

**SPRINGDALE PLANNING COMMISSION
COUNCIL CHAMBERS
201 SPRING STREET
5:00 P.M.
July 6, 2021
TENTATIVE AGENDA**

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

II. Call to Order

III. Roll Call

IV. Approval of Minutes – June 1, 2021

V. Tabled Items

**A. W21-10 Todd and Laura Setser
308 East Lakeview Drive
Waiver of sidewalk requirements
Presented by Todd Setser**

VI. Public Hearing – Rezoning

**A. R21-36 Living Savior Lutheran Church
1600 Butterfield Coach Road
From A-1 to P-1
Presented by Debra Young**

**B. R21-37 Motah, LLC (Medical Hospital)
5141 Watkins Avenue
From C-1 to C-5
Presented by Crafton Tull & Associates, Inc.**

**C. R21-38 Cadence Crossing, LLC
From PUD to Revised PUD**

**PP21-01 4.95 acres near the intersection of W Gibbs Rd. and Har-ber Ave.
Presented by Engineering Services, Inc.**

**D. R21-39 48th & Elm Springs, LLC
North of Elm Springs Rd, west of interstate 49, and east of 48th Street
From C-5 to C-2
Presented by John Lapointe / Bowman Consultants**

- E. R21-40** **Hy-Crest Holdings, LLC**
105 E Robinson Avenue
From C-2 to C-5
C21-17 **Use Unit 25 (Limited Manufacturing) in a C-5**
Presented by Wildcat Shoals, LLC / Erik Tangness
- F. R21-41** **Riggins Construction, Inc. Retirement Trust**
3.2 acres along the east side of Gene George, west of Oak Grove Road,
and south of Elm Springs Road
From SF-2 to MF-12
Presented by Engineering Services, Inc.
- G. R21-42** **Thang Van Nyugen & Xuan Thi Huynh**
4.3 acres on the west side of Oak Grove Road, south of Elm Springs Road,
and north of Stockton Avenue
From C-2 to MF-12
Presented by Engineering Services, Inc.
- H. R21-43** **Wobbe Lane, LLC**
4142 North 45th Street, 9.8 acres between 45th Street and Interstate 49
From C-6 to C-5
Presented by Engineering Services, Inc.
- I. R21-44** **Parson's Family Trust**
18.9 acres east of Larkspur, generally aligned with N Pleasant Street
From SF-2 to SF-3
Presented by Engineering Services, Inc.

VII. Public Hearing – Conditional Use

- A. C21-06** **Dandy Oil Company, Inc.**
TABLED 702 North Thompson Street
PER STAFF Tandem lot in a C-2
Presented by Engineering Services, Inc.
- B. C21-14** **Jose Martinez Sandoval**
3805 Kelly Avenue
Use unit 44 (mobile vending) in a C-2
Presented by Stephanie Guevara
- C. C21-17** **Hy-Crest Holdings, LLC**
105 East Robinson Avenue
Use Unit 25 (Limited Manufacturing) in a C-5
Presented by Wildcat Shoals, LLC / Erik Tangness

VIII. Preliminary Plats, Replats, & Final Plats

- A. PP21-01** **Cadence Crossing Subdivision (Revision)**
7655 West Gibbs Road
Presented by Engineering Services, Inc.

B. PP21-12 Clayton St Business Park

10.99 acres east of Clayton Street, south of McRay Avenue and north of Sunset Avenue

B21-53 Variance for deviation of A) Master Street Plan for proposed dead end street to be longer than 800', being 1,228' and B) developing a private road with 30' access easement rather than dedicate the road as public

Presented by Engineering Services, Inc.

C. PP21-13 Hylton Road Subdivision Phase II

Southwest of Willie George Park along Hylton Road, south of existing subdivision connecting to Butterfly Avenue

Presented by Engineering Services, Inc.

D. PP21-14 Noah's Landing

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

B21-55 Variance for deviation of the Master Street Plan for proposed dead end street to be longer than 800'

Presented by Engineering Services, Inc.

E. FP21-02 Sundance Subdivision

6000 Block Julio Road

Presented by Bates and Associates

F. FP21-03 Spring Meadows

South of Apple Blossom, west of Old Wire Road

Presented by Engineering Services, Inc.

IX. Large Scale Developments

A. L20-29 City of Springdale – East Hanger

SW corner of Ford Avenue and Old Missouri Road

Presented by Garver Engineers

B. L21-19 7 Brew

1316 E. Robinson Avenue

B21-58 Variance for deviation of Commercial Design Standards – (A) Entrances, (B) Pedestrian Flow, (C) Central Features/Community Spaces, (D) landscaping

B21-59 Variance for deviation of separation between two drives on a single tract, from 150' to 85'

Presented by Bates and Associates, Inc.

- C. L21-21** **Flowerama of NWA**
K-Mart parking lot at 3142 W Sunset Avenue
B21-54 **Variance for deviation of Commercial Design Standards -
(A) Pedestrian Flow**
Presented by Bates and Associates, Inc.

- C. L21-24** **PSC Soccer Indoor**
TABLED Hwy 265 & Old Missouri
PER STAFF Presented by Emma Hernon

X. Board of Adjustment

- A. B21-46** **Modern Storage**
4565 West Sunset Avenue
Variance for deviation of front building setback – closer than 20' to
northern property line
Variance for deviation of Commercial Design Standards
(A) Roof projection requirements, (B) roof line requirements, and (C)
material requirements
Presented by Joe White and Associates

- B. B21-47** **James Clinger Jr.**
1406 Christian Avenue
Variance for deviation of rear setback from 20' to 15'
Presented by James Clinger Sr.

- C. B21-49** **Daniel Beyer**
1411 Camino Real Drive
Variance for deviation of fence height requirement to 12'
Presented by Daniel Beyer

- D. B21-50** **Rocio Aguayo**
910 Dodson Street
Variance for deviation of front fence height requirement from 3' to 4'
Presented by Juan Herrera

- E. B21-51** **Will Peters**
4157 Robbins Road
Variance for deviation of required 200' of frontage in A-1 zoning
W21-11 **Waiver of subdivision requirements**
Presented by Will Peters and Jason McClure

- F. B21-52** **Black Bear Holdings, LLC**
811 Turner Street
Variance for deviation of required parking spaces from 8 to 4
Presented by Michael Cardenzana

- G. B21-53** **Clayton Street, LLC**
11.98 acres on the east side of Clayton Street
Variance for deviation of
A) Master Street Plan for proposed dead end street to be longer than 800 ft, being 1,228 ft. and
B) developing a private road with 30' access easement rather than dedicate the road as public
Presented by Engineering Services, Inc.
- H. B21-54** **JK Properties of NWA, LLC (Flowerama)**
2940 West Sunset Avenue
Variance for deviation of Commercial Design Standards
(A) Pedestrian Flow
Presented by Bates and Associates, Inc.
- I. B21-55** **Loy and Alma Boyd Revocable Trust (Noah's Landing)**
Located along the east side of N 56th Street, south of County Line Road
Variance for deviation of the Master Street Plan for proposed dead end street to be longer than 800 ft.
Presented by Engineering Services, Inc.
- J. B21-56** **Chandler Holdings, LLC (Chandler Equipment)**
4180 and 4078 West Sunset Avenue
Variance for deviation of Commercial Design Standards
(A) Roofs
Presented by Bates & Associates, Inc.
- K. B21-57** **Chandler Holdings, LLC (Chandler Equipment)**
4180 and 4078 West Sunset Avenue
Variance for deviation of sidewalk width requirement from 8' to 5'
Presented by Bates & Associates, Inc.
- L. B21-58** **Rosamond Properties (7Brew)**
1360 E. Robinson Avenue
Variance for deviation of Commercial Design Standards –
(A) Entrances, (B) Pedestrian Flow, (C) Central Features/Community Spaces, & (D) landscaping
Presented by Bates & Associates, Inc.
- M. B21-59** **Rosamond Properties (7Brew)**
1360 East Robinson Avenue
Variance for deviation of separation between two drives on a single tract, from 150' to 85'
Presented by Bates & Associates, Inc.

- N. B21-61** **Promenade Point III, LLC (Northwest Medical Center - Eastside)**
2158 Butterfield Coach Road
Variance for deviation of sign requirements - freestanding sign(s) located
less than 150 feet from the right-of-way of Butterfield Coach and East
Robinson (412 East Highway)
Presented by Best Sign Group

XI. Waivers

- A. W21-11** **Will Peters**
4157 Robbins Road
Waiver of subdivision requirements
Presented by Will Peters and Jason McClure

XII. Other

XIII. Planning Director's Report

XIV. Adjourn