

**SPRINGDALE PLANNING COMMISSION
WAYNE HYDEN TRAINING ROOM
ROOM A205, CRIMINAL JUSTICE BUILDING
201 SPRING STREET**

5:00 P.M.

Agenda

- I. **Pre-Meeting Activities**
Pledge of Allegiance
Invocation
- II. **Call to Order**
- III. **Roll Call**
- IV. **Approval of Minutes October 5, 2021**
- V. **Other**
 - A. Proposed amendment to the Springdale Code of Ordinance Chapter 32 Downtown District Form-Based Code to amend Section 2.1 Regulating Plan to revise the boundary of the Campus Type 1 and Neighborhood Center Type 2.
 - B. **Springdale Planning Commission 2022 Schedule of Meeting Dates & Submission Deadlines**
Presented by Patsy Christie
- VI. **Tabled Items**
 - A. L21-32 **Aspen Park Building C (Modification of L20-06)**
350 East Robinson Avenue
B21-91 Variance of Commercial Design Standards
(A) Landscaping
(B) Paving Requirements
Presented by Bates and Associates & Greg Edwards
 - B. B21-88 **Sam's Real Estate Business Trust (Andy's Frozen Custard)**
West of I-49, South of Sunset Avenue
Variance of Commercial Design Standards
(A) Building Foundation Landscaping
Presented by Anderson Engineering
 - C. L21-33 **Berryfield Apartments Phase II**
TABLED 2353 Lowell Road
PER STAFF Presented by Michael Mitchelson & NSPJ Architects

VII. Public Hearing – Rezoning

- A. R21-56 Billy Tatios**
2717 E. Emma Avenue
From A-1 to a P-1
Presented by EarthPlan Design Alternatives

- B. R21-57 City Point Church**
Parking Lot South of 803 Quandt Ave
From SF-2 to O-1
C21-32 Use Unit 42 (Churches/Synagogue) in a C-2 at 803 Quandt Ave
Presented by James R. Baker

VIII. Public Hearing – Conditional Use

- A. C21-30 Zuzuki Baltazar**
TABLED 214 E. Robinson Ave
PER STAFF Use Unit 44 (Mobile Vending) in a C-2
Presented by Zuzuki Baltazar & Celine Bustamante

- B. C21-31 Karina Chavez Olvera**
TABLED 1108 S. West End St.
PER STAFF Use Unit 44 (Mobile Vending) in a C-2
Presented by Karina Chavez Olvera & Jorge Duran

- C. C21-32 City Point Church**
803 Quandt Avenue
Use Unit 42 (Churches/Synagogue) in a C-2
Presented by James R. Baker

- D. C21-33 Jacqueline Girdner**
TABLED 4492 Warwick Cove
PER STAFF Use Unit 28 (Home Occupation/Daycare) in a SF-2
Presented by Jacqueline Girdner

IX. Preliminary Plats, Replats, & Final Plats

- A. RP21-10 Westfield Subdivision**
Elm Springs Rd West of Gutensohn
Presented by Engineering Services, Inc.

- B. RP21-11 Lot 143 Apple Orchard Subdivision**
2700 E Robinson Avenue
Presented by Bates & Associates

- C. PP21-16 Hackberry Woods**
3357 Habberton Road
Presented by Expedient Civil Engineering

X. Large Scale Developments

A. L21-24 PSC Soccer Indoor (Revised)

E of Hwy 265 & N of Hwy 412

B21-77 Variance of Commercial Design Standards –

(A) Facades and Exterior Walls

(B) Detail Features

(C) Materials and Colors

(D) Perimeter and Foundational Landscaping

Presented by Harrison, French, & Associates (HFA)

B. L21-28 Carpet One

3560 Wagon Wheel Road

B21-94 Variance of Commercial Design Standards –

(A) Entrances

(B) Pedestrian Flow

(C) Central Features & Community Spaces

(D) Facades & Exterior Walls

(E) Materials & Colors

(F) Landscaping

Presented by Blew & Associates

C. L21-34 I-49 Industrial Park Phase I

W Apple Blossom Avenue

W21-19 Waiver of Street Requirements

W Apple Blossom & Graham Road

Presented by Morrison-Shipley Engineers and Crossland Realty

D. L21-35 Via Emma

500 East Emma Avenue

Presented by Civil Design Engineers, Inc.

E. L21-36 Cadence Plaza

South side of Sunset Avenue, across from Sterwin Street

Presented by Engineering Services, Inc.

F. L21-37 Taco Bell

TABLED 4126 Elm Springs Road

PER STAFF Presented by Weihe Engineers, Inc.

XI. Board of Adjustment

A. B21-76 Michael Voudrie

1801 Colby Circle

Variance of fence height requirement in the front yard from 3' to 4'

Presented by Michael Voudrie

- B. B21-77** **Andy Chen (PSC Indoor Soccer)**
E of Hwy 265 & N of Hwy 412
Variance of Commercial Design Standards –
(A) Facades and Exterior Walls,
(B) Detail Features,
(C) Materials and Colors
(D) Perimeter and Foundational Landscaping
Presented by Harrison, French, & Associates (HFA)
- C. B21-90** **Benny Holloway**
12994 Knight Lane
Variance of Rear Setback from 20' to 10'
Presented by Benny Holloway
- D. B21-91** **Greg Edwards (Aspen Park)**
350 E. Robinson Avenue
Variance of Commercial Design Standards
(A) Landscaping
(B) Paving Requirements
Presented by Bates & Associates, Greg Edwards
- E. B21-92** **Eva Calderon Mendez**
TABLED
PER STAFF 938 Remington Drive
Variance of Front Setback from 30' to 18'
Presented by Horacio Menjivar & Jose Calderon
- F. B21-93** **Window World**
5725 N. Thompson St
Variance of Paved Parking Requirement
Presented by Anton Myers
- G. B21-94** **Carpet One**
3560 Wagon Wheel Road
Variance of Commercial Design Standards
(A) Entrances
(B) Pedestrian Flow
(C) Central Features & Community Spaces
(D) Facades & Exterior Walls
(E) Materials & Colors
(F) Landscaping
Presented by Blew & Associates
- H. B21-95** **Karina Chavez Olvera**
TABLED
PER STAFF 1108 West End Street
Variance of Utility Requirement
Presented by Karina Chavez Olvera & Jorge Duran

I. B21-96 Deviation for Kid's Spot, LLC

724 Deaver Street

Deviation from the minimum build-to-line against a primary street and the consideration of Searcy Avenue

Presented by McClelland Engineers

XII. Waivers

A. W21-17 Jim & Betty Cash

5392 Hwy 112

Waiver of Sidewalk Requirements

Presented by Satterfield and Jim Cash

B. W21-18 Ray Hathaway

13294 Robbins Road

Waiver of Sidewalk Requirements

Presented by Ray Hathaway

C. W21-19 I-49 Industrial Park

W Apple Blossom & Graham Road

Waiver of Street Requirements

Presented by Morrison-Shipley and Crossland Realty

XIII. Planning Director's Report

XIV. Adjourn