

**SPRINGDALE PLANNING COMMISSION  
WAYNE HYDEN TRAINING ROOM  
ROOM A205, CRIMINAL JUSTICE BUILDING  
201 SPRING STREET  
5:00 P.M.**

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

**II. Call to Order**

**III. Roll Call**

**IV. Approval of Minutes September 7, 2021**

**V. Tabled Items**

**A. L21-29 Office/Warehouse – Hwy 112 & Marchant Road**

Northwest corner of Hwy 112 and Marchant Road

**B21-82** Variance for deviation of Commercial Design Standards

- (A) Entrances
- (B) Parking lot orientation
- (C) Structure back and sides
- (D) Pedestrian Flow
- (E) Landscaping

**W21-15** Waiver of street improvements for Marchant Road  
Presented by Crafton Tull

**B. L21-30 Wagon Wheel Storage**

3652 Wagon Wheel Road

**B21-81** Variance for deviation of Commercial Design Standards

- (A) Entrances
- (B) Parking lot orientation
- (C) Structure back and sides
- (D) Pedestrian Flow
- (E) Central features and community spaces
- (F) Facades and exterior walls
- (G) Detail features
- (H) Roofs
- (I) Materials and colors
- (J) Landscaping
- (K) Screening

**W21-13** Waiver of street improvements for Wildwood Lane  
Presented by Crafton Tull

- C. B21-70**    **Marco and Angela Valdez**  
3027 Shiraz Lane  
Variance for deviation of rear setback from 20' to 10'  
Presented by Marco Valdez and Jasmin Acosta

**VI.    Public Hearing – Rezoning**

- A. R21-54**    **Kids Spot, LLC**  
724 Deaver Street  
From Campus Type 1 to Neighborhood Center Type 2  
Presented by McClelland Consulting Engineers
- B. R21-55**    **Connie Burnett (UStorage Elm Springs Road)**  
5324 Elm Springs Road  
From A-1 to C-5  
Presented by Earthplan Design Alternative (EDA)

**VII.   Public Hearing – Conditional Use**

- A. C21-27**    **Tim and Jo Anna Rueda (Yuliana Cuevas)**  
3360 North Thompson Street  
Use Unit 41 (Automobile Sales) in a C-2  
Presented by Yuliana Cuevas and Gildardo Contreras
- B. C21-28**    **Ferguson-Sunset LTD (Elevated Auto Spa)**  
855 Clayton Street  
Use unit 41 (Automobile Sales) in a C-2  
Presented by Danny Debenhan
- C. C21-29**    **Barry and Stephanie Bryant**  
5962 West County Line Road  
Tandem lot in an A-1  
Presented by Barry and Stephanie Bryant

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

- A. PP21-15**    **The Peaks at Springdale Phase II**  
1418 Cooper Drive  
Presented by Crafton Tull

**IX.    Large Scale Developments**

- A. L21-25**    **Greystone Storage**  
1790 East Hwy 264
- B21-72**    Variance for deviation of Commercial Design Standards  
(A) Foundation landscaping  
(B) Detail features  
(C) Materials  
(D) Roofs  
Presented by Expedient Civil Engineering

**B. L21-32 Aspen Park Building C (LSD Modification of L20-06)**

**TABLED** 350 East Robinson Avenue  
**PER STAFF** Presented by Bates and Associates

**C. L21-33 Berryfield Apartments Phase II**

**TABLED** 2353 Lowell Road  
**PER STAFF** Presented by Michael Mitchelson

**X. Board of Adjustment**

**A. B21-72 Greystone Storage**

1790 East Hwy 264  
Variance for deviation of Commercial Design Standards  
(A) Foundation landscaping  
(B) Detail features  
(C) Materials  
(D) Roofs  
Presented by Expedient Civil Engineering

**B. B21-78 Kacper Lastowiecki**

117 Pursell Street  
Deviation of required parking spaces from four to two  
Presented by Kacper Lastowiecki

**C. B21-79 Diana Gandert**

1805 Watson Avenue  
Variance for deviation of driveway requirements – expanding west toward front door  
Presented by Diana Gandert and Dale Baughman

**D. B21-80 Isabel Delgado & Luis Alverenga**

2975 East Robinson Avenue  
Variance for deviation from utility requirement  
Presented by Isabel Delgado & Luis Alverenga

**E. B21-81 SPE for Ivan LLC & SPE for Chris LLC (Wagon Wheel Storage L21-30)**

3652 Wagon Wheel Road  
Variance for deviation of Commercial Design Standards  
(A) Entrances  
(B) Parking lot orientation  
(C) Structure back and sides  
(D) Pedestrian Flow  
(E) Central features and community spaces  
(F) Facades and exterior walls  
(G) Detail features  
(H) Roofs  
(I) Materials and colors  
(J) Landscaping  
(K) Screening  
Presented by Crafton Tull

**F. B21-82 Arnold Hollingsworth (Hwy 112 & Marchant Rd. Office/Warehouse L21-29)**

NW corner of Hwy 112 and Marchant Road  
Variance for deviation of Commercial Design Standards  
(A) Entrances  
(B) Parking lot orientation  
(C) Structure back and sides  
(D) Pedestrian Flow  
(E) Landscaping  
Presented by Crafton Tull

**G. B21-83 William and Julia Hamilton**

506 Lakeview Drive  
Variance for deviation of rear setback from 20' to 5'  
Presented by William and Julia Hamilton

**H. B21-84 Jake Norton**

4056 Kings Place  
Variance for deviation of minimum separation for horseshow driveway  
From 150' to 100'  
Presented by Jake Norton

**I. B21-85 Renita Ward**

810 Morrison Place  
Variance for deviation of front setback from 30' to 5' and rear setback  
from 20' to 5'  
Presented by Renita Ward

**J. B21-87 Sam's Real Estate Business Trust (Andy's Frozen Custard)**

1325 S Gene George Blvd.  
Variance for deviation of minimum driveway separation  
Presented by Anderson Engineering

**K. B21-88 Sam's Real Estate Business Trust (Andy's Frozen Custard)**

1325 S Gene George Blvd.  
Variance for deviation of Commercial Design Standards  
(A) Building Foundation Landscaping  
Presented by Anderson Engineering

**L. B21-89 Cynthia Salazar**

1904 Melissa Lane  
Variance for deviation of driveway requirements – expanding west  
toward front door  
Presented by Cynthia Salazar

**XI. Waivers**

**A. W21-13 Wagon Wheel Storage**

3652 Wagon Wheel Road  
Waiver of street improvements for Wildwood Lane  
Presented by Crafton Tull

**B. W21-15 Office/Warehouse – Hwy 112 & Marchant Road**

NW corner of Hwy 112 and Marchant Road  
Waiver of street improvements for Marchant Road  
Presented by Crafton Tull

**C. W21-16 Casey's General Store**

Northeast corner of East Robinson and Oriole Street  
Waiver of sidewalk requirements  
Presented by Morrison Shipley

**XII. Planning Director's Report**

**XIII. Adjourn**