

**SPRINGDALE PLANNING COMMISSION  
COUNCIL CHAMBERS  
201 SPRING STREET  
5:00 P.M.  
APRIL 6, 2021  
Tentative Agenda**

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

**II. Call to Order**

**III. Roll Call**

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

**V. Public Hearings**

**VI. Tabled Items**

**A. R21-10 Chad Reed**  
560 West County Line Road  
From MF-12 to C-2  
Presented by Chad Reed

**B. R21-13 CCO Investments, LLC**  
2259 East Highway 264  
From A-1 to SF-1  
Presented by Blew and Associates

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

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

**E. B21-17 Victor Ortiz**  
1129 Jefferson Street  
Variance for deviation of paving requirement  
With two year Bill of Assurance  
Presented by Victor Ortiz

**VII. Public Hearing – Rezoning**

- A. R21-14**    **Gerald B. Jones**  
611 E Apple Blossom Avenue  
From C-2 to I-1  
Presented by Jorgensen & Associates
- B. R21-15**    **Gerald B. Jones Trust**  
679 E Apple Blossom Avenue  
From I-1 to I-2 (Tract 3B)  
Presented by Jorgensen & Associates
- C. R21-16**    **Forest Dale and Helen Irven Joint Revocable Trust and Betty Counts, Joanne Wade**  
1415, 1309, and 1307 Oak Grove Road  
From A-1 to MF-16  
Presented by Ramsay Ball with Savant Development
- D. R21-17**    **Springdale Downtown, LLC**  
500 North Main Street  
From PUD to Revised PUD  
Presented by Brenda Anderson with Blue Crane
- E. R21-18**    **The Trails at the Crossings Apartments, LP**  
NE of the intersection of Watkins Avenue & 64th Street  
From PUD to Revised PUD  
Presented by Crafton Tull
- F. R21-19**    **Rogers Warehouse Development, LLC**  
3744 Wagon Wheel Road from C-2 to C-5  
3652 Wagon Wheel Road from A-1 to C-5  
Presented by Bill McClard

**VIII. Public Hearing – Conditional Use**

- A. C21-05**    **Sonny and Kouhpone Chanhsavang**  
901 Dorman Street  
Use Unit 42 (church / synagogue) in a C-2  
**B21-22**    **Variance for deviation of offsite parking**  
Presented by Ned Leer
- B. C21-07**    **ISC Properties, LLC**  
2200 South Old Missouri Road  
Use Unit 25 in a C-5  
Presented by Greg Edwards and Andrew Flocks
- C. C21-08**    **Iola Walton**  
4169 Bel Air Road  
Tandem Lot in an SF-2  
Presented by Engineering Services, Inc.

**D. C21-09**     **Friendship Cemetery Association**  
1649 Vantress Farms Road  
Tandem Lot in an A-1  
Presented by Mike Overton and Dewey Johnson

**E. C21-10**     **Jim and Betty Cash Trust**  
**Tabled**     5392 AR 112 Hwy  
Tandem Lot in an A-1  
Presented by Satterfield and Jim Cash

**F. C21-11**     **GPS Transportation, LLC**  
**Tabled**     324 North 48th Street  
Use Unit 35 in a C-5  
Presented by Tatum Owenby and Haden Gilder

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

**A. PP21-04**     **Collin's Cove**  
West side of 56<sup>th</sup> Street, south of County Line Road  
Presented by Engineering Services, Inc.

**B. PP21-05**     **Noah's Landing**  
East side of 56th Street, south of County Line Road  
Presented by Engineering Services, Inc.

**X. Board of Adjustment**

**A. B21-23**     **Charles and Nancy Bostian**  
1901 Stout Drive  
Variance for deviation of paving requirement  
Presented by Charles and Nancy Bostian

**B. B21-24**     **Larry and Martha Ashley**  
5145 Arkanshire Circle  
Variance for deviation of side setback from 25' to 20'  
Presented by Larry and Martha Ashley

**C. B21-25**     **NETS Global Holdings, LLC**  
**Tabled per Applicant**     4876 North Thompson Street  
Variance for deviation of  
Frontage & perimeter landscaping, & dumpster enclosure

**W21-03**     **Waiver of street improvement requirements**  
Presented by Morrison Shipley

**D. B21-26**     **Kelly Hayes**  
1671 Greystone Place  
Variance for deviation of rear setback from 20' to 15'  
Presented by Corey Granderson and Kelly Hayes

**E. B21-27**     **William and Janell Rieske**  
1639 Greystone Place  
Variance for deviation of side setback from 8' to 5'  
Presented by William and Janell Rieske

**F. B21-28**     **Gibson Butcher Construction, LLC**  
**Tabled**       603 Black Oak Ave (Existing House)  
Variance for deviation of  
(A) front setback from 30' to 15'  
(B) lot width from 70' to 62.5'  
Presented by Steve Butcher

**G. B21-29**     **Gibson Butcher Construction, LLC**  
**Tabled**       East of 603 Black Oak Ave (New Tract)  
Variance for deviation of lot width from 70' to 62.5'  
Presented by Steve Butcher

**H. B21-30**     **Jim Moore**  
4052 Jessica Lane  
Variance for deviation of  
(A) side setback from 8' to 6'  
(B) rear setback from 20' to 12'  
Presented by Bryan Claypool

**XI.    Waivers**

**A. W21-04**     **Joshua Perry**  
728 Jay Lane  
Waiver of sidewalk requirement  
Presented by Joshua Perry

**XII.   Other**

**A. L20-14**     **One Year Extension Request for LSD – Go Punch List**  
Lots 1 & 2 of Hammitt-Eoff Business Center  
Approved May 5, 2020 Planning Commission meeting  
Presented by Engineering Services, Inc.

**XIII.   Planning Director's Report**

**XIV.   Adjourn**