

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
JANUARY 2, 2024**

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

II. Call to Order

III. Roll Call

IV. Approval of Minutes (December 5, 2023)

V. Tabled Items

- A. C23-20 Jean, Jaylena, & Wesley Price**
4711 Reed Avenue
Tandem Lot Split in Springdale Planning Area
B23-137 Variance for Paving Requirement
Presented by Engineering Services, Inc., Rodney Woods PS

- B. L23-67 Spring Creek Village**
226 McCollough Drive
C24-02 Tandem Lot Split in a MF-16
B24-02 Variance for Reduction of Front Setback from 30' to 15'
Presented by Ferdi Fourie

VI. Public Hearing – Rezoning

- A. R24-02 Berean Properties, LLC**
NE Corner of W. County Line Road & S. Downum Road
From A-1 to SF-2
Presented by Mike Baumann & Michael Crosno

- B. R24-03 Steve & Linda Geels Revocable Trust**
NW Corner of W. County Line Road & N. Pinkley Road
From A-1 to SF-2
Presented by Mike Baumann & Michael Crosno

VII. Public Hearing – Conditional Use

- A. C23-19 Doris Mexican Food**
1229 E. Robinson Avenue
Use Unit 44 (Mobile Vending) in a C-2
Presented by Doralba Bandera
- B. C24-01 Talking Crow Coffee Roasters**
1117 N. West End Street
Use Unit 28 (Home Occupation) in a SF-2
Presented by Eric & Carol Blanchet
- C. C24-02 Spring Creek Village**
226 McCollough Drive
Tandem Lot Split in a MF-16
Presented by Ferdi Fourie

VIII. Preliminary Plats, Replats, & Final Plats

- A. PP24-01 Spring Creek Farms, Ph. III**
E. of 7675 Range Avenue
Presented by James & Sarah Geurtz
- B. PP24-02 Bentwood Village, Ph. III**
TABLED E. Side of Butterfly Avenue & Hylton Road
PER STAFF Presented by D.R. Horton – NW Arkansas, LLC
- C. PP24-03 Brentwood Village, Ph. IV**
TABLED E. Side of Butterfly Avenue & Hylton Road
PER STAFF Presented by D.R. Horton – NW Arkansas, LLC
- D. PP24-04 Lucky's Subdivision**
636 N. 40th Street
L24-01 Lucky's Indoor Bark Park, REVISED (Prev. L32-32)
Presented by Expedient Civil Engineering, PLLC
- E. RP24-01 Sam's Club Addition**
SE Corner of W. Sunset Avenue & Gene George Blvd
Block 1, Lots 2 & 3
Presented by Crafton Tull & Associates
- F. FP24-01 I-49 Industrial Park**
SE Corner of W. Apple Blossom Road & N. Graham Road
Presented by Halff

IX. Large Scale Developments

- A. L24-01** **Lucky's Indoor Bark Park, REVISED (Prev. L23-32)**
636 N. 40th Street
Presented by Expedient Civil Engineering, PLLC
- B. L24-02** **Peaks at Springdale, Ph. III & Stone Ridge at Springdale, Ph. II**
N. Side of Cooper Drive
B24-04 **Variance for Reduction of Required Parking Spaces**
Presented by Crafton Tull & Associates, Jerry Kelso & Daniel Ellis

X. Board of Adjustment

- A. B24-01** **Brisiel Holdings, LLC**
4003 S. Thompson Street
Variance for Paving Requirement
Presented by Daniel Stewart
- B. B24-02** **Spring Creek Village**
226 McCollough Drive
Variance for Reduction of Front Setback from 30' to 15'
Presented by Ferdi Fourie
- C. B24-04** **Peaks at Springdale, Ph. III & Stone Ridge at Springdale, Ph. II**
N. Side of Cooper Drive
Variance for a Reduction of Required Parking Spaces
Presented by Crafton Tull & Associates, Jerry Kelso & Daniel Ellis
- D. B24-05** **Mside Fay, LLC & Ribble Investment Company, LLC**
TABLED 1102, 1104, 1106 Shaver Street
PER STAFF Variance for Rear Setback Reduction for tracts 1-3 and Front Setback
Reduction for tracts 1-3 for Non-Conforming Structures to Remain
Presented by Nathan Crouch, Blew & Associates
- E. B24-06** **Vilma Orellana & Leonel + Maria Garcia**
2005 & 2007 W. Huntsville Avenue
Variance for Reduction of Front Setback on Lot 2 from 30' to 13.9'
Lot 3 from 30' to 1' for Non-Conforming Structures to Remain
Presented by Satterfield Land Surveyor

XI. Planning Director's Report**XII. Adjourn**