



SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning Commission January 2022

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

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (December 7, 2021)

V. Other

VI. 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-Shipleigh 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

VII. 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 Will Kellstrom

VIII. Preliminary Plats, Replats, & Final Plats

A. PP21-17 Cottages at the Park, Phase III

Downum and County Line Road

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

IX. 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

X. Planning Director's Report

XI. Election of Officers

XII. Adjourn

The Springdale Planning Commission met in regular session on Tuesday, December 7, 2021 at 5:00 p.m. in the Wayne Hyden Training Room A205 in the Criminal Justice Building. It should be noted at this time that the meeting was also via Zoom.

Prior to the meeting being called to order, Chairman Kevin Parsley led the Pledge of Allegiance and Commissioner Roy Covert gave the invocation.

The meeting was called to order by Chairman Parsley at 5:00 p.m.

Roll call was answered by:

Roy Covert – Vice-chairman
James David
Shannon Mueller
Kevin Parsley – Chairman
Ben Peters – Secretary
Dale Tyler – via Zoom

Also in attendance were Patsy Christie, Director of Planning and Community Development, Rick Barry, Assistant Director, Ms. Sharon Tromburg and Sarah Curry, Planning Technicians, Katie Hollingshead, Engineering and Taylor Samples, Assistant City Attorney.

Commissioners Austin Howard, Payton Parker and Gary Compton were not in attendance.

Mr. Ben Peters moved to approve the November 2021 minutes. Ms. Shannon Mueller seconded the motion. By a voice vote of all ayes and no nays, the November minutes were unanimously approved.

Tabled Items

- A. C21-30 Zuzuki Baltazar
214 E. Robinson Ave.
Use Unit 44 (Mobile Vending) in a C-2
Presented by Zuzuki Baltazar

Ms. Baltazar interpreter translated on her behalf. She said that they want the food truck to continue to raise money to pay for the church. Michael Steinbergen was also present to help answer any questions.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

Acceptable Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe. **Fire Department recognizes as non- conforming access with the removal of cover and printed "No Parking"**

Acceptable Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.

Unacceptable Refuse and service areas, with particular reference to the item in 1 and 2 above.

Unacceptable Utilities, with reference to locations, availability and compatibility.

N/A Screening and buffering with reference to type, dimension and character.

Unknown Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.

Acceptable Yard requirements and other open space requirements.

Acceptable The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.

N/A Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.

Acceptable General compatibility with adjacent properties and other property in the general district: **With the following conditions**

- a. May not operate between the hours of 10:00 p.m. and 7:00 a.m.
- b. No obstruction of parking spaces required for the operation of any other use on the site.
- c. Maintain on the site a minimum of three parking spaces designated for their use.
- d. If a health certificate is required, display the health certificate in a manner visible to customers.
- e. No obstruction of pedestrian or motor vehicle traffic flow.
- f. No obstruction of traffic signals or regulatory signs.
- g. No vending upon a public way.
- h. May not have any device that produces a loud and raucous noise in violation of city ordinance, or violate any other city ordinances in connection with the vending operation.
- i. Keep vending site clean and free of paper or refuse of any kind generated from the operation of their business. All trash or debris accumulating within twenty (20) feet of any vending stand collect and deposit into a trash container.
- j. Self-contain mobile vending unit no utility hookups.
- k. Submission of an approved gray water and grease disposal method.

I. No sign other than on mobile vending unit.

Ms. Christie asked what arrangements have been made for the gray water.

They said that the Water Department gave them a list of companies to contact for the disposal of the gray water. She said once they are approved, they will contact one of them and sign a contract.

Ms. Christie said they will need to bring a copy of that signed agreement to the Planning Office.

She asked how they were going to dispose of the grease.

They said that have a letter from a local restaurant stating that they will dispose of the grease for them.

Ms. Christie stated that Staff will need a letter of approval from the Health Department for that as well.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert called for the vote:

VOTE:

YES: Covert, David, Mueller, Parsley, Peters, Tyler

NO: None

The Conditional Use was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, December 14, 2021 at 6:00 p.m. in the Criminal Justice Building.

B.	C21-31	<u>Karina Chavez Olvera</u> 1108 S. West End Street Use Unit 44 (Mobile Vending) in C-2
	B21-95	Variance of utility requirement Presented by Karina Chavez Olvera & Jorge Duran

Ms. Olvera and Mr. Duran were both present to answer any questions or comments.

Mr. Duran said that they applied and was approved three years ago but did not follow through. Now they are ready to open.

Ms. Christie said that the location is at the same place as it was approved the first time.

Ms. Christie then read the Staff comments.

- Acceptable** Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.
- Not shown** Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.
- On site plan**
- Acceptable** Refuse and service areas, with particular reference to the item in 1 and 2 above.
- Acceptable** Utilities, with reference to locations, availability and compatibility.
- N/A** Screening and buffering with reference to type, dimension and character.
- Unknown** Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.
- Acceptable** Yard requirements and other open space requirements.
- Acceptable** The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.
- N/A** Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.
- Acceptable** General compatibility with adjacent properties and other property in the general district: **With the following conditions**
- **Parking and loading areas identified**
 - **May not operate between the hours of 10:00 p.m. and 7:00 a.m.**
 - **If a health certificate is required, display the health certificate in a manner visible to customers**
 - **No obstruction of pedestrian or motor vehicle traffic flow**
 - **No obstruction of traffic signals or regulatory signs**
 - **No vending upon a public way**
 - **No sound device that produces a loud and raucous noise in violation of city ordinance, or violate any other city ordinances in connections with the vending operation.**
 - **Sites to remain clean and free of paper or refuse of any kind generated from the operation of the business with all trash or debris accumulating within twenty (20) feet of any vending stand to be collected and deposited into trash container.**
 - **Electric service is required to be underground**

- **Submission of an approved gray water and grease disposal method**

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Ms. Mueller called for the vote for the variance.

VOTE:

YES: David, Mueller, Parsley, Peters, Tyler, Covert

NO: None

The variance was approved by a unanimous vote.

Ms. Mueller called for the vote for the Conditional Use.

VOTE:

YES: Mueller, Parsley, Peters, Tyler, Covert, David

NO: None

The Conditional Use was approved by unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, December 14, 2021 at 6:00 p.m. in the Criminal Justice Building.

C. C21-33 Jacqueline Girdner
4492 Warwick Cove
Use Unit 28 (Home Occupation) in SF-2
Presented by Jacqueline Girdner

Ms. Girdner was present to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

Acceptable Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.

Unacceptable Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.

Acceptable Refuse and service areas, with particular reference to the item in 1 and 2 above.

Acceptable Utilities, with reference to locations, availability and compatibility.

N/A Screening and buffering with reference to type, dimension and character.

N/A Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.

Acceptable Yard requirements and other open space requirements.

Acceptable The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.

N/A Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.

Acceptable General compatibility with adjacent properties and other property in the general district: **With the following conditions**

Requirements Day Care Family Home

- Single-family home, occupied by the caregiver
- Must be operated within licensing procedures established by the state
- The use is limited to ten (10) children including the caregivers
- The minimum to qualify for home occupation permit is six (6) children from households other than the caregivers

Home occupation shall be permitted only if it complies with all of the following:

- No alteration of the outside appearance of the residential structure or provision of a separate outside entrance for the business areas of the residential structure.
- No outside storage of materials required for the operation of the business.
- Operated only by the resident members of the household and shall not have any employees, concessionaires or any other form of operator or helper whether such business is conducted on the premises or off the premises.
- Requires the use of an area no greater than thirty (30) percent of the total heated living space of the residential structure.
- Generates no traffic, parking, and sewage or water use in excess of what is normal in the residential neighborhood.
- Will not produce any fumes, odors, noise or any other offensive effects that are not normal to residential activity.
- Will not involve accessory buildings.
- Stock in trade shall not exceed ten (10) percent of the floor area of the accessory use.

- Will not require the construction of a duplicate kitchen, or the addition to the existing kitchen.
- Will not require or cause the consumption on the on the premises of any food product produced thereon.
- Will not provide medical treatment, therapeutic massage or similar activities.

Ms. Christie also read a letter from Ms. Karen Kimberly who lives in Windsor North subdivision. She voiced her opposition to Ms. Gridner having a licensed daycare in the neighborhood.

Mr. Parsley asked if there were those in the audience with questions or comments.

Ms. Julie Lott lives next door to Ms. Girdner. She spoke in favor of Ms. Girdner having the day care. She said that she watches her children and only has nice things to say about her running a daycare. She said that there will not be any issues with the parking, as Ms. Girdner has a double car garage.

Ms. Tammy Roland is the Administrator of NW Arkansas Family Child Care Association. She spoke in favor of Ms. Girdner having a daycare. She said that there is a desperate need for affordable child care and the Ms. Girdner meets and goes beyond the criteria for a home daycare.

Mr. Peters called for the vote.

VOTE:

YES: Parsley, Peters, Tyler, Covert, David, Mueller

NO: None

The Conditional Use was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, December 14, 2021 at 6:00 p.m. in the Criminal Justice Building.

D.	R21-59	<u>Glenn Ferguson, Ferguson Property Group</u>
		2353 Lowell Road
		From C-2 to MF-16
	L21-33	Berryfield Apartments Phase II
		Presented by Michael Mitchelson

Mr. Mitchelson was present via Zoom. He said that the rezoning is because the owner is seeking to add an additional apartment building to an existing development and in order to do this he must request that the property go from C-2 to MF-16.

Ms. Christie stated that they are asking for MF-16 because they want it to be a three (3) story building.

Mr. Mitchelson said that is correct.

Ms. Christie further stated that with the MF-16 they can add up to 12 units with adding any amenities.

Mr. Mitchelson said that the building would contain 24 units.

Ms. Christie read Staff comments.

The adopted Comprehensive Land Use Plan indicates Medium Density residential.

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Protect the positive aspects of neighborhood character throughout the City.

Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

Allow an increase to medium or high density residential use when land value prevents economical development of low density residential.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Ms. Mueller called for the vote.

VOTE:

YES: Peters, Tyler, Covert, David, Mueller, Parsley,

NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff will prepare the Ordinance that will go to Council on Tuesday, December 14, at 6:00 p.m. in the Criminal Justice Building.

Mr. Mitchelson talked about the large scale. He said that per the multi-family design standards they are keeping the brick masonry material which will be 50% on the primary elevations. He said the remaining materials will either be a composite product siding or a wood composite depending on the availability.

He further stated that the roofing will consist of a composite shingle with a 30 year warranty.

Ms. Christie asked if they were adding any more amenities.

Mr. Mitchelson answered in the negative.

Ms. Tromburg read the planning Staff comments. Ms. Hollingshead read the engineering comments.

Planning Comments:

1. The rezoning will need to be heard first, as the land is currently not adequately zoned. If the rezoning passes, the LSD will be able to proceed.
2. Parcel number and legal description displayed on cover page will need to be adjusted per the completion of the informal plat.
3. On the cover page, under "Zoning", please everything except for "MF-16".
4. This Large Scale Development Plan has been given the number L21-33. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (standard comment)
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
6. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)

Engineering Summary:

- Need to provide the City Staff with detailed calculations to support all drainage improvements.
 - o Please see Chapter 106 Drainage Criteria Manual for drainage report requirements. Need to provide soil study, FIRM panel, hydrographs, pond summary, drainage maps etc.
 - o Submit a PDF of the signed and sealed Drainage Report to Engineering.
- Show 20' drainage easement around pond
- Show all existing easements
- Show outlet structure details.
- Show all storm piping. Label as existing or proposed.
 - o All proposed storm sewer in drainage easements or ROW should be RCP, minimum 18".
- Is there a curb cut at the east end of the parking lot for stormwater?
- How tall is the retaining wall?
- Add a detail for the Asphalt Trail, if part of this project.
- Submit grading permit package
- Submit Floodplain Development Permit application

Engineering Comments:**1. Chapter 106 – Stormwater Drainage**

106.1.2** - Submit a preliminary drainage report, as outlined in the City of Springdale Drainage Criteria Manual.

- **Need to provide the City Staff with detailed calculations to support all drainage improvements.**
- **Please see Chapter 106 Drainage Criteria Manual for drainage report requirements. Need to provide soil study, FIRM panel, hydrographs, pond summary, drainage maps etc.**
- **Submit a PDF of the signed and sealed Drainage Report to Engineering.**

106.2.3.6** - The maximum allowable length for sheet flow shall be 100 feet unless there is documented engineering justification to use a longer length.

106.4.6** - All piping in right of way and easements must be reinforced concrete.

106.5.3** - A concrete trickle channel with a minimum width of 4 feet and a minimum slope of 0.40% shall be required for all detention ponds other than permanent lakes.

- **Add trickle channel to pond**

Easements

106.5.4.10** - "An easement shall be provided in Plans for detention facilities. A minimum 20' wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system." Ownership of the detention facility will remain with the land.

- **Show 20' drainage easement around pond. Easement should be measured from the 100 year WSE elevation.**
- **Show all existing easements.**

106.5.4.11.1** - A General Note is needed on the Site Plan stating that "A City of Springdale Detention/Retention Certification form must be completed, stamped, and signed by a Certified Professional Engineer, post-development and submitted to the City of Springdale Engineering Department."

- **Add note above to Site Plan.**
- **Show outlet structure details.**
- **Show all storm piping. Label as existing or proposed.**
- **All proposed storm sewer in drainage easements or ROW should be RCP, minimum 18".**
- **Is there a curb cut at the east end of the parking lot for stormwater?**
- **How tall is the retaining wall?**

2. Chapter 107 – Stormwater Pollution

(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220, § 1, 10-24-17)

- **107.3**

- The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.

3. Chapter 130 – Zoning Ordinance

(Ord. No. 3307, 3-25-03)

- **130.7.6.1** ADA requirements.

- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current ADA and as may from time to time be amended.

- This note is left in place throughout the design process to insure that access is maintained.

4. Chapter 50 – Floods

(Ord. No. 4110, § 1, 9-11-07)

- **4110.6.2** - Need to submit a floodplain development application at the time of resubmittal. See Applications & Forms / Floodplain at <http://www.springdalear.gov/298/Forms-Documents>

5. Other:

- Add a detail for the Asphalt Trail, if part of this project.
- Add a Landscape Plan.
- Make a clearer designation between the existing and proposed contour lines on the grading plan. (Might be the way the PDF was made?)
-
- **Permitting** - Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.
- **Construct-ability Review** – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert moved to approve the large scale subject to Staff comments. Ms. Mueller seconded the motion.

VOTE:

YES: Tyler, Covert, David, Mueller, Parsley, Peters

NO: None

The large scale was approved subject to Staff comments by a unanimous vote.

- E. L21-37 Taco Bell
4126 Elm Springs Road
B21-102 Variance of Commercial Design Standards
(A) Landscaping
Presented by Weihe Engineers, Inc., Matt Murdock, Bill Terry

Mr. Bill Terry was present on behalf of his client to answer any questions or comments. He said that the variance is for the west side of the property. He said that they couldn't meet the requirements for because of the utilities location so they placed the 7 trees around the pond.

Ms. Christie said that they took away the foundation landscaping and placed it on other places on the site. She said they have met the requirements just not on the foundation.

Ms. Christie said that there were standard Planning Comments and Ms. Hollingshead read the Engineering Comments.

Planning Comments:

7. Submit PDF file at time of resubmission. (standard comment)
8. A written response to all comments is required with resubmission. (standard comment)
9. This Large Scale Development Plan has been given the number L21-37. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (standard comment)
10. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
11. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)

Commercial Design Standards Comments

1. Foundation and perimeter landscaping is required.
 - a. Variance requested

Engineering Summary:

- Please submit draft of the drainage easement around the detention pond
- Submit Grading permit package

6. Chapter 106 – Stormwater Drainage

(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245, § 1, 1-23-18)

- **106.1** - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
 - This note is left in place until the plans are signed and sealed.

7. Chapter 106 – Stormwater Drainage

- **106.5.4.10**** - Easements
 - **Please submit draft of drainage easement around the detention pond.**

8. Chapter 107 – Stormwater Pollution

(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220, § 1, 10-24-17)

- **107.3**
 - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
 - **Submit Grading permit package**
 - **Grading Permit application**
 - **SWPPP**
 - **Notice of Coverage**
 - **\$250 fee**
 - **Proposed Truck Route**

9. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

- **112-4** - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
 - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
 - Label all lights as Proposed or Existing
 - Show the direction of the mast arm
 - Show the size and type of lights based on the location and classification of the street
 - Add note to determine if the light is designed for area parking lot lights or as a street illuminator
 - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing
 - **Show existing or proposed street lights on any abutting street to this property.**

10. Chapter 130 – Zoning Ordinance

(Ord. No. 3307, 3-25-03)

- **130.7.6.1** ADA requirements.

- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
 - **This note is left in place throughout the design process to insure that access is maintained.**

11. Other:

- **Permitting** - Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.
- **Construct-ability Review** – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

Mr. Parsley asked if there were those in the audience with questions or comments. There were none.

Mr. Peters called for the vote for the variance.

VOTE:

YES: Covert, David, Mueller, Parsley, Peters, Tyler,
NO: None

The variance was approved by a unanimous vote.

Mr. Peters moved to approve the large scale subject to Staff comments. Ms. Mueller seconded the motion.

VOTE:

YES: David, Mueller, Parsley, Peters, Tyler, Covert
NO: None

The large scale was approved subject to Staff comments by a unanimous vote.

F. B21-90 Benny Holloway
 12994 Knight Lane
 Variance of rear setback from 20' to 10'
 Presented by Benny Holloway

This was not heard as Mr. Holloway was not present to make his presentation.

Public Hearing – Rezoning

A. R21-58 Vick Enterprises, LLC
3118 Old Wire Road
From SF-2 to MF-2
Presented by Victor Barrios

Mr. Barrios was present to answer any questions or comments. He said that in order to develop the property he will have to get a manhole for sewer services and he thought the best way would be to rezone to MF-2 so he can build duplexes.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Low Density Residential use.

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Protect the positive aspects of neighborhood character throughout the City.

Assure adequate land allocation for residential purposes by providing lots of adequate size.

Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Ms. Mueller called for the vote.

VOTE:

YES: Mueller, Parsley, Peters, Tyler, Covert, David

NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie said that Staff would prepare the Ordinance that will go to Council on Tuesday, December 14, 2021 at 6:00 p.m. in the Criminal Justice Building.

B. R21-59 Glenn Ferguson, Ferguson Property Group (Berryfield Apartments)
2353 Lowell Road
From C-2 to MF-16
Presented by Tim Homburg & NSPJ Architects

This was approved by a unanimous vote in conjunction with the large scale development.

- C. R21-60 Walker Properties II LP (Cadence Plaza)
S. side of Sunset Avenue across from Sterwin St.
From C-2 to C-5
- B21-101 Variance of Commercial Design Standards
(A) Entrances
(B) Detail Features
Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that the variances were previously talked about at the last meeting. He said all the customer entries will be off of the 412 side. He said that on the detail feature, that it is an architectural feature that they request a 32' instead of the 30' to meet the projections.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Commercial use.

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations

Assure adequate land allocation for commercial areas of sufficient size and in proper locations

Encourage the development of a wide range of commercial development for the residents and tourist to include neighborhood, community and regional centers.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert called for the vote.

VOTE:

YES: Parsley, Peters, Tyler, Covert, David, Mueller

NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie said that Staff would prepare the Ordinance that will go to Council on Tuesday, December 14, 2021 at 6:00 p.m. in the Criminal Justice Building.

Ms. Christie said that the access off of Mayes street is back of house. There will be no customer entrances from that side.

Ms. Christie asked about the variance requests.

Mr. Appel said that with the bays they need 32.5' instead of the 30'.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Peters asked if there couldn't be a sidewalk or some connection in the event that people on Mayes Street would want to visit the businesses.

Mr. Appel said that they do have a pedestrian access point that is on the east side.

Mr. Peters called for the vote.

VOTE:

YES: Peters, Tyler, Covert, David, Mueller, Parsley

NO: None

The variances were approved by a unanimous vote.

D. R21-61 Hannah Howe
505 Spring Street
From I-1 to a SEED District-Neighborhood Residential Type 1
Presented by Luke Parsons

Mr. Parsons was present on behalf of Ms. Howe to answer any questions or comments.

Ms. Christie said that this is Staff's first opportunity to do a SEED District. She said it gives them the opportunity to use the benefits of the Form Based Code and they have enough room to add an ADU in the back.

Ms. Christie then read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Medium Density Residential use.

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Protect the positive aspects of neighborhood character throughout the City.

Assure adequate land allocation for residential purposes by providing lots of adequate size.

Stabilize property values and maintain the integrity of neighborhoods by protecting residential neighborhoods from non-residential influences and providing buffers between residential and non-residential uses.

Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Ms. Mueller called for the vote.

VOTE:

YES: Tyler, Covert, David, Mueller, Parsley, Peters

NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance to go to Council on Tuesday, December 14, 2021 at 6:00 p.m.

E. R21-62 Proctor Rental, LLC
2195 & 2241 E. Robinson Avenue
From C-2 to C-6
Presented by Roman Roark

Mr. Roark was present to answer any questions or comments. He said that they are in the process of purchasing the property. He said that have been operating a used car lot in Springdale for the last 20 years and they have outgrown their current location.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

She first stated that they are not voting on that one use and that they would have to go through the Large Scale Development process.

The adopted Comprehensive Land Use Plan indicates Regional Commercial use.

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations

Assure adequate land allocation for commercial areas of sufficient size and in proper locations

Encourage the development of a wide range of commercial development for the residents and tourist to include neighborhood, community and regional centers.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert called for the vote.

VOTE:

YES: Covert, David, Mueller, Parsley, Peters, Tyler

NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance to go to Council on Tuesday, December 14, 2021 at 6:00 p.m.

F. R21-63 Adan Soto-Rivera (Glide Express Car Wash)
1210 S. Thompson Ave
From C-5 to C-2
Presented by Morrison-Shipley Halff

This item was tabled per Staff.

G. R21-64 Dianne Davis
1308 W. Stultz Road
From A-1 to SF-2
Presented by Blew & Associates

This item was tabled per Staff.

H. R21-65 Velta Bernice Sarratt Harviston Revocable Trust
312 E. County Line Road
From A-1/SF-2 to MF-12
Presented by Scott Preston

Mr. Scott Preston was present on behalf of his client to answer any questions or comments. He said they want to develop the 5 acres for multi-family use.

Mr. Parsley asked for Staff comments.

Ms. Christie said that this property was formerly in Bethel Heights and is not shown on the Comprehensive Land Use Map.

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Assure adequate land allocation for residential purposes by providing lots of adequate size.

Stabilize property values and maintain the integrity of neighborhoods by protecting residential neighborhoods from non-residential influences and providing buffers between residential and non-residential uses.

Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

Mr. Parsley asked if there were those in the audience with questions or comments.

Mr. Tim Wilson said that he owns property adjacent to this property. He wanted to know what type of structures will be built.

Ms. Christie said that it will allow 12 units per acre. In order to do that they have to start with 8 units per acre and have to provide amenities. She said that Staff will look at the type of structures and the amenities once a large scale development is given to Staff to review.

Ms. Mueller called for the vote.

VOTE:

YES: David, Mueller, Parsley, Peters, Tyler, Covert

NO: None

The rezone was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance to go to Council on Tuesday, December 14, 2021 at 6:00 p.m.

- I. R21-66 L & J Brothers Realty, LLC
1506 Powell Street
From MF-12 to MF-24
Presented by Blew & Associates

This rezoning was tabled per Staff.

- J. R21-68 Cottages at the Park Revised PUD
W. side Downum Road, N. side of W. County Line Rd.,
E. side of Shaw Pars
From PUD to a revised PUD
Presented by Engineering Services, Inc.

Mr. Jason Appel was present on behalf of his client to answer any questions or comments. He said that they revised the PUD plan to provide for Phase III. He said that they are trying to continue the same product as in Phase I and Phase II. He said that they are trying to add 8 additional lots to Phase III.

Ms. Christie said that they are increasing the number of lots from 55 to 63.

She then read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Medium Density residential use.

Plan would remain as the revised PUD would adjust the number and size proposed lots within Phase III of the Cottages at the Park Planned Unit Development from 55 lots by an increase of 8 lots for a total of 63 lots. All other requirements for PUD Development previously adopted and is recommended for approval.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert called for the vote.

VOTE:

YES: Mueller, Parsley, Peters, Tyler, Covert, David

NO: None

The rezone was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance to go to Council on Tuesday, December 14, 2021 at 6:00 p.m.

- | | | |
|----|---------|---|
| K. | R21-69 | <u>Diamond Properties & Development, LLC</u>
500 W. County Line Road
From A-1 to C-2 |
| | L21-40 | Martin's Plastering & Stucco |
| | B21-103 | Variance of Commercial Design Standards
(A) Entrances
(B) Pedestrian Flow
(C) Central Features & Community Spaces
(D) Building Foundation Landscaping |
| | W21-21 | Waiver of street improvements
Presented by Morrison Shipley Halff |

Mr. Larry Grelle with Morrison Shipley Halff was present via Zoom on behalf of his client to answer any questions or comments. He said that his client wants to build a 7500 sq. ft. commercial building to house the owner's business materials and a small office in the front.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Commercial use.

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations

Assure adequate land allocation for commercial areas of sufficient size and in proper locations

Encourage the development of a wide range of commercial development for the residents and tourist to include neighborhood, community and regional centers.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Peters called for the vote.

VOTE:

YES: Parsley, Peters, Tyler, Covert, David, Mueller

NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance to go to Council on Tuesday, December 14, 2021 at 6:00 p.m.

Mr. Parsley called out the remaining items with this rezoning, which includes a large scale development, variances and a waiver.

Mr. Parsley asked Mr. Grelle to explain the reasons for the variances.

Mr. Grelle said that on the customer entrance; he said that the way the building is designed is not set up for customer visiting the store. The business is more of a warehouse than a retail sale store.

He said that the sidewalk along W. County Line road, there is no place for it to go.

He said that they are also asking for a waiver of street improvements.

He said that regarding the foundation landscaping there is really no place to for it as this is mainly a warehouse. He said that they took all the foundation landscaping and placed it in the front.

Ms. Christie asked Mr. Grelle to talk about the materials to be used on the building. She asked if was going to be predominately something other than metal panels.

Mr. Grelle said that they are looking at putting brick around the lower area.

Ms. Christie said that when Staff looked at the materials presented the front elevation showed 48 per cent metal panels and the rest of it is metal panels.

Ms. Christie asked about the photometric plan.

Mr. Grelle said that it was being worked on to get the foot candle numbers correct.

Ms. Christie asked about the fact that the property has been split but Staff does not have a recorded copy of the lot split. She said that this lot and the one next to it got approved through the County but not with the City.

Ms. Hollingshead read the Engineering comments.

1. Chapter 106 – Stormwater Drainage

(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245, § 1, 1-23-18)

- **106.1** - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
 - ~~Requires a 1"=200' minimum scale 2-foot contour map.~~
 - ~~Show existing and proposed contours.~~
 - **Note remains until signed and sealed plans are submitted.**

2. Chapter 107 – Stormwater Pollution

(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220, § 1, 10-24-17)

- **107.3**
 - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.

3. Chapter 110 – Streets, Sidewalks and Other Public Places

(Ord. No. 3258, § 1, 11-12-02)

- **110.31** - Sidewalks are required one-foot (1') inside the right-of-way line.
 - Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.
 - The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").
 - The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.
 - Need to show details of sidewalks on the right-of-way.
- **110.111** - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.

- **Show street improvements.**

4. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

- **112-4** - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
 - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
 - Label all lights as Proposed or Existing
 - Show the direction of the mast arm
 - Show the size and type of lights based on the location and classification of the street
 - Add note to determine if the light is designed for area parking lot lights or as a street illuminator
 - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing
 - **Show all proposed/existing street lights.**
 -

5. Chapter 130 – Zoning Ordinance

(Ord. No. 3307, 3-25-03)

- **130.7.6.1** ADA requirements.
 - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current ADA and as may from time to time be amended.
 - **This note is left in place throughout the design process to insure that access is maintained.**

6. Other:

- **Permitting** - Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.
- **Construct-ability Review** – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

Ms. Christie asked Engineering if they agreed that the street improvements be waived.

Ms. Hollingshead said that Engineering feels that payment in-lieu of should be an option.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert wanted to know if the Commission could vote on something when there is a question regarding the lot split.

Ms. Christie said that it is a technical issue that will need to be cleared up. She said that she thought the Commission could move forward with it if they so desired.

Mr. Parsley wanted to make sure that they had the correct amount of landscaping but moving it to different areas.

Mr. Grelle said that was correct.

Mr. Parsley asked about a payment in-lieu of for the street improvements.

Ms. Christie said that can be a recommendation to Council.

Mr. Grelle said that they would be in favor of payment in-lieu of.

Mr. Parsley said that the amount of metal is presenting a challenge. Mr. Covert concurred. He said that he would like to see some money put into the materials; otherwise, they would be approving a large metal building.

Ms. Christy asked the question that since the owner is a stucco company, what kind of stucco will they be putting on the building. She said that it seemed odd to her that a stucco and plaster business would want to only use metal panels on his building.

It was determined that Mr. Grelle's client didn't ask for a variance for building materials for the exterior walls. She said that technically they are going to have to meet the requirements of approved outside building materials.

Ms. Christie suggested that they table the large scale, variances and waiver until Mr. Grelle could speak with his client on what he wanted to do.

Ms. Christie said that the rezoning can move forward.

It was determined that the items will be tabled until the January meeting.

Preliminary Plats, Replats and Final Plats

- A. FP21-04 Benedetto Subdivision Phase II
 SW of Gibbs Road and N. of Har-Ber Ave.
 Presented by Engineering Services, Inc.

Mr. Jason Appel was present on behalf of his client to answer any questions or comments. He said that there will be 38 single family lots.

Mr. Parsley asked for Staff comments.

Ms. Tromburg read the Planning comments. Ms. Hollingshead read the Engineering comments.

Planning Comments:

1. Submit a PDF file of the Plat with resubmission. (standard comment)
2. It appears the parcel numbers shown above the legal description should be "815-33680-400" and "815-33680-500".
3. Submit the approved authorization of representation form, if property owner will not be present at Planning Commission meeting.
4. Please show the ROW for Har-ber Avenue.
5. Please display the zoning (SF-2) in the setbacks table.
6. Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
7. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.
8. In the "Benchmarks" table, please replace the "XXXX" accordingly.
9. Need to label the common area.
10. Need a flood zone certification.
11. Note all variances that were granted for the subdivision.
12. Need the Certification of Transmittal & Ownership to read as follows:

The undersigned hereby transmit this plat to the City of Springdale for approval and acceptance and certify to be the owner of the property described and hereby dedicate all streets, alleys, easements, parks, and other open spaces to public or private use as shown on the plat. The undersigned certify that the platting as filed on record cannot be changed unless vacated pursuant to applicable local or other law.

13. Need Certificates of Acceptance as follows:

The undersigned hereby certify that this plat meets current regulations of the City of Springdale and regulations of the Arkansas State Board of Health as each pertains to this plat and to the offices of responsibility shown below.

	Date	Signature
Acceptance of Dedications	_____	_____
	_____	City Clerk
	_____	Mayor
Approval for Recording	_____	_____
	_____	Secretary, Planning
Commission	_____	_____
	_____	Chairman, Planning Commission

Community Development	_____	_____
		Director, Community Development Division
Water and Sewer	_____	_____
		Engineer, Springdale Water
Utilities		
Streets and Drainage	_____	_____
		Director, Public Works

14. Standard Comment: All comments from the utility companies and other city departments must be addressed prior to approval.
15. Standard Comment: All items on the attached list must be satisfied prior to obtaining the Planning Director's signature on the final plat.

Engineering Summary:

- A surety bond, letter of credit, or cash for 150% of the cost of the remaining improvements shall be obtained
- Provide staff with finished floor elevations for each lot. Minimum FFE may be set based on top of curb, sanitary sewer, storm drainage or floodplain as applicable
- Submit digital copy of As-Builts
- Submit Engineer's certification that the subdivision was constructed according to the plan and specification and according to the City of Springdale's specifications.
- Submit Engineer's statement of cost for the street and drainage improvements. The list should be itemized including quantity and construction costs for each item.
- Submit one year maintenance bond for half the cost of the street and drainage improvements.
- Submit payment for all testing and copies of all testing reports.
- Submit payment for costs of street sign installation.
- Submit certification from the title company that all easements for the property are shown on the plat.
- Submit subdivider's affidavit that all labor, material, and supply costs have been paid.
- Final inspection by Engineering Staff

Engineering Comments:

Based on the amount of items still left on the Final Plat checklist, it does not appear this project is ready for the final plat.

- All street and drainage improvements should be substantially complete or a bond for the remaining improvements shall be secured.
- A surety bond, letter of credit, or cash for 150% of the cost of the remaining improvements shall be obtained.
- Notify staff that all corners have been monumented.
- Notify staff that property pins have been installed for determination of lot lines.
- Provide staff with finished floor elevations for each lot. Minimum FFE may be set based on top of curb, sanitary sewer, storm drainage or floodplain as applicable.
- ~~Submit filed copy of POA bylaws~~ *Submitted with Phase I*
- Submit digital copy of As-Builts.
- Submit Engineer's certification that the subdivision was constructed according to the plan and specification and according to the City of Springdale's specifications.
- Submit Engineer's statement of cost for the street and drainage improvements. The list should be itemized including quantity and construction costs for each item.
- Submit one year maintenance bond for half the cost of the street and drainage improvements.
- Submit payment for all testing and copies of all testing reports.
- Submit payment for costs of street sign installation.
- Submit certification from the title company that all easements for the property are shown on the plat.
- Submit subdivider's affidavit that all labor, material, and supply costs have been paid.
- Final inspection by Engineering Staff.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert moved to approve the Final plat subject to Staff comments. Mr. David seconded the motion.

VOTE:

YES: Parsley, Peters, Tyler, Covert, David, Mueller,

NO: None

The Final plat was approved subject to Staff comments by a unanimous vote.

Ms. Christie stated for the record that if Mr. Appel's client wanted this to go to Council on Tuesday, December 14, 2021, he would need to have the Ordinance into the Planning office no later than noon on Thursday.

B. FP21-06 Spyglass Estates
S. Turner Street & Spyglass Dr., N. of Henson Ave
Presented by Blew & Associates

Mr. Jorge DuQuesne was present on behalf of his client to answer any questions or comments. He said that there will be six lots plus a detention lot.

Mr. Parsley asked for Staff comments.

Ms. Christie said that her concern is the detention pond. She said that she had been contacted by neighbors in that area and they don't feel the detention pond is not functioning as it should at this point.

She asked if the subdivision was designed so that the lots would drain into the detention pond. She said that the lots at this point are quite a bit lower than the detention pond.

Mr. DuQuesne said that the entire subdivision drains to the detention pond. He said about 60% does and 30% doesn't per the original drainage report. He said that back of the houses will drain into the detention pond.

Ms. Christie asked Ms. Hollingshead if Engineering were comfortable with the drainage.

Ms. Hollingshead said that they told the developer that the drainage needed to be fixed before he would be issued a Certificate of Occupancy on any of the homes built.

Mr. DuQuesne said that until the houses are built there is still a grass field. He said that once the houses are built, the impervious area will drain into the pond.

Ms. Hollingshead read the Engineering comments.

- Submit Detention Pond certification
- A surety bond, letter of credit, or cash for 150% of the cost of the remaining improvements shall be obtained.
- Submit Engineer's certification that the subdivision was constructed according to the plan and specification and according to the City of Springdale's specifications
- Submit Engineer's statement of cost for the ~~street and~~ drainage improvements. The list should be itemized including quantity and construction costs for each item
- Submit one year maintenance bond for half the cost of the street and drainage improvements
- Submit certification from the title company that all easements for the property are shown on the plat

- Submit subdivider's affidavit that all labor, material, and supply costs have been paid.

Engineering Comments:

- ~~• All street and drainage improvements should be substantially complete or a bond for the remaining improvements shall be secured.~~
- A surety bond, letter of credit, or cash for 150% of the cost of the remaining improvements shall be obtained.
- Notify staff that all corners have been monumented
- Notify staff that property pins have been installed for determination of lot lines
- ~~• Provide staff with finished floor elevations for each lot. Minimum FFE may be set based on top of curb, sanitary sewer, storm drainage or floodplain as applicable.~~
- Submit filed copy of POA bylaws.
- Submit digital copy of As-Builts
- Submit Engineer's certification that the subdivision was constructed according to the plan and specification and according to the City of Springdale's specifications
- Submit Engineer's statement of cost for the street and drainage improvements. The list should be itemized including quantity and construction costs for each item
- Submit one year maintenance bond for half the cost of the street and drainage improvements
- ~~• Submit payment for all testing and copies of all testing reports.~~
- ~~• Submit payment for costs of street sign installation.~~
- Submit certification from the title company that all easements for the property are shown on the plat
- Submit subdivider's affidavit that all labor, material, and supply costs have been paid.
- Final inspection by Engineering Staff.

Other Engineering Comments:

- Sidewalk for detention pond lot has not been installed as of last inspection,
- Ensure lot grading is done so all stormwater flows to the pond

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Peters moved to approve the final plat subject to Staff comments. Mr. Covert seconded the motion.

VOTE:

YES: Peters, Tyler, Covert, David, Mueller, Parsley

NO: None

The final plat was approved subject to Staff comments by a unanimous vote.

Ms. Christie stated for the record that if Mr. DeQuesne's client wanted this to go to Council on Tuesday, December 14, 2021, he would need to have the Ordinance into the Planning office no later than noon on Thursday.

Large Scale Development

- A. L21-38 BARMAC Property (Industrial Development)
1923 Turnbow Avenue
Presented by Engineering Services, Inc.

Mr. Brandon Rush with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie said all the Planning comments are standard comments.

Planning Comments:

12. Submit PDF files at time of resubmission. (standard comment)
13. A written response to all comments is required with resubmission. (standard comment)
14. This Large Scale Development Plan has been given the number L21-38. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (standard comment)
15. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
16. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)

Engineering Summary:

- Submit grading permit package
- Fence on south side of lot that extends into the drainage easement should be raised off the ground to allow water to flow underneath.
- Submit draft of drainage easement
 - o Please include outlet swale in drainage easement boundary

Engineering Comments:**12. Chapter 106 – Stormwater Drainage**

(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245, § 1, 1-23-18)

- **106.1** - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
 - ~~○ Requires a 1"=200' minimum scale 2-foot contour map.~~
 - ~~○ Show existing and proposed contours.~~

13. Chapter 106 – Stormwater Drainage

- **106.5.4.10**** - “An easement shall be provided in Plans for detention facilities. A minimum 20’ wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system.” Ownership of the detention facility will remain with the land.
- Submit draft of drainage easement
 - **COO will be contingent on filed easements.**
 - **Please include outlet structure and proposed concrete swale in drainage easement boundary.**

14. Chapter 107 – Stormwater Pollution

(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220, § 1, 10-24-17)

- **107.3**
 - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
 - **Grading Permit – submit the following**
 - **Grading Permit application**
 - **\$500 fee**
 - **SWPPP**
 - **Notice of Coverage**
 - **Proposed Truck Route**

15. Chapter 130 – Zoning Ordinance

(Ord. No. 3307, 3-25-03)

- **130.7.6.1** ADA requirements.
 - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current ADA and as may from time to time be amended.

- This note is left in place throughout the design process to insure that access is maintained.

16. Other:

- **Permitting** - Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.
- **Construct-ability Review** – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert moved to approve the large scale subject to Staff comments. Ms. Mueller seconded the motion.

VOTE:

YES: Tyler, Covert, David, Mueller, Parsley, Peters

NO: None

The large scale was approved subject to Staff comments by a unanimous vote.

Board of Adjustment

- A. B21-69 Alejandro Torres
 713 & 715 Crutcher
 Variance of front setback from 30' to 26'
 Presented by Satterfield Land Surveyors

Mr. Ricky Hill was present on behalf of his client to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie said that all they are talking about tonight is the existing porch that encroaches on the setback.

Mr. Parsley asked if the measurement is from the setback to the overhang.

Mr. Hill said that it he could not answer that.

Ms. Christie said that the expansion for a non-conforming use will be heard in January, she suggested that they table the variance request so the Mr. Hill could get an accurate measurement.

It was decided to table the variance request by the Commission until the January meeting.

- B. B21-98 Riggs Expansion
4117 Wagon Wheel Road
Variance of Commercial Design Standards
(A) Building Foundation Landscaping
Presented by Morrison Shipley Halff Engineers

This item was tabled per Staff.

- C. B21-99 Greg Brown, QOF Investments
909 Backus Avenue
Variance of electrical requirement
Presented by Greg Brown

Mr. Brown was present to answer any questions or comments. He said that he had been approved for a Mobile vending but they need the variance as it isn't run by a generator and they need an electrical hook-up.

Ms. Christie stated that they will make it an underground connection.

Mr. Brown said that they will.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert called for the vote.

VOTE:

YES: Covert, David, Mueller, Parsley, Peters, Tyler

NO: None

The variance request was approved by a unanimous vote.

- D. B21-100 Commercial Computer Services
697 W. Highway 264
Variance of paved parking requirement
Presented by Gene Housley

Mr. Housley was present to answer any questions or comments. He said that he has owned the property for many and at one time it was an RV dealership. Because there had been gravel before he just assumed that he could gravel the parking lot. He said that he just wants to request 360 sq. ft. to be gravel which would be enough to park some smaller equipment.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Ms. Mueller called for the vote.

Ms. Christie said the variance will be to reduce the request to 360 sq. ft.

VOTE:

YES: David, Mueller, Tyler,

NO: Parsley, Peters, Covert

Because it was a tie vote the variance failed to pass.

- E. B21-101 Cadence Plaza
 S. side of Sunset Avenue across from Sterwin St.
 Variance of Commercial Design Standards
 (A) Entrances
 (B) Detail Features
 Presented by Engineering Services, Inc.

This was approved by a unanimous vote in conjunction with the rezoning.

- F. B21-102 Taco Bell
 4183 Elm Springs Road
 Variance of Commercial Design Standards
 (A) Landscaping
 Presented by Weihe Engineers, Inc., Matt Murdock

This was approved by a unanimous vote in conjunction with the large scale development.

- G. B21-103 Martin's Plastering & Stucco
 500 W. County Line Road
 Variance of commercial Design Standards
 (A) Entrances
 (B) Pedestrian Flow
 (C) Central Features & Community Spaces
 (D) Building Foundation Landscaping
 Presented by Morrison Shipley Halff Engineers

These items were tabled until the January 4, 2022 meeting.

- H. B21-104 Taqueria M. Guanajuato, LLC
1019 W. Sunset Avenue
Variance of Commercial Design Standards
(A) Greenspaces
Presented by Expedient Civil Engineers, PLLC

This variance was tabled per Staff.

- I. B21-105 PSC Indoor Soccer
E. of Hwy 265 & N. of Hwy 412
Variance of Commercial Design Standards
(A) Landscaping
Presented by Harrison French & Associates

- J. B21-106 PSC Indoor Soccer
E. of Hwy 265 & N. of Hwy 412
Variance of paving requirement for 25% overall parking & of
the minimum drive aisle width from 24' to 20'
Presented by Harrison French & Associates

Mr. Rick McGraw was present on behalf of his client to answer any questions or comments. He said that the landscaping is regarding the south and east side of the building. He said that they wanted to place the landscaping on the setbacks of the south and east side verses the foundation due to the mechanical equipment on the east side and it's only a portion of the south side because they have a south access road.

He said that the driveway width reduction is for the south connection point where there are two overhead power lines.

He said they wanted to reduce a portion of the parking lot on the east side of the north third. He this area would serve the overflow at this time. He said that it is designed to be paved in the future.

Ms. Christie asked if his client would do a Bill of Assurance for one year on the gravel parking.

Mr. McGraw said that he would communicate that with his client; he however, did not see an issue with that.

Ms. Christie said that the paving requirement would be for one year with a Bill of Assurance.

Mr. McGraw said that there would be 54 parking spaces on the gravel and it would be delineated by parking bumpers.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert called for the vote on the landscaping variance.

VOTE:

YES: Mueller, Parsley, Peters, Tyler, Covert, David

NO: None

The variance for the landscaping was approved by a unanimous vote.

Mr. Covert called for the vote for the paving requirement with a one year Bill of Assurance.

VOTE:

YES: Parsley

NO: Peters, Tyler, Covert, David, Mueller

The variance of the paving requirement was denied by a vote of one (1) yes and five (5) No.

Mr. Covert called for the vote on the reduction of the minimum drive aisle width from 24' to 20'.

Ms. Christie stated for the record that Mr. McGraw could appeal the Planning Commission's decision through the City Clerk's office.

VOTE:

YES: Peters, Tyler, Covert, David, Mueller, Parsley

NO: None

The variance for the minimum drive width was approved by a unanimous vote.

Waivers

- A. W21-20 Mustafa & Kimberly Obeidat
 1820 W. Graham Road
 Waiver of sidewalk requirement
 Presented by Mustafa & Kimberly Obeidat

There was no one present to speak on behalf of this waiver therefore it was tabled until the January 4, 2022 Planning Commission meeting.

- B. W21-21 Martin's Plastering and Stucco
 500 W. County Line Road
 Waiver of street improvements
 Presented by Morrison Shipley Halff Engineers

This waiver was tabled until the January 4, 2022 Planning Commission meeting.

Planning Director's Report

✓ Council actions in November

- Approved Rezoning
 - 2717 E Emma – A-1 to P-1
 - 803 Quandt – SF-2 to O-1
- Approved Conditional Use
 - Use Unit 42 Church/Synagogue -- 803 Quandt
- Approved an ordinance correcting a Scrivener's Error for 5324 Elm Springs Rd
- Approved the revisions to the Form Based Code Regulatory Plan –
- Approved Replats
 - Lot 143 – Apple Orchard Subdivision
 - Lots 2A, 2B, 2C-1, 2C-2 and 2D – Westfield Subdivision Phase 1
 -
- Approved Waiver of street improvement Hwy 112, Jim Cash – Tandem Lot Split
- Approved waiver of street improvements 13294 Robbins Road
- Approved waiver of street improvements Appleblossom Rd and Graham Rd – warehouse project
- Held a public hearing on a proposed simultaneous detachment and annexation of land between the City of Springdale and Cave Springs – no action taken property remains in the city limits of Springdale
- Approved the annexation of islands in the southeast section
- Settled acquisitions for Dixieland Road Project and 40th Street extension
- Approved purchase of 900 and 902 E Emma – senior center relocation project
- Authorized construction contract for Phase II of the restoration of Rabbit Foot Lodge
- Approved lease of former Bethel Heights City Hall to NW Food Bank

It was decided not to have a work session in December.

There being no further business, the meeting was adjourned at 7:05 p.m.

Kevin Parsley, Chairman

Ben Peters, Secretary

**Patsy Christie, Director
Planning and Community Development Division**

Debbie Pounders, Recording Secretary

+++++

**PLANNING & COMMUNITY
DEVELOPMENT DIVISION**

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: December 7, 2021

Re: R21-64 Rezone

A request by Dianne Davis for Planning Commission approval of a zone change from Agricultural District (A-1) to Low/Medium Density Single Family Residential District (SF-2) for a tract of land containing .719 acres.

LOT LOCATION AND SIZE

The .719 acre tract is located at 1308 W. Stultz Road, north side of Stultz Road, west of Pasofino Loop.

A vicinity map is attached.

EXISTING ZONING

The existing zoning on this tract is an A-1, Agricultural district. This district is designed to protect agricultural land until an orderly transition to urban development has been accomplished. It provides a usable district for certain uses which may be annexed to the city. The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished. This zone will encourage single family residential usage on large tracts. In addition, due to the low density of development, agricultural uses such as crop and livestock production are allowed.

Uses permitted: - 1, 6, 7, 8, 29

Conditional Uses Permitted on Appeal: - 2, 3, 4, 5, 9, 14, 17, 23, 28, 30, 33, 36, 37

Temporary Uses – 32, 34

ACCESSORY USES

The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

- (1) Accessory buildings, including private garages, storage facilities and children's playhouses.

- (2) Private greenhouses.
- (3) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an A-1 district, except for Use Unit 28 home occupation and Use Unit 36, horses kept in residential areas; a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

AREA REGULATIONS

- (1) LOT AREA. There shall be a lot area of not less than two acres for both residential and non-residential use. In addition, there shall be a minimum lot width of not less than two hundred (200) feet on a public street at the front setback line.
- (2) DENSITY. One (1) unit per two acres.
- (3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty-five (35) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty-five (35) feet.
- (4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than twenty (20) feet.
- (5) REAR SETBACK. There shall be a rear setback having a depth of not less than thirty-five (35) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
						Corner	
						Interior	Exterior
One Family	200	2 acre	35	35	20/20	20	35

REQUESTED ZONING

The rezoning application requests a SF-2 Low/Medium Density Single Family Residential District. The district is designed to permit and encourage the development of single-family detached dwellings on smaller lots to encourage flexibility in housing and lot sizes.

Uses permitted: - 1, 8, 29

Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28, 36

Temporary Uses – 34

ACCESSORY USES

The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

- (1) Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.
- (2) Private greenhouses and horticultural collections.
- (3) Flower and vegetable gardens.
- (4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an SF-2 district, except for Use Unit 28 home occupation and Use Unit 36, horses kept in residential areas; a site plan review shall be required. For Use Unit 36, See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.

AREA REGULATIONS

- (1) LOT AREA. There shall be a lot area of not less than eight thousand (8,000) square feet. In addition, there shall be a minimum lot width of not less than seventy (70) feet on a public street at the front setback line.
- (2) DENSITY. Four (4) units per acre.
- (3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
- (4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
- (5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
		(sq. ft.)			Interior	Corner	
						Interior	Exterior
One Family	70	8,000	30	20	8/8	8	30
Zero-lot line	70	8,000	30	20	16/0	16/0	30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a single family dwelling. The area to the north and west is undeveloped in A-1 zoning. The area to the east contains a residential care facility in A-1 zoning. The area to the south contains single family dwellings in SF-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Low Density Residential use.

The Master Street Plan indicates Stultz Road as a minor collector.

STAFF COMMENTS AND RECOMMENDATIONS

- ✓ The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:
- ✓ Protect the positive aspects of neighborhood character throughout the City.
- ✓ Appropriate locations for single-family and multi-family residential development should be provided based on accessibility, site suitability, utility availability, neighborhood compatibility and environmental factors.
- ✓ Assure adequate land allocation for residential purposes by providing lots of adequate size.

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by Lada Dianne Davis

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

See the four warranty deeds submitted.

Informal plat was also submitted.

Layman's Description:

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) A-1

TO (proposed zoning) SF-2

The **Petitioner's** immediate intentions are to:

1. **Sell** the property yes (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title yes (Yes or No).

2. **Develop** the property _____ (Yes or No), and if so, the proposed use is _____.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: _____.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: _____

Address: 3825 N. Shiloh Dr. Fayetteville, AR 72703

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 102 Riverbriar Run Clemson SC 29031

TELEPHONE: 937-241-5180 DATE: 11-16-21

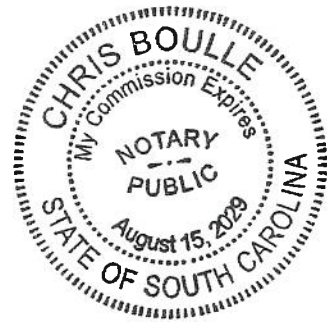
VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

SIGNATURE

(Property Owner)

Olan Davis by George Sevens
(Property Owner) POA



South Carolina
State of ~~Arkansas~~)
Oconee) ss.
County of ~~Washington~~)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 17th day of November, 2021.

Chris Boulle
Notary Public

Miscellaneous Notes

STATE RECORDING NUMBER:
500-18N-30W-0-23-110-04-1826

COMPLETED FIELD WORK:
OCTOBER 12, 2021

REFERENCE DOCUMENTS:

1. WARRANTY DEED FILED IN DEED BOOK 2011 AT PAGE 49368.
2. WARRANTY DEED FILED IN DEED BOOK 2011 AT PAGE 49370.
3. WARRANTY DEED FILED IN DEED BOOK 2011 AT PAGE 51903.
4. WARRANTY DEED FILED IN FILE NO. 91-22676.
5. SURVEY PLAT FILED IN PLAT 9-326.

BASIS OF BEARING:

BEARINGS SHOWN ARE BASED ON GRID NORTH FOR ARKANSAS COORDINATE SYSTEM, NORTH ZONE, NAD83.
LATITUDE = 36°13'17.34033"
LONGITUDE = -94°08'31.23236"
CONVERGENCE ANGLE = -1°14'47.15939"
DISTANCES SHOWN ON PLAT ARE GROUND.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X & A" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. (05007C0435), WHICH BEARS AN EFFECTIVE DATE OF 9/28/2007 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

Survey Description

PREVIOUS PARCEL APNS 20-00078-025 & 20-00175-000

(BOOK 2011, PAGE 49368 & BOOK 2011, PAGE 49370);

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 30 WEST AND THENCE NORTH 654.00 FEET; THENCE NORTH 88°05' EAST 234.44 FEET; THENCE SOUTH 654.00 FEET; THENCE SOUTH 88°04' WEST 234.44 FEET TO THE POINT OF BEGINNING CONTAINING 3.52 ACRES, MORE OR LESS. LEGAL INCLUDES PARCELS 20-00078-025 AND 20-00175-000 PLAT 3-26 SECTION: 23 TOWNSHIP: 18N RANGE: 30W ACREAGE: 1.34 LOT: BLOCK: CITY: SPRINGDALE ADDITION: SD: C50

PREVIOUS PARCEL APN 21-00200-001 (FILE NO. 91-22676)

PART OF THE S1/2 OF THE NW1/4 OF THE NE1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 30 WEST DESCRIBED AS BEGINNING AT THE SE CORNER OF SAID NW1/4 OF THE NE1/4; THENCE NORTH 660 FEET; THENCE WEST 182 FEET; MORE OR LESS. TO THE CENTER OF A DITCH; THENCE SOUTHWESTERLY WITH CENTER OF SAID DITCH 660 FEET. MORE OR LESS WEST OF THE SAID SE CORNER, THENCE EAST 274 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

PREVIOUS PARCEL APN: 21-00078-030 (BOOK 2011 PAGE 51903)

PART OF THE S1/2 OF THE NW1/4 OF THE NE1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 30 WEST DESCRIBED AS BEGINNING AT THE SE CORNER OF SAID NW1/4 OF THE NE1/4; THENCE NORTH 660 FEET; THENCE WEST 182 FEET; MORE OR LESS. TO THE CENTER OF A DITCH; THENCE SOUTHWESTERLY WITH CENTER OF SAID DITCH 660 FEET. MORE OR LESS WEST OF THE SAID SE CORNER, THENCE EAST 274 FEET MORE OR LESS TO THE PLACE OF BEGINNING. SECTION: 23 TOWNSHIP: 18N RANGE: 30W ACREAGE: 1.9 LOT: BLOCK: CITY: BETHEL HEIGHTS ADDITION: SD: CBH50

ADJUSTED APNS: 20-00078-035 & 20-00175-000;

BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 30 WEST, SPRINGDALE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A SET MAG-NAIL BEING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23, THENCE N86°17'04"W 147.43' TO A SET MAG-NAIL BEING THE TRUE POINT OF BEGINNING; THENCE N86°17'04"W 144.85' TO A SET MAG-NAIL; THENCE N33°30'17"E 80.70'; THENCE N09°54'46"E 211.52'; THENCE N13°45'41"E 68.63'; THENCE N48°14'54"E 71.58'; THENCE N22°50'01"E 55.64'; THENCE N03°04'00"W 123.60'; THENCE N35°15'28"W 61.27'; THENCE N50°20'53"W 30.41'; THENCE N65°42'08"W 61.54'; THENCE N00°21'18"E 10.47'; THENCE S86°22'33"E 270.24' TO A FOUND 5/8" CAPPED REBAR TAGGED "1181"; THENCE S85°38'55"E 238.73' TO A SET 5/8" CAPPED REBAR TAGGED "AR PLS 1659 AR PLS 1826"; THENCE S02°36'22"W 669.69' TO A SET MAG-NAIL; THENCE N03°08'38"E 168.49' TO A SET 5/8" CAPPED REBAR TAGGED "AR PLS 1659 AR PLS 1826"; THENCE N86°17'04"W 197.76' TO A SET MAG-NAIL; THENCE N03°08'38"E 168.49' TO A SET 5/8" CAPPED REBAR TAGGED "AR PLS 1659 AR PLS 1826"; THENCE N86°17'04"W 185.10' TO A SET 5/8" CAPPED REBAR TAGGED "AR PLS 1659 AR PLS 1826"; THENCE S03°40'46"W 168.48' TO THE POINT OF BEGINNING CONTAINING 6.118 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

ADJUSTED APNS: 21-00200-015 & 20-00200-001

BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 30 WEST, SPRINGDALE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A SET MAG-NAIL BEING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23, THENCE N86°17'04"W 147.43' TO A SET MAG-NAIL; THENCE N03°40'46"E 168.48' TO A SET 5/8" CAPPED REBAR TAGGED "AR PLS 1659 AR PLS 1826"; THENCE S86°17'04"E 185.10' TO A SET 5/8" CAPPED REBAR TAGGED "AR PLS 1659 AR PLS 1826"; THENCE S03°08'38"W 168.49' TO A SET MAG-NAIL; THENCE N86°17'04"W 39.24' TO THE POINT OF BEGINNING, CONTAINING 0.719 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

Utility Notes

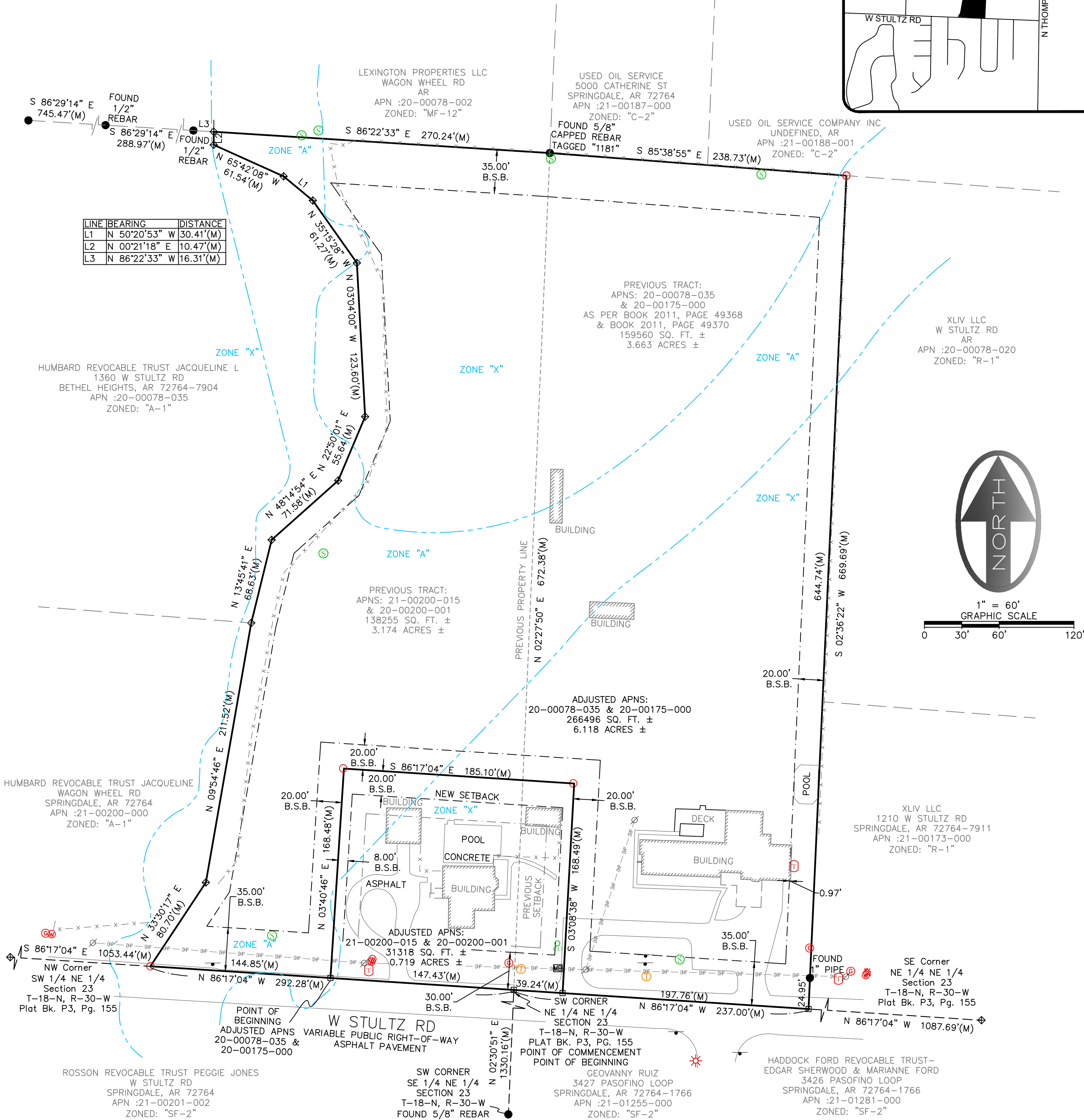
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.



BEFORE DIGGING IN THIS AREA, CALL "ONE CALL." 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES

Zoning & Setback Information

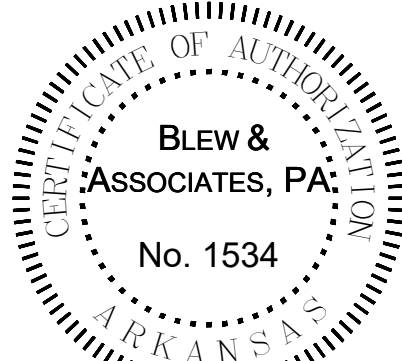
ZONED: "A-1"	TO BE REZONED: "SF 1"
SETBACKS:	SETBACKS:
FRONT: 35'	FRONT: 30'
SIDE: 20'	SIDE: 8'
REAR: 35'	REAR: 20'



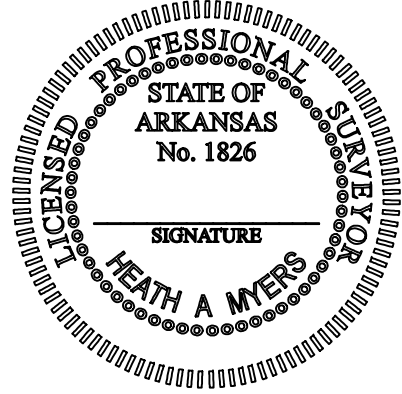
1" = 60'
GRAPHIC SCALE
0 30' 60' 120'

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- FORTY LINE / TIE LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT-OF-WAY (R/W)
- FENCE
- BUILDING SET BACK (B.S.B.)
- UTILITY EASEMENT (U.E.)
- OVERHEAD POWER LINE
- POWER POLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- SANITARY CLEANOUT
- GAS METER
- WATER VALVE
- WATER METER
- SIGN
- SANITARY MANHOLE
- FOUND MONUMENT (AS NOTED)
- SET 5/8" CAPPED REBAR TAGGED
- "AR PLS 1659 AR PLS 1826"
- SET MAG-NAIL
- COMPUTED POINT



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 11TH DAY OF NOVEMBER, 2021.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

FIRM:

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization № 1534

DRAWN BY & DATE: AJO 10/19/2021	REVIEWED BY: HM	SURVEYED BY: LP
COUNTY & STATE: BENTON COUNTY, ARKANSAS	JOB NUMBER: 21-7643	

LOCATION:
1308 W STULTZ RD., SPRINGDALE, AR

FOR THE USE AND BENEFIT OF:

KEVIN SIEMENS & DIANNE



0 50 100 200 300 400
 Feet
 For Location Reference Only

FILE NO. R21-64
APPLICANT: Dianne Davis
REQUEST: Rezoning from A-1 to SF-2

PLANNING COMMISSION MEETING
 January 4, 2022

+++++

**PLANNING & COMMUNITY
DEVELOPMENT DIVISION**

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: December 28, 2021

Re: R21-66 Rezone

A request by L & J Brothers Reality, Inc. for Planning Commission approval of a zone change from MF-12 to MF-24 for a tract of land containing 10 acres.

LOT LOCATION AND SIZE

The 10 acre tract is located at 1506 Powell Street, West side of Powell Street, South of Fink Drive.

A vicinity map is attached.

EXISTING ZONING

The existing zoning of this tract is a MF-12 Medium Density Multi-family Residential District. The district is established to provide areas for development allowing more units per structure and a higher density. Provides more compact residential development, and promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots.

Uses permitted: - 1, 8, 10, 11, 13, 29

Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 12, 28

Temporary Uses – 34

ACCESSORY USES

The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

- (1) Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.
- (2) Private greenhouses and horticultural collections.
- (3) Flower and vegetable gardens.
- (4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an MF-12 district, except for Use Unit 28 home occupation a site plan review shall be required. See Article 6, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.

AREA REGULATIONS

- (1) LOT AREA. There shall be a lot area of not less than six thousand (6,000) square feet for a single family dwelling; ten thousand five hundred (10,500) square feet for a duplex; fourteen thousand (14,000) for a triplex; twenty thousand (20,000) for a four-plex and twenty thousand (20,000) plus two thousand five hundred (2,500) for each unit over five. In addition, there shall be a minimum lot width of not less than sixty (60) feet for a one family; seventy (70) feet for a two family; eighty (80) feet for a three family or larger on a public street.
- (2) DENSITY - 12 units per acres
- (3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
- (4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
- (5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS			SETBACKS				
	Widths		Area	Front	Back	Side		
						Interior	Corner	
							Interior	Exterior
One Family		60	6,000	30	20	8/8	8	30
Two Family		70	10,500	30	20	8/8	8	30
Three Family		80	14,000	30	20	8/8	8	30
Four Family		80	20,000	30	20	8/8	8	30
Four or more families		80	20,000 + 2,500/unit					
Zero Lot Line		60	as above	30	20	16/0	16/0	30
Townhouse	Interior	Corner/ended						
	20	50/28		30	20	8/0	8	30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

OFF-STREET PARKING

See Article 7 of this chapter.

LANDSCAPED OPEN SPACE

On any lot, there shall be a minimum of ten (10) percent of landscaped open space in accordance with Article 6 Section 2.16 of this chapter.

MULTIFAMILY PLAY AREAS

See Article 6 Section 2.17 of this chapter.

REQUESTED ZONING

The rezoning application requests a MF-24 High Density Multi-family Residential District. The district is established to provide areas for development of the maximum number of dwelling units per acre. Provides more compact residential development, and promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots. MF24 districts restricted to sites abutting collector or arterial streets and may be developed either adjacent to or in conjunction with neighborhood commercial or shopping center developments.

Uses permitted: - 1, 8, 10, 11, 12, 13, 29

Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28

Temporary Uses – 34

ACCESSORY USES

The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

- (1) Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.
- (2) Private greenhouses and horticultural collections.
- (3) Flower and vegetable gardens.
- (4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an MF-24 district, except for Use Unit 28 home occupation a site plan review shall be required. See Article 6, Section 13 of this chapter for the procedure and requirements of a site plan review.

AREA REGULATIONS

- (1) LOT AREA. There shall be a lot area of not less than five thousand (5,000) square feet for a single family dwelling; six thousand (6,000) square feet for a duplex; eight thousand five hundred (8,500) for a triplex; ten thousand five hundred (10,500) for a four-plex; and more than four-plex thirteen thousand (13,000) plus one thousand five hundred (1,500) square feet per unit. In addition, there shall be a minimum lot width of not less than sixty (60) feet for one family; seventy (70) feet for two family; eighty (80) feet for three family or larger on a public street at the front setback line for all dwelling unit types.
- (2) DENSITY. Twenty four (24) units per acre.
- (3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
- (4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
- (5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS		SETBACKS				
	Widths		Area	Front	Back	Side	
						Interior	Corner
							Interior Exterior
One Family	60		5,000	30	20	8/8	8 30
Two Family	70		6,000	30	20	8/8	8 30
Three Family	80		8,500	30	20	8/8	8 30
Four Family	80		10,500	30	20	8/8	8 30
Over Four Family	80		13000+ 1500/unit				
Zero Lot Line	60		as above	30	20	8/8	16/0 30
Townhouse	Interior	Corner/ended					
	20	50/28		30	20	8/0	8 30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

OFF-STREET PARKING

See Article 7 of this chapter.

LANDSCAPED OPEN SPACE

On any lot, there shall be a minimum of ten (10) percent of landscaped open space in accordance with Article 6 Section 2.16 of this chapter.

MULTIFAMILY PLAY AREAS

See Article 6 Section 2.17 of this chapter

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The area to the North and South contain single family dwellings in MF-12 zoning. The area to the East contains industrial uses in I-1 and airport facilities in P-1. The area to the West contains single family dwellings in an MF-12 zoning and industrial uses in I-1 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Medium Density Residential.

The Master Street Plan indicates Powell Street as a major collector.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is not in keeping with the Comprehensive Land Use Plan and is not recommended for approval. A downgrade to an MF-16 would be recommended for approval.

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by L & J BROTHERS REALTY LLC

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING 3" BRASS MONUMENT FOR THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE ALONG THE SOUTH LINE OF SAID FORTY ACRE TRACT N87°57'16"W 650.68' TO AN EXISTING 5/8" REBAR, THENCE LEAVING SAID SOUTH LINE N02°25'34"E 653.55' TO AN EXISTING 5/8" REBAR, THENCE S87°45'02"E 650.34' TO AN EXISTING COTTON PICKER SPINDLE ON THE EAST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID EAST LINE S02°23'49"W 651.24' TO THE POINT OF BEGINNING. CONTAINING 9.74 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) MF-12

TO (proposed zoning) MF-24

The **Petitioner's** immediate intentions are to:

1. **Sell** the property Yes (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title Yes (Yes or No).
2. **Develop** the property Yes (Yes or No), and if so, the proposed use is Residential Apartments.
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: The Surrounding Property is Industrial, Multi-Family, and the Airport. Effect of the proposed zoning would be minimal to the surrounding properties.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: Jorge Du Quesne / Blew & Associates, PA

Address: 5104 S. Pinnacle Hills Pkwy, Ste 1C, Rogers, Arkansas 72758

PETITIONER/OWNER **SIGNATURE** 

MAILING ADDRESS: _____

TELEPHONE: _____ DATE: _____

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

SIGNATURE
(Property Owner)

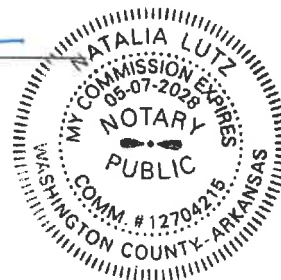


(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 29th day of
November, 2021.

Natalia Lutz
Notary Public



BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

November 17, 2021

City of Springdale
201 Spring Street
Springdale, AR 72764

SUBJECT: Parcel 815-28755-000
Rezoning MF-12 to MF-24

Dear Commissioners:

The developer, Andmark Properties, is requesting to rezone parcel 815-28755-000 from MF-12 to MF-24. The intent of the rezone is to develop the property as a Multi-Family residential development. The effect of this rezone to surrounding properties is to better fit with the surrounding zonings of Industrial and Multi-Family.

Sincerely,



Jorge Du Quesne
Blew & Associates, PA



0 87.5175 350 525 700
 Feet
 For Location Reference Only

FILE NO. R21-66
APPLICANT: L&J Brothers Realty, LLC
REQUEST: Rezoning from MF-12 to MF-24

PLANNING COMMISSION MEETING
 January 4, 2022

Memo

To: Planning Commission

From: Staff

Date: December 7, 2021

Re: L21-39 Large-Scale Riggs Expansion

Planning Comments:

1. Submit PDF files at time of resubmission. (standard comment)
2. A written response to all comments is required with resubmission. (standard comment)
3. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
4. On the cover page the parcel number appears to be incorrect. It currently shows "21-00167-626" (the property immediately to the south of the subject property), whereas our zoning map appears to show that it should be "21-00167-602".
5. This Large Scale Development Plan has been given the number L21-39. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (standard comment)
6. Frontage, perimeter and entryway landscaping is required.
 - a. Variance requested
7. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
8. This development must comply with the City of Springdale Commercial Design Standards or a variance is required. (standard comment)
9. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)

Commercial Design Standards Comments

1. On a details page, please provide detailed drawings of enclosures and screening methods.
 - a. Please let me know what page, as your comment responses state that they've been provided, but I'm not seeing them.
2. Please provide percentage breakdown of the materials used for each elevation.
 - a. Please let me know where these percentages are listed, as I am not seeing them.

Engineering Summary:

- Adjust drainage easement
- Submit grading permit package
- Show proposed streetlights

Engineering Comments:

1. Chapter 106 – Stormwater Drainage

(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245, § 1, 1-23-18)

- **106.1** - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
 - ~~Requires a 1"=200' minimum scale 2-foot contour map.~~
 - ~~Show existing and proposed contours.~~
 - **This note remains in place until the plan is signed and sealed.**

2. Chapter 106 – Stormwater Drainage

- **106.5.4.10**** - "An easement shall be provided in Plans for detention facilities. A minimum 20' wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system." Ownership of the detention facility will remain with the land.
 - **Drainage Easement for pond should be 20' from the 100 year WSE and 10' on either side of the pipe.**

3. Chapter 107 – Stormwater Pollution

(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220, § 1, 10-24-17)

- **107.3**
 - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown

on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.

- **Grading Permit – submit the following**

- **Grading Permit application**
- **\$500 fee**
- **SWPPP**
- **Notice of Coverage**
- **Proposed Truck Route**

4. Chapter 110 – Streets, Sidewalks and Other Public Places

(Ord. No. 3258, § 1, 11-12-02)

- **110.111** - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.

- **Streetlights are a required improvement. (See below).**

5. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

- **112-4** - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
 - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
 - Label all lights as Proposed or Existing
 - Show the direction of the mast arm
 - Show the size and type of lights based on the location and classification of the street
 - Add note to determine if the light is designed for area parking lot lights or as a street illuminator
 - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing

6. Chapter 130 – Zoning Ordinance

(Ord. No. 3307, 3-25-03)

- **130.7.6.1** ADA requirements.
 - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
 - **This note is left in place throughout the design process to insure that access is maintained.**

7. Other:

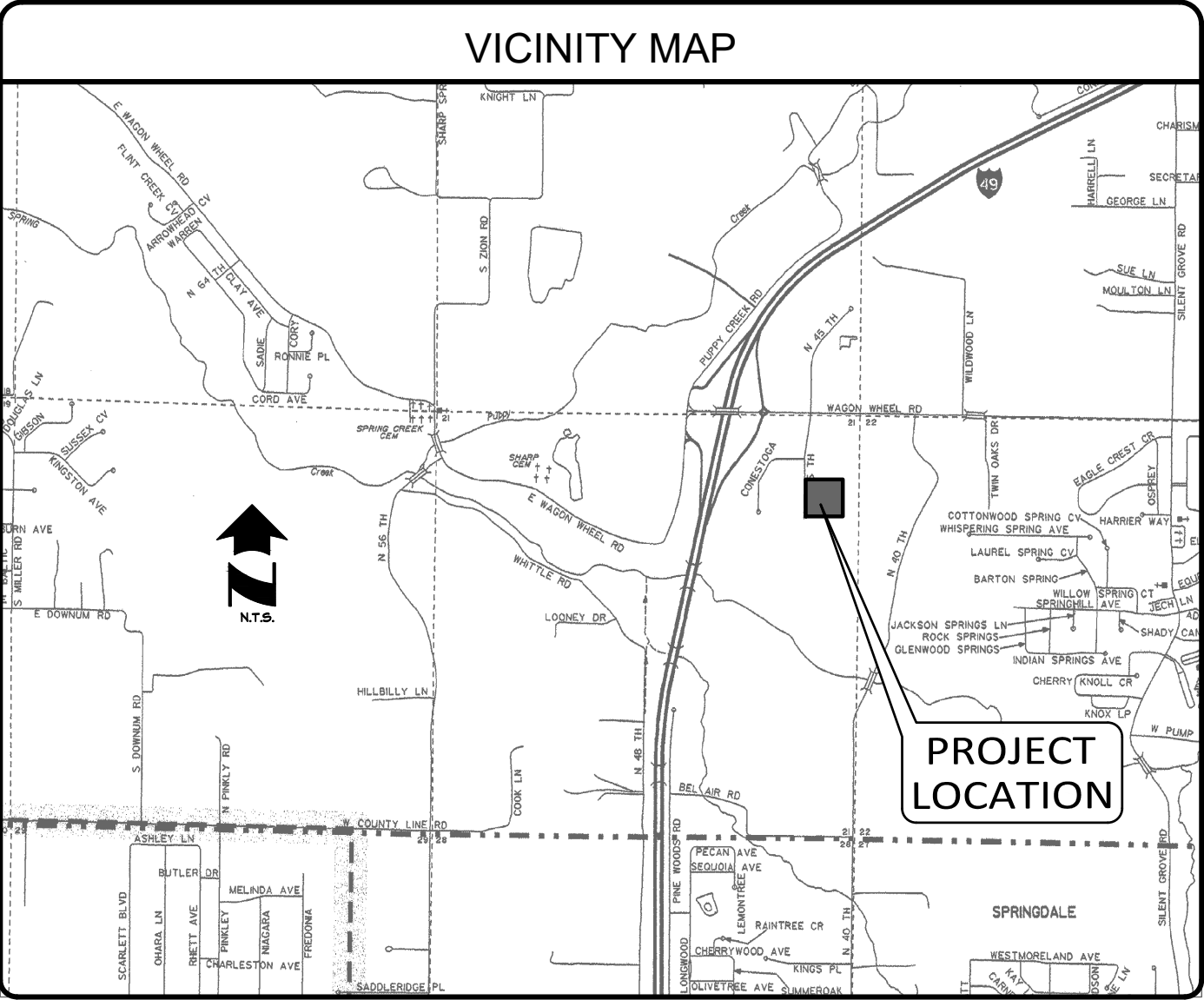
- **Permitting** - Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.
- **Construct-ability Review** – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

Issued for Review
11.18.2021

November 2021
Large Scale
Development Plans
for



J.A. RIGGS
FACILITY EXPANSION
(PROJECT No. L21-39)



Parcel Number:
21-00167-626
Legal Description:
A part of the Northeast 1/4 of the 1/4 of Section 21, T-18-N, R-30-W, Benton County, Arkansas and being more particularly described as follows: Beginning at a point which is South 2° 24' 53" West -200 feet from the Northeast corner of said Section 21; thence South 2° 24' 53" West - 1124.87 feet; thence North 87° 34' 34" West - 328.66 feet; thence North 87° 13' 45" West - 334.08 feet ; thence north 2° 22' 46" East - 1322.68 feet thence South 87° 35' 25" East 433.54 feet; thence South 87° 35' 25" East - 230.00 feet to the point of beginning, containing 19.10 acres, more or less.

INDEX OF SHEETS

1. Cover Sheet, Vicinity Map, & Index of Sheets
2. Site Dimension Plan
3. Utility Plan
4. Grading and Drainage Plan
5. Erosion Control Plan
6. Landscape Plan
7. Drainage Details
8. Erosion Control Details
9. Site and Paving Details
10. City of Springdale Details
11. City of Springdale Details
12. City of Springdale Details

SITE UTILITY CONTACTS
CITY OF SPRINGDALE, AR

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: NATHAN PRINCE
1811 E. BORICK
FAYETTEVILLE, AR
PHONE: 479-601-8381

ELECTRIC
OZARK ELECTRIC COOPERATIVE
CONTACT: MIKE PHIPPS
406 West Emma Avenue
Springdale, AR 72764
PHONE: 479-521-2900

TELEPHONE
AT&T
CONTACT: LAYNE RHODES
P.O. BOX 7449
SPRINGDALE, ARKANSAS 72766
PHONE: 479-442-1977

GOVERNING AGENCIES

CITY OF SPRINGDALE

PLANNING
CONTACT: RICK BARRY
PHONE: 479-750-8550
rjbarry@springdalear.gov

ENGINEERING
CONTACT: KATIE HOLLINGSHEAD
PHONE: 479-756-7716
khollingshead@springdalear.gov

BUILDING DEPARTMENT
CONTACT: ED STITH
PHONE: 479-750-8154
estith@springdalear.gov

SPRINGDALE WATER UTILITIES - ENGINEERING
CONTACT: LARRY PECKHAM
526 OAK AVENUE
SPRINGDALE, AR 72764
PHONE: 479-927-4173
lpeckham@springdalewater.com

SPRINGDALE WATER UTILITIES - PRETREATMENT
CONTACT: BRADLEY STEWART
P.O. BOX 769
SPRINGDALE, AR 72765
PHONE: 479-756-3657
bstewart@springdalewater.com

FIRE DEPARTMENT
CONTACT: MIKE IRWIN
PHONE: 479-751-4510
mirwin@springdalear.gov

DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37
4815 W. MARKHAM LITTLE ROCK, AR
72205 PHONE: 501-661-2623



FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.

Map Number: 05007C0435J

Effective Date: September 28, 2007

C-5 - THOROUGHFARE COMMERCIAL DISTRICT MIN. SETBACK REQUIREMENTS (Ft.)				
Front	Side		Rear	
	Interior	Exterior		
50'/30'	0'	0'	20'	

C-5 ZONING REGULATIONS:
10' Wide Landscape Buffer

NOTE:
Review of these plans is limited to compliance with City codes and regulations. By reviewing and approving these plans the reviewer and the City of Springdale assume no responsibility for any errors or omissions in the plans. The adequacy of the plans is the sole responsibility of the design engineer. The City of Springdale, however, reserves the right to require corrective action if any inadequacies are found after the improvements are constructed.

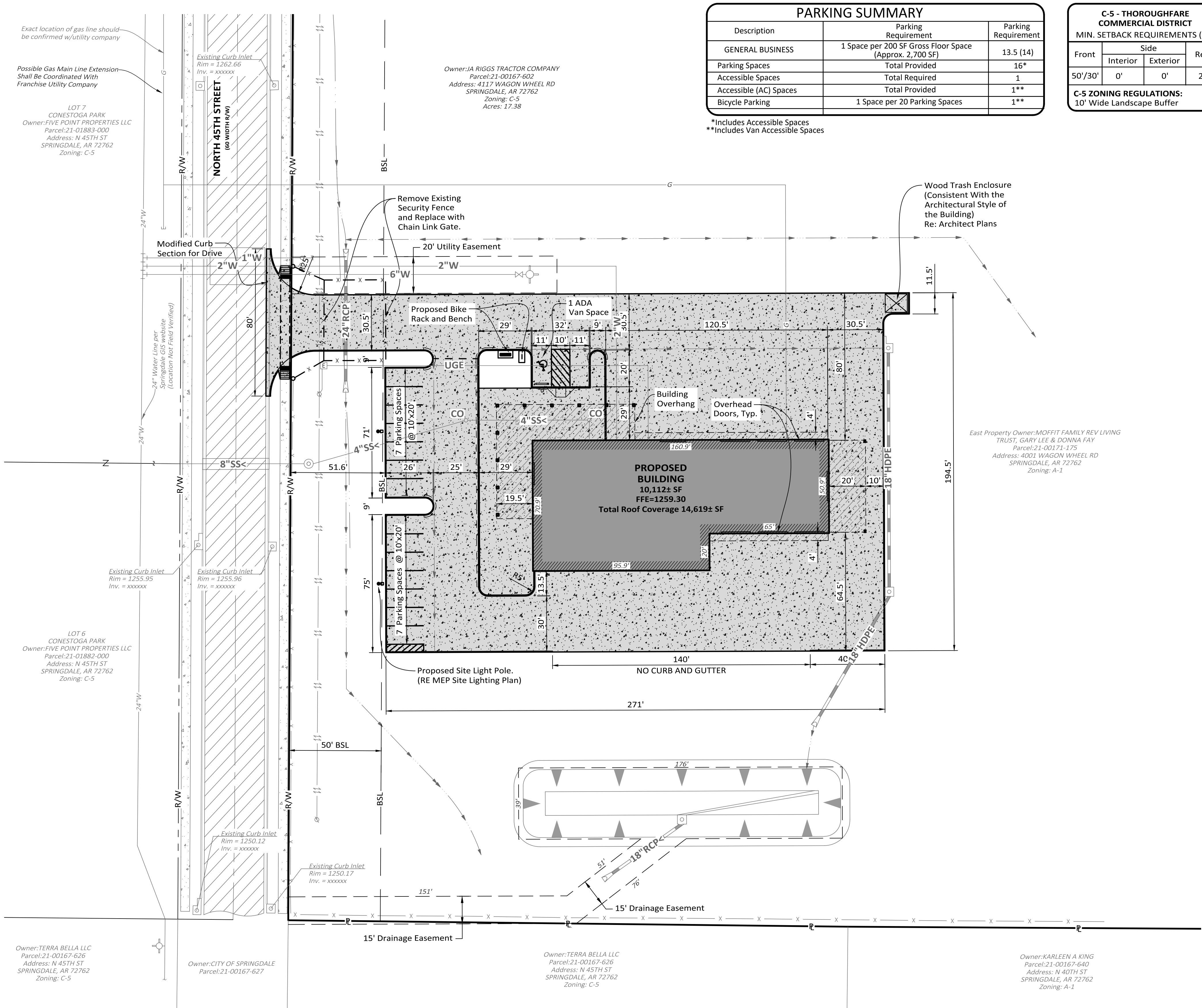
ARCHITECT
Blue Rock Design Build
2620 Cliff Drive
Fort Smith, AR 72901
Brett Abbott
(479) 459-2838
bluerockdesignbuild@gmail.com

OWNER/DEVELOPER
J.A. Riggs
Don Langford
4117 Wagon Wheel Rd.
Springdale, AR 72762
(501) 366-5778
langfordd@jariggs.com



PROJECT ENGINEER
Morrison Shipley - Halff
Travis Brisendine
5704 Euper Lane, Suite 200
Fort Smith, AR 72903
(479) 273-2209
tbrisendine@morrisonshipley.com

Drawing Name: R:\SSSPROJ\JAR-01-DRAFTING\JAR-01-PLAN.dwg Last Modified: Nov 18, 2021 3:38pm Plotted on: Nov 18, 2021 3:40pm by jmk288

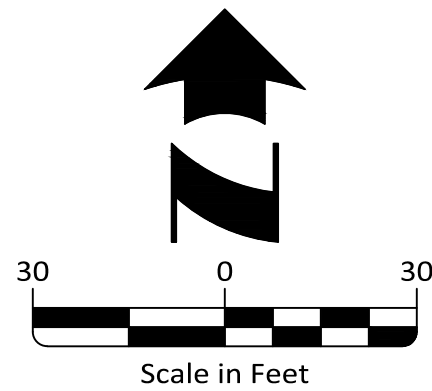


PARKING SUMMARY		
Description	Parking Requirement	Parking Requirement
GENERAL BUSINESS	1 Space per 200 SF Gross Floor Space (Approx. 2,700 SF)	13.5 (14)
Parking Spaces	Total Provided	16*
Accessible Spaces	Total Required	1
Accessible (AC) Spaces	Total Provided	1**
Bicycle Parking	1 Space per 20 Parking Spaces	1**

*Includes Accessible Spaces
**Includes Van Accessible Spaces

C-5 - THOROUGHFARE COMMERCIAL DISTRICT MIN. SETBACK REQUIREMENTS (Ft.)			
Front	Side		Rear
	Interior	Exterior	
50'/30'	0'	0'	20'

C-5 ZONING REGULATIONS:
10' Wide Landscape Buffer



LEGEND			
	Property Line		Existing Building Setback
	Easement Line		Existing Asphalt Pavement With Conc. Curb & Gutter
	Proposed Building		Existing Concrete, As Noted
	Proposed 2'-0" Curb & Gutter		Existing Sewer Manhole
	Proposed Concrete Pavement (Per Geotech Recommendation)		Existing Electric Transformer
	Proposed Light Duty Concrete Paving/Sidewalk		Existing Drainage Manhole
	Proposed Handicap Ramp W/ Detectable Warning Devices		Existing Fire Hydrant
	Proposed Sign, See Plan For Type		Existing Sign (As Noted)
	Accessible Parking Symbol		Existing Fence
	Proposed Painted Traffic Arrows		Street Center Line
	Proposed Easement		Proposed Fire Lane Striping
			Proposed Light Pole

Site General Notes:

- The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Persons And Property During All Phases Of Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.
- It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.
- All Dimensions, Unless Otherwise Noted, Are To The Back Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe.
- All Curve Radii shall be 5', Unless Otherwise Noted.
- Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs.
- Unless Otherwise Noted, All Curb In City Of Springdale Or ArDOT Right-Of-Way Shall Be 6" Type "A" Concrete Curb And Gutter Or 2" Modified Concrete Curb And Gutter. All on Site Curb Shall Be Burger King Typical 2'-0" Concrete Curb and Gutter Per Detail
- See Architectural Plans for Exact Building Dimensions and Layout.
- Refer To M.E.P. Plans For Proposed Parking Lot Lighting Locations And For Pole, Pole Footing, And Pole Fixture Details.
- Refer To Architectural Plans For Details Of The Proposed Dumpster Enclosure.
- All Construction Of Public Improvements Shall Conform To The City Of Springdale Development Regulations.
- All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
- All HVAC And Mechanical Equipment Must Be Screened From Public View.
- Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for completion of Construction:
 - Development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission.
 - The disturbed soil area is observed to have 80% grass coverage and 100% stability.
 - No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering.
 - Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering.
 - All heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site.
- All Boundary Information is shown for Reference only.

Revision	By	Date

5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903 • 479.452.1933 • HALFF.COM

Drawn By: JMN	Vertical Scale: -
Approved By: TLB	Horizontal Scale: 1"=30'
Date: 11.18.21	Plotting Scale: 1-1
Project No.: JAR-01	Drawing Name: PLAN

J. A. RIGGS
FACILITY EXPANSION

Springdale, Washington County, Arkansas

SITE DIMENSION PLAN

Issued for Review - 11.18.2021

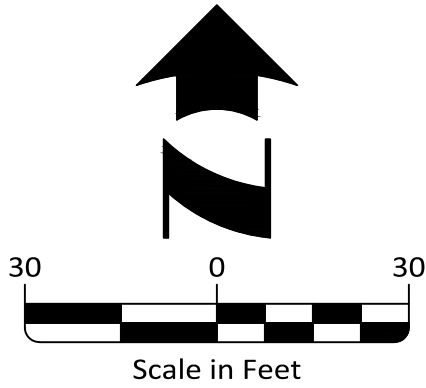
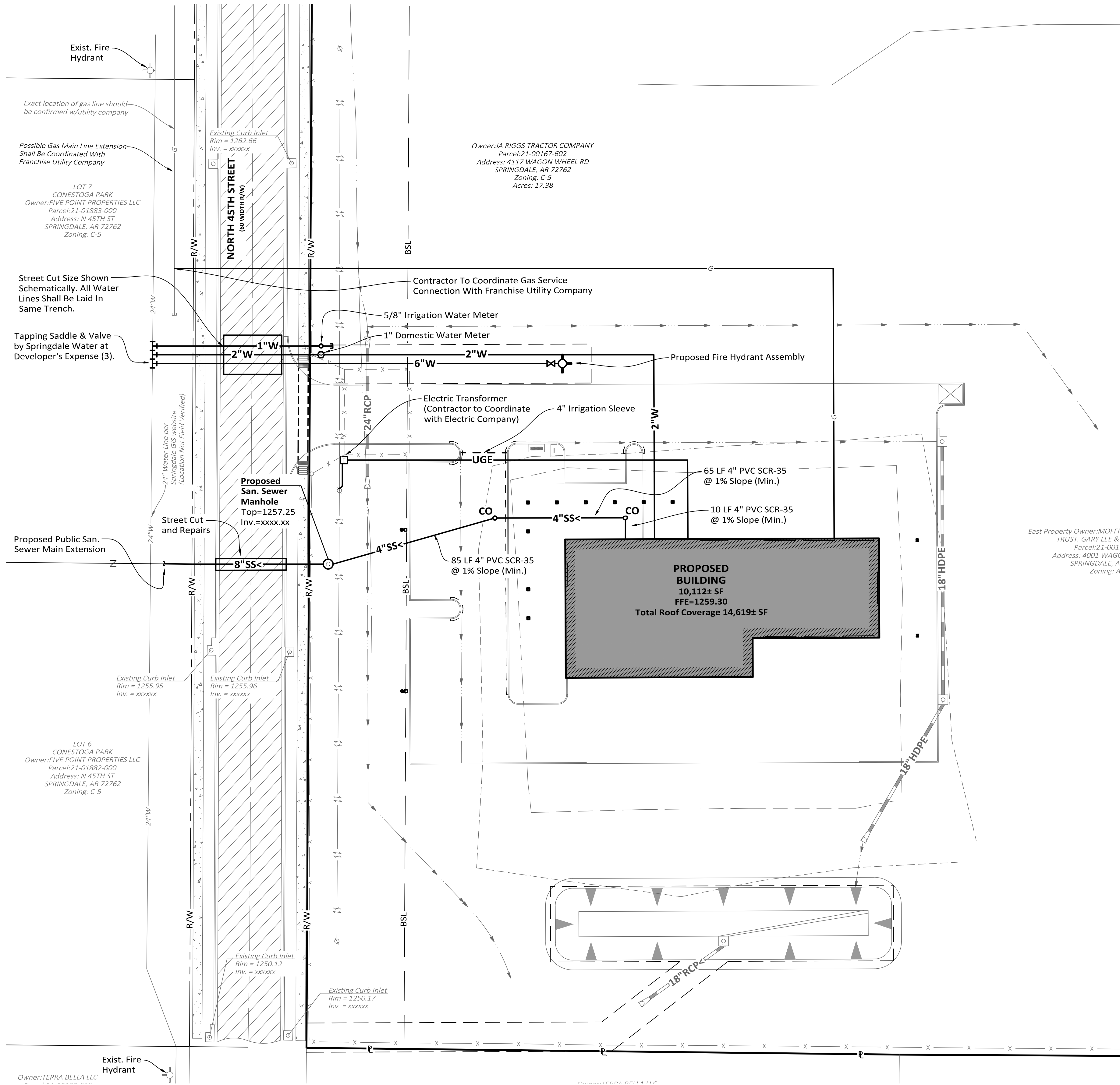
Sheet No.:

2

12

of

Drawing Name: R:\ISSUES\PROJ\JAR-01\DRAWING\JAR-01 PLAN.dwg, Last Modified: Nov 18, 2021, 3:38pm, Plotted on: Nov 18, 2021, 3:40pm by jmh268



LEGEND

Proposed Building

Proposed Water Meter

Proposed Backflow Preventer

Proposed PVC Sewer Line W/Size (AWWA C900 Class 305)

Proposed Underground Electric

Proposed Underground Telephone

Proposed Fiber Optic Service

Proposed Drainage Pipe

Proposed PVC Irrigation Sleeve

Proposed Water Service Line (Municipex SDR-9)

Proposed Irrigation Line (Municipex SDR-9)

Proposed Sewer Service Line (Sch. 40 PVC)

Proposed Gas Service Line

Proposed Underground Electric Service Line

Proposed Cleanout

Proposed Light Pole

Proposed Pipe Bollard

Proposed Handicap Accessible Parking Sign

- Site Utility General Notes:
- Existing Utilities Across Or Along The Line Of The Proposed Work Are Shown Only In An Approximate Location On These Plans. The Contractor Shall Call The State One-call System Prior To Construction @ 1-800-482-8998. The Contractor Shall, On His Own Initiative And At No Additional Cost, Locate All Underground Lines And Structures As Necessary. The Contractor Shall Verify And Calculate All Points Of Connection And All Utility Crossings And Inform Morrison-Shipley Engineers, Inc. And/or The Owner Of Any Conflicts Or Required Deviations From The Plans. Morrison-Shipley Engineers, Inc. Shall Be Held Harmless In The Event The Contractor Fails To Make Such Notification.
 - All Electric, Telephone, And Gas Extensions Including Service Lines Shall Be Installed To The Appropriate Utility Company Specifications And Requirements. All Utility Company Disconnections Shall Be Coordinated With The Designated Utility Company.
 - It Shall Be Distinctly Understood That Failure To Specifically Indicate Work Which Is Required To Complete This Project Shall Not Relieve The Contractor Of His Responsibility To Perform Such.
 - All Utilities Shall Terminate Five (5) Feet Outside The Building Unless Otherwise Noted. The End Of All Service Lines Shall Be Tightly Capped Or Plugged And Marked Until Such Time As Connections Are Made Inside The Building. Coordinate All Entrances To The Building With The Architectural Plans And M.E.P. Plans.
 - All Private Water And Sewer Materials And Construction Shall Be In Accordance With Local, State, And Federal Plumbing Code.
 - All Necessary Inspections And/or Certifications Required By Codes And/or Utility Service Companies Shall Be Performed Prior To Final Connection Of Utility Services.
 - It Is The Responsibility Of The Property Owner To Obtain All Utility Easements That Are Necessary For The Installation And Maintenance Of All Proposed Utilities. The Easements Must Be Obtained Prior To Beginning Any Public Utility Installation.
 - The Irrigation System Shall Be Protected By An RP Type Backflow Preventor. Irrigation System To Be Designed By Others.
 - Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.
 - All Public Water And Sewer Improvements to be in accordance with the Specification Requirements for the Construction of Water and Sewer Facilities for Springdale Water & Utilities amended August 27, 2014 with the addition of Section T38 and associated details on September 3, 2020.

Revision	By	Date

5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903 • 479.452.1933 • HALFF.COM

Drawn By: JMN	Vertical Scale: -
Approved By: TLB	Horizontal Scale: 1"=30'
Date: 11.18.21	Plotting Scale: 1-1
Project No.: JAR-01	Drawing Name: PLAN

J. A. RIGGS
FACILITY EXPANSION

Springdale, Washington County, Arkansas

UTILITY PLAN

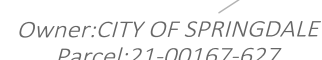
Issued for Review - 11.18.2021

Sheet No.:

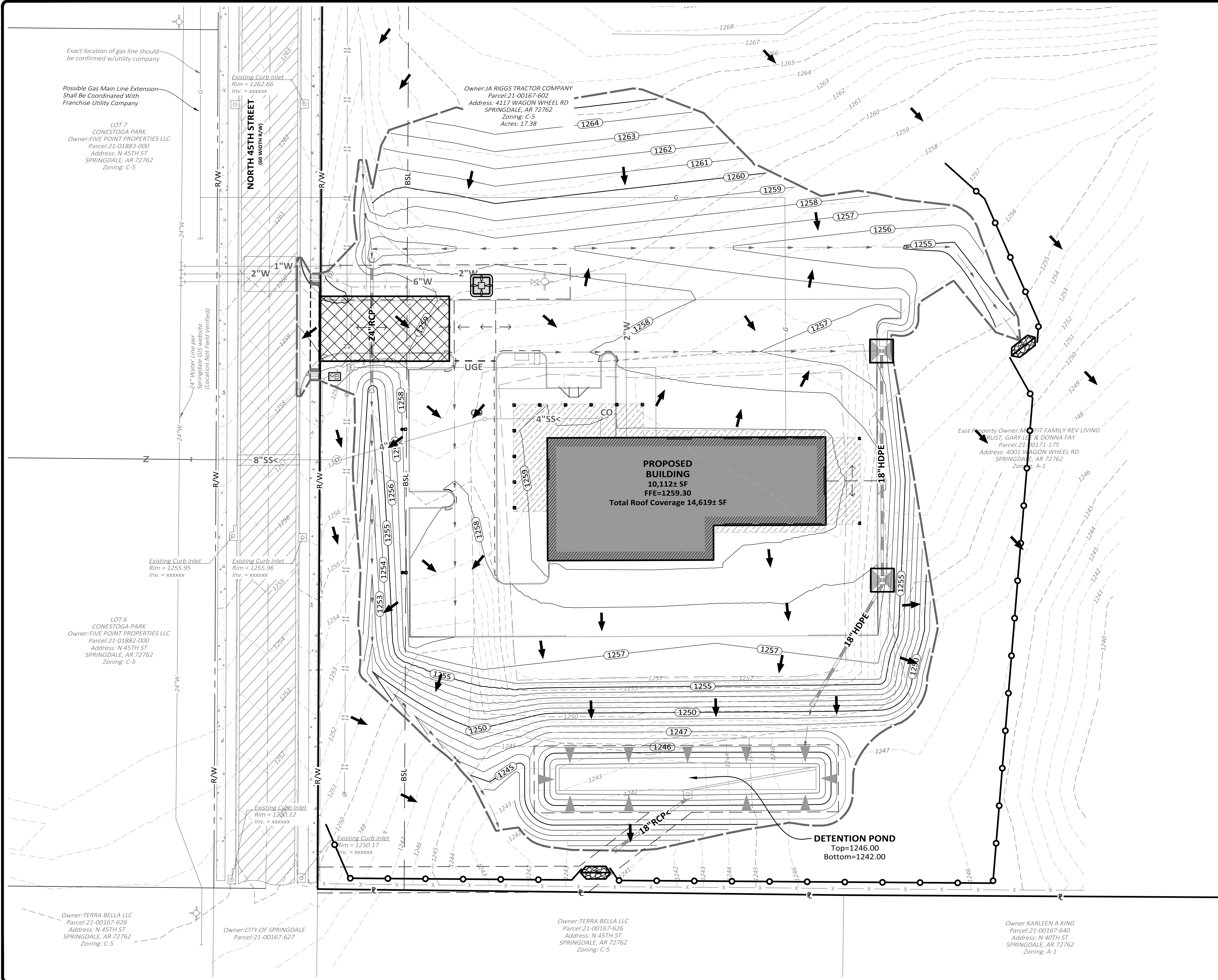
3

12

of

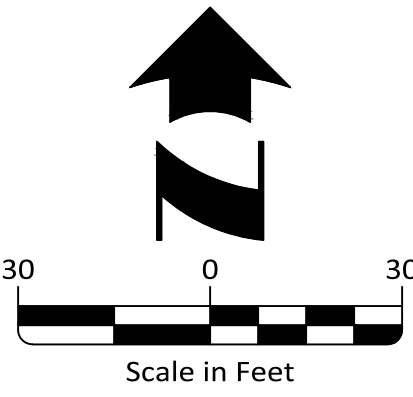


5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903 • 479.452.1933 • HALFF.COM



Sequence Of Construction:

1. Install Temporary Construction Entrance For Construction Traffic At Location Shown In The Plans.
2. Install Wire Fabric Reinforced Silt Fence, Inlet Protection, And Other Erosion Control Measures.
3. Begin Demolition. Rough-grade The Driveways, Parking Lots, And Building Pad. Perform Mass Grading Of The Site.
4. Install Storm Sewer, Water, Sanitary Sewer, And Other Utility Lines. When Underground Utility Installation Is Complete, Fine-grade The Paved Areas To Subgrade And Install The Stone Base Course. Construct The Curb And Gutter And Backfill The Curbs. Install The Concrete Pavement For The Project.
5. As These Phases Progress, Intermittent Storm Water Controls Should Be Installed To Prevent Silt From Washing Off The Construction Site And Entering The Streets, Storm Sewer System, Or Adjacent Properties.
6. Finish Grade The Site And Perform Final Cleanup. Spread Topsoil And Sod All Areas Disturbed By Construction That Will Not Be Paved Or Landscape Beds. Refer To The Landscape Plan.
7. Remove Temporary Erosion Control Measures After Permanent Stand Of Vegetation Is Established.



LEGEND

- Temporary Rock Check Dam
- Temporary Silt Fence
- Temporary Curb Inlet Sediment Filter
- Temporary Silt Fence or Straw Bale Inlet Protection
- Temporary Concrete Washout
- Limits of Disturbance
- Direction of Flow
- Temporary 25'x50' Stabilized Construction Entrance
- Temporary SWPPP Mailbox

EARTHWORK ACTIVITIES:	ESTIMATED DATES:		ACTUAL DATES:	
	Start:	Duration:	Start:	Completion:
BMP INSTALLATION:		<u>1 Day</u>		
CLEARING AND GRUBBING		<u>0 Days</u>		
TOPSOIL/HAUL OFF STOCKPILES		<u>2 Days</u>		
MASS GRADING START DATE:		<u>3 Days</u>		
GRADING ACTIVITIES COMPLETE		<u>6 Days</u>		
FINAL STABILIZATION:		<u>4 Days</u>		

Site Erosion Control General Notes:

1. Stabilization Measures Shall Be Initiated As Soon As Practicable In Portions Of The Site Where Construction Activities Have Temporarily Or Permanently Ceased. Following Initial Soil Disturbance Or Redisturbance, Permanent Or Temporary Stabilization Shall Be Completed Within Seven Calendar Days For The Surface Of All Perimeter Slopes
2. All Sediment And Erosion Control Devices Shall Be Inspected Every Seven (7) Days Or Every 14 Days And After Each Rainfall Occurrence That Exceeds One-Quarter Inch (0.25"). Damaged Or Ineffective Devices Shall Be Repaired Or Replaced, As Necessary.
3. Provide Temporary Construction Entrance, Silt Fence, Inlet Protection, And Other Erosion Control Devices, As May Be Required, To Control Soil Erosion During All Phases Of Construction. All Disturbed Areas Shall Be Cleaned Of Debris, Finish Graded, And Stabilized With Permanent Vegetation Immediately After Completion Of Construction.
4. All Erosion Control Devices Shall Be Properly Maintained Until The Completion Of All Phases Of Construction And All Disturbed Areas Have Been Stabilized. Additional Control Devices May Be Required During Construction In Order To Control Erosion And/or Off-Site Sedimentation. All Temporary Control Devices Shall Be Removed Once Permanent Vegetation Is Established.
5. All Areas Not To Be Paved Or Landscape Beds Shall Be Seeded Or Sodded. Refer To The Landscape Plan.
6. The Contractor Shall Inspect, Repair, And Add Stone To The Stabilized Construction Entrance When It Becomes Saturated With Mud To Ensure It Works As Intended.
7. The Topsoil Stockpile Shall Be Graded To Drain And Seeded With A Temporary Seed Mix.
8. Dust Control On-site Shall Be Minimized By Spraying Water On Dry Areas Of The Site. The Use Of Oils And Other Petroleum Based Or Toxic Liquids For Dust Suppression Is Prohibited.
9. If The Majority Of Mud Or Dirt Is Not Removed From Traffic Exits, Contractor Shall Establish Additional Vehicle Wash Areas At Construction Traffic Exit Points. Rinse-Off Will Not Be Allowed Outside The Project Construction Limits.
10. All Erosion And Sedimentation Controls Shown On The Plans Shall Be Constructed In Accordance With Governing Authorities And Maintained As Part Of This Contract. Contractor To Install Erosion Control In Accordance With The Erosion Sedimentation Control Plan As A Minimum. Other Measures May Be Required To Assure That Silt Is Controlled On-site.

Note To Contractor:
All Erosion Control Shown Functions As A Guide. It Is The Contractor's Responsibility To Ensure That The Requirements Of The Arkansas Department Of Environmental Quality's General Permit Are Maintained. Actual Erosion Control Devices May Vary Due To The Contractor's Sequence Of Demolition And Construction. Additional Measures May Become Necessary During Construction.

Revision	By	Date

5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903 • 479.452.1933 • HALFF.COM

Drawn By: JMN	Vertical Scale: -
Approved By: TLB	Horizontal Scale: 1"=30'
Date: 11.18.21	Plotting Scale: 1-1
Project No: JAR-01	Drawing Name: PLAN

J. A. RIGGS
FACILITY EXPANSION

Springdale, Washington County, Arkansas

EROSION CONTROL PLAN

Issued for Review - 11.18.2021

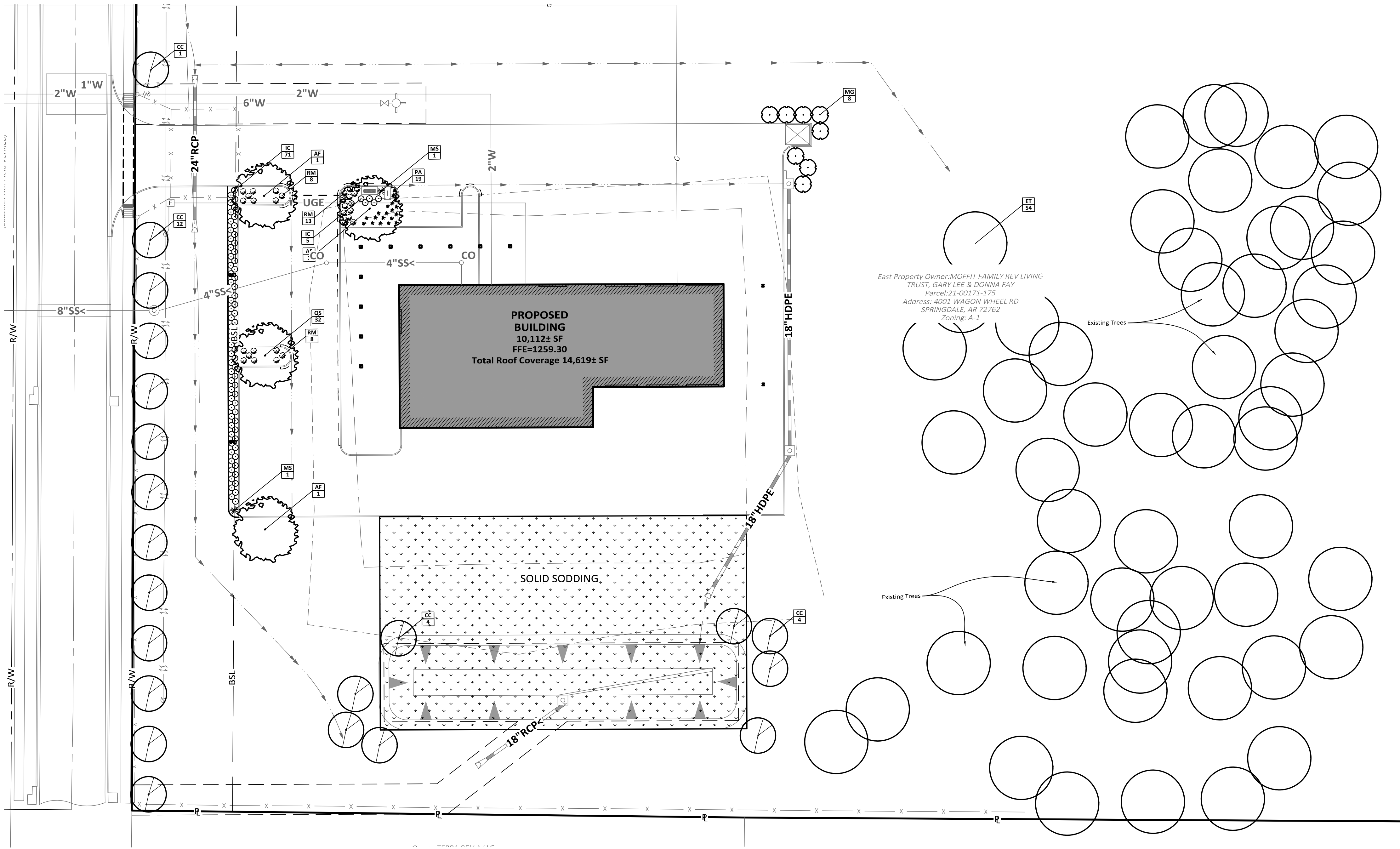
Sheet No.:

5

12

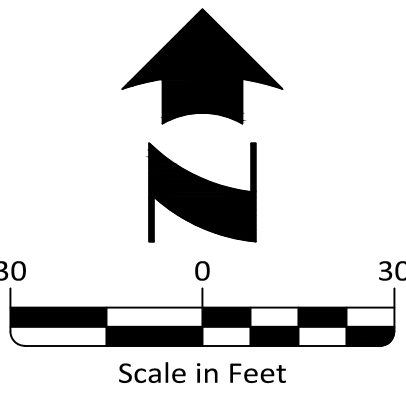
of

Drawing Name: R:\SSS\PROJ\JAR-01\DRAWING\JAR-01 LANDSCAPE PLAN.dwg User Modified: Nov 18, 2021 3:58pm Plotted on: Nov 18, 2021 3:49pm by JAR-01



Site Sodding Note:

All Disturbed Areas To Be Sodded Shall Be Topsoiled To A Minimum Depth Of 4", Fertilized At A Rate Of 250 Pounds Per Acre, And Sodded With Bermuda Grass. If Located On Slopes 20% Or Greater, The Corners Of The Sod Must Be Pinned. The Contractor Shall Water And Maintain The Grass Until A Healthy Permanent Stand Is Established.



PLANT SCHEDULE

Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
PA	DWARF FOUNTAIN GRASS	Pennisetum Alopecuroides 'Hameln'	1 Gallon	2' O.C.	19
MS	MAIDEN GRASS	Miscanthus sinensis 'Gracillimus'	5 Gallon	4' O.C.	2
RM	CORAL DRIFT ROSE	Rosa 'Meidiflora'	5 Gallon	3' O.C.	29
IC	HELLERI HOLLY	Ilex crenata 'Helleri'	5 Gallon	3' O.C.	76
MG	LITTLE GEM MAGNOLIA	Magnolia Grandiflora 'Little Gem'	8', B&B	As Shown	8
CC	OKLAHOMA REDBUD	Cercis canadensis 'Oklahoma'	2" Cal. 6', B&B	As Shown	21
AF	AUTUMN BLAZE MAPLE	Acer x fremanii 'Autumn Blaze'	2-1/2" Cal. 8', B&B	As Shown	4
ET	EXISTING TREE		24"-36"	As Shown	54

Landscape Calculations:

Site Green Space: 10% Of Site Shall Be Green Space
Required: Site Area: 156,423 S.F. = 15,642 S.F.
Provided: 103,131 S.F. (66%)

Street Frontage Landscaping:
Required: 1 Shade Tree and 7 Shrubs Per 25 L.F. Of Frontage
Required: 10' Green Space

North 45th Street: *332 L.F. Of Street Frontage = 13 Trees, 93 Shrubs
Provided: Green Space Varies, 13 Trees, And 93 Shrubs

* Excludes Entrance Drive Width

Perimeter Landscaping:
Required: 1 tree per 25 L.F.
1,623 L.F. Perimeter 1,623 / 25 = 65 Trees
Existing: 54
Provided: 11 Trees
Total: 65 Trees

Interior Parking Lot Landscaping: 8% Interior Green Space and 1 Landscape Island Per 15 Parking Stalls
Required: 13,307 S.F. Parking Lot = 1,064 S.F. Interior Green Space
Provided: 1,174 S.F. Interior Green Space
Required: 16 Parking Stalls = 1 Landscape Island
Provided: 16 Stalls and 4 Landscape Island

Foundation Planting:
Required: 6' Landscape Bed With Foundation Planting Between Building And Sidewalk Along Side W/ Customer Entrance.
A Foundation Planting Variance Is Being Requested As A Part Of This Project.
33 Foundation Plants Provided Next to The Bike Rack And Bench.

Landscape Plan General Notes:

- The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.
- All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.
- All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.
- Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing With Any Work, Contact The State One-call.
- No Changes To Approved Plant Schedule (If Any) Will Be Allowed Without The Approval Of The City Of Springdale And The Owner's Representative.
- The Contractor Shall Provide A Three Year Minimum Warranty Or A Letter Of Credit Posted For All Proposed Plant Materials And Installation From The Date Of Acceptance In Accordance With City Of Springdale Regulations.
- The Contractor Shall Spoil Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations. The Contractor Shall Perform A Soil Test On The Existing And Imported Topsoil And Apply Lime And Fertilizer As Recommended By The Testing Agency.
- All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details. All Shrubs Shall Be Installed And Mulched Per The Details. Refer To Detail Sheets.

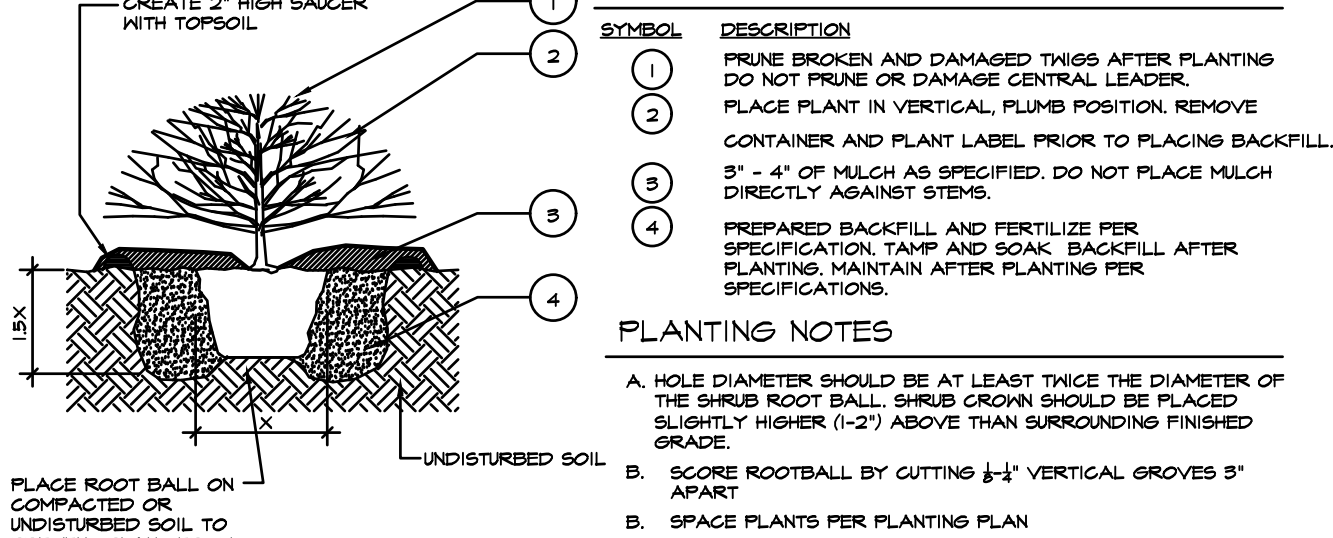
Landscape Plan General Notes Continued:

- Hardwood Mulch, A Minimum Of 2" Depth, Shall Be Applied To All Planting Beds Shown On This Plan.
- In All Planting Beds, Sod Shall Be Removed Entirely And Soil Shall Be Amended With Twelve Inches Of Topsoil And A Minimum Of Six Inches Of Compost Tilled Into The Beds.
- The Proposed Irrigation System Shall Be Designed By Others And Installed during Landscape Installation.
- The Irrigation Systems Shall Be Protected By An RP Type Backflow Preventer. Irrigation System To Be Designed By Others.
- Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.
- All proposed landscape shall be under a two year guarantee.

Site Sodding Note:

All Disturbed Areas To Be Sodded Shall Be Topsoiled To A Minimum Depth Of 4", Fertilized At A Rate Of 250 Pounds Per Acre, And Sodded With Bermuda Grass. If Located On Slopes 20% Or Greater, The Corners Of The Sod Must Be Pinned. The Contractor Shall Water And Maintain The Grass Until A Healthy Permanent Stand Is Established.

SHRUB PLANTING LEGEND



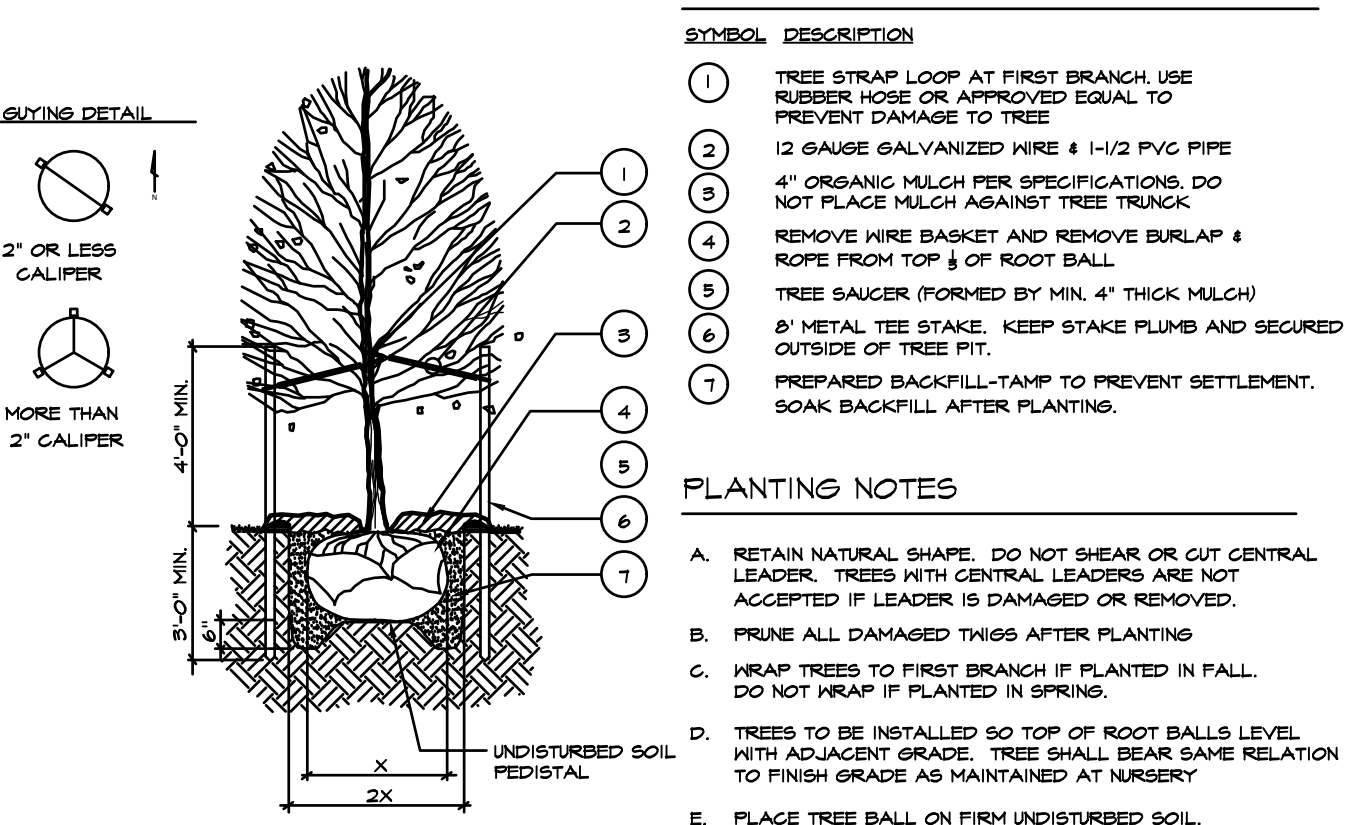
CONTAINER SHRUB PLANTING DETAIL

LD

02

N.T.S.

DECIDUOUS TREE PLANTING LEGEND



TREE PLANTING DETAIL

LD

01

N.T.S.

PLANTING NOTES

- RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- PRUNE ALL DAMAGED THIGS AFTER PLANTING
- WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
- PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
- IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
- TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

Drawn By:
JMN
Approved By:
TLB
Date:
11.18.21
Project No.:
JAR-01

Vertical Scale:
-
Horizontal Scale:
1"=30'
Plotting Scale:
1-1
Drawing Name:
PLAN



J. A. RIGGS
FACILITY EXPANSION

Springdale, Washington County, Arkansas



5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903 • 479.452.1933 • HALFF.COM

LANDSCAPE PLAN

Issued for Review - 11.18.2021

Sheet No.:

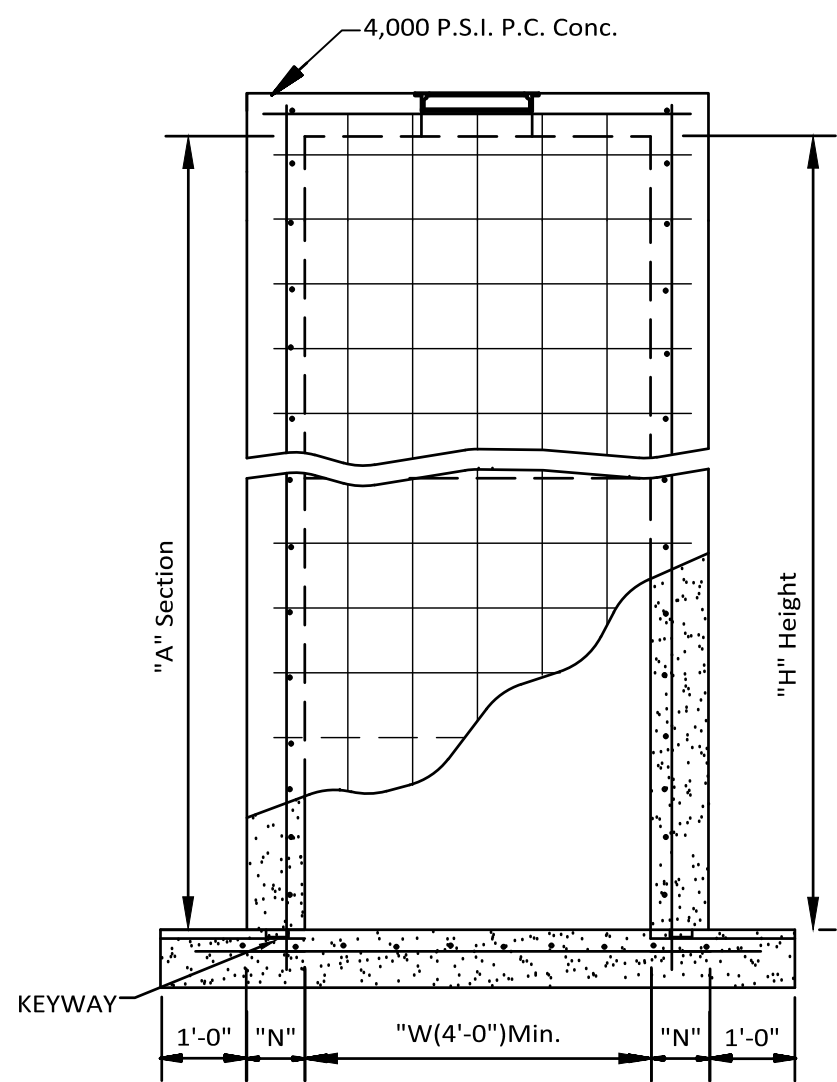
6

12

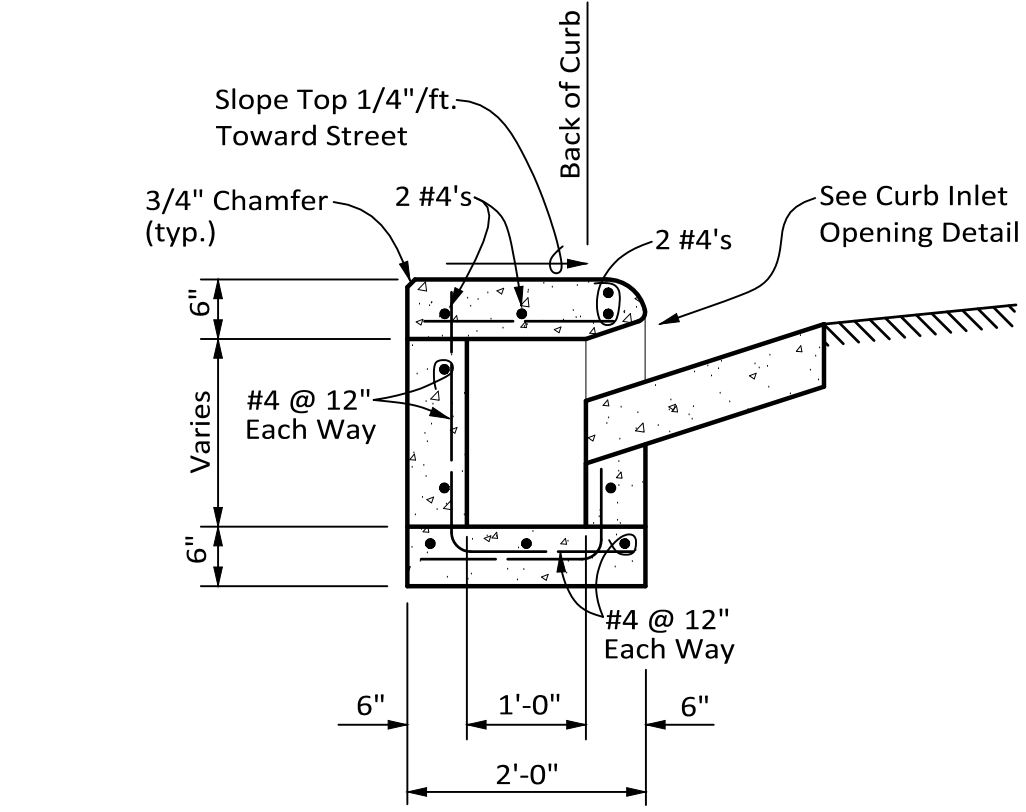
of

General Notes:

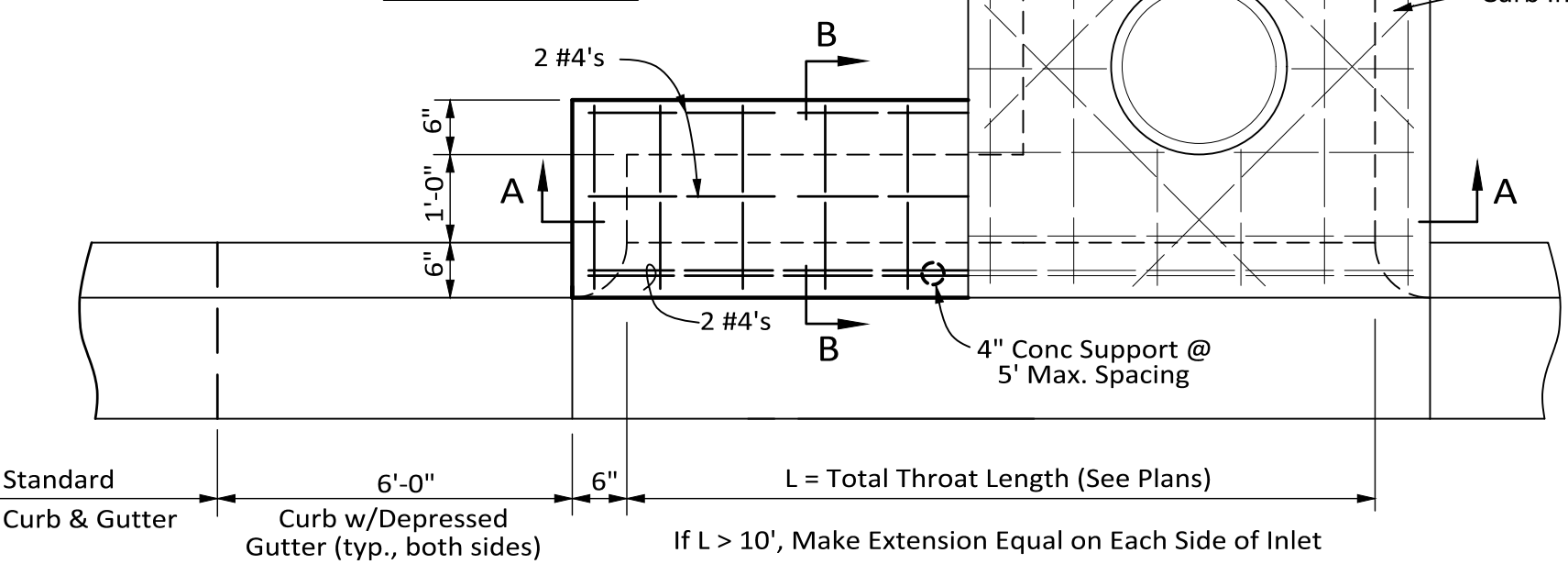
1. All Exposed Corners To Have 3/4" Chamfer.
2. All #4 & #5 Reinforcing Bars To Have 1-1/2" Cover, Larger Sizes To Have 2" Cover.
3. See Grading And Drainage Plan For Pipe Sizes, Locations, And Flow Lines.
4. Pipes Shall Connect To The Ends Or Sides Of The Inlet. Connection Shall Not Be Made At Corners Of Inlet.
5. All Reinforcing Bars To Be Grade 60.
6. Provide Steps In Structure When Depth Is 4' Or Greater.



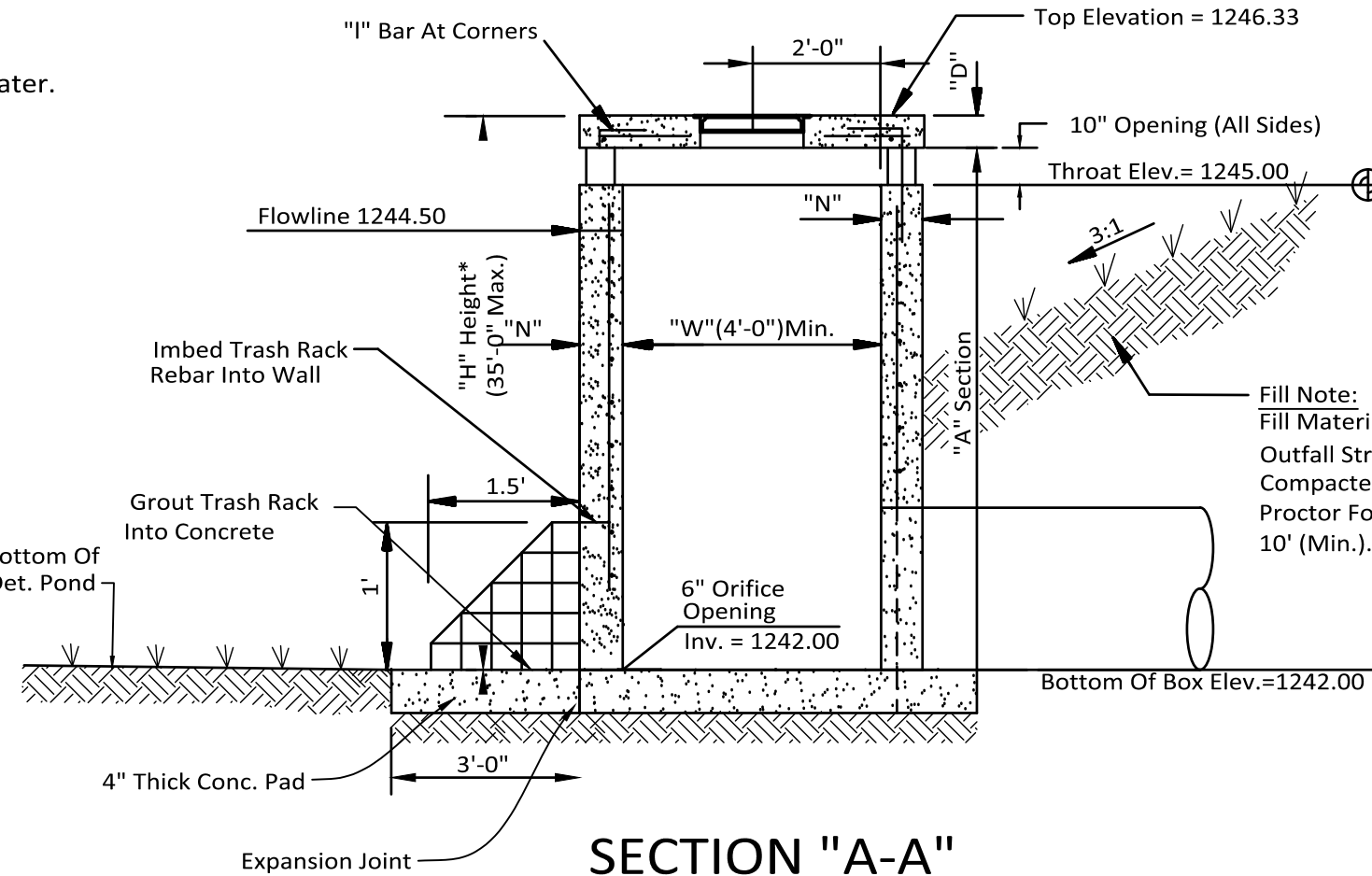
ELEVATION
N.T.S



SECTION "B-B"



DR-30: CURB INLET EXTENSION
Not to Scale
02-01-18



SECTION "A-A"
N.T.S

Reinforcement Schedule, Walls			
Section	Width ("w")	Hor.	Vert.
"A"	4'	#4's @ 9"	#4's @ 10"
	Between 4' & 7'	#6's @ 9"	#4's @ 10"
	Greater Than 7'	#5's @ 4 1/2"	#4's @ 10"

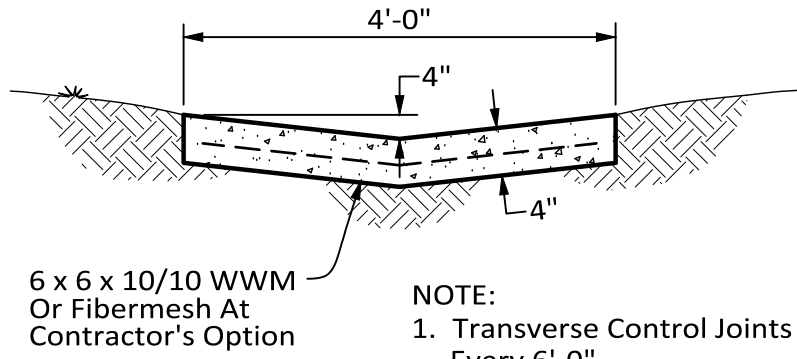
Table Of "T" & "N" Dimensions				
Section	Width ("W")	"T"	"N"	"D"
"A"	Between 4' & 7'	6" + Pipe Thickness	8"	6"
	Greater Than 7'	6" + Pipe Thickness	8"	8"

Reinforcement Schedule, Top		
Dimensions	Steel	Special Pattern
W1 = 7' Or Less	#4's @ 8" E.W.	Diagonal @ Cover
W2 = 7' Or Less	#4's @ 8" E.W.	Diagonal @ Cover
W1 = 7' Or Less	#4's @ 8" E.W.	Diagonal @ Cover
W2 = 7' Or Greater	#4's @ 6" E.W.	Diagonal @ Cover
W1 = 7' Or Greater	#4's @ 6" E.W.	Diagonal @ Cover
W2 = 7' Or Greater	#4's @ 6" E.W.	Diagonal @ Cover

Reinforcement Schedule, Base	
Section	#4's @ 6" E.W.
"A"	#4's @ 6" E.W.

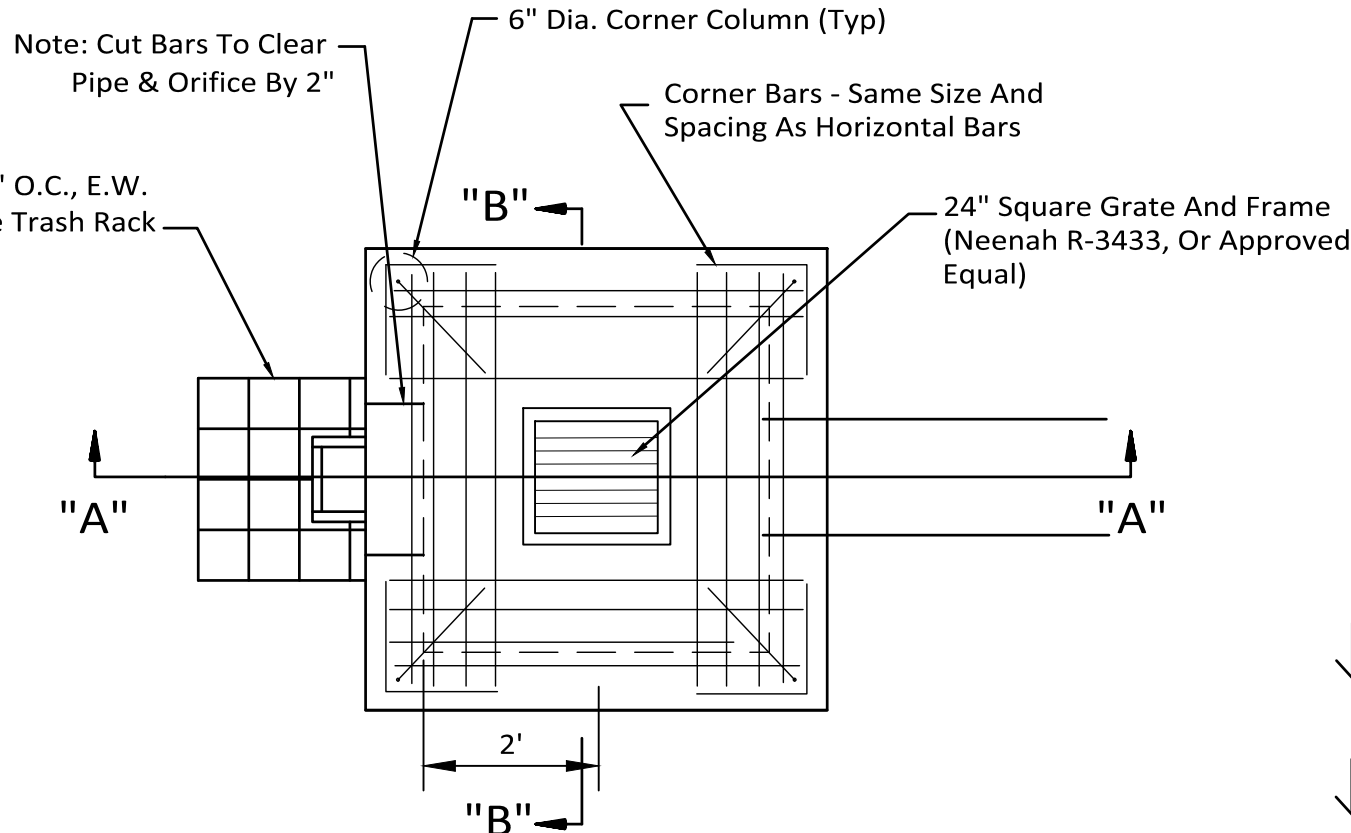
Table Of "W" Dimensions			
Pipe Size	Skew Of Cross Drain		
Single	Straight	30°	45°
	24"	4'-0"	4'-10"
	30"	4'-0"	4'-7"
	36"	4'-0"	5'-3"
	42"	5'-3"	5'-11"
	48"	5'-10"	6'-7"
Double	For "A" Section Only	7'-10"	9'-5"
	24"	7'-0"	7'-10"
	30"	8'-2"	9'-2"
	36"	9'-4"	10'-6"
	42"	10'-6"	11'-10"
	48"	11'-8"	13'-2"

DETENTION POND OUTLET STRUCTURE
Not to Scale

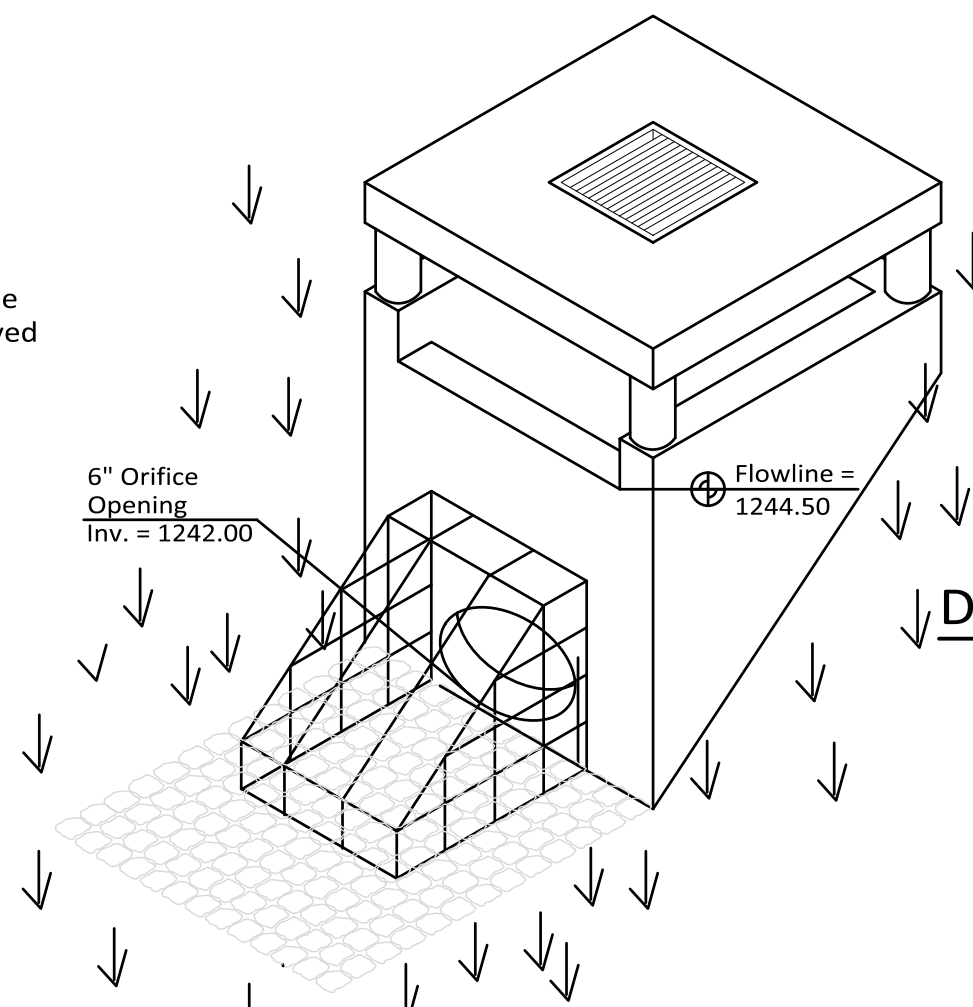


CONCRETE TRICKLE CHANNEL
Not to Scale

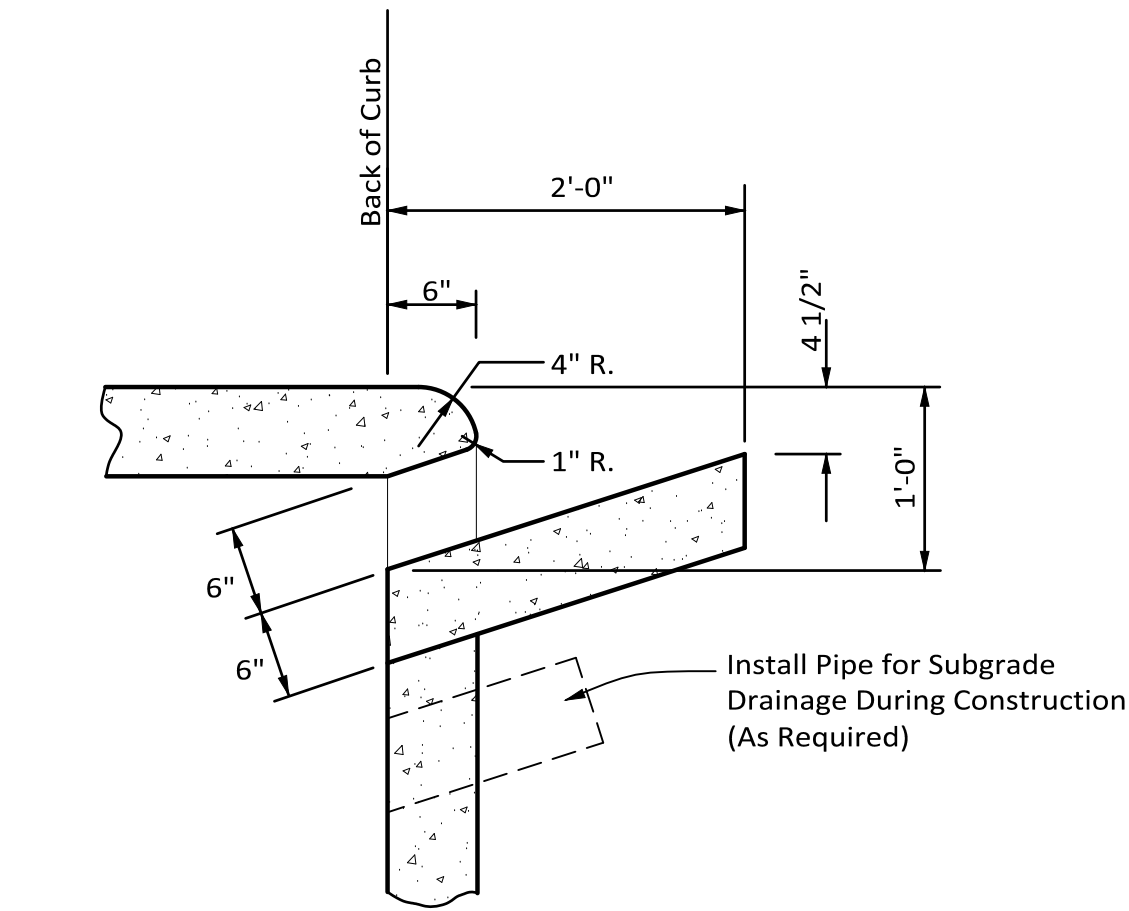
- NOTE:
1. Transverse Control Joints Required Every 6'-0".
 2. Trickle Channel Shall Be Paid Under The Bid Item "Conc. Ditch Paving (4" Thickness, Non-Reinforced)"



PLAN
N.T.S



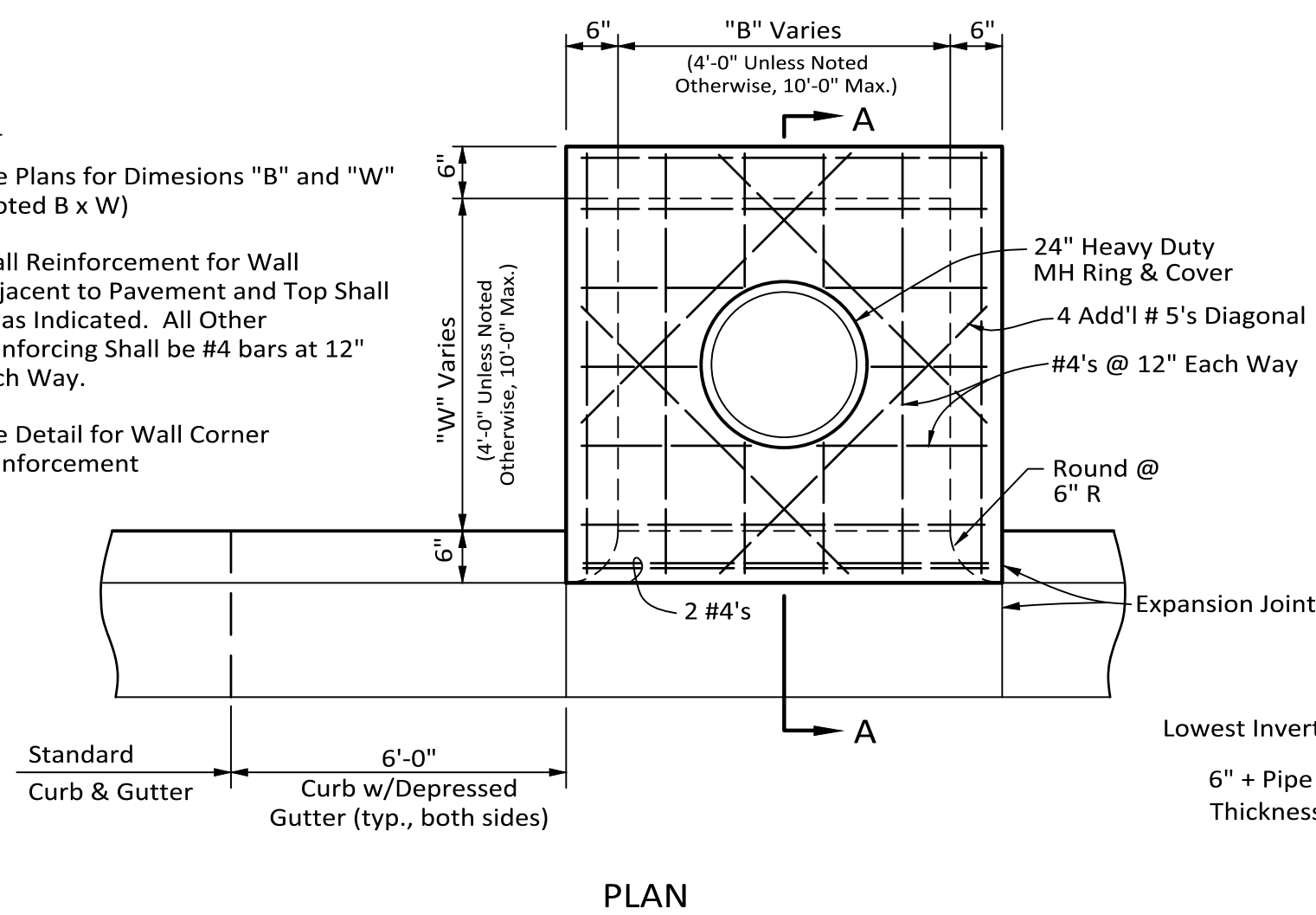
ISOMETRIC VIEW
N.T.S



DR-40: CURB INLET OPENING DETAIL
Not to Scale
02-01-18

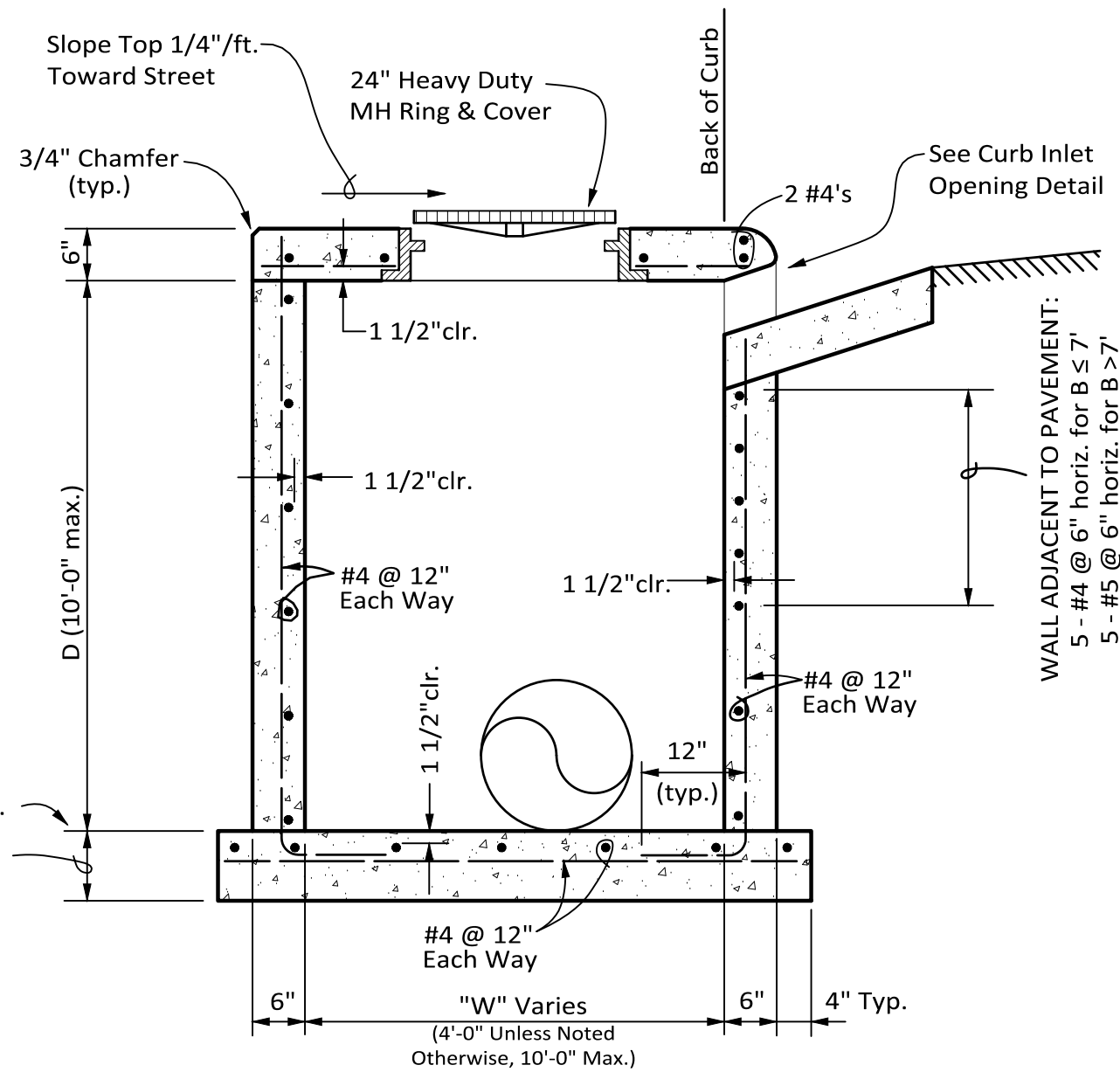
NOTES:

1. See Plans for Dimesions "B" and "W" (Noted B x W)
2. Wall Reinforcement for Wall Adjacent to Pavement and Top Shall Be as Indicated. All Other Reinforcing Shall be #4 bars at 12" Each Way.
3. See Detail for Wall Corner Reinforcement



PLAN

DR-10: CURB INLET
Not to Scale
02-01-18



SECTION "A-A"

Revision	By	Date

5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903 • 479.452.1933 • HALFF.COM

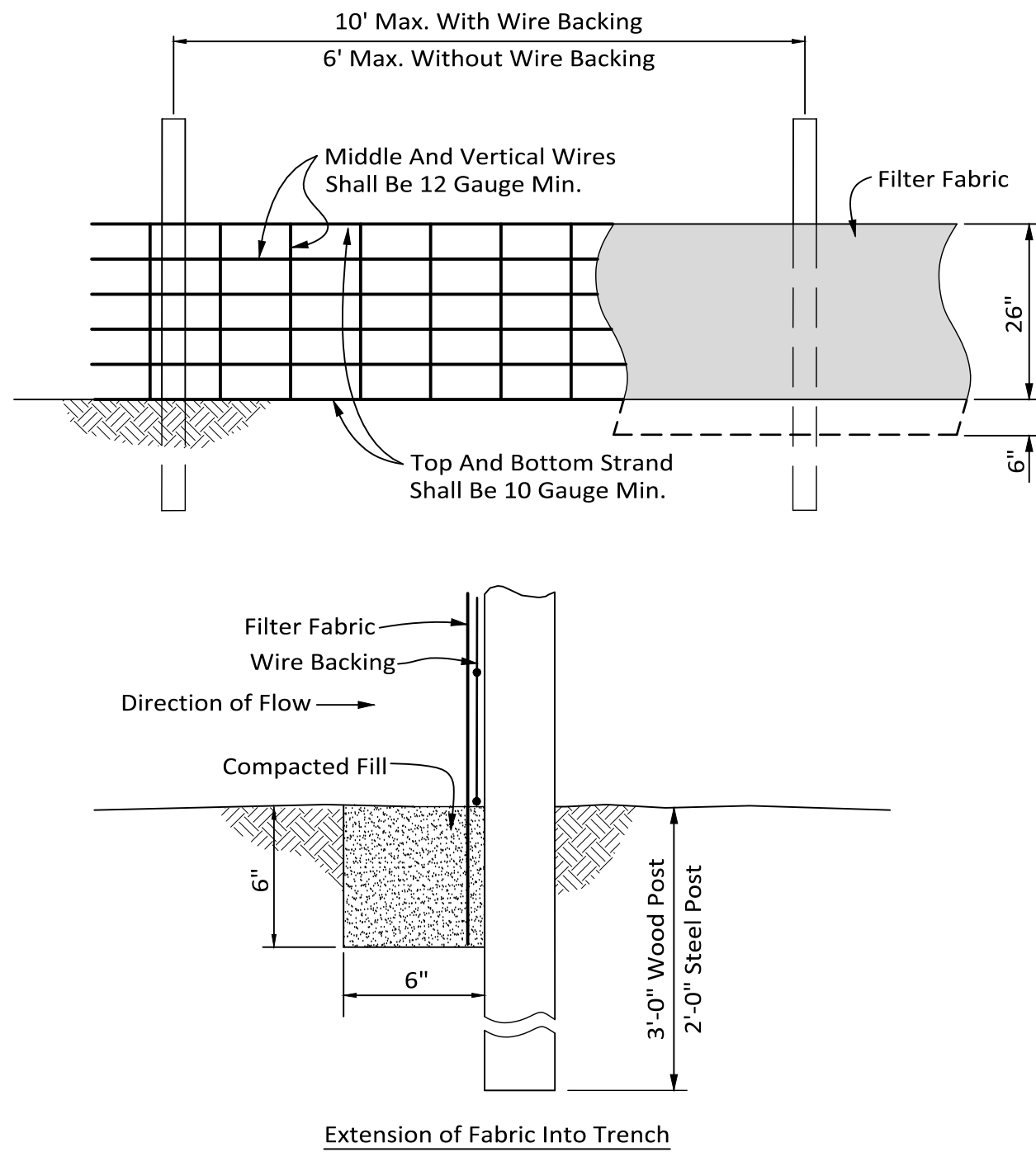
Drawn By: JMN	Vertical Scale: -
Approved By: TLB	Horizontal Scale: 1"=30'
Date: 11.18.21	Plotting Scale: 1-1
Project No.: JAR-01	Drawing Name: PLAN

J. A. RIGGS
FACILITY EXPANSION
Springdale, Washington County, Arkansas

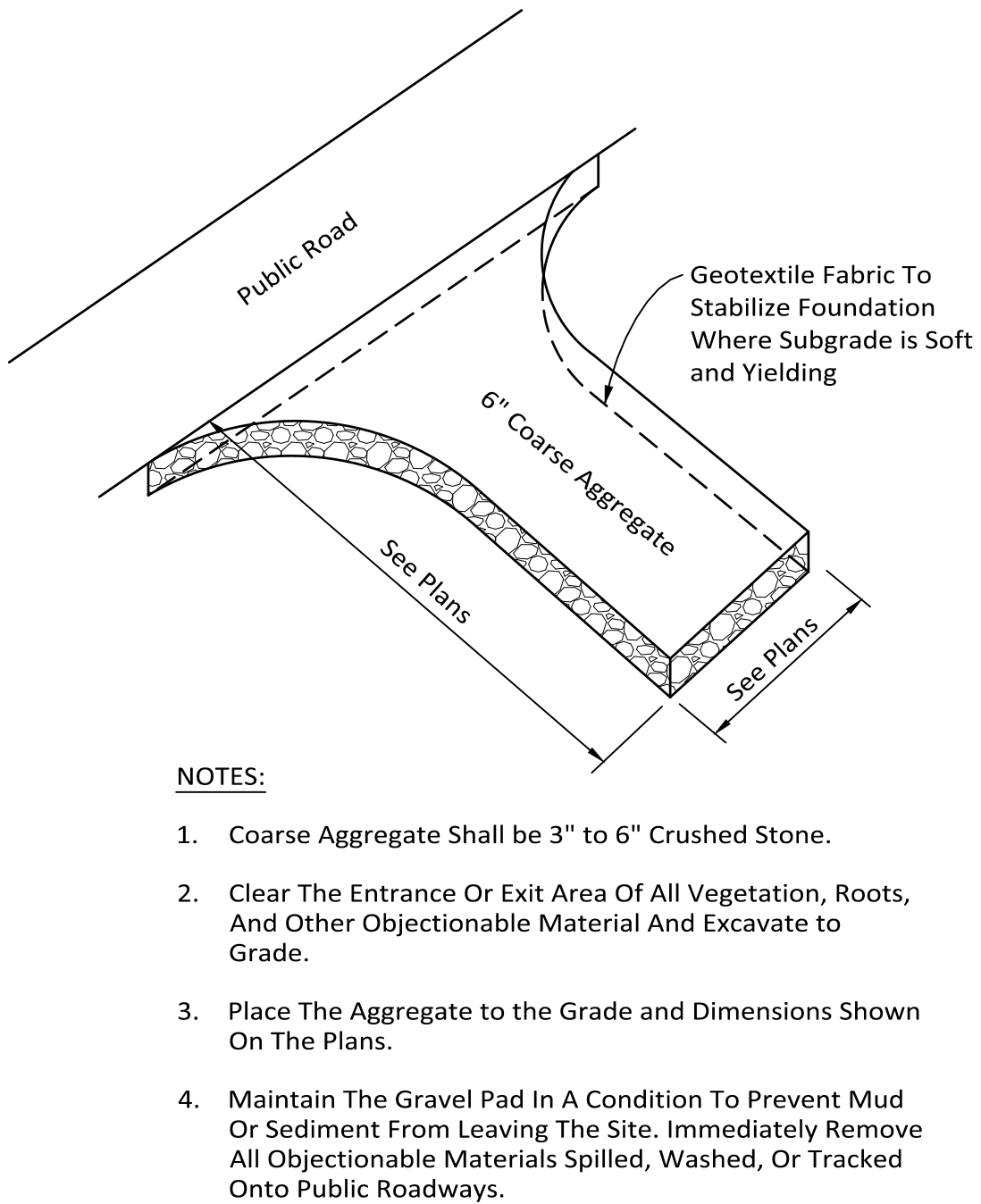
DRAINAGE DETAILS

Issued for Review - 11.18.2021

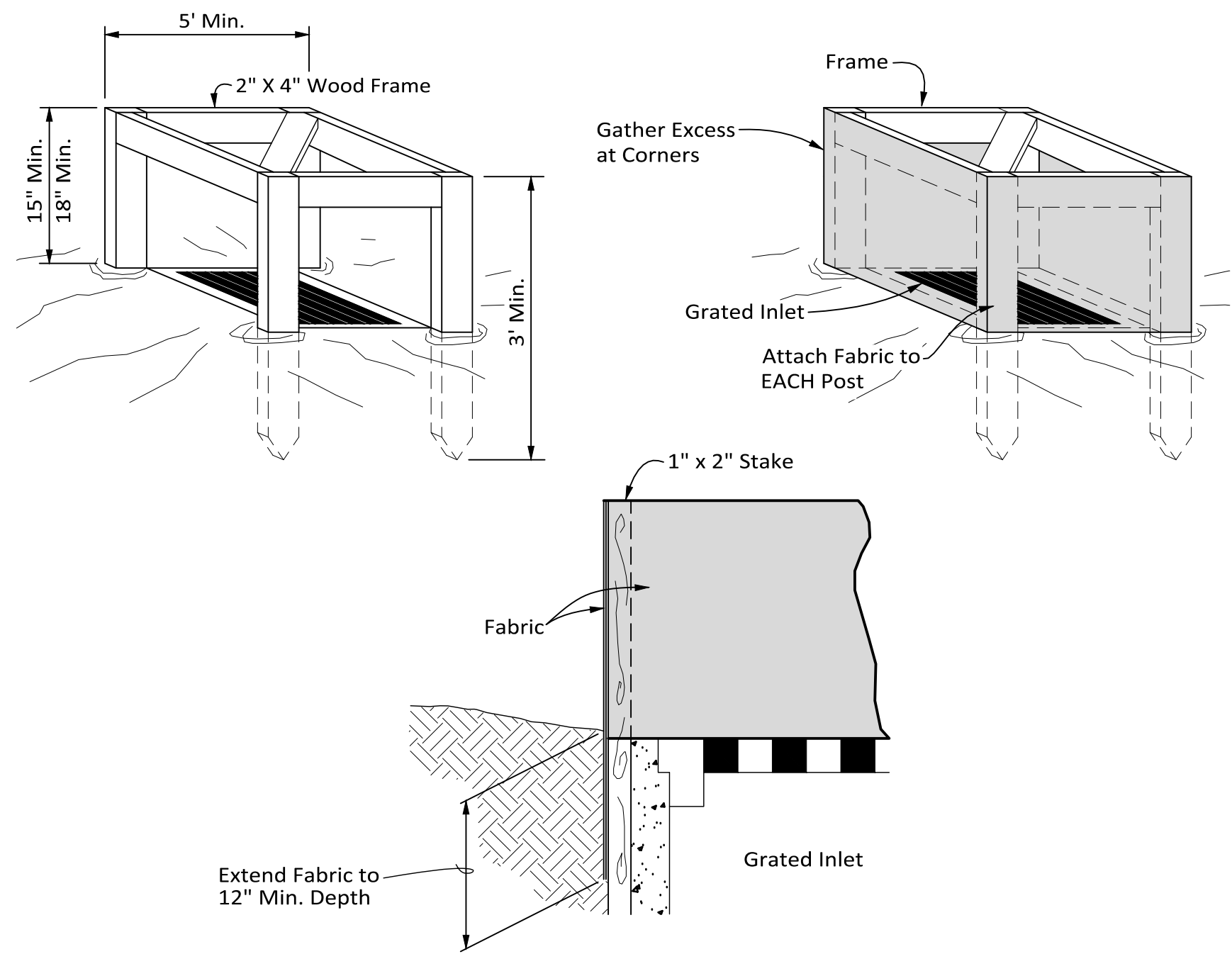
Sheet No.:
7
12
of



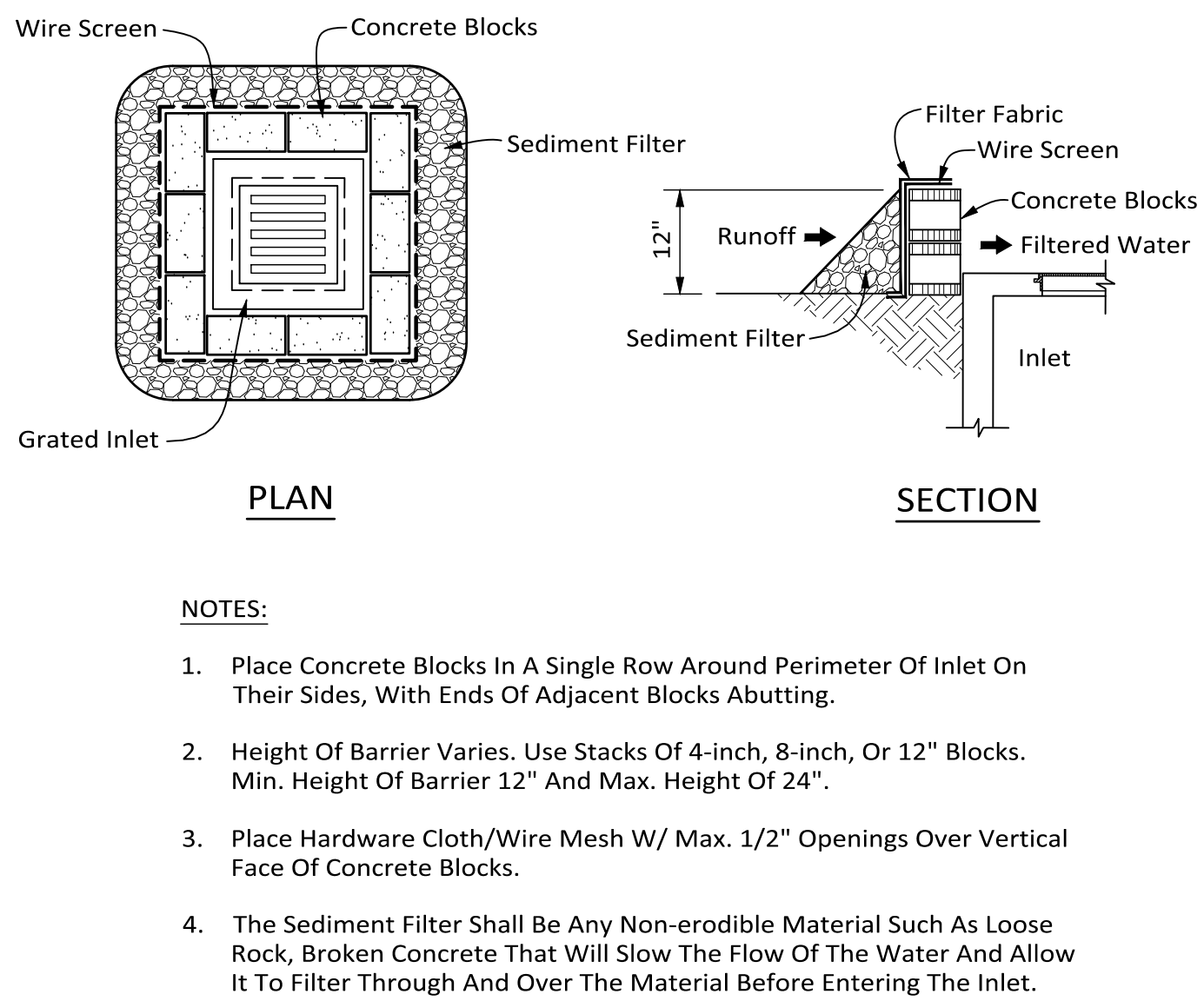
EC-12: SILT FENCE
Not to Scale
02-01-18



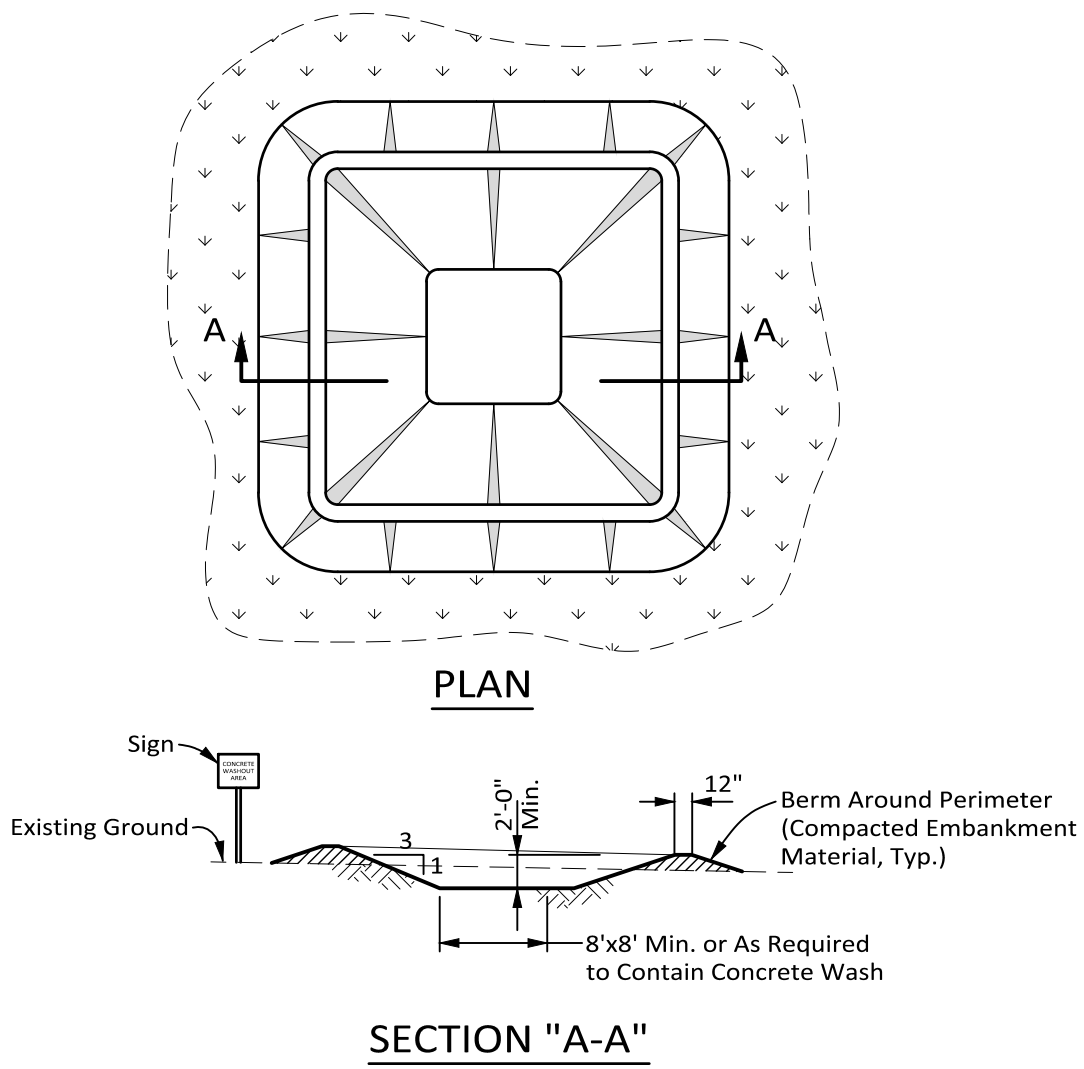
EC-30: TEMPORARY CONSTRUCTION ENTRANCE
Not to Scale
02-01-18



EC-41: SILT FENCE INLET PROTECTION
Not to Scale
02-01-18



EC-42: BLOCK AND AGGREGATE INLET SEDIMENT FILTER
Not to Scale
02-01-18



EC-50: CONCRETE WASHOUT AREA
Not to Scale
02-01-18

Drawing Name: R:\SSSPROJ\JAR-01\DRAWING\JAR-01 PLAN.dwg, Last Modified: Nov 18, 2021, 3:38pm, Plotted on: Nov 18, 2021, 3:41pm by jmk288

Revision	By	Date

5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903 • 479.452.1933 • HALFF.COM

Drawn By:	JMN
Approved By:	TLB
Date:	11.18.21
Project No.:	JAR-01

Vertical Scale:	—
Horizontal Scale:	1"=30'
Plotting Scale:	1-1
Drawing Name:	PLAN

J. A. RIGGS
FACILITY EXPANSION

Springdale, Washington County, Arkansas

EROSION CONTROL DETAILS

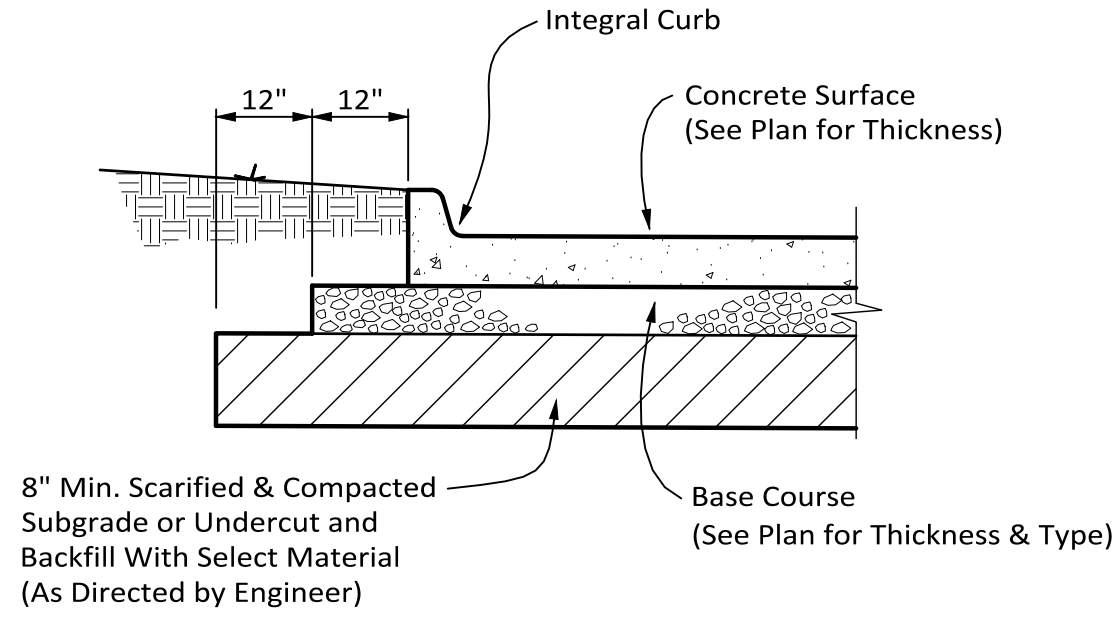
Issued for Review – 11.18.2021

Sheet No.:

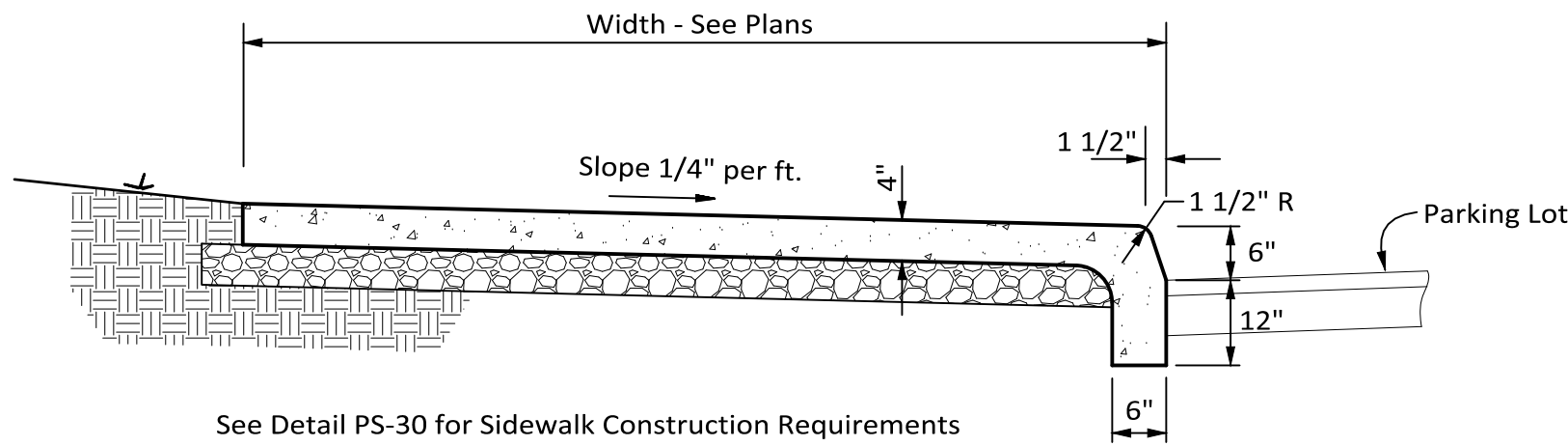
8

12

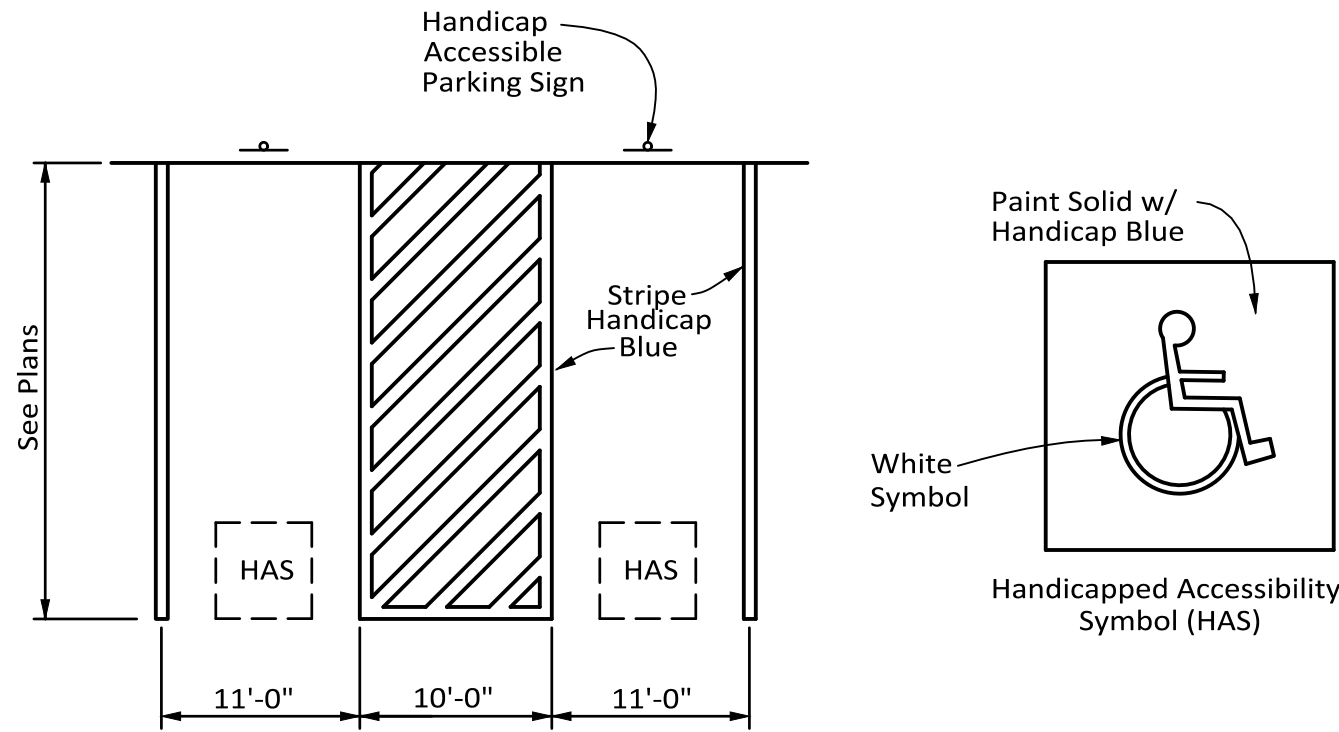
of



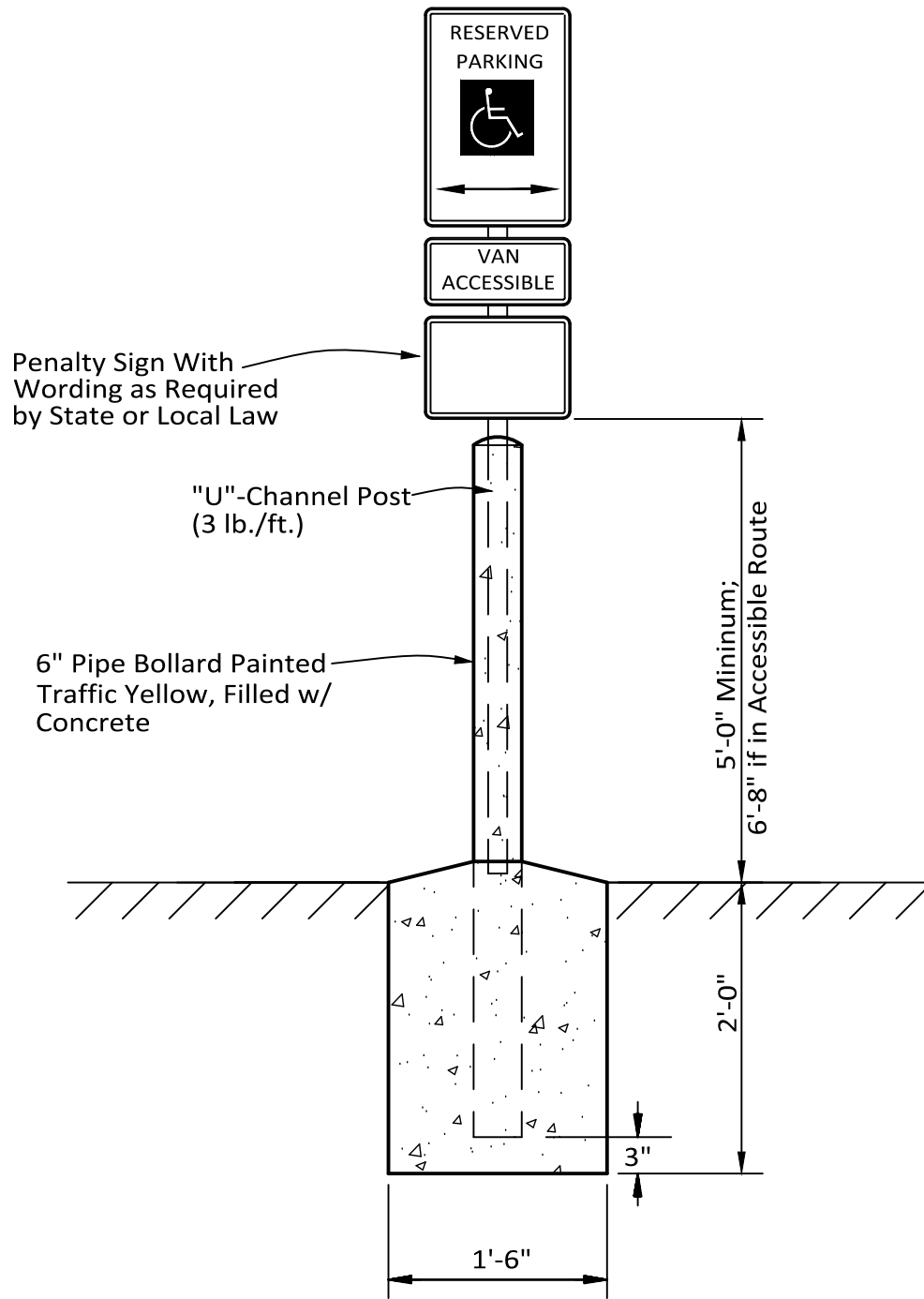
PS-20: SECTION - CONCRETE PARKING PAVEMENT
Not to Scale
02-01-18



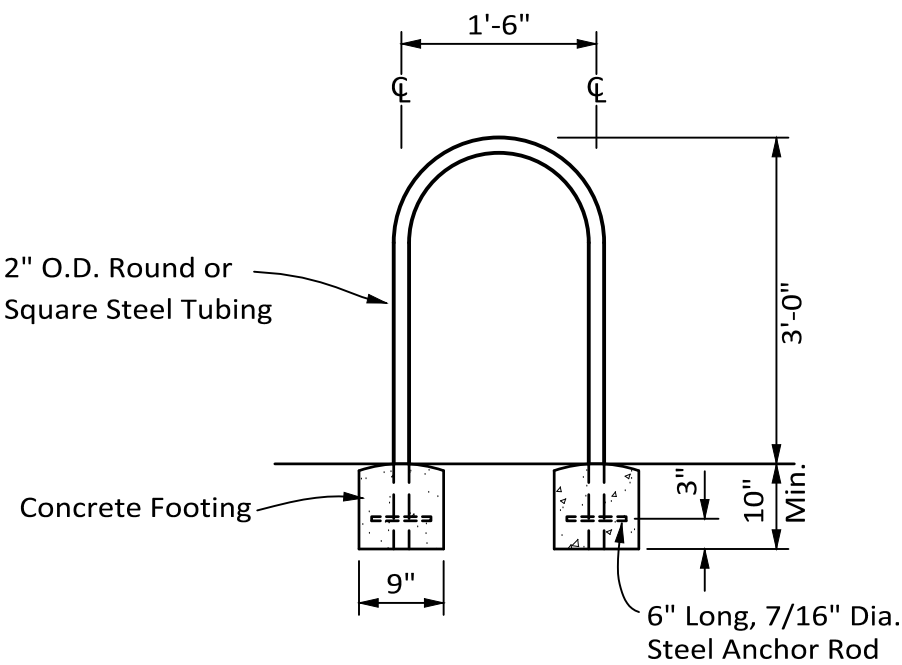
PS-70: CONCRETE SIDEWALK ADJACENT TO PARKING LOT
Not to Scale
02-01-18



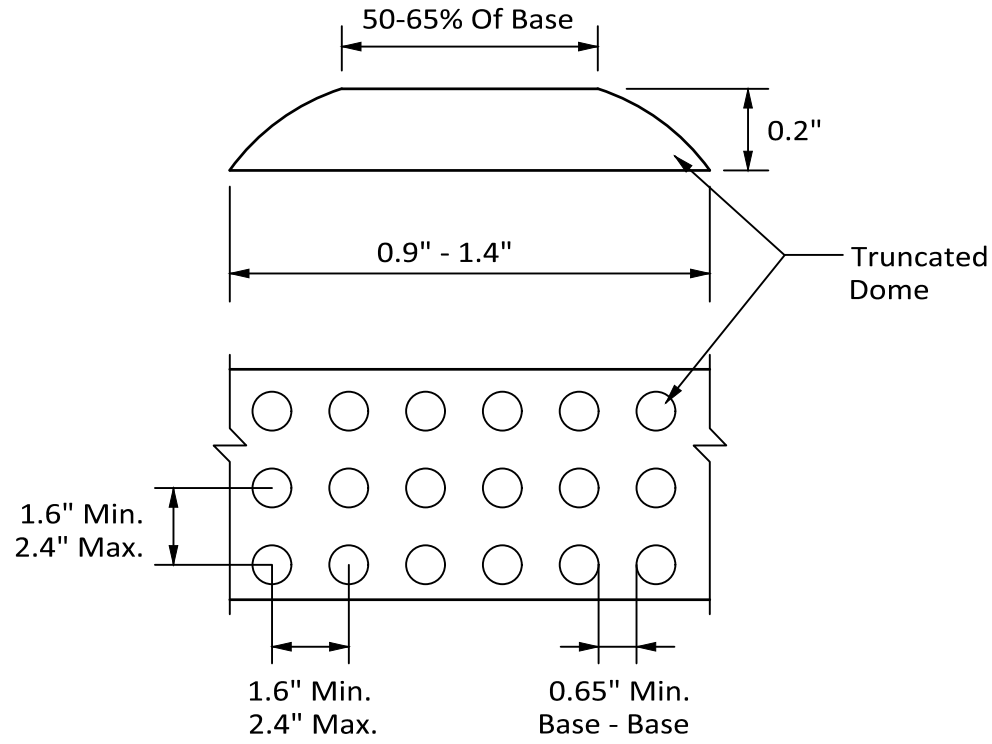
PS-90: HANDICAP PARKING SPACE LAYOUT
VAN ACCESSIBLE
Not to Scale
02-01-18



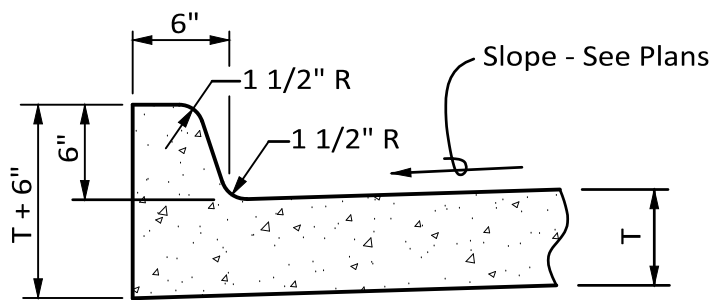
PS-100: HANDICAP ACCESSIBLE
PARKING SIGN
Not to Scale
12-20-19



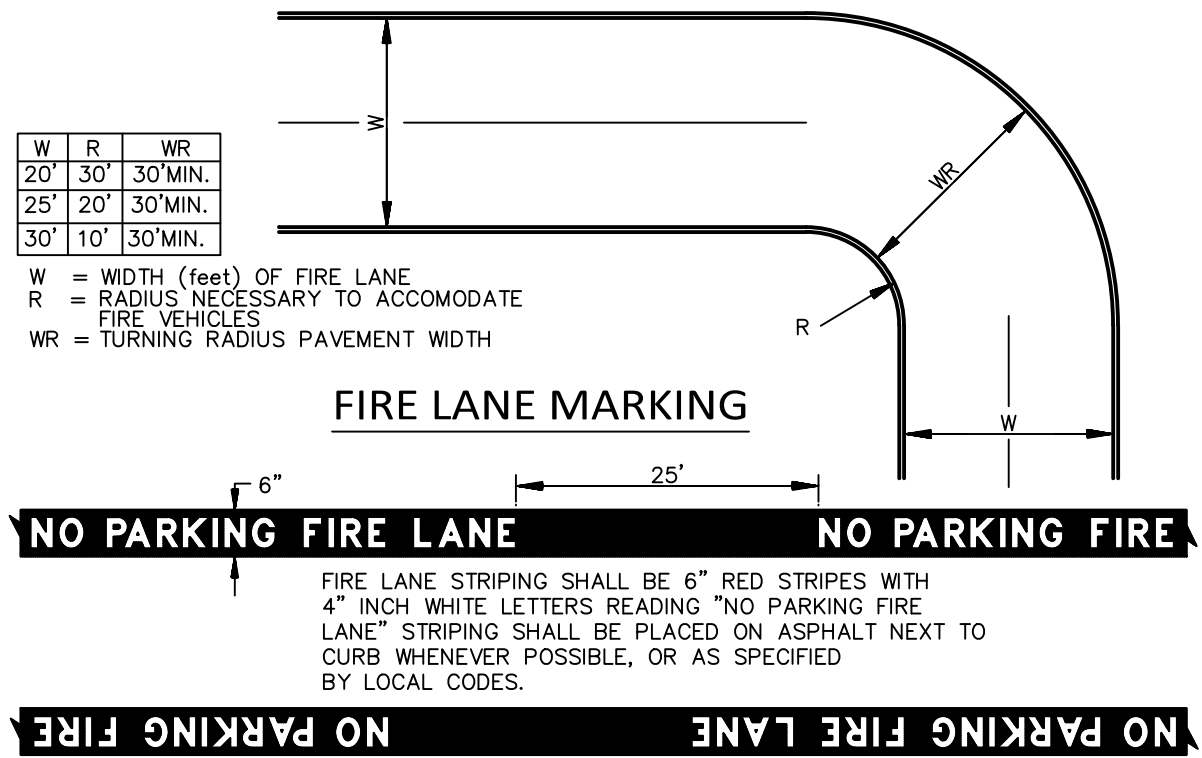
NOTE: Space Racks @ 2'-6" O.C.
PS-140: BICYCLE RACK
Not to Scale
02-01-18



PS-60: DETECTABLE WARNING DEVICE .
Not to Scale
02-01-18



ST-40: INTEGRAL CURB FOR CONC. PAVING
Not to Scale
02-01-18



FIRE LANE MARKING
N.T.S.

Drawing Name: RASISPROJ.DWG 01: DRAFTING JAR 01 PLAN.dwg Last Modified: Nov 18, 2021 - 3:38pm Plotted on: Nov 18, 2021 - 3:41pm by jmk288

Revision	By	Date

5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903 • 479.452.1933 • HALFF.COM

Drawn By: JMN	Vertical Scale: -
Approved By: TLB	Horizontal Scale: 1"=30'
Date: 11.18.21	Plotting Scale: 1-1
Project No: JAR-01	Drawing Name: PLAN

J. A. RIGGS
FACILITY EXPANSION

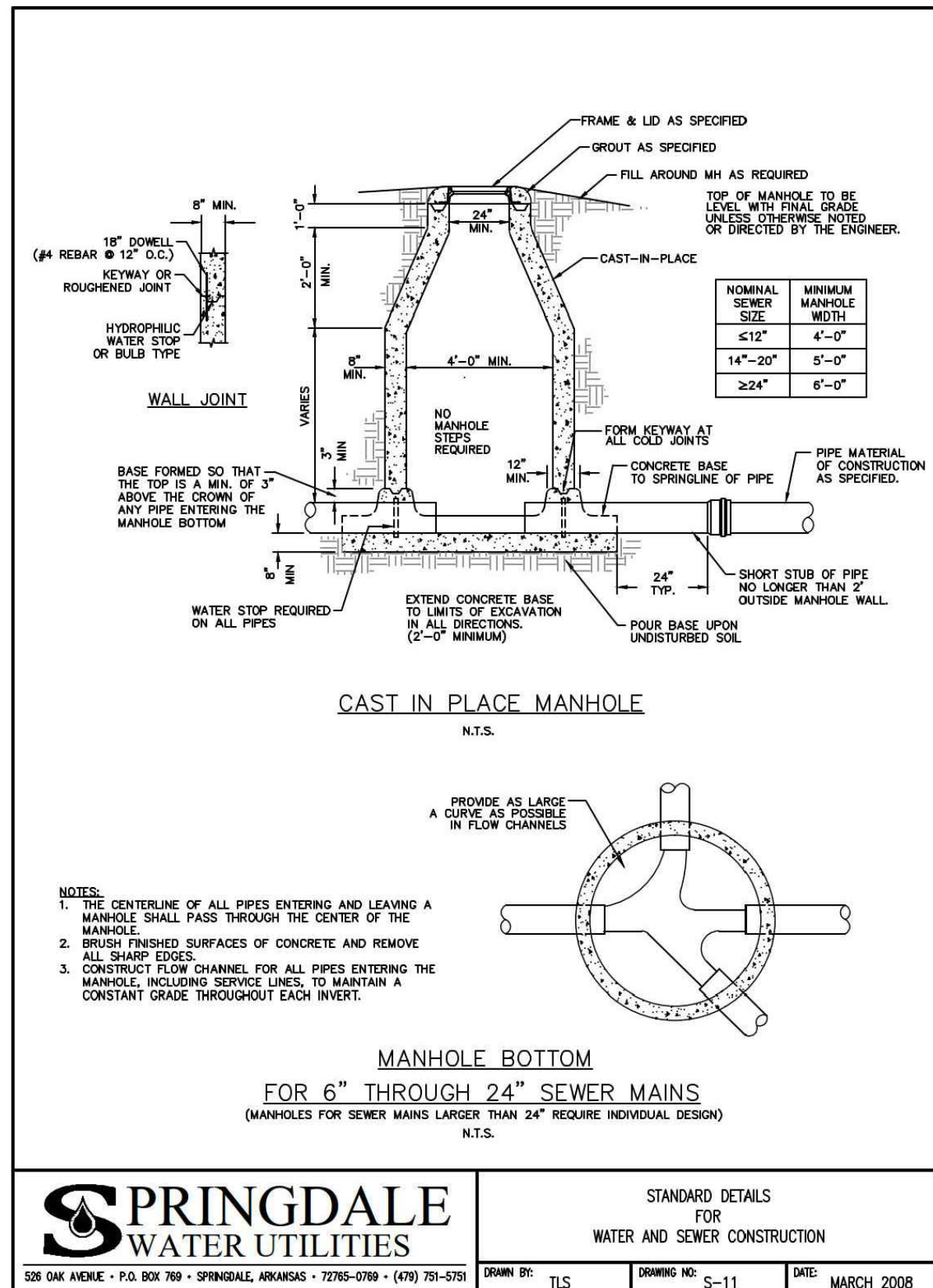
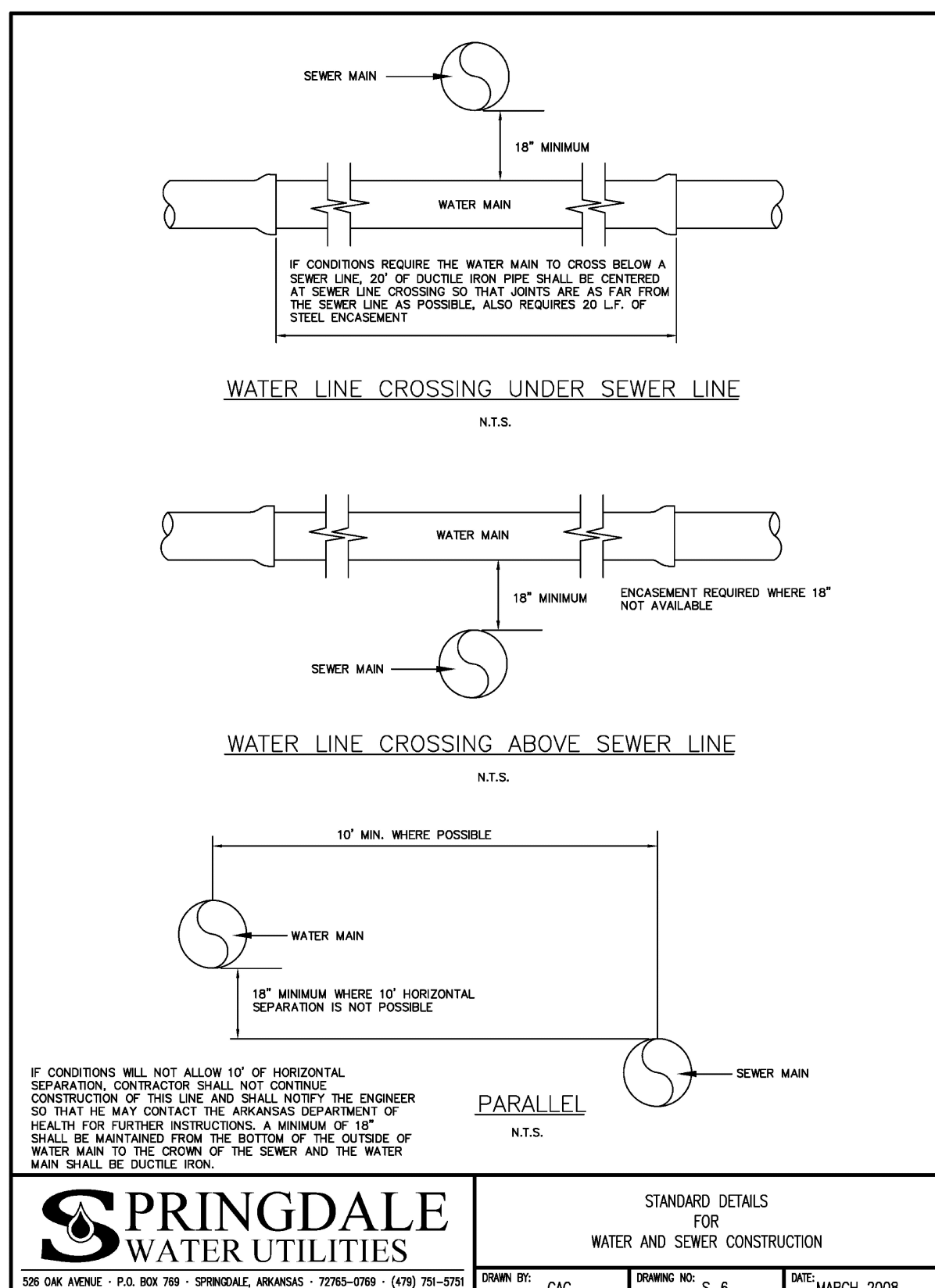
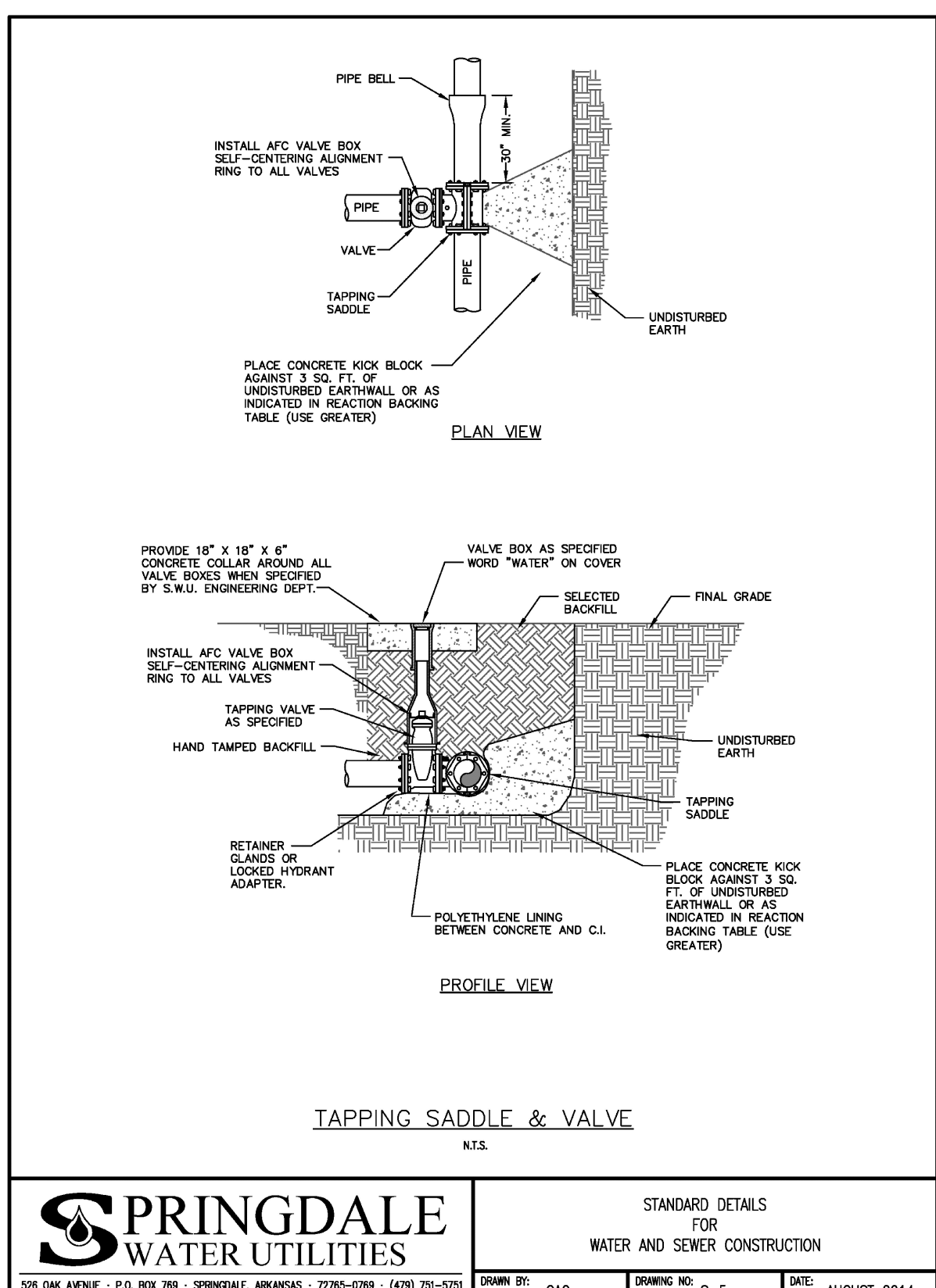
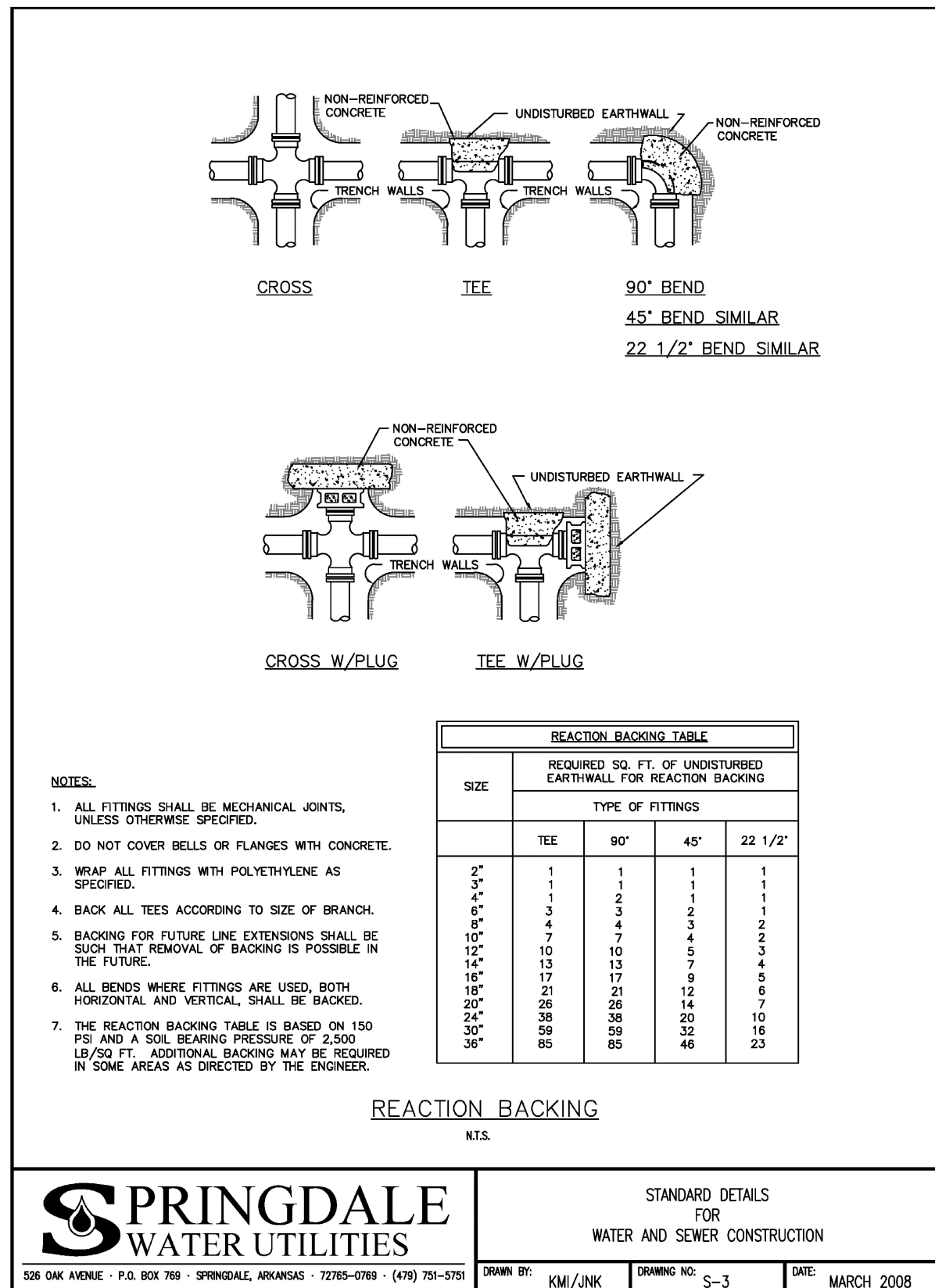
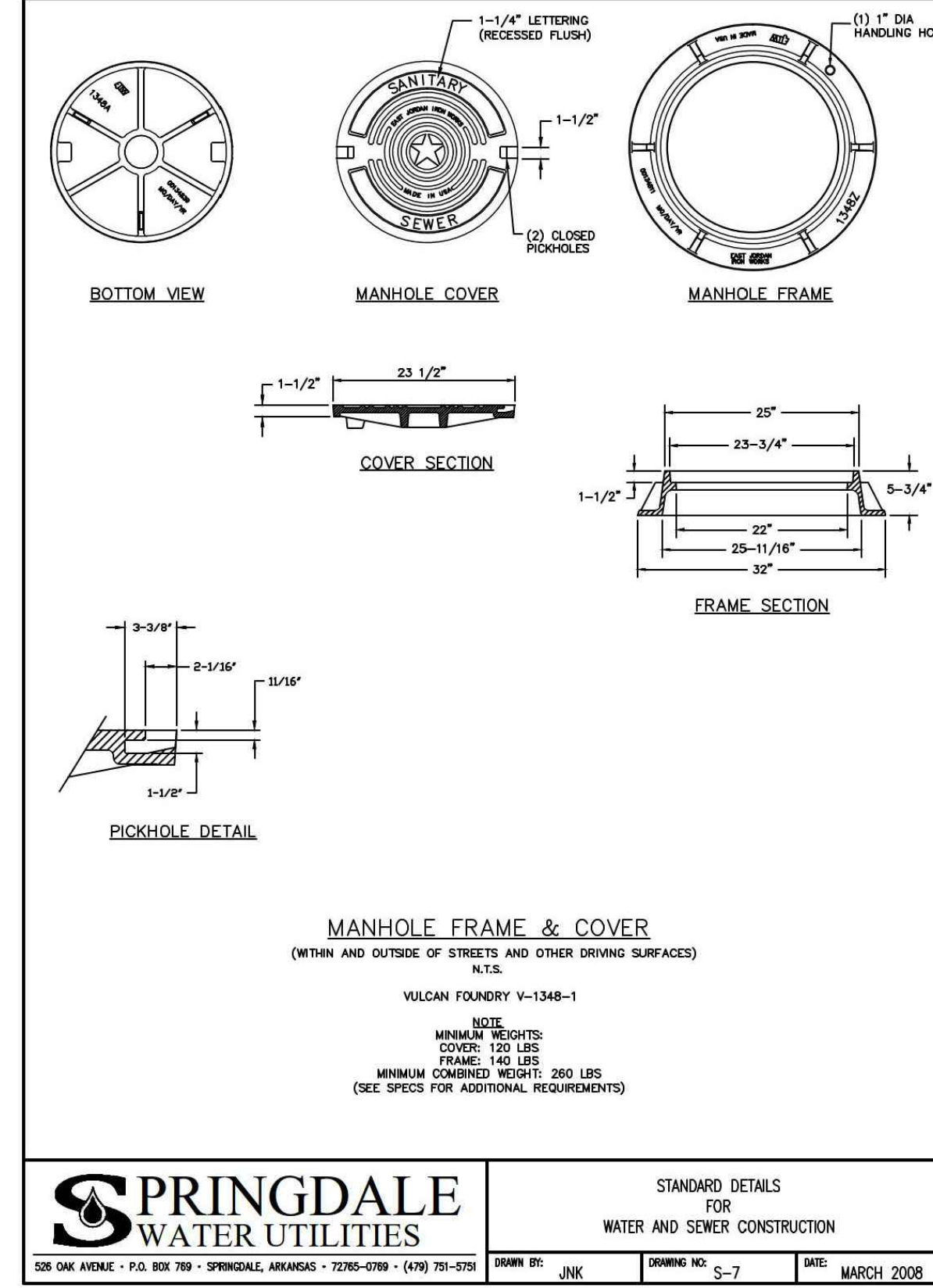
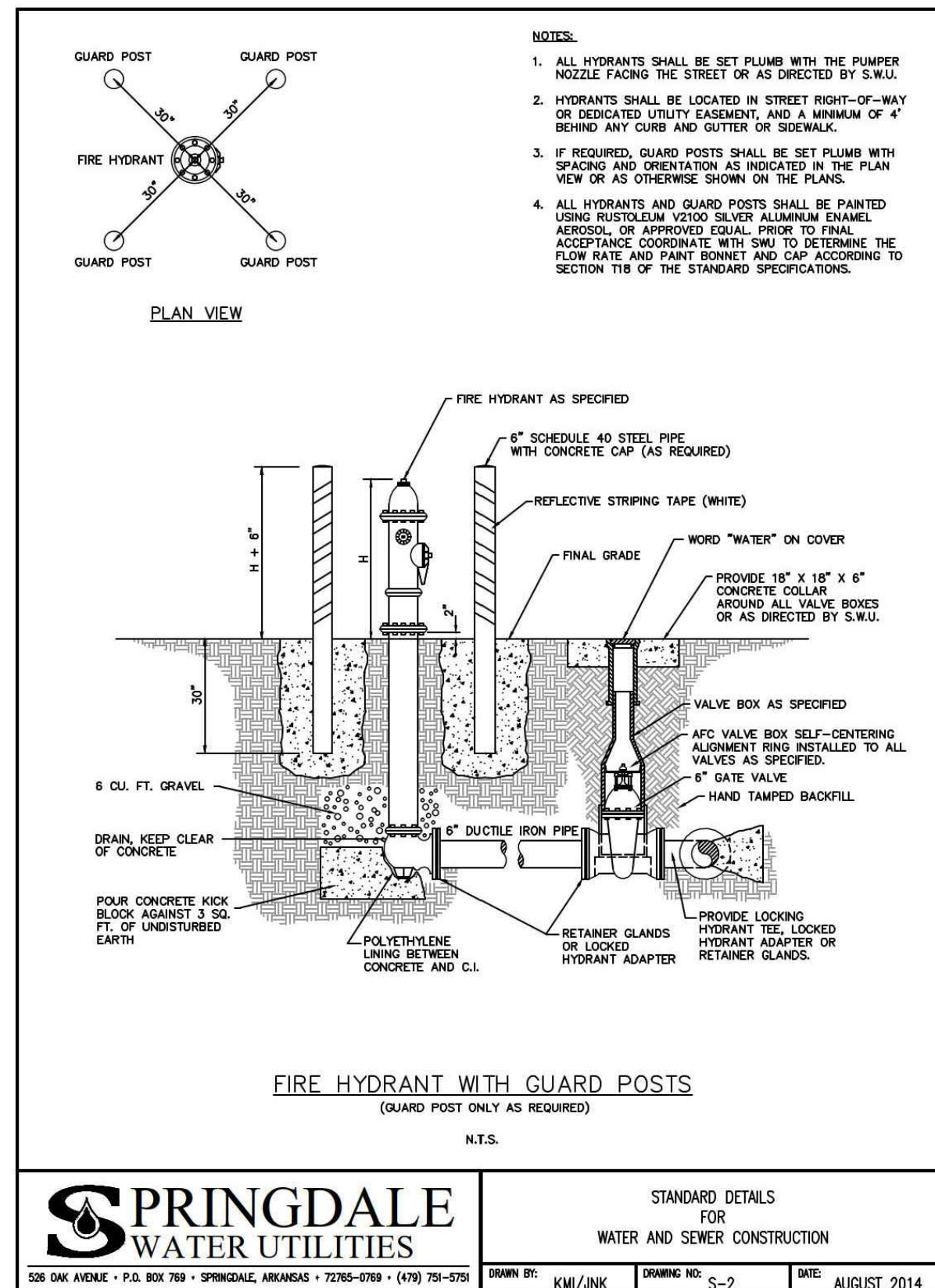
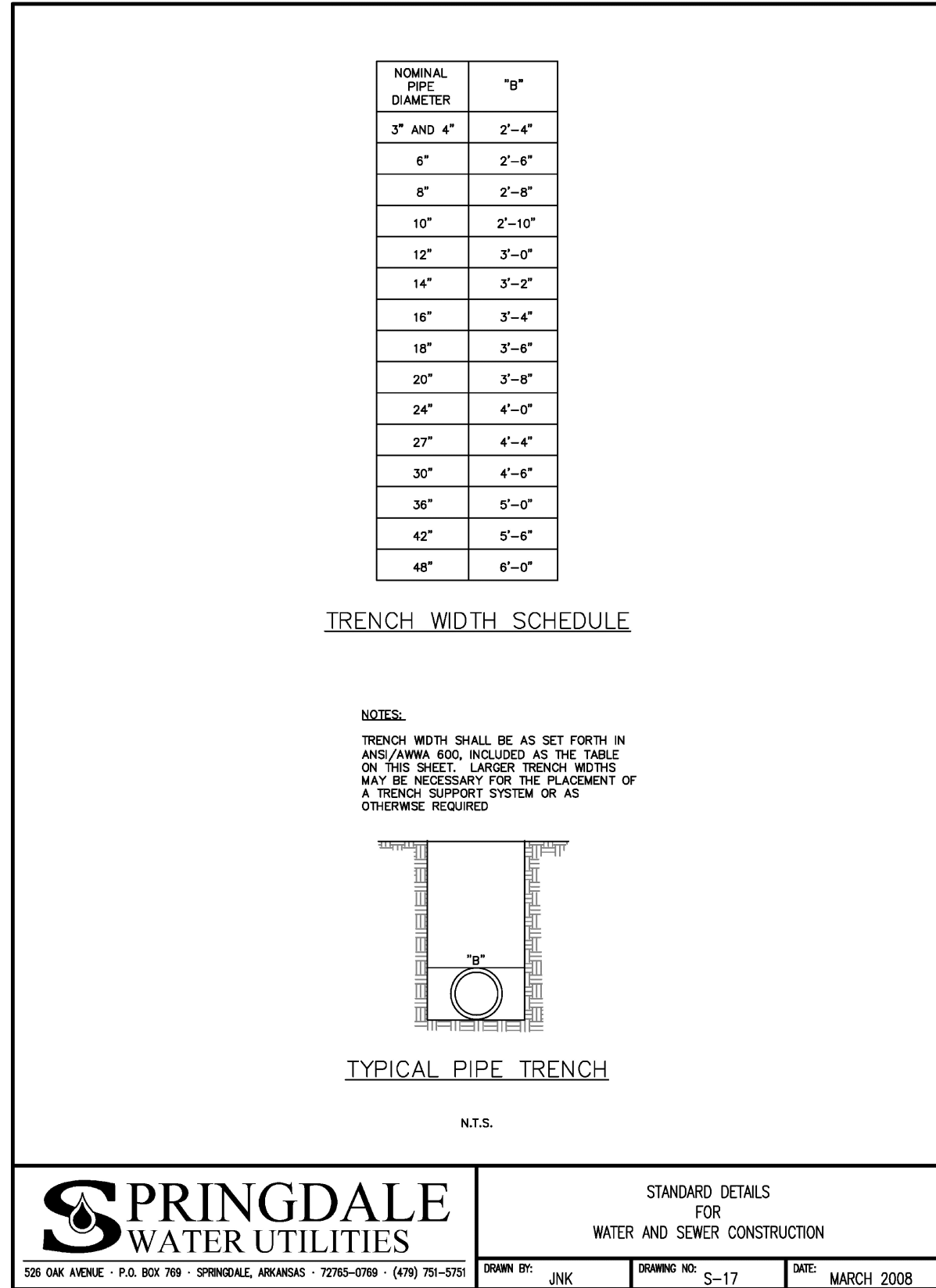
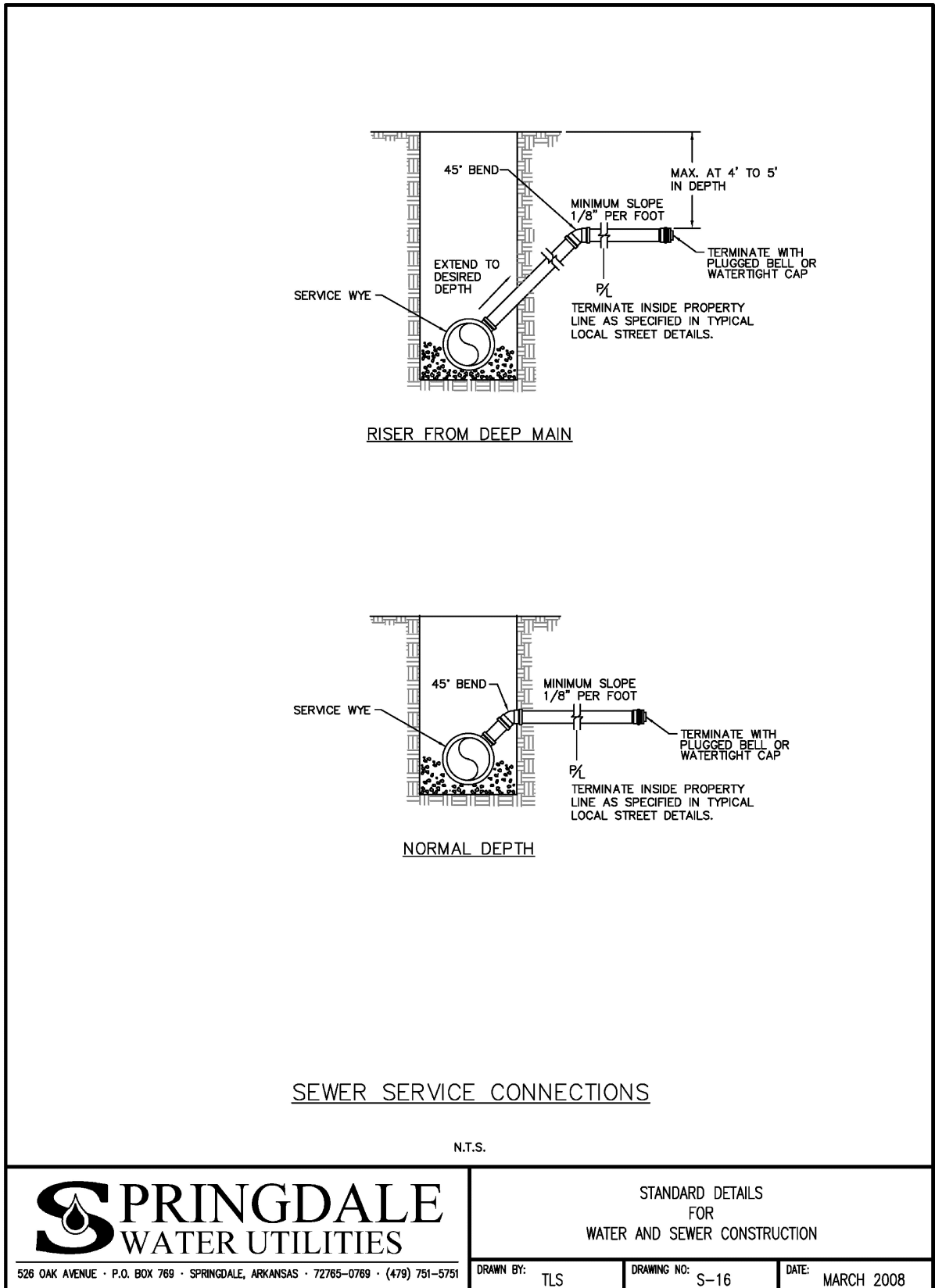
Springdale, Washington County, Arkansas

CITY OF SPRINGDALE DETAILS

Issued for Review - 11.18.2021

Sheet No.:
9
12
of

Drawing Name: R:\ASSETS\PROJ\AR-01\DRAWING\JAR-01 PLAN.dwg Last Modified: Nov 18, 2021 3:38pm Plotted on: Nov 18, 2021 3:43pm by jmh208



Revision	By	Date

MORRISON-SHIPLEY | HALFF

5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903 • 479.452.1933 • HALFF.COM

Drawn By:	JMN
Approved By:	TLB
Date:	11.18.21
Project No.:	JAR-01

Vertical Scale:	—
Horizontal Scale:	1"=30'
Plotting Scale:	1—1
Drawing Name:	PLAN

Riggs **CAT**

J. A. RIGGS
FACILITY EXPANSION

Springdale, Washington County, Arkansas

CITY OF SPRINGDALE DETAILS

Issued for Review – 11.18.2021

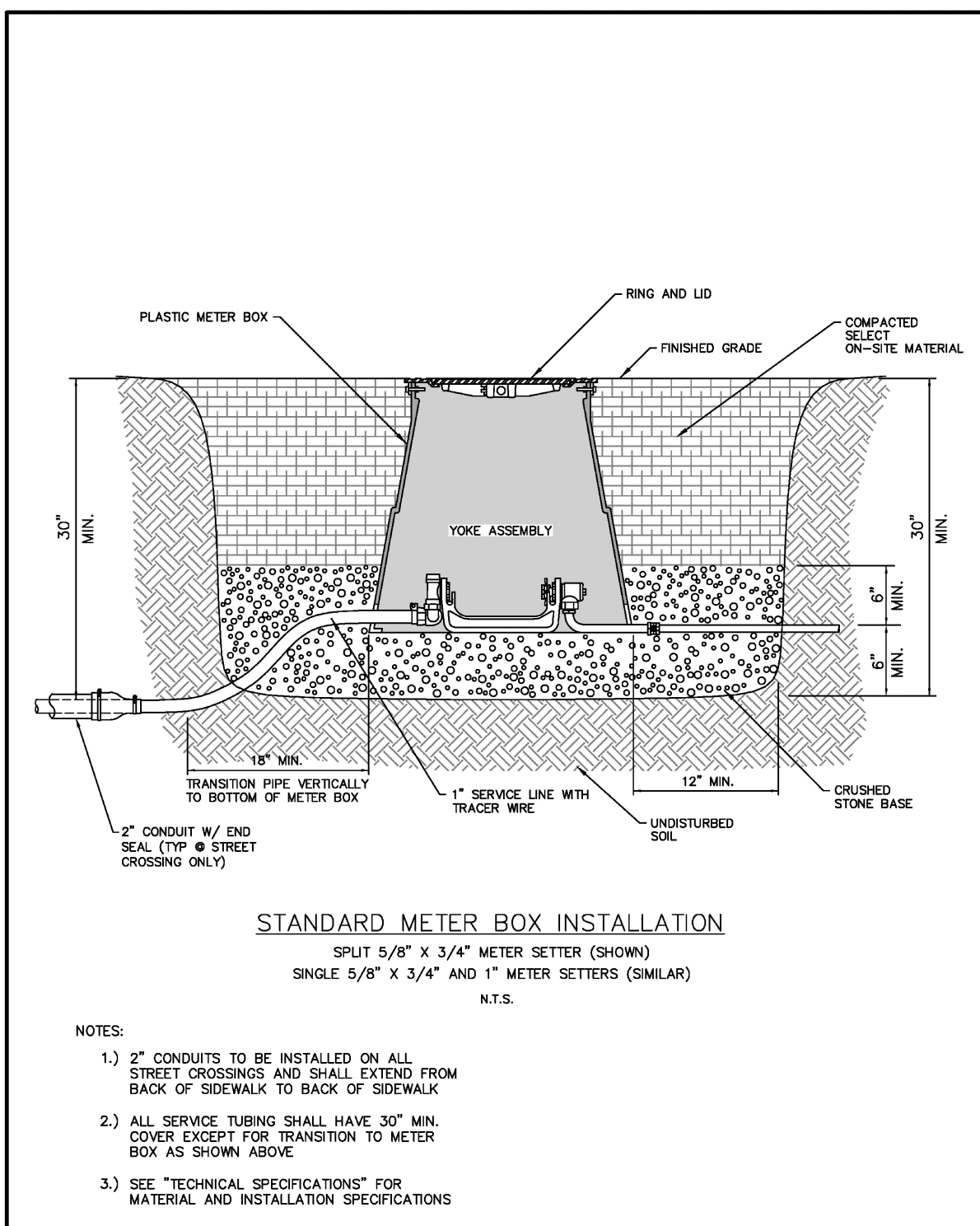
Sheet No.:

10

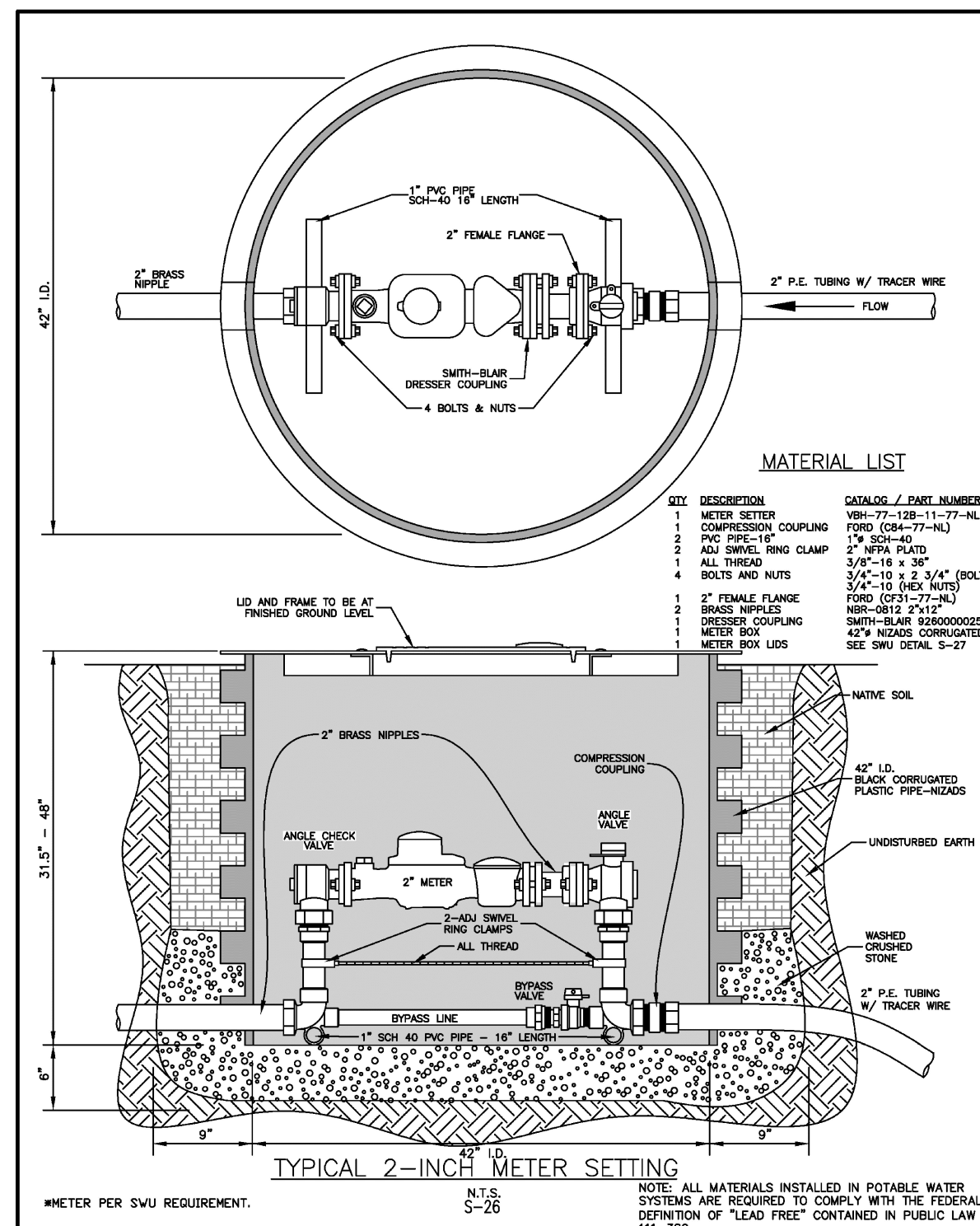
12

of

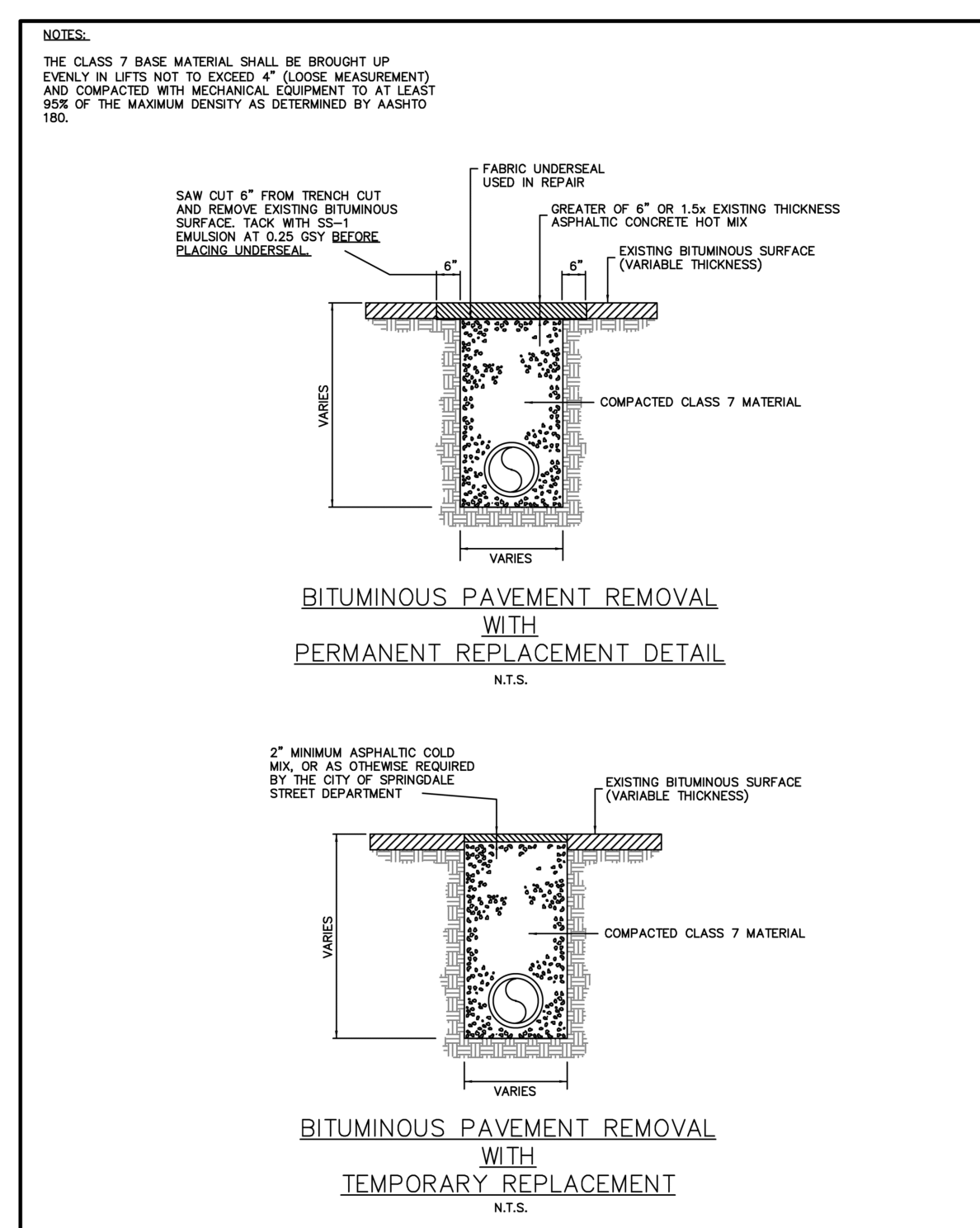
Drawing Name: R:\ASSETS\PROJ\JAR-01-DRAFTING\JAR-01-PLAN.dwg Last Modified: Nov 18, 2021 3:38pm Plotted on: Nov 18, 2021 3:41pm by JAR-01



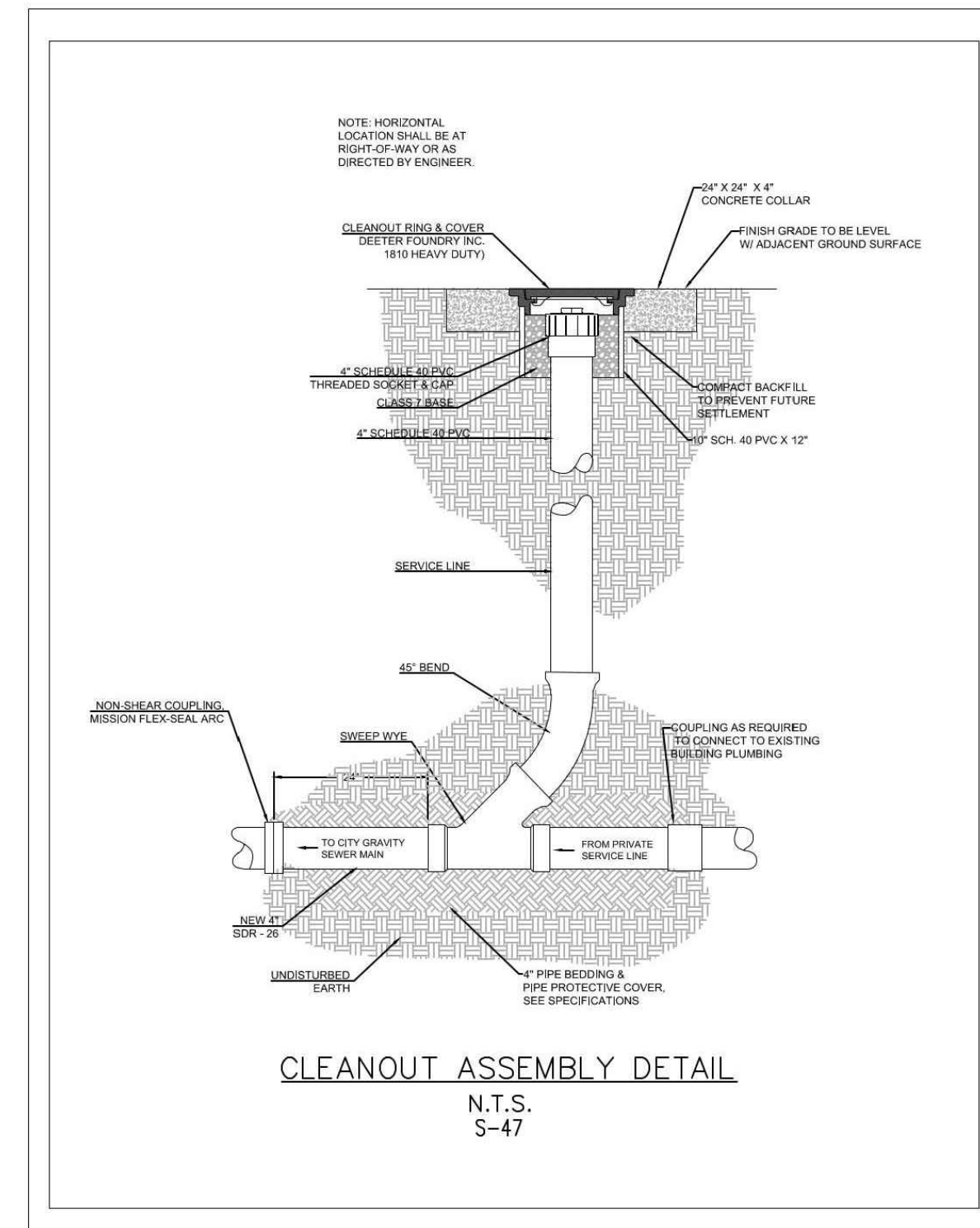
SPRINGDALE WATER UTILITIES 528 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS 72765-0769 • (479) 751-5751	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION		
	DRAWN BY: TJS	DRAWING NO: S-23	DATE: OCTOBER 2014



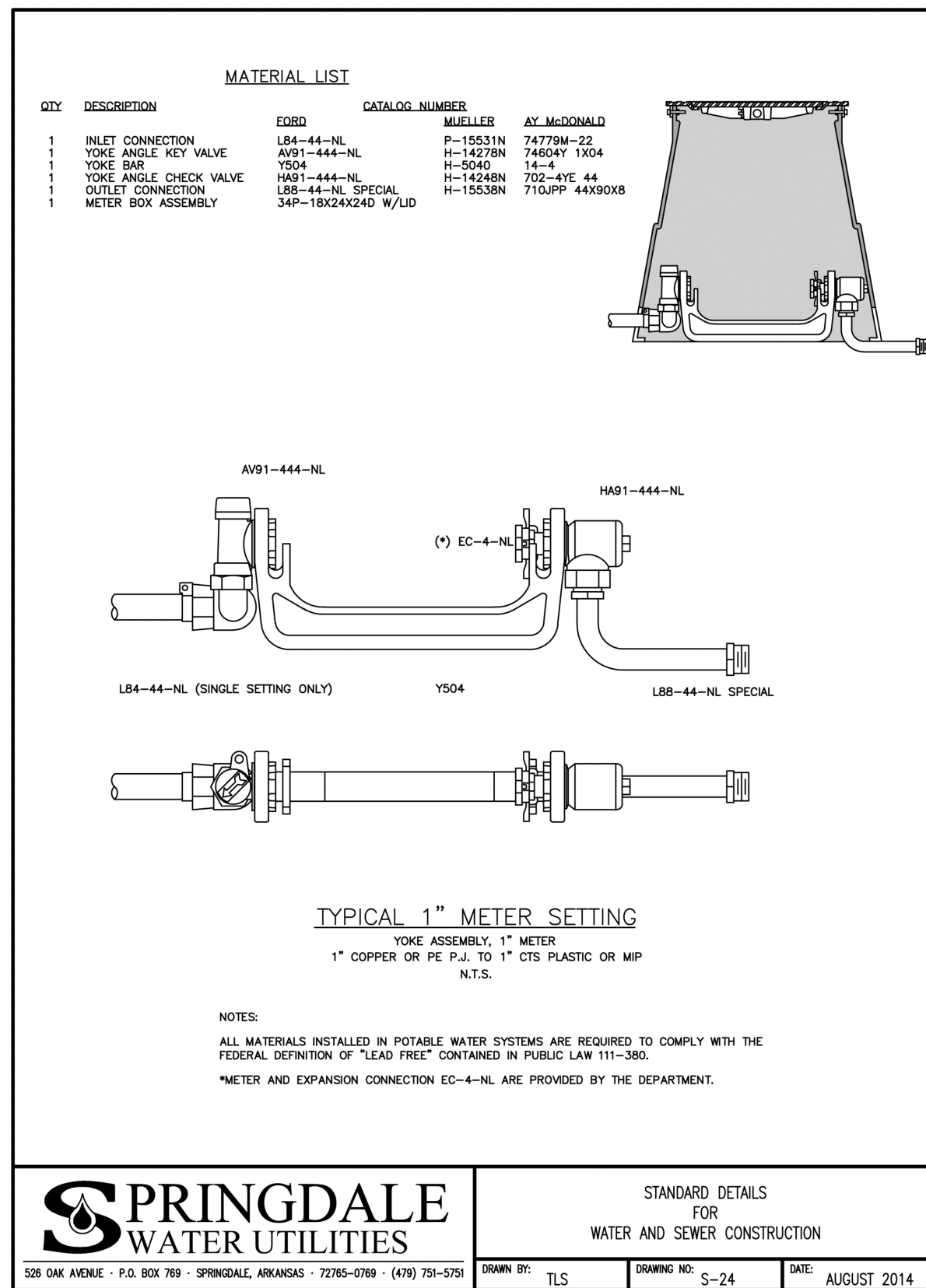
SPRINGDALE WATER UTILITIES 528 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS 72765-0769 • (479) 751-5751	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION		
	DRAWN BY: KJM	DRAWING NO: S-26	DATE: OCTOBER 2019



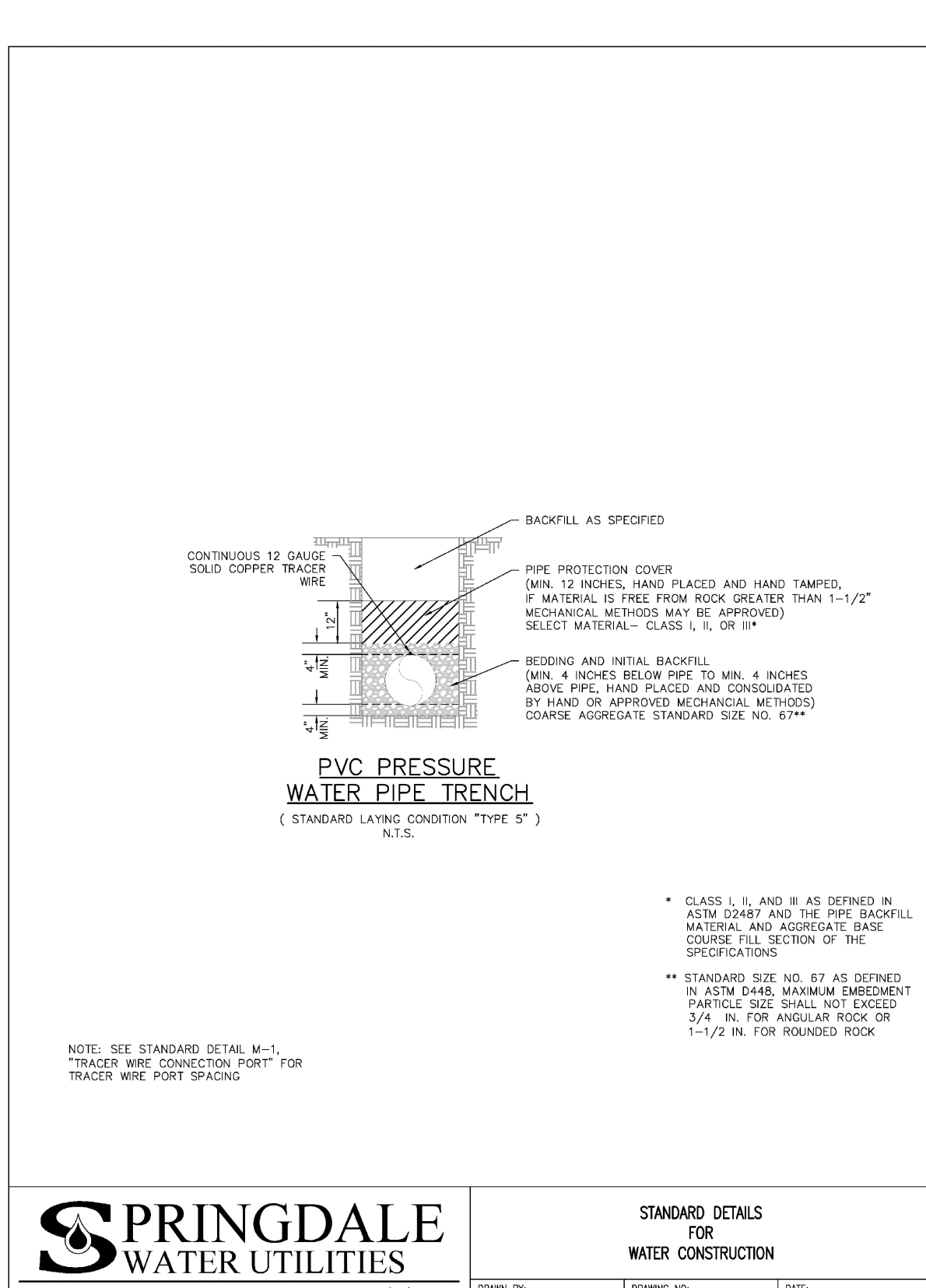
SPRINGDALE WATER UTILITIES 528 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS 72765-0769 • (479) 751-5751	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION		
	DRAWN BY: JNK	DRAWING NO: S-21	DATE: AUGUST 2014



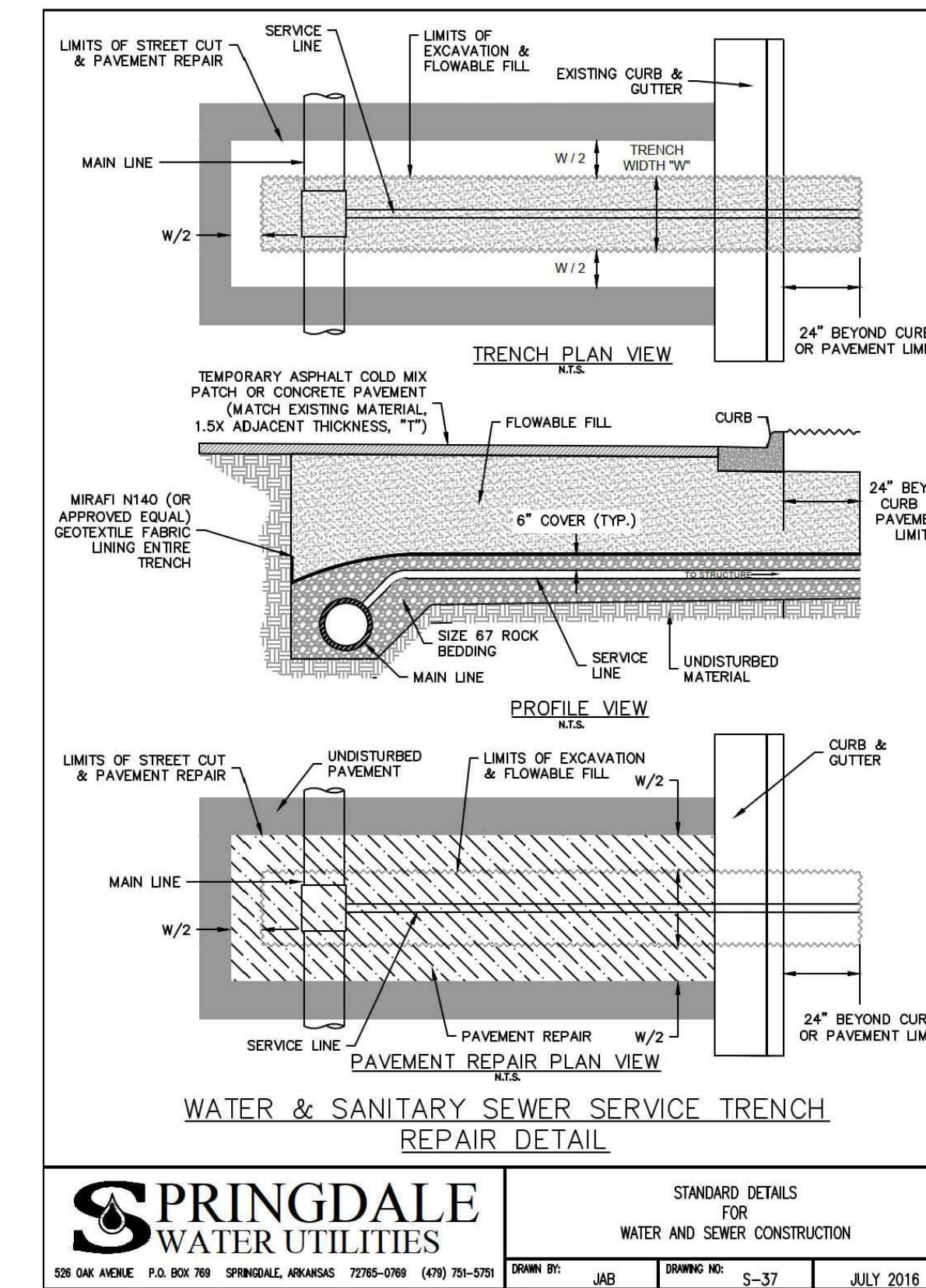
SPRINGDALE WATER UTILITIES 528 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS 72765-0769 • (479) 751-5751	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION		
	DRAWN BY: CRKJ	DRAWING NO: S-47	DATE: APRIL 2018



SPRINGDALE WATER UTILITIES 528 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS 72765-0769 • (479) 751-5751	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION		
	DRAWN BY: TJS	DRAWING NO: S-24	DATE: AUGUST 2014



SPRINGDALE WATER UTILITIES 528 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS 72765-0769 • (479) 751-5751	STANDARD DETAILS FOR WATER CONSTRUCTION		
	DRAWN BY: JSB	DRAWING NO: S-49	DATE: SEPTEMBER 2020



SPRINGDALE WATER UTILITIES 528 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS 72765-0769 • (479) 751-5751	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION		
	DRAWN BY: JAB	DRAWING NO: S-37	DATE: JULY 2016

Revision	By	Date



5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903 • 479.452.1933 • HALFF.COM

Drawn By: JMN	Vertical Scale: —
Approved By: TLB	Horizontal Scale: 1"=30'
Date: 11.18.21	Plotting Scale: 1—1
Project No: JAR—01	Drawing Name: PLAN



J. A. RIGGS
FACILITY EXPANSION

Springdale, Washington County, Arkansas

CITY OF SPRINGDALE DETAILS

Issued for Review – 11.18.2021

Sheet No.:

11

12

of



October 28, 2021

(Via email)

**ATTN: Springdale Planning Department
201 Spring Street
Springdale Arkansas, 72764**

***Re: Submission of LSD
Riggs Equipment Facility***

To Whom It May Concern:

Morrison-Shipley Engineers is working to construct a new equipment facility located on the Riggs Springdale property on Wagon Wheel Road. The project will consist of the construction of a new Riggs Equipment facility as well as associated parking and vehicle maneuvering areas. Here in, you will find the completed application for Large Scale Development and all associated documents.

As part of the project, a variance is being requested for foundation landscape requirements. The Variance Application is attached.

If you have any questions or require additional information, please call me at 479-452-1933.

Sincerely,

Morrison-Shipley Engineers, Inc.

Allen Deaver, EI
Project Manager



SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted: 10-28-21

Date Accepted as Complete: _____ Project Number: B21-98

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner _____ Representative

Applicant (person making request) Name: <u>Allen Deaver</u> E-mail: <u>adeaver@morrisonshiple.com</u> Address: <u>5704 Euper Lane Suite 200, Fort Smith AR 72903</u> Phone: <u>479-452-1933</u> Site/ Location: <u>4117 Wagon Wheel Rd, Sprindale AR 72762</u> Assessor's Parcel Number(s): <u>21-00167-602</u>	Property Owner (if other than Applicant): Name: <u>J.A. Riggs Tractor Company</u> E-mail: <u>Langfordd@jariggs.com</u> Address: <u>4117 Wagon Wheel Rd, Springdale AR 72762</u> Phone: <u>501-570-3203</u> Current Zoning District: <u>C-5</u> Rezone required: <u>C-5</u> Total Acreage: <u>3.6 Acres +/- (South Portion of Larger Site)</u>
--	---

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is \$75

Check item(s) for which variance is requested:

- ☐ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- ☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

Planning and Community Development Division
(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

- ☐ **STRUCTURE BACK AND SIDES**
 - ☐ Minimum setback according to zoning district requirements
 - ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan
- ☐ **PEDESTRIAN FLOW**
 - ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
 - ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
 - ☐ 5' sidewalk along the full length of building on façade featuring customer entrance on façade abutting public parking areas 6' from façade of building
 - ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
 - ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort
- ☐ **CENTRAL FEATURES AND COMMUNITY SPACES**
 - ☐ Provision of at least 2 central features
 - ☐ Direct access to public sidewalk network
- ☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
 - ☐ Use of similar building materials
 - ☐ Use of similar architectural styles or theme
- ☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
 - ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
 - ☐ Incorporated into the overall design of the building
 - ☐ Screening material similar to principal materials of the building and landscape
 - ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
 - ☐ Landscaped so not attention is attached to the function by the use of screening material and no attention is attached to the function by the use
- ☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
 - ☐ Minimum 3' depth
 - ☐ Minimum of 20 contiguous feet within each 100' of façade length
 - ☐ Extends 20% of the façade
- ☐ **DETAIL FEATURES**
 - ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
 - ☐ At least one element repeating horizontally
 - ☐ Elements repeat at intervals of more than 30' horizontally or vertically
 - ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)
- ☐ **ROOFS** – change in height every 100 linear feet in building length
- ☐ **MATERIALS AND COLORS**
 - ☐ Predominate exterior materials high quality materials
 - ☐ Façade color – low reflectance, subtle, neutral or earth tone
- ☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☐ **LANDSCAPING**

- ☐ Entryway landscaping
- ☐ Parking lot landscaping
- ☐ Perimeter parking area landscaping
- ☒ Building foundation landscaping

☐ **SCREENING**

- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☐ Required screening fence or wall maximum height 8', high quality materials
- ☐ Required screening fence or wall maximum continuous length of 50'
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☐ **LIGHTING**

- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking 1 – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

JA Riggs is requesting a variance from the building foundation landscaping requirement. Section D.5 of the Commercial Design Standards. See attached site plans submitted for LSD for visual.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

JA Riggs will use the facility as an equipment rental area. All sizes of equipment could be very close to the building and the site is being designed to take that into consideration. The fewer obstacles in the vicinity of the building the better for functionality of the space.

As a gesture of intent to fully meet the landscape coverage requirements, extra plants will be placed around the site (perimeter landscaping) to offset the lack of coverage near the building.

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

Should the variance be granted, the owner and customers at the facility would have an easier time maneuvering vehicles and equipment to and from the building.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

The development will not be in conflict with the intended purpose of the commercial design standards even with approval of the variance. As mentioned, to make up for the lack of foundation landscaping, additional plants will be placed near the street frontage.

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

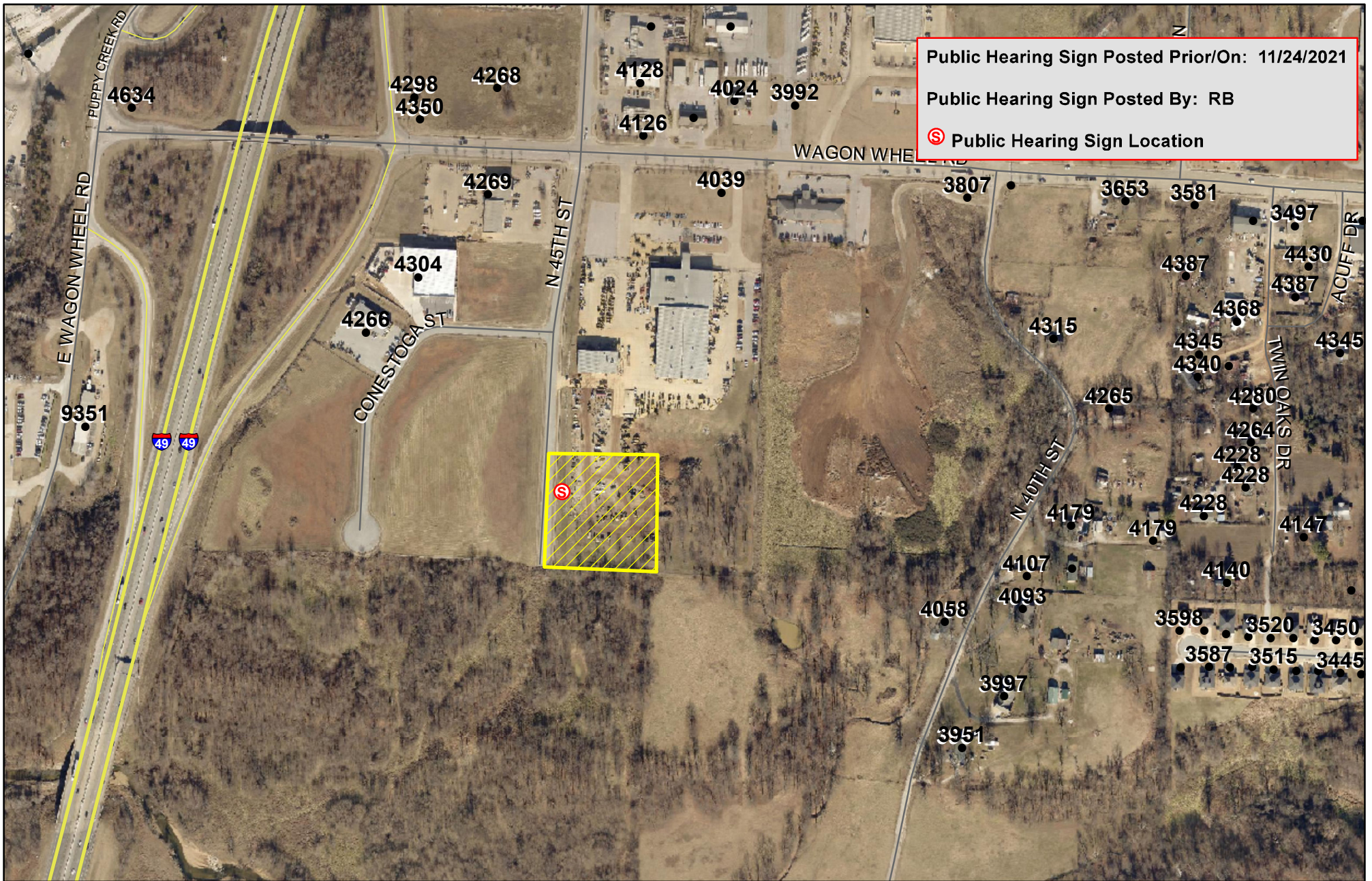
The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S)

Allen Deaver, Morrison-Shipley Engineers



DATE: 10-28-2021



For Location Reference Only

FILE NO. B21-98

APPLICANT: Allen Deaver (Riggs Expansion)

REQUEST: Variance for Commercial Design Standards -

Building Foundation Landscaping

PLANNING COMMISSION MEETING

January 4, 2022



SPRINGDALETM
WE'RE MAKING IT HAPPEN

Rezone to C-5 approved on 9/7/21 PC

www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: 11-19-2021

Date Accepted as Complete: 11-23-2021

Project Number: B21-104

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner ☒ _____ Representative

Applicant (person making request) Name: <u>Jason Ingalls</u> <u>Expedient Civil Engineering, PLLC</u> E-mail: <u>jason@ece-pllc.com</u> Address: <u>P0 Box 5484</u> <u>Bella Vista, AR 72714</u> Phone: <u>509-759-5300</u> Site/ Location: <u>1019 W Sunset Ave</u> <u>Springdale, AR 72764</u> Assessor's Parcel Number(s): <u>815-23985-000</u>	Property Owner (if other than Applicant): Name: <u>Taqueria M Guanajuato, LLC</u> <u>Benigno Morales</u> E-mail: _____ Address: <u>11 North 54th Ave</u> <u>Fayetteville, AR 72704</u> Phone: _____ Current Zoning District: <u>C-5</u> Rezone required: _____ Total Acreage: <u>0.27</u>
--	--

Fee for Variance Application is \$75

Variance requested: (attach visual representation of request)
5' greenspace to 0' greenspace on West and East lot lines.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

For the East property line- there will be no room for a 5' greenspace because the existing building is 12' from the property line, and we need the 12' for the drive thru lane.

For the West property line- there is not enough room for parking in the front of the building, and parking in the rear meant that you would have to cross a drive thru lane and be parked very far from the front entrance.

Planning and Community Development Division

(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

For the East side of the property; the floor plan of the existing building and the building's internal utilities would not be viable for placing the drive thru window at another location without other hardships.

For the West side of the property; without the variance, safety is a concern for people crossing the drive through lane. we also would not have to remove the asphalt we lay for this project when construction begins on the adjacent development.

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S)

Taquin Hunt LLC

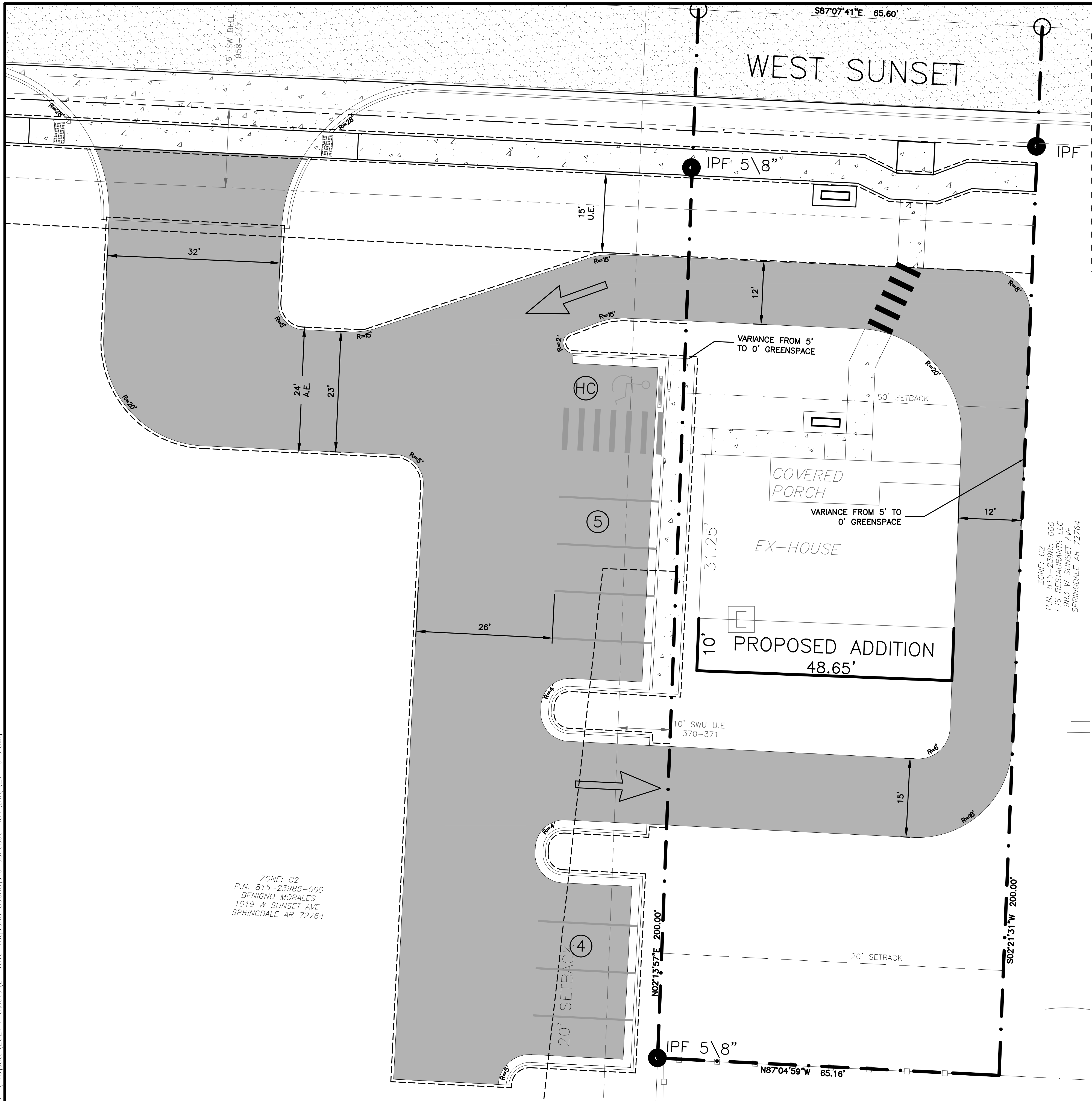
Bernardo Moots

DATE:

11-19-21

Planning and Community Development Division

(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764



LEGEND

FOUND IRON PIN
SET IRON PIN
PROPERTY LINE
EXISTING BARBED WIRE FENCE
EXISTING EASEMENT
PROPOSED PUBLIC STREETLIGHT
PROPOSED PRIVATE STREETLIGHT
EXISTING ASPHALT
PROPOSED SOD FOR DET. POND
EXISTING CURB
EXISTING CENTERLINE OF ROAD
PROPOSED CURB
PROPOSED 5' SIDEWALK
PROPOSED CONCRETE
PROPOSED STANDARD ASPHALT
PROPOSED HANDICAP SIGN
PROPOSED SETBACK
PROPOSED DRAINAGE EASEMENT
TRUNCATED DOME

IPF 1/2 REBAR

NORTH

SCALE 1" = 10'

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364-0028

SURVEYOR:

MIKE MILLION
12 NEFFWOOD LN
BELLA VISTA, AR 72715
(479) 366-0640

EXISTING ZONING:

C-2 - GENERAL COMMERCIAL

PROPOSED ZONING:

C-5 - THOROUGHFARE COMMERCIAL

PLANNED USE:

UNIT 17, EATING PLACE

SETBACKS:

FRONT: 50'
SIDE: 0'
SIDE ADJ. TO RESIDENTIAL: 20'
REAR: 20'

PARKING REQUIREMENTS:

1. 1 SPACE PER 4 OCCUPANTS PLUS 1 SPACE PER EMPLOYEE PER SHIFT.
2. 23 OCCUPANTS AND 4 EMPLOYEES
3. NUMBER OF PARKING SPACES REQUIRED - 10 SPACES
4. NUMBER OF ACCESSIBLE SPACES PROVIDED - 1 SPACE
5. NUMBER OF STANDARD PARKING SPACES PROVIDED - 9 SPACES
6. TOTAL NUMBER OF PARKING SPACES PROVIDED - 10 SPACES
7. REGULAR PARKING DIMENSIONS ARE 9'X19'
8. HANDICAP PARKING DIMENSIONS ARE 8'X19' WITH WALKWAY MEASURING 8' BETWEEN PARKING STALLS

GREENSPACE:

GROSS AREA: 13,076 SF
TOTAL LOT AREA (EXCLUDING ROW): 11,566 SF
IMPERVIOUS AREA: 7,072 SF
PERVIOUS AREA: 4,494 SF
% PERVIOUS: 38.85%

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0090J WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 11411
Jason E. Ingalls
11/17/2021

Date	Comments	Rev

TAQUERIA GUANAJUATO
1019 W. SUNSET AVENUE
SPRINGDALE, ARKANSAS

IMA-ARCHITECTURE
401 E. NEW HOPE RD., ROGERS, AR 72758

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364-0028
D: (479) 367-2624
M: (606) 756-5000
EMAIL: jason@ecce-pllc.com

ECCE
Expedient Civil Engineering, PLLC

DRAWN BY:
KAB

CHECKED BY:
JEI

DATE

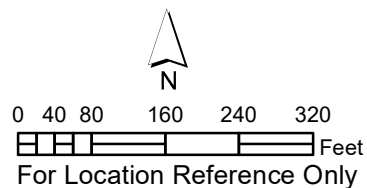
JOB NUMBER
21-1019

SHEET NAME
SITE PLAN

File No.

C4.0

811
Know what's below.
Call before you dig.



FILE NO. B21-104

APPLICANT: Jason Ingalls (Taqueria M. Guanajuato, LLC)

REQUEST: Variance for deviation from Commercial Design Standards - 5' greenspace to 0' greenspace on West and East lot lines

PLANNING COMMISSION MEETING
January 4, 2022

W21-20

Sidewalk waiver request for W. Graham Road

From: Sharon Tromburg <stromburg@springdalear.gov>
Sent: Friday, November 05, 2021 11:03 AM
To: Sarah Curry
Subject: FW: Sidewalk for the new house
Attachments: image.jpg; image.jpg; Untitled attachment 00254.txt

-----Original Message-----

From: Mustafa Obeidat [mailto:mustafa_obeidat@yahoo.com]
Sent: Tuesday, November 02, 2021 10:10 AM
To: Sharon Tromburg
Subject: Sidewalk for the new house

Hi Sharon, here are a couple of pictures that will hopefully show the city that we shouldn't have to build a sidewalk here:

1. There's a ditch
2. We are surrounded by farms
3. None of the adjacent properties have sidewalks

We are asking the planning commission to waive this requirement.

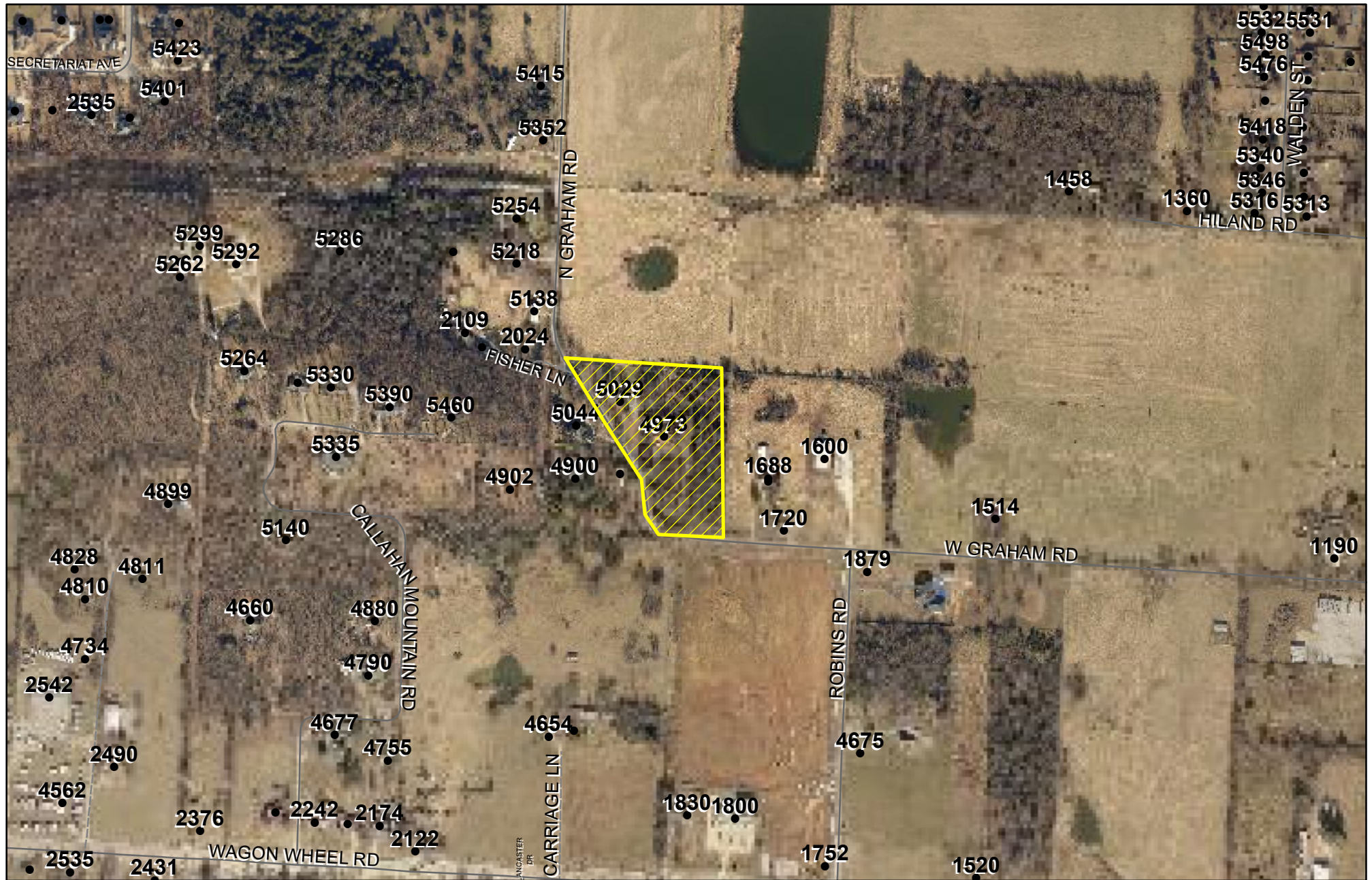
Thank you

W21-20



W21-20





0 105 210 420 630 840
 Feet
 For Location Reference Only

FILE NO. W21-20
APPLICANT: Mustafa & Kimberly Obeidat
REQUEST: Waiver of sidewalk requirements

3941

PLANNING COMMISSION MEETING
 December 7, 2021

+++++

**PLANNING & COMMUNITY
DEVELOPMENT DIVISION**

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: January 4, 2022

Re: R22-01 Rezone

A request by Commercial Computer Services, Inc., Gene Housley for Planning Commission approval of a zone change from General Commercial District (C-2) to Large Product Retail Sales District (C-6) for a tract of land containing 2.36 acres.

LOT LOCATION AND SIZE

The 2.36 acre tract is located at 697 Highway 265, south side of Highway 265 west of Ferns Valley Loop.

A vicinity map is attached.

EXISTING ZONING

The existing zoning of this tract is a C-2 General Commercial District. The District is established in order to be a broader range of retail uses, which comprise the commercial function of the city including groupings of freestanding commercial structures. Permitted uses include most types of retail activity except those involving open displays of merchandise and those which generate large volumes of vehicular traffic or are otherwise incompatible with the purpose and intent of the C-2 general commercial district. Retail areas zoned C-2 shall be generally concentrated as to geographical configuration. It is anticipated, however, that in some situations, change to another commercial or office classification may be appropriate to permit the transition of strip retail areas to other productive forms of land use. It is the intent of these regulations that the C-2 district be concentrated at the intersections of arterial streets. Extension of the district along major arterial streets in linear fashion shall be discouraged.

Uses permitted: - 1, 4, 16, 17, 19, 20, 21, 22, 27, 32, 35
Conditional Uses Permitted on Appeal: - 2, 3, 12, 33

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-2 district, except for home occupation a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30'
Front setback if parking is allowed between R-O-W 50' and the building	
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	20'
Rear setback	20'

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5' landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

REQUESTED ZONING

The requested zoning for this tract is a C-6 Large Product Retail Sales District. The district is established in order to provide adequate locations for retail uses which serve the needs of the motoring public and are characterized by a high level of vehicular ingress and egress. Among these uses, are automobile and other vehicular service establishments. The C-6 district is also intended to provide a location for the limited amount of merchandise, equipment and material being offered for retail sale that, because of the type of material or transportation requirements, is suitable for display and storage outside the confines of an enclosed building. Such uses are not generally compatible with pedestrian-oriented commercial districts and shopping centers since they tend to obstruct and interfere with pedestrian movement. Appropriate locations for this district are along heavily traveled major traffic arterials.

DEVELOPMENT CRITERIA

- i. All yards unoccupied by buildings or merchandise or used as traffic ways shall be

- landscaped with grass and shrubs and maintained in an orderly condition.
- ii. All of the lot used for the parking of vehicles, for the storage and display of merchandise shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
- iii. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
- iv. No article or material stored or offered for sale in connection with the permitted or conditional uses listed herein shall be stored or displayed outside the confines of the building unless it is so screened by a permanent opaque screening fence or wall so that it cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the C-6 large product retail sales.
 - a. Except as provided in Use Unit 43: Automobile Sales-Damaged Vehicles, automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.
 - b. No permanent open display will be permitted on sidewalks, or public right-of-way.
 - c. Automobile service stations shall be permitted open display of merchandise commonly sold by such operations as long as the area of said display is not taller than the building nor larger than an area equal to one-half of the façade areas of the front of the building.
 - d. Automobile service stations may be used for the storage of rental trucks or trailers, provided, however, the storage space shall be paved, shall not exceed four thousand (4,000) square feet in area and the above screening requirements are met.
- v. There shall be no open display of any kind whatsoever in the first twenty (20) feet of the required front yard setback.

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-6 district a site plan review shall be required. See article 2, section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-6 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

There shall be a minimum lot area of fourteen thousand (14,000) square feet. In addition, there shall be a lot width of not less than one hundred (100) feet.

SETBACKS:

Front setback	30'
Front setback if parking is allowed between R-O-W and the building	50'
Side setback	0

(subject to applicable fire and building codes)
Side setback when contiguous to a residential district 20'
Rear setback 20'

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5' landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, or a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

The tract contains automotive sales. The area to the north contains commercial uses in C-2 and C-6 zoning. The area to the east and west contains commercial uses in C-2 zoning. The area to the south contains residential uses in SF-3 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates regional commercial use.

The Master Street Plan indicates Highway 265 as an arterial.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations

Assure adequate land allocation for commercial areas of sufficient size and in proper locations

Encourage the development of a wide range of commercial development for the residents and tourist to include neighborhood, community and regional centers.

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by Commercial Computer Services Inc.

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

arcountydata.com

Mailing Address: COMMERCIAL
COMPUTER
SERVICES INC
47 W
BUCKINGHAM DR
ROGERS AR 72758

Collector's Mailing Address: COMMERCIAL
COMPUTER
SERVICES INC
47 W
BUCKINGHAM DR
ROGERS, AR 72758

Total Acres: 2.36

Timber Acres: 0.00

Sec-Twp-Rng: 24-18-30

Lot/Block: 8A/

Subdivision: BASSETT PLACE
NORTH PH I-
SPRINGDALE

Layman's Description: Legal Description: REPLAT 9/11/2019
L201947931

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) General Commercial District (C-2)

TO (proposed zoning) Large Product Retail Sales (C-6)

The **Petitioner's** immediate intentions are to:

1. **Sell** the property No (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title No (Yes or No).
2. **Develop** the property No (Yes or No), and if so, the proposed use is _____.
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: NO EFFECT, JUST REZONING
TO COME INTO COMPLIANCE FROM NON CONFORMING.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: Will Kellstrom ATTORNEY

Address: 1106 W. Poplar ST, Rogers, Ar 72756

PETITIONER/OWNER **SIGNATURE** Gene Housley

MAILING ADDRESS: 47 W. Buckingham Dr. Rogers, Ar 72758

TELEPHONE: 479-530-2430 DATE: 12-13-2021

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

SIGNATURE

(Property Owner)

Steve H. Slay
(Property Owner)

State of Arkansas)
)
County of Benton) ss.
)
County of ~~Washington~~

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 14th day of December, 2021.



Mitzi G. Bird
Notary Public

R22-01



R22-01



PRELIMINARY PLAT PLANS FOR



CONTACT LIST

<u>BLACK HILLS ENERGY</u> SCOTT STOKES – 479-575-1424
<u>OZARKS ELECTRIC</u> MIKE PHIPPS – 479-684-4696
<u>CARROLL ELECTRIC</u> RYAN BUTLER – 800-432-9720
<u>SPRINGDALE WATER UTILITIES</u> LARRY PECKHAM – 479-751-5751
<u>COX COMMUNICATION</u> CHRIS BYRD – 479-751-2000
<u>AT&T</u> LAYNE RHODES – 479-442-1977
<u>SPRINGDALE FIRE DEPARTMENT</u> BLAKE HOLTE – 479-750-8190



COTTAGES
AT THE PARK

PHASE III

IN THE CITY OF

SPRINGDALE, ARKANSAS

PP21-17

SERVING

Landmark
Custom Homes

December 16, 2021

BY

ENGINEERING SERVICES INC.



CONSULTING ENGINEERS

SPRINGDALE, ARKANSAS

PHONE: 479-751-8733

FAX: 479-751-8746

WWW.ENGINEERINGSERVICES.COM

INDEX OF SHEETS

SHEET No.	DESCRIPTION
-	COVER
1	PRELIMINARY PLAT
2-4	TYPICAL DETAILS
5	STORMWATER POLLUTION PREVENTION PLAN

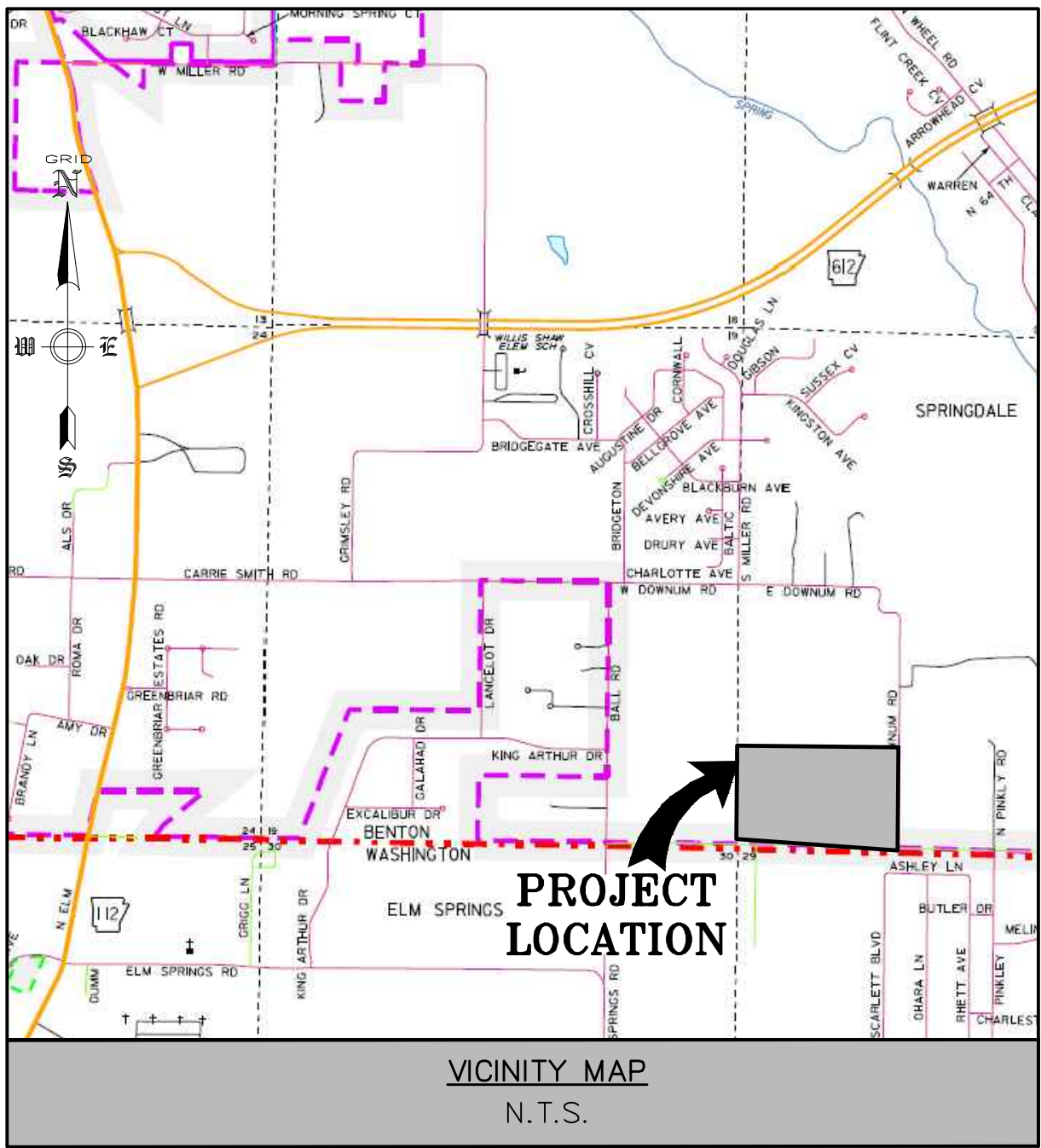
PRELIMINARY

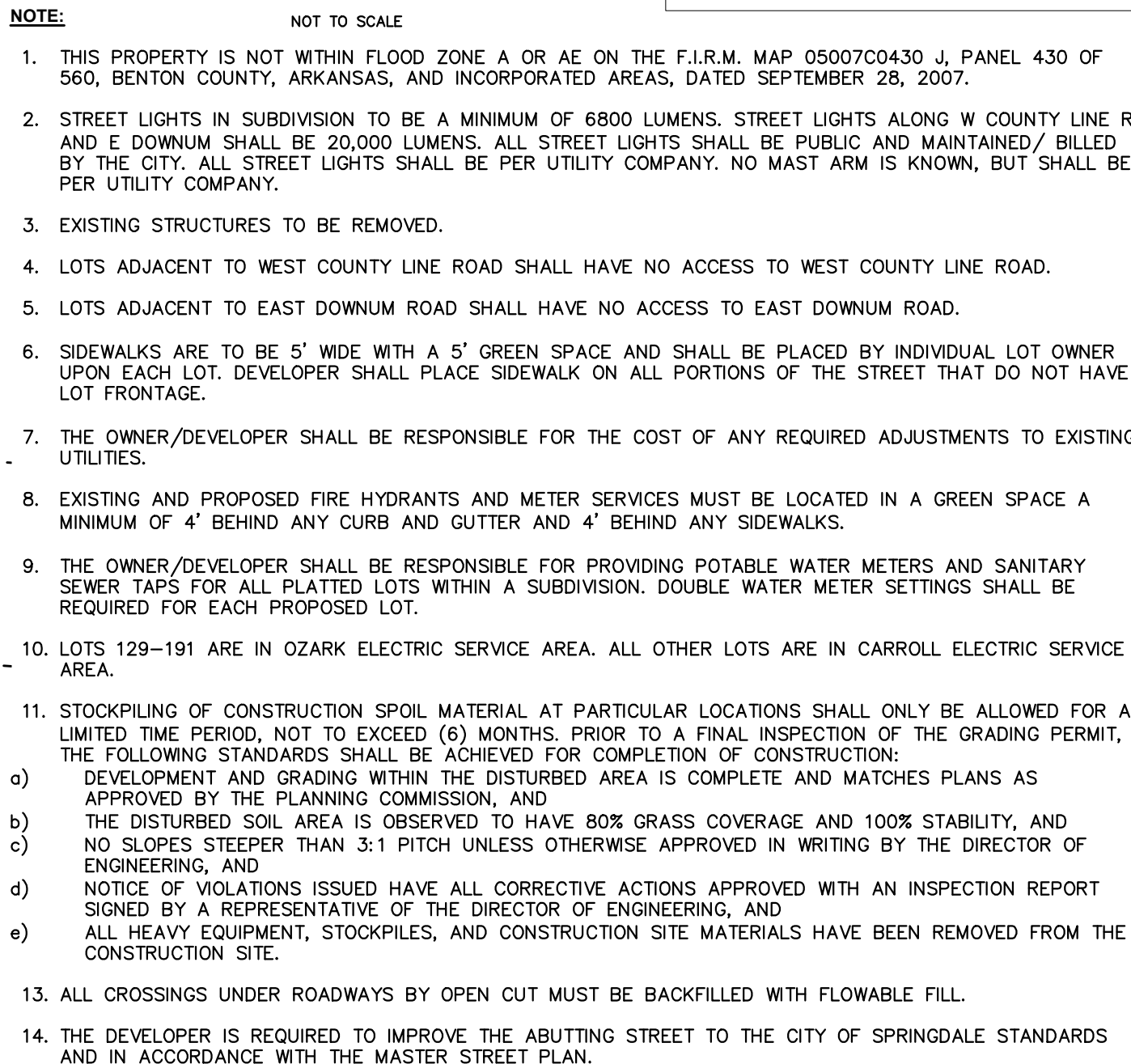
NOT FOR CONSTRUCTION

THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

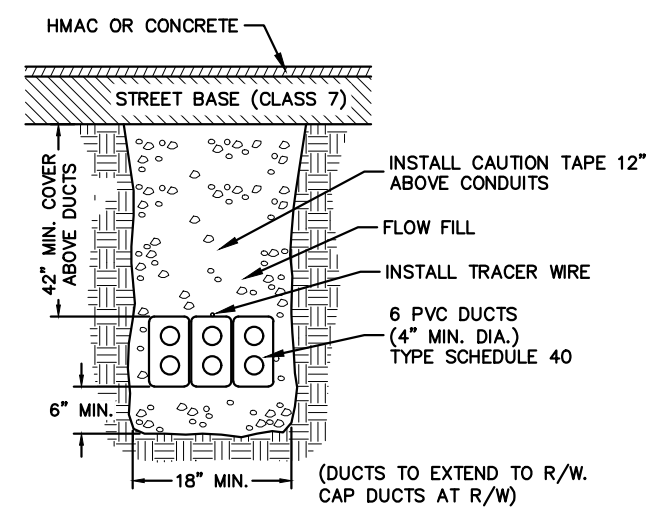
NOTES :

- REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
- ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, PART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES AMENDED AUGUST 27, 2014 WITH THE ADDITION OF SECTION T38 AND ASSOCIATED DETAILS ON SEPTEMBER 3, 2020.

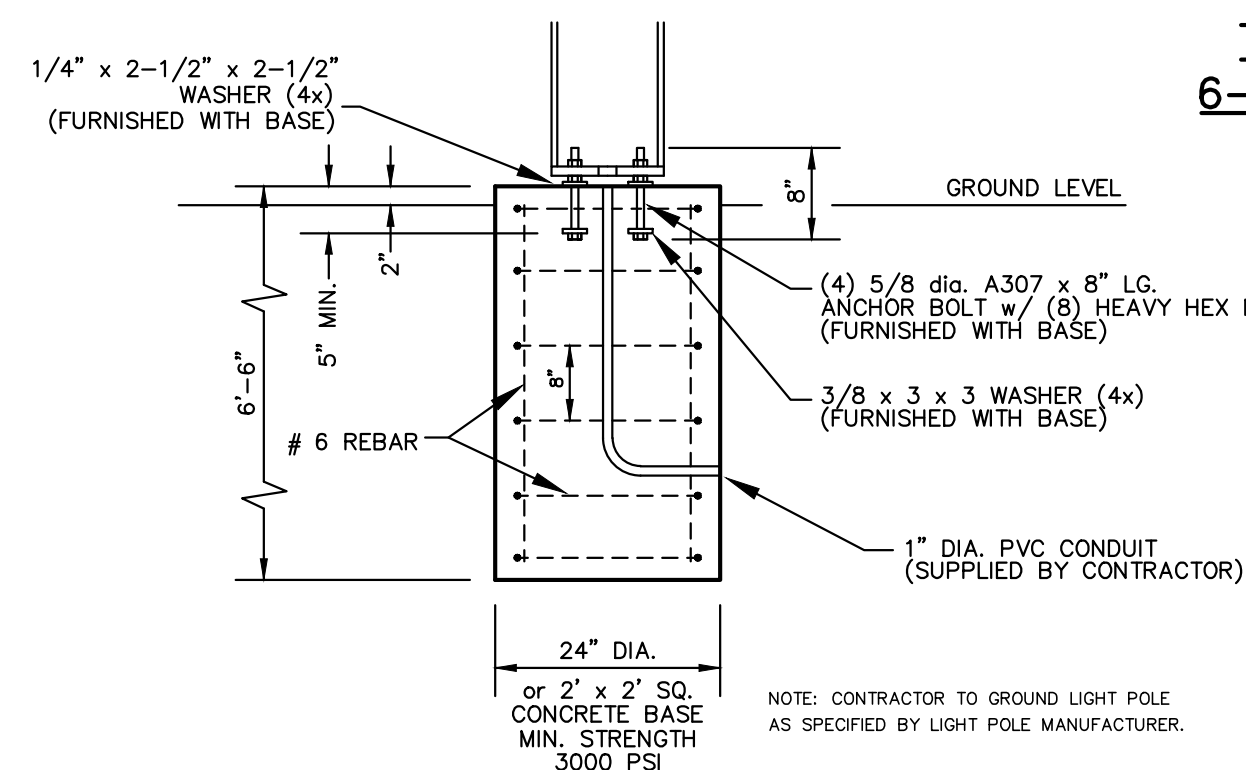




I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED ON THIS PLAT IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED AND AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF SPRINGDALE.

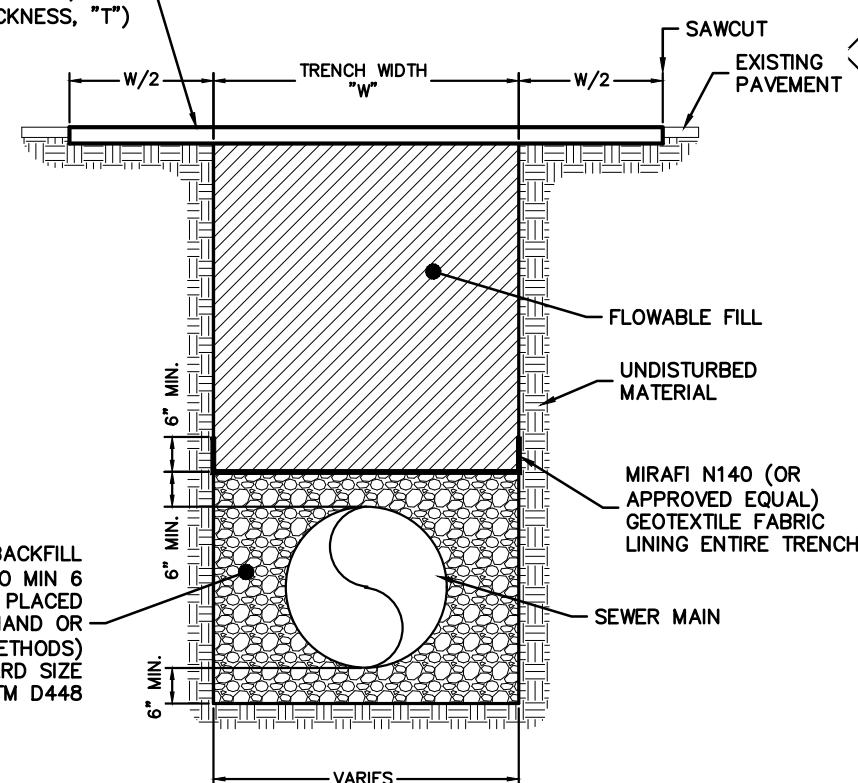


TYPICAL SECTION
6-4" UTILITY DUCTS

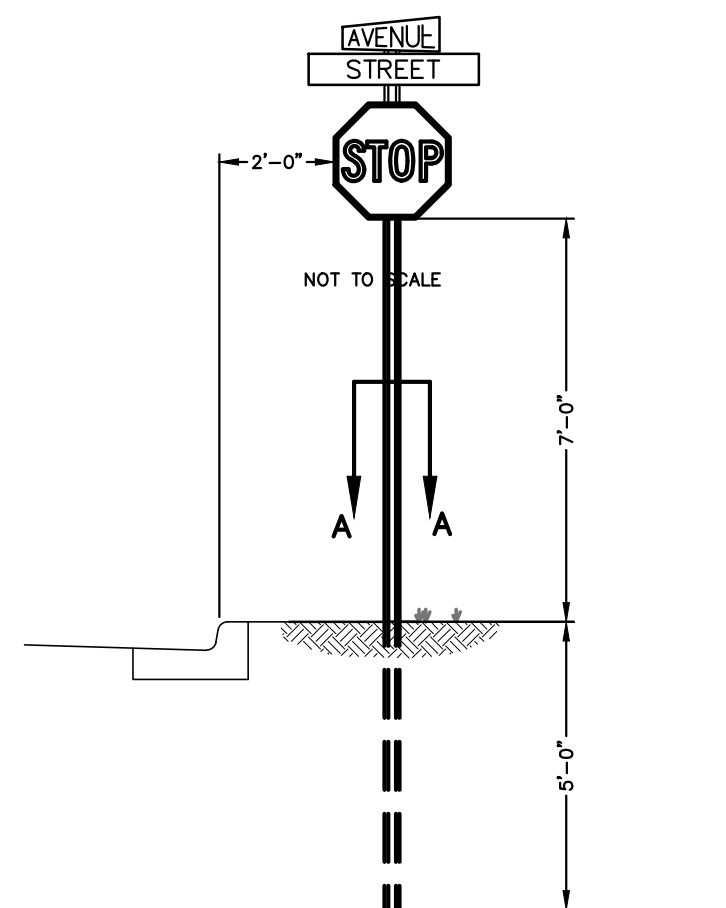


SECTION VIEW
LIGHT POLE FOOTING DETAIL
NOT TO SCALE

TEMPORARY ASPHALT COLD MIX
PATCH OR CONCRETE PAVEMENT
(MATCH EXISTING MATERIAL, 1.5X
ADJACENT THICKNESS, "T")

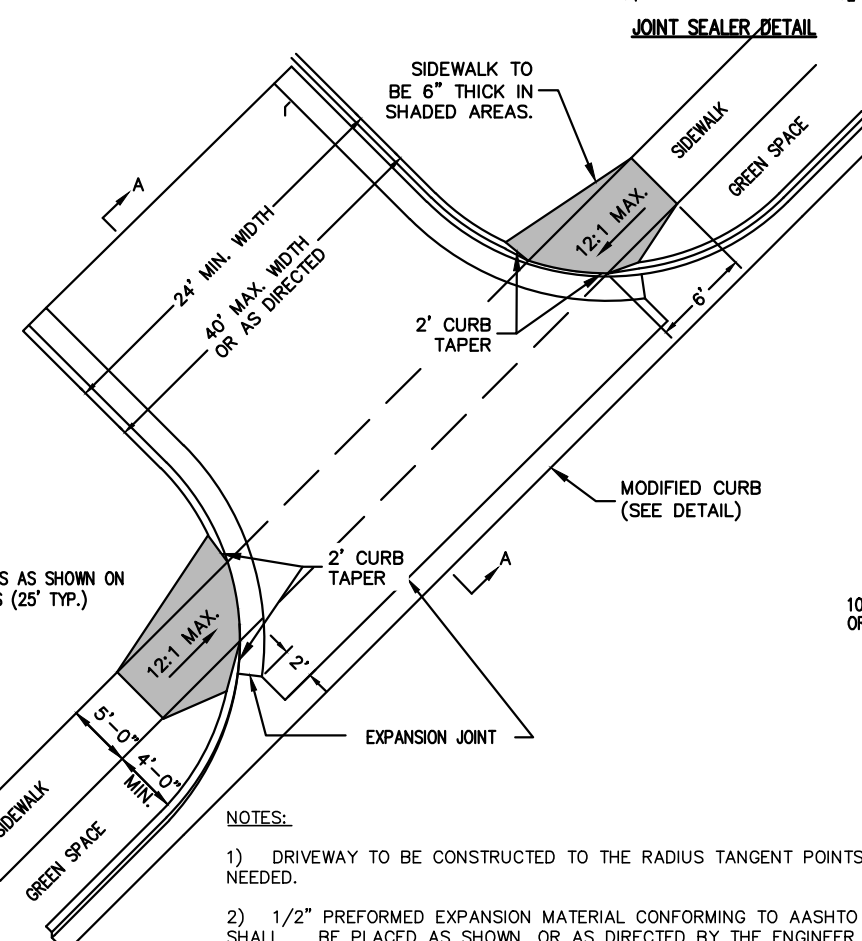
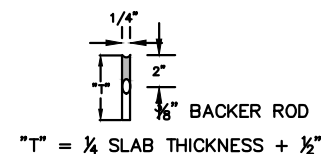


SEWER MAIN
TRENCH REPAIR DETAIL
NOT TO SCALE



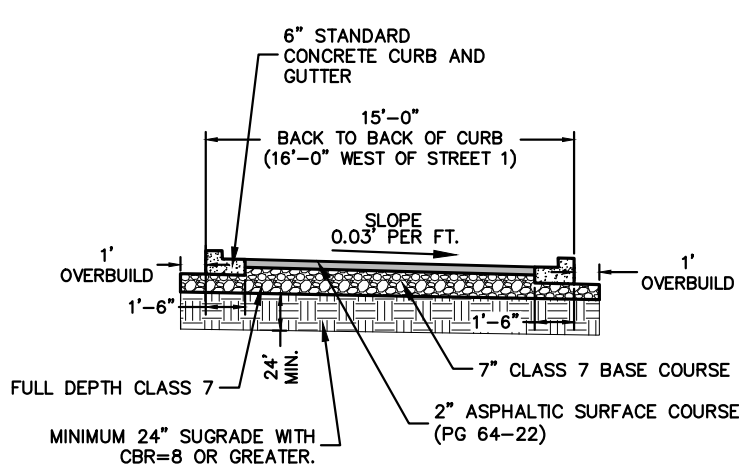
STOP SIGN
DETAIL

NOTE : SIGN SHALL CONFORM TO THE "MANUAL ON
UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS"
AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION
AND ARDOT AND BENTON COUNTY STANDARDS

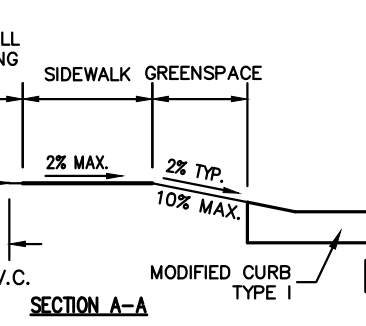


- NOTES:
- 1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
 - 2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTM-D-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
 - 3) CONCRETE CURB TO BE SAW-CUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
 - 4) HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS
 - 5) CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15 FEET
 - 6) DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.

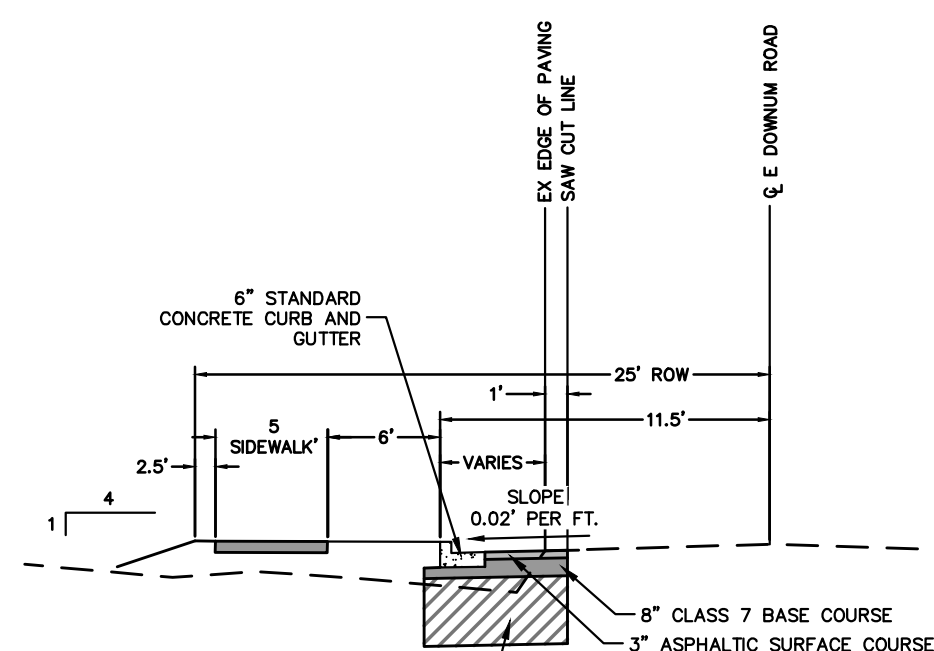
DRIVEWAY DETAIL
NOT TO SCALE



TYPICAL SECTION
STREET 6
NOT TO SCALE

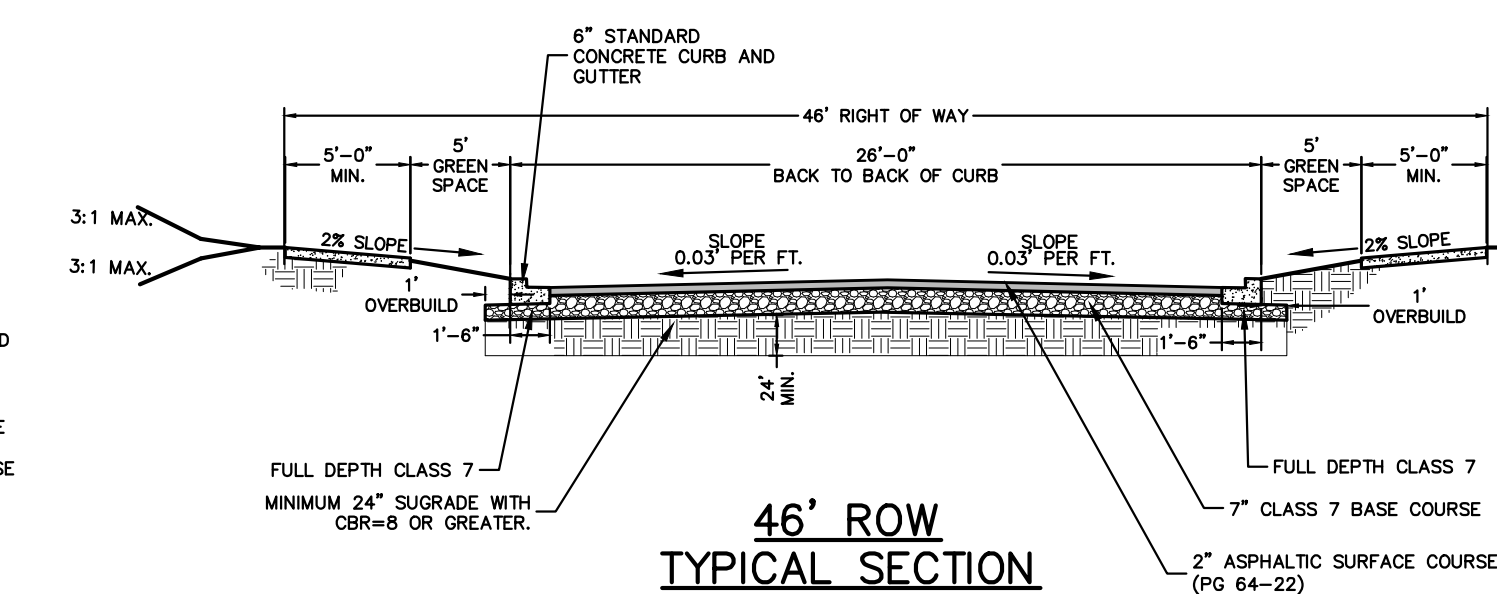


TYPICAL SECTION
E DOWNUM RD (LOCAL ROAD)
NOT TO SCALE

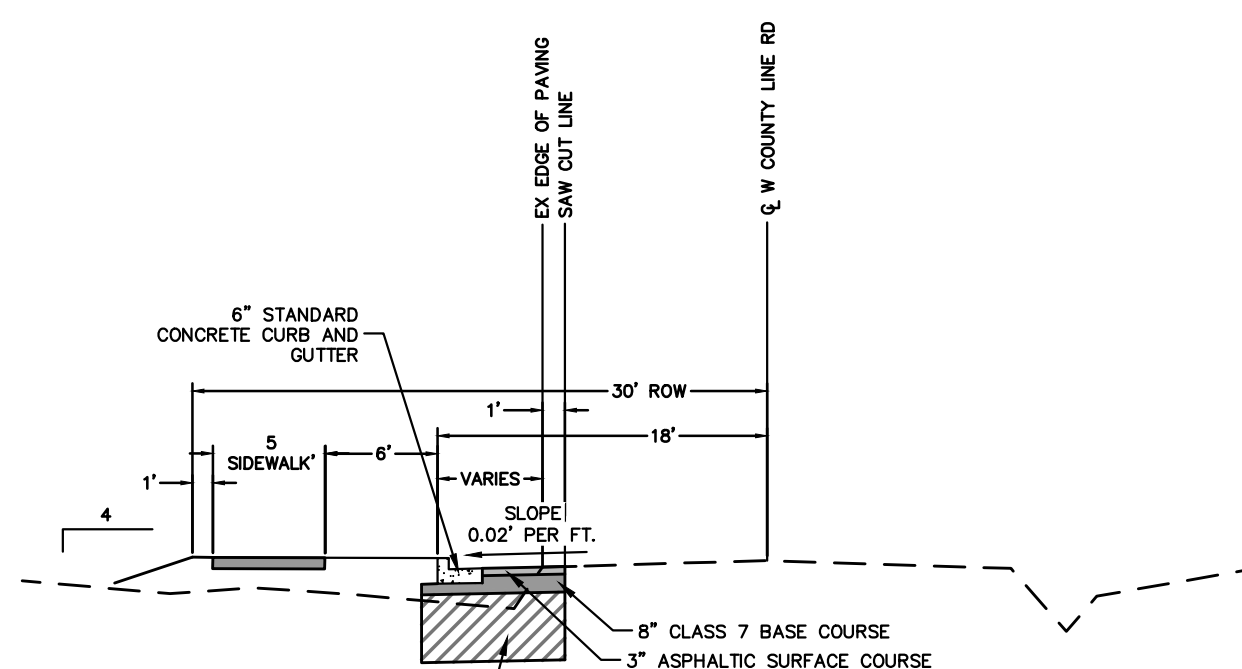


TYPICAL SECTION
ALLEY - 16'

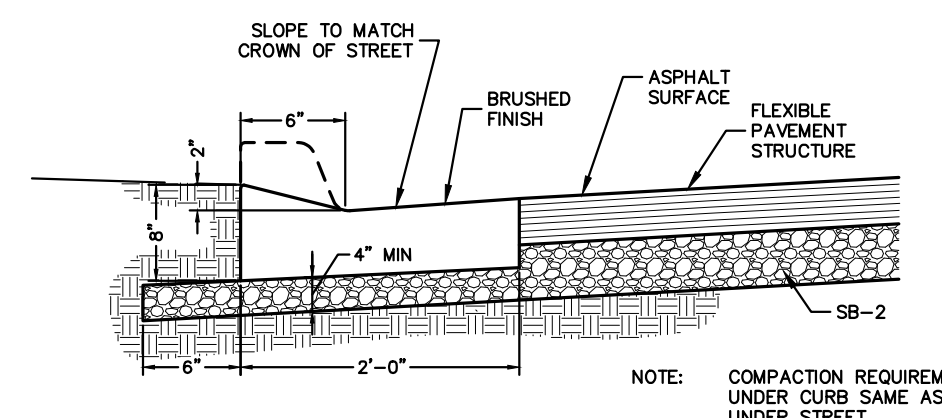
*ALL STREET SECTIONS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER



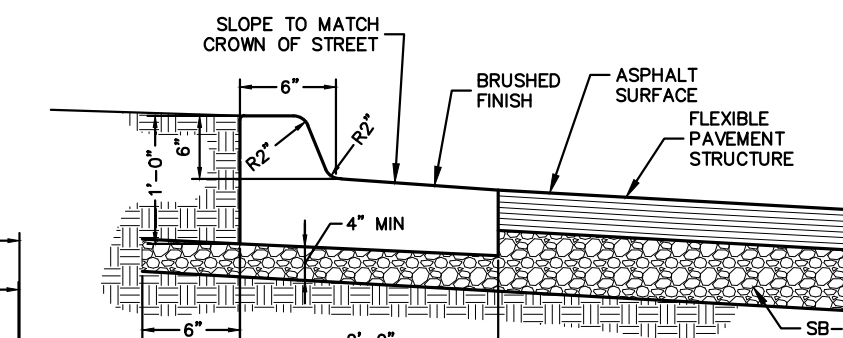
46' ROW
TYPICAL SECTION
LOCAL STREET-ASPHALT
NOT TO SCALE



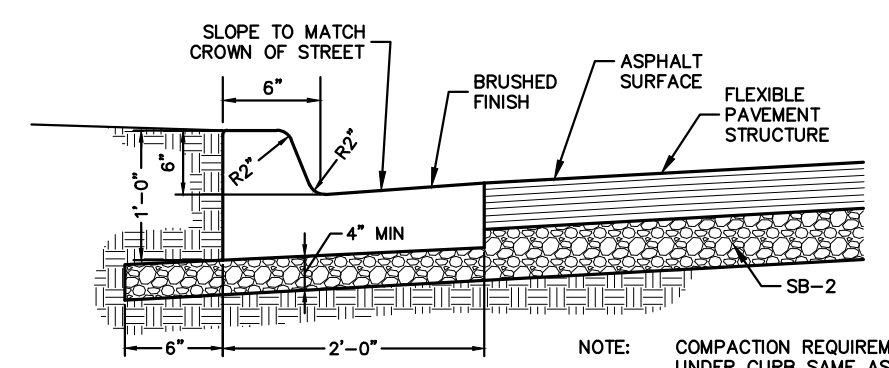
DEPTH TO BE FIELD
(ENGINEER/INSPECTOR) **TYPICAL SECTION**
W COUNTY LINE RD (MINOR COLLECTOR)
NOT TO SCALE



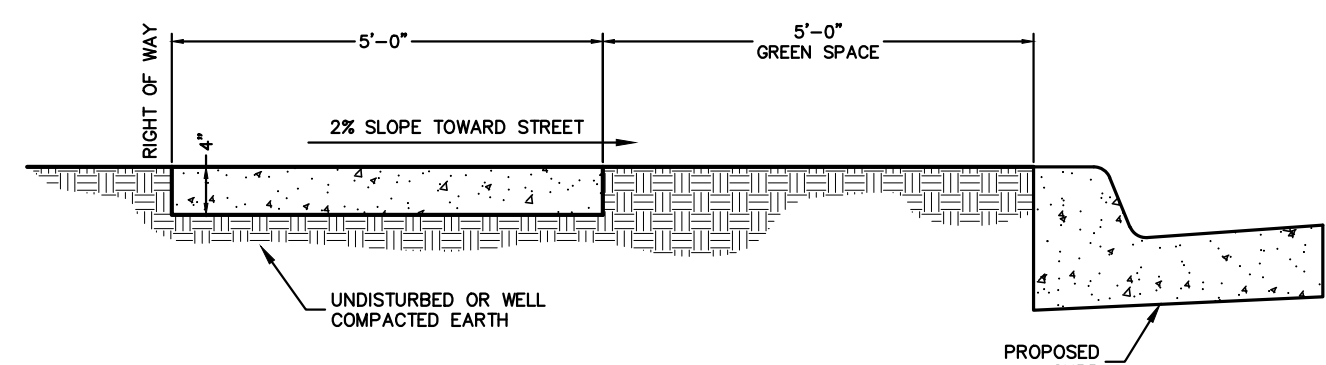
MODIFIED CONCRETE
CURB & GUTTER
NOT TO SCALE



STANDARD 6" CONCRETE
SPILL CURB & GUTTER
NOT TO SCALE

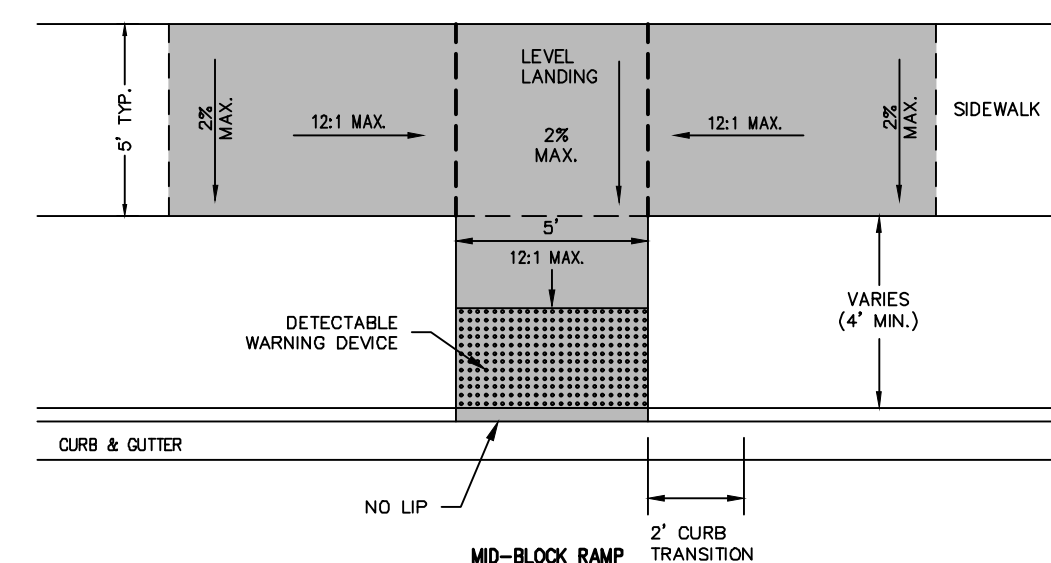
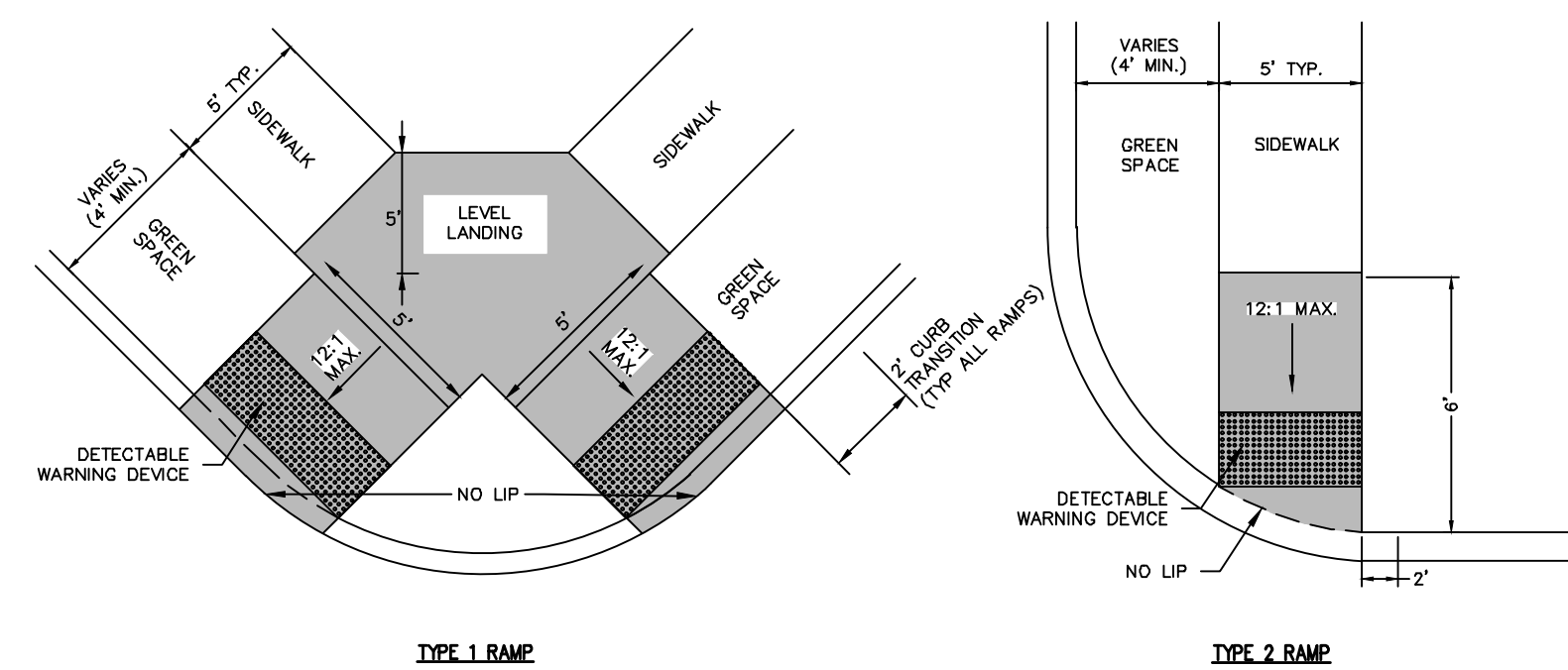
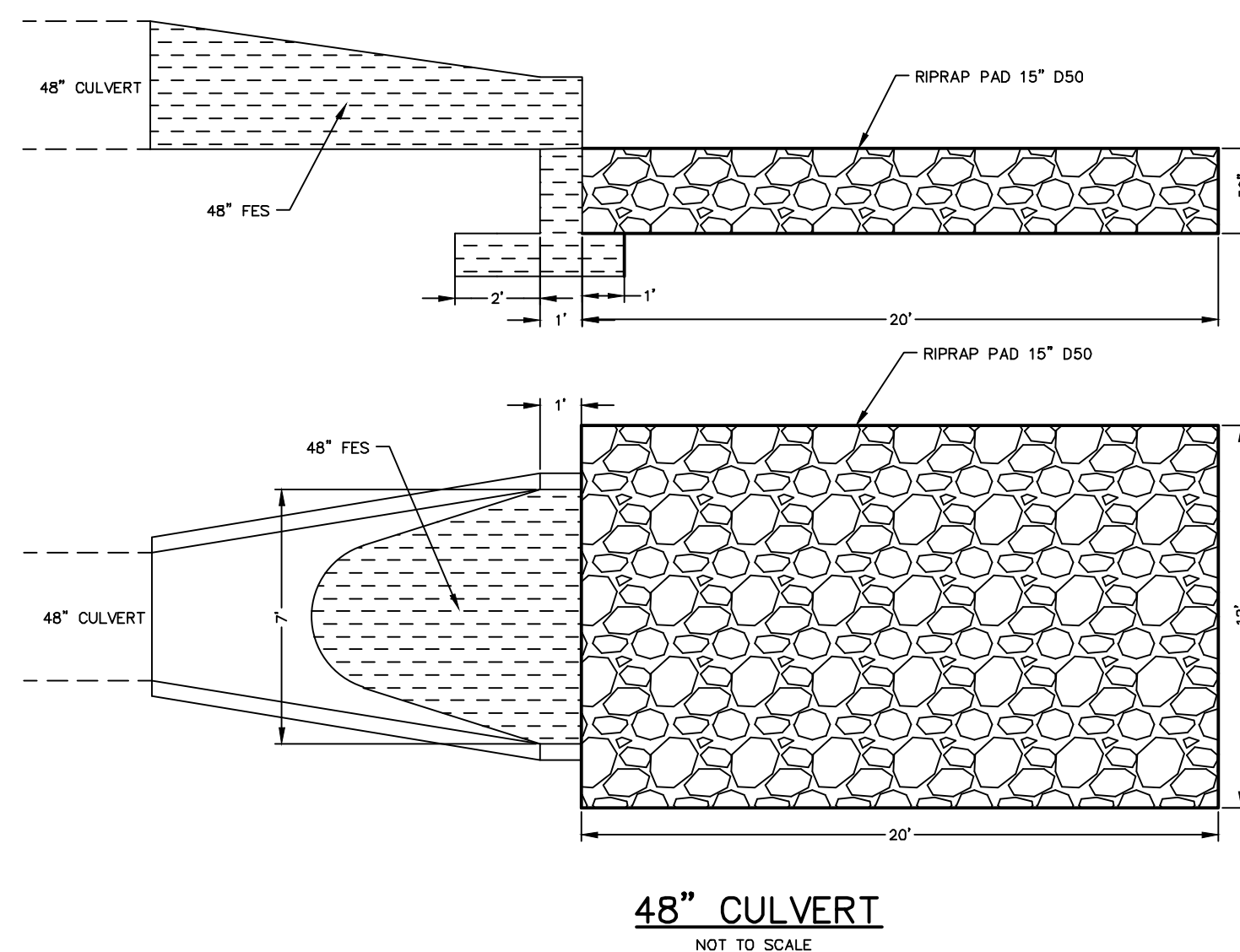
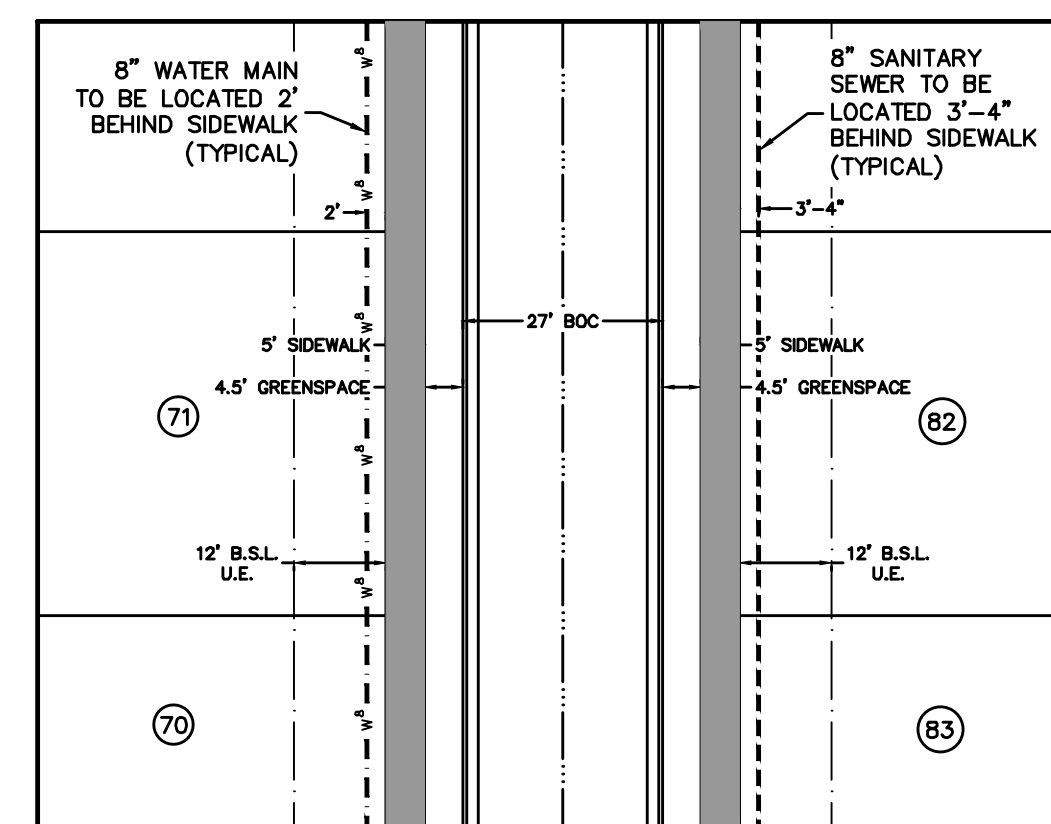
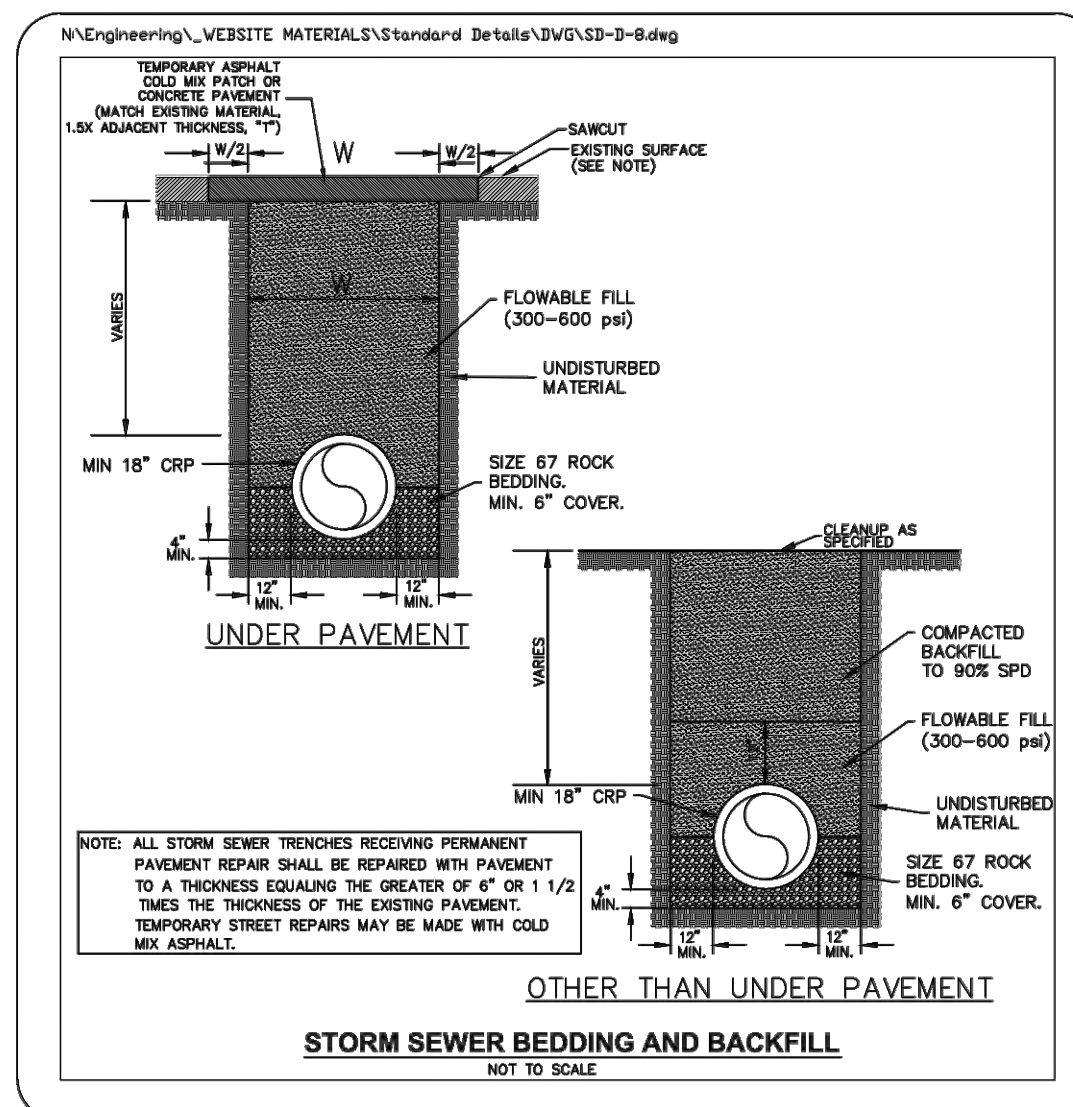


STANDARD 6" CONCRETE
CURB & GUTTER
NOT TO SCALE



SIDEWALK DETAIL
NOT TO SCALE

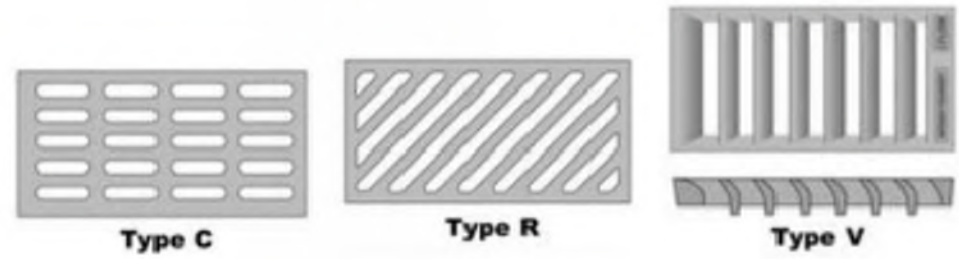
[illegible]



R-3295-3
Triple Unit Frame, Grate, Curb Box

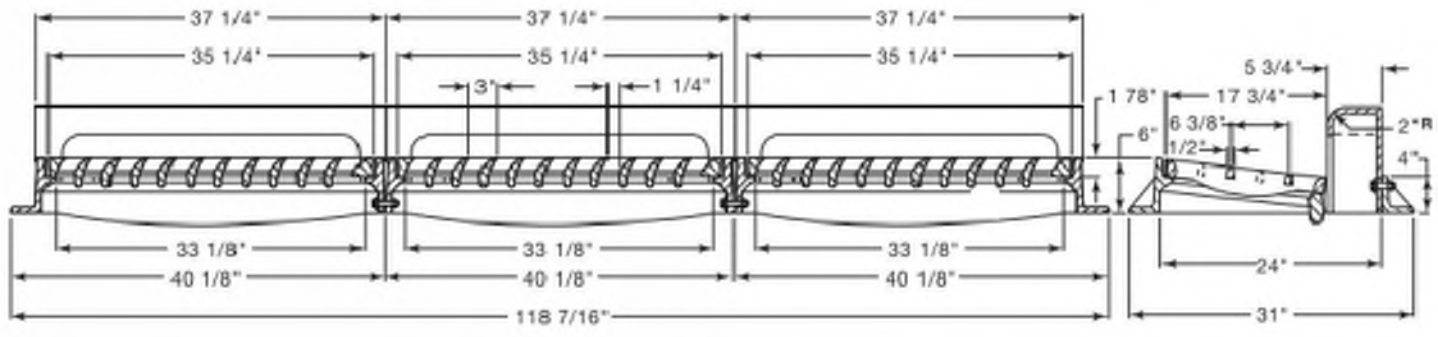
Heavy Duty

Standard Grate (shown): Type L
Also available with grate Type C, Type R-diagonal or Type V.



Additional center sections can be added for greater overall length – please specify.

CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3295-3	L	6.3	11.8
R-3295-3	V	7.2	11.8
R-3295-3	C	6.3	11.8
R-3295-3	R	5.7	11.8



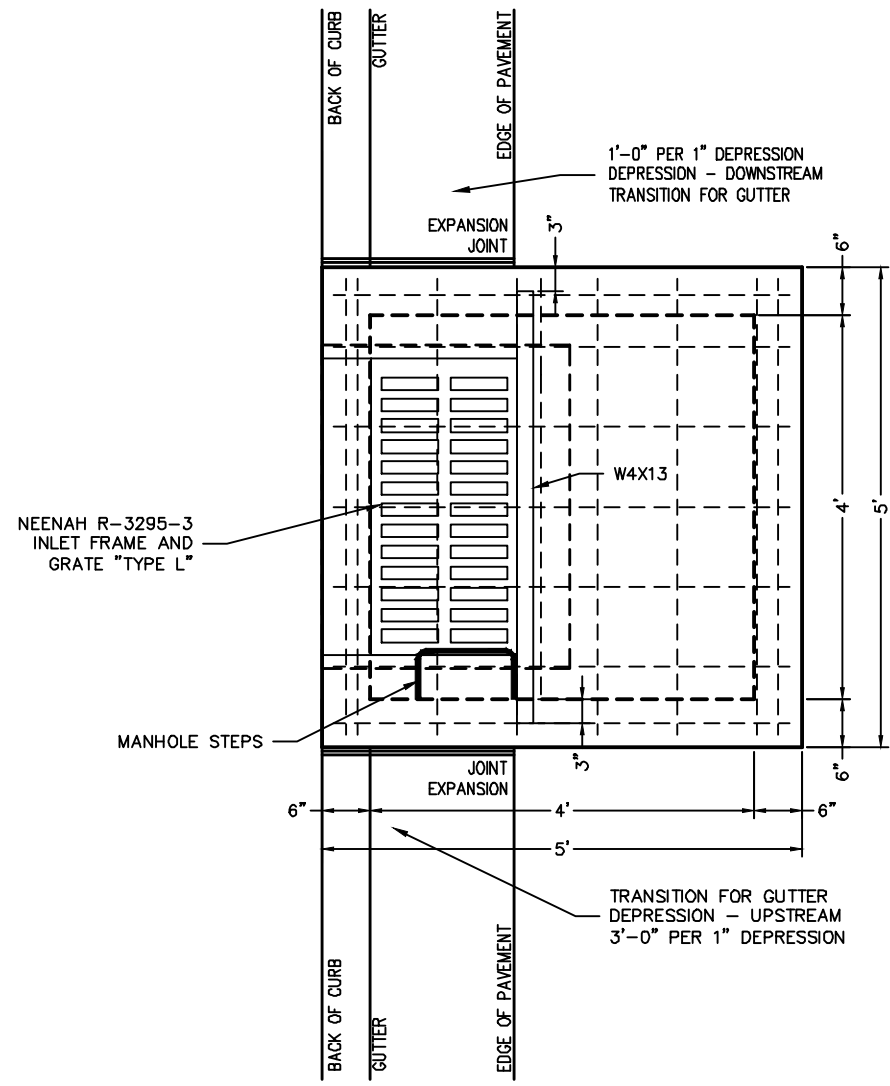
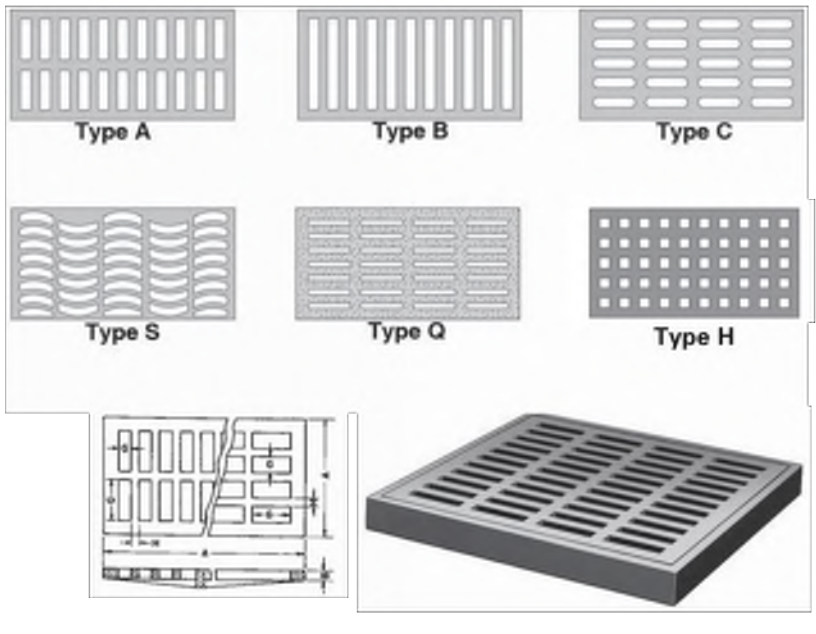
Catalog No.	Dimensions in inches				Type
	A	B	G	H	
Rectangular - Heavy Duty					
R-4731 *	19 1/2 x 39	1 1/2	2 x 4 1/2	1	C
R-4732	19 1/2 x 39	3/4	1 1/2 x 7 1/2	1	A
R-4735	20 x 23 7/8	1	1 1/16 x 8 1/4	1	A
R-4736 *	20 x 24	2	1 1/2 x 2 1/2	1 1/4	C
R-4738 *	20 x 24	2	1 x 5	1	A
R-4739 *	20 x 24	2	1 1/8 x 4 3/4	1	C
R-4740 *	20 x 28 1/2	2	1 3/4 x 8 1/4	1	C
R-4750 *	20 x 30	2	1 3/4 x 6 1/4	1	C
R-4750-1	20 x 48	2	1 1/2 x 5	1	A
R-4751	20 1/2 x 27	2	1 3/4 x 5 1/2	1	C
R-4752	20 1/2 x 36	1 7/8	2 x 5 3/4	1 1/8	C
R-4765 *	21 x 29 3/4	2 1/2	1 x 17	1 1/8	B
R-4765-B *	21 x 42	1 1/2	1 1/2 x 5 1/2	1	A
R-4765-C *	21 x 42	1 1/2	1 1/2 x 5 7/8	1	C
R-4769	22 x 23	1 3/4	1 1/2 x 6	1	C
R-4769 *	22 x 30	1 1/2	2 x 6 1/4	1	C
R-4780 *	22 x 37	2	2 x 8	1	C
R-4780-A *	22 x 44	1 3/4	3 x 5 1/2	1	A or C
R-4781 *	22 x 48	2 1/2	1 5/8 x 5 3/8	1 1/4	C
R-4785 *	22 1/2 x 45	1 1/2	2 x 6	1	A
R-4788	23 1/4 x 36 1/2	2 3/4	1 1/2 x 7 1/4	1	C
R-4821-A *	23 7/8 x 26	2	1 9/16 x 4 15/16	1 1/4	C
R-4825 *	24 x 30	1 1/2	1 1/2 x 4 1/4	1 1/4	C
R-4825-A *	24 x 30	2 1/4	1 1/4 x 4 3/4	1	A
R-4825-B *	24 x 30	2 1/4	1 1/2 x 6	1	C
R-4828 *	24 x 33	2 1/4	1 x 4 1/2	1	A
R-4829 *	24 x 33	2 1/4	1 1/2 x 5 1/2	1 1/4	C
R-4837	24 x 35	2 1/2	1 1/2 x 6 1/2	1 1/2	A
R-4838 *	24 x 35 7/8	1 3/4	7/8 x 9 3/4	1	A
R-4840 *	24 x 36	2	2 x 4 3/4	1	A
R-4843 *	24 x 36	1 3/4	2 x 4 x 6	1	C
R-4853	24 x 39	2 1/2	1 3/4 x 5 3/4	1 5/8	A
R-4853-A	24 x 45	3	1 1/2 x 6 1/4	1 1/4	A
R-4853-B	24 x 51	3	1 1/2 x 5	1 1/4	C
R-4855	26 x 30	2	1 1/2 x 5	1 1/4	A
R-4857	26 x 45	2	1 1/2 x 5 1/2	1	A
R-4859	26 x 37	2	1 3/4 x 7 5/8	1 1/4	C
R-4891 ***	30 x 48	1 1/2	1 1/2 x 4 1/4	1 1/8	B
R-4893 ***	30 x 78	2	1 1/2 x 5	1 1/4	C
R-4893-B *	32 x 34	2	1 x 2	1	C
R-4894 *	33 x 36	2	1 1/2 x 6 1/2	1 1/4	C
R-4895-2 **	38 x 66	2	1 1/2 x 6 1/2	1 1/4	A

* Light Duty.
* Convex.
* Meets traffic load called for in AA-8005 of 25,000# proof load.

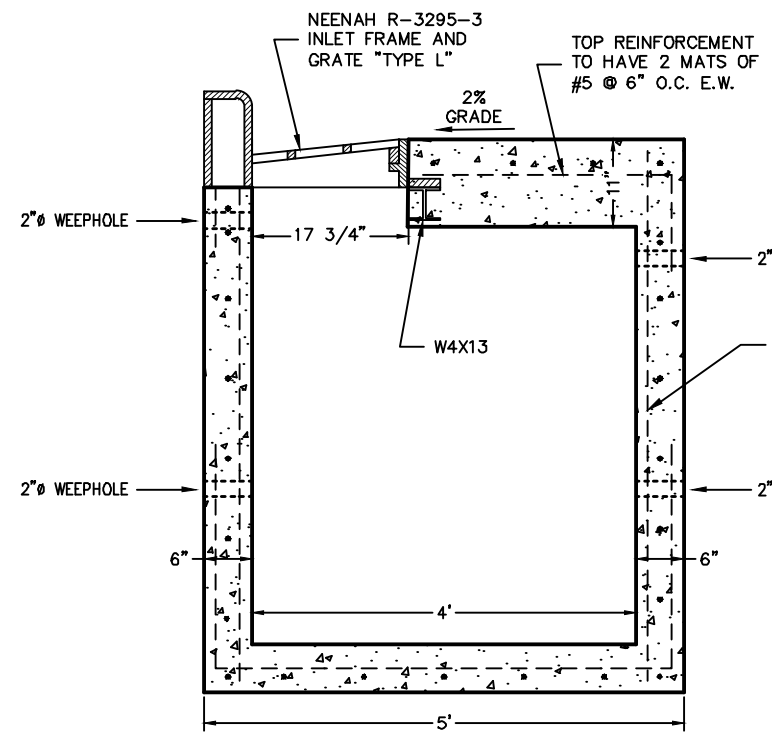
R-4891 **

R-4400 to R-4899 Series
Square and Rectangular
Drainage Grates

The gratings in this series are rated heavy duty when supported on all four sides.
Other special sizes quoted on request in the event none of the standards shown in this series meet your requirements. In ordering replacement gratings to be used on existing catch basins, be sure to specify the exact size of opening in which the grate will be used.
Many of the gratings in this series can be adapted to trench frames with support on two sides. Most are qualified as heavy duty when the short dimension spans the trench.
Advise loading requirements so we can assist you with your choice.



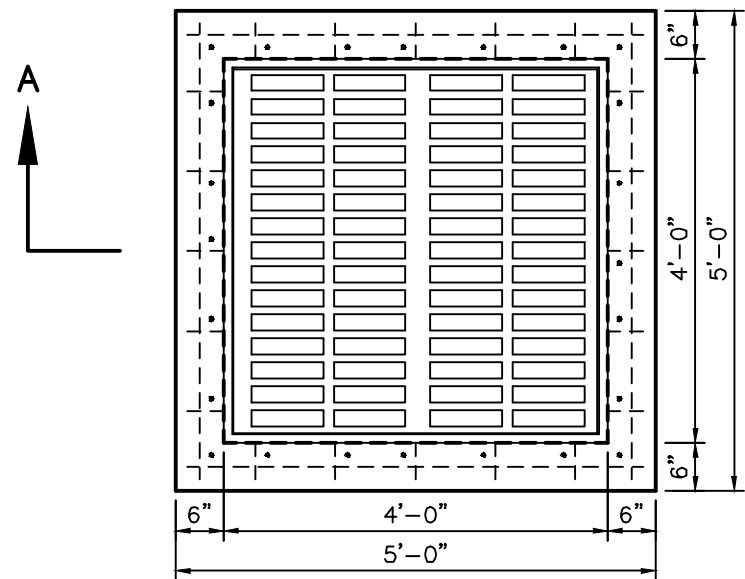
PLAN



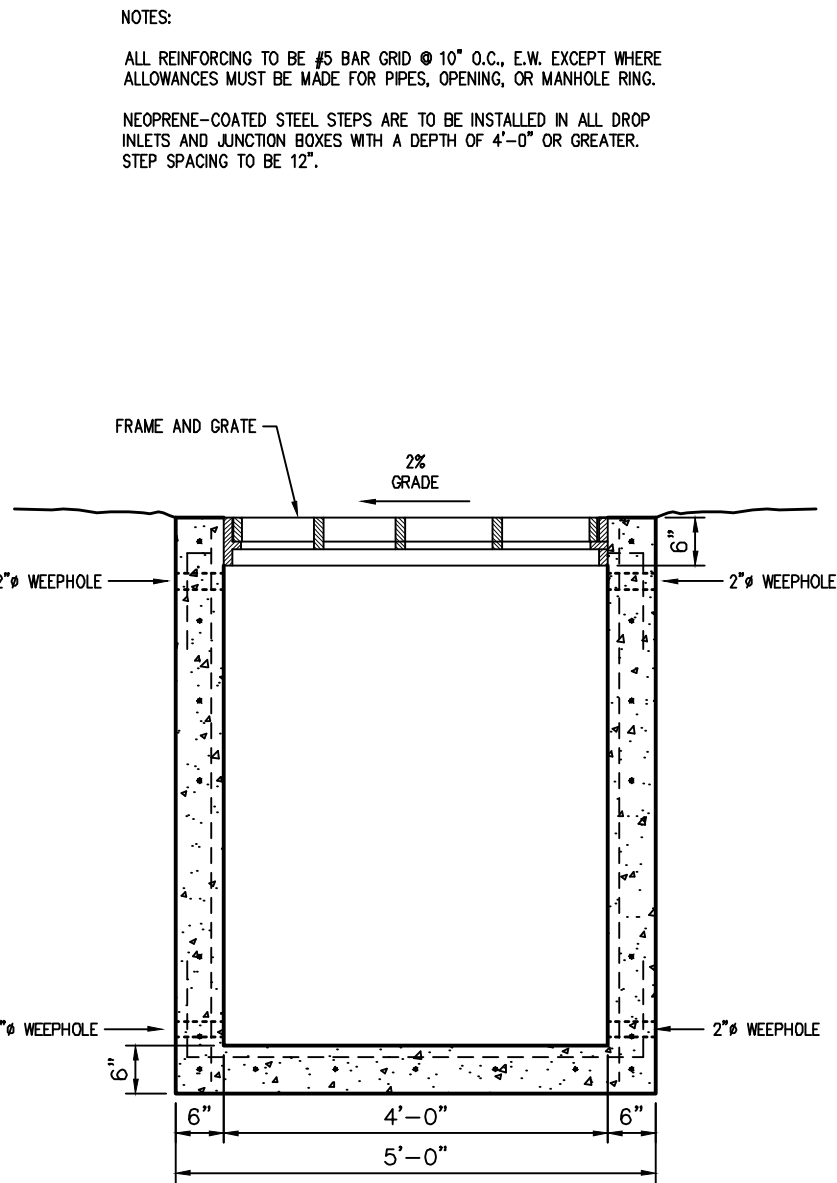
SECTION A-A

TYPICAL COMBINATION INLET

NOT TO SCALE



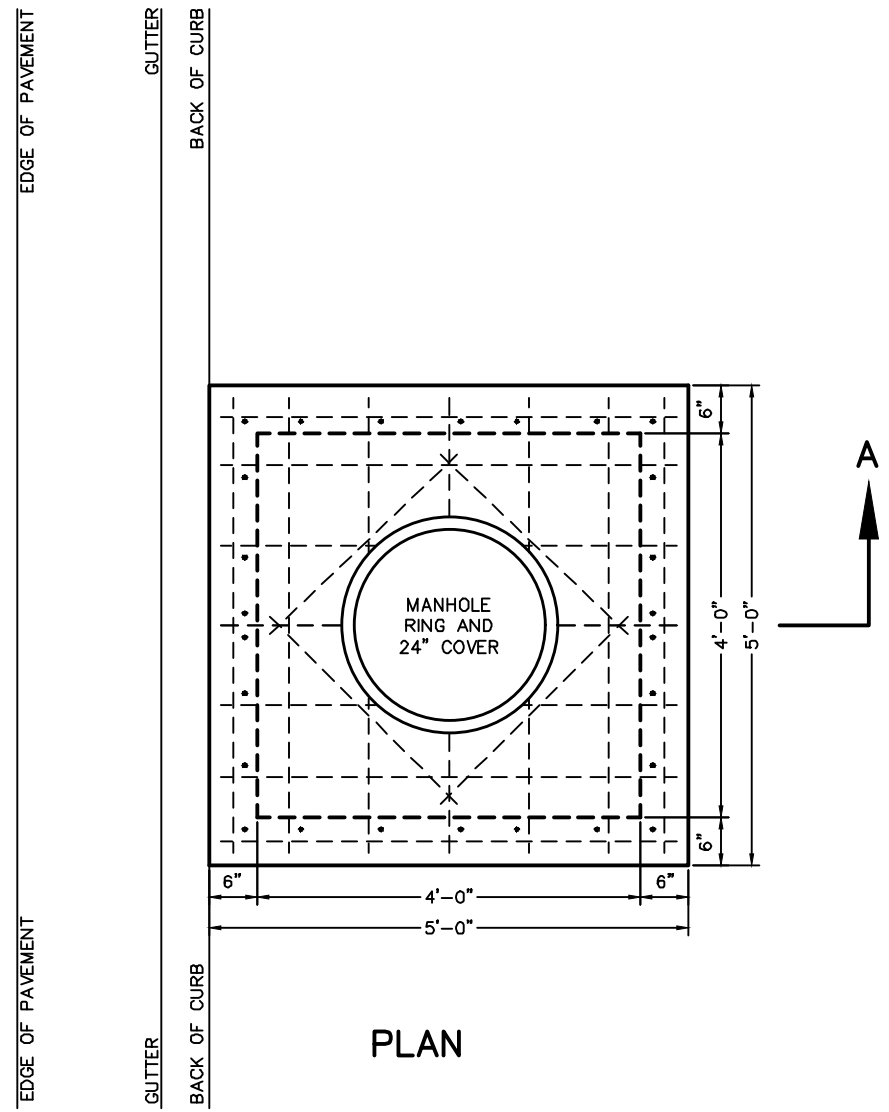
PLAN



SECTION A-A

TYPICAL GRATED INLET

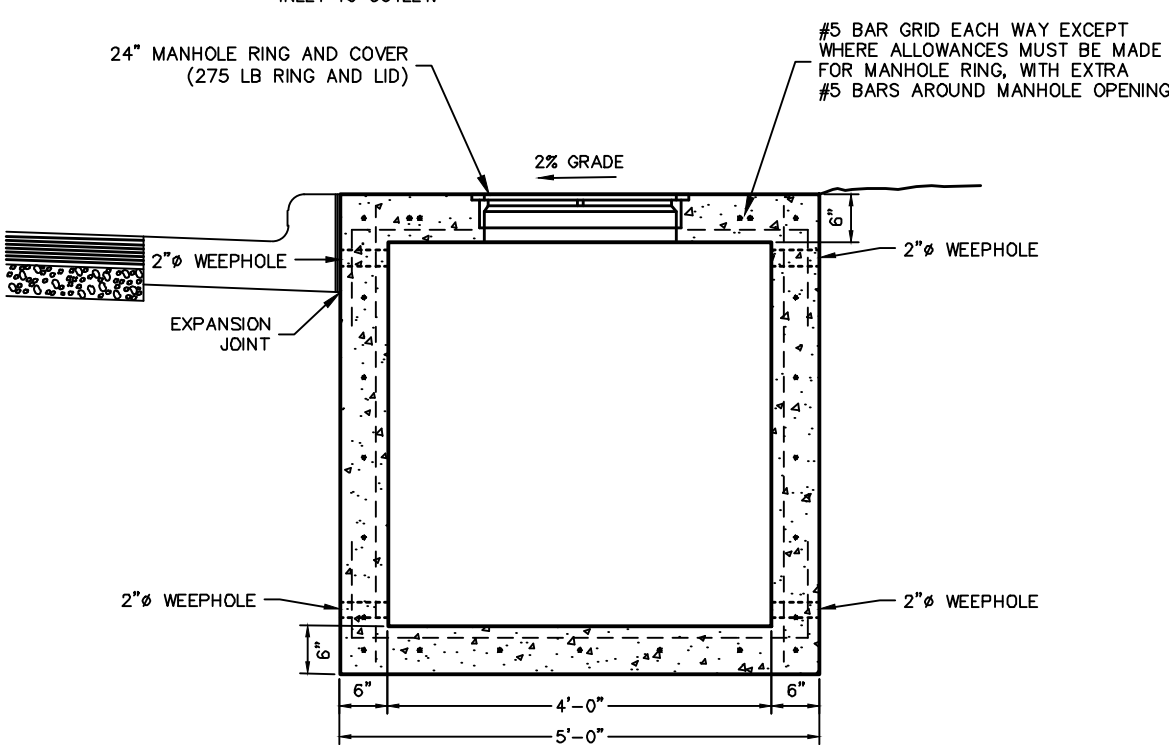
NOT TO SCALE



PLAN

NOTES:

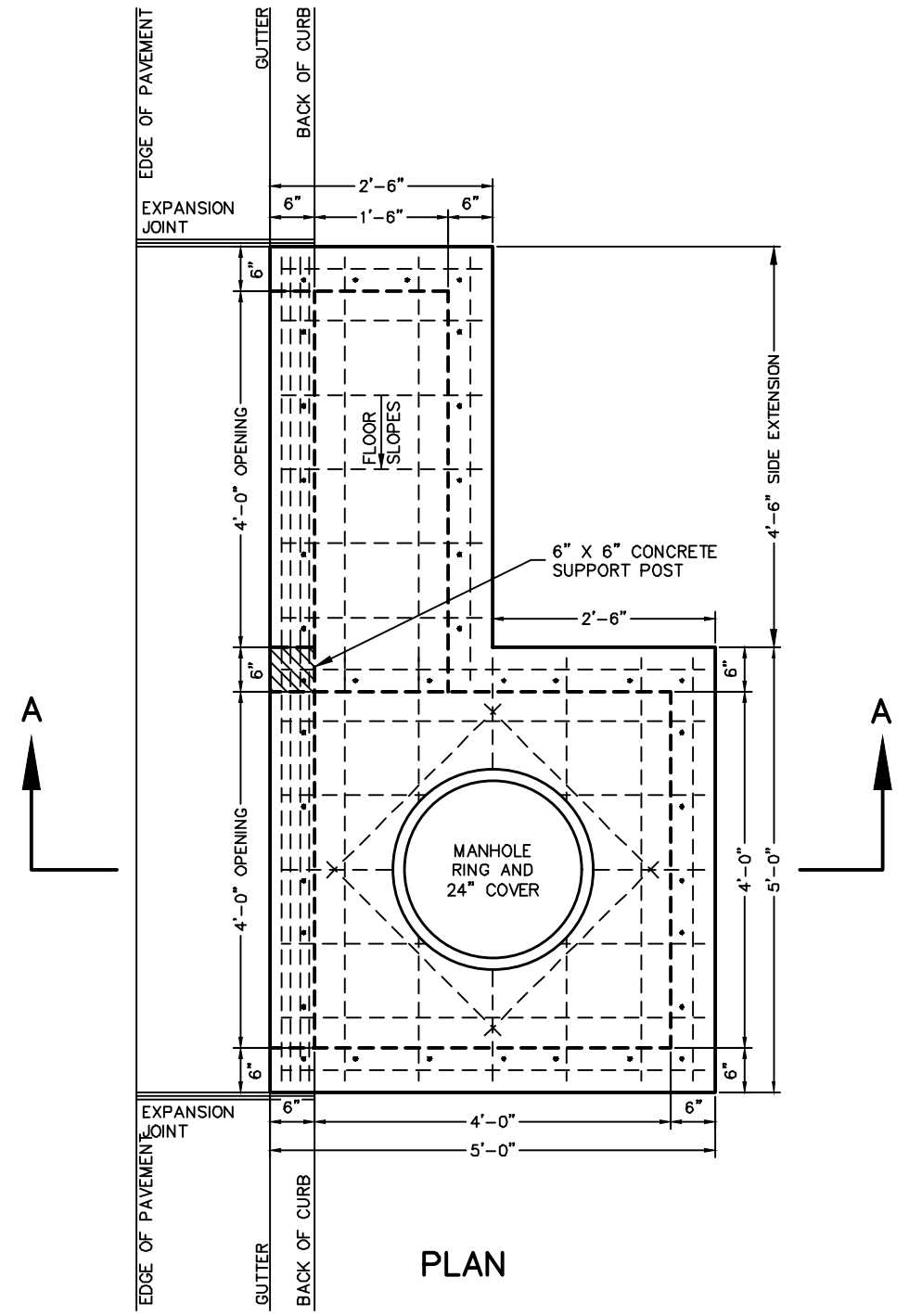
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
6. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1-1/2" AND CONFORM TO AASHTO M213.
7. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
8. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
11. NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'-0" OR GREATER. STEP SPACING TO BE 12".
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.



SECTION A-A

TYPICAL JUNCTION BOX

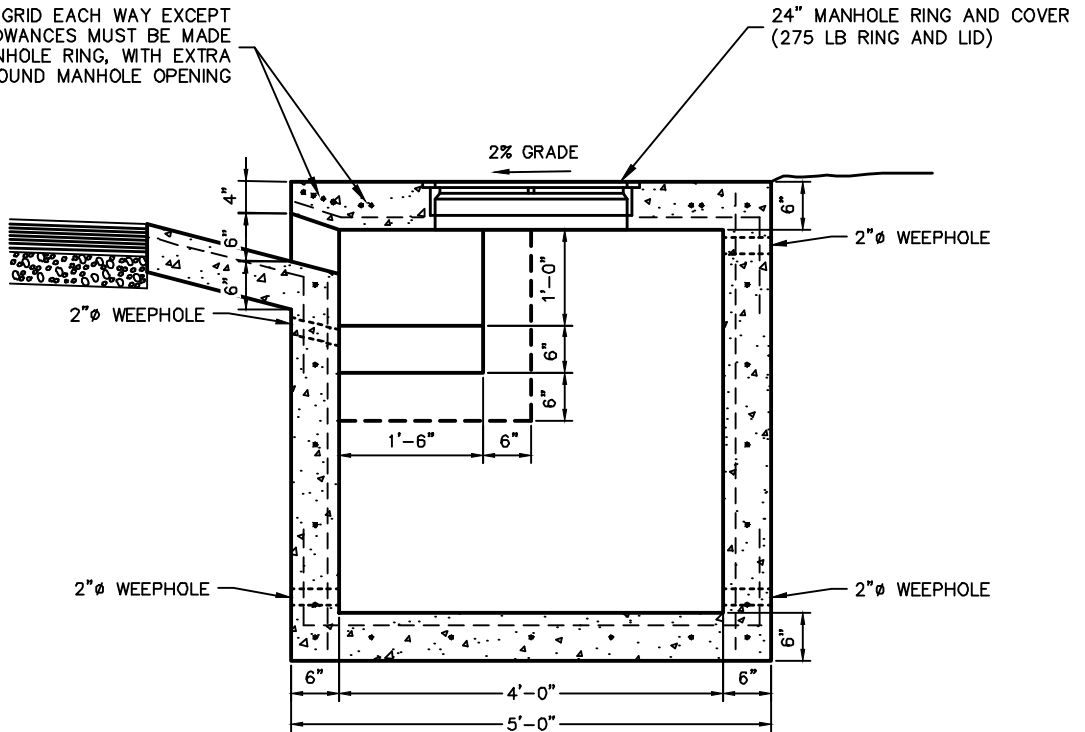
NOT TO SCALE



PLAN

NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
6. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1-1/2" AND CONFORM TO AASHTO M213.
7. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
8. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
11. NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'-0" OR GREATER. STEP SPACING TO BE 12".
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.



SECTION A-A

TYPICAL DROP INLET

NOT TO SCALE

TYPICAL DETAILS
COTTAGES AT THE PARK PHASE III
SPRINGDALE, ARKANSAS



REVISION DATE DESCRIPTION

SCALE: NTS

DATE: Dec 16, 2021

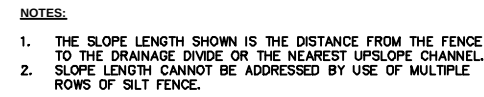
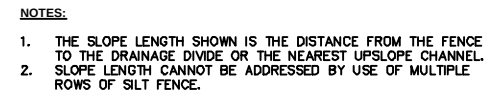
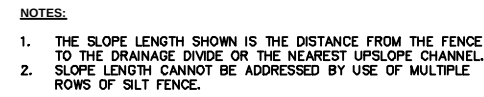
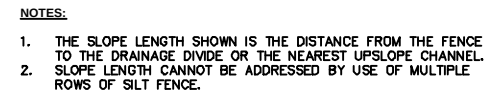
DRAWN BY: HMB

W.O. #: 18958

1. ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. WHEN TOP SOIL IS NOT AVAILABLE, A MINIMUM OF 2 INCHES OF TOP SOIL AND 10" OF HOOP MULCH COVER MUST BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.
3. ALL GRAZED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
4. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED CONJUNCTIVE TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEFORE THE CAPACITY OF TEMPORARY CONTROL MEASURES.
5. TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER GRASS SHALL BE APPLIED TO THE STOCKPILE.
6. RE-VEGETATION, RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
 - a. MINIMUM SEEDING RATES SHALL BE 10 LBS PER 1000 SQ FT TO BE REVEGETATED AS SET FORTH IN§169.06 (F)5) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
 - b. 10 TO 100 GR PER 1000 SQ FT OF PLANTING AREA AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - c. 1:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GRASS COVER, SEED PLANTING SHALL BE A MINIMUM OF 1:1 TO 2:1 GRADE. EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
 - d. 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDING WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUND COVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
 - e. MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
 - 1. RETAINING WALLS; GRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUND COVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
 - 2. IF GRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.
7. PERMANENT EROSION CONTROL MEASURES SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL MEASURES, OR THAT ARE NEEDED TO PREVENT EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
8. DUST: WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED TRAIL AREAS SHALL BE SUBMITTED.
9. CONSTRUCTION EXITS: A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, A TEMPORARY STABILIZED ROCK EXIT OR CURB SHALL BE USED. STABILIZED ROCK SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
10. DEBRIS, MUD, AND SOIL IN PUBLIC STREETS: DEBRIS, MUD, AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA CURB CUT OR OTHER MEANS OF STREET CLOSURE. DEBRIS, MUD, OR SOIL SHALL NOT BE ALLOWED TO BE CARRIED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHALL BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
11. FRANCHISE AND PRIVATE UTILITIES: THE PROPERTY OWNER OR MAIN CONTRACTOR ON SITE WILL BE RESPONSIBLE FOR RESTORING ALL FRANCHISE AND PRIVATE UTILITIES TO ORIGINAL OR BETTER CONDITION IMMEDIATELY AFTER CONSTRUCTION. PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LINES, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.
12. CONSTRUCTION ENTRANCE: CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AS FOLLOWS:
 - a. CONSTRUCTION ENTRANCE MUST BE A MINIMUM OF 50' LONG AND 12' WIDE.
 - b. REQUIRED AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC MOVES TO PUBLIC ROAD OR OTHER PAVED AREAS.

NOTES:

1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.

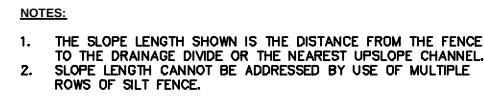
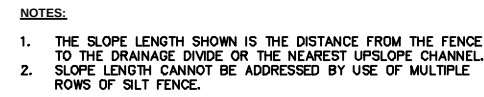
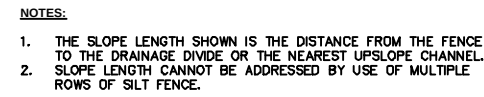
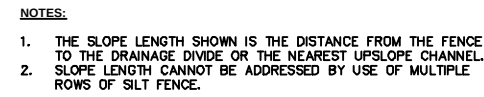
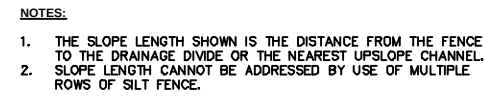
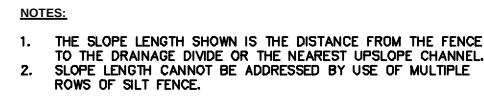


NOTES:

1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.

NOTES:

1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.



NOTES:

1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.

NOTES:

1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.

NOTES:

1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.

NOTES:

1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.

PP21-17

Cottages at the Park, Phase III

From: Katie Hollingshead [<mailto:khollingshead@springdalear.gov>]
Sent: Wednesday, December 29, 2021 1:43 PM
To: 'Doug Sprouse'; Colby Fulfer; 'Patsy Christie'
Cc: 'Ryan Carr'; 'Brad Baldwin'
Subject: County Line Road/Cottages at the Park

Good afternoon everyone,

Ryan, Brad, and I met with ESI and Landmarc Homes this morning about the coordination of Cottages at the Park Phase 3 and future County Line Road improvements. Jason Appel proposed that they would dedicate the full Right of Way along the south edge of their property that would match up with the existing Shaw Park street section, in lieu of street improvements. He said he would make some adjustments to the plans and write a letter explaining their proposal and send that over to Planning as soon as possible before Tuesday's Planning Commission meeting.

Some of our main concerns with this project were the lack of needed ROW and the installation of street improvements that would be removed and redone in a few years for a County Line Road Extension project. We feel like this is a fair compromise since it will give us the ROW needed and allow us to continue the road improvements on the Springdale side, with minimal impact on the Elm Springs side from Shaw Park to Downum Road.

Thank you,

Katie Hollingshead, P.E., CFM *(she/her)*
Senior Project Manager
Springdale Engineering Department
128 Spring St
479-756-7716

Memo

To: Planning Commission
From: Staff
Date: January 4, 2022
RE: RP21-12 Replat Alejandro Torres – Crutcher Street

Planning Comments:

1. This Replat has been given the number RP21-12. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.
4. Change "LOT LINE ADJUSTMENT" to "REPLAT" above the property description.
5. Need the name & address of the property owner shown. Recommended to display it near the name & address of contact person Mata. List separately from parent tract info.
6. Need to identify the zoning of the property. MF-12 is listed w/ parent tract info but MF-12 should also be identified with the setback requirements table listed.
7. Note all variances that were granted for the subdivision. Variance for reduction of front & side setbacks at both 713 and 715 Crutcher Street is set to be heard at 01/04/2022 Planning Commission meeting. If approved, list variance request(s) and approval date.

8. Need the Certification of Transmittal, Ownership, and Ordinance to read as follows:

The undersigned hereby transmit this plat to the City of Springdale for approval and acceptance and certify to be the owner of the property described and hereby dedicate all streets, alleys, easements, parks, and other open spaces to public or private use as noted. The undersigned certify that the platting as filed on record cannot be changed unless vacated pursuant to applicable local or other law. The Undersigned further certify that the required ordinance of acceptance is in order having been approved by the City Attorney on _____.

Consider a second page to this plat, as the following signature blocks are required.

9. Need Certificates of Acceptance as follows:

The undersigned hereby certify that this plat meets current regulations of the City of Springdale and regulations of the Arkansas State Board of Health as each pertains to this plat and to the offices of responsibility shown below.

	Date	Signature
Acceptance of Dedications	_____	_____ City Clerk
	_____	_____ Mayor
Approval for Recording	_____	_____ Director, Planning and Community Development Division
Commission	_____	_____ Secretary, Planning Commission
	_____	_____ Chairman, Planning Commission
Water and Sewer	_____	_____ Engineer, Springdale Water Utilities
Streets and Drainage	_____	_____ Director of Engineering & Public Works

Building and Fire Comments:

- The building and fire departments have no comment on this replat or the variances in front and side setbacks requested.

Engineering Comments:

- No further comments.

RP21-12

Sharon Tromburg

From: Sharon Tromburg <stromburg@springdalear.gov>
Sent: Monday, December 20, 2021 3:01 PM
To: Jazzmen; ricky@slsurveying.com
Cc: Sarah Curry; dpounders@springdalear.gov; Rick Barry
Subject: RE: RP21-12 Replat Tech Plat Comments
Attachments: Planning Comments 12.20.2021.doc; Planning Comments 12.02.2021.doc

Good afternoon,

Below are some notes on the Crutcher Street project for Torres.

REPLAT (RP21-12)

The plat was resubmitted on the deadline 12/16 but none of the comments were addressed or revised. Updated setback encroachment measurements were the only change I noted. Also, we did not receive the comment responses. Wanted to check to confirm you sent the correct version for resubmittal. I have attached those comments. Chapter 112, section 112-3) **Comments NOT addressed and responses NOT submitted**

VARIANCE (B21-69)

Confirming we have the correct requests for the January meeting. Lot 17A needs reduction of front setback from 30' to 24.9' and north side reduction from 8' to 5.9'. Lot 21A needs two front setback reductions – west front from 30' to 24.9' and south front from 30' to 19.4'. is that correct? **Correct measurements confirmed**

NON-CONFORMING EXPANSION

Applicant needs Planning Commission approval to move forward with the proposed addition. I see the proposed addition for lot 21A, is there also an addition for lot 17A? In order for this to be heard at the January meeting, we need the square footage of existing house, square footage of the proposed addition, and a site plan. This is for the Commissioners to determine if the expansion is more than the 30% max allowed. This info needs to be provided by Tuesday 12/28 at the latest. **Did not receive dimensions so proposed expansion will NOT be heard at January PC meeting**

Thanks,

Sharon Tromburg
Planner II
Planning and Community Development
City of Springdale, AR
206 S Blair St, Springdale, AR 72764
o: (479) 750-8550
m: (479) 352-0382

R.L. HAYES ADDITION
BLOCK 2 - LOTS 17A & 21A

BEING A LOT LINE ADJUSTMENT OF LOTS 17 THROUGH 21, BLOCK 2 AS REFLECTED BY R.L. HAYES SUBDIVISION FILED FOR RECORD FEBRUARY 9, 1921 ALSO BEING PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 30 WEST, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

LOT LINE ADJUSTMENT

PROPERTY DESCRIPTION

PARCEL #815-22378-000

Parent Tract

Lots 17 through 21, Block 2, R.L. Hays Addition, Springdale, Washington County, Arkansas, containing 0.39 of an acre and subject to any Easements of Record.

Lot 17A

Part of Lots 17 through 21, Block 2, R.L. Hays Addition, Springdale, Washington County, Arkansas being more particularly described as follows:

Beginning at an existing iron pin marking the Northeast Corner of Lot 21. Thence along the East line of said Lot 21, South 02 degrees 13 minutes 29 seconds West, 60.98 feet to a set rebar with cap. Thence leaving said East line, North 88 degrees 36 minutes 57 seconds West, 125.01 feet to a set rebar with cap on the West line of Lot 17, same being the East right of way line of Crutcher Street. Thence along the West line of said Lot 17 and said right of way line, North 02 degrees 13 minutes 29 seconds East, 62.09 feet to a set rebar with cap marking the Northwest Corner of Lot 17. Thence leaving said right of way line and along the North line of Lots 17 through 21, South 88 degrees 06 minutes 27 seconds East, 125.00 feet to the Point of Beginning, containing 0.18 of an acre and subject to and any Easements of Record.

Lot 21A

Part of Lots 17 through 21, Block 2, R.L. Hays Addition, Springdale, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing iron pin marking the Northeast Corner of Lot 21. Thence along the East line of said Lot 21, South 02 degrees 13 minutes 29 seconds West, 60.98 feet to a set rebar with cap and the Point of Beginning. Thence continuing along said East line, South 02 degrees 13 minutes 29 seconds West, 76.22 feet to an existing iron pin marking the Southeast Corner of Lot 21, said point being on the North right of way line of Hart Avenue. Thence along the South line of Lots 21 through 17 and said right of way line, North 88 degrees 06 minutes 27 seconds West, 125.00 feet to a set rebar with cap marking the Southwest Corner of Lot 17, said point being at the intersection of the North right of way line of Hart Avenue and the East right of way line of Crutcher Street. Thence along the West line of said Lot 17 and the East right of way line of said Crutcher Street, North 02 degrees 13 minutes 29 seconds East, 75.11 feet to a set rebar with cap. Thence leaving said West line and said right of way line, South 88 degrees 36 minutes 57 seconds East, 125.01 feet to the Point of Beginning, containing 0.22 of an acre and subject to any Easements of Record.

CERTIFICATE OF OWNERSHIP

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, easements, etc. as shown on said plat.

Date of Execution: _____

Signed: _____
Alejandro Torres

Source of Title: Warranty Deed
FILE NUMBER: 2020-00042391

CERTIFICATE OF SURVEYING ACCURACY

I, _____, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: _____

Signed: _____
Registered Land Surveyor
No. _____
State of Arkansas

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

On this day before me, the undersigned Notary Public within and for the County and State aforesaid, duly commissioned and acting, appeared in person(s), _____ and _____

known to me to be the person(s) whose name(s) are subscribed to the within instruments and acknowledge that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and seal this _____ day of _____

_____ 20____

Notary Public

My Commission Expires: _____

City of Springdale
Approval for Recording

Signature _____
Director, Planning and Community
Development Division

Date _____

LEGEND

- - E.R.B. - 1/2" EXISTING REBAR
- - E.I.P. - 3/4" EXISTING IRON PIN
- - E.P.K.N. - EXISTING P.K. NAIL
- - S.R.B. - 1/2" SET REBAR WITH CAP
- - W.M. - WATER METER
- - G.M. - GAS METER
- - P.P. - POWER POLE
- - T.R. - TELEPHONE RISER
- - S.S.M.H. - SANITARY SEWER MANHOLE
- ▨ - BUILDING
- ▨ - PAVEMENT
- ▨ - COVERED AREA
- ▨ - GRAVEL
- ▨ - BUILDING
- ▨ - BOUNDARY
- ▨ - CENTERLINE
- ▨ - CURB
- ▨ - FENCE
- ▨ - LOT LINE
- ▨ - EDGE OF PAVEMENT OR GRAVEL
- ▨ - RW LINE - RIGHT OF WAY LINE
- ▨ - SANITARY SEWER LINE
- ▨ - WATER LINE

SURVEYOR: RICKY HILL

1928 HWY 71 NORTH
ALMA, AR, 72921

PHONE: (479)632-3565

EMAIL: ricky@slsurveying.com

SETBACK REQUIREMENTS

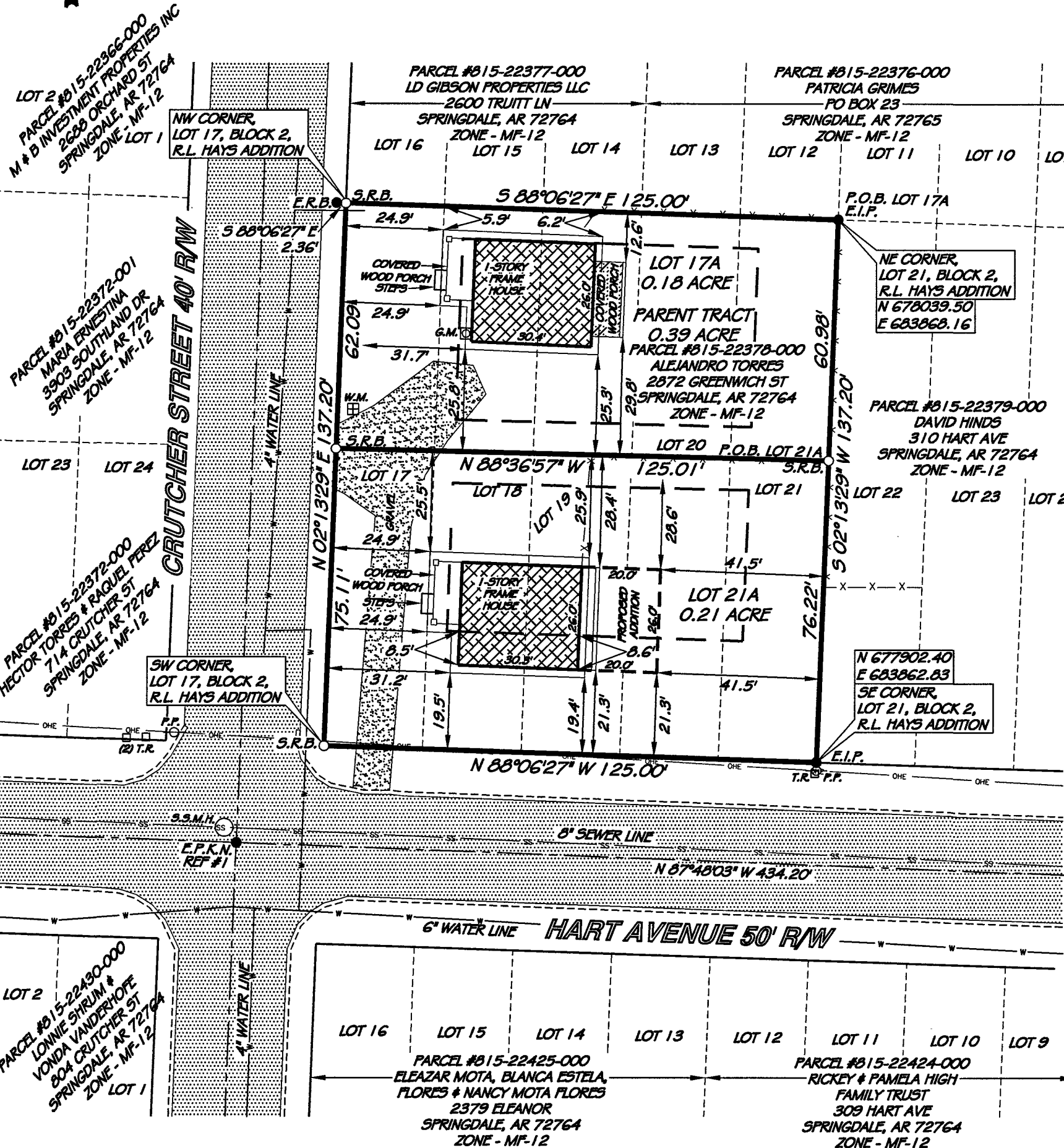
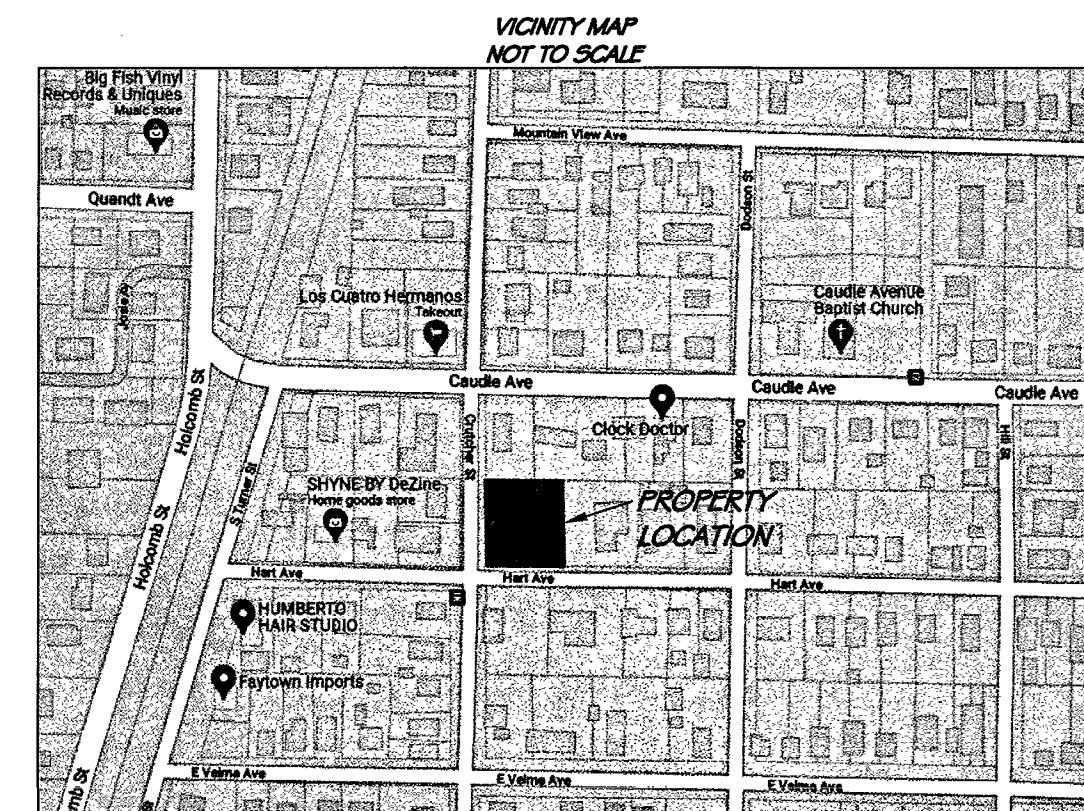
Lot Minimums Widths	Area (sq. ft.)	Setbacks Front	Back	Side Interior	Corner Interior	Exterior
One-family	60	6,000	30	20	4/8	30
Two-family	70	10,500	30	20	4/8	30
Three-family	80	14,000	30	20	4/8	30
Four-family	80	20,000	30	20	4/8	30
Four or more families	80	20,000 + 2,500/unit	30	20	4/8	30
Zero lot line	60	As above	30	20	160	30
Townhouse	20	50/28	30	20	4/8	30

SURVEYOR'S NOTE: This property does not lie within the 100-Year Flood Zone, according to the Flood Map for Washington County, Arkansas Community Panel No. 05143C0070F Dated: May 16, 2008.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.



Satterfield Land Surveyors P.A., Copyright 2021

This plat is copyright material and is provided solely for the use of the person(s) named on this plat and may not be used or distributed to any other person(s) or company for their benefit. No license has been created, expressed or implied to copy the survey without the written consent of Satterfield Land Surveyors, P.A. No one including the person(s) named, may reproduce this plat. Only authentic copies that appear with the surveyor's seal in red may be used. Any copies used without this red seal are considered unauthorized copies and are considered a copyright infringement. After filing with State Surveyor's office, survey becomes public record.

SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if Requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search my disclose.

30' 15' 0' GRAPHIC SCALE 30' 60'

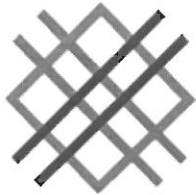
REFERENCE DEED WARRANT DEED DOCUMENT 2020-00042391

SURVEY REFERENCES

1 - NORTHWEST ENGINEERS - #95113.00 - 2/5/96

BASIS OF BEARING
ARKANSAS STATE PLANE COORDINATES GRID NORTH

- S.R.B. - SET 1/2" REBAR W/ CAP
- S.P.K.N. - SET P.K. NAIL
- S.R.R.S. - SET RAILROAD SPIKE
- S.N. - SET NAIL
- E.R.B. - EXISTING REBAR
- E.I.P. - EXISTING IRON PIN
- E.P.K.N. - EXISTING P.K. NAIL
- E.N. - EXISTING NAIL
- E.R.R.S. - EXISTING RAILROAD SPIKE
- - EXISTING GOVERNMENT MONUMENT
- - EXISTING STONE
- ▲ - EXISTING STATE MONUMENT
- - EXISTING R/W MARKER
- - EXISTING FENCE
- ⊗ - COMPUTED POINT
- F.C. = FENCE CORNER



SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: _____

Date Accepted as Complete: _____

Project Number: B21-69

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner ☒ Representative

Applicant (person making request) Name: <u>Satterfield Land Surveyors</u> E-mail: <u>jazzmen@slsurveying.com</u> Address: <u>1928 Hwy 71N / PO Box 640</u> <u>Alma AR 72921</u> Phone: <u>479-632-3565</u> Site/ Location: <u>713 & 715 Crutcher St</u> <u>Springdale AR 72764</u> Assessor's Parcel Number(s): <u>815-22378-000</u>	Property Owner (if other than Applicant): Name: <u>Alejandro Torres</u> E-mail: _____ Address: <u>713 Crutcher St</u> <u>Springdale</u> Phone: <u>479-318-6492</u> Current Zoning District: <u>MF-12</u> Rezone required: <u>N/A</u> Total Acreage: <u>0.39</u>
---	--

Fee for Variance Application is \$75

Variance requested: (attach visual representation of request) <u>Lot 17A - Reduce North Side Setback from 7.5' to 5.9'</u> <u>Reduce Front Setback from 30' to 24.9'</u> <u>Lot 21A - Reduce Front Setback from 30' to 24.9'</u> <u>Reduce South Street side setback from 30' to 19.4'</u>

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property) <u>Lot split submitted to get each lot its own land & parcel info.</u>
--

Planning and Community Development Division

(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

Variance would allow the existing structures to remain & allow the lot split to process.

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

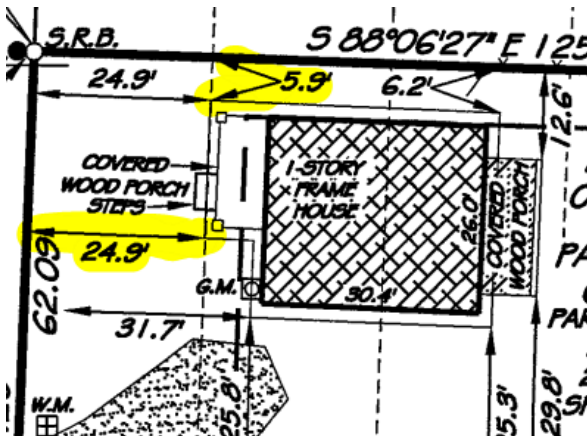
APPLICANT SIGNATURE(S)

[Signature] For Ricky Hill PLS

DATE: 12/16/21

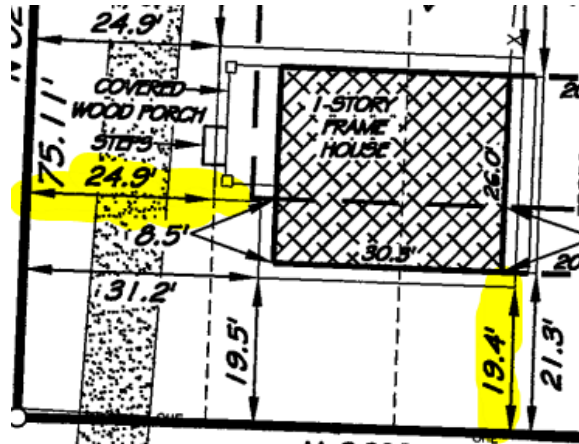
713 CRUTCHER STREET

Lot 17A front setback from 30' to 24.9' &
Lot 17A north side setback from 8' to 5.9'



715 CRUTCHER STREET

Lot 21A west front setback from 30' to 24.9'
Lot 21A south front setback from 30' to 19.4'



Planning and Community Development Division

(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

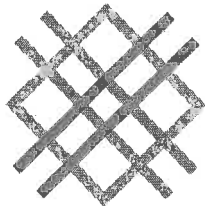


0 25 50 100 150 200
 Feet
 For Location Reference Only

FILE NO. B21-69
APPLICANT: Alejandro Torres

PLANNING COMMISSION MEETING
 January 4, 2022

REQUEST: Variance for deviation of front setback from 30' to 26'



SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: 11-24-2021

Date Accepted as Complete: 11-30-2021

Project Number: B22-01

APPLICATION CONTACTS:

Indicate one person of contact for this request: X Property Owner _____ Representative _____

Applicant (person making request) Name: <u>Ethan Bagwell</u> E-mail: <u>ecbagwel@gmail.com</u> Address: <u>3606 Pasofino Loop</u> <u>Springdale, AR 72764</u> Phone: <u>479-427-2254</u> Site/ Location: <u>3606 Pasofino Loop</u> <u>Springdale, AR 72764</u> Assessor's Parcel Number(s): <u>21-01273-000</u>	Property Owner (if other than Applicant): Name: _____ E-mail: _____ Address: _____ Phone: _____ Current Zoning District: <u>SF-2</u> Rezone required: <u>NO</u> Total Acreage: <u>0.23</u>
--	--

Fee for Variance Application is \$75

Variance requested: (attach visual representation of request)

Reduce setback from rear of property from
20 ft to 10 ft **Applicant wants a pool in the backyard**

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

Does not allow pool position to be optimal

Planning and Community Development Division

(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

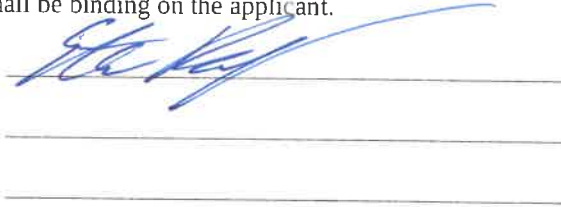
Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

Allow more yard to be utilized with position of pool being further back

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S)



DATE: 11-24-21



BURTON CONSTRUCTION, LLC.



- 6121 South Zero St. – Fort Smith, AR 72903 – (479) 648-3483
 - 725 S. 48th St. – Springdale, AR 72762 – (479) 756-5511
- www.burtonpools.com

CUSTOMER: ETHAN BAGWELL

EMAIL:

ADDRESS: 3606 PASOFINO LOOP

PHONE:

EMAIL:

CITY: SPRINGDALE

STATE:

AR

ZIP:

72764

POOL INFORMATION:

SITE:

FALL: ☒ 28" AMOUNT OF FALL
☒ REMOVE FILL ☐ LEAVE FILL
☒ COPING HEIGHT 9" BELOW HUB
☒ HUB LOCATION DECK LANDING
☒ EQUIPMENT PAD ELEVATION EVEN

DRAWING KEY

*NOT TO SCALE

- Umbrella Anchor
- Waterfall Plumbing
- ☒ Backwash Pop Up



LED Lights



Skimmer



Return



Waterfall



HUB



Well Point



Gear Box

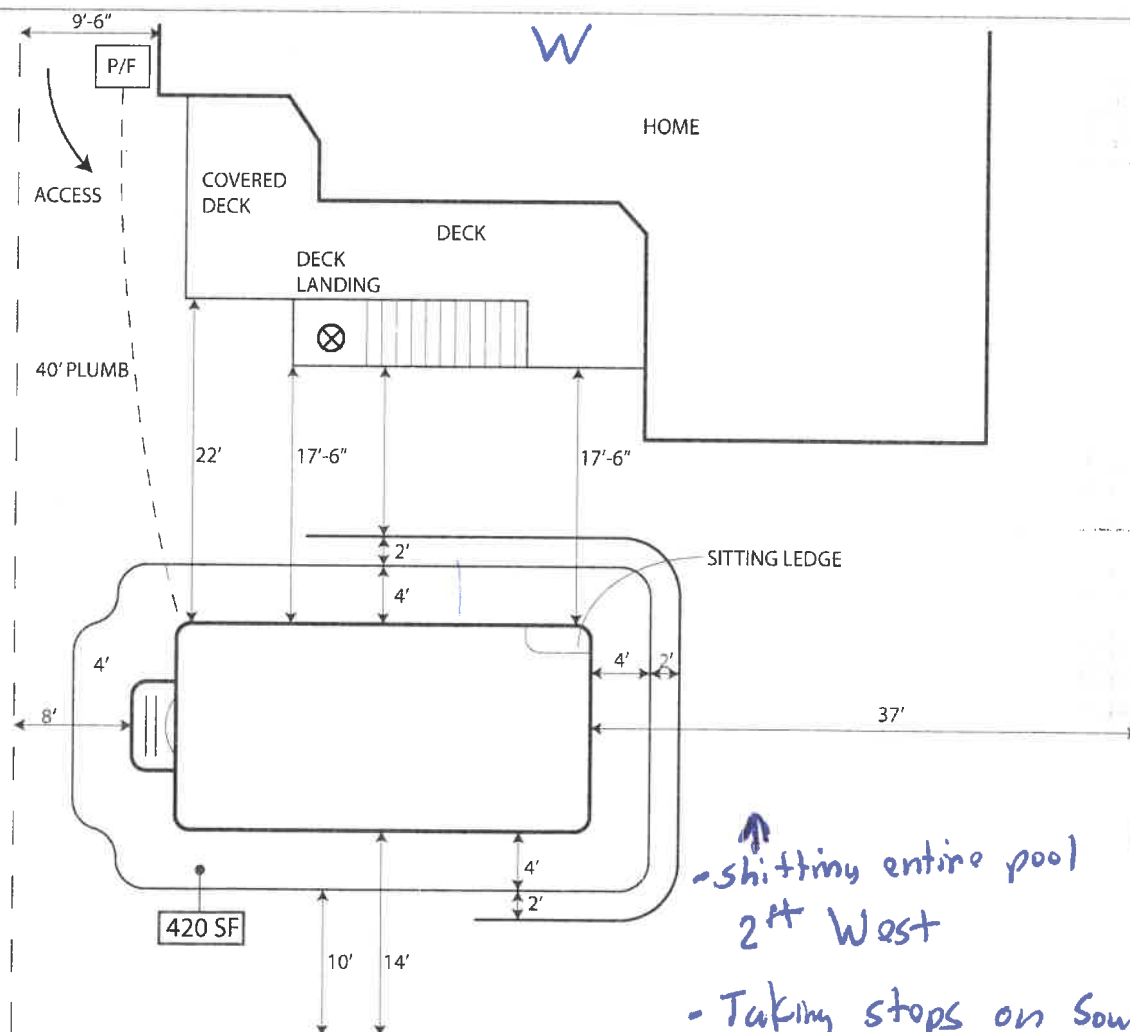


Diving Board

DRAWING DATE: 9/26/21

OTHER: SALT CHARCOAL COVER CONCRETE PLACEMENT FROM STREET

BROOM FINISH CONCRETE



HOMEOWNER APPROVAL (WITH CHANGES)

Moving pool may result in additional charges.

HOMEOWNER APPROVAL (ASIS)

B22-01

3606 PASOFINO LOOP

20' U.E. in the front

10' U.E. in the rear

Variance request does not encroach on utility easement

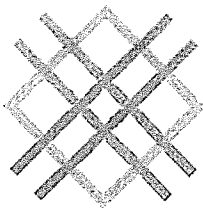




0 40 80 160 240 320 Feet
For Location Reference Only

FILE NO. B22-01
APPLICANT: Ethan Bagwell
REQUEST: Variance for reduction in rear setback from 20' to 10'

PLANNING COMMISSION MEETING
 January 4, 2022



SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: 12/10/2021

Date Accepted as Complete: 12/15/2021

Project Number: B22-03

APPLICATION CONTACTS:

Indicate one person of contact for this request: X Property Owner _____ Representative _____

Applicant (person making request) Name: <u>Randal & Tresa Jones</u> E-mail: <u>rjones@sdale.org</u> Address: <u>9223 Amy Drive</u> Phone: <u>479-879-5425</u> Site/ Location: <u>9223 Amy Drive</u> Assessor's Parcel Number(s): <u>21-01535-000</u>	Property Owner (if other than Applicant): Name: <u>" "</u> E-mail: <u>" "</u> Address: <u>" "</u> Phone: <u>" "</u> Current Zoning District: <u>A-1 Agricultural</u> Rezone required: <u>No</u> Total Acreage: <u>1.08</u>
---	--

Variance requested: (attach visual representation of request)

The North (Amy Drive) current setback is 35'. I would like to request this change to 5'. The property line is already 25' from center of Amy Drive. Another 35' would put the shop in center of my yard.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

- this would place my storage/shop in middle of my yard and make it difficult to get a vehicle in the shop/airport.
- there is centurylink and coax cabling that would need to be relocated underground

Planning and Community Development Division

(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

- Much easier access to the shop/carport for my family
- would not need to relocate Cox and CenturyLink cabling

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

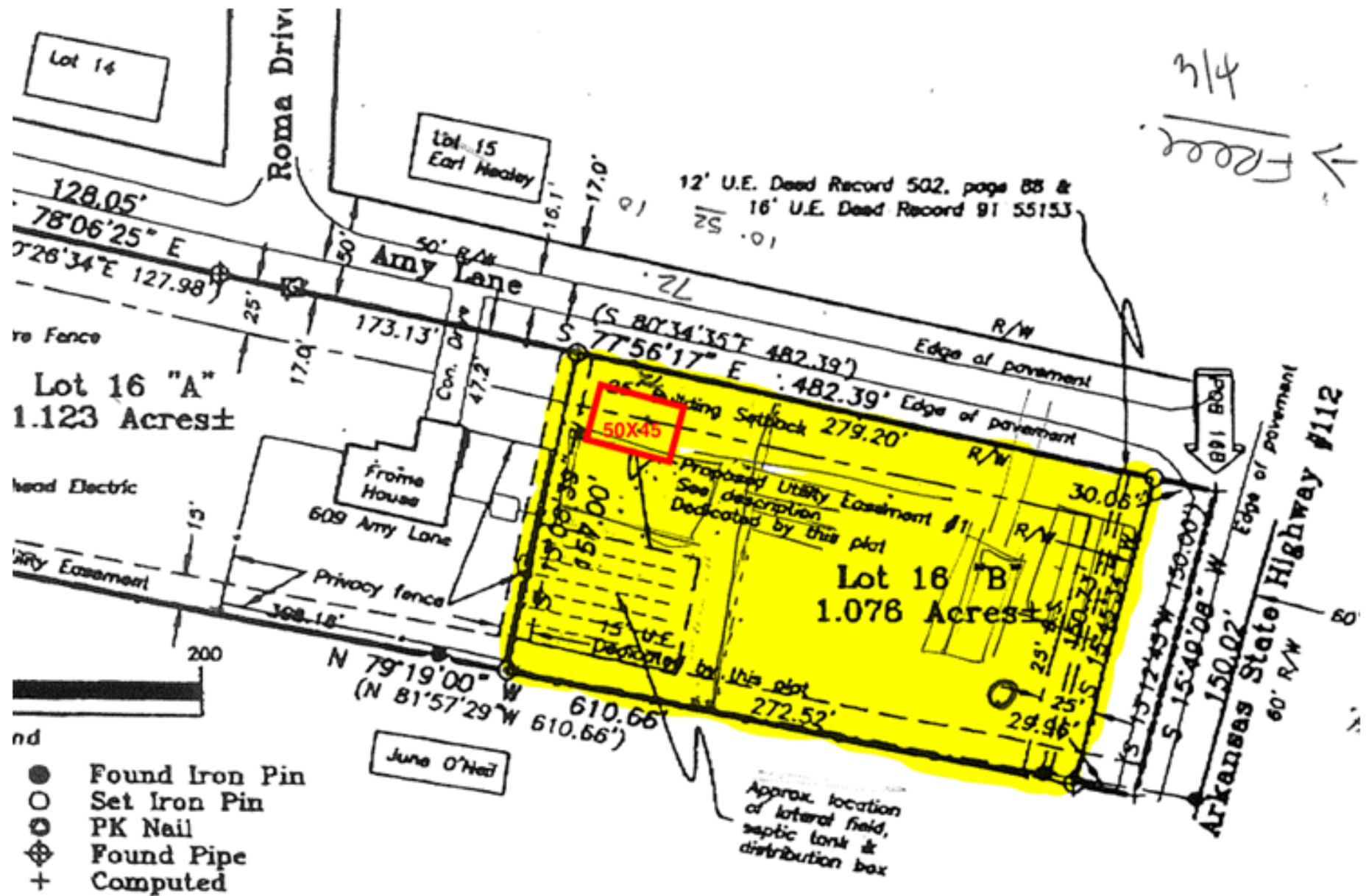
The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S)

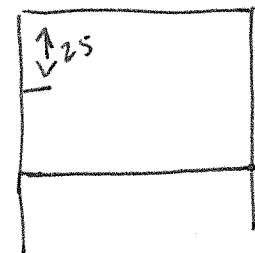
(Randy) Randal for
Jalisa Jones

DATE: 12-10-21

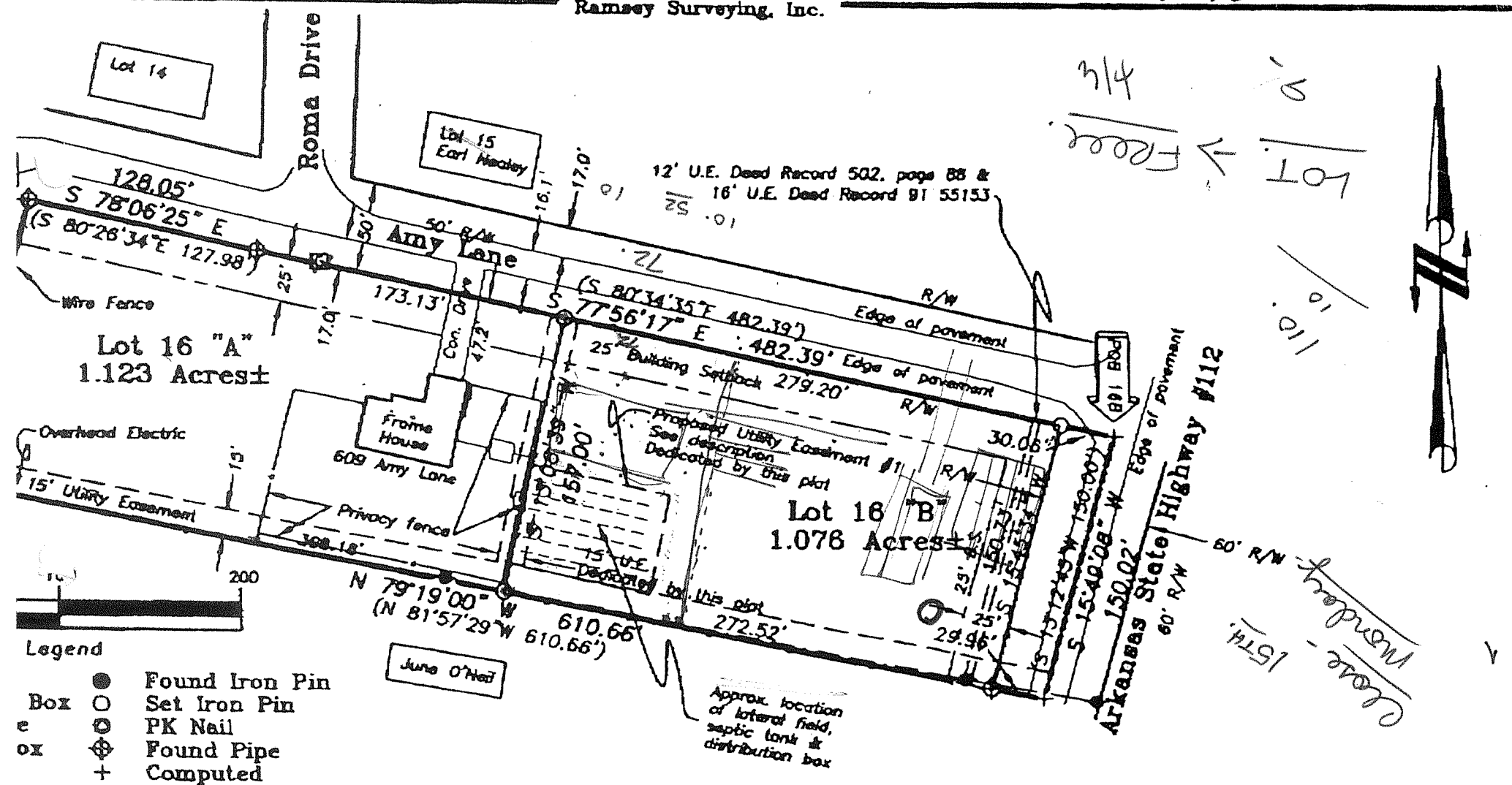
9223 Amy Drive



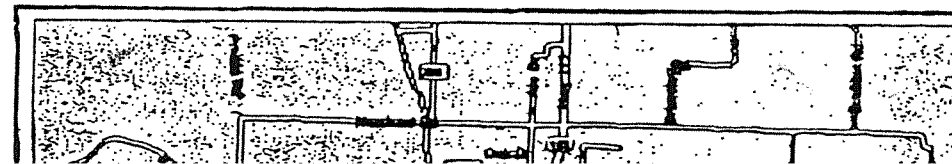
25



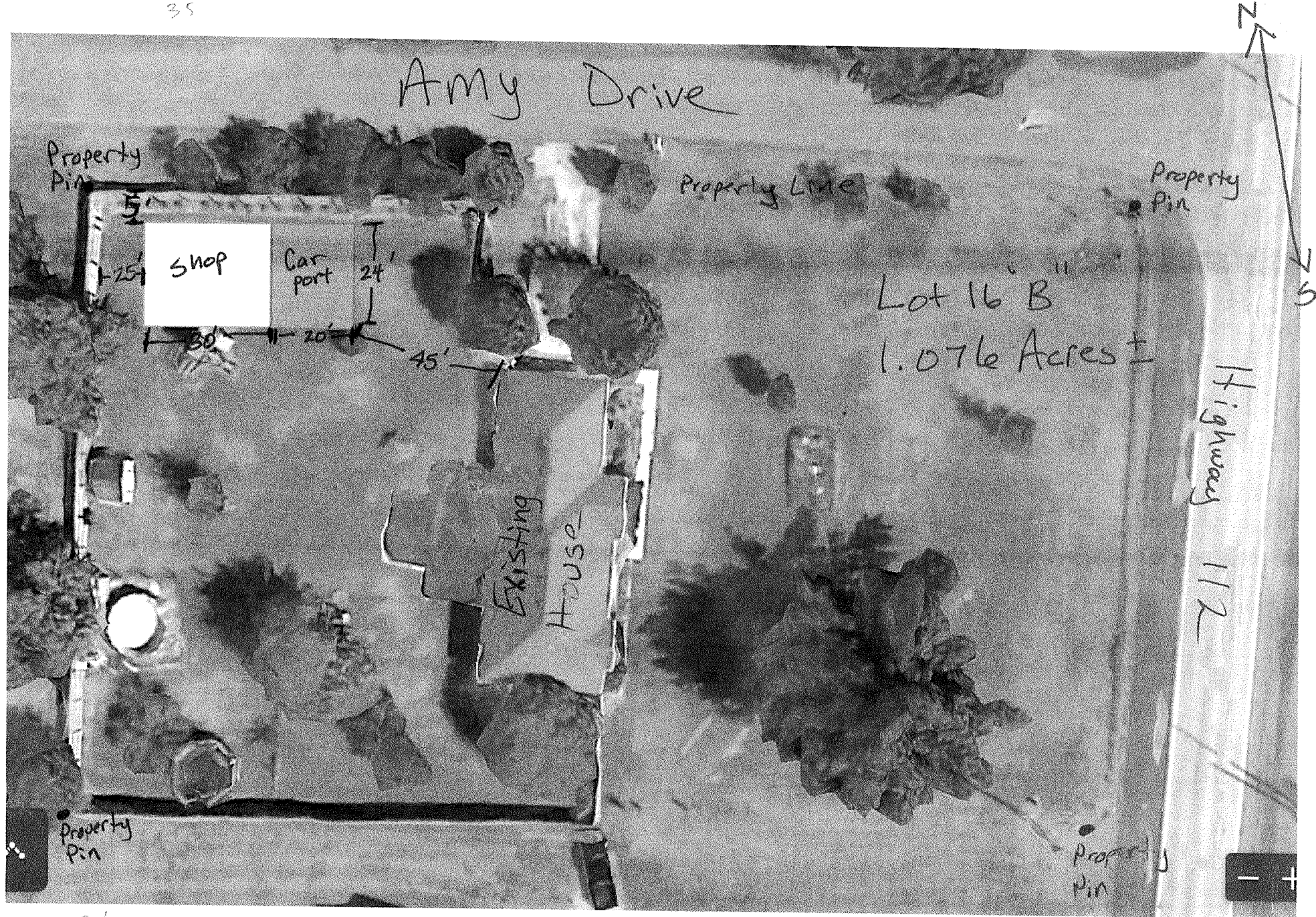
1.08



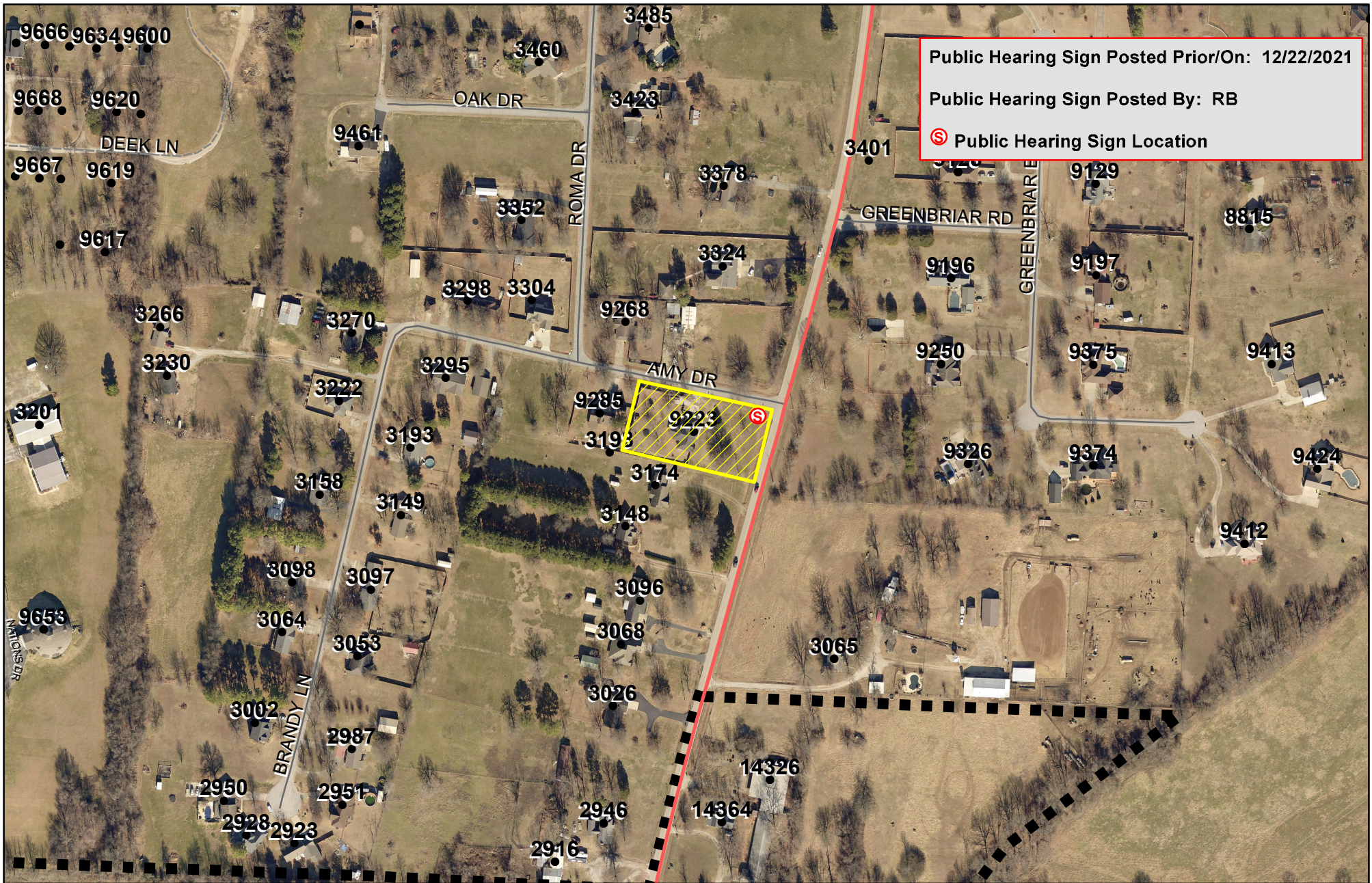
Lot 16 "A"



Amy Drive



- Shop will be 24' x 30' with a 24' x 20' carport
- Shop will be 5' from property line (North)
- Shop will be 45' from existing house



0 60 120 240 360 480 Feet
For Location Reference Only

FILE NO. B22-03
APPLICANT: Randy & Tresa Jones
REQUEST: Variance for reduction in front setback from 35' to 5'

PLANNING COMMISSION MEETING
January 4, 2022



SPRINGDALETM
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted: 12/15/2021

Date Accepted as Complete: 12/15/2021 Project Number: B22-05

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner x Representative

Applicant (person making request) Name: <u>Jenny Baez, Bowman (agent)</u> E-mail: <u>jbaez@bowman.com</u> Address: <u>910 SE 17th Street, Ste 300</u> <u>Ft Lauderdale FL 33316</u> Phone: <u>954.3148468</u> Site/ Location: <u>Elm Springs and I-49</u> Assessor's Parcel Number(s): <u>815-39269-000</u>	Property Owner (if other than Applicant): Name: <u>TWAS PROPERTIES LLC</u> E-mail: <u>jlapointe@brightworkre.com</u> Address: <u>115 E MAIN ST</u> <u>THOMASTON, GA 30286</u> Phone: <u>83.690.3759</u> Current Zoning District: <u>C-5</u> Rezone required: <u>C-5</u> Total Acreage: <u>1.58 acres</u>
--	--

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is \$75

Check item(s) for which variance is requested:

- ☐ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- ☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

Planning and Community Development Division
(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

☐ **STRUCTURE BACK AND SIDES**

- ☐ Minimum setback according to zoning district requirements
- ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

☐ **PEDESTRIAN FLOW**

- ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
- ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
- ☐ 5' sidewalk along the full length of building on façade featuring customer entrance and façade abutting public parking areas 6' from façade of building
- ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
- ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

☒ **CENTRAL FEATURES AND COMMUNITY SPACES**

- ☐ Provision of at least 2 central features
- ☒ Direct access to public sidewalk network

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**

- ☐ Use of similar building materials
- ☐ Use of similar architectural styles or theme

☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**

- ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
- ☐ Incorporated into the overall design of the building
- ☐ Screening material similar to principal materials of the building and landscape
- ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
- ☐ Landscaped so not attention is attached to the function by the use of screening material and no attention is attached to the function by the use

☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses

- ☐ Minimum 3' depth
- ☐ Minimum of 20 contiguous feet within each 100' of façade length
- ☐ Extends 20% of the façade

☐ **DETAIL FEATURES**

- ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- ☐ At least one element repeating horizontally
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)

☐ **ROOFS** – change in height every 100 linear feet in building length

☐ **MATERIALS AND COLORS**

- ☐ Predominate exterior materials high quality materials
- ☐ Façade color – low reflectance, subtle, neutral or earth tone

☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☒ **LANDSCAPING**

- ☐ Entryway landscaping
- ☐ Parking lot landscaping
- ☐ Perimeter parking area landscaping
- ☒ Building foundation landscaping

☐ **SCREENING**

- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☐ Required screening fence or wall maximum height 8', high quality materials
- ☐ Required screening fence or wall maximum continuous length of 50'
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☐ **LIGHTING**

- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking lot – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- ☒ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

The following variances are being sought:

1. Sidewalk connection to the public right of way
2. Required foundation plantings around the building perimeter to mark the commercial development's entryways.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

See the enclosed justification statement for a more elaborate response. In sum below:

1. Sidewalk connection to the public right of way: Elm Springs Road in this section abutting the I-49 Highway is in too close proximity to the off-ramp deeming the sidewalk connecting as undesirable and reasonably unsafe. Further, the proposed use does not have any customer service areas in the principal structure as the car wash tunnel is accessed from within the customer's vehicles. Therefore all the customers will be using the vehicular access points to the site.

2. Required foundation plantings around the principal building perimeter: the only area of the building that will be accessed by customers is the bathroom on the southwest façade. As such, there is no reasonable location for these foundation plantings. Instead, the applicant has exceeded the number of trees on site and significantly improved the aesthetic quality of the site with vegetation elsewhere on the property.

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

1. Sidewalk connection to the public right of way: Elm Springs Road in this specific location is under control of ARDOT and a sidewalk connection will not be allowed. A motorist-oriented use is more appropriate and safer in this location than a use that encourages pedestrian traffic. Adding a sidewalk to the public right of way would come at the loss of open space and important internal customer pedestrian connections on site, to no benefit of pedestrians coming into the site (as all customers will be in their vehicles).

2. Required foundation plantings around the principal building perimeter: the City manual intended this requirement to mark the entryways into the building but this principal structure is exclusively for vehicular use on all sides. The nature of the use is to guide customers from the entryways to the site (while they are in their vehicles) through the tunnel and then into the parking areas to take advantage of the free car vacuum systems. Further, there is an existing sewer main on the south and east façade of the building that also limit the amount and type of landscaping provided.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

1. Sidewalk connection to the public right of way: Although no sidewalk is being proposed to the State right of way, internal sidewalks to the pedestrian friendly site features are being provided (i.e. sidewalk to the public seating and doggy park provided).

2. Required foundation plantings around the principal building perimeter: the principal building does not have foundation plantings because of the nature of the use and the site constraints; however, the site is currently completed cleared and the proposed project still exceeds the minimum planting requirements to complement the aesthetic quality of this corridor as intended by the City of Springdale's design standards. The location of the site would severely limit the type of pedestrian-friendly uses that could be developed in this corner so at least it's being developed with an appropriate use with the adequate access for customers for more vehicular-oriented paths of travel.

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S)



DATE: December 13, 2021



Know what's below
Call before you dig

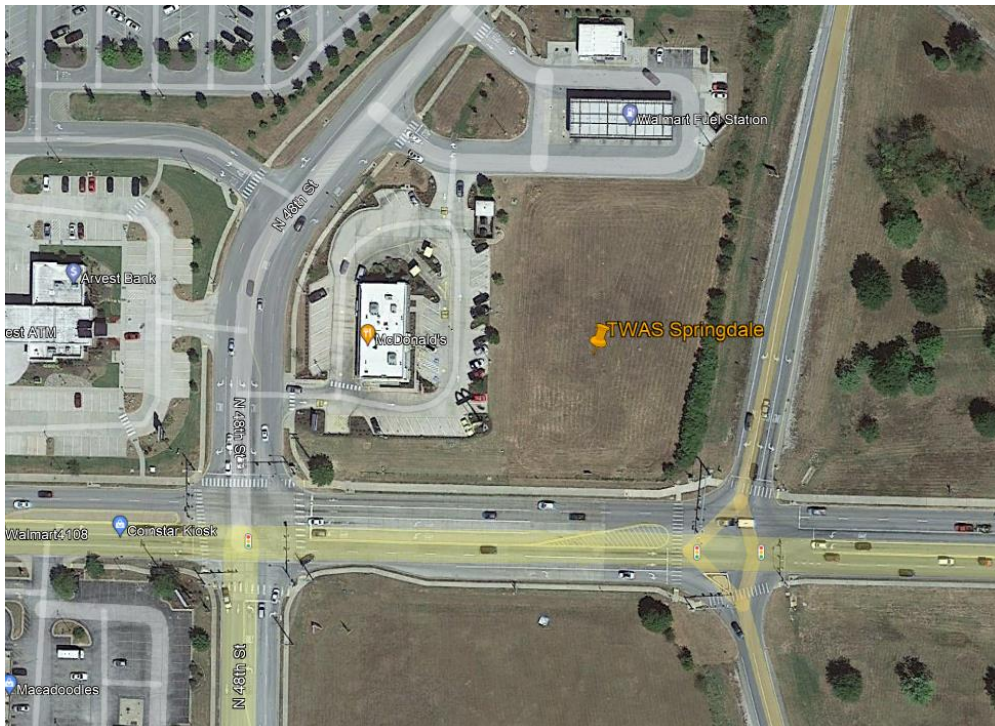
December 14, 2021

Rick Barry, MPA
Assistant Director/Planning Coordinator
Planning and Community Development, City of Springdale, AR
201 Spring St, Springdale, AR 72764
(Temporarily at 206 S. Blair St, Springdale, AR 72764)
o: (479) 750-8550
m: (479) 283-4215

Project Location: Elm Springs Road, Springdale AR 72762
Project: Tidal Wave Auto Spa – N21-08
Parcel no. 815-39269-000
City of Springdale, Washington County

Variance Justification Statement

This letter is to complement the variance application for the proposed new Tidal Wave Auto Spa project within the City of Springdale. The project is located on Elm Spring Road, within City limits) and associated with parcel ID 815-39269-000. This Non-Large Scale Development Plan has been assigned the project number N21-08. The property is part of the Hall Crossing Subdivision and currently owned by TWAS properties LLC – a Delaware Limited Liability Company based out of Georgia hereafter referred to as the "Owner". See below for the aerial with the proposed site location.



The property is currently vacant, and the Owner is planning to re-develop the site into a new fully automated carwash tunnel with opportunity for free car vacuums after the vehicles finish passing through the carwash conveyor system. This project is fundamentally inclined for motorist given the proposed use; therefore, some of the commercial design standards applicable to this zoning district and corridor are not seemingly applicable because of the nature of this proposed use in the project. As such, part of the development plan approval warrants a few variances subject to the Planning Commission approval. The list of variances being requested is as follows:

1) Central features and community spaces shall have direct access to the public sidewalk.

This requirement is found in the City of Springdale's Design Standards and Guidelines (Sec. III.B.6)

<https://www.springdalear.gov/DocumentCenter/View/311/City-of-Springdale---Commercial-Design-Standard->

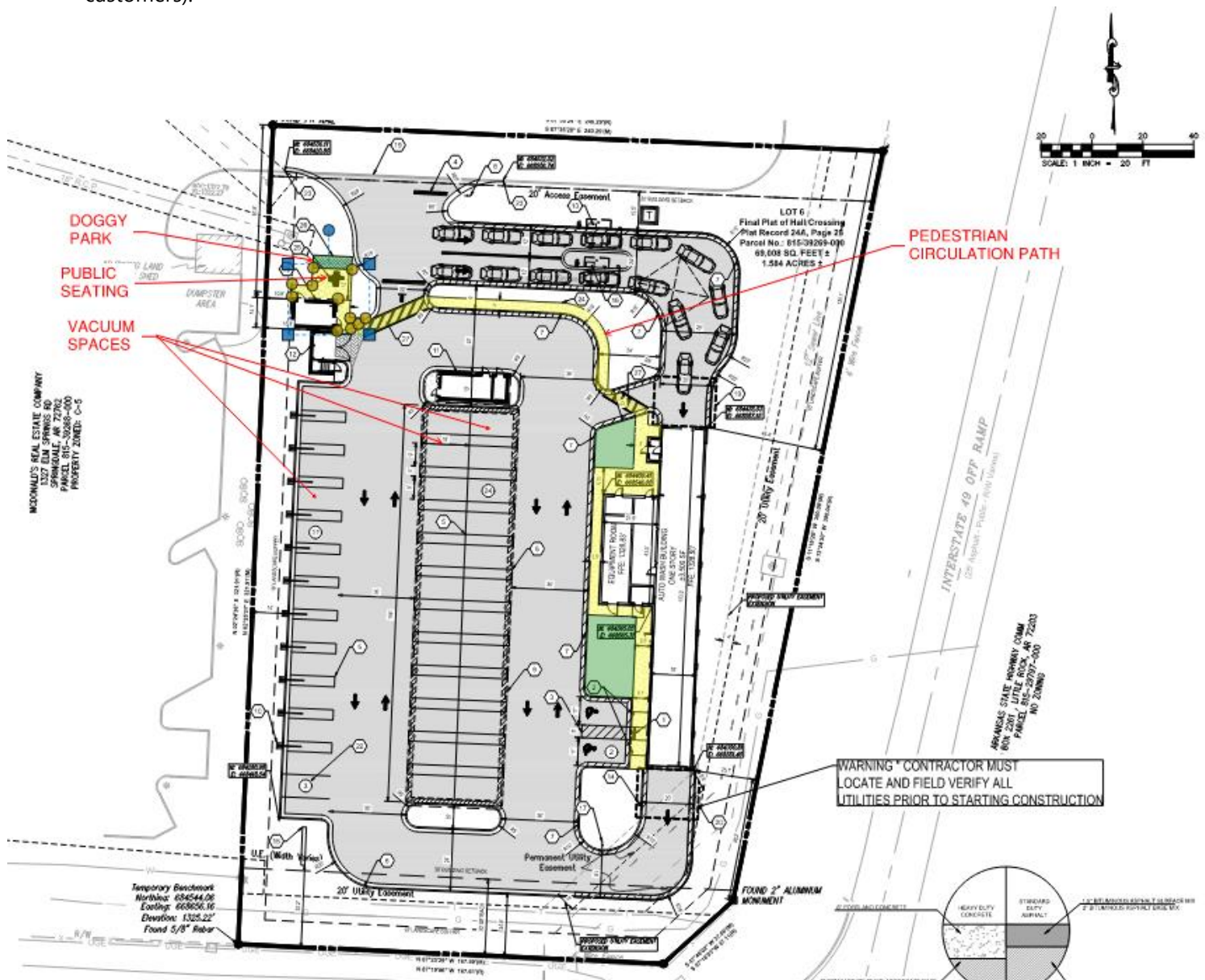
While it is understood that the City's design manual's intent is to promote user-friendly pedestrian access as well as pedestrian safety, shelter, and convenience as well as reducing traffic impacts, access to the public sidewalk network is not feasible on this site. The reason a variance is needed is that the right of way on the South side of this property is part of Arkansas Highway Department of Transportation. Due to the proximity to the State I-49 off-ramp, pedestrian connectivity is highly discouraged and considered potentially unsafe.

The proposed use is a carwash – fully automated for vehicles. This means that all the customers that will be entering the site will be doing so through the vehicular access points provided on the access drive abutting the McDonald's and the Walmart fuel station to the north. The proposal is consistent with the abutting uses, which are also predominantly intended for automotive access by their customers. The principal structure (the carwash tunnel) does not provide any customer services areas either therefore there is no need to provide public connectivity for pedestrians from the State roadway aside from the vehicular connection points.

Despite the fact that no sidewalk to the public right of way is being provided, the project has incorporated some of the key elements requested in the City's requirements for *Central Features and Community Spaces*. The guideline is that each commercial establishment is *to contribute to the enhancement of community and public spaces by providing at least two of the following: patio/seating areas, pedestrian plaza with benches, transportation center, window shopping walkways, outdoor play area, kiosk area, water feature, clock tower, steeple, to enhance the community and public spaces*. The Tidal Wave Auto Spa project has incorporated a public seating area for customers to be able to wait comfortably while their cars are being vacuumed. The project also provides for a modest dog park feature in case pets are brought to the carwash site as well. These improvements are intended to make the customer experience at the Tidal Wave Auto Spa in Springdale more pleasant and inclusive for its customers. Any internal pedestrian walkways have been made distinguishable from driving surfaces through the use of high-visibility striping to ensure the safety of the cross-walks for pedestrians.

This property's location right next to the off-ramp to the State highway system specifically limit any urban activation of the pedestrian experience. Any commercial establishment would struggle to direct pedestrians from the public sidewalk network into the site because of its location, therefore the applicant believes there is hardship to seek relief from this City manual requirement.

See the exhibit below for an illustration of the customer paths from the front of the building (the only area that can be accessed by customers is the bathroom on the west façade; the rest is inaccessible for customers).



910 SE 17th Street, 3rd Floor, Ft. Lauderdale, Florida 33316

bowman.com

2) Required Foundation landscaping around the building façade.

This requirement is found in the City of Springdale’s Design Standards and Guidelines (Sec. III.B.6)
<https://www.springdalear.gov/DocumentCenter/View/311/City-of-Springdale---Commercial-Design-Standard->

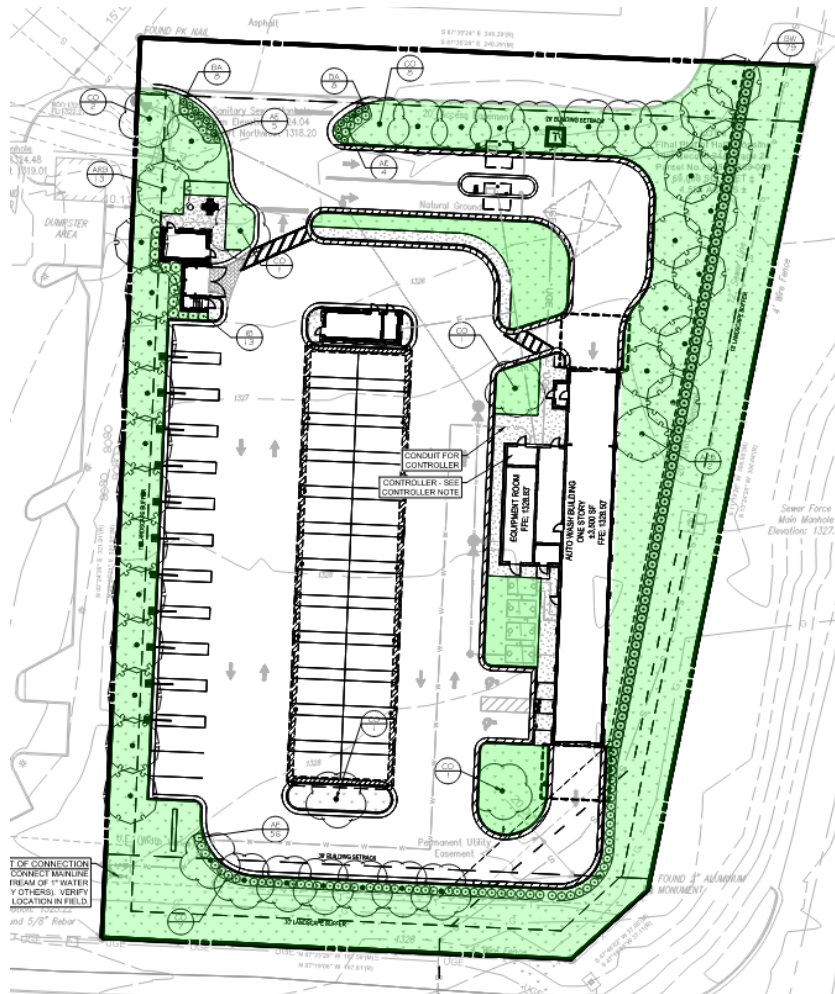
This project is principally a car wash tunnel for vehicles to go through via a conveyor belt system. The City manual’s landscape requirements around the building are meant to mark the entryways into the project to enhance the customer experience.

The City manual asks for visible entrances to the principal building with landscaped foundation areas around all façades. This requirement cannot be addressed on this project for several reasons:

- The north and south façades need to be clear of any landscaping due to the entrance and exit requirements for the vehicles. None of these areas of the building are intended for customers to enter outside their vehicles.
- The eastern façade is intended to show the most interesting parts of the architectural design and inner engineering of the carwash.
- In addition to the above, plantings are also limited in the type and number of plantings allowed towards the southeastern section of the building façade due to the existing sewer main owned and maintained by the Springdale Water Utilities and the utility easement required in this area.
- The western facade has the only section that could be traversed by employees and customers (due to the corner of the building which has a bathroom) so this space has been reserved for the adequate sidewalk connections to the restrooms, the ramps required for the accessible spaces, and the sidewalk connections designed for the public seating and doggy area in the northwest section of the site.\
- The principal structure is specifically intended to drive customers into the parking areas for the free vacuuming services and not towards the building (which is intended for vehicular use only).

Nonetheless, plantings on this site overall meet and exceed the minimum requirements by overall square footage of landscaping provided and overall amount of groundcover and shrubbery provided from the required. See the chart below which is also found on the submitted landscape plans to the City.

SPRINGDALE, AR - LANDSCAPE REQUIREMENTS	
STREET FRONTAGE	
1 TREE & 7 Shrubs per 25lf of Frontage	
ELM SPRINGS RD. TREES REQUIRED:	7 (169 / 25)
ELM SPRINGS RD. TREES PROVIDED:	7
ELM SPRINGS RD. SHRUBS REQUIRED:	47 (169 / 25 * 7)
ELM SPRINGS RD. SHRUBS PROVIDED:	47
IH49 TREES REQUIRED:	12 (300 / 25)
IH49 TREES PROVIDED:	12*
IH49 SHRUBS REQUIRED:	84 (169 / 25 * 7)
IH49 TREES PROVIDED:	89
PARKING LOT AREA	
LANDSCAPE AREA REQUIRED:	1,643 SF (20,540 * 8%)
LANDSCAPE AREA PROVIDED:	1,900+ SF



The proposed commercial use, which is more specific to motorists is more appropriate, and safer in this location, than one that encourages pedestrian foot traffic this close to the state highway off-ramp. Therefore, it is considered that these variances are in fact to the benefit of the public and City of Springdale.

If you have any questions or require additional information, please call me at (954)314.8468.

Jenny Baez
Branch Manager
jbaez@bowman.com
954.314.8468
Bowman



Public Hearing Sign Posted Prior/On: 12/22/2021

Public Hearing Sign Posted By: RB

Ⓢ Public Hearing Sign Location



0 30 60 120 180 240
Feet
For Location Reference Only

FILE NO. B22-05
APPLICANT: Tidal Wave Auto Spa
REQUEST: Variance of Commercial Design Standards
(A) central features and (B) building foundation landscaping

PLANNING COMMISSION MEETING
January 4, 2022



SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: 12/15/2021

Date Accepted as Complete: 12/15/2021

Project Number: B21-06

APPLICATION CONTACTS:

Indicate one person of contact for this request: ☒ Property Owner ☐ Representative

Applicant (person making request) Name: <u>T.J. Lefler</u> E-mail: <u>tj@leflercapital.com</u> Address: <u>100 W. Center St., Suite 200</u> <u>Fayetteville, AR 72701</u> Phone: <u>479-595-3990</u> Site/ Location: <u>13293 Puppy Creek Rd</u> Assessor's Parcel Number(s): <u>21-00167-195,</u> <u>21-00167-194, 21-00167-192, 21-00167-191</u>	Property Owner (if other than Applicant): Name: _____ E-mail: _____ Address: _____ Phone: _____ Current Zoning District: <u>C-5</u> Rezone required: <u>No</u> Total Acreage: <u>N/A</u>
---	--

Variance requested: (attach visual representation of request)

To gain 25' in overall height for pylon sign.

**Maximum Sign
Height from 30' to 55'**

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

Proposed pole sign location is set 25' below 1-49 grade elevation,
which would hinder visibility from south bound traffic and visibility
would be completely blocked from north bound traffic also due to the
concrete barrier dividing the highway.

Planning and Community Development Division

(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

Pylon sign would ~~be~~ effectively be installed at 30' above I-49 grade and would allow good visibility from both south bound and north bound traffic on I-49.

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S)



DATE:

12/8/21

49 Commerce Center

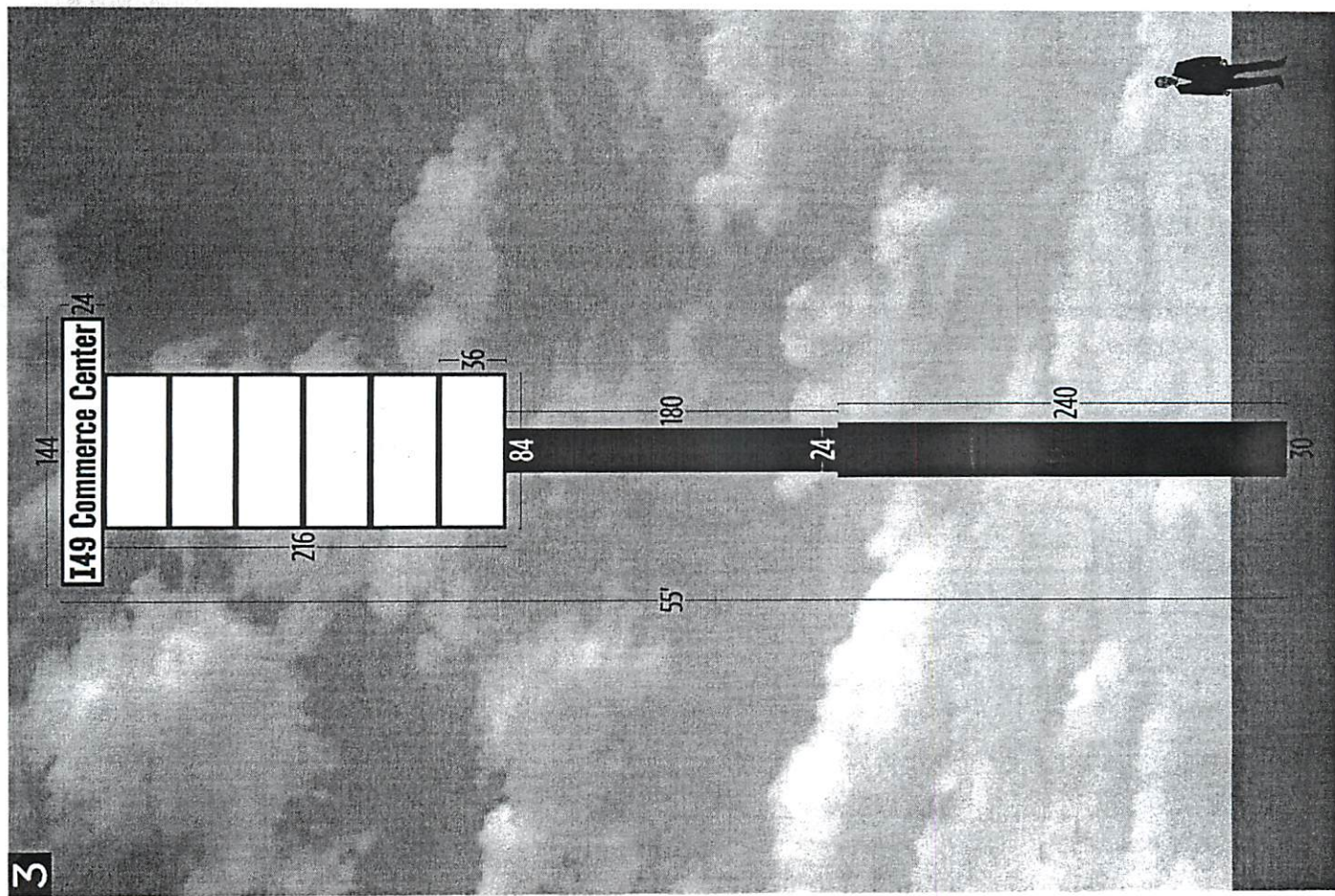
pringdale, AR

9/24/2021

1 - POLE, 55' OAH

KEN'S SIGNS
149 COMMERCE
CENTER

13293 PUPPY CREEK
SPRINGDALE AR

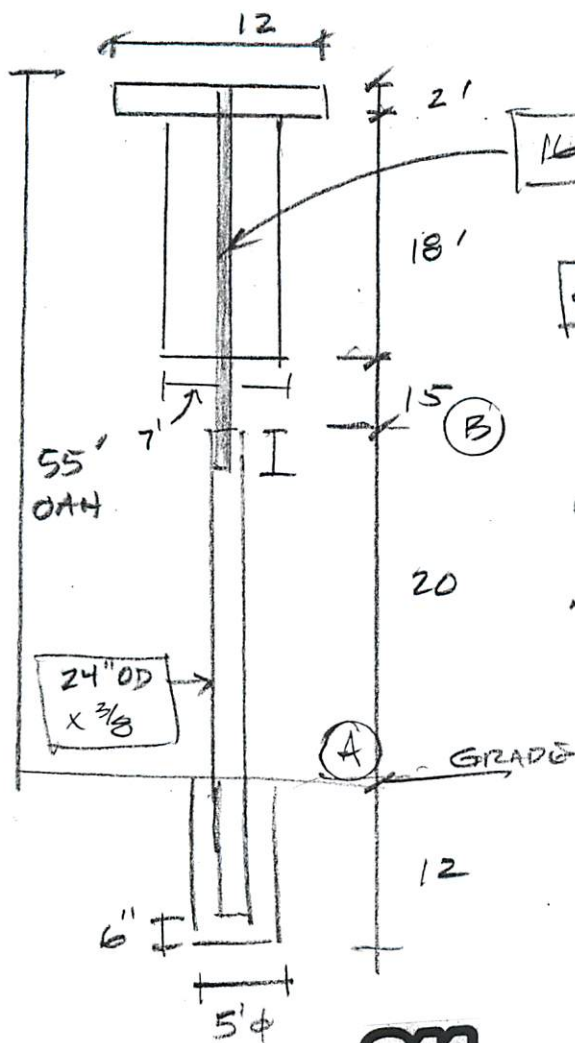


CROCKER COA 1755
3211 E. SHADY GLEN ST.
SPRINGFIELD, MO 65804
417-883-4056

1-POLE 55' OAH

KEN'S SIGNS
149 COMMERCIAL13293 Puppy Creek Rd
SPRINGDALE AR 72702

CENTER

IBC 2012
2012 AR FIRE
PROT. CODE

STEEL

(A) P

M

$$12 \times 2 \times 30 = 720 \times 54 = 38880$$

$$7 \times 18 \times 30 = 3780 \times 44 = 166320$$

$$16 \times \frac{24}{12} \times 15 \times 30 = 540 \times 27.5 = 14850$$

$$20 \times 6 \times \frac{30}{12} \times 20 \times 30 = 900 \times 10 = 9000$$

5940

229,050

$$S_R = \frac{229,050 \times 12}{23,450} = 117.2 \text{ in}^3$$

$$S_P \text{ 24" OD} \times 0.375 = 161.89$$

$$S_P > S_R \quad \underline{\text{OK}}$$


now what's below.
Call before you dig.

STEEL

(B) -20

$$720 \times 34 = 24480$$

$$3780 \times 24 = 90720$$

$$540 \times 7.5 = 4050$$

119,250

$$S_R = \frac{119,250 \times 12}{23,450} = 61.0 \text{ in}^3$$

$$S_P \text{ 16" OD} \times 0.375 = 70.26 \text{ in}^3$$

$$S_P > S_R \quad \underline{\text{OK}}$$


CROCKER COA 1755
3211 E. SHADY GLEN ST.
SPRINGFIELD, MO 65804
417-883-4056

1-POLE, 55' OAH

KENS SIGNS
149 COMMERCE CTR13293 PUPPY CREEK
SPRINGDALE AR

3

CONCRETE

$$P = 5940$$

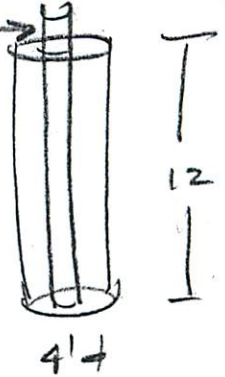
$$W = 229,050$$

$$h = 38.6$$

$$b = 4'$$

$$S_t = (150)(2)\left(\frac{4}{3}\right)\left(\frac{12}{3}\right) = 1600$$

$$d = \frac{(1.17)(5940)}{(4)(1600)} \left[1 + \sqrt{1 + \frac{1.86(1600)(4)(38.6)}{5940}} \right] = 10.7' \text{ reqd}$$

use 4' ϕ x 12' deep24" OD
x 0.375

2021.10.06
CROCKER COA 1755
3211 E. SHADY GLEN ST.
SPRINGFIELD, MO 65804
417-883-4056

1-POLE, 55' OAH

KEN'S SIGNS
149 COMMERCE CENTER

13293 PUPPY CREEK DR
SPRINGDALE, AR 4

$E = 55.0$

$E = 20.0$

$E = 17.0$

31.5' O.A. LENGTH

$E = 0.00$ GRADE

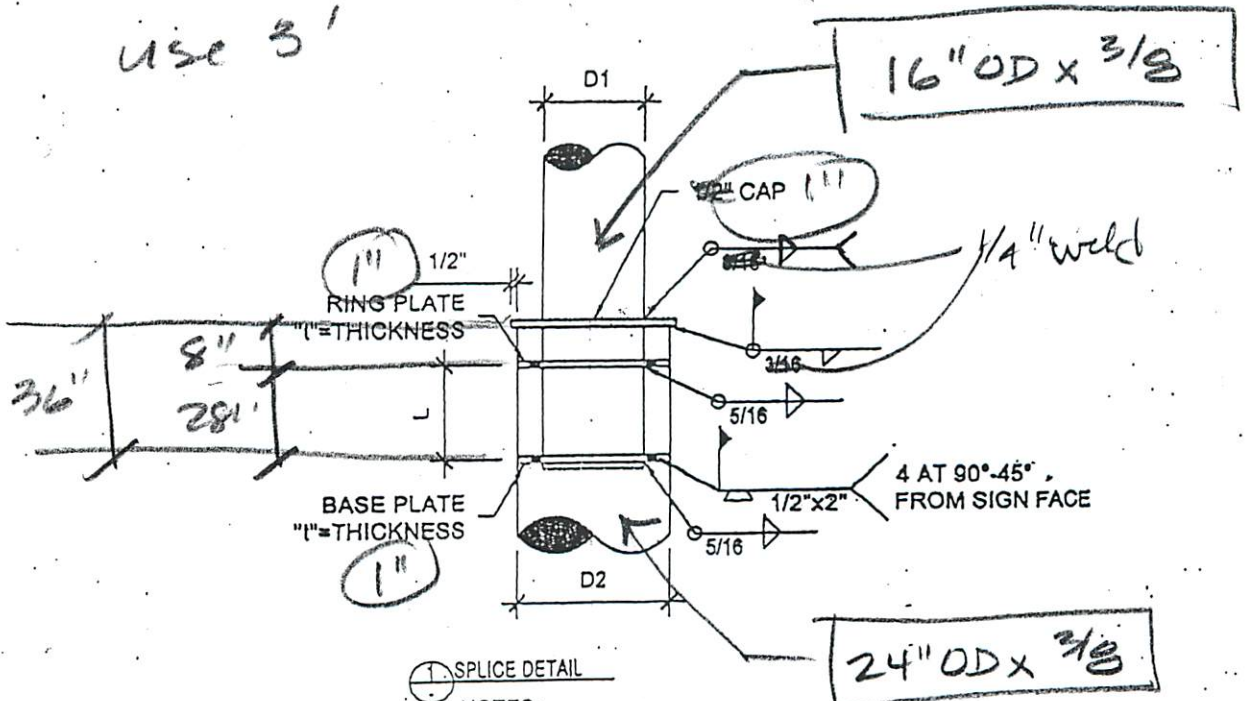
$E = -11.5$
 $E = -12.0$



CROCKER COA 1755
3211 E. SHADY GLEN ST.
SPRINGFIELD, MO 65804
417-883-4056

1-POLE, 55' OAH | KEN'S SIGNS | 13293 PUPPY CREEK | 149 COMMERCE CTR | SPRINGDALE AR 5.

1.5 x 24 = 36
use 3'



SPICE DETAIL

NOTES:

1. THIS DETAIL MAY BE USED FOR PIPE AND SQUARE TUBE SECTIONS.
2. FIELD WELD ARE NON-STRUCTURAL. SPECIAL INSPECTION NOT REQUIRED
3. $L = 1.5 \times D1$ OR 12", WHICHEVER IS LARGEST

THICKNESS (t)

FOR D1 THRU 16" DIA., USE $t = 1/2"$ PL.
FOR 16" DIA. < D1 < 30" DIA., USE $t = 3/4"$ PL.
FOR D1 > 30" DIA., USE $t = 1"$ PL.

INSERT (B)



CROCKER COA 1755
3211 E. SHADY GLEN ST.
SPRINGFIELD, MO 65804
417-883-4056

1-POLE, 55' OAH

KEN'S SIGNS
149 COMMERCE CTR

13293 PUPPY CREEK C.
SPRINGDALE, AR

WIND @ 30 PSF 115 mph
SNOW @ 20 PSF
SOILS AT 1500 PSF (ASSUMED)
LATERAL SOIL LOADING AT 150
FOOTING/FOUNDATION

48" x 12'-0" deep

POUR CONCRETE AGAINST UNDISTURBED SOILS, NOT BACKFILL

ALL DESIGN, DETAILING, FABRICATION, AND CONSTRUCTION SHALL CONFORM TO THE

FOLLOWING CODES AND SPECIFICATIONS:

IBC 2012 EXP "C" (3-SEC GUST) 2012 ARK FIRE PROT CODES

- CURRENT INTL. BLDG CODE (IBC)

- AMERICAN SOCIETY OF TEST'G MAT'LS (ASTM)

- BLDG CODE REQmnt - REINF CONC (ACI 318-83).

- CODE FOR WELDING IN BUILDING CONSTRUCTION OF THE AMERICAN WELDING SOCIETY.

- CURRENT SPECS - AMERICAN INST OF STEEL CONST (ASIC) - DESIGN, FAB, & ERECTION.

CONCRETE 3000 P.S.I. @ 28 DAYS COMPR STR, (145 P.C.F.)

REINF ST'L - ASTM 1-615, GR 60, (IF REQD). WELDED WIRE FABRIC (WWF) - ASTM A185

- ALL REINF SHALL BE FREE FROM MUD, OIL, RUST OR COATINGS THAT WOULD REDUCE OR DESTROY BOND

- ALL REINF BARS SHALL LAP 30 DIAMETERS OR 12" MINIMUM, EXCEPT AS NOTED.

- MIN CONC COVER ON TIES, STIRRUPS AND MAIN BARS SHALL BE 1 INCH FOR SLAB, WALL AND SURFACES NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND ± 3 INCHES FOR UNFORMED SURFACES DEPOSITED AGAINST GROUND EXCEPT AS NOTED.

- TIE RE-BARS. DO NOT WELD RE-BAR.

STRUCTURAL STEEL AND PLATES - A-36.

STRUCTURAL TUBING - ASTM A-500, GR B, FY=50 KSI.

STRUCT PIPE - ASTM A-53, GR B, FY=35 KSI.

ANCHOR BOLTS ASTM A-307, EXCEPT AS NOTED.

HI STRGTH BOLTS - CONNECTIONS - ASTM A-325, U.N.O.

WELDING ELECTRODES - AWS D1.1-85, E70xx.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE ERECTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

NO CABINET ENGINEERING PROVIDED. IF CABINET ENGRG IS REQ'D, CONTACT THE ENGINEER FOR ADD'TL SVCS.

6" OF CONCRETE OR GRAVEL PLACED IN BOTTOM OF FOUNDATION PRIOR TO MAIN POUR. ISOLATE ALUMINUM FROM STEEL.

ALL BOLT HOLES TO BE DRILLED OR PUNCHED.

ALL PIPE SIZES SHOWN ARE MINIMUM SIZES. PIPE WITH A LARGER DIAMETER, GREATER YIELD STRENGTH, AND/OR GREATER SECTION MODULUS MAY BE SUBSTITUTED.

ALL STRUCTURAL LENGTHS REQUIRED ARE APPROXIMATIONS ONLY. ACTUAL LENGTH MAY VARY SLIGHTLY DEPENDING ON SIGN CABINET CONDITIONS.

ALL WORK PERFORMED ON SITE SHALL BE DONE ACCORDING TO APPLICABLE OSHA REGULATIONS

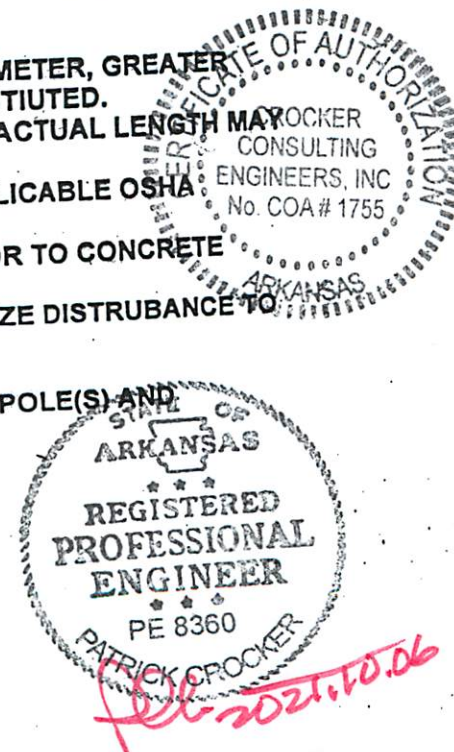
WATER SHOULD NOT BE ALLOWED TO POND IN THE EXCAVATION PRIOR TO CONCRETE PLACEMENT OR ABOVE CONCRETE AFTER THE FDTN IS COMPLETED

EXERCISE CARE DURING EXCAVATION OF THE FOUNDATION TO MINIMIZE DISTURBANCE TO THE SURROUNDING SOILS.

CALCULATIONS SHOWN ON THESE SHEETS ARE ONLY FOR THE BASE POLE(S) AND CONCRETE BASE-FOUNDATION

SR = SECTION MODULUS REQUIRED
SP = SECTION MODULUS PROVIDED

CROCKER COA 1755
3211 E. SHADY GLEN ST.
SPRINGFIELD, MO 65804
417-883-4056



1-POLE, 55' OAH

KENS SIGNS
149 COMMERCE CENTER13293 PUPPY CREEK PR
SPRINGDALE AR

7

JOB TITLE Ken's Sign 149 Commerce Ctr Springdale AR

1-pole 55 ft OAH

JOB NO.

SHEET NO.

CALCULATED BY

DATE

CHECKED BY

DATE

Wind Loads - Other Structures:

ASCE 7- 10

IBC 2012

A2 FIRE 2012

Nominal Wind Pressures

Wind Factor = 0.60
 Gust Effect Factor (G) = 0.85 Ultimate Wind Speed = 115 mph
 Kzt = 1.00 Exposure = C

USE 30

A. Solid Freestanding Walls & Solid Signs (& open signs with less than 30% open)

Dist to sign top (h)	55.0 ft	s/h =	0.36	<u>Case A & B</u>
Height (s)	20.0 ft	B/s =	0.60	C _r = 1.78
Width (B)	12.0 ft	Lr/s =	0.00	F = qz G C _f A _s = 29.2 A _s
Wall Return (Lr) =		Kz =	1.116	A _s = 10.0 sf
Directionality (Kd)	0.85	qz =	19.3 psf	F = 292 lbs
Percent of open area to gross area	0.0%	Open reduction factor =	1.00	<u>Case C</u>
		Horiz dist from windward edge	C _f	F=qzGC _f A _s (psf)
		0 to s	2.25	36.9 A _s
		s to 2s	1.50	24.6 A _s
		<u>Case C reduction factors</u>		
		Factor if s/h>0.8 =	1.00	
		Wall return factor for C _f at 0 to s =	1.00	

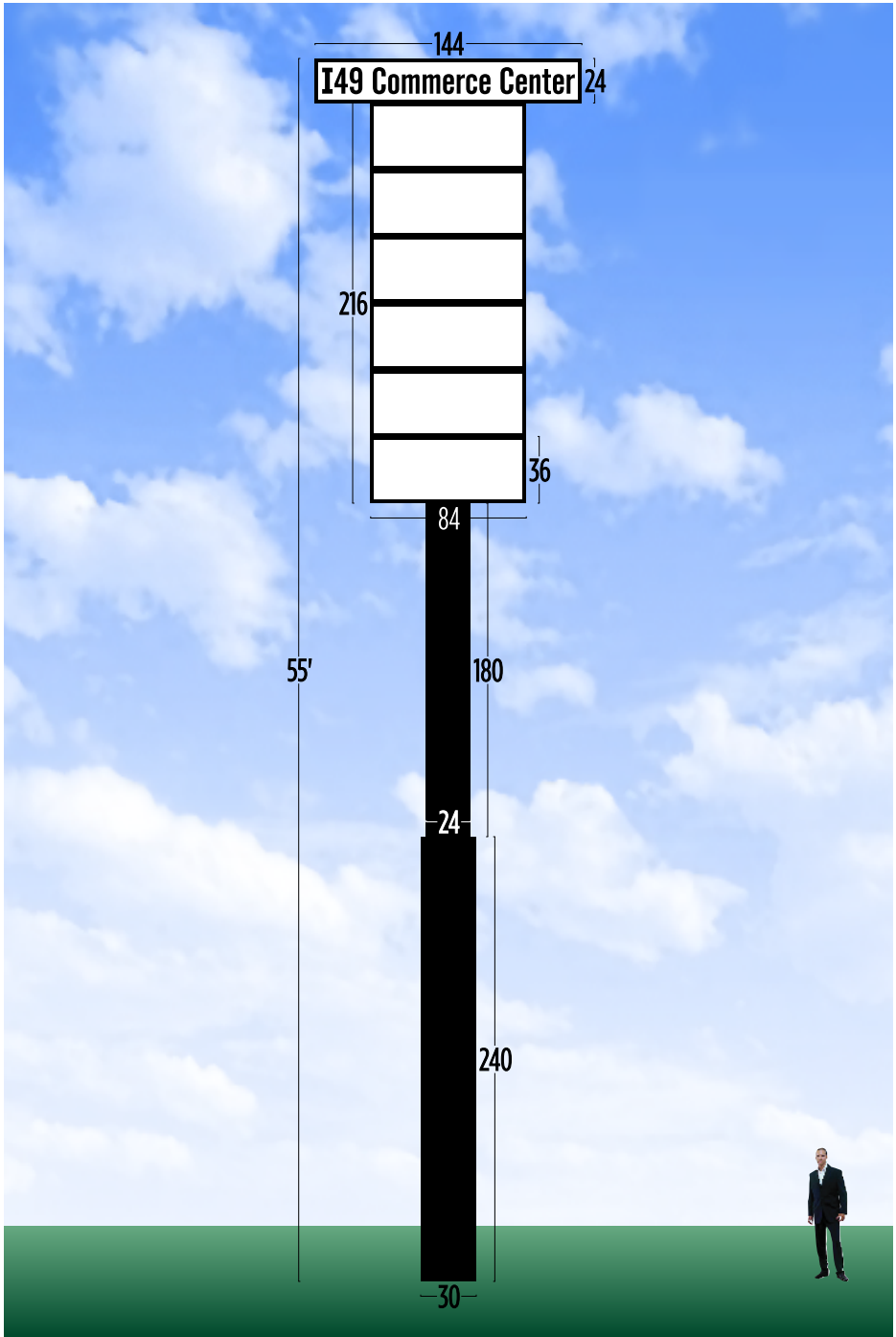


CROCKER COA 1755
 3211 E. SHADY GLEN ST.
 SPRINGFIELD, MO 65804
 417-883-4056

I49 Commerce Center

Springdale, AR

12/15/2021



TITLE COMMITMENT FILE NO.: 2110382-106
EFFECTIVE DATE: MAY 26, 2021 AT 07:00 AM

SURVEYORS CERTIFICATION:

TO TE LRT 149, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY; HUFFBARN II, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY; NICHOLSON INVESTMENTS, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY; FIRST STATE BANK; WACO TITLE COMPANY; AND CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1.2,3.4,6,7A,8,13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 20TH DAY OF JULY, 2021.

DATE: 7-09-2021

SIGNED: [Signature]

REGISTRATION NO. 1272

SCHEDULE B II - EXCEPTIONS:

- RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHT OF WAYS AND SETBACK LINES AS MAY BE SHOWN UPON PLAT OF SURVEY DATED DECEMBER 6, 2012 BY BLEW & ASSOCIATES, RECORDED IN PLAT BOOK 2013 PAGE 344 OF THE RECORDS OF BENTON COUNTY, AR. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHT OF WAYS AND SETBACK LINES AS MAY BE SHOWN UPON PLAT OF SURVEY DATED JANUARY 22, 2007 BY BLEW & ASSOCIATES, RECORDED IN PLAT BOOK 2008 PAGE 91 OF THE RECORDS OF BENTON COUNTY, AR. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHT OF WAYS AND SETBACK LINES AS MAY BE SHOWN UPON THE RECORDED PLAT, FILED FOR RECORD IN/AS PLAT BOOK 211 AT PAGE 30 OF THE RECORDS OF BENTON COUNTY, AR.
- GRANT OF PERPETUAL EASEMENTS AND DECLARATION OF RESTRICTIONS IN FAVOR OF CLEAR CHANNEL OUTDOOR, INC., DATED NOVEMBER 7, 2007, AND FILED FOR RECORD NOVEMBER 9, 2007 IN DEED BOOK 2007 PAGE 46192 WITH A FIRST AMENDMENT TO GRANT OF PERPETUAL EASEMENTS AND DECLARATION OF RESTRICTIONS IN DEED BOOK 2013 PAGE 33961 AMONG THE LAND RECORDS OF BENTON COUNTY, AR. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- TERMS, PROVISIONS AND CONDITIONS CONTAINED IN A LEASE BY AND BETWEEN ASHBY STREET OUTDOOR, AS LESSOR(S)/LANDLORD(S), AND ASHBY STREET OUTDOOR, AS LESSEE(S)/TENANT(S), DATED NOVEMBER 7, 2007, AND REFLECTED IN MEMO OF LEASE FILED FOR RECORD JUNE 2, 2016, IN/AS BOOK 2016 AT PAGE 31190, AMONG THE LAND RECORDS OF BENTON COUNTY, AR. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- RIGHT OF WAY GRANT IN FAVOR OF ARKANSAS WESTERN GAS COMPANY, DATED MARCH 12, 1997, AND FILED FOR RECORD APRIL 22, 1997 AS INSTRUMENT NO. 97 031119 AMONG THE LAND RECORDS OF BENTON COUNTY, AR.
- RIGHT OF WAY GRANT IN FAVOR OF ARKANSAS WESTERN GAS COMPANY, DATED JUNE 8, 1982, AND FILED FOR RECORD JUNE 11, 1982 IN DEED BOOK 586 PAGE 701 AMONG THE LAND RECORDS OF BENTON COUNTY, AR.
- RIGHT OF WAY GRANT IN FAVOR OF ARKANSAS WESTERN GAS COMPANY, DATED MAY 2, 1982, AND FILED FOR RECORD MAY 5, 1982 IN DEED BOOK 585 PAGE 642 AMONG THE LAND RECORDS OF BENTON COUNTY, AR.
- RIGHT OF WAY GRANT IN FAVOR OF ARKANSAS WESTERN GAS COMPANY, DATED APRIL 29, 1982, AND FILED FOR RECORD MAY 5, 1982 IN DEED BOOK 585 PAGE 308 AMONG THE LAND RECORDS OF BENTON COUNTY, AR.

POINT OF BEGINNING
Existing Highway R/W Monument

POINT OF COMMENCEMENT
SE Corner

NE 1/4 of SE 1/4 of Section 16, T-18-N, R-30-W
(Previous Survey by RLS1352, Job # 07-027A, Dated: 01-22-2007)

ZONING INFORMATION:

ZONED: C-5 (THOROUGHFARE COMMERCIAL DISTRICT)

FRONT SETBACK: 30'

SIDE SETBACK (IF PARKING IS ALLOWED BETWEEN R/W & BUILDING): 50'

SIDE SETBACK (SUBJECT TO APPLICABLE FIRE & BUILDING CODES): 0'

REAR SETBACK (WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT): 20'

HEIGHT REGULATIONS: THERE SHALL BE NO MAXIMUM HEIGHT LIMITS IN C-5 DISTRICT; PROVIDED, HOWEVER, THAT ANY BUILDING WHICH EXCEEDS THE HEIGHT OF TWENTY (20) FEET SHALL BE SET BACK FROM ANY BOUNDARY LINE OF ANY RESIDENTIAL DISTRICT A DISTANCE OF ONE (1) FOOT FOR EACH FOOT OF HEIGHT IN EXCESS OF TWENTY (20) FEET.

FLOOD INFORMATION:

A PORTION OF THE SUBJECT PROPERTY IS WITHIN ZONE AE AND ZONE AE FLOODWAY OF THE 100 YEAR FLOOD ZONE. MAP NUMBER: 05007C0435J EFFECTIVE DATE: SEPTEMBER 28, 2007

SURVEY DESCRIPTION:

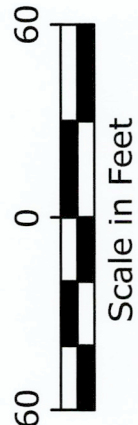
PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); THENCE N86°55'28"W, 1326.82 FEET TO A POINT; THENCE N03°02'45"E, 224.71 FEET TO AN EXISTING HIGHWAY RIGHT-OF-WAY MONUMENT; 09 MARKING THE POINT OF BEGINNING; THENCE N03°02'42"E, 899.96 FEET TO AN EXISTING REBAR (RLS JAMES); THENCE N72°11'53"E, 9.85 FEET TO AN EXISTING REBAR; THENCE S43°54'17"E, 206.09 FEET TO AN EXISTING REBAR; THENCE N56°59'26"E, 433.21 FEET TO AN EXISTING REBAR; THENCE S48°02'53"E, 13.63 FEET TO AN EXISTING REBAR; THENCE N49°55'48"E, 346.87 FEET TO AN EXISTING REBAR; THENCE S52°44'34"W, 280.23 FEET TO A SET MAG NAIL MARKING THE CENTERLINE OF PUPPY CREEK ROAD; THENCE S11°45'33"E, ALONG THE CENTERLINE OF SAID PUPPY CREEK ROAD, 60.88 FEET TO A SET MAG NAIL; THENCE S38°57'33"E, CONTINUED ALONG THE CENTERLINE OF SAID PUPPY CREEK ROAD, 24.30 FEET TO A SET MAG NAIL ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 49; THENCE LEAVING THE CENTERLINE OF SAID PUPPY CREEK ROAD AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 49, THE FOLLOWING COURSES (BEARING AND DISTANCES): S50°27'27"W, 50.06 FEET TO AN EXISTING NAIL WITH WHISKER; S40°14'29"W, 105.78 FEET TO AN EXISTING HIGHWAY RIGHT-OF-WAY MONUMENT; S85°01'24"W, 117.44 FEET TO AN EXISTING HIGHWAY RIGHT-OF-WAY MONUMENT; S52°44'34"W, 280.23 FEET TO AN EXISTING HIGHWAY RIGHT-OF-WAY MONUMENT; S52°41'25"W, 160.53 FEET TO AN EXISTING REBAR; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 49, N36°11'00"W, 31.82 FEET TO AN EXISTING REBAR MARKING THE EASTERLY CORNER OF TRACT 1, PREVIOUS 4.88 ACRE SURVEY BY RLS1352, JOB # 07-027A, DATED: 01-22-2007; THENCE ALONG THE EASTERLY LINE OF SAID TRACT 1, PREVIOUS 4.88 ACRE SURVEY BY RLS1352, THE FOLLOWING COURSES (BEARING AND DISTANCES): S28°07'57"W, 55.03 FEET TO AN EXISTING REBAR; S74°28'15"W, 21.14 FEET TO AN EXISTING REBAR; S39°09'46"W, 69.71 FEET TO AN EXISTING HIGHWAY RIGHT-OF-WAY MONUMENT; THENCE LEAVING THE EASTERLY LINE OF SAID TRACT 1, PREVIOUS 4.88 ACRE SURVEY BY RLS1352, S52°47'17"W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 49, 475.39 FEET TO THE POINT OF BEGINNING, CONTAINING 3.518 ACRES, MORE OR LESS, BEING SUBJECT TO ANY PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING, INC., RLS # 1272, JOB # 21-07-16.

- LEGEND
- SET 1/2"x1/8" REBAR
 - EXISTING IRON PIN
 - SET RR/SPIKE
 - EXISTING RR/SPIKE
 - SET MAG NAIL
 - EXISTING MAG NAIL
 - EXISTING K/W MONUMENT
 - EXISTING MONUMENT
 - EXISTING FENCE
 - EXISTING FENCE POST
 - OVER HEAD POWER LINE
 - POWER POLE
 - MAN HOLE
 - WATER METER
 - ELECTRIC/TELEPHONE PEDESTAL
 - GAS METER
 - LIGHT POLE
 - RECORD DEED
 - MEASURED

Land Commissioner
File Code Number
500-18N-30W-0-16-102-04-1272

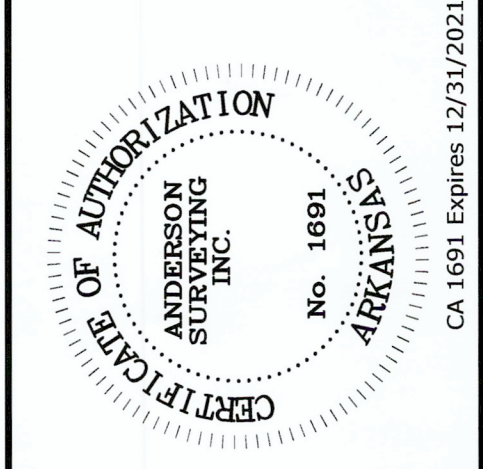
BASIS OF BEARING: PARALLEL TO PLANE NORTH
BASED ON GIS OBSERVATION



ANDERSON SURVEYING INC.
Arkansas -- Oklahoma
P.O. Box 129
Van Buren, AR 72957
(479)-474-4247
Fax (479)-410-5333
e-mail: tony@and-survey.com

BENTON COUNTY, ARKANSAS
ALTA/NSPS LAND TITLE SURVEY OF
PT. NE 1/4 SE 1/4 & PT. SE 1/4 NE 1/4
OF SECTION 16, T-18-N, R-30-W

DATE: 08-02-2021
JOB NO: 21-07-16
SCALE: 1" = 60'





0 87.5175 350 525 700
Feet
For Location Reference Only

FILE NO. B22-06
APPLICANT: I-49 Commerce Center (Ken's Signs)
REQUEST: Variance of maximum sign height from 60' to 85'

PLANNING COMMISSION MEETING
January 4, 2022