

SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
June 7, 2022 AGENDA
TENTATIVE

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (May 3, 2022)

V. Other

- A.** Proposed amendment to the Springdale Code of Ordinance Chapter 130 Zoning Ordinance to amend Article 5: Use Units add Use Unit 53, Transitional Housing

VI. Tabled Items

- A. R22-26** **Juan Manuel Garcia**
2805 E. Emma Avenue
A-1 to SF-2 (Tract 1) & C-2 (Tract 2)
Presented by Blew & Associates

- B. C22-04** **Karen White**
2497 & 2493 E. Tulip Tree Drive
Tandem Lot Split in the Planning Area
Presented by Alan Reid & Associates

- C. L22-23** **264 Trailers**
2013 S. Old Missouri Rd
Presented by Expedient Civil Engineering, PLLC

- D. L22-24** **Springdale Airport East Hanger (Prev. L20-29)**
710 S. Old Missouri Road
Presented by Garver Engineers, Greg Thomas

- E. B22-39** **Magdaleno Pina Alvarez**
1705 Theodore Drive
Variance to Expand Driveway 8' towards the Front Door
Presented by Magdaleno Pina Alvarez

- F. B22-50 Sunbelt Rentals**
2004 Pleasant Street
Variance for Commercial Design Standards
(A) Structures Back & Sides
(B) Multiple Buildings in Commercial Centers
(C) Outdoor Storage, Trash Collection, & Loading Areas
Presented by Wal-Mart Real Estate Business Trust

VII. Public Hearing – Rezoning

- A. R22-32 Collin's Cove, LLC**
W. Side of North 56th St. & S. of West County Line Road
From a SF-1 to SF-2
Presented by Engineering Services, Inc.
- B. R22-33 Michael A. Lewis**
W. Side of AR Hwy 112
From an A-1 to an SF-1
Presented by Michael A. Lewis
- C. R22-34 MRKJM Holdings, LLC**
S. of Hylton Road & E. of Howard Anderson Road
From SF-2 to SF-3
Presented by Anderson Engineering, Inc.
- D. R22-35 Nora Taylor**
5119 Elm Springs Road
From A-1 to C-5
Presented by Helena Nguyen
- E. R22-36 Anthony Perolli & Labinot Dedushaj**
5776 Elm Springs Road
From A-1 to C-2
Presented by Will Kellstrom
- F. R22-37 Kevin & Lucia Wang**
1201 Henryetta Street
From MF-12 to C-2
Presented by Kevin & Lucia Wang
- G. R22-38 Long-Lykins, LLC**
3936 S. 48th Street
From A-1 to C-2
Presented by Halff Associates, Inc.

H. R22-39 Robert & Sherry Squires

3289 Stultz Road

A-1 to MF-4

Presented by Engineering Services, Inc.

I. R22-41 Elemental Properties, LLC**C22-10**

2553 N. Thompson Street

From a C-2 to a C-5

Use Unit 25, Limited Manufacturing, in a C-5

Presented by Kael K. Bowling

VIII. Public Hearing – Form-Based Code Boundary Amendment**A. R22-40 Mountain View Springdale, LLC**

Intersection of Mountain View Avenue & Dodson Street

From NR-1 to NC-2

Presented by Engineering Services, Inc.

IX. Public Hearing – Conditional Use**A. C22-09 Developing Equity, LLC****TABLED****PER STAFF**W. Side of Intersection S. 56th Street & Parkway Circle

Tandem Lot Split

Presented by Engineering Services, Inc.

B. C22-10 Elemental Properties, LLC

2553 N. Thompson Street

Use Unit 25, Limited Manufacturing, in a C-5

Presented by Kael K. Bowling

X. Preliminary Plats, Replats, & Final Plats**A. PP22-06 Oceanfront Estates****W22-09**

312 E. County Line Road

Waiver of Street Improvements on E. County Line Road

Presented by Engineering Services, Inc.

B. RP22-08 Carrell Subdivision

2805 E. Emma Avenue

Part of lot 6 and all over lot 7

Presented by Blew & Associates, P.A.

XI. Large Scale Developments

- A. **L22-31** **Windwood Lane Duplexes**
Windwood Lane
Presented by Earthplan Design Alternatives, PA
- B. **L22-32** **Bright Haven Learning Center, Amended (Prev. L22-12)**
B22-51 1838 S. 48th Street
Variance for a Reduction of Required Parking Spaces
Presented by Earthplan Design Alternatives, PA
- C. **L22-34** **Bridgers Crossing**
B22-52 Old Missouri Road & Electric Avenue
Variance of the Parking Requirement
Presented by Engineering Services, Inc.
- D. **L22-35** **Big Emma**
617 E. Emma
Presented by Crafton Tull & Associates, Inc.

XII. Board of Adjustment

- A. **B22-51** **Bright Haven Learning Center**
1838 S. 48th Street
Variance for a Reduction of Required Parking Spaces
Presented by Earthplan Design Alternatives, PA
- B. **B22-52** **Bridgers Crossing**
Old Missouri Road & Electric Avenue
Variance of the Parking Requirement
Presented by Engineering Services, Inc.
- C. **B22-53** **Gilber Martinez Rendon**
1131 Apache Trail
Variance for a Reduction of Side Setback from 8' to 5.6'
Presented by Gilber Martinez Rendon
- D. **B22-54** **Andrew & Rebecka Ebsen**
3360 Clear Water Cove
Variance for a Reduction of Rear Setback from 20' to 6'
Variance for a Reduction of Side Setback from 8' to 5'
Presented by Andrew & Rebecka Ebsen
- E. **B22-55** **Martyn Der Kinderen & Brenda Linsmeier**
998 Penny Lane
Variance for a Reduction of Front Setback from 30' to 12'
Presented by Martyn Der Kinderen & Brenda Linsmeier

- F. B22-56 Jonathan & Stephanie Anderson**
7984 W. Gibbs Road
Variance for a Reduction of Rear Setback from 35' to 10'
Presented by Jonathan & Stephanie Anderson
- G. B22-57 David & Janice Whitmire**
100 Ranchwood Drive
Variance for Increased Accessory Building Height from 16' to 22'
Presented by David & Janice Whitmire
- H. B22-58 Gary & Bonnie Crain**
100 Annie Laurie Avenue
Variance for Increased Fence Height from 3'to 6' on Turner Street
Presented by Gary & Bonnie Crain
- I. B22-59 Springdale Airport; Hanger for Mike Davis**
Airport Avenue
Variance for Commercial Design Standards
(A) Central Features & Community Spaces
(B) Facades & Exterior Walls
(C) Detail Features
(D) Materials & Colors
(E) Landscaping
Presented by Engineering Services, Inc.
- J. B22-60 Pascual Rosales**
405 Lucian Lane
Variance to Expand Driveway Toward Front Door by 6'
Presented by Tania Rosales
- K. B22-61 Bruno Reyes & Erika Perez**
1601 Cartwright Circle
Variance for Increased Fence Height from 3' to 6'
Presented by Bruno Reyes & Erika Perez
- L. B22-62 Get Graphic Expansion**
1186 Bulldog Avenue
Variance for Commercial Design Standards
(A) Materials & Colors
Presented by Bates & Associates
- M. B22-63 Karen White**
2497 & 2493 E. Tulip Tree Drive
Variance for Paving Requirement of the Access Easement
Presented by Alan Reid & Associates

N. B22-64 264 Trailers

2013 N. Old Missouri Road

Variance for Commercial Design Standards

(A) Parking Lot Orientation

(B) Materials & Colors

(C) Landscaping

Presented by Expedient Civil Engineering

O. B22-65 Greg Brown

3362 Butterfield Coach Road

Variance for a Reduction of Minimum Road Frontage

Presented by Blew & Associates, P.A.

XIII. Waivers

A. W22-09 Oceanfront Estates

312 E. County Line Road

Waiver of Street Improvements

Presented by Engineering Services, Inc.

XIV. Planning Director's Report

XV. Adjourn