

**SPRINGDALE PLANNING COMMISSION
COUNCIL CHAMBERS
NOVEMBER 1, 2016
201 SPRING
5:00 P.M.
Tentative Agenda**

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (October 4, 2016)

V. Public Hearing

A. **Withdrawn
per Staff**

Revision to Chapter 112, Subdivision
Regulations Section 112-6(b) reimbursement
For payment in lieu of
Presented by Patsy Christie

B.

Proposed amendment Chapter 130
Zoning Ordinance Article 5 Section 20
Use Unit 17 eating places to expand
Definition of limited indoor entertainment
Presented by Patsy Christie

VI. Tabled Items

A. B16-59

Kevin Walker
2529 McRay Ave.
Variance for driveway expansion
Presented by Kevin Walker

B. C16-18

Christian Church Faith Without Limits
871 E. Robinson
Use Unit 42 (Church/Synagogue) in C-2
Presented by Daniel Medrano

- C. L16-19** **Pinkley Mini Storage**
South Downum Road
North side County Line Road
Concept of Detention
B16-65 **Variance for modification of Commercial**
Design Standards
Presented by Leonard Gabbard, P.E.

Presented by Leonard Gabbard, P.E.
- D. L16-20** **Towne Park Apartments**
N. of West Sunset Avenue
West side of Westside Drive
Concept of Detention
B16-66 **Variance for reduction of open space from 20% to 15%**
B16-66 **Variance for reduction of sidewalk**
width from 7' to 5'
Presented by Crafton Tull

VII. Public Hearing – Rezoning

- A. R16-41** **Dan Runge**
1008 N. Gutensohn
From SF-2 to A-1
Presented by Dan Runge
- B. R16-42** **Diane Cook**
518 Holcomb
From C-2 to O-1
Presented by Diane Cook
- C. R16-43** **Shaun & Holly Sedrick**
Withdrawn **3193 Brandy Lane**
Per applicant **From A-1 to SF-2**
Presented by Shaun Sedrick
- D. R16-44** **CCO Investments, LLC**
NW corner of Sunset & Pleasant
From C-2 to C-6
Presented by Survey 1, Inc.
- E. R16-45** **Jesus Reyes**
266 E. Robinson Ave.
From C-2 to C-5
Presented by Jesus Reyes

F. R16-46 **Mathias Shopping Centers, Inc.**
5240 W. Sunset Avenue
From C-2 to C-5
 Presented by Engineering Services, Inc.

G. R16-47 **Thomas J. Embach, Revocable Trust**
905 Mill Street
From SF-2 to PUD
 Presented by Civil Design Engineers, Inc.

H. R16-48 **Burr-Hein Properties, LLC**
2009 N. 48th Street
From A-1 to C-2
 Presented by Dan Hein

VIII. **Lot Splits**

A. LS16-37 **Belinda McNabb**
Tandem Lot Split
West side Wilson Cemetery Road
North of Reed Ave.
 W16-19 **Waiver of subdivision requirements**
 Presented by Blew & Associates

IX. **Large Scale Developments**

A. L16-22 **Springdale Storage**
NW corner of Thompson & Cooper Dr.
Concept of Detention
 Presented by Blew & Associates

X. **Board of Adjustment**

A. B16-63 **Joi R. Ball, Trustee of Ball Trust**
Lot 38 Silent Knoll SD. Par. #21-02576-00
 Variance of two front setbacks from 30' to 25'
 & from 30' to 13'
 Presented by Engineering Services, Inc.

B. B16-64 **Ethan & Michelle Pennington**
3460 Brian Street
 Variance for reduction of side setback from 8' to 3'
 Presented by Ethan Pennington

- C. B16-65** **Terry Pinkley**
South of Downum Road
North side of County Line
 Variance for modification of Commercial Design Standards
 Presented by Leonard Gabbard, P.E.
- D. B16-66** **Sprout Holdings**
W. side of Jones Road
South of Brooklyn
 Variance for open space from 20% to 15%
 Variance for reduction of sidewalk width from 7' to 5'
 Presented by Crafton Tull
- E. B16-67** **Rafael Calderon**
1504 W. Huntsville
 Variance to allow asphalt driveway to remain as is
 Presented by Lorena Calderon
- F. B16-68** **Barman & Crosno Construction**
Lots 47, 48, 49 & 50 Rossen
Creek Subdivision
 Variance for reduction of front setback from 30' to 20'
 Presented by Mike Baumann

XI. Waivers

- A. W16-16** **Bailey Brandon**
5014 Valhalla Street
 Waiver of sidewalk requirement
 Presented by Engineering Services, Inc.
- B. W16-17** **Brian & Melonie Moore**
2000 Westwood Avenue
 Waiver of sidewalk requirement
 Presented by Engineering Services, Inc.
- C. W16-18** **Carroll Marbury**
5876 Elm Springs Road
 Waiver of sidewalk requirement
 Presented by Carroll Marbury

- D. W16-19 Belinda McNabb
W. side Wilson Cemetery Rd.
N. of Reed Ave.**
Waiver of Subdivision requirements
Presented by Blew & Associates

XII. Director's Report

XIII. Adjourn