

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

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

II. Call to Order

III. Roll Call

IV. Approval of Minutes (October 4, 2022)

V. Tabled Items

**A. L22-49 Wagon Wheel Storage, Ph. II
3744 Wagon Wheel Road**

B22-99 Variance for Commercial Design Standards

(A) Pedestrian Flow

(B) Facades & Exterior Walls

(C) Detail Features

(D) Roofs

(E) Materials & Colors

(F) Entryways

(G) Landscaping

Presented by Anderson Engineering

VI. Public Hearing – Rezoning

A. R22-56 Hollyberry Properties, LLC (Vanhook Trust)

303 & 223 Preston Lane

From an A-1 to PUD

PP22-13 Shiloh Meadows

Presented by Hollyberry Properties, LLC

B. R22-69 Elm Springs Apartments, LLC

SE Corner of Bob Mills Rd & Oak Grove Rd

From MF-16 to PUD

L22-59 The Ramsay at Springdale

W22-20 Waiver of Street Improvements on Bob Mills Rd

Presented by Crafton Tull & Associates

- C. R22-70** **Vick Enterprises, LLC**
3118 Old Wire Road
From MF-2 to MF-4
Presented by Vick Enterprises, LLC
- D. R22-71** **Westdale Holdings, LLC**
S. of Har-Ber Avenue, E. of N. Maestri Road
From A-1 to SF-1
Presented by Jacob Tankersley
- E. R22-72** **Tiffany & Shelby Straughn & Dylan Trollinger**
2544 Butterfield Coach Road
From A-1 to C-2
Presented by Jacob Tankersley
- F. R22-73** **Turner Street Properties, LLC**
1321 S. Turner Street
From C-2 to I-1
Presented by Engineering Services, Inc.
- G. R22-74** **Partners Construction, LLC**
700 S. 48th Street
From A-1 to C-6
Presented by Engineering Services, Inc.
- H. R22-75** **Commercial Space, LLC**
4820 Mhoon Lane
From C-2 to C-6
Presented by Engineering Services, Inc.

VII. Public Hearing – Conditional Use

- A. C22-20** **Ozarks Electric**
L22-58 NE Corner of E. Robinson Ave & S. Friendship Rd
Use Unit 3 (Utility Facilities) in an A-1
B22-96 **Variance for Paving Requirement**
W22-19 **Waiver of Sidewalk Requirement on E. Robinson Avenue**
Presented by Crafton Tull & Associates, Inc.

VIII. Preliminary Plats, Replats, & Final Plats

- A. PP22-13** **Shiloh Meadows**
TABLED PER 303 & 223 Preston Lane
APPLICANT Presented by Hollyberry Properties, LLC

B. RP22-16 Haag-Brown Commercial AdditionN. 48th Street & Elm Springs Road, W. of I-49

Lot 2

Presented by Bates & Associates

C. RP22-17 Silent Knoll Subdivision

3560 Silent Grove Road

B22-107 Variance for Increased Front Fence Height from 3' to 6'

Lots 64, 65, 66, & 70

Presented by Bates & Associates & Stephen Lindsey

D. FP22-06 Springdale's Best Storage

E. Emma Avenue & Casteel Lane

Presented by Bates & Associates

IX. Large Scale Developments**A. L22-57 I-49 Industrial Park, Ph. II**

W. Apple Blossom Avenue & N. Graham Road

**B22-97 Variance for Commercial Design Standards
(A) Screening****W22-18 Waiver of Street Improvements**

Presented by Halff Associates, Inc.

B. L22-58 Ozarks Electric

NE Corner of E. Robinson Ave & S. Friendship Rd

Presented by Crafton Tull & Associates, Inc.

C. L22-59 The Ramsay at Springdale

SE Corner of Bob Mills Rd & Oak Grove Rd

Presented by Crafton Tull & Associates, Inc.

D. L22-61 Roller Hangar

714 S. Old Missouri Road

**B22-98 Variance for Commercial Design Standards
(A) Central Features & Community Spaces
(B) Landscaping**

Presented by Engineering Services, Inc.

E. L22-62 Second Nature Landscaping

211 E. AR Hwy 264

B22-106 Variance for Paving Requirement

Presented by Swope Engineering

F. L22-63 Piney Ridge Treatment Center

5060 E. Robinson Avenue

B22-101 Variance for Commercial Design Standards

(A) Landscaping

(B) Screening

Presented by Phillip Lewis Engineering, Inc.

G. L22-64 Village Travel Center

End of N. 45th Street

B22-104 Variance for Commercial Design Standards

(A) Pedestrian Flow

(B) Facades & Exterior Walls

(C) Detail Features

(D) Roofs

(E) Materials & Colors

(F) Entryways

(G) Landscaping

W22-22 Waiver of Storm Water Drainage Requirement & Street Improvements

Presented by Luke Dolechek

X. Board of Adjustment

A. B22-96 Ozarks Electric

NE Corner of E. Robinson Ave & S. Friendship Rd

Variance for Paving Requirement

Presented by Crafton Tull & Associates, Inc.

B. B22-97 I-49 Industrial Park, Ph. II

W. Apple Blossom Avenue & N. Graham Road

Variance for Commercial Design Standards

(A) Screening

Presented by Halff Associates, Inc.

C. B22-98 Roller Hangar

714 S. Old Missouri Road

Variance for Commercial Design Standards

(A) Central Features & Community Spaces

(B) Landscaping

Presented by Engineering Services, Inc.

D. B22-99 Wagon Wheel Storage, Ph. II

3744 Wagon Wheel Road

Variance for Commercial Design Standards

(A) Pedestrian Flow

(B) Facades & Exterior Walls

(C) Detail Features

(D) Roofs

(E) Materials & Colors

(F) Entryways

(G) Landscaping

Presented by Anderson Engineering

E. B22-100 Volleyball Recreational Facility

WITHDRAWN 636 N. 40th Street

PER Variance for Commercial Design Standards

APPLICANT (A) Landscaping

Presented by Roscoe Turner

F. B22-101 Piney Ridge Treatment Center

5060 E. Robinson Avenue

Variance for Commercial Design Standards

(A) Landscaping

(B) Screening

Presented by Phillip Lewis Engineering, Inc.

G. B22-102 Carrillo Holdings, LLC

End of S. Miller Road, S. of 612 Bypass

Variance for Minimum Lot Width from 70' to 17.70' & 18.18'

Presented by Nikki Littrell

H. B22-103 Rodrigo A. Leon

3861 N. Oak Street

Variance for Increased Fence Height from 3' to 6'

Presented by Rodrigo A. Leon

I. B22-104 Village Travel Center

End of N. 45th Street

Variance for Commercial Design Standards

(A) Pedestrian Flow

(B) Facades & Exterior Walls

(C) Detail Features

(D) Roofs

(E) Materials & Colors

(F) Entryways

(G) Landscaping

Presented by Luke Dolechek

J. B22-106 Second Nature Landscaping

211 E. AR Hwy 264

Variance for Paving Requirement

Presented by Swope Engineering

K. B22-107 Stephen Lindsey

3560 Silent Grove Road

Variance for Increased Fence Height from 3' to 6'

Presented by Stephen Lindsey

L. B22-108 BARMAC Property

1923 Turnbow Avenue

Variance for Perimeter Landscaping & Screening

Presented by Engineering Services, Inc.

XI. Waivers

A. W22-18 I-49 Industrial Park, Ph. II

W. Apple Blossom Ave & N. Graham Rd

Waiver of Street Improvements on W. Apple Blossom Ave

Presented by Halff & Associates, Inc.

B. W22-19 Ozarks Electric

NE Corner of E. Robinson Ave & S. Friendship Rd

Waiver of Sidewalk Requirement on E. Robinson Ave

Presented by Crafton Tull & Associates, Inc.

C. W22-20 The Ramsay at Springdale

SE Corner of Bob Mills Rd & Oak Grove Rd

Waiver of Street Improvements on Bob Mills Rd

Presented by Crafton Tull & Associates, Inc.

D. W22-21 Eric & Jill Miller

6200 Copperhead Road

Waiver of Sidewalk Requirement on Wagon Wheel Road

Presented by Eric & Jill Miller

E. W22-22 Village Travel Center

End of N. 45th Street

Waiver of Storm Water Drainage Requirement & Street Improvements

Presented by Luke Dolechek

XII. Other

A. Springdale Planning Commission Schedule 2023

Presented by Patsy Christie

B. Expansion of a Non-Conformity in a C-2

1104 Backus Avenue

Presented by Rosaura Cantu & Eugenio Torres Martinez

C. L21-24 PSC Indoor Soccer Extension

1940 S. Old Missouri Road

Presented by Rick McGraw

D. PP21-16 Hackberry Woods Extension

3357 Habberton Ridge Road

Presented by Expedient Civil Engineering

XIII. Planning Director's Report

XIV. Adjourn