

**SPRINGDALE PLANNING COMMISSION  
COUNCIL CHAMBERS  
201 SPRING STREET  
5:00 P.M.  
MAY 4, 2021**

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

**II. Call to Order**

**III. Roll Call**

**IV. Approval of Minutes April 6, 2021**

**V. Tabled Items**

**A. C21-05 Sonny and Kouhpone Chanh Savang**  
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. C21-10 Jim and Betty Cash Trust**  
5392 AR 112 Hwy  
Tandem Lot in an A-1  
Presented by Satterfield and Jim Cash

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

**D. B21-25 NETS Global Holdings, LLC**  
4876 North Thompson Street  
Variance for deviation of  
(A) Frontage landscaping  
(B) Perimeter landscaping  
(C) Dumpster enclosure  
**W21-03 Waiver of street improvement requirements**  
Presented by Morrison Shipley

- E. B21-28**     **Gibson Butcher Construction, LLC**  
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
- F. B21-29**     **Gibson Butcher Construction, LLC**  
East of 603 Black Oak Ave (New Tract)  
Variance for deviation of lot width from 70' to 62.5'  
Presented by Steve Butcher
- G. B21-30**     **Jim Moore**  
4052 Jessica Lane  
Variance for deviation of  
(A) side setback from 8' to 6'  
(B) rear setback from 20' to 15'  
Presented by Bryan Claypool

**VI. Public Hearing – Rezoning**

- A. R21-20**     **Donald Brady**  
807 South West End Street  
From SF-2 to O-1  
Presented by Donald Brady
- B. R21-21**     **Berean Baptist Church**  
515 Sanders Ave  
From C-1 to P-1  
Presented by Derl Howerton
- C. R21-22**     **Loy & Alma Boyd Revocable Trust (Noah's Landing)**  
From A-1 to SF-2  
**PP21-05**     **Noah's Landing, East side of 56th Street, south of County Line Road**  
Presented by Engineering Services, Inc.
- D. R21-23**     **City of Springdale**  
Southern end of McCullough Drive  
From A-1 to MF-16  
Presented by Patsy Christie, Director of Planning and  
Community Development
- E. R21-24**     **Earl & Irene Dosset, Patricia & Ted Dosset**  
21-00167-438, W of Grimsley Road and N of Carrie Smith Road  
From A-1 to SF-1  
**B21-40**     **Variance for deviation of minimum lot width in an A-1**  
Presented by Mathew Dossett

**F. R21-26 Parson's Family Trust (Nature Walk)**

From SF-2 and I-1 to SF-3 and MF-4

**PP21-08 Nature Walk, off Cheyenne Trail, North of Backus, and west of Hwy 71B**

Presented by Engineering Services, Inc.

**VII. Public Hearing – Conditional Use**

**A. C21-12 Tim & Teresa Oelke**

2556 North 40th Street

Tandem Lot in an A-1

**B21-42 Variance for deviation of minimum lot width in an A-1**

Presented by Swope Engineering

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

**A. PP21-05 Noah's Landing**

**Tabled**

East side of 56th Street, south of County Line Road

Presented by Engineering Services, Inc.

**B. PP21-06 Deere Creek (Formerly Wildcat Creek)**

Between 56th Street and N 48th Street, south of County Line Road

Presented by Engineering Services, Inc.

**C. PP21-07 Whispering Springs**

**Tabled**

Hylton Road, west of the intersection of Butterfield Coach

Road & Howard Anderson Road

Presented by Engineering Services, Inc.

**D. PP21-08 Nature Walk**

Located off Cheyenne Trail, North of Backus, and west of Hwy 71B

Presented by Engineering Services, Inc.

**E. PP21-09 Hylton Place Phase III**

East side of Hylton Road, approx. 0.45 miles south of DTP

Presented by Engineering Services, Inc.

**F. FP21-01 Sam's Club**

1517 Gene George Boulevard

Presented by CEI

**IX. Large Scale Developments**

**A. L21-15 PM Industries, Inc.**

2399 Turnbow Avenue

**W21-07 Waiver of sidewalk requirements**

Presented by Mathew Loos with Olsson

**B. L21-16 Modern Storage, Hwy 412 Development**

4565 West Sunset Avenue

Presented by Joe White & Associates

**C. L21-17 Burger King**

NW Corner of Sam's Club Place & Mathias Drive

Presented by Morrison Shipley

**X. Board of Adjustment**

**A. B21-32 Gina and Chris Brown**

4585 Sequoia Avenue

Variance for deviation of rear setback from 20' to 0'

Presented by Blew & Associates

**B. B21-33 Darrell Scott & Gretchen Silva**

1802 Westwood Avenue

Variance for deviation of rear setback from 20' to 10'

Presented by Darrell Scott & Gretchen Silva

**C. B21-34 Kevin Doffin**

1903 Melissa Lane

Variance for deviation of rear setback from 20' to 7.5'

Presented by Kevin Doffin

**D. B21-35 Wanda George**

503 Crestwood Street

Variance for deviation of paving requirements

Presented by Robert George

**E. B21-36 Jimmie Cook**

98 West Bailey Avenue

Variance for deviation of

A) Front setback from 30' to 9' and

B) Side setback from 8' to 3'

Presented by Jimmie Cook and Howard Thurber

**F. B21-37 Iola Walton**

4169 Bel Air Road

Variance for deviation of paving requirements

Presented by Engineering Services, Inc.

**G. B21-38 Allen & Majorie Hignite**

3904 Mayes Avenue

Variance for deviation of fence height requirement from 3' to 5'

Presented by Allen & Majorie Hignite

**H. B21-39**    **Mathew & Jessica Boring**  
5286 North Graham Road  
Variance for deviation of paving requirements  
Presented by Mathew Boring

**I. B21-41**    **Omar Cortes-Rios & Manuela Hernandez**  
3934 Serene Street  
Variance for deviation of side setback from 8' to 3'  
Presented by Omar Cortes-Rios

**XI.    Waivers**

**A. W21-05**    **Huey and Betty Couch**  
2675 North 56<sup>th</sup> Street  
Waiver of sidewalk requirement  
Presented by Huey Couch

**B. W21-06**    **Scott and Cheryl Scruton**  
8246 West Wagon Wheel Road  
Waiver of sidewalk requirements  
Presented by Wendall Adams, Adams Investments of NWA

**XII.    Planning Director's Report**

**XIII.    Adjourn**