

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
FEBRUARY 1, 2022 AGENDA**

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

II. Call to Order

III. Roll Call

IV. Approval of Minutes (January 4, 2022)

V. Public Hearing – Rezoning

A. R22-02 Harold Lounies Treat Revocable Family Trust
TABLED 2717 and 2775 South Old Missouri Road
PER From an A-1 to a C-6
STAFF Presented by Frosty Treat & Dave Layman

B. R22-03 Landmarc Custom Homes, LLC (Cottages at The Park Phase III)
PP21-17 Downum and County Line Road
W22-01 From a PUD to a Revised PUD
TABLED **Waiver of Street Improvements on County Line Road**
PER STAFF Presented by Engineering Services, Inc.

VI. Preliminary Plats, Replats, & Final Plats

A. RP22-01 Worth Lane Commercial Park
L22-06 East side of Worth Lane, south of Hwy 412
B22-13 **Variance of Paved Parking Requirement**
B22-14 **Variance of Commercial Design Standards**
(A) Parking Lot Orientation
(B) Pedestrian Flow
(C) Central Features & Community Spaces
(D) Detail Features
(E) Roofs
Presented by Engineering Services, Inc.

B. PP21-17 Cottages at The Park Phase III
TABLED Downum and County Line Road
PER STAFF Presented by Engineering Services, Inc.

VII. Large Scale Developments

- A. L22-01** **Chandler Village (Formerly Sagely Village)**
 South of Elm Springs Road and west of Oak Grove Road
B22-09 **Variance of Required Landscaping**
 Presented by Engineering Services, Inc.
- B. L22-02** **Southwest Jr. High School**
 1807 Princeton Avenue
 Presented by McClelland Engineering
- C. L22-03** **Crain RV**
 5950 West Sunset Avenue
B22-11 **Variance of Commercial Design Standards**
 (A) Facades & Exterior Walls
 (B) Landscaping, Perimeter & Foundational
 Presented by Engineering Services, Inc.
- D. L22-04** **Central Jr. High School**
 2811 West Huntsville Avenue
B22-12 **Variance of Commercial Design Standards**
 (A) Landscaping, Parking Lot & Perimeter
 Presented by Engineering Services, Inc.
- E. L22-05** **Springdale High School**
 101 South Pleasant Street
 Presented by Engineering Services, Inc.
- F. L22-06** **Worth Lane Commercial Park**
 East side of Worth Lane, south of Hwy 412
 Presented by Engineering Services, Inc.
- G. L22-07** **Dollar General**
 1153 Wagon Wheel Road
B22-04 (A) Reduction of Required Parking Spaces, From 53 to 37
 (B) Replacement of Landscaping Requirements
 Presented by Blew & Associates, Bartlett Arch, Van Tassel-Proctor, Inc.
- H. L22-08** **A-Tech Building Expansion**
TABLED 2901 Chapman Avenue
B22-07 (A) Variance for Reduction Front Setback from 50' to 30'
PER (B) Variance for Driveway Requirements
B22-08 Variance for Commercial Design Standards
STAFF (A) Pedestrian Flow
 (B) Central Features & Community Spaces
 (C) Foundational Landscaping
 (D) Lighting
W22-02 Waiver of Street Improvements on Chapman Avenue
 Presented by David A. Gilbert, P.E.

VIII. Board of Adjustment**A. B22-04 Dollar General**

1153 Wagon Wheel Road

(A) Reduction of Required Parking Spaces, From 53 to 37

(B) Replacement of Landscaping Requirements

Presented by Blew & Associates, Bartlett Architecture, Van Tassel-Proctor, Inc.

B. B22-07 A-Tech Building Expansion**TABLED
PER
STAFF**

2901 Chapman Avenue

(A) Variance for Reduction Front Setback from 50' to 30'

(B) Variance for Driveway Requirements

Presented by David A. Gilbert, P.E.

C. B22-08 A-Tech Building Expansion**TABLED
PER
STAFF**

2901 Chapman Avenue

Variance for Commercial Design Standards

(A) Pedestrian Flow

(A) Central Features & Community Spaces

(B) Foundational Landscaping

(C) Lighting

Presented by David A. Gilbert, P.E.

D. B22-09 Chandler Village

South of Elm Springs and west of Oak Grove Road

Variance of Required Landscaping

Presented by Engineering Services, Inc.

E. B22-11 Crain RV

5950 West Sunset Avenue

Variance of Commercial Design Standards

(A) Facades & Exterior Walls

(B) Landscaping, Perimeter & Foundational

Presented by Engineering Services, Inc.

F. B22-12 Central Jr. High

2811 West Huntsville Avenue

Variance of Commercial Design Standards

(A) Landscaping, Parking Lot & Perimeter

Presented by Engineering Services, Inc.

G. B22-13 Worth Lane Commercial Park

East side of Worth Lane, south of Hwy 412

Variance of Paved Parking Requirement

Presented by Engineering Services, Inc.

- H. B22-14 Worth Lane Commercial Park**
 East side of Worth Lane, south of Hwy 412
 Variance of Commercial Design Standards
 (A) Parking Lot Orientation
 (B) Pedestrian Flow
 (C) Central Features & Community Spaces
 (D) Detail Features
 (E) Roofs
 Presented by Engineering Services, Inc.

- I. B22-15 Greg Heger**
TABLED 617 East Emma Avenue, Suite C
PER Variance of Sign Ordinance
STAFF Presented by Greg Heger

- J. B22-16 Robert Sanchez**
 5962 West County Line Road
 Variance of Pavement Requirement
 Presented by Robert Sanchez

IX. Waivers

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

- B. W22-02 A-Tech Building Expansion**
TABLED 2901 Chapman Avenue
PER Waiver of Street Improvements on Chapman Avenue
STAFF Presented by David A. Gilbert, P.E.

- C. W22-03 Carla Burg**
 6630 East Wagon Wheel Road
 Waiver of Sidewalks and Driveways
 Presented by Neil Johnson & Carla Burg

X. Planning Director's Report

XI. Adjourn