

**SPRINGDALE PLANNING COMMISSION
COUNCIL CHAMBERS
201 SPRING STREET
5:00 P.M.
JANUARY 5, 2021 AGENDA**

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

II. Call to Order

III. Roll Call

IV. Approval of Minutes (December 1, 2020)

V. Other

A. Amendment to the Springdale Code of Ordinance, Chapter 56 Landscape and Buffers by amending Sec. 56.31.(3) Perimeter landscaping other than street frontage and Sec. 56-37.
Presented by Patsy Christie

VI. Tabled Items

A. B20-67 Smith and Walker Enterprises, LLC
1386 East Emma Avenue
(A) Variance for deviation to increase hours of operation to 24/7
(B) Variance for deviation from utility requirement

C20-23 Conditional Use for Unit 44 (Mobile Vending) in a C-2
Presented by Victor Smith

VII. Public Hearing – Rezoning

A. R20-49 Dilpreet Singh
Approx. 600' south of the intersection of Elm Springs Road & 40th Street, located behind 700 North 40th Street
From A-1 to a C-2
Presented by Morrison Shipley

B. R20-50 Almaraz SPC, LLC
1300 North Thompson
From C-2 to C-5
Presented by Antonio Almaraz

- C. R20-51 Dream Structures, LLC**
 North side of County Line Rd and between Lowell Road and Oak Street
 From A-1, SF-1 to MF-12
 Presented by Steve Fisher/Watkins, Boyer, Gray, & Curry PLLC

- D. R20-52 Metaphase 1, LLC**
 Southwest corner of Don Tyson Blvd. and Parkway Circle
 From A-1 & C-2 to C-5
 Presented by Crafton Tull

- E. R20-53 PSAC, LLC (Pure Springdale)**
 NW intersection of Gene George Blvd. and Dearing Road
 From PUD to Revised PUD
 Presented by Crafton Tull

- F. R21-01 Parkway Boulevard, LLC**
 Between 4022 South 56th Street and 4200 South 56th Street
 From A-1 to MF-24
 Presented by Engineering Services, Inc.

- G. R21-02 Nancy Hagen**
 901 Young Street
 From SF-2 to MF-4
 Presented by Steve Butcher

VIII. Public Hearing – Conditional Use

- A. C20-23 Smith and Walker Enterprises, LLC**
 1386 East Emma Avenue
 Conditional Use for Unit 44 (Mobile Vending) in a C-2
 Presented by Victor Smith

- B. C21-01 Adan Soto Rivera**
 1210-1218 South Thompson Street
 Conditional Use for Unit 52 (food truck court) in a C-5
 Presented by Adan Soto Rivera

IX. Preliminary Plats, Replats, & Final Plats

- A. RP21-01 Casey's**
 2100 East Robinson Avenue
 Presented by Morrison Shipley

- B. RP21-02 NWA Holdings, LLC (Har-ber Meadows)**
 Hwy. 412 & South 64th Street
 Presented by Engineering Services, Inc.

X. Large Scale Developments

A. L21-01 The Steelyard

North of East Mountain Road & directly across from Gray Drive

B21-04 Variance for deviation of paved parking requirements

Presented by Engineering Services, Inc.

B. L21-02 Gus Roofing Company

4211 Dixie Industrial Avenue

B21-09 Variance for deviation of Commercial Design Standards

(A) Facades and Exterior Walls

(B) Roofs

Presented by Expedient Civil Engineering

C. L21-03 Stronghold NWA

3095 Wagon Wheel Road

B21-02 Variance for deviation of Commercial Design Standards

(A) Entrances

(B) Parking lot Orientation

(C) Pedestrian Flow

(D) Central Features & Community Spaces

(E) Multiple Buildings in Commercial Centers

(F) Outdoor Storage, Trash Collection, and Loading Areas

(G) Detail Features

(H) Entryways

(I) Landscaping

(J) Screening

Presented by Gavin Smith, Civil Engineering

D. L21-04 Casey's

2100 East Robinson Avenue

B21-01 Variance for deviation of Commercial Design Standards

(A) Entrances

(B) Parking lot Orientation

(C) Pedestrian Flow

(D) Landscaping

Presented by Morrison Shipley

E. L21-06 Har-ber Meadows Townhomes

Southside of Lynch's Prairie Cove

Presented by Engineering Services, Inc.

XI. Board of Adjustment

A. B21-01 Casey's

2100 East Robinson Avenue

Variance for deviation of Commercial Design Standards

- (A) Entrances
- (B) Parking lot Orientation
- (C) Pedestrian Flow
- (D) Landscaping

Presented by Morrison Shipley

B. B21-02 Stronghold NWA

3095 Wagon Wheel Road

Variance for deviation of Commercial Design Standards

- (A) Entrances
- (B) Parking lot Orientation
- (C) Pedestrian Flow
- (D) Central Features & Community Spaces
- (E) Multiple Buildings in Commercial Centers
- (F) Outdoor Storage, Trash Collection, and Loading Areas
- (G) Detail Features
- (H) Entryways
- (I) Landscaping
- (J) Screening

Presented by Gavin Smith, Civil Engineering

C. B21-03 Peaks at Springdale

WITHDRAWN 1300 Cooper Drive

PER APPLICANT Variance for deviation of standard parking space size

Presented by Crafton Tull

D. B21-04 The Steelyard

North of East Mountain Road & directly across from Gray Drive

Variance for deviation of paved parking requirements

Presented by Engineering Services, Inc.

E. B21-08 ESS Properties, LLC

5180 North Oak Street

Variance for deviation of drainage criteria for detention pond

Presented by Crafton Tull

- F. B21-09** **Karina Garcia Chavez (Gus Roofing)**
4211 Dixie Industrial Avenue
Variance for deviation of Commercial Design Standards
(A) Facades and Exterior Walls
(B) Roofs
Presented by Expedient Civil Engineering

XII. Waivers

- A. W21-01** **Trey Thompson**
4078 Carriage Crossing Lane
Waiver of Sidewalk Requirement
Presented by Trey Thompson

XIII. Planning Director's Report

XIV. Adjourn