

**SPRINGDALE PLANNING COMMISSION  
COUNCIL CHAMBERS  
201 SPRING  
5:00 P.M.  
FEBRURY 2, 2021  
Common Agenda**

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

**II. Call to Order**

**III. Roll Call**

**IV. Approval of Minutes (1-5-2021)**

**V. Election of Officers**

**VI. Tabled Items**

**A. C21-01 Adan Soto Rivera**

1210-1218 South Thompson Street  
Conditional Use for Unit 52 (Food Truck Court)  
In C-5  
Presented by Adan Soto Rivera

**B. L21-03 Stronghold NWA**

3095 Wagon Wheel Road

**B21-02** Variance for deviation of Commercial Design Standards

(A) Multiple Buildings in Commercial Centers

(B) Entryways and Architectural Features

Presented by Gavin Smith, Civil Engineering

**C. W21-01 Trey Thompson**

4078 Crossing Lane

Waiver of sidewalk requirement

Presented by Trey Thompson and Conner Homes

**VII. Public Hearing – Rezoning**

**A. R21-03 Merry Lee Phillips Trust (Starbucks)**

408 S. Thompson

From C-2 to C-5

Presented by Engineering Services, Inc.

**B. R21-04 Brian and Melanie Moore Trust (Cadence Crossing)**  
**Tabled per Applicant**  
 529 E. Don Tyson Parkway  
 From A-1 to PUD  
 Presented by Engineering Services, Inc.

**C. R21-05 Chancad, LLC (Rosedale Heights)**  
 529 E. Don Tyson Parkway  
 From A-1 to SF-3  
 Presented by Engineering Services, Inc.

**D. R21-06 Saul and Deris Calderon**  
 3161 N. Thompson Street  
 From A-1 to C-2  
 Presented by A Million Miracles Surveying

**E. R21-07 David & Natasha Harris**  
 964 N. Maestri Road  
 From A-1 to C-2  
 Presented by Tyler Carter/Bob Downum

**F. R21-08 Bryan and Shannon Passmore**  
 7132 Bur Oak Road  
 From A-1 to SF-1  
 Presented by Bryan and Shannon Passmore

**G. R21-09 Jackie and Sherry Moore**  
 3300 Clyde Lane  
 From A-1 to SF-2  
 Presented by Engineering Services, Inc.

**VIII. Public Hearing – Conditional Use**

**A. C21-02 Isabelle and Dominik Maerki**  
 8727 E. Wagon Wheel Road  
 Conditional Use for Unit 36 (Horses kept in residential area)  
 In a SF-1  
 Presented by Isabelle and Dominik Maerki

**B. C21-03 Maria Hernandez**  
 4409 S. Thompson Street  
 Use Unit 44 (Mobile Vending) in C-2  
 Presented by Carla Himenez

**C. C21-04 Bryan and Shannon Passmore**  
 7123 Burr Oak Road  
 Tandem Lot Split in SF-1  
 Presented by Bryan and Shannon Passmore

**IX. Preliminary Plats, Replats and Final Plats**

**A. PP21-01 Brian & Melanie Moore Trust (Cadence Crossing)**  
**Tabled per Applicant**  
West side of Gibbs Road, between Har-Ber Ave and Nichols Road  
Presented by Engineering Services, Inc.

**B. PP21-02 Chancad, LLC (Rosedale Heights)**  
SW Corner of Don Tyson and S. Powell Street  
Presented by Engineering Services, Inc.

**C. RP21-03 Nancy Hagan**  
Lots 14 & 15, Block 2, Carter Addition  
Presented by Steve Butcher

**X. Large Scale Developments**

**A. L21-05 Electric Avenue Townhomes**  
NW corner of Electric Ave. and Oriole St.  
Presented by Engineering Services, Inc.

**B. L21-07 Springdale Moose Lodge #887 (Ritter Fiber Shelter)**  
215 W. Apple Blossom Avenue  
Presented by Ritter Communications & 356 Solutions

**C. L21-08 Luther George Park**  
300 Park Street  
Presented by Spackman Mossop Michaels/City of Springdale

**D. L21-09 Edwards & J Landscaping, Inc.**  
1186 Bulldog Avenue  
Presented by James Guertz

**E. L21-11 Saul and Deris Calderon**  
3161 N. Thompson Street  
Presented by A Million Miracles Surveying

**XI. Board of Adjustment**

**A. B21-06 Allen Hart**  
365 Old Wire Road  
Variance for deviation of minimum lot width in SF-2  
Presented by Allen Hart

**B. B21-10 Karina Garcia Chavez (Gus Roofing)**  
4211 Dixie Industrial Avenue  
Variance for deviation of paving requirement  
Presented by Expedient Civil Engineering

- C. B21-11 Isabelle and Dominik Maerki**  
 8727 E. Wagon Wheel Road  
 Variance for deviation of fence and acreage  
 Presented by Isabelle and Dominik Maerki
- D. B21-12 Merry Lee Phillips Trust (Starbucks)**  
 408 S. Thompson  
 Variance for deviation of Commercial Design Standards  
 (A) Entrances  
 Presented by Engineering Services, Inc.
- E. B21-13 Juan Araujo**  
 3187 Julio Road  
 Variance for deviation of rear setback from 35' to 3'  
 Presented by Fransisca and Juan Araujo
- F. B21-14 Maria Hernandez**  
 4409 S Thompson Street  
 Variance for deviation of Food Truck size  
 Presented by Carla Himenez
- G. B21-15 Bryan and Shannon Passmore**  
 7132 Bur Oak Road  
 Variance for deviation of paved driveway requirement  
 Presented by Bryan and Shannon Passmore
- H. B21-16 Brian & Melanie Moore Trust (Cadence Crossing)**  
 7655 West Gibbs Road  
 Variance for deviation of PUD size from 10 acres to 5 acres  
 Presented by Engineering Services, Inc.

**Tabled per  
Applicant**

**XII. Planning Director's Report**

**XIII. Adjourn**