

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
July 5, 2022**

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

II. Call to Order

III. Roll Call

IV. Approval of Minutes (June 7, 2022)

V. Tabled Items

- A. C22-09 Developing Equity, LLC**
W. Side of Intersection S. 56th Street & Parkway Circle
Tandem Lot Split in a MF-24
Presented by Engineering Services, Inc.

VI. Public Hearing – Rezoning

- A. R22-42 Juan & Maria Silva**
2476 E. Robinson Avenue
From C-2 to C-6
Presented by Juan & Maria Silva
- B. R22-43 Iglesia Pentecostes Nueva Jerusalem**
NE Corner of Robins & Wagon Wheel Road
From SF-1 & C-2 to C-2
Presented by Halff Associates, Inc.
- C. R22-44 Agustin & Maria Lopez**
633 Sanders Avenue
From C-1 to C-2
Presented by Eduardo Velasquez
- D. R22-45 Jerry & Debra Martens (Gray's Crossing)**
PP22-09 SW Corner of Har-Ber Ave & Gene George Blvd
From A-1 to a PUD
Presented by Engineering Services, Inc.

VII. Public Hearing – Form-Based Code**A. FB22-02 Big Emma**

TABLED Park St. and E. Meadow Ave. with frontage on E. Emma Ave.
PER STAFF Deviation of Primary Street Build-to-Line minimum and maximum from 25'-50' to 0'-10' on E. Meadow Ave.
Presented by Crafton Tull & Associates, Inc.

VIII. Public Hearing – Conditional Use**A. C22-08 Yokwe an Jesus Church**

TABLED 5204 S. Thompson Street
PER STAFF Use Unit 42 in a C-2
Presented by Roney Loeak

B. C22-11 Ryan & Sarah McClain

E. Wagon Wheel Road N. of 612 Bypass
Tandem Lot Split in an A-1
Presented by Earthplan Design Alternatives, P.A.

IX. Preliminary Plats, Replats, & Final Plats**A. PP22-07 LEX Estates**

W. Graham Road & Robins Road
Presented by Swope Engineering

B. PP22-08 Deere Creek, REVISED (prev. PP21-06)

E. of 56th Street & S. of County Line Road
Presented by Engineering Services, Inc.

C. PP22-09 Gray's Crossing

SW Corner of Har-Ber Ave & Gene George Blvd
Presented by Engineering Services, Inc.

D. RP22-10 Lake Road Estates

S. Side of E. Andrew Road
Lots 3B & 3C
Presented by Alan Reid & Associates

E. RP22-11 The Rocking "W" Ranch Addition

3785 Luper Road
Lots 10, 11, & 12
Presented by Satterfield Land Surveyors

X. Large Scale Developments

- A. L22-33** **Powers of Arkansas, Inc.**
N. Side of Kendrick Avenue
Presented by Engineering Services, Inc.
- B. L22-36** **Single Parent Scholarship Fund of NWA**
Founders Park Drive & Young Farm Avenue
Presented by Engineering Services, Inc.
- C. L22-37** **Patton Industrial Park, AMENDED (prev. L19-19)**
B22-70 2075 Long Street
Variance for Reduction of Drainage Easement Width
Presented by Randy Ritchey
- D. L22-39** **Trickling Creek Warehouse**
B22-66 659 E. Randall Wobbe Lane
Variance for Reduction of Required Parking Spaces from 54 to 39 Spaces
Presented by Earthplan Design Alternatives, P.A.
- E. L22-41** **Pro-Fab NWA East Expansion**
2075 Turnbow Avenue
Presented by Engineering Services, Inc.
- F. L22-42** **Beaver Water District Western Pump Station**
W22-11 7931 Miller Road
Waiver of Street Improvements on Miller Road
Presented by Rusty Coan, P.E.
- G. L22-43** **Chandler Village, AMENDED (prev. L22-01)**
B22-68 732 Oak Grove Road
B22-69 **Variance for Screening Requirements**
Variance for Reduction of Parking Spaces from 150 to 111 Spaces
Presented by Engineering Services, Inc.

XI. Board of Adjustment

- A. B22-66** **Trickling Creek Warehouse**
659 Randall Wobbe Lane
Variance for Reduction of Required Parking Spaces from 54 to 39 Spaces
Presented by Earthplan Design Alternatives, P.A.

- B. B22-67 Starbucks on Elm Springs Rd**
847 N. 48th Street
Variance for Increased Sign Height from 30' to 60'
Presented by StoneBridge Construction, LLC
- C. B22-68 Chandler Village**
732 Oak Grove Road
Variance for Screening Requirements
Presented by Engineering Services, Inc.
- D. B22-69 Chandler Village**
732 Oak Grove Road
Variance for Reduction of Parking Spaces from 150 to 111 Spaces
Presented by Engineering Services, Inc.
- E. B22-70 Patton Industrial Park**
2075 Long Street
Variance for Reduction of Drainage Easement Width
Presented by Randy Ritchey

XII. Waivers

- A. W22-11 Beaver Water District Western Pump Station**
7931 Miller Road
Waiver of Street Improvements on Miller Road
Presented by Rusty Coan, P.E.

XIII. Planning Director's Report

XIV. Adjourn