.

Project includes common 22.7 acres of neighborhood green space, which is 21.3% of the overall project acreage. With 463 proposed units, developer proposed to provide 2,135 square feet of neighborhood green space is per residential unit.

Developer intends to begin construction as quickly as possible once the PUD and construction plans are approved. It is anticipated that construction of Phase I will be complete within eighteen months of City Council approval of the PUD with an additional phase completed each subsequent year until project is complete. Construction of all four phases of the subdivision is anticipated to be complete within seventy-eight months of PUD approval with phase I being constructed first. Based on demand, additional phases can be constructed concurrently with Phase I.

The majority of the property is in the SF-2 zoning district. Approximately thirty acres of the PUD were recently annexed in the City of Springdale and are in the A-1 zoning district.

The proposed development is compatible with existing and future land uses in this area. Current land uses of adjacent properties are institutional to the north (C.L. "Charlie" and Willie George Park), agricultural to the east and south (unincorporated pasture/forest with sparse residences), and a combination of residential and agricultural to the west. This property is at the southeast limits of the City of Springdale, and thus little development exists south or east of this project. However, there are several existing single family residential subdivisions located nearby to the north and west of the PUD, and several new developments are currently in various stages of development in this area, including one directly across the Hylton Road to the west. The residential nature of the project, the large number of single family homes proposed, and the placement of townhouses along the east edge of the property away from Hylton Road result in project compatibility with existing uses.

It is not anticipated the development will strain public services or infrastructure in the area. The adjacent C.L. "Charlie" and Willie George Park is within walking distance and provides a wide range of

outdoor recreation opportunities. There are many schools located near the project, many of which have been constructed recently. Nearby schools include:

- Walter Turnbow Elementary
- Don Tyson School of Innovation
- Lakeside Junior High School
- Sonora Middle School
- Sonora Elementary School
- Harp Elementary School

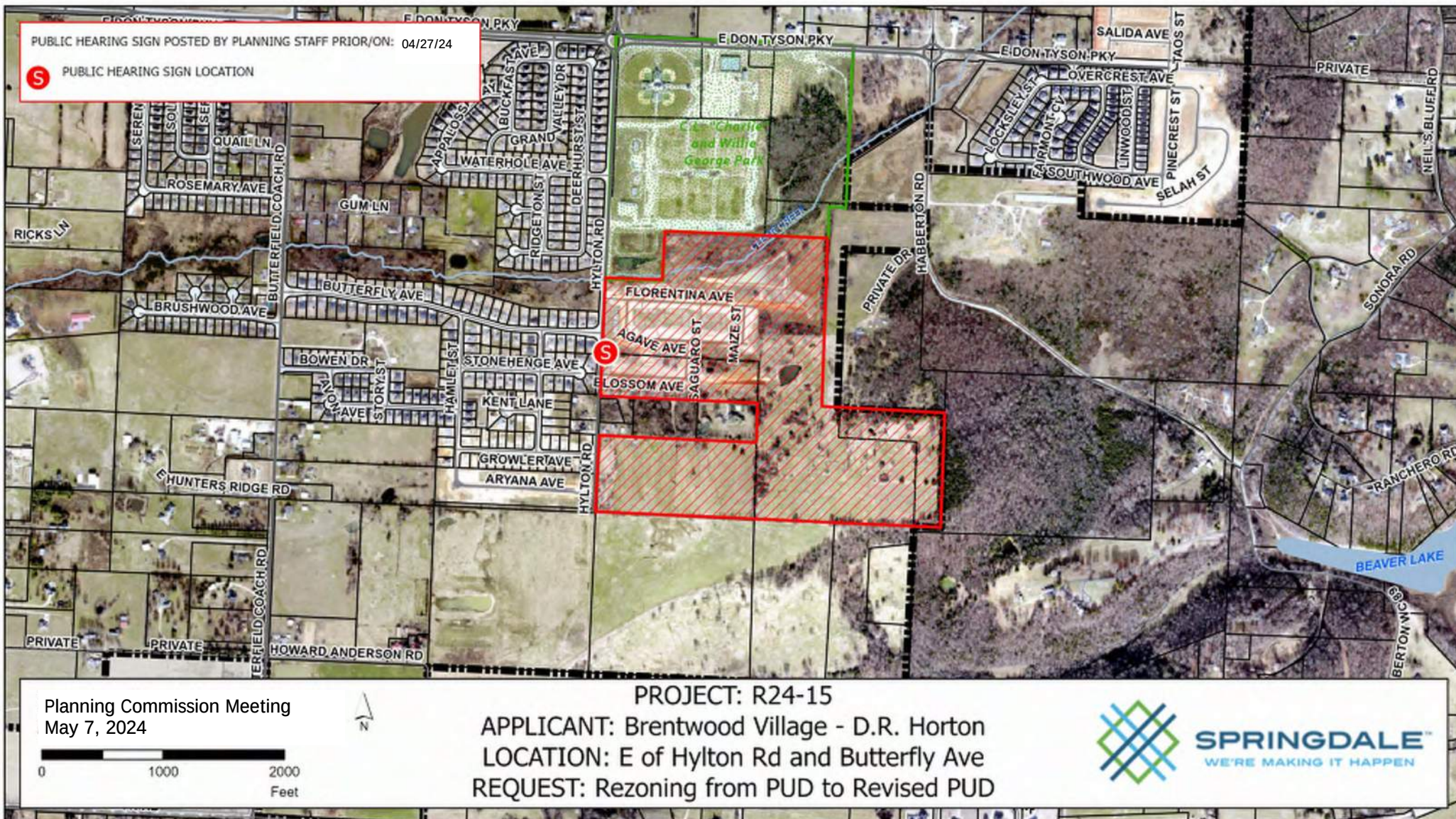
The project includes street improvements to Hylton Road. Project is a short distance from Don Tyson Parkway and East Robinson Avenue (US Highway 412), both of which are major east/west arteries through Springdale with multiple driving lanes in each direction.

Water and sewer infrastructure is already present in this area. Springdale Water Utilities has a twelve inch diameter water main along the west side of Hylton Road near the northwest corner of the subdivision. An existing sewer main runs along Clear Creek across the north portion of the development property. Although downstream sewer improvements may be required (pending a capacity analysis) it appears the existing water and gravity sewer mains necessary to serve the development are available.

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 04/27/24



PUBLIC HEARING SIGN LOCATION



Planning Commission Meeting
May 7, 2024

0 1000 2000
Feet



PROJECT: R24-15

APPLICANT: Brentwood Village - D.R. Horton

LOCATION: E of Hylton Rd and Butterfly Ave

REQUEST: Rezoning from PUD to Revised PUD

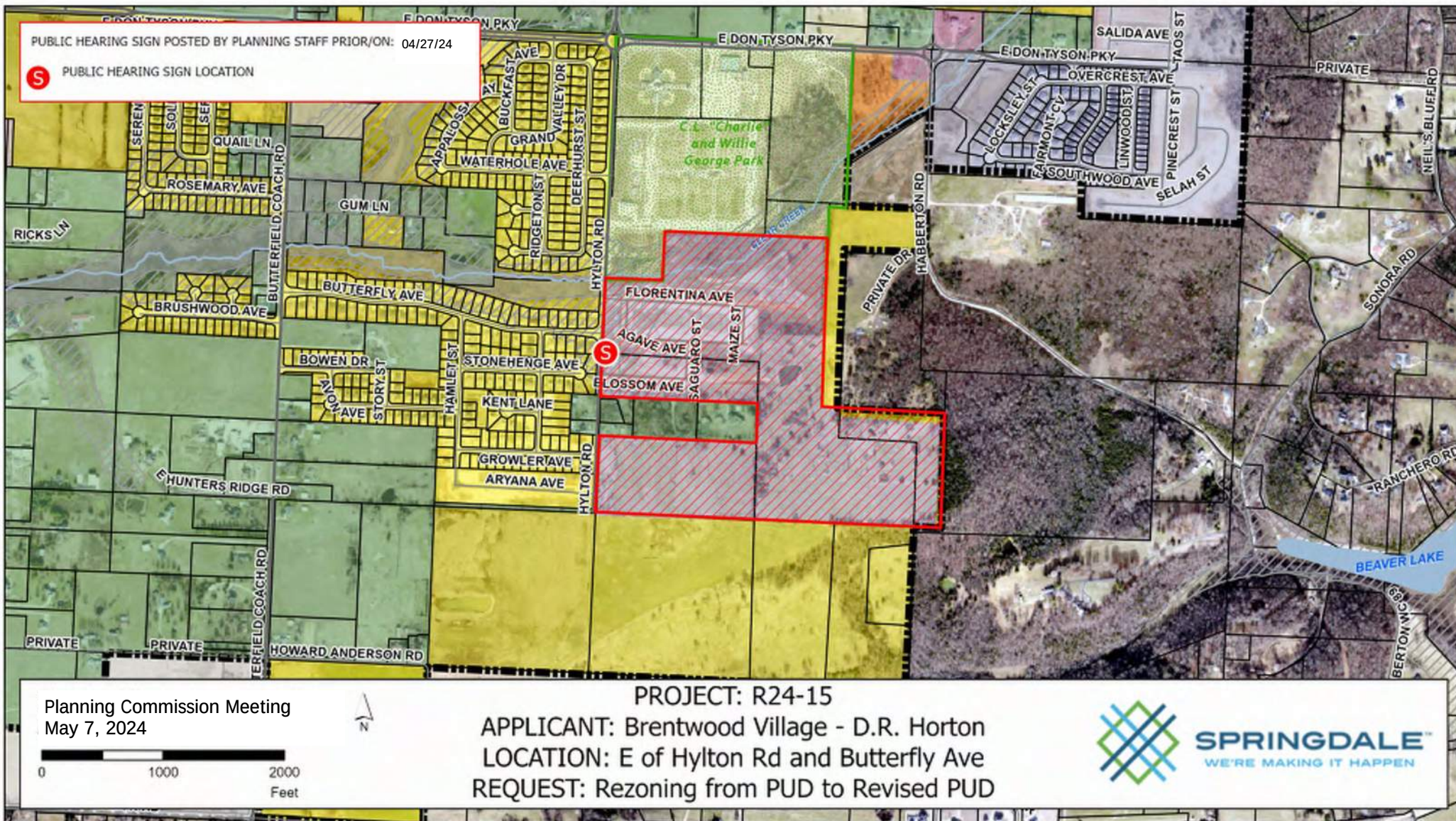


SPRINGDALE
WE'RE MAKING IT HAPPEN

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 04/27/24



PUBLIC HEARING SIGN LOCATION



Planning Commission Meeting
May 7, 2024

PROJECT: R24-15
APPLICANT: Brentwood Village - D.R. Horton
LOCATION: E of Hylton Rd and Butterfly Ave
REQUEST: Rezoning from PUD to Revised PUD

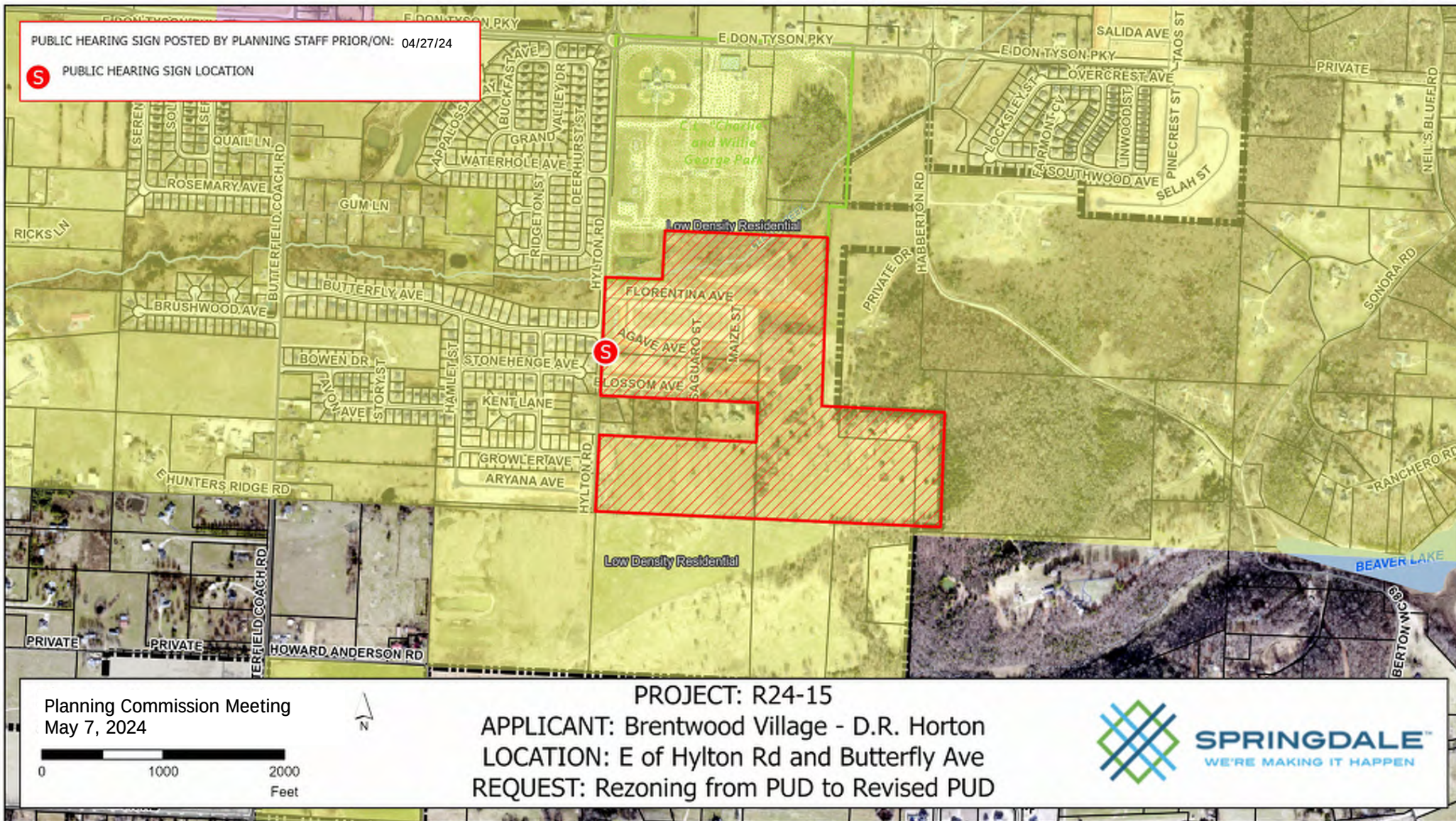


SPRINGDALE
WE'RE MAKING IT HAPPEN

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 04/27/24



PUBLIC HEARING SIGN LOCATION



Planning Commission Meeting
May 7, 2024

0 1000 2000
Feet



PROJECT: R24-15

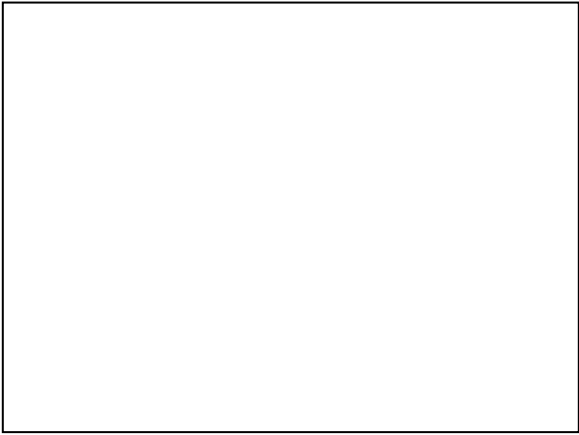
APPLICANT: Brentwood Village - D.R. Horton

LOCATION: E of Hylton Rd and Butterfly Ave

REQUEST: Rezoning from PUD to Revised PUD



SPRINGDALE
WE'RE MAKING IT HAPPEN



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 (R24-16) CERTAIN LANDS FROM LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (SF-2) TO NEIGHBORHOOD OFFICE DISTRICT (O-1), 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 May 7, 2024, for hearing the matter of a petition of Erika and Michael Forest that the following described tract of real estate to be zoned from Low/Medium Density Single Family Residential District (SF-2) to Neighborhood Office District (O-1).

Layman's Description: 1100 E. Huntsville Avenue

Legal Description:

LOT 1, BLOCK 4, EASTSIDE ADDITION, TO THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS PER PLAT 1 AT PAGE 53 AND PLAT 5 AT PAGE 39.

SUBJECT TO RECORDED INSTRUMENTS, COVENANTS, RIGHTS OF WAY, AND EASEMENTS, IF ANY.

SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned (R24-16) from Low/Medium Density Single Family Residential District (SF-2) to Neighborhood Office District (O-1) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable 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 as follows:

From Low/Medium Density Single Family Residential District (SF-2) to Neighborhood Office District (O-1)

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 _____, 2024.

Doug Sprouse, Mayor

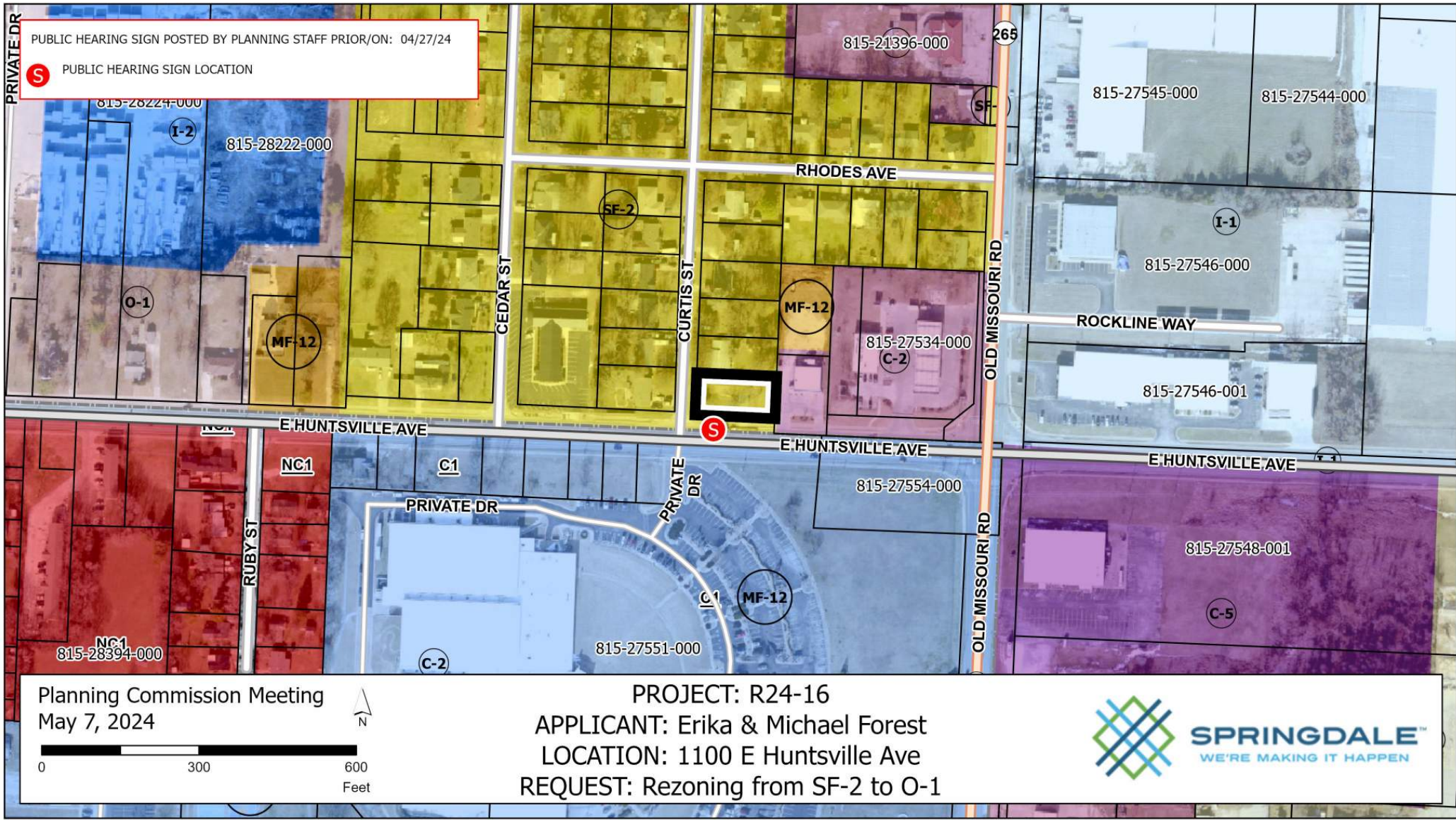
ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

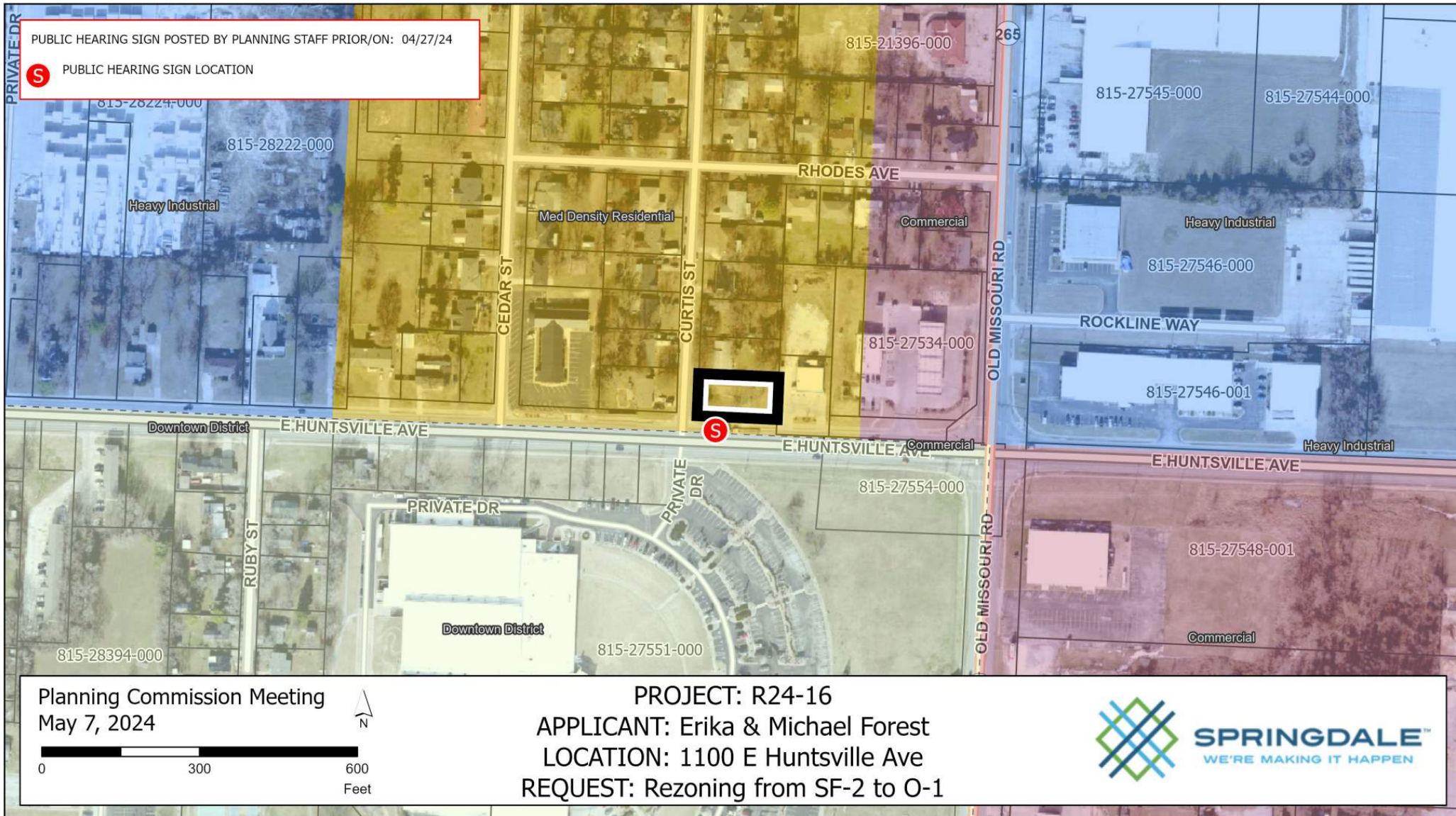




PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 04/27/24



PUBLIC HEARING SIGN LOCATION

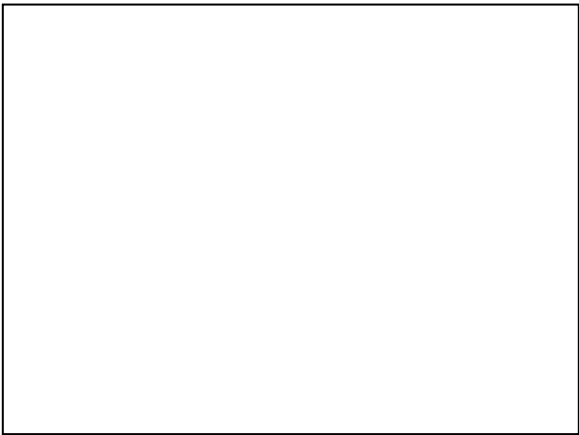


Planning Commission Meeting
May 7, 2024



PROJECT: R24-16
APPLICANT: Erika & Michael Forest
LOCATION: 1100 E Huntsville Ave
REQUEST: Rezoning from SF-2 to O-1





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 (R24-17) CERTAIN LANDS FROM GENERAL COMMERCIAL DISTRICT (C-2) TO INSTITUTIONAL DISTRICT (P-1), 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 May 7, 2024, for hearing the matter of a petition of Iglesia Pentecostes El Verbo de Dios, Inc. that the following described tract of real estate to be zoned from General Commercial District (C-2) to Institutional District (P-1).

Layman's Description: 1383 Worth Lane

Legal Description:

A PART OF THE EAST HALF (E 1/2) OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8 INCH DIAMETER IRON PIN, SAID PIN ACCEPTED AND USED AS THE SOUTHWEST CORNER OF SAID 5 ACRE TRACT; THENCE NORTH 02°20'47" EAST A DISTANCE OF 917.66 FEET TO A SET CHISELED "X" IN CONCRETE AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 02°20'47" EAST A DISTANCE OF 357.24 FEET TO THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #412 AND A FOUND COTTON PICKER SPINDLE, THENCE ALONG SAID RIGHT-OF-WAY SOUTH 87°23 '09" EAST A DISTANCE OF 151.14 FEET TO A SET 5/8 INCH DIAMETER IRON PIN, THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 01°43'39" WEST A

DISTANCE OF 356.56 FEET TO A SET 5/8 INCH DIAMETER IRON PIN, THENCE NORTH 87°38'58" WEST A DISTANCE OF 154.98 FEET TO THE POINT OF BEGINNING, CONTAINING 1.25 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned (R24-17) from General Commercial District (C-2) to Institutional District (P-1) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable 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 as follows:

From General Commercial District (C-2) to Institutional District (P-1).

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 _____, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

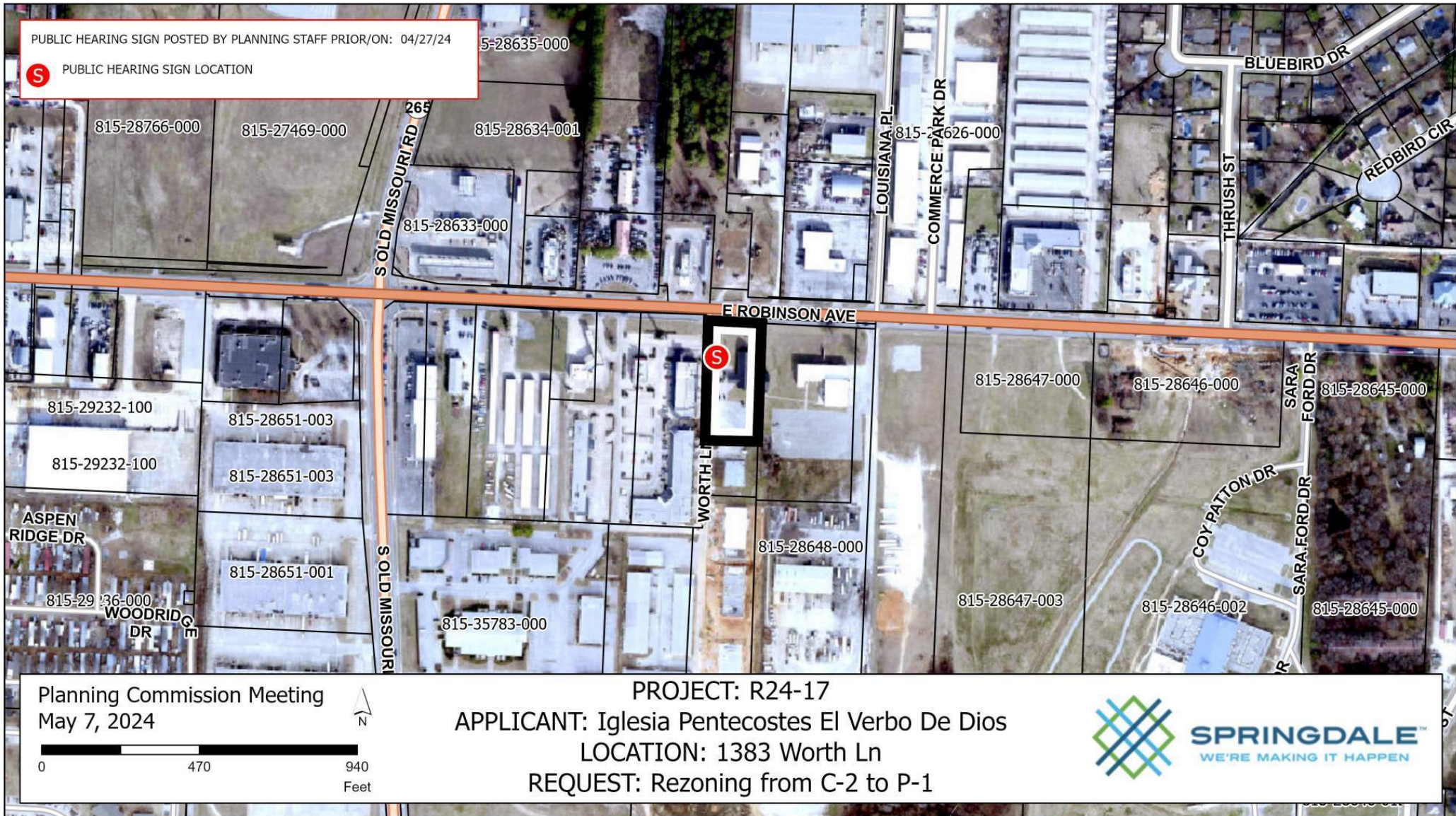
APPROVED AS TO FORM:

Ernest Cate, City Attorney

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 04/27/24



PUBLIC HEARING SIGN LOCATION



Planning Commission Meeting
May 7, 2024

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Feet

PROJECT: R24-17

APPLICANT: Iglesia Pentecostes El Verbo De Dios

LOCATION: 1383 Worth Ln

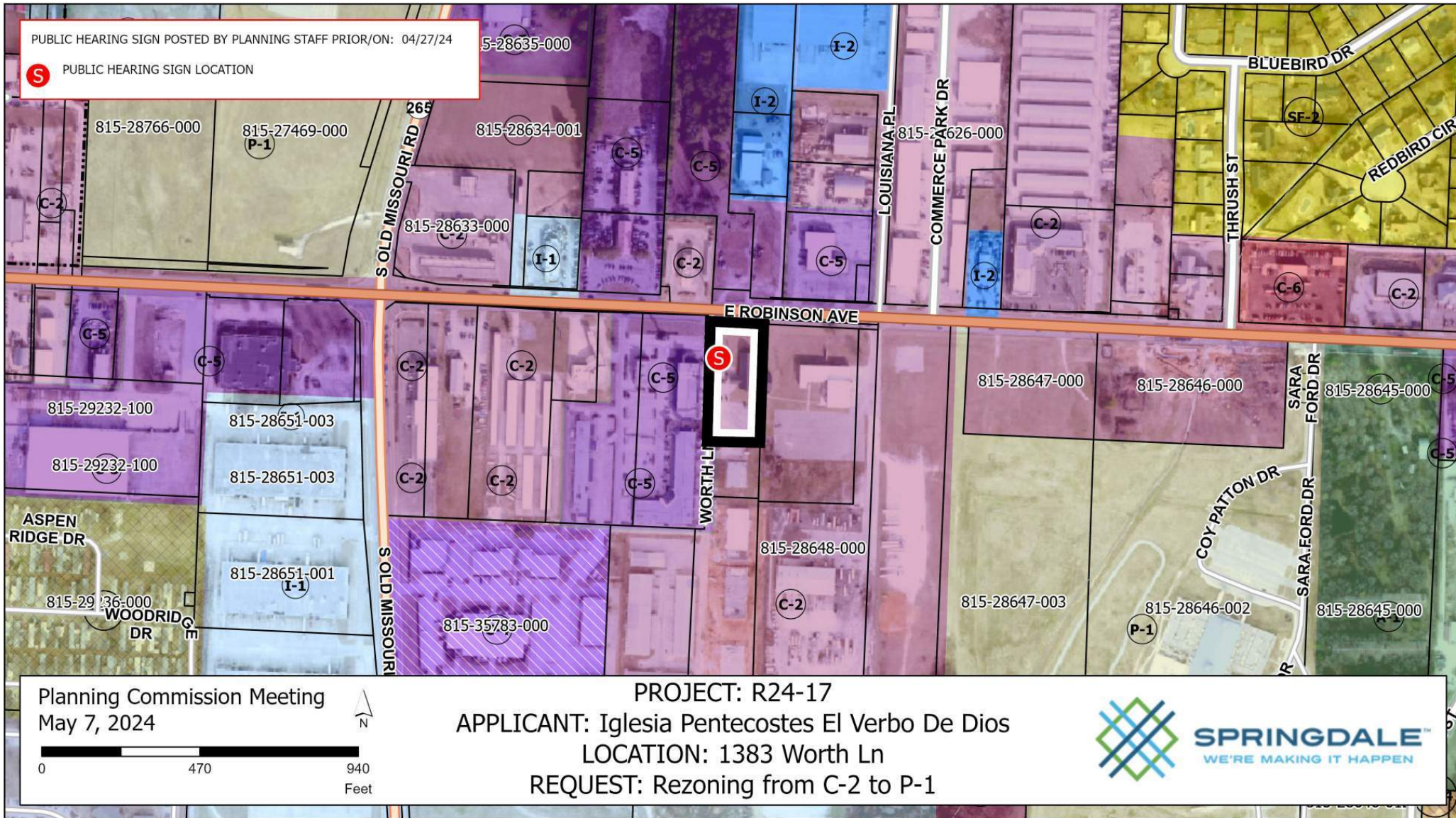
REQUEST: Rezoning from C-2 to P-1



PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 04/27/24



PUBLIC HEARING SIGN LOCATION



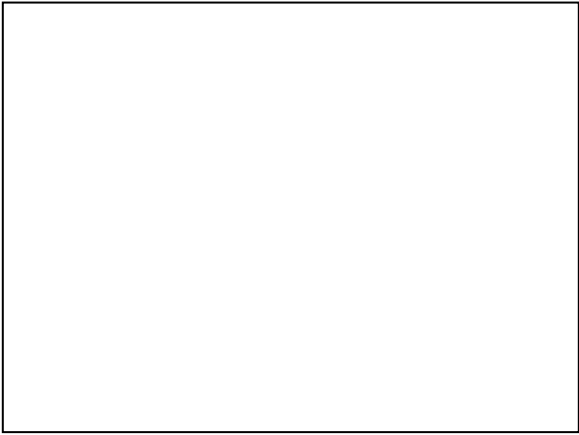
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APPLICANT: Iglesia Pentecostes El Verbo De Dios
LOCATION: 1383 Worth Ln
REQUEST: Rezoning from C-2 to P-1





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 (R24-20) CERTAIN LANDS FROM LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (SF-2) TO INSTITUTIONAL DISTRICT (P-1), 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 May 7, 2024, for hearing the matter of a petition of New Vision Church of God that the following described tract of real estate to be zoned from Low/Medium Density Single Family Residential District (SF-2) to Institutional District (P-1).

Layman's Description: 785 S. West End Street

Legal Description:

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 824.31 FEET NORTH AND 554.8 FEET WEST OF THE SOUTHEAST CORNER OF THE SW 1/4 THE NE 1/4 OF SAID SECTION 2; THENCE N 0° 4' 34" W 454.12 FEET TO THE NORTH LINE OF SAID SW 1/4 OF THE NE 1/4; THENCE WEST 436.20 FEET ALONG SAID NORTH LINE; THENCE S 8° 14' 26" W 454.7.6 FEET; THENCE S 89° 32' 15" E 502.00 FEET, CONTAINING 4.87 ACRES, MORE OR LESS.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned (R24-20) from Low/Medium Density Single Family Residential District (SF-2) to

Institutional District (P-1) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable 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 as follows:

From Low/Medium Density Single Family Residential District (SF-2) to Institutional District (P-1).

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 _____, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 04/27/24



PUBLIC HEARING SIGN LOCATION



Planning Commission Meeting
May 7, 2024

0 470 940
Feet

PROJECT: R24-20

APPLICANT: New Vision Church of God

LOCATION: 785 S West End St

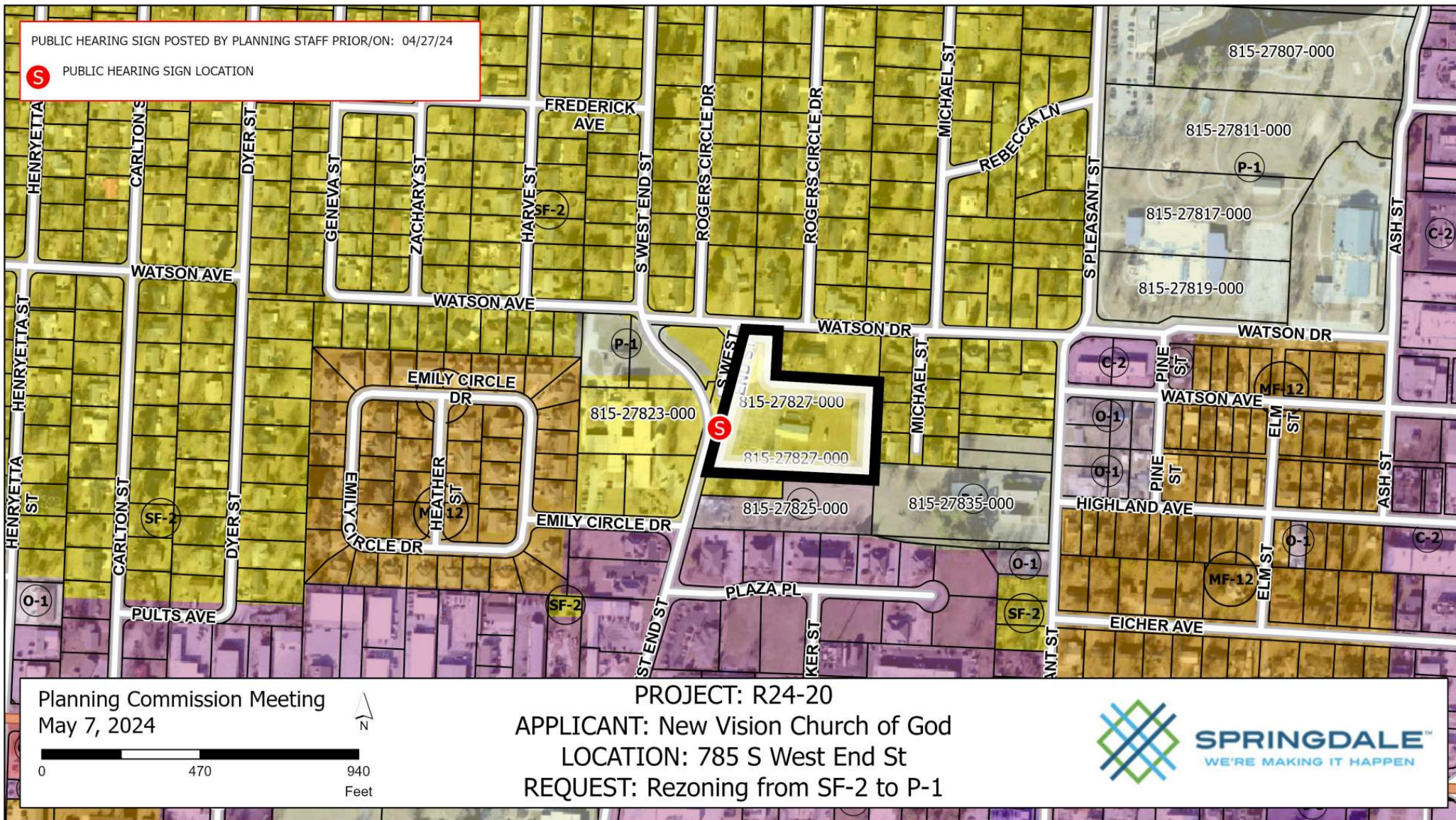
REQUEST: Rezoning from SF-2 to P-1



PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 04/27/24



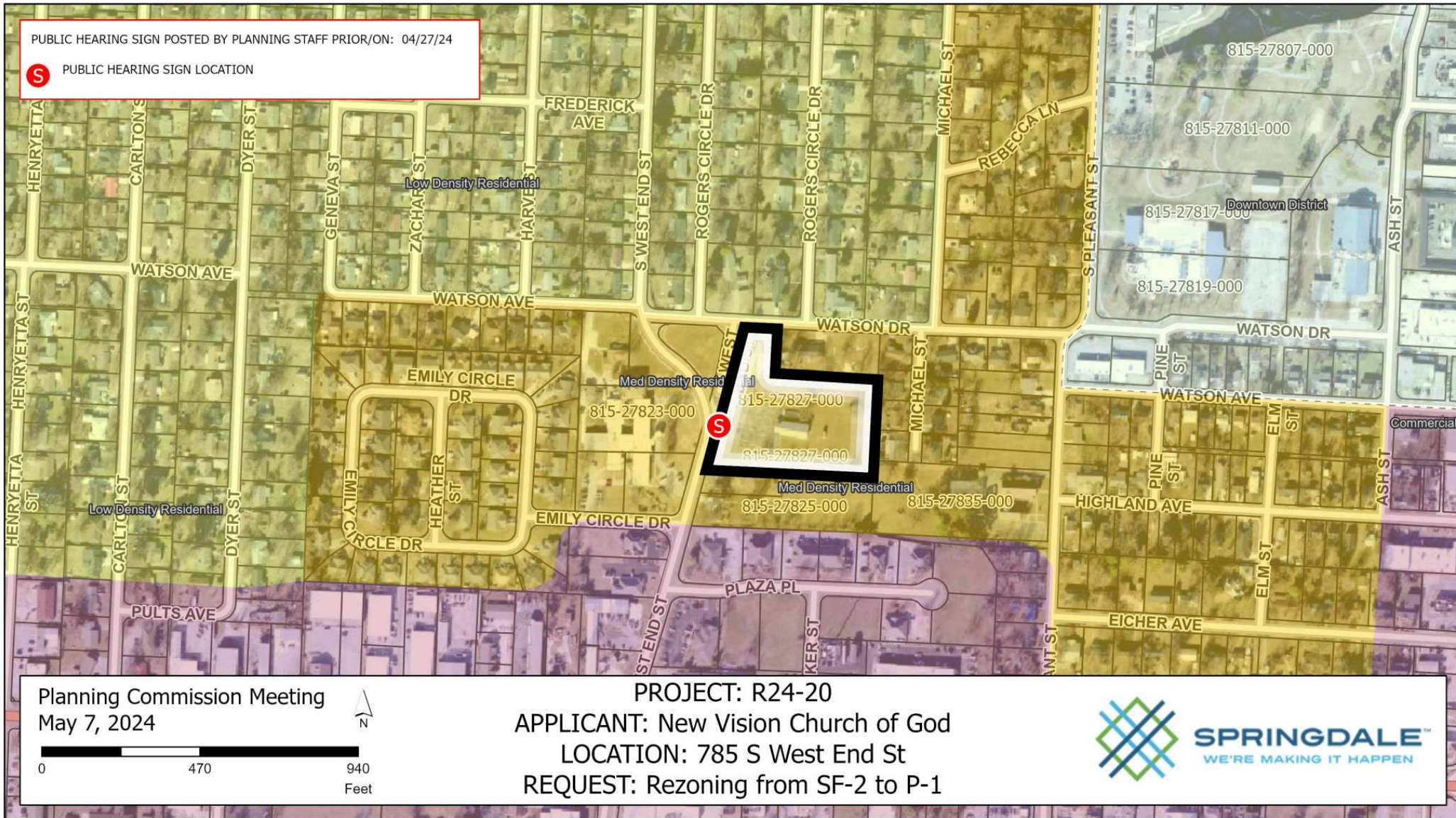
PUBLIC HEARING SIGN LOCATION



PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 04/27/24



PUBLIC HEARING SIGN LOCATION



RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W24-01) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO 815 E. EMMA AVENUE IN CONNECTION WITH L24-06, A LARGE SCALE DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver (W24-01) 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 (W24-01) of street improvements to 815 E. Emma Avenue including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L24-06, a Large Scale Development at 815 E. Emma Avenue, 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 (W24-01) of street improvements to 815 E. Emma Avenue including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L24-06, a Large Scale Development.

Option 2: Denies a waiver (W24-01) of street improvements to 815 E. Emma Avenue including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L24-06, a Large Scale Development.

Option 3: Approves payment in lieu of improvements to 815 E. Emma Avenue in connection with L24-06 a Large Scale Development with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver (W24-01) and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to 815 E. Emma Avenue including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with L24-06, a Large Scale Development.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

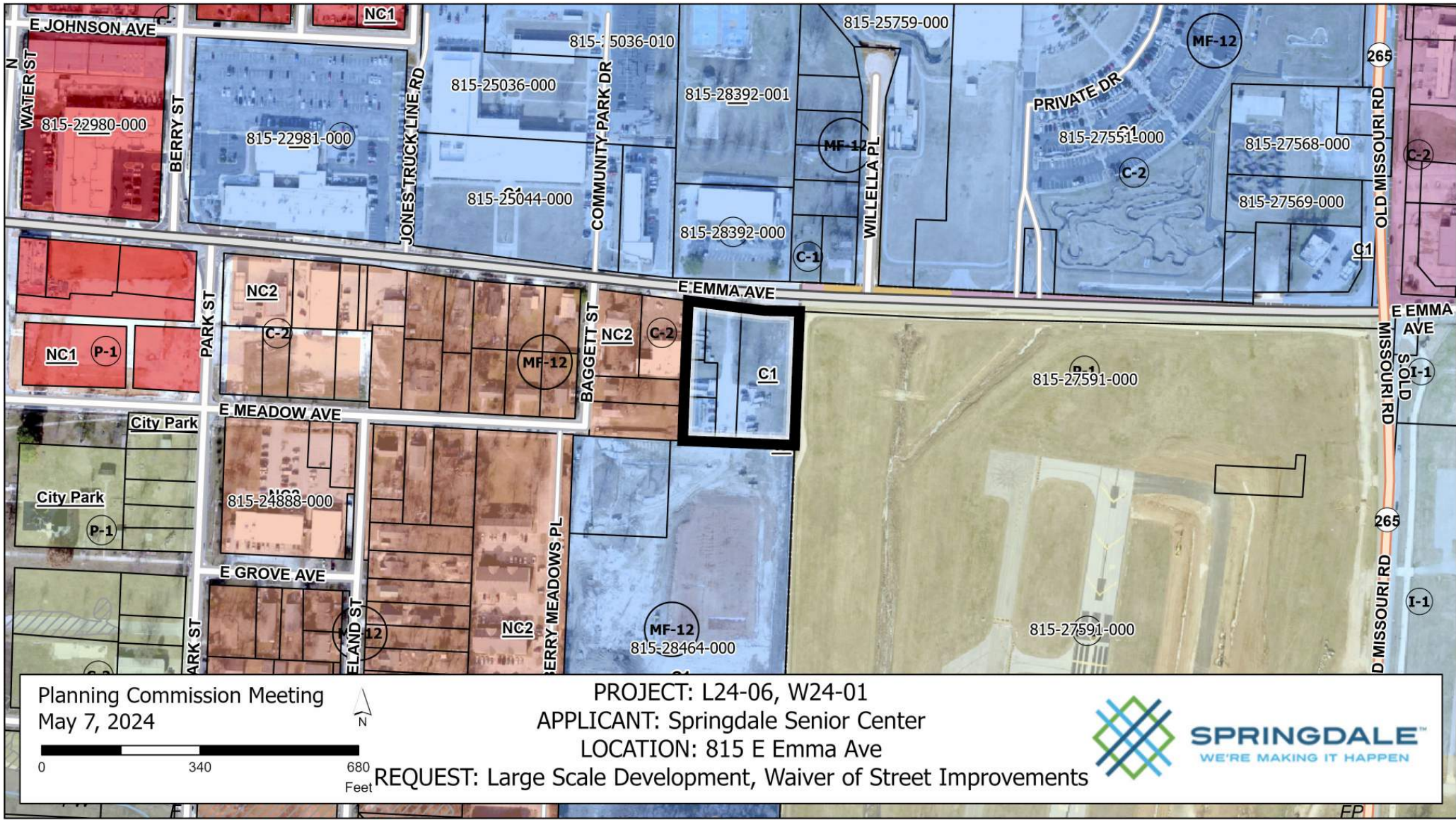


Planning Commission Meeting
May 7, 2024



PROJECT: L24-06, W24-01
APPLICANT: Springdale Senior Center
LOCATION: 815 E Emma Ave
REQUEST: Large Scale Development, Waiver of Street Improvements





RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W24-05) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO 5876 ELM SPRINGS ROAD IN CONNECTION WITH N24-10, A NON-LARGE SCALE DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver (W24-05) 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 (W24-05) of street improvements to 5876 Elm Springs Road including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N24-10, a non-large scale development, 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 (W24-05) of street improvements to 5876 Elm Springs Road including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N24-10, a non-large scale development.

Option 2: Denies a waiver (W24-05) of street improvements to 5876 Elm Springs Road including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N24-10, a non-large scale development.

Option 3: Approves payment in lieu of improvements to 5876 Elm Springs Road in connection with N24-10 a non-large scale development with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver (W24-05) and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to 5876 Elm Springs Road including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with N24-10, a non-large scale development.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

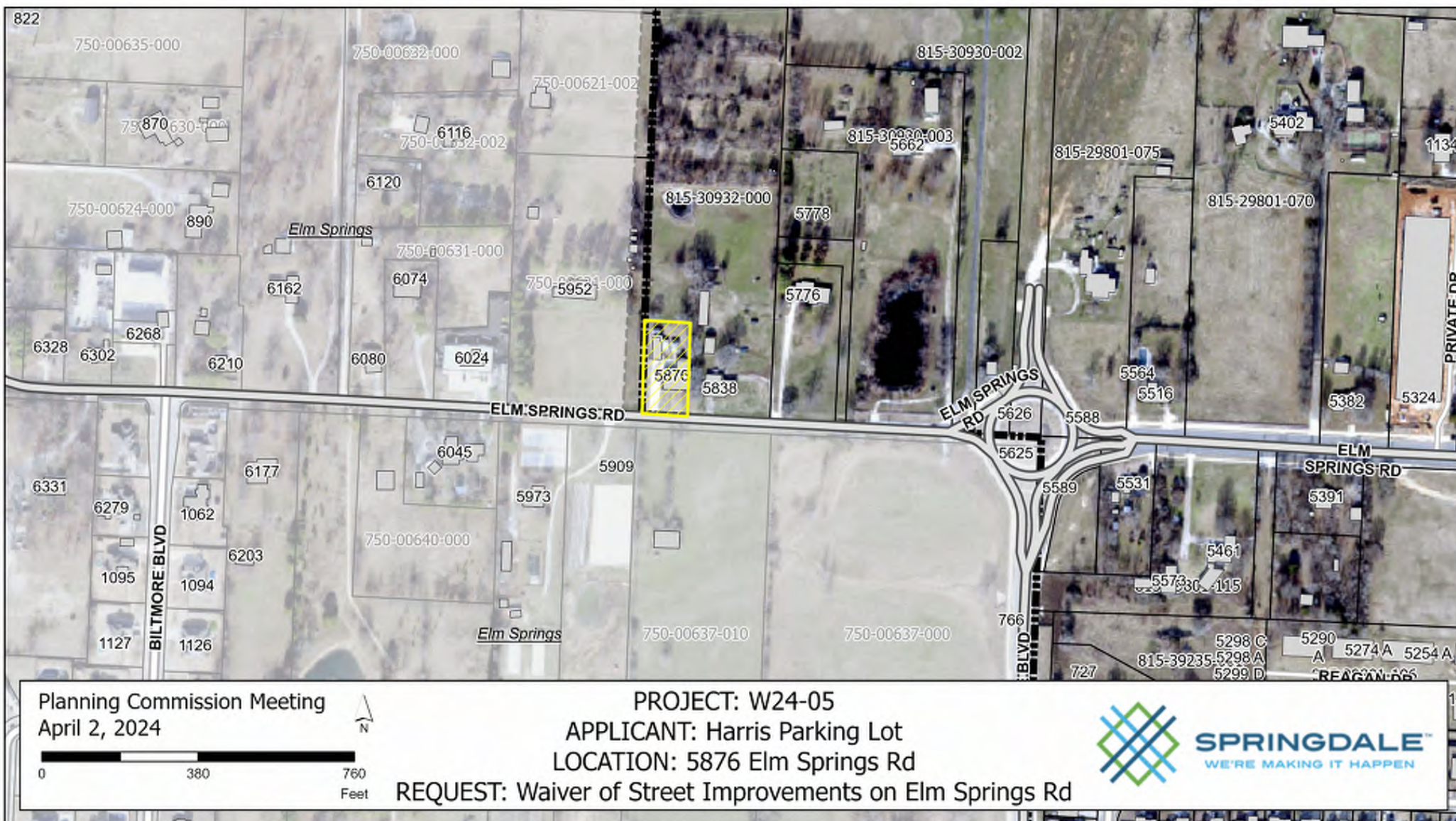
Doug Sprouse, Mayor

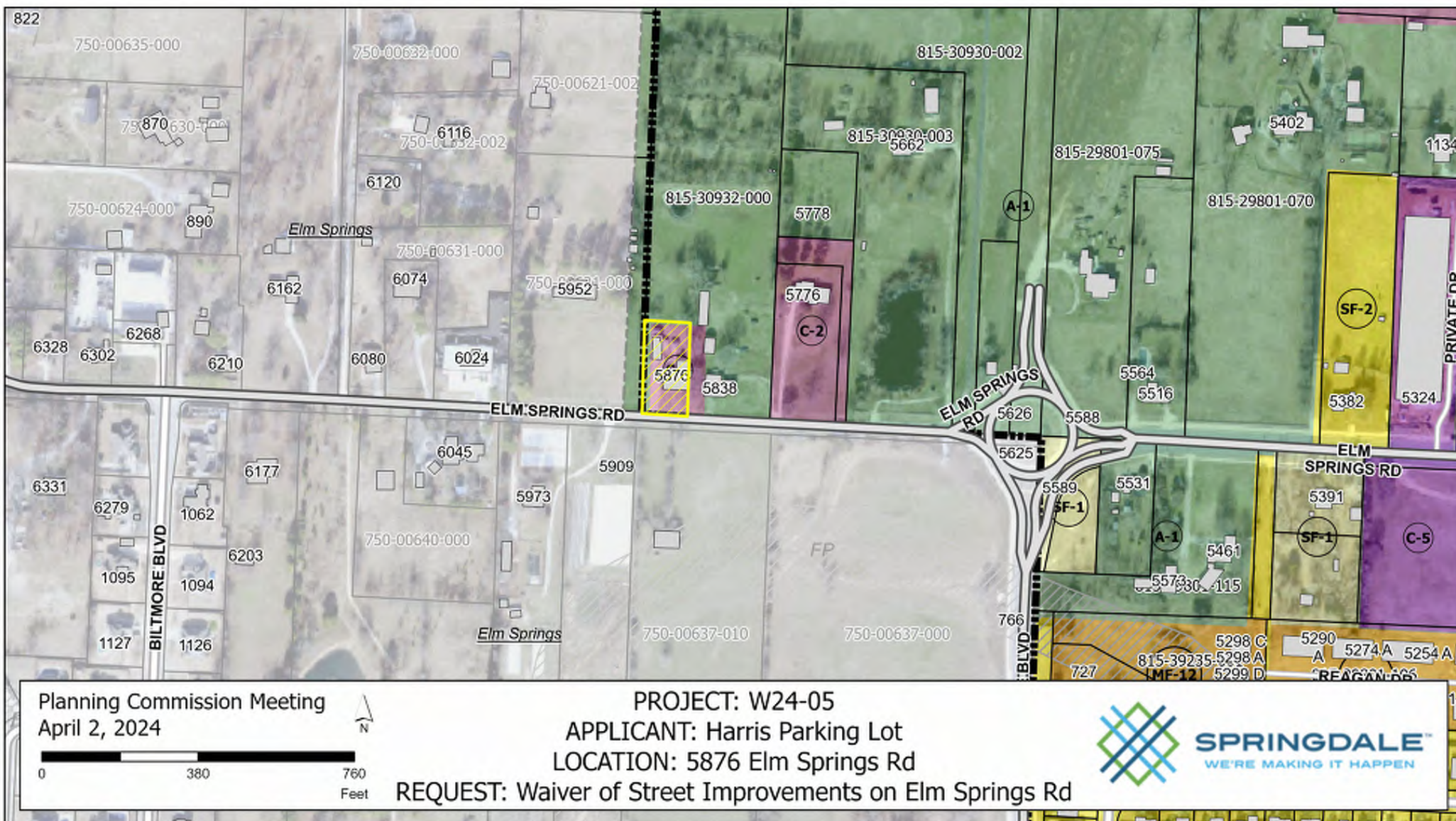
ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney





RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W24-07) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO LEA VIOLANTES AND WALTER VILLATORO IN CONNECTION WITH 1995 N. MONITOR ROAD, A SINGLE FAMILY DWELLING.

WHEREAS, Ordinance #3047 provides for the waiver (W24-07) 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 (W24-07) of street improvements to Lea Violantes and Walter Villatoro including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 1995 N. Monitor 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 (W24-07) of street improvements to N. Monitor Road including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 1995 N. Monitor Road, a single family dwelling.

Option 2: Denies a waiver (W24-07) of street improvements to N. Monitor Road including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 1995 N. Monitor Road, a single family dwelling.

Option 3: Approves payment in lieu of improvements to N. Monitor Road in connection with 1995 N. Monitor Road, a single family dwelling with an estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver (W24-07) and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to N. Monitor Road including drainage improvements related thereto, curbs, gutters, sidewalks and street lights to be built in connection with 1995 N. Monitor Road, a single family dwelling.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

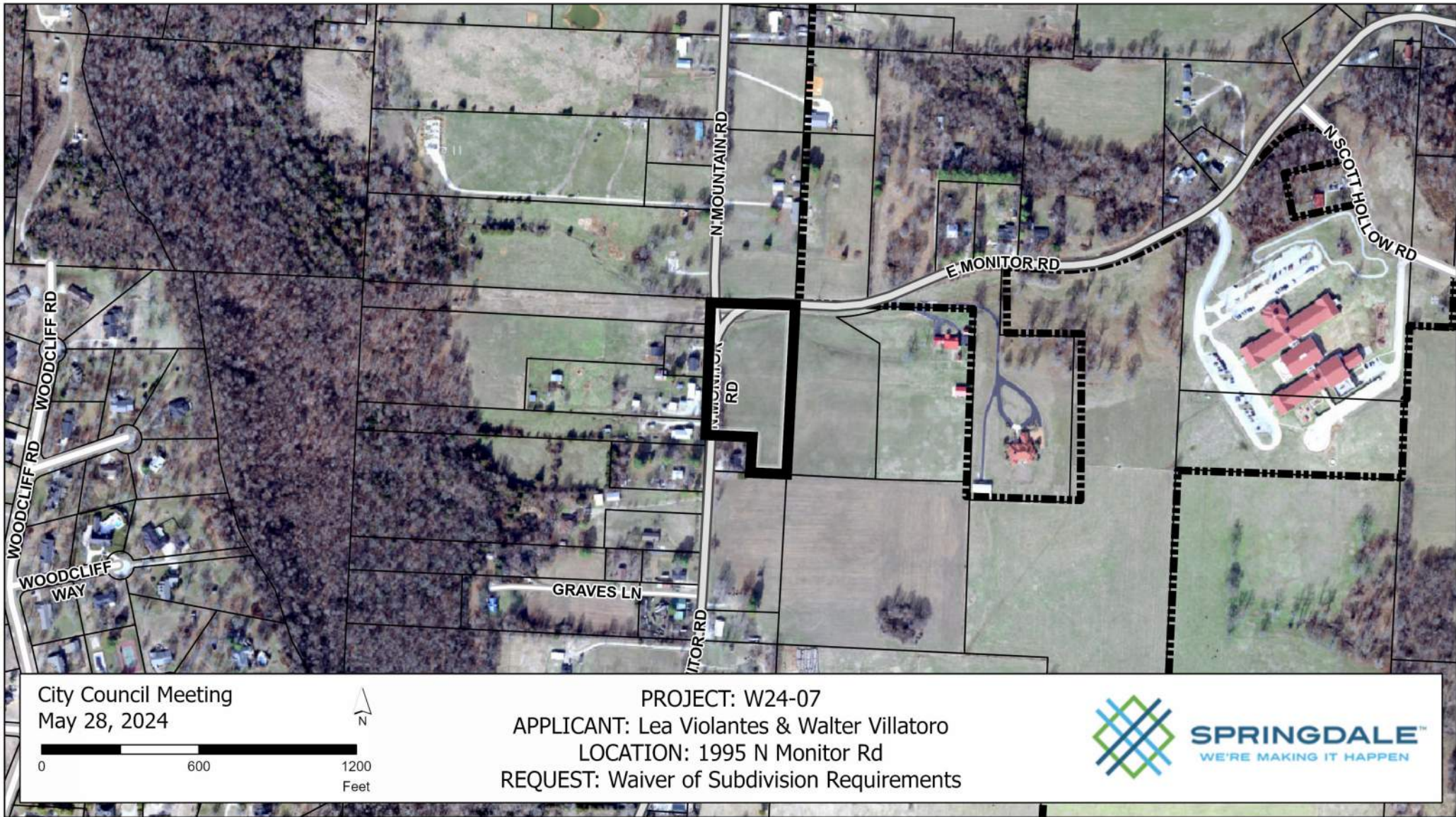
Doug Sprouse, Mayor

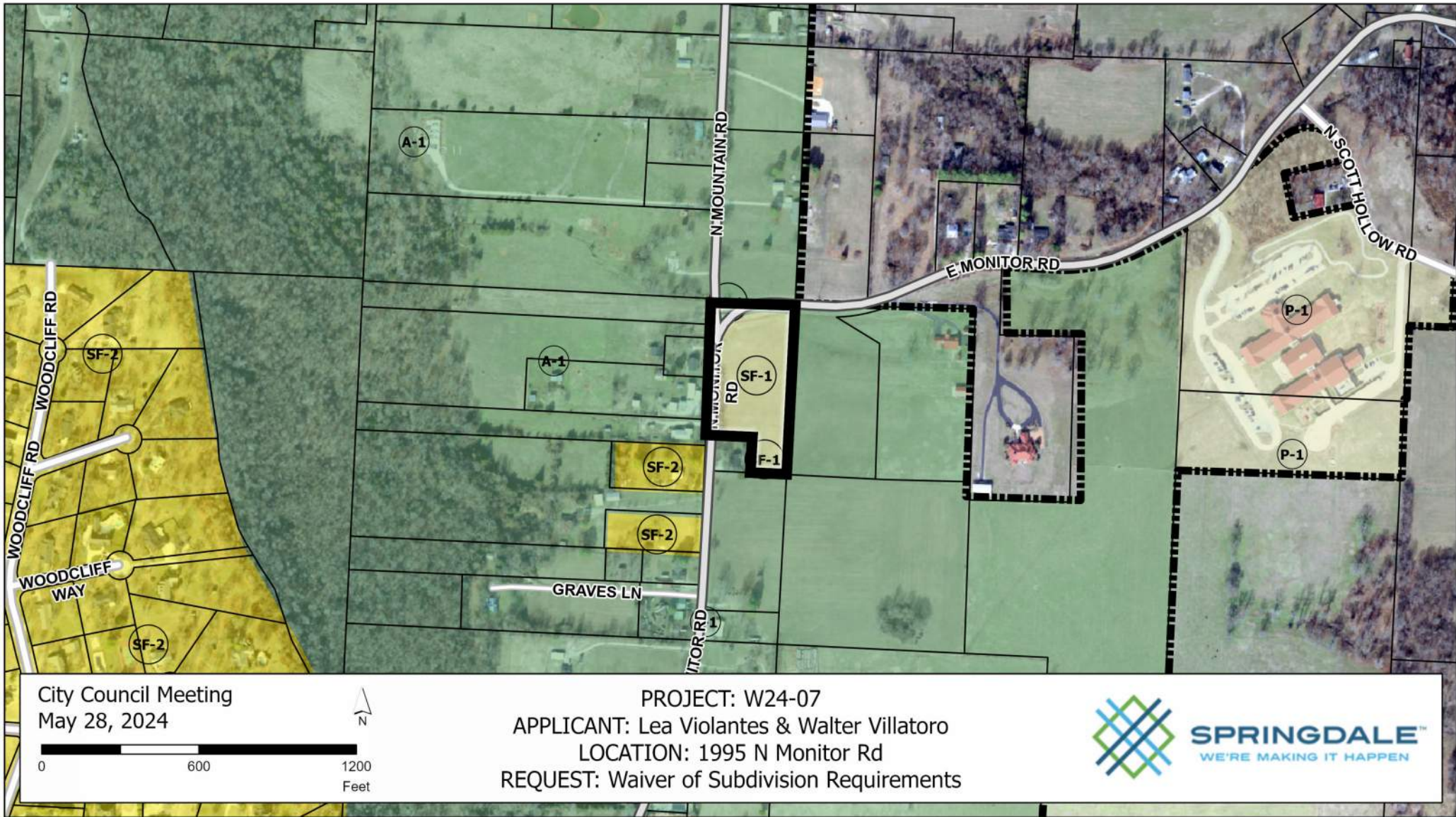
ATTEST:

Denise Pearce, City Clerk

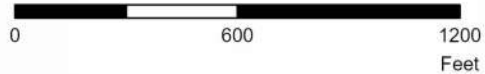
APPROVED AS TO FORM:

Ernest Cate, City Attorney





City Council Meeting
May 28, 2024



PROJECT: W24-07
APPLICANT: Lea Violantes & Walter Villatoro
LOCATION: 1995 N Monitor Rd
REQUEST: Waiver of Subdivision Requirements



RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W24-08) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO NORTH PINKLEY ROAD IN CONNECTION WITH PP24-05, A PRELIMINARY PLAT.

WHEREAS, Ordinance #3047 provides for the waiver (W24-08) 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 (W24-08) of street improvements to North Pinkley Road including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with PP24-05, a Preliminary Plat for County Line Square Subdivision, 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 (W24-08) of street improvements to North Pinkley Road including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with PP24-08, a Preliminary Plat for County Line Square Subdivision.

Option 2: Denies a waiver (W24-08) of street improvements to North Pinkley Road including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with PP24-08, a Preliminary Plat for County Line Square Subdivision.

Option 3: Approves payment in lieu of improvements to North Pinkley Road in connection with PP24-05, a Preliminary Plat for County Line Square Subdivision with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver (W24-08) and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to North Pinkley Road including drainage improvements related thereto, curbs, gutters, sidewalks and street lights to be built in connection with PP24-05, a Preliminary Plat for County Line Square Subdivision.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

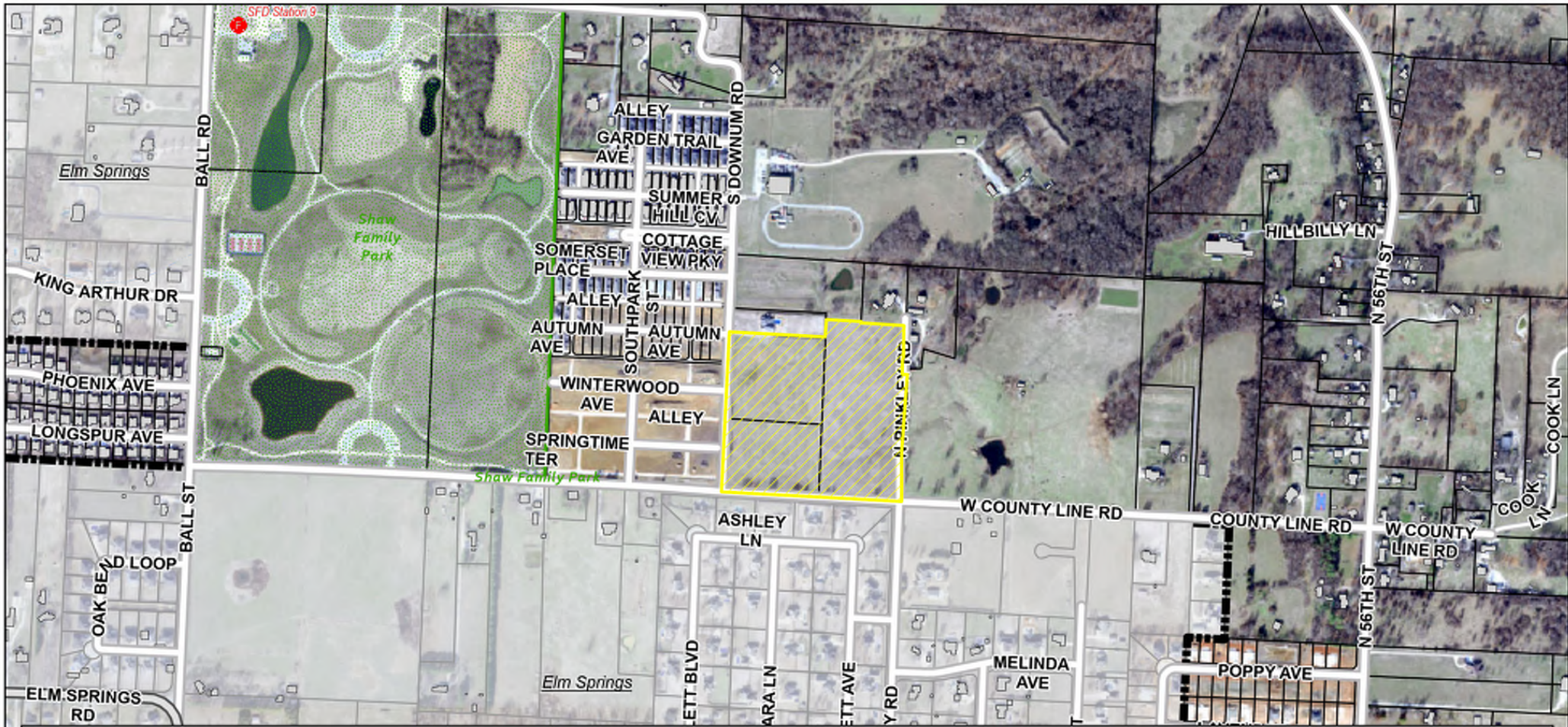
Doug Sprouse, Mayor

ATTEST:

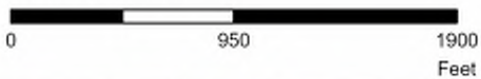
Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

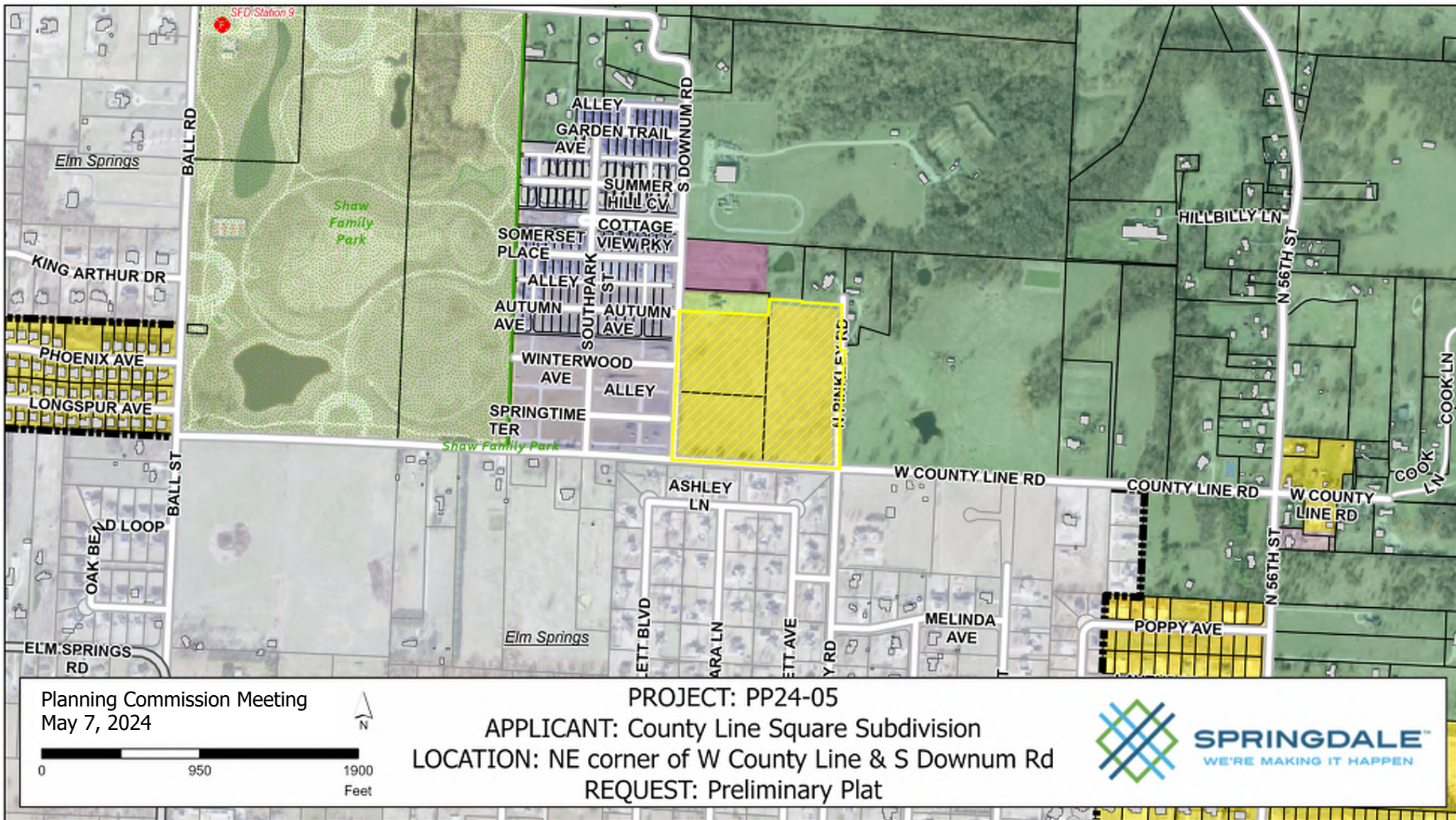


Planning Commission Meeting
May 7, 2024



PROJECT: PP24-05
APPLICANT: County Line Square Subdivision
LOCATION: NE corner of W County Line & S Downum Rd
REQUEST: Preliminary Plat





RESOLUTION NO. _____

**A RESOLUTION WAIVING COMPETITIVE BIDDING
AND AUTHORIZING THE PURCHASE OF A
GREENHOUSE**

WHEREAS, the City of Springdale desires to nursery its own landscaping plants to reduce annual costs, provide commercially unavailable plants, and further the quality of landscaping in and around the city;

WHEREAS, The Parks & Recreation Department and the Public Works Department have partnered to conceptualize a plant, tree and wetland plant nursery on property near Rabbit’s Foot Lodge;

WHEREAS, the price and installation of the greenhouse building is \$224,530.45 and is available on an Arkansas approved buy board;

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

The Mayor and City Clerk are hereby authorized to waive bidding and appropriate funds for a greenhouse facility at Rabbit’s Foot Lodge of an amount not to exceed \$225,000.00 to be funded by the Unrestricted General Fund.

PASSED AND APPROVED this _____ day of May, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED:

Ernest B. Cate, CITY ATTORNEY



Corporate Offices
Distribution Center

1395 John Fitch Blvd., South Windsor, CT 06074
1440 Field of Dreams Way, Dyersville, IA 52040
Phone: 1.800.476.9715 • Int'l Phone 860.528.9550
Fax: 1.800.457.8887 • Int'l Fax: 860.289.4711
Website: www.growspan.com

Customer ID: 9114495
Quote Number: 1102100

QUOTE

Page: 1 of 4

Quote To:

CITY OF SPRINGDALE, ARKANSAS
201 SPRING ST
SPRINGDALE AR 72764-4554
UNITED STATES

Phone:

Sales Person: TREVOR KLOCK
Office Phone: 800-327-6835 X1714
TKLOCK@GROWSPAN.COM

Ship To:

CITY OF SPRINGDALE, ARKANSAS
201 SPRING ST

SPRINGDALE, AR 72764-4554

Date: 4/4/2024 Valid for 10 Days

Quote Total **224,530.45**

USD

Line	Part	Description	Expected Qty	Unit Price	Ext. Price
1	200106	GROWSPAN SERIES 1000 ARCH-TOPPED TWO-SPAN COMMERCIAL GREENHOUSE 60'W X 60'L X 12'H, ENGINEERED	1.00	79,470.00	79,470.00
<i>Project Size: (2) 30' X 60' GrowSpan Series 1000 Arch-Topped Greenhouse</i> <i>Total Square Footage: 3600 sqft</i> <i>Central partition dividing structure into two individually controlled 30'x60' bays</i> <i>Side Height: 12'</i> <i>12' column/truss spacing with heavy duty 4x4 inch square 8 gauge triple galvanized steel columns</i> <i>101mph windspeed, 10psf snowload</i> --PLEASE CONFIRM ESTIMATE W/ LOCAL BUILDING ORDINANCE-- <i>Primary structural members (posts, trusses, purlins) are triple galvanized and fully enclosed (tubular). No partially enclosed members - C-channel, roll forming or press braking - allowed.</i> <i>Heavy duty base plate anchoring system with concrete anchors included. This system eliminates labor & error associated with anchor posts that must be wet set into concrete + allows concrete to be poured & cured prior to greenhouse delivery. Can be engineered to meet any snow/wind loads. Can be mounted to cylindrical pier footings (economical choice), grade beams or slabs.</i> <i>Clear 8mm twinwall polycarbonate to cover sidewalls and endwalls</i> <i>Double layer (IRAC inner layer) of inflated 6mil polyethylene film to cover roof</i>					
2	700012	CUSTOM GRNHS DESIGN AND ENGINEERING	1.00	6,000.00	6,000.00
<i>-Includes all engineered drawings necessary for your building ordinance's requirements.</i> <i>-Full structural review and stamp provided by licensed structural engineer in your state. Foundation engineering is a separate stamp fee.</i> <i>-Drawings to be provided to owner.</i> -Current Lead Time: ~6-8 weeks from customer's approval of design documents/contracts.					
3	102466P	HOT DAWG 60M BTU LO PROF HTR PROPANE	4.00	1,249.00	4,996.00



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Website: www.growspan.com

Customer ID: 9114495

Quote Number: 1102100

QUOTE

Page: 2 of 4

4	113104	HEATER HANGER PKG (S750/S1000/S2000)	4.00	399.95	1,599.80
5	111939	FAN 20" HORIZONTAL AIRFLOW 1/10HP 115V	8.00	169.95	1,359.60
6	115831	ALUMINUM DOUBLE HUNG DOOR 4'X8'	2.00	1,879.00	3,758.00
7	110565	ALUMINUM SNGL HUNG DOOR 3'X7'	3.00	1,009.00	3,027.00
8	116191	36" 1SP 115/208-230V DD 1/2HP SLANT WALL FAN	4.00	1,175.00	4,700.00
9	113906MK	54" 3100 SERIES MOTORIZED DAMPER KIT	4.00	1,139.00	4,556.00

Sales Kit

----- Kit Components -----

Kit Seq.	Part Number	Description	Qty Per
9.001	113906	54" 3100 SERIES	1.00
9.002	115224	MOTOR OPERATOR FOR	2.00

12	GSVEN025L03	GH END VNT PKG NO CLD 25'L 3'W	2.00	3,679.00	7,358.00
13	108999	EVAPORATIVE COOLING SYSTEM 25'LX3'HX6"	2.00	2,445.00	4,890.00
16	CR2095	THERMOSTAT SINGLE STAGE DUROSTAT	16.00	55.95	895.20
17	108999F	EVAP COOLING SYS FRAME 25'L X 3'L	2.00	1,005.00	2,010.00
18	CR2041	THERMOSTAT CURTAIN CONTROL	2.00	115.95	231.90
19	CF1770	EXH FAN 24" W/ALUM SHUTR VARISPEED - PEAK VENTILATION	2.00	615.00	1,230.00
20	113903MK	30" 3100 SERIES MOTORIZED DAMPER KIT - PEAK VENTILATION	2.00	439.00	878.00

Sales Kit

----- Kit Components -----

Kit Seq.	Part Number	Description	Qty Per
16.001	113903	30" 3100 SERIES	1.00
16.002	115224	MOTOR OPERATOR FOR	1.00

23	700005	GREENHOUSE INSTALLATION ESTIMATE	1.00	100,830.00	100,830.00
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Website: www.growspan.com

Customer ID: 9114495

Quote Number: 1102100

QUOTE

Page: 3 of 4

Includes: 1 year labor warranty, travel expenses, equipment rentals, installation of quoted structure + equipment, portable restroom and dumpster rental, and trash cleanup

Excludes: Permits, inspections, grade work, site prep, foundation, finish flooring, utilities to the site, breaker panel, utilities to the equipment, drains, downspouts, connection/finish flashing to a pre-existing structure, installation of any item not mentioned in this proposal & build out inside of any quoted metal building[s]. Does not include installation of quoted irrigation components.

FIGURES DO NOT ACCOUNT FOR PREVAILING/DAVIS&BACON WAGE RATES. PLEASE CONFIRM IF SPECIAL WAGE RATES ARE REQUIRED FOR YOUR PROJECT

24	116456	VIBRONET GREEN SPRINKLER	280.00	4.29	1,201.20
25	116469	HANGING ASSEMBLY FOR SPRINKLERS 48"	280.00	3.09	865.20
26	113886	HOSE BIB ASSEMBLY FOR AQUA COOL	4.00	66.95	267.80

Sales Kit

Kit Components

Kit Seq.	Part Number	Description	Qty Per
20.001	WF1013	3/4" Y-FILTR W/SS	1.00
20.002	WF1330	TEE PVC FXFXF 3/4"	2.00
20.003	WF2350	BUSH PVC MXF 3/4X1/4	2.00
20.004	WF2730	3/4 WASHER ONLY	1.00
20.005	WG3840	PVC SCH 80 NIPPLE	2.00
20.006	WR1095	THREAD SEALING TAPE	1.00
20.007	WR4060	GAUGE 2" SG 0-15 PSI	1.00
20.008	WR4067	GAUGE 2-1/2" SG 0-100	1.00
20.009	109687	SENNINGER PRESSURE	1.00
20.010	112063	FGHXFPT SWIVL 3/4X3/4	1.00
20.011	112066	3/4" IN-LINE SHUT-OFF	1.00
20.012	112674	ADPTR PVC IXM 3/4X3/4	1.00
20.013	INSTRUCTIONS	INSTRUCTIONS	1.00

40	AC2804	3/4" IN-LINE VALVE (20MM)	25.00	5.15	128.75
41	110741A	.820"X.940" 3/4" PE TUBING 100'L	15.00	47.95	719.25



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Website: www.growspan.com

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Quote Number: 1102100

QUOTE

Page: 4 of 4

42	110403	ANGLE ARROW DRIPPER (3-3/4")	250.00	0.25	62.50
43	111046A	1/4" X 100' SUPERFLEX UV WHT POLY TUBING	9.00	15.39	138.51
44	110730	TEE 21MM .820"X.940" PE TUBING	50.00	0.98	49.00
45	110729	ELBOW 21MM .820"X.940" PE TUBING	50.00	0.81	40.50
46	110728	JOINER 21MM .820"X.940" PE TUBING	50.00	0.50	25.00
47	110731	END PLUG 21MM .820"X.940" PE TUBING	50.00	0.46	23.00
48	110762	GOOF PLUG 3/7MM(BAG OF 10)	2.00	2.59	5.18
49	110743	3MM PUNCH(FOR DRIPPERS AND SPRINKLERS)	1.00	41.95	41.95
50	111698	#23 RATCHET CLAMP	250.00	0.55	137.50
51	112769	MIXRITE 45GPM HORT INJECTOR	4.00	1,065.00	4,260.00

QUOTE - Miscellaneous Charge -

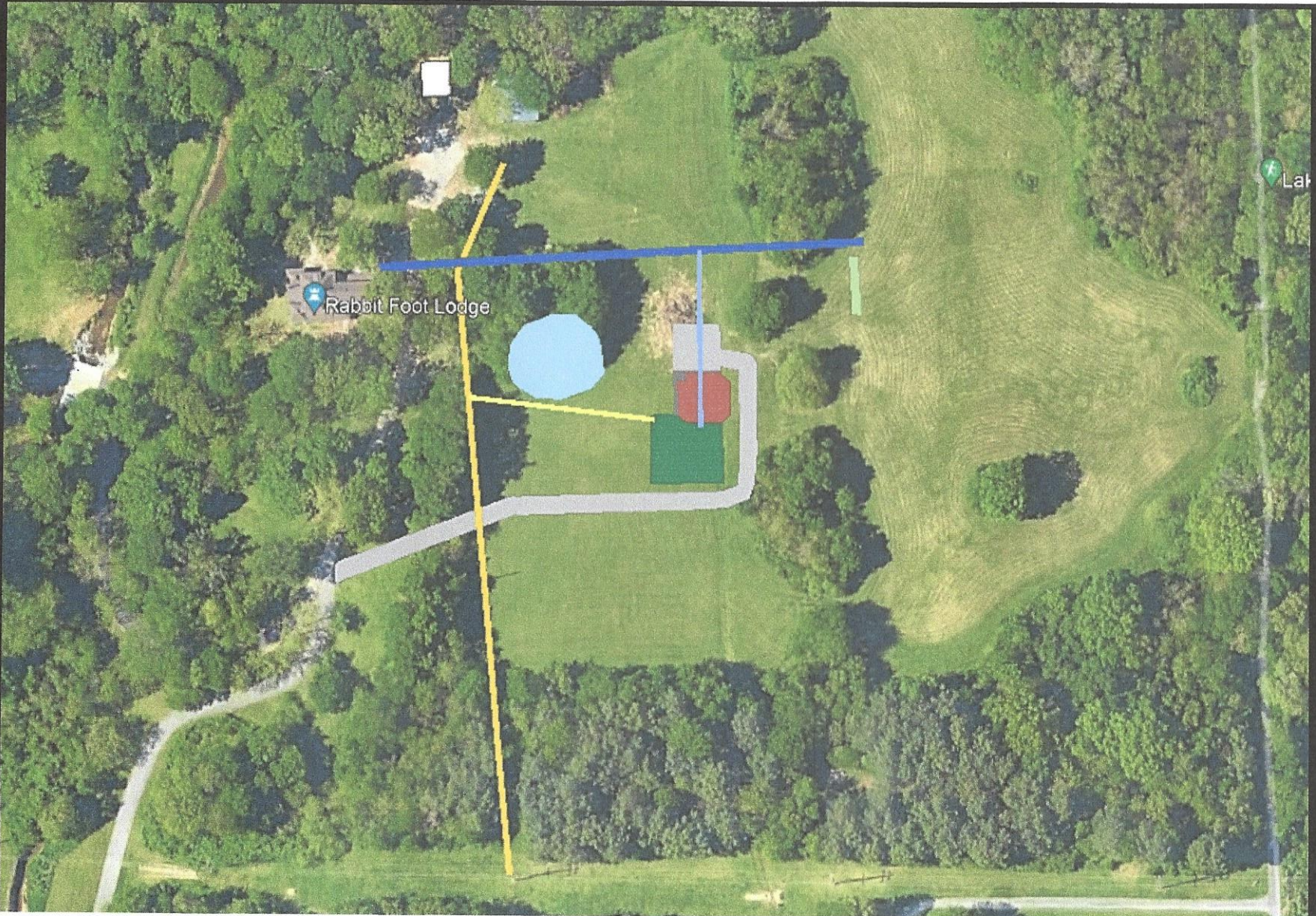
Description	Ext. Price
1.) Freight	4,191.86
2.) -15% VALID THRU 4/30	-35,363.23

**Freight Rate shown is estimated. Buyer is responsible for final freight charges that are calculated at time of shipment*

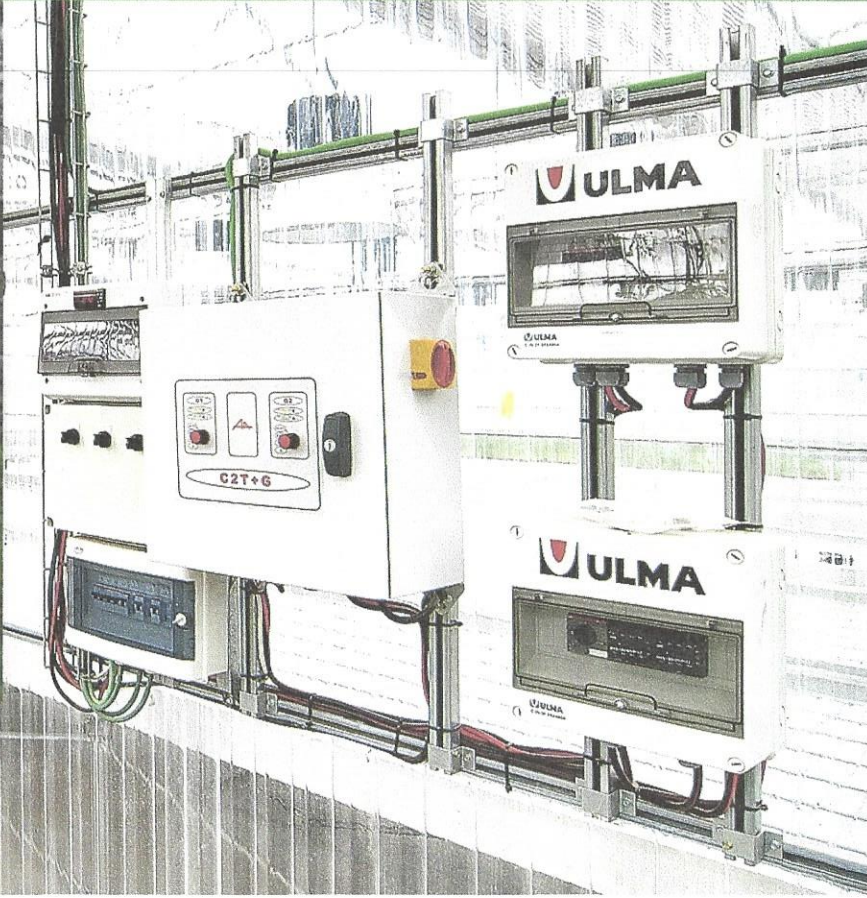
Lines Total	235,754.84
Total Taxes	19,946.98
Line Miscellaneous Charges	0.00
Quote Miscellaneous Charges	-31,171.37
Discount	0.00
Quote Total	224,530.45

Quote Accepted By: _____ Date: _____

Signature



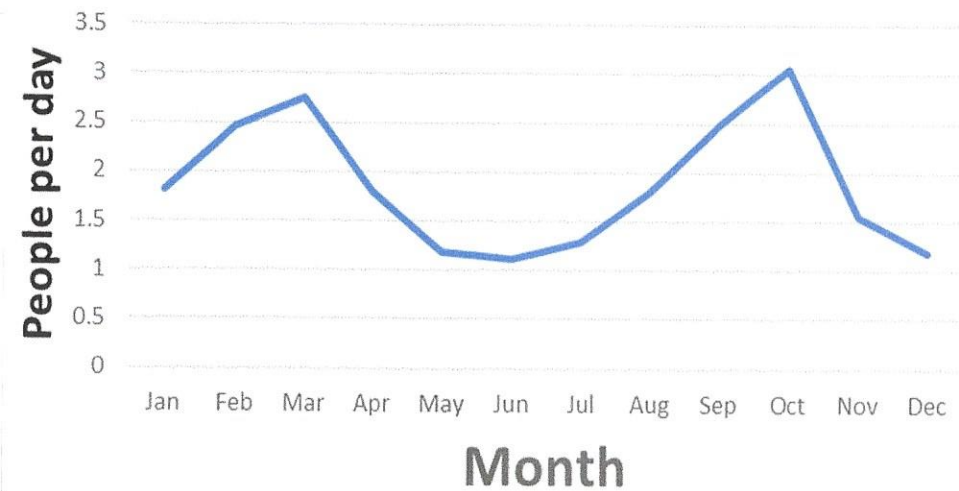








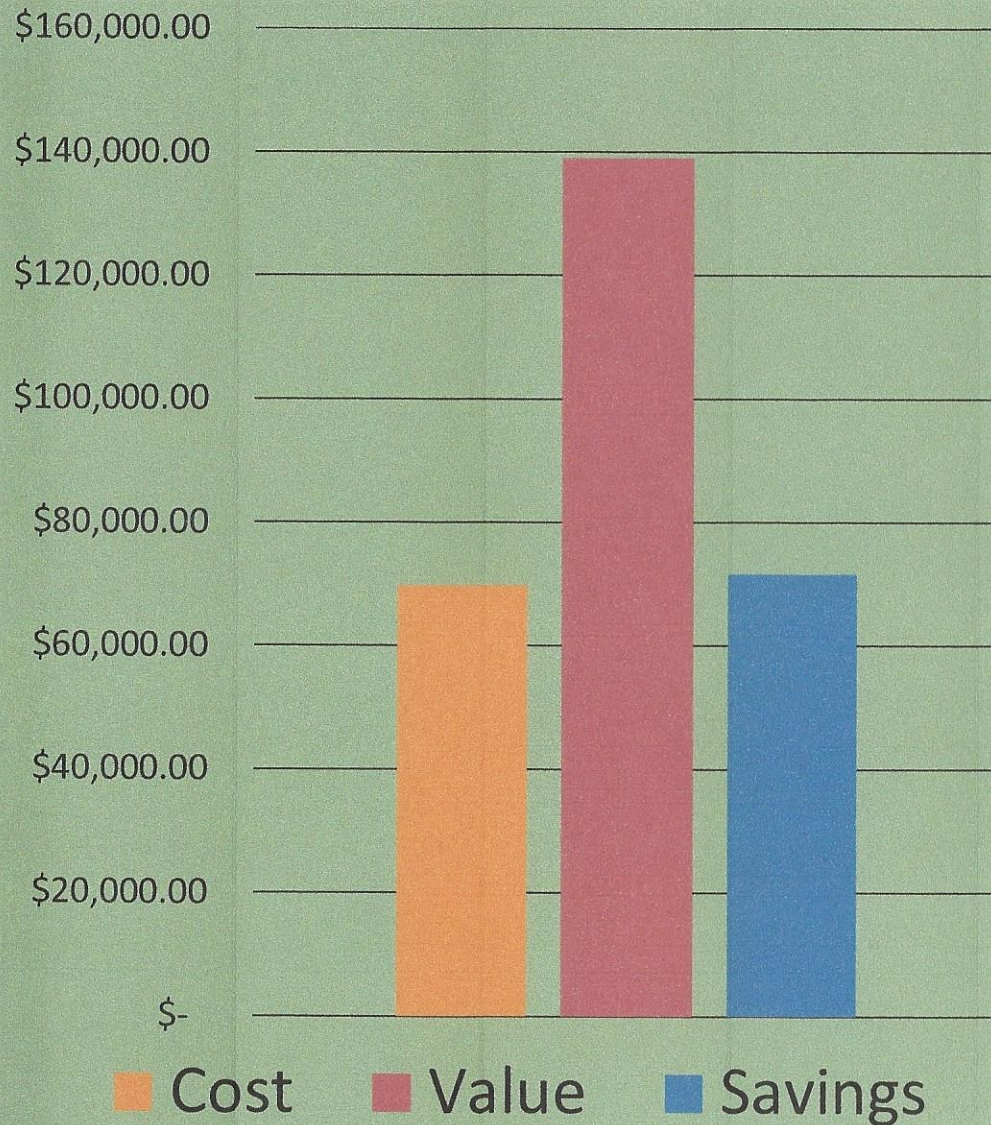
Production Labor



Maximum numbers of laborers per day peak in spring and fall seasons due to planting times and mild and manageable weather patterns.

Some year round production will allow for slow growing and season specific landscaping such as fall blooms, hanging baskets, events, and projects.





Cost includes raw materials, seed plants, labor and other general supplies.

Value is the cost to buy based on our city past spending.

In the 30 year building life this translates to \$2.15 million in savings.

Hidden values!

- Educational opportunities,
 - school trips,
 - volunteer opportunities,
 - demonstration gardens,
 - workshops
- unique planting opportunities
 - Native plants
 - Events and projects



The City Council of the City of Springdale met in regular session on Tuesday, May 14, 2024 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
Amelia Taldo	Ward 4 (Absent)
Jeff Watson	Ward 3
Mike Overton	Ward 2
Mike Lawson	Ward 1
Rex Bailey	Ward 2
Randall Harriman	Ward 1
Mark Fougerousse	Ward 4 (Zoom)
Ernest Cate	City Attorney
Denise Pearce	City Clerk/Treasurer

Department heads present:

Jeff Taylor	Police Captain
Blake Holte	Fire Chief
Sharon Tromburg	Asst. Panning Director
Ben Peters	Engineering Director
Colby Fulfer	Chief of Staff
James Smith	Public Work Director
Mike Chamlee	Buildings Director
Chad Wolfe	Parks & Re. Director

APPROVAL OF MINUTES

Council Member Overton moved the minutes of the April 23, 2024 City Council meeting be approved as presented. Council Member Harriman made the second.

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

ORDINANCES AND RESOLUTIONS READ BY TITLE ONLY

Council Member Harriman 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 Powell made the second.

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

PROCLAMATION PRESENTATION FOR ALS AWAENESS MONTH

Mayor Sprouse presented to David Brunson a proclamation proclaiming May 2024 as ALS Awareness Month.

RESOLUTION NO. 52-24 – APPROVING A CONDITIONAL USE (C24-05) FOR IGLESIA PALABRA VIVA AT 2250 W. SUNSET AVENUE, SUITE 4, USE UNIT 42 IN A GENERAL COMMERCIAL (C-2) DISTRICT AS SET FORTH IN ORDINANCE NO. 4030

City Attorney Ernest Cate presented a Resolution approving a conditional use appeal (C24-05) by Iglesia Palabra Viva for Use Unit 42 (Church/Synagogue) in a General Commercial District (C-2) located at 2250 W. Sunset Avenue, Suite 4.

City Council voted 5-4 at their last meeting to overturn Planning Commission’s decision to deny the request at their April 2, 2024 meeting and bring the Resolution forward at this meeting.

RESOLUTION NO. ____

A RESOLUTION APPROVING A CONDITIONAL USE (C24-05) FOR IGLESIA PALABRA VIVA AT 2250 W. SUNSET AVENUE, SUITE 4, USE UNIT 42 IN A GENERAL COMMERCIAL (C-2) DISTRICT 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 April 2, 2023, on a request by Iglesia Palabra Viva for a Use Unit 42 (Church/Synagogue) in a General Commercial District (C-2) at 2250 W. Sunset Avenue Suite 4; and

WHEREAS, following the public hearing the Planning Commission by unanimous vote denied the Conditional Use request; and

WHEREAS, an appeal was filed on April 10, 2024 and heard before the City Council on April 23, 2024 at which time the City Council overturned the Planning Commission's denial by a vote of 5-4 with conditions to be included in this resolution.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use to Iglesia Palabra Viva for a Use Unit 42 (Church/synagogue) in a General Commercial District (C-2) at 2250 W Sunset Avenue, Suite 4 with the following conditions-

1. Occupancy load as determined by the Assistant Fire Marshal to be 158 persons for the sanctuary and 195 persons for the entire suite.
2. Hours of operation limited to Sunday 1 pm to 5 pm and Friday 6 pm to 9 pm.
3. Shared parking agreements as follows:
 - a. Eighteen parking shared on Samaritan House Community Center (SHCC) on the east side of the parking lot as shown with the following restrictions
 - i. Parking can only be in the spaces as noted on the site plan and noted hours, no overflow parking or loitering allowed
 - ii. All trash must be picked up
 - iii. Parking lot will not be cleared by owner during icy/snowy weather conditions
 - iv. Church and/or property owner (Sosa Properties, LLC) must list SHCC as a named insured on a \$1,000,000 liability insurance policy and provide proof of such overage to SHCC on an annual basis
 - v. Any vehicles that remain outside of above hours are subject to being towed at the owner's expense
 - b. Seventeen parking spaces on the north side USA Plaza during the church hours of operation
4. Must observe the provision of the City's adopted noise standards.
5. Meet all building and fire code provisions.

PASSED AND APPROVED THIS ____ DAY OF MAY, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

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

After the vote was taken, motion was 4-3.

(Lawson, Bailey, Harriman, Fougrousse voting yes)
(Powell, Watson, Overton voting no)

Mayor Sprouse voted yes. Motion carried 5-3.

The Resolution was numbered 52-24.

ORDINANCE NO. 5956 – ACCEPTING THE REPLAT (RP-24-03) OF LOTS 12A AND 16A, BLOCK 10, R.L. HAYES FIRST ADDITION, TO THE CITY OF SPRINGDALE, ARKANSAS; AND DELCARING AN EMERGENCY

Assistant Planning Director Sharon Tromburg presented an Ordinance accepting the Replat (RP-24-03) of Lots 12A and 16A, Block 10, R.L. Hayes First Addition, to the City of Springdale, Arkansas; and declaring an emergency.

Planning Commission recommended approval at their meeting.

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

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

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

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

The Ordinance was numbered 5956.

ORDINANCE NO. 5957 – ACCEPTING THE FINAL PLAT (FP24-02) OF CHARLOTTE ADDITION SUBDIVISION IN THE CITY OF SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY

Assistant Planning Director Sharon Tromburg presented an Ordinance accepting the Final Plat (FP24-02) of Charlotte Addition Subdivision in the City of Springdale, Arkansas; and declaring an emergency.

Planning Commission recommended approval at their meeting.

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

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

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

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

The Ordinance was numbered 5957.

RESOLUTION NO. 53-24 – AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT FOR THE INSTALLATION OF NEW FENCING AT THE TRAIL MAINTENANCE FACILITY AND TO APROPRIATE FUNDS

Council Member Mike Lawson presented a Resolution authorizing the Mayor and City Clerk to enter into a contract with Modern Fence of NWA in an amount not to exceed \$9,500.00, for the installation of new fencing at the trail maintenance facility at 403 Sanders Avenue and to appropriate funds.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT FOR THE INSTALLATION OF NEW FENCING AT THE TRAIL MAINTENANCE FACILITY AND TO APPROPRIATE FUNDS

WHEREAS, the City of Springdale owns property located at 403 Sanders Avenue, that previously housed Fire Station #3, and

WHEREAS, Springdale Parks and Recreation would like to designate this location as their trail maintenance facility, and

WHEREAS, the facility is in need of new fencing for security and accessibility purposes, and

WHEREAS, Springdale Parks and Recreation received three (3) quotes from local companies,

WHEREAS, upon review, Modern Fence of NWA came in with the lowest price that met all specifications provided by Springdale Parks and Recreation, in an amount not to exceed \$9,500.00, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that The Mayor and City Clerk are hereby authorized to enter into a contract with Modern Fence of NWA for installation of new fencing at Springdale Parks and Recreation's trail maintenance facility in an amount not to exceed \$9,500.00, to be paid for out of the Unrestricted General Fund.

PASSED AND APPROVED this ____ day of May, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

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

The Resolution was numbered 53-24.

RESOLUTION NO. 54-24 – AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT FOR THE INSTALLATION OF A NEW ROOF AND GUTTERS AT THE TRAIL MAINTENANCE FACILITY AND TO APPROPRIATE FUNDS

Council Member Mike Lawson presented a Resolution authorizing the Mayor and City Clerk to enter into a contract with Criterion in an amount not to exceed \$34,999.00, for the installation of a new roof and gutters at the trail maintenance facility at 403 Sanders Avenue and to appropriate funds.

Chief of Staff Colby Fulfer stated we should get a minimum of \$27,000 in insurance money from Arkansas Municipal League to cover the roof.

RESOLUTION NO. ____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT FOR THE INSTALLATION OF A NEW ROOF AND GUTTERS AT THE TRAIL MAINTENANCE FACILITY AND TO APPROPRIATE FUNDS

WHEREAS, the City of Springdale owns property located at 403 Sanders Avenue, that previously housed Fire Station #3, and

WHEREAS, Springdale Parks and Recreation would like to designate this location as their trail maintenance facility, and

WHEREAS, the facility is in need of a new roof and gutters, and

WHEREAS, Springdale Parks and Recreation received three (3) quotes from local companies,

WHEREAS, upon review, Criterion came in with the lowest price that met all specifications provided by Springdale Parks and Recreation, in an amount not to exceed \$34,999.00, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that The Mayor and City Clerk are hereby authorized to enter into a contract with Criterion for installation of new a new roof and gutters at Springdale Parks and Recreation's trail maintenance facility in an amount not to exceed \$34,999.00, to be paid for out of the Unrestricted General Fund.

PASSED AND APPROVED this ____ day of May, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

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

The Resolution was numbered 54-24.

RESOLUTION NO. 55-24 – AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT FOR EXTERIOR RENOVATION WORK FOR 403 SANDERS AVENUE AND 1207 DYER STREET AND TO APPROPRIATE FUNDS

Council Member Mike Lawson presented a Resolution authorizing the Mayor and City Clerk to enter into a contract with Criterion for exterior renovation work for 403 Sanders Avenue and 1207 Dyer Street and to appropriate funds. The amount of the contract will not exceed \$24,000.00, and will be paid for out of the Unrestricted General Fund.

RESOLUTION NO. ____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT FOR EXTERIOR RENOVATION WORK AND TO APPROPRIATE FUNDS

WHEREAS, the City of Springdale owns property located at 403 Sanders Avenue, to be utilized as Springdale Parks and Recreation’s Trail Maintenance Facility, and 1207 Dyer Street, that previously served as a Fire Station for the City of Springdale, and

WHEREAS, in an effort to keep city facilities looking updated and maintained, both facilities are in need of exterior renovation work, and

WHEREAS, the city received three (3) quotes from local companies,

WHEREAS, upon review, Criterion came in with the lowest price that met all specifications provided by the city, in an amount not to exceed \$24,000.00, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that The Mayor and City Clerk are hereby authorized to enter into a contract with Criterion for exterior renovation work at, both Springdale Parks and Recreation’s trail maintenance facility and city-owned property located at 1207 Dyer Street, in an amount not to exceed \$24,000.00, to be paid for out of the Unrestricted General Fund.

PASSED AND APPROVED this ____ day of May, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

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

The Resolution was numbered 55-24.

MOVED TO MAY 20TH CITY COUNCIL COMMITTEE MEETING - PROPOSED
RESOLUTION WAIVING COMPETITIVE BIDDING AND AUTHORIZING THE
PURCHASE OF A GREENHOUSE

Council Member Jeff Watson said he felt like there were more questions needing to be asked on the purchase of a greenhouse for the City of Springdale. He made the motion to send this Resolution back to committee on May 20th for further discussion. Council Member Lawson made the second.

The vote:

Yes: Powell, Watson, Overton, Lawson, Bailey, Harriman, Fougrousse

No: None

RESOLUTION NO. 56-24 – AUTHORIZING THE CITY ATTORNEY TO SETTLE A
CONDEMNATION LAWSUIT RELATED TO PROPERTY AT 6036 DEARING ROAD
(PROJECT NO. 23BPS2, TRACT 15)

City Attorney Ernest Cate presented a Resolution authorizing the City Attorney to settle a condemnation lawsuit with Thang Van Nguyen, Xuan Thi Huynh, Jim Nguyen, and Hong Thi Xuan Le related to property at 6036 Dearing Road (Project No. 23BPS2, Tract 15).

RESOLUTION NO. ____

**A RESOLUTION AUTHORIZING THE CITY ATTORNEY TO SETTLE
A CONDEMNATION LAWSUIT RELATED TO PROPERTY AT 6036
DEARING ROAD (PROJECT NO. 23BPS2, TRACT 15).**

WHEREAS, the City of Springdale has filed a lawsuit against Thang Van Nguyen, Xuan Thi Huynh, Jim Nguyen, and Hong Thi Xuan Le, to condemn property for the Don Tyson Parkway (Hwy 112 to 56th Street) Road Improvement Project, (Project No. 23BPS2, formerly CP1518, Tract 15);

WHEREAS, the City of Springdale deposited the sum of \$39,800.00 into the Registry of the Court as estimated just compensation for the taking of the property needed for the project;

WHEREAS, the property owner has extended a counter-offer that the City pay the total sum of \$65,000.00 to acquire the lands needed for the project, said amount being based on an appraisal conducted on behalf of the property owner;

WHEREAS, it is the recommendation of the City Attorney and the Mayor's Office that the City Council approve the additional sum of \$25,200.00 to acquire the property needed from the property owner, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of a trial;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City Attorney is hereby authorized to settle the Project No. 23BPS2, Tract 15, condemnation lawsuit for the total sum of \$65,000.00, with the additional \$25,200.00 to be paid from the 2023 Street Bond Fund.

PASSED AND APPROVED this ____ day of May, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

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

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

The Resolution was numbered 56-24.

**RESOLUTION NO. 57-24 - AUTHORIZING THE CITY OF SPRINGDALE TO ENTER INTO
A CONTRACT & APPROPRIATE FUNDS FOR THE SPRINGDALE PRIDE TRAIL
ALIGNMENT STUDY**

Council Member Jeff Watson presented a Resolution authorizing the City of Springdale to enter into a contract with Crafton Tull for planning and design services related to off-road trail facilities for the Springdale Pride Trail. Federal Carbon Reduction Program funds in an amount not to exceed \$25,000.00 will be used for this study.

The city's 20% share obligation of an amount not to exceed \$25,000.00 is to be funded by the Public Works Engineering/Trails budget.

RESOLUTION NO. ____

**A RESOLUTION AUTHORIZING THE CITY OF SPRINGDALE
TO ENTER INTO A CONTRACT & APPROPRIATE FUNDS FOR
THE SPRINGDALE PRIDE TRAIL ALIGNMENT STUDY**

WHEREAS, the City of Springdale passed a resolution on the 11th of October 2022 to use federal Carbon Reduction Program funds for planning and design of off-road trail facilities.

WHEREAS, Crafton Tull was selected as the most qualified firm for the project according to the outlined procurement process required by the grant program.

WHEREAS, the Carbon Reduction Program is a matching program with 80% federal share and 20% local share.

WHEREAS, the contract total for the project is \$122,649.00 and the city will participate with a 20% share of \$24,529.80.

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

Section 1 - The Mayor and City Clerk are hereby authorized to execute a contract with Crafton Tull for planning and design services related to off-road trail facilities in an amount not to exceed \$25,000.00, and

Section 2 - The city's 20% share obligation of an amount not to exceed \$25,000.00 is to be funded by the Public Works Engineering/Trails budget.

PASSED AND APPROVED this ____ day of May, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

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

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

The Resolution was numbered 57-24.

RESOLUTION NO. 58-24 - AUTHORIZING THE MAYOR AND CITY CLERK TO RENEW A CONTRACT WITH THE DOWNTOWN SPRINGDALE ALLIANCE TO PROMOTE, PRESERVE, AND ENHANCE DOWNTOWN SPRINGDALE, AND TO FACILITATE THE IMPLEMENTATION OF THE DOWNTOWN MASTER PLAN

Council Member Jeff Watson presented a Resolution authorizing the Mayor and City Clerk to renew a contract with the Downtown Springdale Alliance for one year, expiring February 28, 2025, to promote, preserve, and enhance Downtown Springdale, and to facilitate the implementation of the Downtown Master Plan. The one-year contract is for \$150,000 to be paid from general fund.

RESOLUTION NO. ____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO RENEW A CONTRACT WITH THE DOWNTOWN SPRINGDALE ALLIANCE TO PROMOTE, PRESERVE, AND ENHANCE DOWNTOWN SPRINGDALE, AND TO FACILITATE THE IMPLEMENTATION OF THE DOWNTOWN MASTER PLAN.

WHEREAS, in 2015, the City Council for the City of Springdale, Arkansas, passed an Ordinance establishing the Downtown Master Plan for downtown Springdale;

WHEREAS, the intent of the Downtown Master Plan is to promote, preserve, and enhance the development, preservation, and beautification of Downtown Springdale, which benefits all the residents of the City of Springdale;

WHEREAS, on March 23, 2021, the City Council of the City of Springdale, Arkansas, passed Ordinance No. 5579, authorizing a contract between the City of Springdale and the Downtown Springdale Alliance ("the DSA"), allowing for the DSA to perform certain services for the City of Springdale related to the Downtown Master Plan;

WHEREAS, the contract with the DSA was extended for additional one (1) year terms by way of Resolution No. 36-22 passed on April 26, 2022, and by way of Resolution No. 44-23 passed on April 11, 2023, said term expiring on February 28, 2024;

WHEREAS, the City of Springdale desires to renew the existing contract with the DSA for a period of one (1) year;

WHEREAS, incorporated herein by reference and attached hereto as Exhibit "A" is a contract between the City of Springdale and the DSA, allowing for the DSA to perform certain services for the City of Springdale related to the Downtown Master Plan, as set out in the contract, for the total sum of \$150,000.00;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk are hereby authorized to renew a contract, which is incorporated herein by reference, with the Downtown Springdale Alliance, and to pay the sum not to exceed \$150,000.00 to the Downtown Springdale Alliance, as set out in the Contract, said money to be paid from general fund.

PASSED AND APPROVED this ____ day of May, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

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

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

The Resolution was numbered 58-24.

RESOLUTION NO. 59-24 – AUTHORIZING THE PURCHASE OF PROPERTY LOCATED
AT 1403 S. POWELL STREET, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

Council Member Jeff Watson presented a Resolution authorizing the purchase of property located at 1403 S. Powell Street, Springdale, Washington County, Arkansas. ATCO Rubber Products Inc. currently owns the 5.13 acres, including a 59,400 square foot industrial building.

Mayor Sprouse said he started considering purchasing this property a year ago. When the question comes up regarding what are we going to do with the building, he said they don't always have an answer for that. Sometimes it is just a good purchase because of where it is located. It can be used as a warehouse or be leased out to another tenant when the company moves. The Airport Commission would like to use it for hangars. The Army National Guard might have a proposed use for it. Also, there is the extension of Sunset Avenue east to Powell Street in this area and a new school being built there too.

There was discussion regarding the lease cost per foot from ATCO until they move out, the cost for insurance.

Greg Taylor, Realtor, said the city would be reimbursed by the landlord for the cost of insurance. The lease has not been drafted. The purchase date would not take place until October. They are looking for 18 months to lease the building. We only have a letter of intent for the purchase.

Mr. Taylor said there was an updated appraisal done in February 2023. The price went from \$2,475,000 to \$2,775,000. They are now asking \$3,200,000 for the property. Greg said the seller has never agreed to the appraisal amount. They felt like it has more value and was worth \$3,900,000. He did not know if they had their own appraisal done. They went by the comps in the area. They are giving the city the option to buy the building at \$3.2 million.

Mayor Sprouse feels like we will regret it if we do not purchase this property.

Chief of Staff Colby Fulfer said he has been trying to secure funding from the state for this purchase hopefully before the closing date. The National Guard is looking at this property to lease. They would not be able to move into the building until around 2027/2028. We could then negotiate a lease with them. There is high probability for getting funding for this purchase. If this site was selected, there is potential for a regional filling station for aircraft which could result in them buying fuel from our Airport.

RESOLUTION NO. ____

**A RESOLUTION AUTHORIZING THE PURCHASE OF
PROPERTY LOCATED AT 1403 S. POWELL STREET,
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.**

WHEREAS, ATCO Rubber Products, Inc., currently own property located at 1403 S. Powell, Springdale, Washington County, Arkansas, and being more particularly described as follows:

Part of the Northeast Quarter of the Southeast Quarter of Section 1, Township 17 North of Range 30 West, described as: Beginning at a point 30 feet South of Northwest corner of said forty-acre tract, thence South 611.6 feet, thence South 89°49' East 542.72 feet, thence North 611.6 feet thence North 89°49' West 542.72 feet to the point of beginning, containing 7.62 acres, more or less. LESS AND EXCEPT: Part of the Northeast Quarter of the Southeast Quarter of Section 1, Township 17 North, Range 30 West described as: Beginning at a point 616.6 feet South of the Northwest corner of said forty-acre tract, thence South 25 feet, thence South 89°49' East 542.72 feet, thence North 25 feet, thence North 89°49' West 542.72 feet to the point of beginning, containing .31 acres, more or less, in the City of Springdale, Arkansas. LESS AND EXCEPT: A part of the Northeast Quarter of the Southeast Quarter of Section 1, Township 17 North, Range 30 West, and being more particularly described as follows, to-wit: From the Northwest corner of said forty-acre tract, run South 441.60 feet to the POINT OF BEGINNING; thence South 175.0 feet; thence South 89°49' East 542.72 feet;

thence North 175.00 feet, thence North 89°49' West 542.72 feet to the POINT OF BEGINNING, and containing 2.18 acres, more or less and subject to rights-of-way and easements, if any.

Also known as Washington County Tax Parcel No. 815-28751-000, consisting of approximately 5.13 acres of land, and including a 59,400 square foot industrial building located thereon ("the Property").

WHEREAS, the Property is uniquely situated and located in such a manner as to be desirable for use by the City of Springdale; and,

WHEREAS, the City of Springdale would like to enter into a contract with ATCO Rubber Products, Inc., for the purchase of the Property for the total sum of \$3,200,000.00; said contract being contingent upon a satisfactory feasibility study, environmental report, and satisfaction of other terms as set forth in a Letter of Intent entered into between the parties on or about March 7, 2024, or as otherwise agreed to by the parties.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that the Mayor is hereby authorized to enter into a contract for the purchase of the Property, subject to the contingencies contained therein, and execute all documents necessary for the acquisition of the Property in the amount of \$3,200,000.00, plus associated costs, to be paid from the Unrestricted General Fund.

PASSED AND APPROVED this ____ day of May, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

After the vote was taken, motion was 5-2 (Overton and Lawson voting no).

The Resolution was numbered 59-24.

ORDINANCE NO. 5958 – AMENDING SECTION 46-27 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES

Council Member Mike Overton presented an Ordinance amending Section 46-27 of the Code of Ordinances of the City of Springdale, Arkansas; declaring an emergency and for other purposes.

Chapter 46 of the Code of Ordinances of the City of Springdale, Arkansas, contains the regulations regarding the Springdale Fire Department providing services outside the city limits of the City of Springdale, Arkansas. The Springdale Fire Department wishes to update Section 46-27 to provide consistency with current deployment policies to read as follows:

Sec. 46-27. - Same—Authority to dispatch fire force; restrictions.

- (a) ~~The mayor, fire chief or duly delegated authority of the fire chief shall not dispatch a company of the city fire department to any location outside the city limits at such a time as would cause two companies to be outside the city limits simultaneously, except in cases of assistance asked by the fire chief or mayor of another city or by the fire chief of an organized rural fire department.~~

- (b) Any employee of the city fire department answering any fire call or performing any fire protection function outside the city limits shall be considered an agent of the state and acting solely in a governmental capacity.

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

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

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

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

The Ordinance was numbered 5958.

ORDINANCE NO. 5959 – ACCEPTING FOR ANNEXATION PROPERTY (PARCEL NO. 00-18497-001) OWNED BY CAROLINA BARROSO AND MARGARITO BARROSO CENTENO LOCATED IN WASHINGTON COUNTY, ARKANSAS, PURSUANT TO ARK. CODE ANN. §14-40-609

City Attorney Ernest Cate presented an Ordinance accepting for annexation property (Parcel No. 001-18497-001) owned by Carolina Barroso and Margarito Barroso Centeno located in Washington County, Arkansas, east of Mountain Road, pursuant to Ark. Code Ann. §14-40-609.

The property owners filed a Petition for Annexation of the 4.29 acres on January 27, 2024. The property is contiguous to land already situated in the City of Springdale. On April 5, 2024, the Washington County Judge entered an Order for Annexation, ordering that the lands be annexed into the City of Springdale, Arkansas, pending approval of the Springdale City Council.

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

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

The Ordinance was numbered 5959.

RESOLUTION NO. 60-24 – SETTING A HEARING DATE ON A PETITION BY SONSTEGARD FOODS OF AR, INC. TO ABANDON A PORTION OF A UTILITY AND DRAINAGE EASEMENT IN THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS (915 N. JEFFERSON STREET)

City Attorney Ernest Cate presented a Resolution setting a hearing date for June 11, 2024 on a petition by Sonstegard Foods of AR, Inc. to abandon a portion of a utility and drainage easement in the City of Springdale, Washington County, Arkansas, at 915 N. Jefferson Street.

RESOLUTION NO. ____

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

WHEREAS, Sonstegard Foods of AR, Inc., has petitioned for the partial abandonment of a utility and drainage easement, and for the abandonment of a drainage easement on Parcel No. 815-28218-001 (915 N. Jefferson St.), said easements having been filed for record as File No. 2003-00039173 and File No. 2003-00039174, respectively, in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and said easements to be vacated being more particularly described as follows, and as shown on the attached Exhibit “A”:

PARTIAL UTILITY AND DRAINAGE EASEMENT VACATION DESCRIPTION:

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST (SE) CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 36; THENCE NORTH 02°11'22" EAST A DISTANCE OF 949.32 FEET; THENCE NORTH 88°09'39" WEST A DISTANCE OF 238.23 FEET BEING THE POINT OF BEGINNING; THENCE NORTH 88°09'39" WEST A DISTANCE OF 15.00 FEET; THENCE SOUTH 01°20'33" WEST A DISTANCE OF 131.46 FEET; THENCE SOUTH 88°39'27" EAST A DISTANCE OF 15.00 FEET; THENCE NORTH 01°20'33" EAST A DISTANCE OF 131.33 FEET TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES OR 1,971 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHTS-OF WAY OF RECORD OR FACT.

DRAINAGE EASEMENT VACATION DESCRIPTION:

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST (SE) CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 36; THENCE NORTH 02°11'22" EAST A DISTANCE OF 529.48 FEET; THENCE NORTH 88°08'40" WEST A DISTANCE OF 402.01 FEET TO POINT OF BEGINNING; THENCE NORTH 88°08'40" WEST A DISTANCE OF 535.14 FEET; THENCE NORTH 02°15'09" EAST A DISTANCE OF 400.31 FEET; THENCE SOUTH 87°44'51" EAST A DISTANCE OF 15.00 FEET; THENCE SOUTH 02°15'02" WEST A DISTANCE OF 342.20 FEET; THENCE SOUTH 85°24'38" EAST A DISTANCE OF 407.25 FEET; THENCE SOUTH 04°35'22" WEST A DISTANCE OF 9.66 FEET; THENCE SOUTH 88°18'16" EAST A DISTANCE OF 113.66 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET A CHORD BEARING OF NORTH 46°48'43" EAST A CHORD LENGTH OF 127.02 FEET; THENCE NORTH 01°55'41" EAST A DISTANCE OF 193.24 FEET; THENCE SOUTH 88°04'19" EAST A DISTANCE OF 20 FEET; THENCE SOUTH 01°55'41" WEST A DISTANCE OF 202.49 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET A CHORD BEARING OF SOUTH 46°53'31" WEST A CHORD LENGTH OF 155.47 FEET TO THE POINT OF BEGINNING; CONTAINING 0.85 ACRES OR 36,966 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHTS-OF WAY OF RECORD OR FACT.

WHEREAS, the City Council finds that a hearing date should be set on the request to abandon these aforementioned easements;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that June 11, 2024, 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 ____ day of May, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

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

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

The Resolution was numbered 60-24.

ADJOURNMENT

Council Member Overton made the motion to adjourn. Council Member Lawson made the second.

After a voice vote of all ayes and no nays, the meeting adjourned at 6:59 p.m.

Doug Sprouse, Mayor

Denise Pearce, City Clerk/Treasurer