

SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
January 3, 2023
TENTATIVE AGENDA

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

II. **Call to Order**

III. **Roll Call**

IV. **Approval of Minutes (December 6, 2022)**

V. **Public Hearing – Rezoning**

A. **R22-76 Blue Ribbon Farms, LLC**
 AR Hwy 112 & Wagon Wheel Road
 From A-1 to C-2
 Presented by Crafton Tull & Associates

B. **R23-01 Kevin & Kelli Clardy Maestri**
 109 N. 48th Street
 From an A-1 to O-1
 Presented by Kevin & Kelli Clardy Maestri

C. **R23-02 Daniel & Heather Douglas**
 1094 Nichols Road
 From A-1 to SF-2
 Presented by Daniel & Heather Douglas

D. **R23-03 Mill Creek Manor, LLC**
 L23-01 4500 S. 48th Street
 From C-2 & C-5 to MF-24
 Presented by Engineering Services, Inc.

E. **R23-04 Sam's Real Estate Business Trust**
 E. of S. Gene George Blvd & S. of Members Lane
 From C-5 to MF-24
 Presented by Engineering Services, Inc.

VI. Public Hearing – Conditional Use

- A. C23-01** **Donald & Karen White Revocable Trust**
2493, 2497, & 2499 E. Tulip Tree Drive
Tandem Lot Split in the Springdale Planning Area
Presented by Alan Reid & Associates
- B. C23-02** **Roland & Jennifer Hutchins**
TABLED 2101 Cambridge Street
PER STAFF Use Unit 36 (Horses Kept in Residential Areas) in a SF-2
Presented by Roland & Jennifer Hutchins
- C. C23-03** **Harbor Church of NWA**
986 Elmwood Street, Suite A
Use Unit 42 (Church/Synagogue) in a C-2
Presented by Steve Williams & Chad Longing

VII. Large Scale Developments

- A. L22-60** **Calderon Landscaping**
2946 AR Hwy 112
B23-10 Variance for Paving Requirement
B23-11 Variance for Commercial Design Standards
 (A) Parking Lot Orientation
 (B) Pedestrian Flow
 (C) Central Features & Community Spaces
 (D) Outdoor Storage, Trash Collection, & Loading Areas
 (E) Landscaping
 (F) Screening
W23-02 Waiver of Street Improvements
Presented by Justin Jorgensen
- B. L23-01** **Mill Creek Nursing Facility (Prev. L20-13)**
4500 S 48th Street
Presented by Engineering Services, Inc.
- C. L23-02** **Hillcrest Village, REVISED (Prev. L21-22)**
Michigan Avenue
Presented by Engineering Services, Inc.
- D. L23-04** **I-49 Industrial Park, Ph. III**
W. Apple Blossom Avenue & N. Graham Road
Presented by Halff Associates, Inc.

E. L23-05 South 48th Street Storage, Ph. II

End of Central Drive

- B23-12** Variance for Commercial Design Standards
(A) Structure Back & Sides
(B) Multiple Buildings in Commercial Centers
(C) Detail Features
(D) Roofs
(E) Materials & Colors
(F) Landscaping
(G) Screening
Presented by Bates & Associates

F. L23-06 Push Plastic Expansion

1206 ESI Drive

- W23-05** Waiver of Sidewalk Requirement
Presented by Justin Jorgensen

G. L23-07 Reliable Poultry Parking Lot Expansion

2974 E. Emma Avenue

- B23-06** Variance for Paving Requirement
W23-01 Waiver for Street Improvements on Monitor Road
Waiver for Master Street Plan ROW Dedication on Monitor Road
Presented by James Geurtz

H. L23-08 MT NWA Dance Studio

Worth Lane

- B23-14** Variance for Commercial Design Standards
(A) Materials & Colors
Presented by Engineering Services, Inc.

I. L23-09 Central Jr. High, REVISED (Prev. L22-04)

2811 W. Huntsville Avenue

Presented by Engineering Services, Inc.

J. L23-10 Williams Tractor, REVISED (Prev. L20-11)4190 S. 48th Street

Presented by Barry Puckett

VIII. Board of Adjustment**A. B23-01 Mark & Shelly Johnstone**

1620 Lancaster Drive

Variance for Increased Fence Height from 3' to 6'
Presented by Mark & Shelly Johnstone

- B. B23-02 Florina Fiscal Pedroza**
1715 Theodore Drive
Variance for Reduction of Front Setback from 30' to 20'
Presented by Florina Fiscal Pedroza
- C. B23-04 Jorge & Leticia Bravo**
2980 Greenwich Street
Variance for Reduction of Rear Setback from 20' to 12.5'
Presented by Jorge & Leticia Bravo
- D. B23-05 Jesus Rojo**
1400 Carlton Street
Variance to Expand Driveway Towards Primary Entrance
Presented by Griselda Nevarez
- E. B23-06 Reliable Poultry Parking Lot Expansion**
2974 E. Emma Avenue
Variance for Paving Requirement
Presented by James Geurtz
- F. B23-07 Adam & Heather Hawkins**
4547 Pebble Avenue
Variance for Reduction of Rear Setback from 20' to 10'
Presented by Adam & Heather Hawkins
- G. B23-08 Springdale Airport, East Hangar**
710 S. Old Missouri Road
Variance for Reduction of Minimum Access Drive Width from 24' to 20'
Presented by Greg Thomas, Garver
- H. B23-09 Felipe Gallegos**
603 Park Street
Variance for Increased Fence Height from 3' to 4'
Presented by Felipe Gallegos
- I. B23-10 Calderon Landscaping**
2946 AR Hwy 112
Variance for Paving Requirement
Presented by Justin Jorgensen

J. B23-11 Calderon Landscaping

2946 AR Hwy 112

Variance for Commercial Design Standards

(A) Parking Lot Orientation

(B) Pedestrian Flow

(C) Central Features & Community Spaces

(D) Outdoor Storage, Trash Collection, & Loading Areas

(E) Landscaping

(F) Screening

Presented by Justin Jorgensen

K. B23-12 South 48th Street Storage, Ph. II

End of Central Drive

Variance for Commercial Design Standards

(H) Structure Back & Sides

(I) Multiple Buildings in Commercial Centers

(J) Detail Features

(K) Roofs

(L) Materials & Colors

(M) Landscaping

(N) Screening

Presented by Bates & Associates, Inc.

L. B23-13 Car-Mart

1660 Butterfield Coach Road

Variance for Commercial Design Standards

(A) Pedestrian Flow

(B) Landscaping

Presented by Blew & Associates & Butch Parmley

M. B23-14 MT NWA Dance Studio

End of Worth Lane

Variance for Commercial Design Standards

(A) Materials & Colors

Presented by Engineering Services, Inc.

N. B23-15 Flying The Coop Hangar Expansion

1206 & 1370 S. Old Missouri Road

Variance for Commercial Design Standards

(A) Pedestrian Flow

(B) Central Features & Community Spaces

(C) Materials & Colors

(D) Landscaping

W23-03 Waiver of Street Improvements

Presented by Engineering Services, Inc.

IX. Waivers

A. W23-01 Reliable Poultry Parking Lot Expansion

2974 E. Emma Avenue

Waiver for Street Improvements on Monitor Road

Waiver of Master Street Plan ROW Dedication on Monitor Road

Presented by James Geurtz

B. W23-02 Calderon Landscaping

2946 AR Hwy 112

Waiver of Street Improvements

Presented by Jorgensen & Associates

C. W23-03 Flying The Coop Hangar Expansion

1206 & 1370 S. Old Missouri Road

Waiver of Street Improvements

Presented by Engineering Services, Inc.

D. W23-04 LionHeart Enterprises, LLC

613 Black Oak Avenue

Waiver of Sidewalk Requirement

Presented by Efrain Garcia

E. W23-05 Push Plastic Expansion

1206 ESI Drive

Waiver of Sidewalk Requirement

Presented by Justin Jorgensen

X. Planning Director's Report

XI. Adjourn