

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
NOVEMBER 7, 2023**

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

II. Call to Order

III. Roll Call

IV. Approval of Minutes (October 3, 2023)

V. Tabled Items

A. B23-108 Community Blood Center

3503 S. Thompson Street

Variance for Reduction of Front Setback from 50' to 19'

Presented by Michael Rahn, Sr.

B. B23-116 Steve King & Mary Upshaw

2145 & 2205 N. 48th Street

Variance for Increased Fence Height from 6' to 8'

W23-26 Waiver of Street Improvements at 2205 N. 48th Street

Presented by Steve King

VI. Public Hearing – Rezoning

A. R23-47 Robert & Sherry Squires

2019 E. Robinson Avenue

From A-1 to C-5

Presented by Will Kellstrom & Brian Shinall

B. R23-48 Winford & Linda Phillips

W. Emma Avenue between N. 40th Street & S. Gutensohn Road

From A-1 to C-1

Presented by SWOPE Engineering

C. R23-49 3724 Sunset Avenue, Springdale, LLC**TABLED** 3724 W. Sunset Avenue**PER STAFF** From C-2 to C-5
Presented by Steve Lisle**D. R23-50 The Trails at The Crossings Apartments, LP****TABLED** 6200 Watkins Avenue**PER STAFF** From A-1 to PUD**L23-62 Trails at The Crossings, Ph. II**
Presented by Crafton Tull & Associates**E. R23-51 RMB Investments, LLC**

4785 E. Don Tyson Parkway

From A-1 to MF-16 & C-5

Presented by Engineering Services, Inc.

F. R23-52 Old Mo East, LLC

1609 N. Old Missouri Road

From I-2 to I-1

C23-17 United Rentals**TABLED** Use Unit 48 (Automotive, Machinery, & Equipment Open Display**PER STAFF** Retail Sales) in an I-1
Presented by Nathan Crouch, Blew & Associates**G. R23-53 Marshal & Nancy Mitchell**

3830 & 3884 S. Old Missouri Road

From A-1 to C-2

Presented by Andy Hague

VII. Public Hearing – Conditional Use**A. C23-16 John Reddish Auction Service****TABLED** 5728 Apple Road**PER** Use Unit 37 (Auction House) in an A-1**APPLICANT** Presented by John Reddish**B. C23-17 United Rentals****TABLED** 1609 N. Old Missouri Road**PER STAFF** Use Unit 48 (Automotive, Machinery, & Equipment Open Display
Retail Sales) in an I-1

Presented by Nathan Crouch, Blew & Associates

C. C23-18 June Campbell, Mimi Poppins' Daycare**WITHDRAWN** 2992 Orchard Street**PER** Use Unit 28 (Home Occupation) in an MF-4**APPLICANT** Presented by June Campbell**VIII. Preliminary Plats, Replats, & Final Plats****A. FP23-05 Deere Creek, Ph. II**S. of W. County Line Road, W. of N. 48th Street

Presented by Engineering Services, Inc.

B. PP23-19 Whispering Springs Ph. I-IV

End of Hylton Road, E. of Howard Anderson Road

B23-121 **Variance for Intersection Design Standards**

Presented by Crafton Tull & Associates

IX. Large Scale Developments**A. L23-56 County Line Storage****TABLED** 570 W. County Line Road**B23-97** **Variance for Commercial Design Standards****PER** (A) Entrances**APPLICANT** (B) Pedestrian Flow

(C) Central Features & Community Spaces

(D) Entryways

(E) Landscaping

Presented by SWOPE Engineering

B. L23-62 Trails at The Crossings, Ph. II**TABLED** 6200 Watkins Avenue**PER STAFF** Presented by Crafton Tull & Associates**X. Public Hearing – Form-Based Code****A. FB23-03 Spring Street MXU**

128, 130, 132 Spring Street

Deviation of Build-to-Line on a Primary Street from 35' to 15.3'

& Off-Site Parking

Presented by Spring Street Springdale, LLC & Roy Decker, FAIA

XI. Board of Adjustment**A. B23-97 County Line Storage**

TABLED 570 W. County Line Road
PER Variance for Commercial Design Standards
APPLICANT (A) Entrances
(B) Pedestrian Flow
(C) Central Features & Community Spaces
(D) Entryways
(E) Landscaping
Presented by SWOPE Engineering

B. B23-120 Niles Graham

5503 W. County Line Road
Variance for Reduction of Rear Setback from 20' to 8'
Presented by Niles Graham

C. B23-121 Whispering Springs Ph. I-IV

End of Hylton Road, E. of Howard Anderson Road
Variance for Intersection Design Standards
Presented by Crafton Tull & Associates

D. B23-122 Roy Humphries

4042 Saulsbury Street
Variance for Reduction of Front Setback from 30' to 13'
Presented by Roy Humphries

E. B23-123 Ricardo Martinez Almaraz

TABLED 810 N. Pleasant Street
PER STAFF Variance for Increased Fence Height on N. Side from 6' to 7'
Presented by Ricardo Martinez Almaraz

F. B23-124 Anderson Electric & Plumbing Supply

Bulldog Avenue, Lot S. of 1010 Bulldog Avenue
Variance for Commercial Design Standards
(A) Screening
(B) Lighting

B23-127 Variance for Paving Requirement

Presented by Andrew Marks

G. B23-127 Anderson Electric & Plumbing Supply

Bulldog Avenue. Lot S. of 1010 Bulldog Avenue
Variance for Paving Requirement
Presented by Andrew Marks

XII. Waivers

- A. W23-26 Steve King & Mary Upshaw**
2205 N. 48th Street
Waiver of Street Improvements
Presented by Steve King

XIII. Other

- A. Springdale Planning Commission Schedule 2024**
Presented by Patsy Christie

XIV. Planning Director's Report

XV. Adjourn