

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
JANUARY 4, 2022 AGENDA**

- I. Pre-Meeting Activities**
 - Pledge of Allegiance**
 - Invocation**
- II. Call to Order**
- III. Roll Call**
- IV. Approval of Minutes (December 7, 2021)**
- V. Tabled Items**
 - A. R21-64 Dianne Davis**
 - 1308 West Stultz Road
 - From an A-1 to an SF-2
 - Presented by Blew & Associates
 - B. R21-66 L & J Brothers Realty, LLC**
 - 1506 Powell Street
 - From an MF-12 to a MF-24
 - Presented by Blew & Associates
 - C. L21-39 Riggs Expansion**
 - 4117 Wagon Wheel Road
 - B21-98 Variance of Commercial Design Standards**
 - (A) Building Foundation Landscaping**
 - Presented by Morrison-ShIPLEY Halff Engineers
 - D. B21-104 Taqueria M. Guanajuato, LLC**
 - 1019 West Sunset Avenue
 - Variance of Commercial Design Standards
 - (A) Greenspaces**
 - Presented by Expedient Civil Engineers, PLLC
 - E. W21-20 Mustafa & Kimberly Obeidat**
 - 1820 West Graham Road
 - Waiver of Sidewalk Requirements
 - Presented by Mustafa & Kimberly Obeidat

VI. Public Hearing – Rezoning

- A. R22-01 Commercial Computer Services, Inc.**
697 West AR Hwy 264
From a C-2 to a C-6
Presented by Steve Zega, Gene Housley

VII. Preliminary Plats, Replats, & Final Plats

- A. PP21-17 Cottages at the Park, Phase III**
TABLED Downum and County Line Road
W22-01 Waiver of Street Improvements
PER STAFF Presented by Engineering Services, Inc.

- B. RP21-12 Alejandro Torres**
713 and 715 Crutcher Street
B21-69 Variance for reduction of front and side setbacks
(A) Lot 17A front setback from 30' to 24.9' & N side setback from 8' to 5.9'
(B) Lot 21A W front setback from 30' to 24.9' & S front setback from 30' to 19.4'
Presented by Satterfield Land Surveyors, Alejandro Torres, Eric Hernandez

VIII. Board of Adjustment

- A. B21-69 Alejandro Torres**
713 & 715 Crutcher
Variance for reduction of front and side setbacks
(A) Lot 17A front setback from 30' to 24.9' & N side setback from 8' to 5.9'
(B) Lot 21A W front setback from 30' to 24.9' & S front setback from 30' to 19.4'
Presented by Satterfield Land Surveyors, Alejandro Torres, Eric Hernandez
- B. B22-01 Ethan Bagwell**
3606 Pasofino Loop
Variance for a Reduction in Rear Setback from 20' to 10'
Presented by Ethan Bagwell
- C. B22-03 Randy & Tresa Jones**
9223 Amy Drive
Variance for a Reduction in Front Setback from 35' to 5'
Presented by Randy & Tresa Jones
- D. B22-05 Tidal Wave Auto Spa**
North of Elm Springs Road and west of I-49
Variance of Commercial Design Standards
(A) Central Features and Community Spaces
(B) Building Foundational Landscaping
Presented by John Lapointe, Sergio Martinez, Jenny Baez

- E. B22-06 I-49 Commerce Center**
13293 Puppy Creek Road
Variance of Maximum Sign Height from 30' to 55'
Presented by Kenny Jones/ Ken's Signs

IX. Waivers

- A. W22-01 Cottages at The Park, Phase III**
TABLED Downum & County Line Road
PER STAFF Waiver of Street Improvements
Presented by Engineering Services, Inc.

X. Planning Director's Report

XI. Election of Officers

XII. Adjourn