

**SPRINGDALE PLANNING COMMISSION
COUNCIL CHAMBERS
201 SPRING
October 2, 2012
Tentative Agenda**

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

II. Call to Order

III. Roll Call

IV. Approval of Minutes

V. Tabled Items

**A. W12-13 Jim Jones
114 Sage Street
Waiver of sidewalk requirements
Presented by Jim Jones**

**B. LS12-22 Tim Reed - Lot Split
S. of 412 E., E. of Bennington Road
W12-14 Waiver of subdivision requirements
Presented by Blew & Associates**

VI. Public Hearing – Rezoning

**A. R12-25 J & I Partners, LLC
3093 E. Robinson Ave.
From A-1 to C-2
Presented by Global Surveying Consultants**

**B. R12-26 Richland Commercial Masonry Co.
3215 N. Thompson
From C-2 to C-5
Presented by Rich Herrera or Steven Strickland**

VII. Public Hearing – Conditional Use

- A. C12-20 **Grand Valley Phase I, POA**
Lot 9 Grand Valley Phase I
Use Unit 4 (Cultural, Recreational
and Health Facilities) in SF-2 zone
Presented by Brian Glenn

VIII. Preliminary Plat, Replats and Final Plats

- A. RP12-09 **Replat of Lots 14 & 54**
Shenandoah Hills SD
South side of Pasofino Loop
Presented by David Platz

IX. Large Scale Developments

- A. L12-15 **Fellowship Bible Church**
2000 W. Emma Avenue
Presented by David Gilbert

X. Board of Adjustment

- A. B12-53 **Kristie Macias/Hopes & Dreams**
Children's Academy
1039 Gutensohn
Reduction of required parking spaces
Presented by Kristie Macias
- B. B12-54 **Brian Strickland/Brown's Northside**
Tire & Service
512 N. Thompson
Presented by Brian Strickland

XI. Other

Comprehensive Land Use Plan Update
Public Input Session

XII. Planning Director's Report

XIII. Adjourn

The Springdale Planning commission met in regular session on Tuesday, September 4, 2012 in City Council Chambers.

Prior to the meeting being called to order, Mr. Horton led the Pledge of Allegiance. Mr. Arthur said the invocation.

The meeting was called to order at 5:01 p.m. by Secretary Jerry Horton.

Roll call was answered by:

- Andrew Marks
- Jerry Horton
- Brian Powell
- Stan Szmyd
- Vivi Haney
- Bob Arthur
- Roy Covert
- Bill Locke

Chairman Joel Kelsey was absent.

Also present were Ms. Patsy Christie, Director, Planning and Community Development Division and Jon Nelson, Assistant City Attorney.

Mr. Horton determined there was a quorum and the meeting could continue as scheduled.

Mr. Szmyd moved to approve the minutes, Mr. Powell seconded the motion.

By a voice vote of all ayes and no nays the August minutes were approved by a unanimous vote.

Discussion of RV in Agricultural Zone

Ms. Christie began with a matter than was referred to the Planning Commission by the City Council on whether to allow RVs in Agricultural districts. Several different aspects of the issue were discussed. Should they be allowed to stay permanently? What conditions would have to be met? The conclusion of that discussion was to take the conditions for RVs in residential zones and apply those to the Agricultural zone. Ms. Christie stated if that is the Planning Commission's desire to do so, then they would need a motion to forward that back to the Council and there would need to be a public hearing set on it. A public hearing can be set in October should the council wish to do that.

Mr. Locke made the motion that was seconded by Mr. Arthur.

VOTE:

YES: Marks, Horton, Powell, Szmyd, Haney, Arthur, Locke, Covert

NO: None

Ms. Christie said that she will make that report to Council on Monday evening at the Ordinance Committee Meeting and if they decide to move forward with that it will be set for a Public Hearing on the agenda in October.

Public Hearing – Rezoning

- A. R12-19 Sweetser Family Limited Partnership
1507 Shady Grove Road
From C-2 to C-5
Presented by Stacy Gilbert

Ms. Stacy Gilbert, 1507 Shady Grove Road was present to answer any questions the commission may have.

Mr. Horton asked for staff comments.

Ms. Christie stated for the record:

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations.

Assure adequate land allocation for commercial areas of sufficient size and in proper locations.

Encourage the development of a wide range of commercial development for the residents and tourist to include neighborhood, community and regional centers.

Mr. Horton asked for comments from the audience, there were none.

Mr. Szmyd called for the vote.

VOTE:

YES: Horton, Powell, Szmyd, Haney, Arthur, Locke, Covert, Marks

NO: None

The rezoning passed by a unanimous vote.

Ms. Christie stated that staff would prepare the ordinance and it goes to Council on September 11th. Ms. Christie stated that they would have to check with the mayor who was not present to confirm putting this on the agenda for the 11th.

B. R12-20 Richard E. Berry
4353 N. Thompson
From C-2 to C-6
Presented by Daniel Bowlin

Mr. Daniel Bowlin, 4353 N. Thompson was present to answer any questions the commission may have.

Ms. Christie read the following comments:

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations.

Assure adequate land allocation for commercial areas of sufficient size and in proper locations.

Encourage the development of a wide range of commercial development for the residents and tourist to include neighborhood, community and regional centers

Mr. Horton asked for comments from the audience, there were none.

Mr. Szmyd called for the vote.

VOTE:

YES: Powell, Szmyd, Haney, Arthur, Locke, Covert, Marks, Horton

NO: None

The rezoning passed by a unanimous vote.

Ms. Christie stated that staff would prepare the ordinance that will go to the Council on September 25th.

- C. R12-21 NWA Hospitals
808 Quandt
From C-2 to P-1
Presented by Littlejohn Engineering

Mr. John Akers of Littlejohn Engineering was present to answer any questions the commission may have.

Ms. Christie stated that this piece of property that the hospital has acquired recently, they are asking that it be rezoned to P-1.

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

- Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations.
- Assure adequate land allocation for commercial areas of sufficient size and in proper locations.
- Encourage the development of a wide range of commercial development for the residents and tourist to include neighborhood, community and regional centers

Acquisition of desirable sites well in advance of need.
Community facilities should be centrally located in easily accessible areas within the City, adjacent to major streets to accommodate traffic, well buffered from nearby residential areas, and on adequate size parcels to accommodate future expansion.

Mr. Horton asked for any comments from the audience, there were none.

Mr. Arthur called for the vote, seconded by Mr. Szmyd.

VOTE:
YES: Szmyd, Haney, Arthur, Locke, Covert, Marks, Horton, Powell
NO: None

The issue was passed by a unanimous vote.

Ms. Christie stated that staff would prepare the ordinance and it will go to the City Council on September 25th.

- D. R12-22 James Duggar
1486 W. Sunset Ave.
From C-2 to C-5
Longprachnha Hem

Mr. Longprachnha Hem, 1486 W. Sunset Avenue, was present to answer any questions the commission may have.

Ms. Christie read the staff comments:

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations.

Assure adequate land allocation for commercial areas of sufficient size and in proper locations.

Encourage the development of a wide range of commercial development for the residents and tourist to include neighborhood, community and regional centers.

Mr. Horton asked for comments from the audience, there were none.

Mr. Horton asked Mr. Duggar if he planned to do any upgrading on the building, Mr. Duggar said that Mr. Longprachnha was planning on putting in a Shipley Donut Shop and painting the building.

Mr. Szmyd called for the vote.

VOTE:

YES: Haney, Arthur, Locke, Covert, Marks, Horton, Powell, Szmyd

NO: None

The rezoning was approved by unanimous vote.

Ms. Christie stated that staff will prepare the ordinance and it will go to the Council on September 25th.

E. R12-24 Owens Optometry
1079 E. Don Tyson Pky.
Presented by Engineering Services, Inc.

Jason Appel with ESI was present to answer any questions the commission may have.

Ms. Christie read the staff comments:

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Encourage the development of office and professional uses that provide a transition between residential areas and more intense uses, with reasonable building height limitations and adequate buffering and landscaping to ensure compatibility.

Mr. Horton asked for comments from the audience.

Mr. Harold Perryman, 3670 S. Old Missouri Road came to the podium. He stated his wife wants a screening fence on the east side of the property line.

Ms. Christie stated that would be brought up when the Large Scale comes up.

Ms. Dorothy Ritchie, who said she was concerned about the effect on her property. She is at 1024 Don Tyson Parkway. Ms. Christie explained that it would have no effect on her property at all.

Mr. Powell called for the vote.

VOTE:

YES: Arthur, Locke, Covert, Marks, Horton, Powell, Szmyd, Haney

NO: None

This rezoning passed by a unanimous vote.

Ms. Christie stated that staff would prepare the ordinance and it will go to Council on September 25th.

Public Hearing – Conditional Use

- A. C12-19 Iglesia De Dios Maran
3761 Treat Lane
 Use Unit 42 (Church/Synagogue)
 In a General Commercial District (C-2)
 Presented by Mario Daniel Galdamez

Mr. Lowell Sartin, Church of God, was present and corrected the address to 3716 Treat Lane.

Ms. Christie read the staff comments:

Acceptable Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.

Unknown Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.

Acceptable Refuse and service areas, with particular reference to the item in 1 and 2 above.

Acceptable Utilities, with reference to locations, availability and compatibility.

Acceptable Screening and buffering with reference to type, dimension and character.

Unknown Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.

Acceptable Yard requirements and other open space requirements.

Acceptable The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.

Unknown Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.

Unknown General compatibility with adjacent properties and other property in the general district. **Parking requirements not addressed. Need sanctuary building dimensions to calculate parking need and fire code requirements for assembly must be met.**

Ms. Christie explained that in order to determine the appropriate number of parking spaces they would need to know the square footage of the sanctuary. Mr. Sartin stated he didn't know what it was. Ms. Christie said they could meet and work out that issue.

Mr. Horton asked for comments from the audience, there were none.

Mr. Powell asked if they were intending to use the additional parking by the other building. Mr. Sartin said no, Ms. Christie said she didn't think that would be needed.

Mr. Locked called for the vote.

VOTE:

YES: Locke, Covert, Marks, Horton, Powell, Szmyd, Haney, Arthur
NO: None

The conditional use passed by a unanimous vote.

Ms. Christie stated that staff would prepare the resolution and it will go to the Council on September 25th.

Lot Splits

- A. LS12-22 Tim Reed
 Waiver (W12-14) of subdivision requirements
 South side of Highway 412 E.
 West of Sonora Road
 Presented by Blew & Associates, P.A.

Mr. Glenn Carter was there to represent Mr. Reed but had no signed form giving him that right. Mr. Horton said they would wait till later in the meeting to see if possibly Mr. Reed would show up at the meeting.

Preliminary Plats, Replats, & Final Plats

- A. RP12-07 Replat of Lots 5 & 8
 The Enclave Subdivision
 South of Ivey Lane, between
 Old Missouri Road &
 George Anderson Road
 Presented by Engineering Services, Inc.

Mr. Mike Million from ESI was present to answer any questions the commission may have.

Ms. Christie read for the record:

All comments from the utility companies and other city departments must be addressed prior to approval.

Mr. Horton asked for any comments from the audience, there were none.

Mr. Szmyd made the motion, and Ms. Haney seconded.

VOTE:

YES: Covert, Marks, Horton, Powell, Szmyd, Haney, Arthur, Locke

NO: None

The motion passed subject to staff comments with a unanimous vote.

Ms. Christie stated if they want it to go to Council next Tuesday evening, the ordinance needs to be in the Mayor's Office by noon on Thursday.

- B. RP12-08 Replat of Lots 67 & 89
 Parker's Place, Phase II
 South of Elm Springs Road
 West side of Oak Grove Road
 Presented by Morrison-Shipley

Mr. Kevin McClaffley, Morrison-Shipley Engineers was present to answer any questions the commission may have.

Ms. Christie read the staff comments:

1. Need a resolution stating who has authority to execute the Certificate of Transmittal, Ownership, and Ordinance.
2. All comments from the utility companies and other city departments must be addressed prior to approval.

Mr. Horton asked for comments from the audience, there were none.

Mr. Powell made the motion and it was seconded by Mr. Locke.

VOTE:

YES: Marks, Horton, Powell, Szmyd, Haney, Arthur, Covert

NO: None

The motion passed subject to staff comments by a unanimous vote.

Ms. Christie stated that if they want this to be on the city council agenda next Tuesday the ordinance needs to be in the office by Thursday at noon.

Large Scale Developments

- A. L12-13 Owens Optometry
 SE corner of Don Tyson Parkway
 And S. Old Missouri Road

Variance (B12-52) for
 a) distance between drives to remain as installed by the City
 b) the frontage landscaping strip to be 7.18”
 not 10’ as required
 c) to remove the screening requirements along
 the east and west lines
 d) allow the existing drive to remain gravel (all
 parking areas are paved)
 Presented by Engineering Services, Inc.
And S. Old Missouri Road
 Presented by Engineering Services, Inc.

Mr. Jason Appel was present to answer any questions the commission may have.

Ms. Christie questioned the reason for each variance. Mr. Appel pointed out that there is a large shed on the east side and a privacy fence there in reference to Mr. Perryman’s comment earlier in the evening. Mr. Appel said there is one strip of gravel to divert the parking for the clients to the front instead of the back. He said they are going to pave the entrance drive and it’s just the piece between the front of the house and the concrete pad where there is parking.

Ms. Christie read the staff comments:

- 1) Submit the approved authorization of representation form, if property owner will not be present at Planning Commission meeting. Authorization needs to be from property owner.
- 2) This property must be rezoned.
- 3) All drives and parking areas are required to be paved.
- 4) A screening fence is required in accordance with Chapter 56. Show trees associated with screen.
- 5) Minimum radius to the face of the curb for driveways is twenty-five feet (25’).
- 6) Minimum distance between driveways on adjoining properties is fifty feet (50’) and 150’ on a single tract.
- 7) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- 8) In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines, and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above.

Engineering Comments

- 1) The site area of disturbance is less than 1-acre, so a Grading Permit is not required. However, please advise the contractor/owner that although the

site is less than 1-acre, we do expect all grading and erosion BMP's to be used to protect the existing storm drainage system. We will require a SWPPP and erosion control plans in the event of discharges of sediment from the site.

Mr. Horton suggested that the variances be voted on separately. Mr. Perryman came back to the podium and said there is some privacy screening on his property but there is none on the property line for Owens Optometry. Ms. Haney asked about the gravel strip in the front, she said perhaps there could be some kind of signage to divert the clients to the front parking.

Mr. Locke called for the vote on variance (a) distance between drives to remain as installed by the City.

VOTE:

YES: Horton, Powell, Szmyd, Haney, Arthur, Locke, Covert, Marks
NO: None

The variance was approved by a unanimous vote.

The second vote is for variance (b) the frontage landscaping strip to be 7.18" not 10' as required.

VOTE:

YES: Powell, Szmyd, Haney, Arthur, Locke, Covert, Marks, Horton
NO: None

The variance was approved by a unanimous vote.

The third vote is for variance © to remove the screening requirements along the east and west lines. The east screening fence will be from the front setback to the edge of the garage. No screening on the west side.

Mr. Locke called for the vote.

VOTE:

YES: Szmyd, Haney, Arthur, Locke, Covert, Marks, Horton, Powell
NO: None

The variance was passed by a unanimous vote.

The fourth vote is for variance (d) allow the existing drive to remain gravel (all parking areas are paved).

Mr. Locke called for the vote.

VOTE:

YES: None

NO: Haney, Arthur, Locke, Covert, Marks, Horton, Powell, Szmyd

The variance was denied for the existing drive to remain gravel (all parking areas are paved) by a unanimous vote.

A motion was made by Mr. Locke to approve the Large Scale subject to staff comments, and seconded by Mr. Arthur.

VOTE:

YES: Arthur, Locke, Covert, Marks, Horton, Powell, Szmyd, Haney

NO: None

The motion subject to staff comments carried by a unanimous vote.

Board of Adjustment

- A. B12-47 Fadil Bayyari
 S. side of Dakota's Place
 East of Tanksley's Body
 Shop on 40th Street
 Variance for modification of
 Landscaping requirement
 Presented by Engineering Design Associates

Steve Hesse was present from EDA to answer any questions. Because all of the uses out there are industrial Mr. Bayyari thinks it would be a better use of the landscaping if it was put along 40th street rather than along side the lot itself.

Mr. Locke called for the vote.

VOTE:

YES: Locke, Covert, Marks, Horton, Powell, Szmyd, Haney, Arthur

NO: None

The variance was passed by a unanimous vote.

- B. B12-51 Arts Center of the Ozarks
 214 S. Main
 Variance for reduction of front
 Setback from 30' to 10'
 Presented by Josh Siebert

Josh Siebert, 112 W. Center St., was present to answer any questions. The reason for the request is so there is room for sculptures and art to go further out to the front of the property.

Mr. Horton asked for comments from the audience, there were none.

Mr. Szmyd called for the vote.

VOTE:

YES: Covert, Marks, Horton, Powell, Szmyd, Haney, Arthur, Locke

NO: None

This variance passed with a unanimous vote.

C. B12-52 Owens Optometry
1079 Don Tyson Parkway

This issue was voted on in connection with L12-13.

Waivers

A. W12-13 Jim Jones
114 Sage Street
Waiver of sidewalk Requirements
Presented by Jim Jones

There was no one present to present this waiver so it was decided to table this item.

VOTE:

YES: Marks, Horton, Powell, Szmyd, Haney, Arthur, Locke, Covert

NO: None

This was approved by unanimous vote.

B. W12-14 Tim Reed
S. of 412 E., W. of Sonora Rd.
Waiver of subdivision requirements
Presented by Blew & Associates

No one was present to present this item so it was decided to table this item along with LS12-22.

VOTE:

YES: Horton, Powell, Szmyd, Haney, Arthur, Locke, Covert, Marks

NO: None

This was approved by a unanimous vote.

Other

- A. Mill Creek Senior Citizen Residential Homes – Phase 4
Approval of modification of Screening & Landscaping
From what was originally approved
Presented by Civil Design Engineers, Inc.

Mr. Ferdie Fourie was present to answer any questions that the commission may have. Ms. Christie stated that this is a PUD so this process has to be gone through in order to change anything. Mr. Fourie said he had addressed the lack of communication between he and his client.

Mr. Horton asked for comments from the audience, there were none.

Mr. Szmyd made the motion and Mr. Marks seconded.

VOTE:

YES: Horton, Powell, Szmyd, Haney, Arthur, Locke, Covert, Marks

NO: None

This motion passed by a unanimous vote.

Planning Director's Report

Ms. Christie reported that the last work session was set for September 13th to start at 3:30 pm, and to continue the review of the Comprehensive Land Use Plan. She said hopefully they can finish it up. Bob Arthur will be a little late. She also pointed out that each of them had been given a copy of the verbatim minutes for the matter that is under appeal.

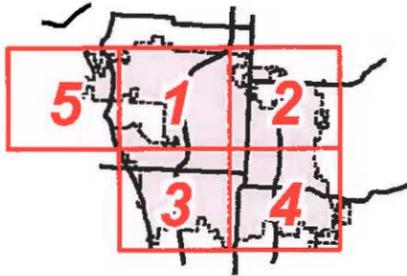
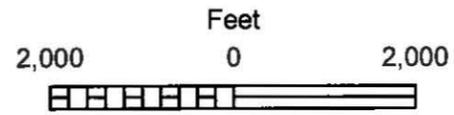
There being no further business the meeting was adjourned at 5:50 pm.

Jerry Horton, Secretary

Patsy Christie, Director
Planning and Community Development Division

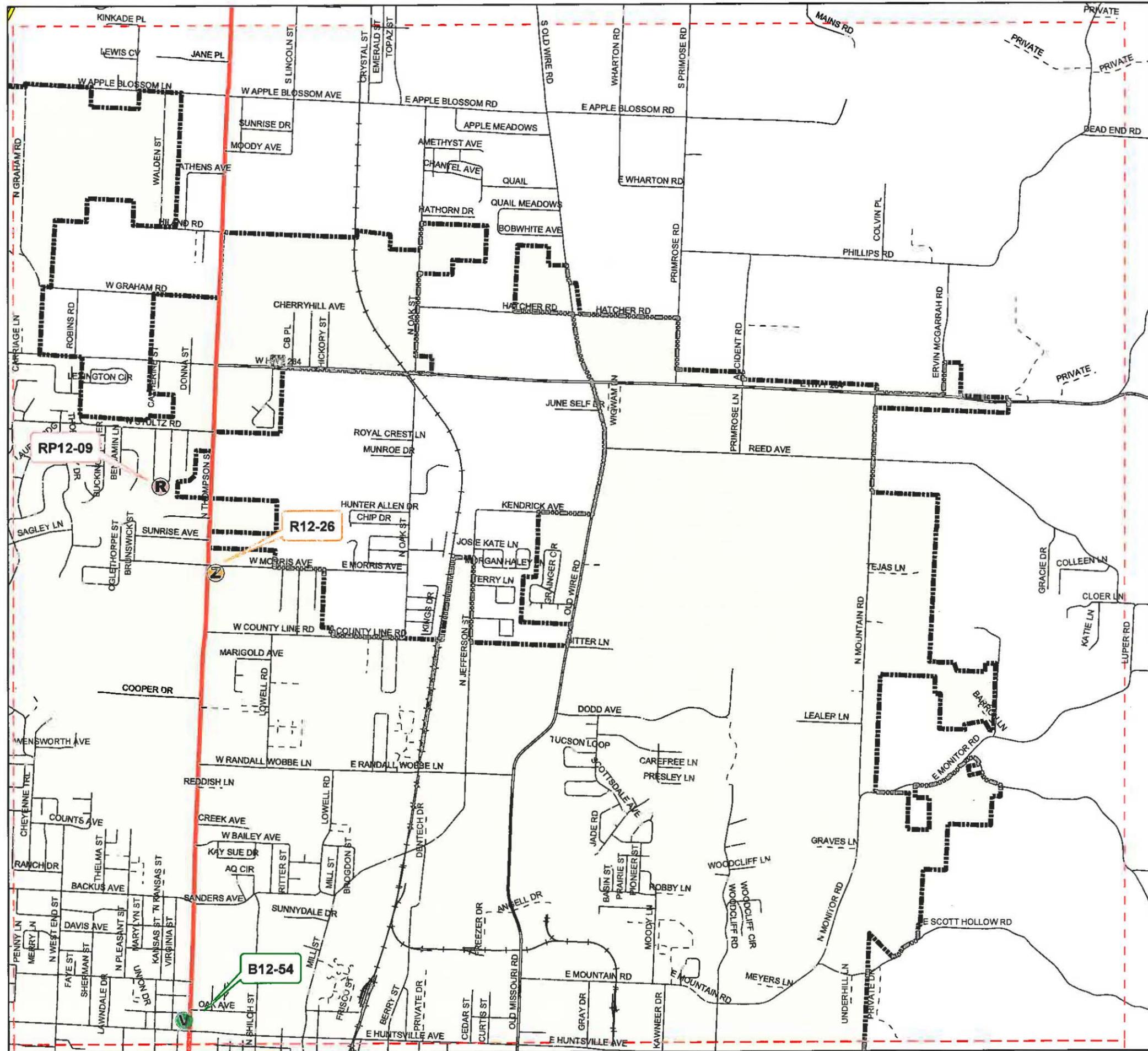
Debbie Ponders, Recording Secretary

**CITY OF SPRINGDALE
PLANNING COMMISSION
AGENDA ITEMS
OCTOBER 2ND, 2012**

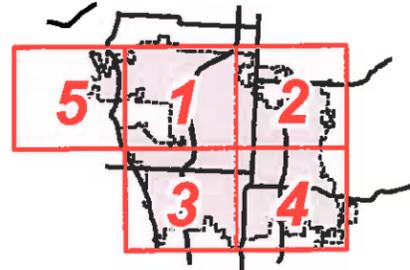
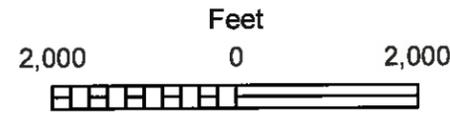


SHEET 2

-  Rezoning Requests
-  Conditional Use Requests
-  Subdivisions (Prelim. & Final)
-  Replats
-  Large Scale Developments
-  Variance Requests
-  Lot Splits
-  Waivers

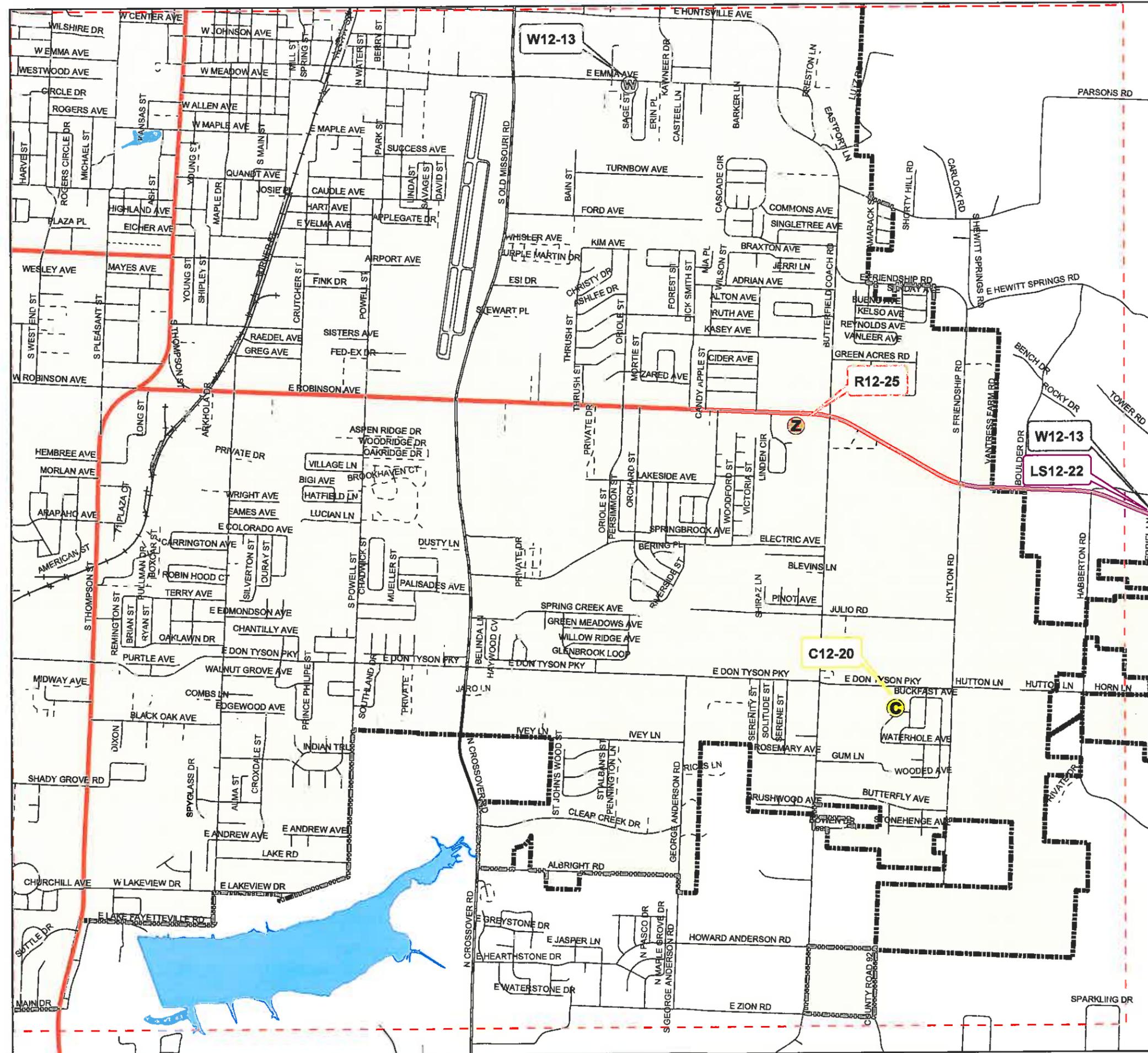


**CITY OF SPRINGDALE
PLANNING COMMISSION
AGENDA ITEMS
OCTOBER 2ND, 2012**



SHEET 4

- Rezoning Requests
- Conditional Use Requests
- Subdivisions (Prelim. & Final)
- Replats
- Large Scale Developments
- Variance Requests
- Lot Splits
- Waivers





RECEIVED

AUG - 3 2012

PLANNING OFFICE
CITY OF SPRINGDALE

- ▼ 711 West Emma
- ▼ Springdale, Arkansas 72764
- ▼ Phone: (479) 756-0777
- ▼ Fax: (479) 756-6611
- ▼ www.DocuPrintOnline.com

To: Planning Commission
Springdale, AR

From: Jim Jones
DBA Jim Jones Construction
15531 Cow Face Rd.
Lowell, AR 72745
479-530-8919

Subject: Sidewalk Requirement VARIANCE TO
TERMINATE PERIMETER STREET SIDEWALK AT CORNER OF
Sage ST & Emma Ave at 114 Sage ST. Lot 1 Sagefield Sub.

All street curb ends AT CORNER of Sage ST then property changes to a drainage ditch sloping off South side of Emma TO the REAR of the property. Also there are no other sidewalks along Emma EAST of Hwy 265 intersection TO connect TO. Any sidewalk would need to Adjoin Emma pavement in dedicated Right of Way and be subject TO Vehicles using IT AS A road shoulder. Anyway that is basically my Request. Just let me know what you think so I can follow up on any Adjustments TO get CEO final inspection on this Address.

Thank you,

Jim Jones

Memo

To: Planning Commission

From: Staff

Date: September 4, 2012

Re: LS12-22 Lot Split

South of 412 East, West of
Sonora Road

Waiver (W12-14) of subdivision requirements

1. Need authorization of representation from the current property owner.
2. All comments from the utility companies and other city departments must be addressed prior to approval.
3. A waiver of subdivision requirements will need to be granted. Submit waiver request in writing by the resubmission deadline.



Blew & Associates, P.A.

Professional Land Surveyors

524 W. Sycamore Street Suite #4 Fayetteville, AR 72703

PH: 479-443-4506 * FAX: 479-582-1883

<http://www.blewinc.com>

To whom it may concern:

Our client, Tim Reed, is requesting a waiver of subdivision requirements. The proposed project is a part of parcel #001-14804-002 and #001-14804-000, containing 7.51 acres in total. He is proposing to adjust the property line between the two tracts, resulting in a 3.51 acre tract and a 4.00 acre tract, and then split the 4.00 acre tract into 2 separate tracts. Tract 1 will be 2.00 acres, while tract 2 will be 2.00 acres. This project is located off of Highway 412. If you have any questions or concerns, please contact me at the information below.

Thank you,
Buckley Blew

Contact Information:

Buckley Blew

Blew & Associates, P.A.

(479) 443-4506

524 W. Sycamore St #4

Fayetteville, AR 72703

Buckley@blewinc.com

WP-13



Blew & Associates, P.A.

Professional Land Surveyors

524 W. Sycamore Street Suite #4 Fayetteville, AR 72703

PH: 479-443-4506 * FAX: 479-582-1883

<http://www.blewinc.com>

To whom it may concern:

This letter is to address those comments made during the Technical plat review of the lot split for Tim Reed. This plat does not show the 4" high pressure gas main on the property, this is due to the fact we have been unable to get in contact with Source Gas. Our request has been submitted for easements and gas lines and we are waiting to hear back from them. We have revised the plat to show the water line that is running through our property, adjacent to highway 412, as well as the 30' easement for this utility line. There are no water meters or septic fields on this property. If you have any questions regarding these revisions, please call or e-mail me at the information listed below.

Thank you,
Buckley Blew

Contact Information:
Buckley Blew
Blew & Associates, P.A.
(479) 443-4506
524 W. Sycamore St #4
Fayetteville, AR 72703
Buckley@blewinc.com

**TECHNICAL PLAT COMMENTS
LOT SPLIT – TIM REED
LS12-22
August 16, 2012**

Utility: Ed Stith – Springdale Fire Department

The fire department has no comment on this lot split.

Utility: Danny Wright – Springdale Police Department

No Comments.

Utility: Chris Byrd – Cox Communication

No comment.

Utility: Rick Russell - Springdale Water Utility

Field locate and verify the location of existing water and sewer facilities. Indicate the location of these facilities on the drawing and provide adequate easements acceptable to the Springdale Water Utilities.

The owner/developer shall be responsible for the cost of any required adjustments to the existing water and sewer facilities due to site grading or paving or lot line adjustments.

Please indicate on this lot split the exact location of the septic field, lateral lines, water meter boxes and the water meter service lines to the existing house. Please be advised that water meter services and sanitary sewer services can not cross adjacent properties in order to access service.

Springdale Water Utilities maps indicate an existing 12-inch water line along highway 412. The existing water line needs to be shown on this lot split along with existing easement documentation.

Please be advised that public sanitary sewer is not available at this time..

Utility: Jamie Boyd – Arkansas Western Gas

Sourcegas has a 4" High Pressure gas main on this property.

Owner will need to check the actual width of original easement and show easement on filan lot split plat.

Utility: John Hill – ATT

Comments not returned.

Utility: Mike Phipps – Ozarks Electric

Any relocation of existing OECC facilities will be at the developer/owner's expense.

Utility: Sam Goade – Street Department

No comments.

Utility: Tom Evers - Building Inspection Department

No comments at this time.

Utility: United States Postal Service

Comments not returned

**TECHNICAL PLAT REVIEW
LOT SPLIT – TIM REED
LS12-22
August 16, 2012**

1. Need authorization of representation from the current property owner.
2. All comments from the utility companies and other city departments must be addressed prior to approval.
3. A waiver of subdivision requirements will need to be granted. Submit waiver request in writing by the resubmission deadline.

**PLANNING & COMMUNITY
DEVELOPMENT DIVISION**

Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: October 2, 2012
Re: R12-25

A request by J & I Partners, LLC for Planning Commission approval of a zone change from Agricultural District (A-1) to General Commercial District (C-2) for a tract of land containing 1.498 acres.

LOT LOCATION AND SIZE

The 1.498 acre tract is located at 3093 E. Robinson Avenue, south side of E. Robinson Avenue, east of Oak Moore Street.

A vicinity map is attached.

EXISTING ZONING

The existing zoning on this tract is an A-1, Agricultural district. This district is designed to protect agricultural land until an orderly transition to urban development has been accomplished. It provides a usable district for certain uses which may be annexed to the city. The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished. This zone will encourage single family residential usage on large tracts. In addition, due to the low density of development, agricultural uses such as crop and livestock production are allowed.

Uses permitted: - 1, 6, 7, 8, 29

Conditional Uses Permitted on Appeal: - 2, 3, 4, 5, 9, 14, 17, 23, 28, 30, 33, 36, 37

Temporary Uses – 32, 34

ACCESSORY USES

The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

- (1) Accessory buildings, including private garages, storage facilities and children's playhouses.
- (2) Private greenhouses.

- (3) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an A-1 district, except for Use Unit 28 home occupation and Use Unit 36, horses kept in residential areas; a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

AREA REGULATIONS

- (1) **LOT AREA.** There shall be a lot area of not less than two acres for both residential and non-residential use. In addition, there shall be a minimum lot width of not less than two hundred (200) feet on a public street at the front setback line.
- (2) **DENSITY.** One (1) unit per two acres.
- (3) **FRONT SETBACK.** There shall be a front setback having a depth of not less than thirty-five (35) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty-five (35) feet.
- (4) **SIDE SETBACK.** There shall be a side setback on each side of the lot having a width of not less than twenty (20) feet.
- (5) **REAR SETBACK.** There shall be a rear setback having a depth of not less than thirty-five (35) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
					Corner		
					Interior	Exterior	
One Family	200	2 acre	35	35	20/20	20	35

REQUESTED ZONING

The requested zoning of this tract is a C-2 General Commercial District. The District is established in order to be a broader range of retail uses, which comprise the commercial function of the city including groupings of freestanding commercial structures. Permitted uses include most types of retail activity except those involving open displays of merchandise and those which generate large volumes of vehicular traffic or are otherwise incompatible with the purpose and intent of the C-2 general commercial district. Retail areas zoned C-2 shall be generally concentrated as to geographical configuration. It is anticipated, however, that in some situations, change to another commercial or office classification may be appropriate to permit the transition of strip retail areas to other productive forms of land use. It is the intent of these regulations that the C-2 district be concentrated at the intersections of arterial streets. Extension of the district along major arterial streets in linear fashion shall be discouraged.

Uses permitted: - 1, 4, 16, 17, 19, 20, 21, 22, 27, 32, 35
 Conditional Uses Permitted on Appeal: - 2, 3, 12, 33

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-2 district, except for home occupation a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30'
Front setback if parking is allowed between R-O-W 50' and the building	
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	20'
Rear setback	20'

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5' landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a residential structure. The area to the north contains commercial uses in C-2 and A-1 zoning. The area to the east contains a commercial use in C-2 zoning. Residential uses are to the south in SF-3 zoning. The area to the west contains a commercial use in A-1 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Regional Commercial use.

The Master Street Plan indicates Robinson Avenue as a principal arterial.

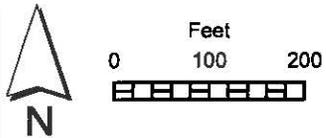
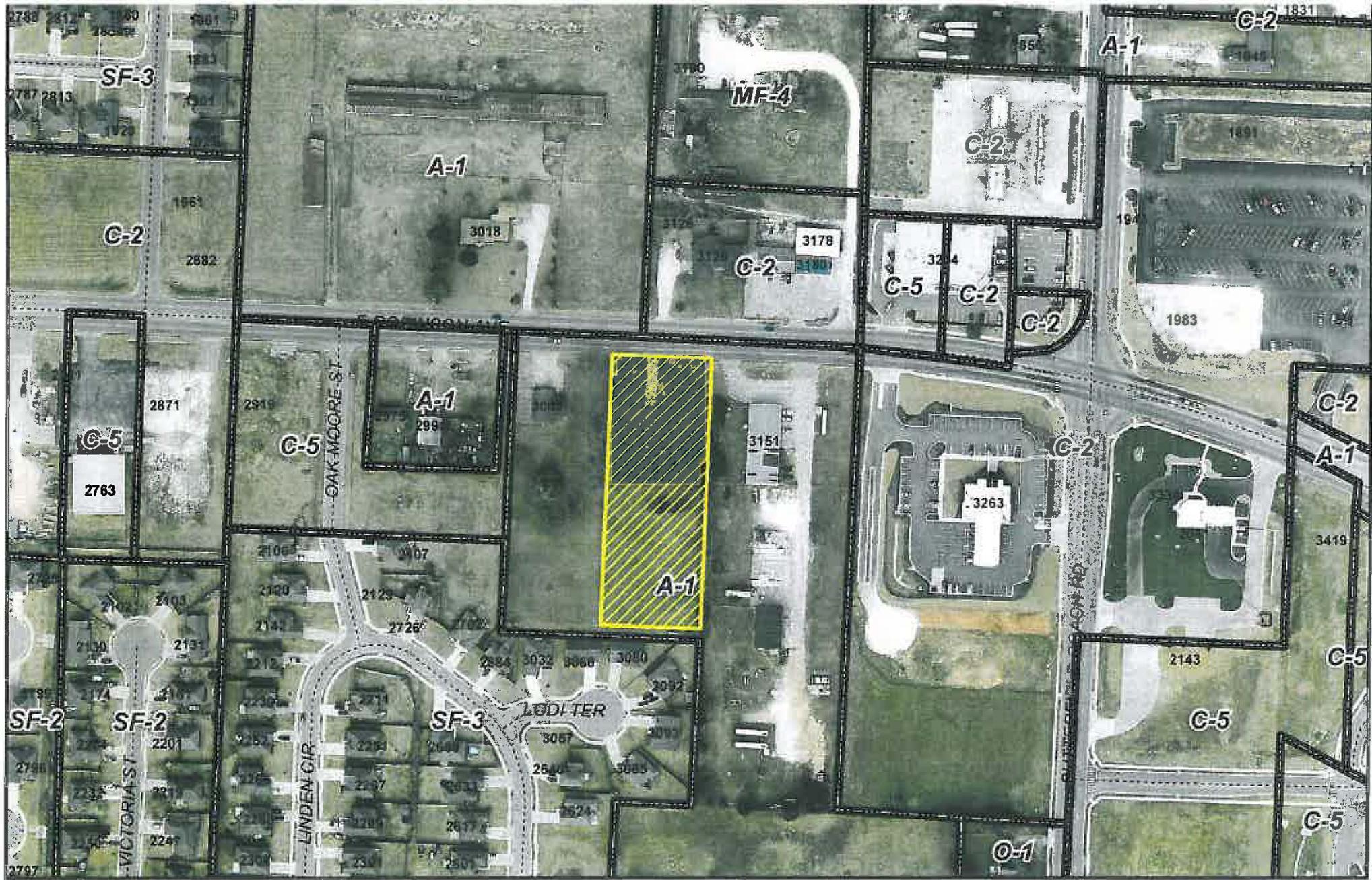
STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations.

Assure adequate land allocation for commercial areas of sufficient size and in proper locations.

Encourage the development of a wide range of commercial development for the residents and tourist to include neighborhood, community and regional centers.



APPLICANT: J & I PARTNERS LLC
FILE #: R12-25
REZONING REQUEST:
A-1 TO C-2

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
10/2/2012

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by J&I Partners, LLC

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

A PART OF THE NE1/4 OF THE NW1/4 OF SECTION 8, T-17-N, R-29-W, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, RUN THENCE SOUTH 87 DEGREES 24 MINUTES 53 SECONDS EAST, 425.80 FEET TO A POINT; THENCE NORTH 02 DEGREE 48 MINUTES 07 SECONDS EAST, 875.30 FEET TO A POINT; THENCE SOUTH 87 DEGREES 30 MINUTES 12 SECONDS EAST, 155.22 FEET TO A SET 1/2 INCH REBAR WITH CAP, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 31 MINUTES 33 SECONDS EAST, 422.0 FEET TO A POINT ON THE DEEDED NORTH LINE; THENCE SOUTH 87 DEGREES 30 MINUTES 16 SECONDS EAST, ALONG SAID DEEDED LINE, 154.55 FEET TO A POINT; THENCE SOUTH 02 DEGREES 29 MINUTES 57 SECONDS WEST, 422.0 FEET TO A FOUND 1/2 INCH REBAR; THENCE NORTH 87 DEGREES 30 MINUTES 12 SECONDS WEST, 154.75 FEET BACK TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 65,263 SQUARE FEET OR 1.498 ACRES MORE OR LESS.

Layman's Description: ³⁰⁹³~~3049~~ E. Robinson Avenue

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) A-1

TO (proposed zoning) C-2

The **Petitioner's** immediate intentions are to:

1. **Sell** the property Yes (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title Yes (Yes or No).
2. **Develop** the property ^{Yes (after property is sold)} Yes (Yes or No), and if so, the proposed use is a retail auto parts store
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: A new service would be provided to the adjacent properties and neighborhood.
The impact would be low, and the zoning of the adjacent properties will be taken into account during development.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the **Petitioner**.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: O'Reilly Automotive Stores, Inc & Global Surveying Consultants, Inc.
Address: 233 S. Patterson Springfield MO 65802 and 6511 Heilman Ct, N Little Rock AR 72118

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 223 South Avenue, Lowell AR 72745

TELEPHONE: 479-770-6335 DATE: 8/___/2012

VERIFICATION

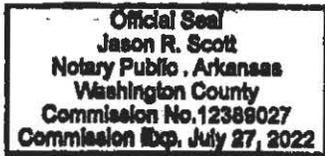
I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

SIGNATURE
(Property Owner)

Marjorie King
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 24 day of August, 2012.



Jason R. Scott
Notary Public

Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: October 2, 2012
Re: R12-26

A request by Richland Commercial Masonry Company, Inc. for Planning Commission approval of a zone change from General Commercial District (C-2) to Thoroughfare Commercial District (C-5) for a tract of land containing 2.5 acres.

LOT LOCATION AND SIZE

The 2.5 acre tract is located at 3215 N. Thompson

A vicinity map is attached.

EXISTING ZONING

The existing zoning of this tract is a C-2 General Commercial District. The District is established in order to be a broader range of retail uses, which comprise the commercial function of the city including groupings of freestanding commercial structures. Permitted uses include most types of retail activity except those involving open displays of merchandise and those which generate large volumes of vehicular traffic or are otherwise incompatible with the purpose and intent of the C-2 general commercial district. Retail areas zoned C-2 shall be generally concentrated as to geographical configuration. It is anticipated, however, that in some situations, change to another commercial or office classification may be appropriate to permit the transition of strip retail areas to other productive forms of land use. It is the intent of these regulations that the C-2 district be concentrated at the intersections of arterial streets. Extension of the district along major arterial streets in linear fashion shall be discouraged.

Uses permitted: - 1, 4, 16, 17, 19, 20, 21, 22, 27, 32, 35
Conditional Uses Permitted on Appeal: - 2, 3, 12, 33

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-2 district, except for home occupation a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30'
Front setback if parking is allowed between R-O-W 50' and the building	
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	20'
Rear setback	20'

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5' landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

REQUESTED ZONING

The requested zoning of this tract is a C-5 Thoroughfare Commercial District. The district is established in order to provide adequate locations for retail uses which serve the needs of the motoring public and are characterized by a high level of vehicular ingress and egress. Among these uses, transient sleeping accommodations and eating and drinking establishments. Such uses are not generally compatible with pedestrian-oriented commercial districts and shopping centers since they tend to obstruct and interfere with pedestrian movement. Appropriate locations for this district are along heavily traveled major traffic arterials.

Uses permitted: - 1, 4, 5, 16, 17, 18, 19, 20, 21, 22, 27, 31, 38

Conditional Uses Permitted on Appeal: - 2, 3, 12, 23,24, 30, 33, 35

Temporary Uses: - 32

DEVELOPMENT CRITERIA

- i. All yards unoccupied by buildings or merchandise or used as traffic ways shall be landscaped with grass and shrubs and maintained in an orderly condition.

- ii. All of the lot used for the parking of vehicles, for the storage and display of merchandise shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
- iii. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
- iv. No article or material stored or offered for sale in connection with the permitted or conditional uses listed herein shall be stored or displayed outside the confines of the building unless it is so screened by a permanent opaque screening fence or wall so that it cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the C-5 open display district:
 - b. Automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.
 - c. No permanent open display will be permitted on sidewalks, or public right-of-way.
 - d. Automobile service stations shall be permitted open display of merchandise commonly sold by such operations as long as the area of said display is not taller than the building nor larger than an area equal to one-half of the façade areas of the front of the building.
 - e. Automobile service stations may be used for the storage of rental trucks or trailers, provided, however, the storage space shall be paved, shall not exceed four thousand (4,000) square feet in area and the above screening requirements are met.
- i. There shall be no open display of any kind whatsoever in the first twenty (20) feet of the required front yard setback.

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-5 district a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-5 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

There shall be a minimum lot area of fourteen thousand (14,000) square feet. In addition, there shall be a lot width of not less than one hundred (100) feet.

SETBACKS:

Front setback	30'
Front setback if parking is allowed between R-O-W and the building	50'
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	20'
Rear setback	20'

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5' landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains commercial structure and is surrounded by commercial uses in C-2, C-5 and A-1 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Regional Commercial Use.

The Master Street Plan indicates Thompson Street as an arterial and Morris Avenue as a local street.

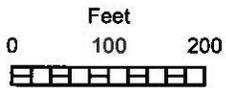
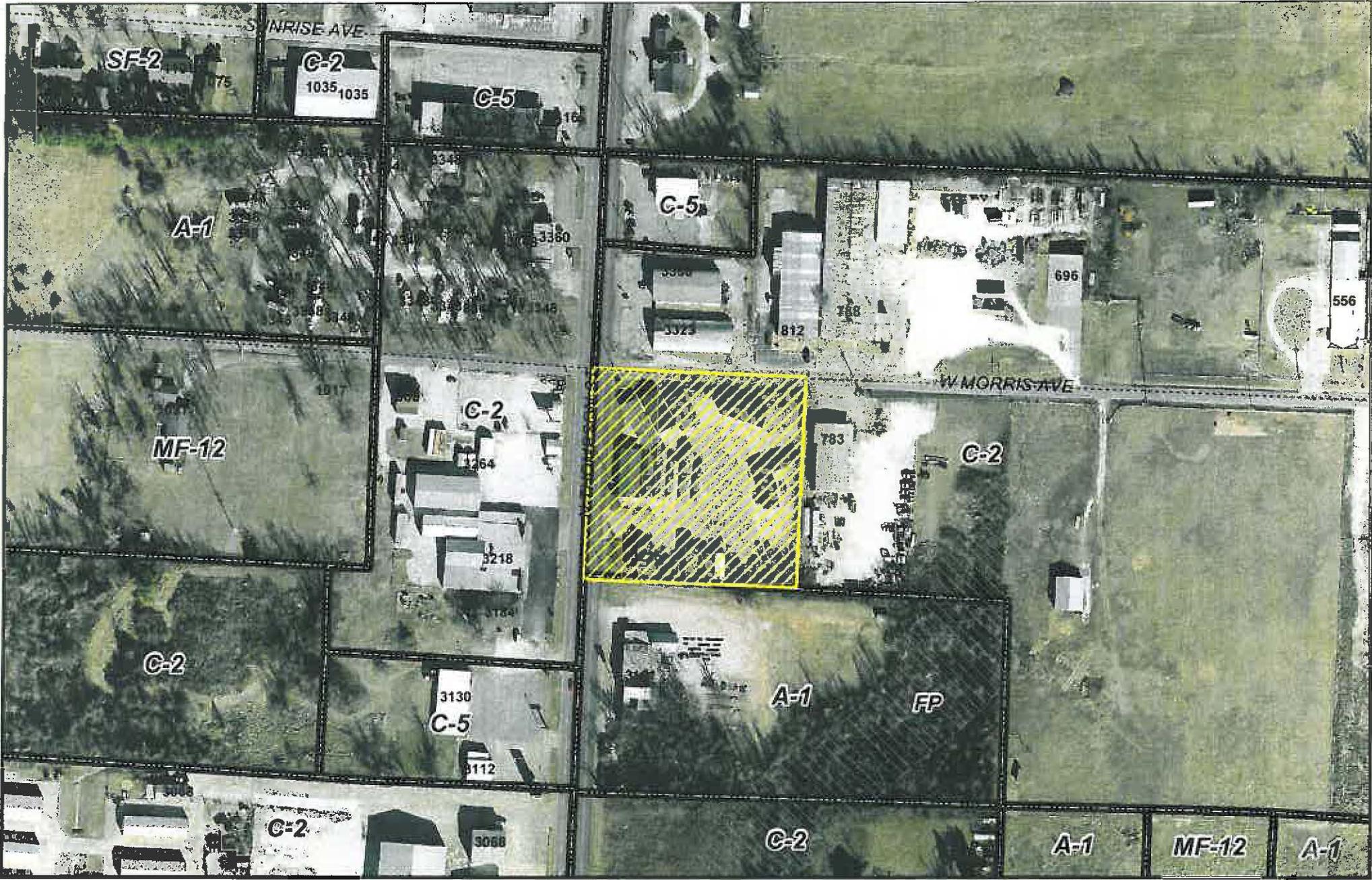
STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations.

Assure adequate land allocation for commercial areas of sufficient size and in proper locations.

Encourage the development of regional commercial areas that accommodate a variety of wholesale, retail, service and office uses where the highest traffic volumes and greatest utility demands can be served and more extensive outdoor display of materials will be expected and permitted.



APPLICANT: RICHLAND COMMERCIAL MASSONRY CO.
FILE #: R12-26
REZONING REQUEST:
C-2 TO C-5

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
10/2/2012

File No. R12-26

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by Richland Commercial Masonry Company, Inc.
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

see Warranty Deed

Layman's Description: *3215 N. Thompson*

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) C-2

TO (proposed zoning) C-5

The Petitioner's immediate intentions are to:

1. Sell the property No (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title No (Yes or No).
2. Develop the property No (Yes or No), and if so, the proposed use is _____.
3. Effect of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: No Effect

The Petitioner understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The Petitioner understands that he/she should be present at the meeting in order to answer questions. If the Petitioner is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: _____

Address: _____

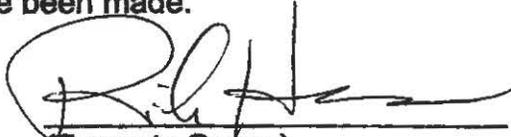
PETITIONER/OWNER: Rich Herrera

MAILING ADDRESS: P.O. Box 118 Bentonville AR 72712

TELEPHONE: 479-599-9321 DATE: 9-11-2012

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.



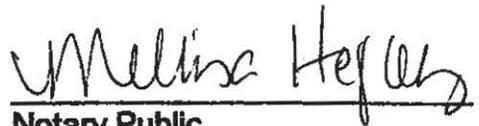
(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 17th day of September, 2012.

OFFICIAL SEAL
MELISSA JOHNSON
NOTARY PUBLIC, ARKANSAS
BERNARD COUNTY
COMMISSION # 12361570
COMMISSION EXP. 07/19/2017



Notary Public

**PLANNING & COMMUNITY
DEVELOPMENT DIVISION**

Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: October 2, 2012
Re: C12-10

A request by Grand Valley Phase I Property Owners Association for a Conditional Use Permitted on Appeal as a Use Unit 4 (Recreational Health Facility – Playground) in zoning district SF-2.

LOCATION

Lot 9 Grand Valley Phase I

EXISTING CONDITIONS

Residential lot on which playground equipment, picnic table and shelter, basketball court etc, have been installed for use by the residents in the subdivision.

SITE PLAN REVIEW REQUIRED: Yes No

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES

The following development standards and design specifications shall be applicable to the conditional use review and approval. The appropriateness of these standards shall be determined at the discretion of the planning commission and for each specific conditional use location.

- | | |
|-------------------|--|
| Acceptable | Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe. |
| Acceptable | Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district. |
| Acceptable | Refuse and service areas, with particular reference to the item in 1 and 2 above. |
| Acceptable | Utilities, with reference to locations, availability and compatibility. |

N/A	Screening and buffering with reference to type, dimension and character.
N/A	Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.
Acceptable	Yard requirements and other open space requirements.
Acceptable	The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.
Not shown on site plan	<p>Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.</p> <p>General compatibility with adjacent properties and other property in the general district. Maintenance Plan needed to insure upkeep through the POA,</p>

APPLICATION FOR CONDITIONAL USE
CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: GRAND VALLEY PHASE I PROPERTY OWNERS ASSOCIATION
Address: PO BOX 6490
SPRINGDALE, AR 72766
Phone: 479-717-1904 Profit: _____ Non-Profit
2. Property Location (street address or layman's description):
LOT 9 GRAND VALLEY PHASE I
3. Record Title Holder of Property: GRAND VALLEY PHASE I PROPERTY OWNERS ASSOCIATION
(A copy of the warranty deed should be attached as Exhibit "A")
4. Use Unit requested 4 in SF-2 Zoning District.
5. Description of the conditional use sought and the reasons why it should be approved:
CURRENT ZONING REQUIRES A SINGLE FAMILY RESIDENCE - ASKING
FOR CONDITIONAL USE TO ALLOW FOR A PLAYGROUND TO BE CONSTRUCTED
TO INCLUDE: PLAYGROUND EQUIPMENT, PICNIC TABLE AND SHELTER W/ GULL,
BASKETBALL COURT, BALL TOSSES, BIKE RACKS AND ADDITIONAL SIDEWALKS.
PURPOSE IS TO ENHANCE NEIGHBORHOOD EXPERIENCE AND ENCOURAGE
ADDITIONAL BUYERS.
6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
THE NEW PLAYGROUND WILL BE COMPLETED IN VERY NICE MANNER
W/ INITIAL INVESTMENT EXCEEDING \$80,000 - IT WILL GIVE RESIDENTS
A VERY NICE PLAY AREA AND PICNIC AREA THAT IS WITHIN WALKING
DISTANCE OF ALL HOMES
7. If the conditional use is to only a portion of the land described on the warranty deed, then an accurate legal description provided by a copy of a recent survey certified by a registered land surveyor will be required.
8. The applicant shall be responsible for providing the name and address of all adjacent property owners. This must be a certified list by a licensed abstractor or licensed land surveyor within the past sixty (60) days. ALL LOTS OWNED BY LEGACY NATIONAL BANK
9. All adjacent property owners are to be notified by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. The applicant must provide evidence in the form of a signed affidavit, that notice has been given to all adjacent property owners subject to the conditional use.

N/A

10. Attach a site plan for the proposed conditional use. A site plan shall apply to all conditional uses as specified in each of the zoning districts.

Signature of Record Property Owner(s)

Grand Valley Property Owners Assoc

Signature of Applicant

Grand Valley Property Owners Assoc

[Signature] PRES

[Signature] PRES

Date: 9/4/12

Date: 9/4/12

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the attached application for a conditional use permit and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

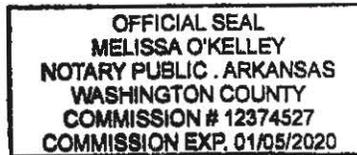
Grand Valley Property Owners Assoc
[Signature] PRES

State of Arkansas)
County of Washington) ss.

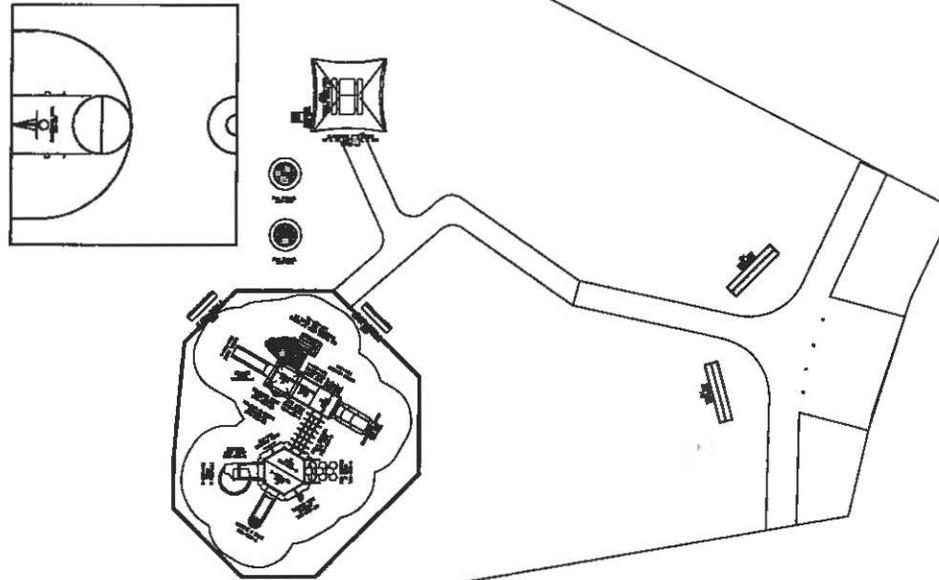
SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 4th day of September, 2012.

Melissa O'Kelley
Notary Public

My commission expires: 1-5-20



LEGACY NATIONAL BANK
SPRINGDALE, AR



Play Area Capacity: 70-80



To promote safe and proper equipment use by children, Miracle recommends the installation of either a Miracle safety sign or other appropriate safety signage near each playsystem's main entry point(s) to inform parents and supervisors of the age appropriateness of the playsystem and general rules for safe play.



THE PLAY COMPONENTS IDENTIFIED IN THIS PLAN ARE IPEMA CERTIFIED. THE USE AND LAYOUT OF THESE COMPONENTS CONFORM TO THE REQUIREMENTS OF ASTM F1487.

AN ENERGY ABSORBING PROTECTIVE SURFACE IS REQUIRED UNDER & AROUND ALL PLAY SYSTEMS.

CD195099-MODIFIED

GROUND SPACE: 27' X 34'
PROTECTIVE AREA: 42' X 49'

- ✓ COMPLIES TO CPSC
- ✓ COMPLIES TO ASTM
- ✓ COMPLIES TO ADA

DESIGNED FOR AGES 5-12

ADDITIONAL GROUND LEVEL ACCESSIBLE ITEMS NEEDED FOR ADA COMPLIANCE

TYPE: 3 QUANTITY: 4

DATE: 9/4/2012

SCALE: 1"=20'-0"

CINDI

Memo

To: Planning Commission
From: Staff
Date: October 2, 2012
Re: RP12-09 Replat Lots 14 & 54 Shenandoah Hills SD

1. Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
2. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.
3. All comments from the utility companies and other city departments must be addressed prior to approval.

273-7989

OR

636-7989



**CONSULTING
INC.**

**1900 S. WALTON BLVD.
BENTONVILLE AR 72712**

September 20, 2012

Clayton Sedberry
Staff Engineer
City of Springdale

Re: Replat
Lots 14 & 54
Shenandoah Hills Springdale, AR
Replat - R12-09

Dear Clayton;

1. Approved authorization of representation form will be turned in later if owner does not attend meeting.
2. A list of adjacent property owners is included signed by a licensed surveyor.
3. Certified mail has been sent, return receipt will be submitted.
4. Zoning is shown on the drawing.
5. Resolution is on drawing.
6. All comments from the utility companies have been addressed.

Technical plat review Committee Report: no comment

Cox Communications: any damage can be fixed at owner's expense.

Springdale Water: I called Rick and he gave me the sizes for the utilities. No changes are being made to any of the utilities.

Springdale Street Dept.: No comments

If you have any questions or comments about this submittal, please feel free to contact us at any time.

Sincerely,

David B. Platz
W/R Consulting, Inc.

cc: 06002comm3

**TECHNICAL PLAT COMMENTS
REPLAT – LOTS 14- & 54
SHENANDOAH SUBDIVISION
RP12-09
September 13, 2012**

Utility: Ed Stith – Springdale Fire Department

The fire department has no comment on this lot split.

Utility: Danny Wright – Springdale Police Department

No Comments.

Utility: Chris Byrd – Cox Communication

No comments.

Utility: Rick Russell - Springdale Water Utility

Field locate and verify the location of existing water and sewer facilities. Indicate the location of these facilities on the drawing and provide adequate easements acceptable to the Springdale Water Utilities.

The owner/developer shall be responsible for the cost of any required adjustments to the existing water and sewer facilities due to site grading or paving or lot line adjustments.

The current records of the Springdale Water Utilities indicate the existence of an 8-inch gravity sewer line running across the northwest part of lot #54a. Indicate the gravity sewer line on the plat and provide adequate easements.

Utility: Jamie Boyd – Arkansas Western Gas

Any relocation/damage of gas main will be at cost to developer.

Utility: John Hill – ATT

Comments not returned.

Utility: John Le – AEP/SWEPCO

Comments no returned.

Utility: Sam Goade – Street Department

No comments.

Utility: Tom Evers - Building Inspection Department

No comments at this time.

Utility: United States Postal Service

Comments not returned.

**TECHNICAL PLAT REVIEW
REPLAT – LOTS 14 & 54
SHENANDOAH HILLS SUBDIVISION
RP12-09
August 16, 2012**

1. Submit the approved authorization of representation form, if property owner will not be present at Planning Commission meeting.
2. Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
3. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.
4. Need to identify the zoning of the property.
5. Need a resolution stating that _____ has authority to execute the Certificate of Transmittal, Ownership, and Ordinance.
6. All comments from the utility companies and other city departments must be addressed prior to approval.
7. Some of the text is difficult to read. Please size text so that it is clearly legible.

NOTE:

NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENT.

OWNER- LOT 54:

SHENANDOAH HILLS POA
P.O. BOX 8323
SPRINGDALE, AR 72766-8323

OWNER- LOT 14:

B-C CONSTRUCTION & LAYOUT INC
2416 TURTLE CREEK DRIVE
ROGERS, AR 72756-2041

LOT 14 SITE ADDRESS:

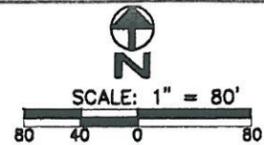
3719 PASOFINO
SPRINGDALE, ARKANSAS 72762

BASIS OF BEARINGS:

FINAL PLAT OF SHENANDOAH HILLS
SUBDIVISION.

FLOOD CERTIFICATION

PART OF THIS PROPERTY LIES IN A ZONE "A" OR "AE" FLOOD ZONE AS SHOWN ON THE FIRM/FEMA FLOOD PANEL NO 05007C0435 J, EFFECTIVE DATE SEPTEMBER 28, 2007.



LEGEND

- F.I.P. ● FOUND IRON PIN
- S.I.P. ○ SET IRON PIN
- WATER METER
- GAS METER
- TELEPHONE PEDESTAL
- SEWER MANHOLE
- PROPERTY LINE
- - - EASEMENT
- FENCE LINE
- - - "AE" FLOOD ZONE LIMITS & DRAINAGE EASEMENT

PLANNING COMMISSION ACCEPTANCE

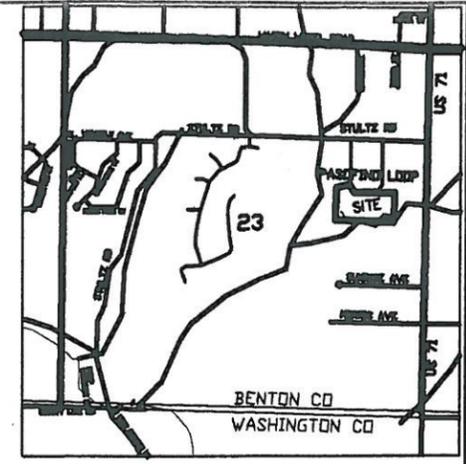
THIS REPLAT IS HEREBY ACCEPTED THIS _____ DAY OF _____, 2012 BY THE PLANNING COMMISSION OF SPRINGDALE, ARKANSAS.

PLANNING AUTHORITY _____

LAND SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT ON THE 1ST DAY OF AUGUST, 2012 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT.

David B. Platz
DAVID B. PLATZ, R.L.S. #1553



PROPERTY DESCRIPTION (PARENT):

LOT 14 AND 54 OF SHENANDOAH HILLS SUBDIVISION AS FILED IN THE BENTON COUNTY RECORDER'S OFFICE AT PLAT BOOK 2004 AT PAGE 1175.

PROPERTY DESCRIPTION (LOT 54A):

BEGINNING AT THE SOUTHWEST CORNER OF LOT 54; THENCE N 02°31'04" E 109.06 FEET; THENCE N 62°39'07" E 141.76 FEET; THENCE N 53°48'02" E 107.53 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 33.85 FEET; THENCE S 87°28'56" E 175.00 FEET; THENCE S 87°28'56" E 248.40 FEET; THENCE S 02°27'14" W 250.79 FEET; THENCE N 86°39'44" W 663.75 FEET BACK TO THE POINT OF BEGINNING, SAID LOT CONTAINING 3.42 ACRES MORE OR LESS.

PROPERTY DESCRIPTION (LOT 14A):

BEGINNING AT THE NORTHWEST CORNER OF LOT 14; THENCE N 74°08'47" E 159.07 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 75.97 FEET; THENCE S 53°48'02" W 107.53 FEET; THENCE S 62°39'07" W 141.76 FEET; THENCE N 02°31'04" E 136.57 FEET BACK TO THE POINT OF BEGINNING, SAID LOT CONTAINING 0.46 ACRES MORE OR LESS.

BUILDING SETBACK (SF-2 ZONING)

30' FRONT FROM STREET RIGHT-OF-WAY
8' ALONG SIDE LOT LINES
20' ALONG BACK LOT LINES

PARCEL NUMBERS:

LOT 14 - 21-01268-000
LOT 54 - 21-01308-000

CERTIFICATION OF TRANSMITTAL OWNERSHIP AND ORDINANCE

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO THE APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____ DAY OF _____, 2012.

LOT 14, OWNER _____
LOT 54, OWNER _____
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2012.
NOTARY PUBLIC _____

CERTIFICATION OF ACCEPTANCE

THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW.

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS	_____	CITY CLERK
	_____	MAYOR
APPROVAL FOR RECORDING	_____	SECRETARY, PLANNING
COMMISSION	_____	CHAIRMAN, PLANNING COMMISSION
WATER AND SEWER	_____	ENGINEER, SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	_____	DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

A REPLAT OF LOT 14 & 54 IN SHENANDOAH HILLS SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS TO BE KNOWN AS LOTS 14A & 54A IN SHENANDOAH HILLS SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS.



REPLAT	REVISIONS		
	DES	BY	DATE
PREPARED FOR: B-C CONSTRUCTION & LAYOUT INC c/o BEN SAENZ 2416 TURTLE CREEK DR ROGERS, AR 72756-2041	#1	OWNER	08-02-12
DRAWN BY DP	DATE 3-1-12		
CHECKED BY	JOB NO. 2012031		
SCALE 1"=80'	SHEET 1		

Memo

To: Planning Commission
From: Staff
Date: October 2, 2012
Re: L12-15 Large Scale Development Fellowship Bible Church

Planning Comments

- 1) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.

Engineering Comments

- 1) **Sect 112-4** The developer is required to dedicate right-of-way of an abutting street in conformance with the City of Springdale Master Street Plan. A separate dedication document shall be submitted to the City for filing.
- 2) **The concept of detention must be approved by the Planning Commission.**
- 3) If the site area of disturbance is less than 1-acre, a Grading Permit will not be required. However, please advise the contractor/owner that although the site is less than 1-acre, we do expect all grading and erosion BMP's to be used to protect the existing storm drainage system. We will require a SWPPP and erosion control plans in the event of discharges of sediment from the site. See www.springdalear.gov/planning/applications_forms_procedures.



Plymouth Engineering, PLLC

5714 Walden Street · Lowell, AR 72745
(479) 595-5934 · davidgilbert@cox.net

September 19, 2012

Clayton Sedberry
City of Springdale
201 Spring Street
Springdale, AR 72764

Re: Large-Scale Development Plans for Fellowship Bible Church Expansion
L12-15

Dear Mr. Sedberry:

Attached please find 23 sets of plans, a drainage report, a disc containing electronic copies of the plans, lighting information, and a variance request for landscaping for the referenced project.

In response to the comments issued on September 13, we offer the following:

Planning Comments

1. Notice to adjacent property owners of the large-scale development and variance requests has been sent by certified mail. Copies of the receipts are attached.
2. The number L12-15 has been placed on the plans as required.
3. The Owner will attend the planning commission meeting, therefore no authorization form is included.
4. State plane coordinates have been added to the plan for the proposed fire hydrant.
5. A revised landscaping plan is included in the plan set. The revised plan includes the requested information.
6. The locations of the proposed hose bibs are now shown on the site plan and the landscaping plan.
7. The landscaping plan includes a note indicating the two-year warranty requirement.
8. The street right-of-way is now labeled on the plan for easier identification.
9. According to the surveyor, no existing easements were found for the subject property. We have shown proposed utility easements per the request of SourceGas.
10. Streetlights are already in place at the required spacing interval along both Emma and Campbell. The locations of these street lights, including state plane coordinates, are now shown on the plan.
11. See #10 above.
12. We understand that all comments from the utility companies and other city departments must be addressed prior to approval of construction plans. Every effort has been made to address all comments received up to today. Remaining issues will be addressed as quickly as is practical.

13. No above-ground utility construction is proposed. The proposed water lines will be placed underground.

Engineering Comments

14. The date, graphic scale, and north arrow are shown on each plan sheet. The vicinity map is shown on the cover sheet. Zoning is shown on C-102 and C-103.
 - a. Benchmark data has been added to the cover sheet, along with a note indicating that the survey is based on Arkansas State Plane coordinates and NAVD 88.
 - b. The flood zone statement is shown on C-101, in Grading Note 1. Upon approval, the final drawings will bear the Engineer's seal and signature.
 - c. Existing above-ground utilities are shown on the plan sheets. Underground utilities are in the process of being located by the various utility companies. Known underground utilities include a 6-inch water line on adjacent property to the north, a gas service line entering the western wall of the building from the tree line, and communications cables along Campbell and/or Emma.
 - d. Street names now appear on all plan sheets. According to the surveyor, no easements were found on the property.
 - e. See c above regarding utility lines and underground installations. There are no watercourses, bridges, culverts, or floodplains within or adjacent to the plat.
 - f. Floor areas of the existing and proposed buildings are shown on C-103.
 - g. Parking information is shown in General Site Note 5 on C-101. Typical parking space dimensions are shown on C-102.
 - h. Accessible parking information is shown in General Site Note 5 on C-101. Typical accessible space dimensions, width of access aisles, and sign locations are shown on C-102.
15. Street right-of-way has been labelled for easier identification on C-102 and C-103.
16. See 14.c above regarding utility lines and underground installations.
17. The legend on C-101 has been revised to include additional information.
18. The locations of the proposed hose bibs are now shown on the site plan and the landscaping plan.
19. According to the surveyor, no right-of-way dedication documents were found for this property and the survey description on the plans is correct. Separate documents are being prepared and will be recorded to dedicate the rights-of-way for Campbell Drive and Emma Avenue, as shown on the plans, to the City.
20. Items A and B have been included in the attached Drainage Report. In accordance with City requirements, the detention basins will be sodded up to the top of the bank.
21. We understand the detention concept must be approved by the Planning Commission.
22. A Floodplain Determination Form is attached.
23. The area of disturbance is less than one acre. In accordance with City requirements, a Storm Water Pollution Prevention Plan, including an erosion control plan, will be prepared for the project prior to commencement of construction.

Springdale Water Utilities Comments

1. The location of the existing water line to the north has been approximated on C-103. The surveyor is working with the utility companies to identify the locations of

underground utilities, including water and sewer. These items will be added to the plan as soon as they are available. According to SWU's database, there are no public water or sewer lines on the subject property, but there are water and sewer lines on the adjacent property to the north and along the south side of Emma Avenue.

2. We understand the Owner's responsibility to relocate existing utilities should the need arise.
3. Detailed plans and specifications will be provided as requested following further review by the City.

Building Department Comments

1. The Building Department comments have been forwarded to the Architect for further action.

SourceGas Comments

1. 20-foot utility easements have been added to the plan as requested.

Fire Marshal Comments

1. Fire lane markings will be added to the plans.
2. The various building issues have been copied to the Architect for further action.
3. In accordance with our discussion with the Fire Marshal, one hydrant has been added for this phase of construction. Flow tests are in the process of being arranged with Springdale Water Utilities.
4. No commercial kitchen is present within the building or planned.
5. Coordinates for the proposed fire hydrant are shown on C-103.

Cox Communications, the Street Department, and "D. Wright" returned forms stating "no comment."

Thanks again for the assistance you and your staff have provided, and hope you will feel free to call at any time should you have any questions, comments, or concerns.

Sincerely,



David A. Gilbert, P.E.
Plymouth Engineering, PLLC

c: File

**TECHNICAL PLAT COMMENTS
LARGE SCALE DEVELOPMENT
FELLOWSHIP BIBLE CHURCH
L12-15
September 13, 2012**

Utility: Ed Stith – Springdale Fire Department

Fire department access roads are acceptable. Consult with Fire Marshal for fire lane marking requirements.

The AFPC, Volume I, requires a minimum fire flow of 4250 GPM @ 20 psi and 4 fire hydrants for an estimated 20,000 sq. ft., type VB, constructed building. The current 8 inch dead end water main may not provide this fire flow. Hydrants must be located within 210 feet of building frontage. At least two additional hydrants will be required. Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official. (AFPC Vol. I Sec. 508.5.1) This would require one of the new hydrants be located in the landscape islands at the northwest corner of the building.

The code allows for a reduction in required fire flow of up to 75%, as approved, if the building is provided with an automatic fire sprinkler system. The fire department will allow this reduction in fire flow to 1500 GPM @ 20 psi and 2 hydrants. One hydrant will have to be installed to meet the secondary water requirements at the fire department connection. The existing infrastructure should meet the other fire flow and hydrant requirements. The 400 foot requirement is allowed to increase to 600 ft and no longer applies.

An automatic sprinkler system shall be provided for Group A-3 occupancies (churches) where one of the following conditions exists:

1. The fire area exceeds 12,000 square feet;
2. The fire area has an occupant load of 300 or more. (AFPC Vol. I Sec. 1903.2.1.3)

Dividing the church into separate fire areas may involve significant architectural challenges in a wood frame wood truss pitched roof building. The automatic fire sprinkler system shall be installed in accordance with NFPA 13. The system shall be monitored by the fire alarm system. A freestanding FDC will be required located along Emma Ave. Knox Company locking FDC caps are required for the FDC.

In lieu of a mechanical or electric bell installed adjacent to the fire sprinkler riser to indicate sprinkler water flow, a water proof horn/strobe shall be installed on the exterior wall directly perpendicular to the free standing FDC. Horn strobe should activate upon water flow only.

A manual fire alarm system shall be installed in Group A occupancies having an occupant load of 300 or more. (AFPC Vol. I Sec. 907.2.1) The fire alarm system shall be installed in

accordance with NFPA 72. Manual fire alarm boxes are not required for group A occupancies *where the building is equipped throughout with an approved automatic sprinkler system, the notification appliances will activate on sprinkler water flow and manual activation is provided from a normally occupied location.* (AFPC 907.2.3 exception 3) Manual activation through a single pull station shall be provided at a location approved by the fire department. The fire alarm system shall monitor fire sprinkler flow, fire sprinkler valve tamper and any kitchen extinguishing system. A remote enunciator panel shall be installed at the primary entrance. Visible alarm notification devices shall be provided in all public areas and common areas including classrooms. (AFPC 907.10.1.1) If the facility plans on providing licensed day care services smoke detectors will be required in all areas used by the clients of the day care center.

A 3200 series Knox Box is required at the primary entrance. Box may be ordered at www.knoxbox.com or an order form can be obtained from the Fire Marshal.

If a commercial kitchen is planned. The wet chemical kitchen fire suppression system shall be installed in accordance with NFPA 17A.

Need to provide the coordinates for all new fire hydrants to the Planning Department.

Need to show all modifications on the amended drawing that will be submitted for Planning Commission approval.

Utility: Danny Wright – Springdale Police Department

No Comments.

Utility: Chris Byrd – Cox Communication

No comments.

Utility: Rick Russell - Springdale Water Utility

Field locate and verify the location of existing water and sewer facilities. Indicate the location of these facilities on the drawing and provide adequate easements acceptable to the Springdale Water Utilities.

The owner/developer shall be responsible for the cost of any required adjustments to the existing water and sewer facilities due to site grading or paving or lot line adjustments.

Please provide detail plans and specification to James Clark at the Springdale Water Utilities for review and approval for the proposed fire hydrant extension required by Ed Stith of the Springdale Fire Department.

Utility: Jamie Boyd – Arkansas Western Gas

Will request 20' utility easement along W. Emma Ave., also 20' utility easement along Campbell Dr. within the 30' rear setback. Please contact James Boyd at 479-575-1466 with information of location of gas service.

Utility: John Hill – ATT

Comments not returned.

Utility: John Le – AEP/SWEPCO

Comments not returned.

Utility: Sam Goade – Street Department

No comments.

Utility: Tom Evers - Building Inspection Department

When approved by the City of Springdale Planning department, please provide 3 sets of plans to the buildings department. 1 set of plans will be given to the fire department.

You will need to provide an approval from the state for the plumbing.

A manual N for the HVAC needs to be submitted before the project can be permitted, along with a load calculation.

Other items may be needed as issues may come up during review and construction.

Utility: United States Postal Service

Comments not returned

**TECHNICAL PLAT REVIEW
LARGE SCALE DEVELOPMENT
FELLOWSHIP BIBLE CHURCH**

L12-15

September 13, 2012

Planning Comments

- 1) Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.
- 2) This Large Scale Development Plan has been given the number L12-15. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
- 3) Submit the approved authorization of representation form, if property owner will not be present at Planning Commission meeting.
- 4) Need State Plane Coordinates (NAD 83, Feet) for all new fire hydrant locations.
- 5) Interior parking area landscaping is required in accordance with Chapter 56. Show the total area of the parking lot, the percentage of landscaping required and the percentage of landscaping provided. Include a drawing that identifies all areas included in the calculations.
- 6) An automatic or other irrigation system shall be required for all landscaped areas. Show irrigation system or location of hose bibs.
- 7) Landscaping must be guaranteed for two years.
- 8) Show the street right-of-way.
- 9) Show all existing easements.
- 10) Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street. Show location and the State Plane Coordinates (NAD 83, Feet) for each streetlight.
- 11) The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-119W/LED/UE-MSV-IPC-PC-COS.
- 12) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- 13) In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines, and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above.

Engineering Comments

- 14) *Sect 112-8(i)* Need to show
 - a. Date, graphic scale, vicinity map, acreage, zoning, and north arrow.

- b. Benchmark data, coordinate system and basis of bearing. We would prefer the survey coordinate to Arkansas State Plane and NAVD 88.
 - c. Flood zone statement, zoning, surveyor's certification, stamp, and signature.
 - d. Location and names of existing or platted streets and utility easements within or abutting the plat.
 - e. Location and size of utility lines, watercourses, bridges, culverts, lakes, floodplains and underground installations within or adjacent to the plat.
 - f. Floor area of commercial units divided between their usages.
 - g. Number of parking spaces per usage. Total spaces required. Total spaces provided. Rate at which the parking spaces were calculated for each use. Show typical dimension of parking space.
 - h. Number of handicapped spaces required. Total handicapped spaces provided. Show typical dimensions for handicapped space. Show width of handicapped access area. Show location of handicapped parking signs.
- 15) Label the street right-of-way.
- 16) Show all utility lines.
- 17) Need a legend identifying all symbols used.
- 18) An automatic or other irrigation system shall be required for all landscaped areas. Show irrigation system or location of hose bibs.
- 19) **Sect 112-4** The developer is required to dedicate right-of-way of an abutting street in conformance with the City of Springdale Master Street Plan. A separate dedication document shall be submitted to the City for filing. I'm confused by the legal description provided. Has the ROW been dedicated for Emma and Campbell? If so the legal description should be revised to remove those portions. If not, ROW must be dedicated to the City by separate documents.
- 20) **Sect 106** For the Final drainage report submittal, as outlined in the City of Springdale Drainage Criteria Manual.
- a. You will need to route the runoff flows through the two pond areas.
 - b. Need to provide the City Staff with detailed calculations to support all drainage improvements.
 - c. Consider appropriate plant species for the detention areas.
- 21) The concept of detention must be approved by the Planning Commission.
- 22) Need to submit a floodplain determination application at the time of resubmittal. See www.springdalear.gov/planning/applications_forms_procedures.
- 23) If the site area of disturbance is less than 1-acre, a Grading Permit will not be required. However, please advise the contractor/owner that although the site is less than 1-acre, we do expect all grading and erosion BMP's to be used to protect the existing storm drainage system. We will require a SWPPP and erosion control plans in the event of discharges of sediment from the site.

Staff Use Only

- Fee Paid (\$75) Cash Check CC
- Warranty Deed
- Authorization of Representation
- Drawing/Photo or Other Exhibit

File # AJ-53

A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.

APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Kristie Macias/
Hopes and Dreams Childrens Academy

Applicant's Mailing Address:

3407 Cannon Ave 4798717820
 Street Address or P.O. Box Telephone Number
Springdale AR 72762
 City, State & Zip Code

Property Owner's Name 1039 Gutensohn
 (If different from Applicant): Mathias Shopping Centers Inc

Property Owner's Mailing Address:
 (If different from Applicant):

P.O. Box 6485 479-750-9100
 Street Address or P.O. Box Telephone Number
Springdale, AR 72766
 City, State & Zip Code

Address of Variance Request: Southwest Plaza

Zoning District: C-2

The following information should be attached to this application:

1. \$75.00 Fee
2. Warranty Deed
3. Authorization of Representation (If the Property Owner will not be present at the meeting.)
4. Drawings, Photos, or Other Exhibit

SETBACK VARIANCES:

Not Applicable

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front: _____ Side: _____ Back: _____
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front: _____ Side: _____ Back: _____
(if granted what the setback would be.)

Variance: Front: _____ Side: _____ Back: _____
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

Not Applicable

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

*This property has 64 parking spaces.
I need 68 spaces to meet city
requirements.*

The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds ALL of the following:

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if**

necessary):

For a daycare I need 1 space per 300 sqft of building, 1 space per employee, and 1 space per 10 children. With my surrounding businesses need and my daycare it is 68 spaces and there is only 64.

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**

Most of my traffic will be before 8am and after 5pm, Parents will be dropping off and leaving.

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

All surrounding buildings which include a dog grooming salon, hair salon, zumba class and photography studio are all in and out service businesses.

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.
5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

6. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

Kristie Macias

Applicant Signature*

Sam Mathias

Property Owner Signature*
(If different from Applicant)

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

**If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.*

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 18th day of September, 2012.

DANETTE GLASGOW

Washington County
Notary Public - Arkansas
Commission # 12383816

Danette Glasgow

Notary Public

My Commission Expires 8/25/2021







Staff Use Only

- Fee Paid (\$75) Cash Check CC
- Warranty Deed
- Authorization of Representation
- Drawing/Photo or Other Exhibit

File #

B12-54

A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.

**APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS**

Applicant's Name: BRIAN STRICKLAND

Applicant's Mailing Address:

1799 OLYMPIC LOOP APT 206

Street Address or P.O. Box

973-908-9988

Telephone Number

SPRINGDALE, AR 72762

City, State & Zip Code

Property Owner's Name

(If different from Applicant): AL BROWN

Property Owner's Mailing Address:

(If different from Applicant):

Street Address or P.O. Box

Telephone Number

City, State & Zip Code

Address of Variance Request: BROWN'S NORTHSIDE TIRE & SERVICE
512 N. THOMPSON ST. SPRINGDALE AR 72764

Zoning District: C-2

The following information should be attached to this application:

1. \$75.00 Fee
2. Warranty Deed
3. Authorization of Representation (If the Property Owner will not be present at the meeting.)
4. Drawings, Photos, or Other Exhibit

SETBACK VARIANCES:

Not Applicable

Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.

Required: Front: _____ Side: _____ Back: _____
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front: _____ Side: _____ Back: _____
(If granted what the setback would be.)

Variance: Front: _____ Side: _____ Back: _____
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

Not Applicable

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

REQUESTING A VARIANCE IN THE SIGN CODE. FOR THE PERIOD OF
OCT 3-OCT 10, 2012 WE WANT TO USE INFLATABLES AND FREE
STANDING SIGNS TO MARKET OUR BUSINESS AND OUR FALL TIRE SALE.
SEE FIGURES 1 & 2.

The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds ALL of the following:

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if

necessary):

THERE ARE NO SPECIAL CONDITIONS WITH RESPECT TO THE PROPERTY.

WE ARE REQUESTING A TEMPORARY VARIANCE SPECIFIC TO A
PROMOTION WE ARE RUNNING.

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**

WE ARE NOT BEING DEPRIVED OF ANY RIGHTS ENJOYED BY
OTHER PROPERTIES. WE ARE SIMPLY LOOKING FOR A TEMPORARY VARIANCE
TO HELP US ADVERTISE OUR BUSINESS.

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

THERE ARE NO SPECIAL CONDITIONS RELATED TO THE LAND OR STRUCTURE.
OUR SPECIAL CONDITION IS RELATED TO A SALES PROMOTION.

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.
5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

6. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.


Applicant Signature*


Property Owner Signature*
(If different from Applicant)

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

*If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.

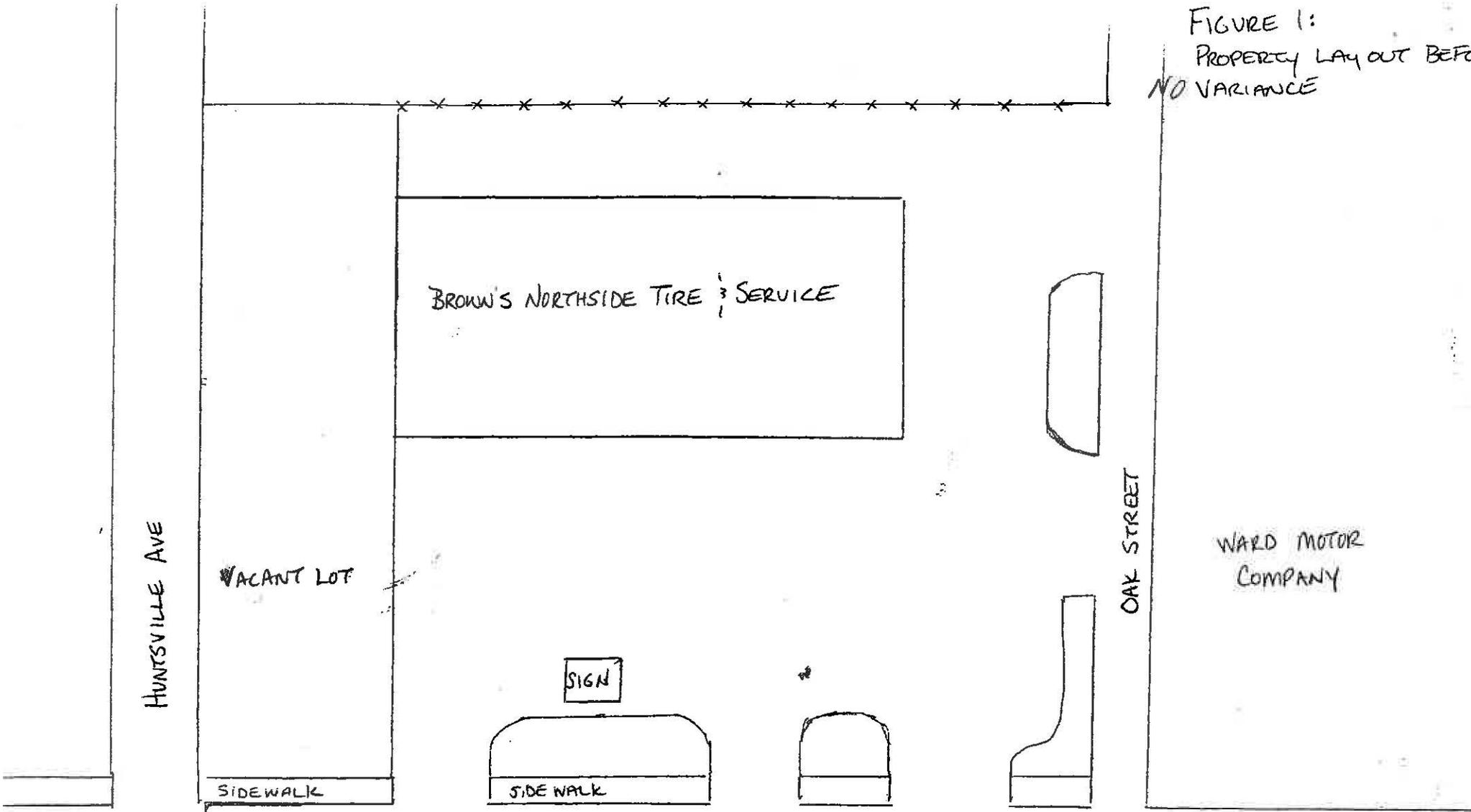
State of Arkansas)
County of Washington) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 19th day of September, 2012.




Notary Public

FIGURE 1:
PROPERTY LAYOUT BEFORE
NO VARIANCE



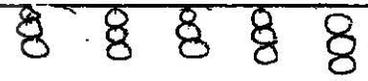
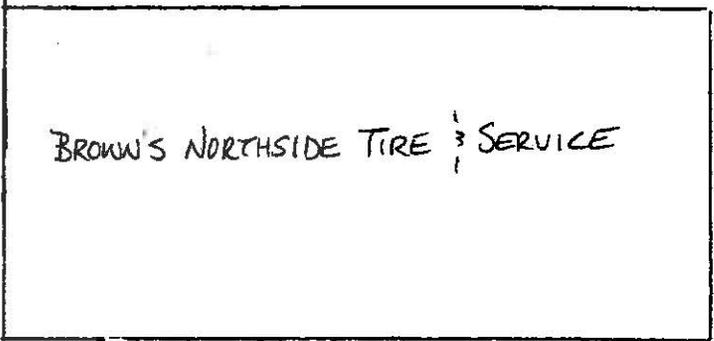
N. THOMPSON ST (HWY 71B)

FIGURE 2:
PROPERTY LAYOUT WITH
WITH THE VARIANCE

HUNTSVILLE AVE

VACANT LOT

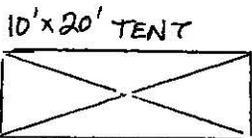
SIDEWALK



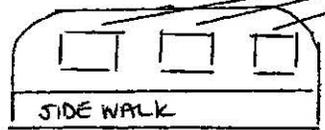
STACKS OF
TIRES FOR
DISPLAY



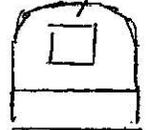
COOPER
TIRE
INFLATABLE



SIGN



SIDE WALK



FREE STANDING
SIGNS



OAK STREET

WARD MOTOR
COMPANY

N. THOMPSON ST (HWY 71B)