

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
MARCH 3, 2026**

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

II. Call to Order

III. Roll Call

IV. Approval of Minutes (February 3, 2026)

V. Tabled Items

A. R26-06 Tippecanoe Junction, LLC
2544 Butterfield Coach Road
From A-1 to MF-12 & C-1
Presented by Bates & Associates

B. RP26-02 Success Subdivision
North of Success Avenue, East of S. Cleveland Street
Lots 1-14, Block 1
Presented by Engineering Services, Inc.

VI. Public Hearing – Rezoning

A. R26-07 Taldo Rentals, LLC
7959, 7969, 7971 A-C W. Gibbs Road, and west of 7959 W. Gibbs Road
From A-1 to SF-2

PP26-03 Benedetto, Phase III

W26-09 Waiver of West, South, and East Street Stub-Outs
Presented by Engineering Services, Inc.

B. R26-08 Springdale School District #50
1612, 1586, & 1498 A-C E. Emma Avenue
From C-2 to P-1
Presented by Halff Associates

C. R26-09 Robinson Avenue Church of Christ, Inc

1400 W. Robinson Avenue
From P-1 to C-2
Presented by Greg Hughes

D. R26-10 David Ramirez-Zuniga

TABLED 1365 W. Sunset Avenue
PER STAFF From SF-2 to C-2
Presented by Geraldine Martinez

E. R26-12 Edgar & Alfonso Hernandez

1804 Powell Street
From MF-12 to to C-2
Presented by Expedient Civil Engineering, PLLC

VII. Preliminary Plats, Replats, & Final Plats**A. PP26-03 Benedetto, Phase III**

7959, 7969, 7971 A-C W. Gibbs Road, and west of 7959 W. Gibbs Road
Presented by Engineering Services, Inc.

VIII. Large Scale Developments**A. L26-05 125 North Main Street Parking**

TABLED East of N. Main Street, South of W. Johnson Avenue
FB26-04 Deviation from Parking Location Requirements
PER STAFF Deviation from Street Wall Requirements
W26-05 Waiver of Street Improvements on W. Johnson Avenue
Presented by Cromwell Architects Engineers

IX. Public Hearing – Form-Based Code**A. FB26-04 125 North Main Street Parking**

TABLED East of N. Main Street, South of W. Johnson Avenue
PER STAFF Deviation from Parking Location Requirements
Deviation from Street Wall Requirements
Presented by Cromwell Architects Engineers

X. Board of Adjustment**A. B26-12 NWA All Star Dance, Lara Bowen**

3803 Elliot Avenue
Variance for Minimum Parking Requirements from 27 to 14 spaces
Presented by Lara & Bill Bowen

B. B26-13 3735 Treat Lane

3735 Treat Lane

Variance for Minimum Distance between Drives

Variance for Frontage & Interior Parking Lot Landscaping

Presented by Bates & Associates

C. B26-14 Dean's Trail Commercial

1515 & 1517 E. Robinson Avenue

Variance for Perimeter Landscaping & Paving Requirements

Presented by Bates & Associates

D. B26-15 Trent Curry Building**TABLED** 1000 Schmieding Avenue**PER STAFF** Variance from Paving Requirements

Variance for Reduction of Front Setback from 30' to 17'

B26-16 Variance for Commercial Design Standards**(A) Parking Lot Orientation****(B) Landscaping****W26-10 Waiver of Street Improvements on Ingram Street**

Presented by Expedient Civil Engineering, PLLC

E. B26-16 Trent Curry Building**TABLED** 1000 Schmieding Avenue**PER STAFF** Variance for Commercial Design Standards**(A) Parking Lot Orientation****(B) Landscaping**

Presented by Expedient Civil Engineering, PLLC

F. B26-20 Walkerhogue Industries, LLC

5725 N. Thompson Street

Variance for Commercial Design Standards

(A) Screening

Presented by Bobby Gold

XI. Waivers**A. W26-05 125 North Main Street Parking****TABLED** East of N. Main Street, South of W. Johnson Avenue**PER STAFF** Waiver of Street Improvements on W. Johnson Avenue

Presented by Cromwell Architects Engineers

B. W26-09 Benedetto, Phase III

7959, 7969, 7971 A-C W. Gibbs Road, and west of 7959 W. Gibbs Road

Waiver of West, South, and East Street Stub-Outs

Presented by Engineering Services, Inc.

C. W26-10 Trent Curry Building

TABLED 1000 Schmieding Avenue

PER STAFF Waiver of Street Improvements on Ingram Street
Presented by Expedient Civil Engineering, PLLC

D. W26-11 Trade Pro

1310 Oak Grove Road

Waiver of Street Improvements on Oak Grove Road
Presented by Stephen Green

XII. Planning Director's Report

XIII. Adjourn