SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
JANUARY 6, 2026

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (December 2, 2025)

V. Tabled Items

A. B25-109 **Melinda & David Brown**
383 Chantilly Avenue
Variance for Reduction of Front Setback from 30' to 20'
Variance for Increased Front Fence Height from 3' to 6'
Presented by Melinda & David Brown

VI. Public Hearing – Rezoning

A. R25-51 **Perez Construction, LLC**
3702 N. Oak Street
From SF-2 to PUD
PP25-15 Spring Creek Haven, PUD
W25-45 Waiver of Street Improvements on N. Oak Street
Presented by Ferdinand Fourie

B. R26-01 **New Hope Fellowship of Northwest Arkansas**
8718 Carrie Smith Road & East of 8718 Carrie Smith Road
From A-1 to P-1
Presented by Josh Landreth

C. R26-02 **Robert Lee & Dionne A. Waltrip**
1915 N. 48th Street
From A-1 to C-1
Presented by Tim Minear

D. R26-03 **Sami Haddaji**
South of 3161 N. Thompson Street
From C-2 to C-6
Presented by Bates & Associates

VII. Preliminary Plats, Replats, & Final Plats

A. PP25-15 **Spring Creek Haven, PUD**
3702 N. Oak Street
Presented by Ferdinand Fourie

B. PP26-01 **Don Tyson Gateway**
North of Chester Place & South of Don Tyson Parkway
B26-04 Variance from Maximum Slope Requirement
W26-01 Waiver of Street Improvements, Sidewalk on Don Tyson Parkway
Presented by Clint Karstetter, CK Civil Engineering, LLC

C. RP26-01 **Dixie Industrial Center**
388 N. 40th Street
Lot 4
Presented by Alan Reid & Associates

VIII. Public Hearing – Form-Based Code

A. FB26-01 **Hauser Family Revocable Living Trust**
518 Mill Street
From NR-1 to NC-2
Presented by Jake Chavis

IX. Board of Adjustment

A. B26-01 **Shaun & Gina Richey**
4131 Kings Place
Variance for Increased Height on Permanent Accessory Structure from 16' to 23'
Presented by Shaun & Gina Richey

B. B26-02 **Valor Volleyball**
TABLED PER STAFF
3744 Wagon Wheel Road
Variance from Minimum Parking Requirement from 95 to 10 Spaces
Presented by Loren Whedbee

C. B26-03 **Courtney-Hollingsworth Auto, Expansion**
1003 Sterwin Street
Variance from Commercial Design Standards
(A) Landscaping
(B) Screening
Presented by Kevin Escobar

D. B26-04 **Don Tyson Gateway**
North of Chester Place & South Don Tyson Parkway
Variance from Maximum Slope Requirement
Presented by Clint Karstetter, CK Civil Engineering, LLC

E. B26-05 **McDonald's Restaurant**
TABLED South of 3448 Butterfield Coach Road
PER Variance for Minimum Distance from Drive-Thru & Residential District
STAFF Presented by Fishing Bridge Investments, LLC

X. Waivers

A. W25-45 **Spring Creek Haven, PUD**
3702 N. Oak Street
Waiver of Street Improvements on N. Oak Street
Presented by Ferdinand Fourie

B. W26-01 **Don Tyson Gateway**
North of Chester Place & South of Don Tyson Parkway
Waiver of Street Improvements, Sidewalk on Don Tyson Parkway
Presented by Clint Karstetter, CK Civil Engineering, LLC

C. W26-02 **Paramount Metals**
2530 Old Wire Road
Waiver of Street Improvements on Highway 265
Presented by Clint Karstetter, CK Civil Engineering, LLC

XI. Other

A. L24-43 **West End Townhomes – Approval Extension**
End of Wesley Avenue
Presented by Engineering Services, Inc.

B. L24-47 **Legacy Ventures Storage – Approval Extension**
4003 S. Thompson Street
Presented by Expedient Civil Engineering, PLLC

C. L24-50 **40th Street Townhomes – Approval Extension**
2202 S. 40th Street
Presented by Engineering Services, Inc.

D. L25-04 **265 Food Court – Approval Extension**
SE Corner of S. Old Missouri Road & E. Huntsville Avenue
Presented by Anthony Ferreyra, Sand Creek Engineering

XII. Planning Director's Report

XIII. Adjourn