

**SPRINGDALE PLANNING COMMISSION  
COUNCIL CHAMBERS  
201 SPRING STREET  
5:00 P.M.  
MARCH 2, 2021**

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

**II. Call to Order**

**III. Roll Call**

**IV. Approval of Minutes February 2, 2021**

**V. Public Hearings**

**A.** Proposed amendment to the Springdale Code of Ordinance Chapter 130 Zoning Ordinance to add Article 4 Section 5.5 SEED – Springdale Elective Enhancement District.

**B.** Proposed amendment to the Springdale Code of Ordinance Chapter 32 Downtown District Form-Based Code to amend Section 1.2 to add property to the Form Based Code District and to amend Section 2.1 Regulating Plan to revise the boundary of the Campus Type 1.

**VI. Tabled Items**

**A. R21-04 Brian & Melanie Moore Trust (Cadence Crossing)**

7655 West Gibbs Road

From A-1 to PUD

**PP21-01** West side of Gibbs Road, between Har-Ber Avenue and Nichols Road

**B21-16** Variance for deviation of PUD size from 10 acres to 5 acres

Presented by Engineering Services, Inc.

**VII. Public Hearing – Rezoning**

**A. R21-10 Chad Reed**

**TABLED** 560 West County Line Road

From MF-12 to C-2

Presented by Chad Reed

**B. R21-11 Luke Hammond**

3444 Wagon Wheel Road

From A-1 to C-5

Presented by Luke Hammond

**C. R21-12**    **Old Mo East, LLC**  
1609 Old Missouri Road  
From I-1 to I-2  
Presented by McClelland Consulting Engineers, Inc.

**D. R21-13**    **CCO Investments, LLC**  
**TABLED**    2207 East Highway 264  
From A-1 to SF-1  
Presented by Blew and Associates

**VIII. Public Hearing – Conditional Use**

**A. C21-06**    **Dandy Oil Company, Inc.**  
**TABLED**    701.5 North Thompson Street  
Tandem Lot in C-2  
Presented by Engineering Services, Inc.

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

**A. PP21-03**    **Benedetto Subdivision Phase 2**  
SW of Gibbs Road and N of Harbor Avenue  
Presented by Engineering Services, Inc.

**B. RP21-05**    **Mark and Clelia Black**  
**TABLED**    4409 Bogey Drive  
Presented by Bates and Associates

**C. RP21-06**    **Vick Enterprises, LLC**  
Lot 7, Block 4, Howard Acres Subdivision  
Presented by Blew & Associates

**X. Large Scale Developments**

**A. L21-10**    **Twin City Produce**  
**TABLED**    2014 Turnbow Avenue  
Presented by Engineering Services, Inc.

**B. L21-12**    **Chick-Fil-A**  
5601 West Sunset Avenue  
Presented by Greyden Engineering

**C. L21-13**    **Plaza Tire Service**  
3049 East Robinson Avenue  
**B21-19**    **Variance for deviation of Commercial Design Standards**  
**(A) Facades**  
**(B) Building Foundation Landscaping**  
Presented by CEI Engineering

**XI. Board of Adjustment**

- A. B20-14**    **Francisco & Adriana Saenz**  
294 Trevi Fontana Place  
Variance for deviation of front setback from 30' to 16.5'  
Presented by Francisco & Adriana Saenz / Joye Ryan Jones
- B. B21-17**    **Victor Ortiz**  
1129 Jefferson Street  
Variance for deviation of paving requirement with a two year Bill of Assurance  
Presented by Victor and Rolando Ortiz
- C. B21-18**    **Nelson Anaya**  
3611 Bueno Avenue  
Deviation of rear setback from 20' to 10'  
Presented by Nelson Anaya
- D. B21-20**    **Mark & Laura Bazyk (All American Steakhouse)**  
3492 West Sunset Avenue  
Variance for deviation of Commercial Design Standards  
(A) Screening  
Presented by Jim Reed
- E. B21-21**    **DCSB Holdings, LLC (Blades Landscaping)**  
1380 Butterfield Coach Road  
Variance for deviation of  
(A) 8' fence height  
(B) Paving requirement with two year Bill of Assurance  
Presented by Derek Deaton

**XII. Waivers**

- A. W21-02**    **Miguel and Dawn Jimenez**  
913 South Spring Creek Road  
Request for sidewalk waiver  
Presented by Miguel and Dawn Jimenez

**XIII. Other**

- A.**            **Expansion of a Legal Non-Conforming Use**  
**TABLED**    1009 W Huntsville  
Presented by Jose Victor Nunez

**XIV. Planning Director's Report**

**XV. Adjourn**