

**SPRINGDALE PLANNING COMMISSION
COUNCIL CHAMBERS**

**5:00 P.M.
201 SPRING
JULY 1, 2014**

Agenda

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

II. Call to Order

III. Roll Call

IV. Approval of Minutes (June 3, 2014)

V. Tabled Items

**A. B14-35 Everett Chrysler/Dodge
3709 S. Thompson
Variance for second sign on
Don Tyson Parkway
Presented by Rick Evans**

VI. Public Hearing

**Proposed amendment to the Zoning
Ordinance amending Article 6 regarding
Regulations pertaining to fences, wall &
Hedges in A-1 zone
Presented by Ernest Cate**

VII. Public Hearing – Rezoning

**A. R14-17 Signature Bank of Arkansas
NE corner of W. Miller & Grimsley Roads
From SF-2 to I-3
Presented by Thomas Oppenheim &
Steven Giles**

**B. R14-18 Willpet Investments, LLC
612 & 612 1/2 W. Grove Avenue
From MF-12 to P-1
Presented by E. Lamar Pettus or
George T. Williams**

- C. R14-19 **Leisure Homes Corp**
905 N. Mill Street
From SF-2 to MF-12
Presented by Ferdie Fourie
- D. R14-20 **Randall Webb & Ramona Volkots**
2148 N. Thompson
From C-2 to C-6
Presented by Randall Webb
- E. R14-21 **ESCH Family Limited Partnership**
1306 S. Thompson
From C-2 to C-5
Presented by Engineering Services, Inc.
- F. R14-22 **TBM Properties, LLC**
881 Rio Bravo Drive
From C-2 to C-5
Presented by Lindsey & Associates
- G. R14-23 **Josh & Eloise Pettit Living Trust**
5950 W. Sunset Avenue
From C-5 to C-6
Presented by Josh Pettit

VIII. Public Hearing – Conditional Use

- A. C14-11 **Scott & Liv Thiede**
8862 Crest Lane
Use Unit 28 (Home Occupation) in
Agricultural District (A-1)
Presented by Liv Thiede

IX. Large Scale Developments

- A. L14-15 **Stabil-Loc**
1948 Turnbow
Concept of Detention
Presented by Steadfast, Inc.
- B. L14-17 **Occupational Health &**
Speech Therapy Clinic
W. side Mathias Drive,
N. of W. Sunset Drive
Presented by Leonard Gabbard

- C. L14-18 **Creative Things**
NE Corner of W. Miller & Grimsley Rds.
Concept of Detention
Presented by CEI Engineering &
Steven Giles

X. **Board of Adjustment**

- A. B14-38 **White River Bancshares Co.**
NW corner of Highway 265 & Electric Ave.
Variance for reduction of front setback
From 30' to 20'
Presented by Allissa Sims
- B. B14-39 **Fishing Bridge Investments, Inc.**
SW corner of Palisades & Highway 265
Variance for reduction of front setback
From 30' to 15'
Presented by Allissa Sims
- C. B14-40 **Willpett Investments, LLC**
612 & 612 1/2 W. Grove Ave.
Variance for reduction of required
Parking spaces
Presented by Lamar Pettus Or
George Williams
- D. B14-41 **Clinton & Judith Branham**
717 Carlton
Variance for reduction of rear
Setback from 20' to 10'
Presented by Clinton Branham
- E. B14-42 **Elder Construction**
291 E. County Line Road
Variance for deletion of paving requirement
Presented by Elder Construction

XI. **Waivers**

- A. W14-09 **Silvio Ramirez**
8985 Crest Lane
Waiver of sidewalk requirement
Presented by Silvio Ramirez
- B. W14-10 **Creative Things, LLC**
NE corner of W. Miller & Grimsley Roads
Waiver of street improvements
Presented by CEI Engineering

XII. Planning Director's Report

XIII. Adjourn

The Springdale Planning Commission met in regular session on Tuesday, June 3, 2014 in City Council Chambers.

Prior to the meeting being called to order, Chairman Joel Kelsey led the Pledge of Allegiance and Commissioner Mitch Miller said the invocation.

The meeting was called to order by Chairman Kelsey at 5:02 p.m.

Roll call was answered by:

Roy Covert
 Vivi Haney – Secretary
 Joel Kelsey – Chairman
 Mitch Miller
 Barbara O’Conner
 Kevin Parsley
 Brian Powell
 Stan Szmyd – Vice Chairman

Also in attendance were Clayton Sedberry, GIS and Planning Coordinator for Ms. Christie who was out of town, and Sarah Sparkman, assistance City Attorney.

Commissioner Bob Arthur was absent.

Mr. Szmyd moved to approve the May 2014 minutes. Mr. Miller seconded the motion. By a voice vote of all ayes and no nays the minutes were approved by a unanimous vote.

Tabled Items from May 6, 2014

- A. C14-06 Blake Harris
1229 E. Robinson Avenue
Use Unit 41 (Auto Sales) in
General Commercial District (C-2)
 Presented by Blake Harris

Mr. Harris was present to answer any questions or comments.

Mr. Kelsey asked for Staff comments.

Mr. Sedberry said that Mr. Harris had addressed the issues from the May meeting. He said they had plenty of parking spaces to move the cars in and out without stacking them.

Mr. Kelsey asked if there were those in the audience that had any questions or comments.

There were none.

Ms. Haney wanted to know if there was going to be any landscaping in the front. She felt there needed to be something.

Mr. Harris said they hadn't planned on it but certainly they could in the small green space.

Mr. Parsley has how many cars would be coming in.

Mr. Harris said they didn't have a transport system of delivery; they bought and sold locally.

Ms. Haney questioned the number of cars they would have and wanted to know if they had revised their plan for fewer automobiles.

Mr. Harris said they had lowered the number of cars on the lot to 39 maximum.

Mr. Powell called for the question.

VOTE:

YES: Covert, Haney, Kelsey, Miller, O'Conner, Parsley, Powell, Szmyd

NO: None

The conditional use was approved by a unanimous vote.

Mr. Sedberry stated for the record Staff would prepare the Resolution to go to Council on Tuesday, June 24, 2014 at 6:00 p.m. in Council Chambers.

Public Hearing – Rezoning

- A. R14-14 First United Presbyterian Church
100 S. Gutensohn
From A-1 to P-1
 Presented by Charles Harwell

Mr. Harwell was present to answer any questions or comments.

Mr. Kelsey asked for Staff comments.

Mr. Sedberry read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Downtown District.

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

Uses that commonly have moderate to large scale assemblies of people such as churches, funeral homes, membership organizations and other institutions should be appropriately located on adequate size parcels with sufficient space to accommodate the off-street parking and accessory needs. Such uses should be located so as to minimize any adverse or undue significant burden on adjacent or adjoining land uses as well as that portion of the street system.

Mr. Kelsey asked if there were those in the audience that would like to comment.

There were none.

Mr. Szmyd called for the vote.

VOTE:

YES: Haney, Kelsey, Miller, O'Conner, Parsley, Powell, Szmyd, Covert

NO: None

The rezoning was approved by a unanimous vote.

Mr. Sedberry stated for the record Staff would prepare the Ordinance to go to Council on Tuesday, June 24, 2014 at 6:00 p.m.

- B. R14-15 Luis Quinonez
 1906 Lowell Road
 From C-2 to I-1
 Presented by Luis Quinonez

Mr. Quinonez was present to answer any questions or comments.

Mr. Kelsey asked for Staff comments.

Mr. Sedberry read the Staff comments.

The adopted Comprehensive Land Use Plan indicates light industrial/warehouse use.

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 industries that further diversify and stabilize the City's economic base that are compatible to the labor force, raw materials and industrial climate and provide space for new and expanding high technology industries with low environmental impact.

Assure adequate land allocation for industrial growth protected from encroachment by non-industrial use.

Mr. Kelsey asked if there were those in the audience that would like to comment.

There were none.

Mr. Szmyd called for the question.

VOTE:

YES: Kelsey, Miller, O'Conner, Parsley, Powell, Szmyd, Covert, Haney

NO: None

The rezoning was approved by a unanimous vote.

Mr. Sedberry stated for the record Staff would prepare the Ordinance to go to Council on Tuesday, June 24, 2014 at 6:00 p.m.

- C. R14-16 Fishing Bridge Investments, LLC
SW corner of Palisades & Highway 265
From A-1 to C-2
Presented by Allissa Sims

Ms. Sims was present to answer any questions or comments.

Mr. Kelsey asked for Staff comments.

Mr. Sedberry read the Staff comments.

The adopted Comprehensive Land Use Plan indicates commercial use.

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. Kelsey asked if there were those in the audience that would like to comment.

There were none.

Mr. Mitchell called for the vote.

VOTE:

- YES:** Miller, O'Conner, Parsley, Powell, Szmyd, Covert, Haney, Kelsey
- NO:** None

The rezoning was approved by a unanimous vote.

Mr. Sedberry stated for the record Staff would prepare the Ordinance to go to Council on Tuesday, June 24, 2014 at 6:00 p.m.

Public Hearing – Conditional Use

- A. C14-07 Patricia Sharp
W. side N. 56th St. S. of E. Wagon Wheel Road
- LS14-09 Tandem Lot Split
Presented by Leonard Gabbard

Mr. Gabbard was present to answer any questions or comments.

Mr. Kelsey asked for Staff comments.

Mr. Sedberry read the Staff comments regarding the lot split.

A conditional use for a tandem lot must be applied for and approved by the Planning Commission and City Council.

A 25' access easement with a minimum 15' wide paved drive is required to the tandem lot.

Access easement needs to be dedicated via separate document.

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

Mr. Kelsey asked if there were those in the audience that would like to comment.

There were none.

Mr. Szmyd called for the vote on the conditional use.

VOTE:

YES: O'Conner, Parsley, Powell, Szmyd, Covert, Haney, Kelsey, Miller

NO: None

The conditional use was approved by a unanimous vote.

Mr. Sedberry stated for the record Staff would prepare the Resolution to go to Council on Tuesday, June 24, 2014 at 6:00 p.m.

Mr. Szmyd moved to approve the lot split subject to Staff comments. Mr. Powell seconded the motion.

VOTE:

YES: Parsley, Powell, Szmyd, Covert, Haney, Kelsey, Miller, O'Conner

NO: None

The lot split was approved by a unanimous vote subject to Staff comments.

- B. C14-09 Greg & Sharon Brown
Fishing Bridge Investments, LLC
SW corner of Palisades & Highway 265
- LS14-20 Tandem Lot Split
Presented by Allissa Sims

Ms. Sims was present on behalf of her client to answer any questions or comments.

Mr. Kelsey asked for Staff comments.

Mr. Sedberry read the Staff comments.

A conditional use for a tandem lot must be applied for and approved by the Planning Commission and City Council.

A minimum 15' wide paved drive is required to the tandem lot.

Show setback lines.

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

Mr. Kelsey asked if there were those in the audience that would like to comment.

There were none.

Mr. Szmyd called for the vote on the conditional use.

VOTE:

YES: Powell, Szmyd, Covert, Haney, Kelsey, Miller, O'Conner, Parsley

NO:

The conditional use was approved by a unanimous vote.

Mr. Szmyd moved to approve the tandem lot split subject to Staff comments. Mr. Powell seconded the motion.

VOTE:

YES: Szmyd, Covert, Haney, Kelsey, Miller, O'Conner, Parsley, Powell

NO: None

The tandem lot split was approved by a unanimous vote subject to Staff comments.

Mr. Sedberry stated for the record Staff would prepare the Resolution to go to Council on Tuesday, June 24, 2014 at 6:00 p.m.

- C. C14-10 Signature Bank of Arkansas
White River Bancshares Co.
NW corner of Highway 265 & Electric Ave.
- LS14-11 Tandem Lot Split
Presented by Allissa Sims

Ms. Sims was present on behalf of her client to answer any questions or comments.

Mr. Kelsey asked for Staff comments.

Mr. Sedberry read the Staff comments.

A conditional use for a tandem lot must be applied for and approved by the Planning Commission and City Council.

A minimum 15' wide paved drive is required to the tandem lot.

Show setback lines.

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

Mr. Kelsey asked if there were those in the audience that would like to comment.

There were none.

Mr. Miller called for the question on the conditional use.

VOTE:

YES: Covert, Haney, Kelsey, Miller, O'Conner, Parsley, Powell, Szmyd

NO: None

The conditional use was approved by a unanimous vote.

Mr. Szmyd moved to approve the Tandem Lot Split subject to Staff comments. Mr. Miller seconded the motion.

VOTE:

YES: Haney, Kelsey, Miller, O'Conner, Parsley, Powell, Szmyd, Covert

NO: None

The tandem lot split was approved by a unanimous vote subject to Staff comments.

Mr. Sedberry stated for the record Staff would prepare the Resolution to go to Council on Tuesday, June 24, 2014 at 6:00 p.m.

Lot Splits

- A. LS14-09 Patricia Sharp
W. Side N. 56th St., S. of E. Wagon Wheel Road
 Tandem lot split
 Presented by Leonard Gabbard

This lot split was approved by a unanimous vote in conjunction with the conditional use.

- B. LS14-10 Fishing Bridge Investments, LLC
SW corner of Palisades & highway 265
Tandem Lot Split
Presented by Allissa Sims

This lot split was approved by a unanimous vote in conjunction with the conditional use.

- C. LS14-11 White River Bancshares Co.
NW corner of Highway 265 & Electric Ave.
Tandem lot split
Presented by Allissa Sims

This lot split was approved by a unanimous vote in conjunction with the conditional use.

Large Scale Developments

- A. L14-16 71B Auto Auction
NE corner of 71 B & Highway 264
Concept of Detention
Presented by CEI Engineering

Mr. Tom Oppenheim with CEI was present on behalf of his client to answer any questions or comments. Also, Mr. Bryan Hunt, owner of 71B Auto Auction was present.

Mr. Kelsey deferred to Mr. Szmyd to reside over this large scale development.

Mr. Szmyd asked for Staff comments.

Mr. Sedberry said he spoke with the engineer at CEI and the first and second comments under the engineering comments can go away.

Planning Comments

- 1) The concept of detention must be approved by the Planning Commission.
- 2) Landscape islands are required at a rate of 1 per 15 parking spaces, in accordance with Chapter 56.
- 3) 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.
- 4) Need a landscape plan that shows the details of the landscaped areas including type, size and location of plants.
- 5) An automatic or other irrigation system shall be required for all landscaped areas. Show irrigation system or location of hose bibs.
- 6) Landscaping must be guaranteed for two years.
- 7) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.

Engineering Comments

- 1) **Sect 112-8(i)** Need to show
 - a. Parcel number.
 - b. Set back lines. Distance from property lines to paving, curbs, buildings, etc.
- 2) **Parking Ch130-Art 7 Sect 3.1.** Show the typical dimensions for regular parking, (9'x19').
 - a. **Sect 3.3.c. (2)** No off-street parking area, exclusive of access drives, shall be located within three feet (3') of any property line.
 - b. **Sect 3.6.** The perimeter of the parking area adjacent to the side or rear lot line shall be provided with wheel guards, bumper guards or curbs when the parking area is located ten feet (10') or less from the lot line.
- 3) **Sect 106 Drainage**
 - a. Provide a construction detail for the pond outlet structure
 - b. Include calculations of the exit velocity of the 18" RCP to ensure it doesn't exceed the maximum 8 fps allowed. Otherwise, include scour protection at the end of the pipe.
- 4) **DCM Section 5.4.10** *"An easement shall be provided in Plans for detention facilities. A minimum 20' wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system."* Ownership of the detention facility will remain with the land .
- 5) Need to submit a floodplain determination application at the time of resubmittal. See Applications & Forms / Floodplain at http://www.springdalear.gov/department/planning_and_community_development/.
- 6) Sect 107 A storm Water Pollution Prevention Plan, Grading Permit Application and \$500.00 fee, in accordance with Chapter 107, must be submitted to the Planning Office prior to final approval of construction plans. See Applications & Forms / Grading at http://www.springdalear.gov/department/planning_and_community_development/

Mr. Oppenheim said he thought they had addressed most of the engineering comments.

Mr. Sedberry stated Mr. Oppenheim would need to get with Staff engineer, Jason, to address the rest of his concerns.

Mr. Oppenheim commented on the landscaping comments. He said rather than consider it a parking area it would be more appropriately defined as a storage area for the cars. It will be used as a storage area for the cars to be sold. It isn't a parking lot, not is its intended use for public use. It is strictly a storage area for the cars before they are sold.

He further stated that landscaping wouldn't be appropriate for the storage area. He would like for the commission to take into consideration that it is a storage area.

Mr. Sedberry said that a storage area must be screened by an 8' wooden fence otherwise Staff considers it a parking lot.

Mr. Hunt explained that the storage area is at least 100' off of 71B and to the east there is at least 50' of trees to screen the area from the residential area.

Mr. Sedberry stated that the Ordinance states that a storage area must be screened by an 8' wooden fence otherwise it is considered a parking lot.

Mr. Hunt reiterated that it has no visibility from 71B or the neighbors to the east.

Mr. Sedberry stated that the Ordinance doesn't specify distance or visibility.

Mr. Hunt stated they are willing whatever is necessary to be in compliance.

There will be additional landscaping around the 71B area.

Mr. Covert asked if they want to leave it as a parking lot or define it as a storage area.

Mr. Hunt said that whenever they have over flow of cars that is where they are parked.

Mr. Covert called for the vote on the concept of detention.

VOTE:

YES: Miller, Parsley, Powell, Szmyd, Covert, Haney

NO: O'Conner

ABSTAIN: Kelsey

The concept of detention was approved by a vote of six (6) yes, one (1) no and one (1) recusal.

Mr. Powell moved to approve the large scale subject to Staff comments. Ms. O'Conner seconded it.

VOTE:

YES: Miller, Parsley, Powell, Szmyd, Covert, Haney

NO: O'Conner

ABSTAIN: Kelsey

The large scale was approved by a vote of six (6) yes, one (1) no and one (1) recusal subject to Staff comments.

Board of Adjustment

- A. B14-35 Everett Chrysler/Dodge
3709 S. Thompson
Variance for second sign on
Don Tyson Parkway
Presented by Rick Evans

Mr. Evans was present on behalf of his employer to answer any comments or questions. He said his employer wanted a sign to advertise the body shop on the south side of Don Tyson Parkway, east of 71B.

Mr. Kelsey asked for Staff comments.

Staff didn't have any comments.

Mr. Kelsey asked if there were those in the audience that had any comments.

There were none.

Mr. Kelsey said the commission gave them a variance for a back parking lot and he knows there were cars parked across the street. He also said those cars are being parked against the Ordinance.

Mr. Kelsey said he thought it looks really good now and he doesn't see a need for an additional sign.

Mr. Szmyd asked how many signs they have.

Mr. Evans said he wasn't sure, but Mr. Kelsey said he counted 10 signs, including those on the side of the dealership.

Mr. Evans said they wanted a monument sign to indicate to the customers another entrance.

Mr. Kelsey said he would much prefer to table the request until such time that the dealership can present a picture and/or drawing of the sign they want to install.

Mr. Szmyd moved to table the request to the July Planning Commission meeting. He felt that would give the dealership adequate time to present a drawing and or picture of what the sign will look like. Mr. Miller seconded the motion.

VOTE:

YES: O'Conner, Parsley, Powell, Szmyd, Covert, Haney, Kelsey, Miller

NO: None

The motion to table the request until the July Planning Commission meeting was approved by a unanimous vote.

Planning Director's Report

Mr. Sedberry said he wasn't given a report. Mr. Kelsey said there would be a work session scheduled for Tuesday, June 17, 2014. It is to be in the Multi-purpose room and would be from 11:00 a.m. to 1:00 p.m.

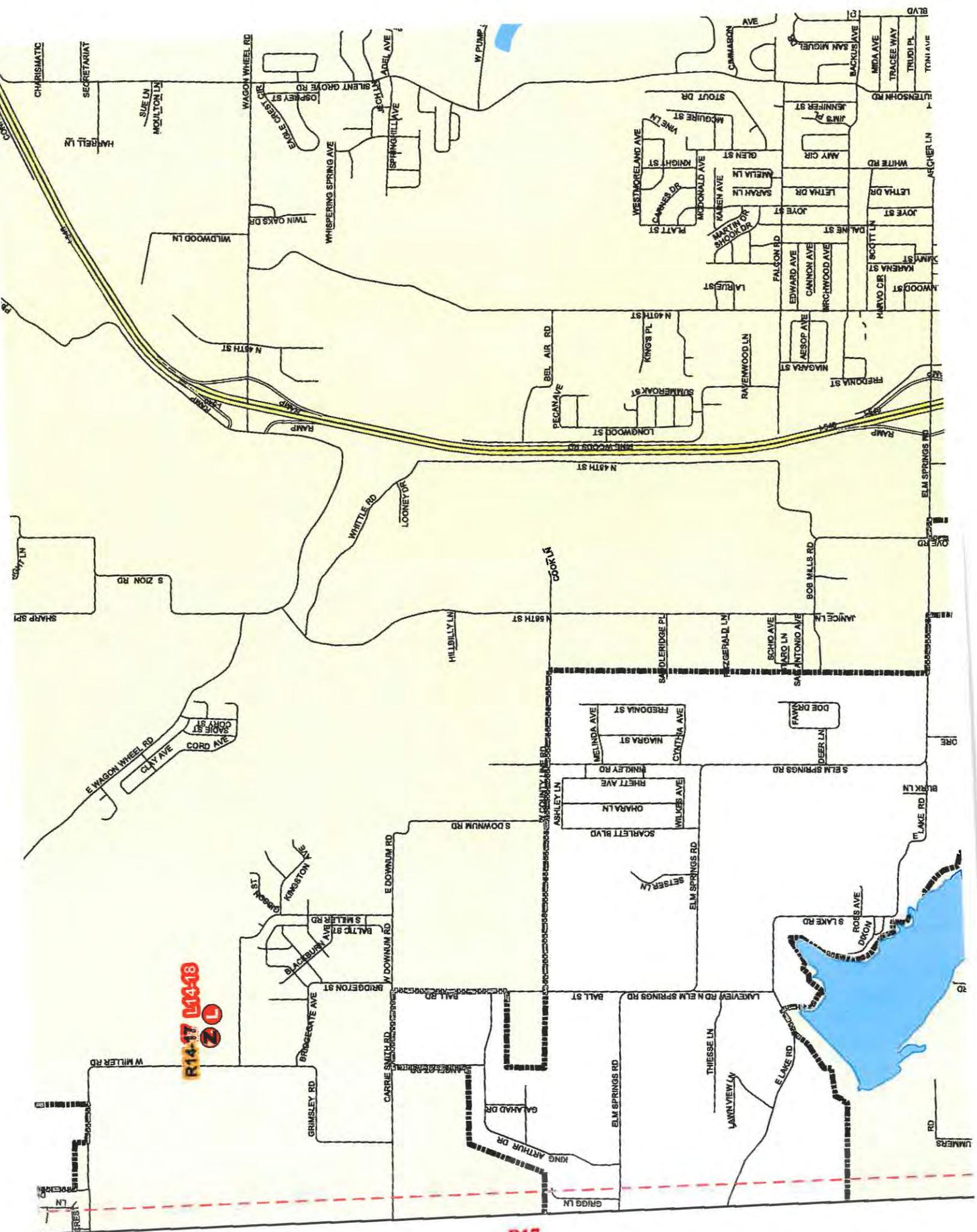
There being no further business the meeting was adjourned at 6:50 p.m.

Joel Kelsey, Chairman

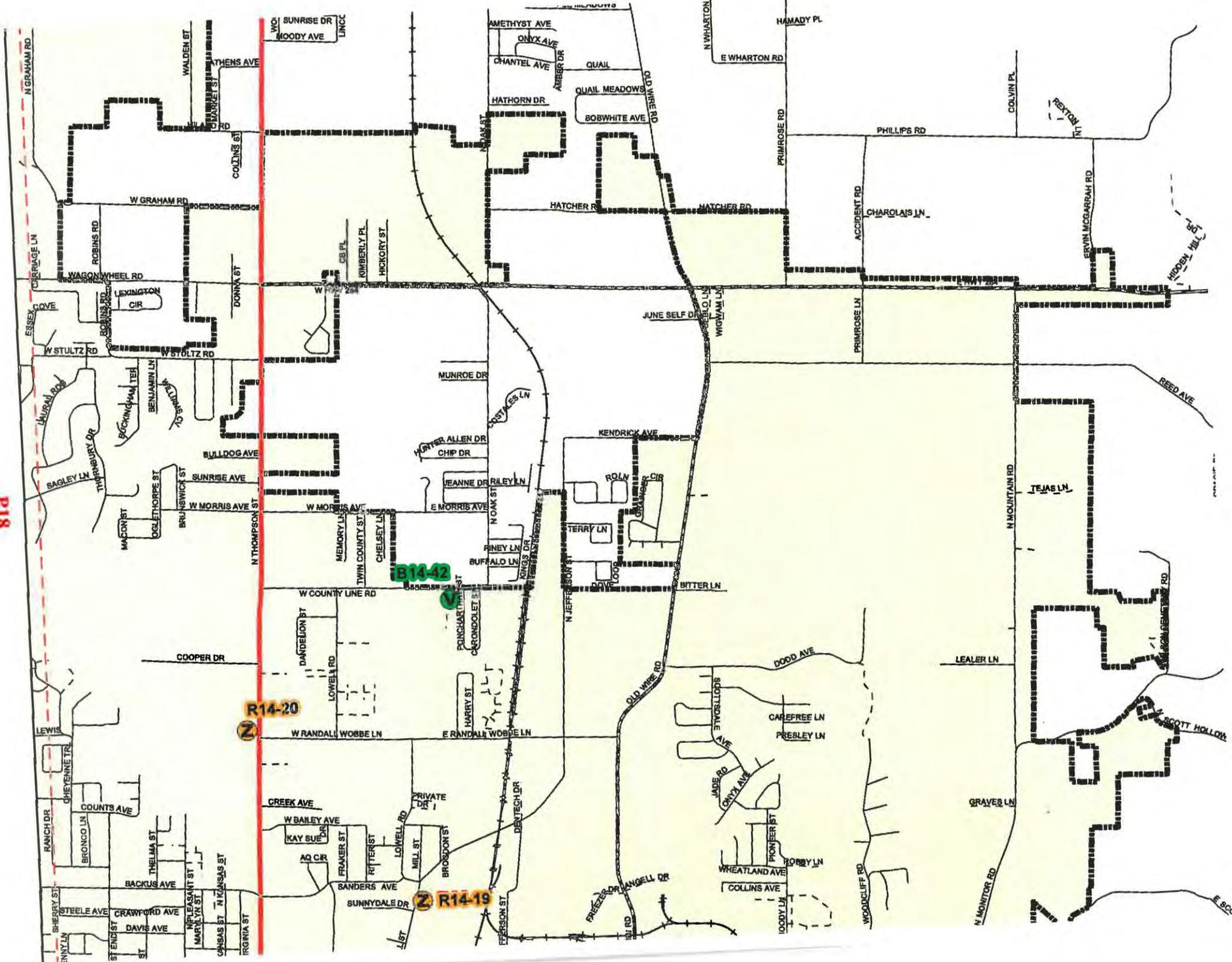
Vivi Haney, Secretary

**Clayton Sedberry, GIS and Planning Coordinator
Planning and Community Development Division**

Debbie Ponders, Recording Secretary



R14-17 M4-18
20

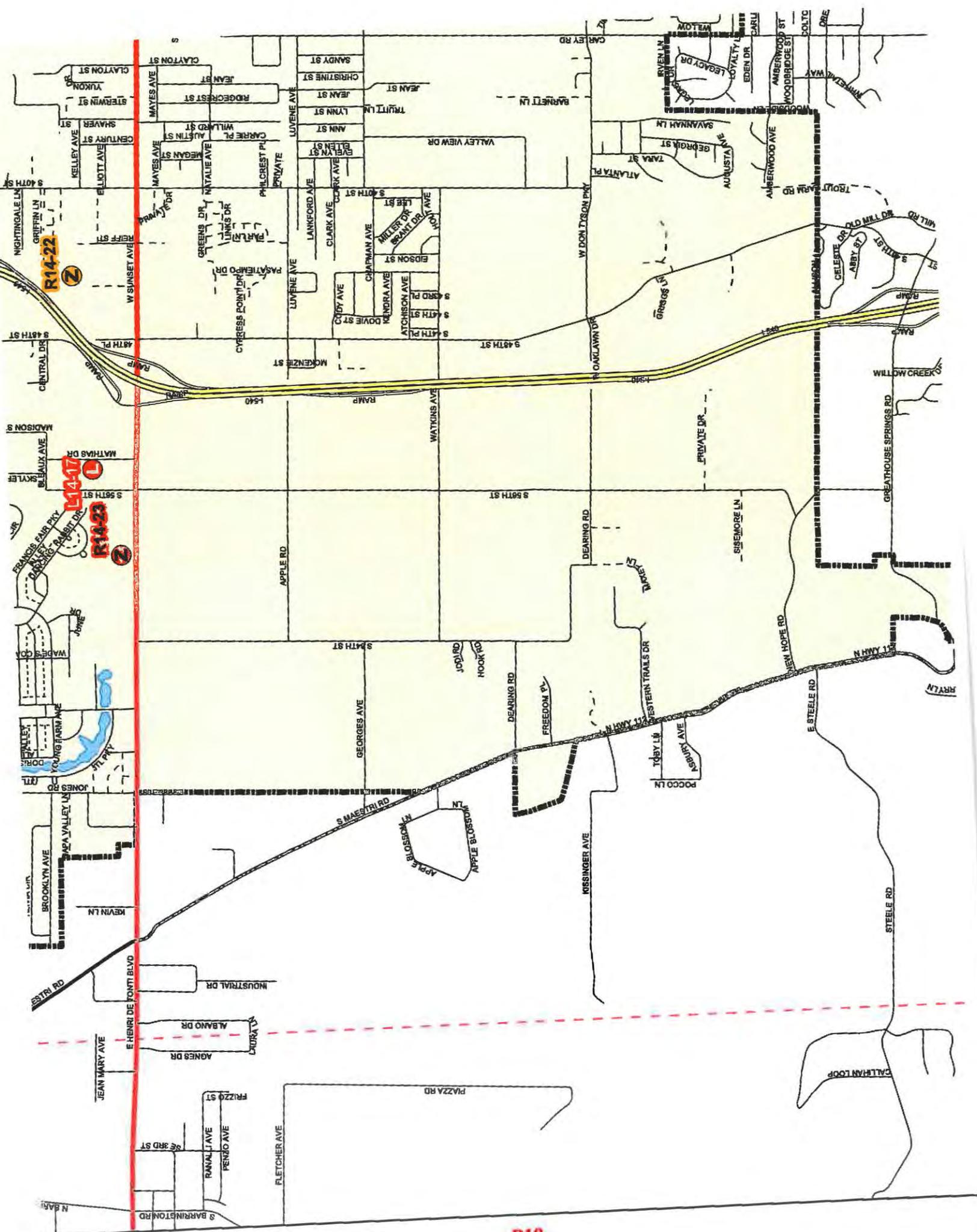


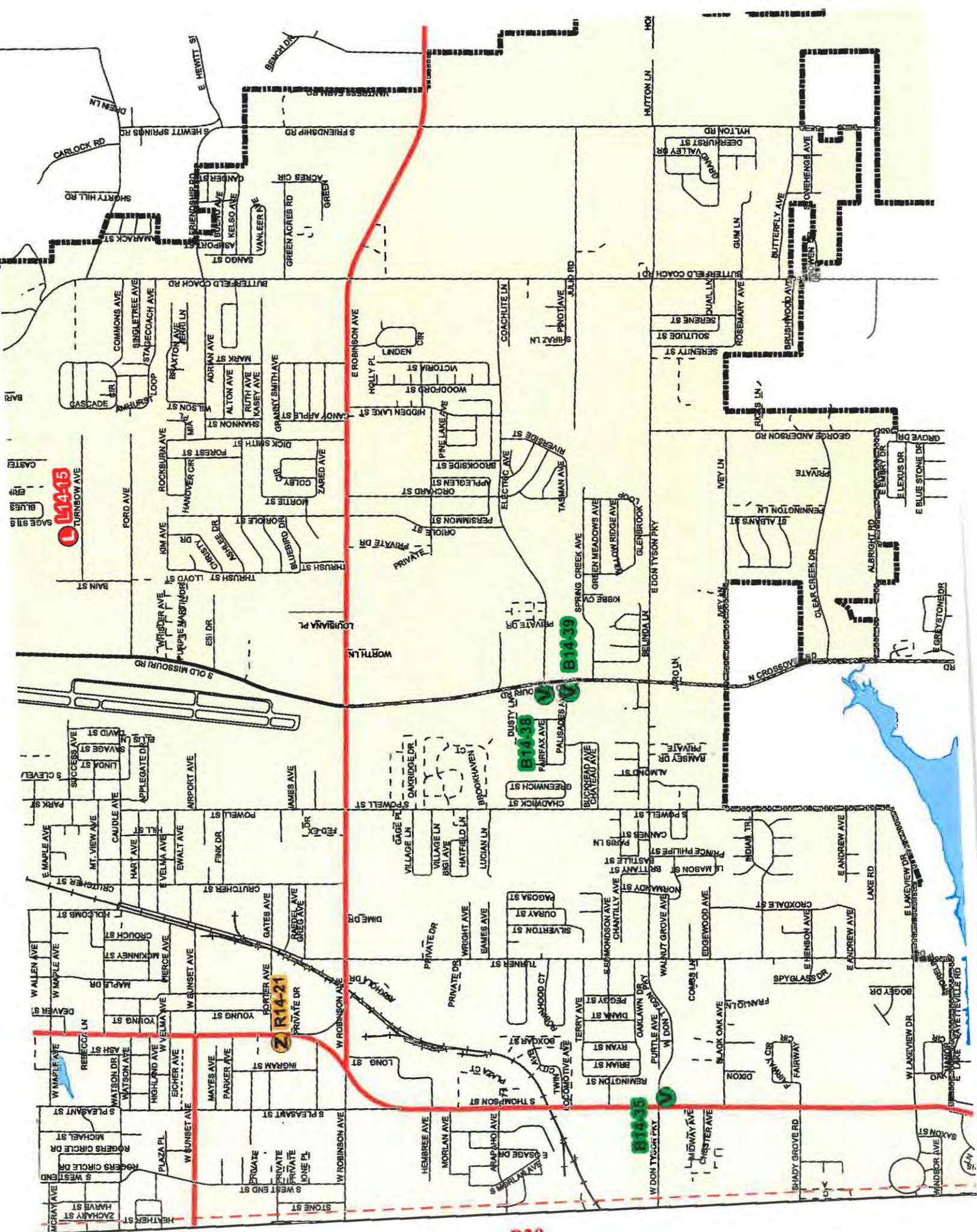
R14-20

B14-42

R14-19

Map labels include street names: N GRAMHAM RD, W SUNRISE DR, MOODY AVE, WALDEN ST, ATHENS AVE, AMETHYST AVE, ONYX AVE, CHANTEL AVE, QUAIL, HATHORN DR, QUAIL MEADOWS, BOBWHITE AVE, HATCHER RD, HATCHER RD, ACCIDENT RD, CHAROLAIS LN, PHILLIPS RD, PRIMROSE RD, COLVIN PL, REXTON LN, HIDDEN HILL DR, ERVIN MCCARRAH RD, PHILLIPS RD, PRIMROSE LN, W STULTZ RD, W STULTZ RD, DONNA ST, WAGON WHEEL RD, ROBINS RD, CHARIAGE LN, ESSEX, COVE, W STULTZ RD, W STULTZ RD, BULLDOG AVE, SUNRISE AVE, W MORRIS AVE, W MORRIS AVE, N THOMPSON ST, N THOMPSON ST, MEMORY LN, CHELSEY LN, TWIN COUNTY ST, CHINESE LN, E MORRIS AVE, N OAK ST, RILEY LN, JEANNE DR, CHIP DR, MONTY ALLEN DR, MUNROE DR, KENDRICK AVE, ROLN CIR, TERRI LN, DAVE LN, BITTER LN, N JEFFERSON ST, N JEFFERSON ST, BUFFALO LN, PINEY LN, KINGS DR, W COUNTY LINE RD, W COUNTY LINE RD, DANDELION ST, LOWELL RD, COOPER DR, W RANDALL WOBBE LN, E RANDALL WOBBE LN, HARRY ST, PONDCHARTER ST, CARONDOLET ST, N MOUNTAIN RD, TEXAS LN, LEALER LN, DODD AVE, CAREFREE LN, PRESLEY LN, W RANCHO DR, CHEYENNE TRL, COUNTS AVE, CREEK AVE, W BAILEY AVE, KAY SUE DR, AQ CIR, SANDERS AVE, SUNNYDALE DR, PRIVATE DR, HARRY ST, RITTER ST, LOWELL RD, MILL ST, BROADWAY ST, DEUTSCH DR, EPPERSON ST, WHEATLAND AVE, COLLINS AVE, PIONEER ST, ROBBY LN, JADE RD, ONYX AVE, WOODCLIFF RD, N MONITOR RD, GRAVES LN, SCOTT HOLLOW, E BCL.





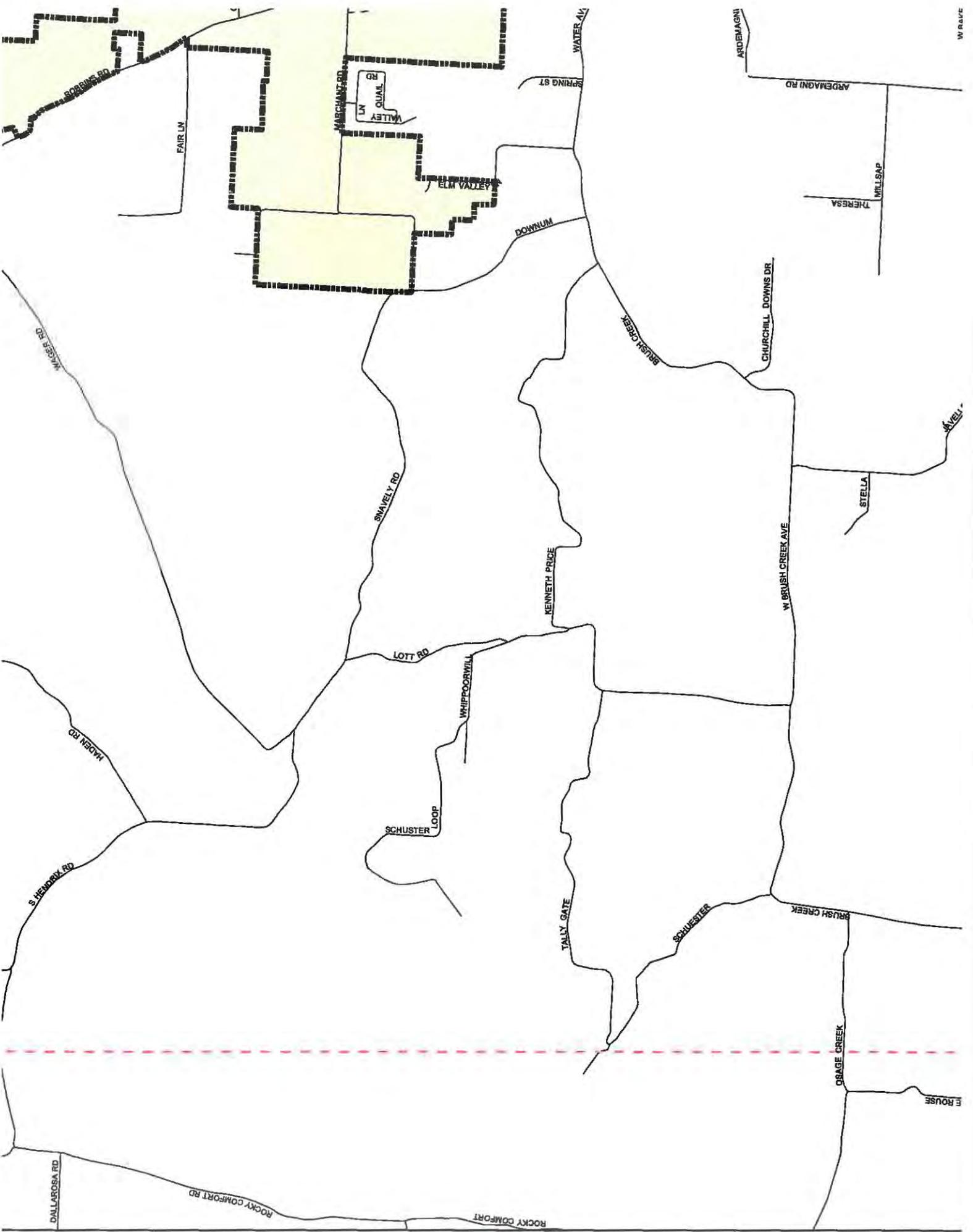
L14-15

B14-38

B14-39

R14-21

B14-35



Staff Use Only

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

File # B14-35

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: EVERETT CHRYSLER DODGE JEEP RAM

Applicant's Mailing Address:

3709 SOUTH THOMPSON
Street Address or P.O. Box
SPRINGDALE, AR 72764
City, State & Zip Code

479-751-4563
Telephone Number

Property Owner's Name
(If different from Applicant): Everett CDJR Land Co. LLC

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

Street Address or P.O. Box

City, State & Zip Code

Telephone Number

Address of Variance Request: 3709 SOUTH THOMPSON

Zoning District: C-6

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
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

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.

TO INSTALL A MONUMENT SIGN AT THE EXISTING DRIVEWAY EAST OF THE
BODY SHOP ON THE SOUTH SIDE OF DON TYSONS PARKWAY.

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):**

TO INSTALL A MONUMENT SIGN AT THE EXISTING DRIVEWAY EAST OF THE
BOOY SHOP ON THE SOUTH SIDE OF DON TYSONS PARKWAY SINCE IT IS
A CORNER LOT WITH TWO FRONTAGES

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):**

SINCE DON TYSONS PARKWAY WAS BUILT THE ROAD RIGHT OF WAY IS
CLOSE TO THE BOOY SHOP AND BLOCKS THE VIEW OF THE EXISTING
SIGNS ON SOUTH THOMPSON

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):**

DON TYSONS PARKWAY HAS CHANGED THE FLOW OF TRAFFIC AROUND
THE DEALERSHIP

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 Madison) ss.

**HEATHER LEWALLEN
NOTARY PUBLIC
MADISON COUNTY, ARKANSAS
COMM. EXP. 06/04/22
COMMISSION NO. 12388494**

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 14 day of May, 2014.


Notary Public



3606

3607

3609

798

774

742

736

712

692

670

646

624

600

576

554

W DON TYSON PKY

PURTLE AVE

S THOMPSON ST

MIDWAY AVE

DIANA ST

SCHWARTZ

3705

3679

3681

3709

3704

519

3815

3807

508

N

PRIVATE DR

That which is underlined is added and that which is stricken through is deleted.

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE 6 OF THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, Article 6, Section 1 contains the supplementary district regulations for property zoned Agricultural District in the City of Springdale, Arkansas;

WHEREAS, Article 6, Section 2 contains the supplementary district regulations for property zoned Residential District in the City of Springdale, Arkansas;

WHEREAS, Article 6 of the Zoning Ordinance of the City of Springdale, Arkansas, needs to be amended to address regulations pertaining to fences, wall, and hedges on property zoned agricultural and property zoned residential;

WHEREAS, it is in the best interest of the City of Springdale, Arkansas, for the City Council of the City of Springdale, Arkansas, to amend Article 6 of the Zoning Ordinance of the City of Springdale, Arkansas; and

WHEREAS, a public hearing was held before the Springdale Planning Commission on July 1, 2014, after notice was given of said hearing as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS:

Section 1: Article 6, Section 1 of the Zoning Ordinance of the City of Springdale, Arkansas, is hereby amended to add a new section (Section 1.3) to read as follows:

1.3 Fences, walls and hedges on adjoining residential districts.

Notwithstanding other provisions of this ordinance, fences, walls and hedges in agriculturally zoned areas that share a common boundary with a residential district must be built in compliance with Sec. 2.3 of this article along those joint boundaries.

Section 2: Article 6, Section 2.3 of the Zoning Ordinance of the City of Springdale, Arkansas, is hereby amended to read as follows:

2.3 Fences, walls and hedges on residential lots. Notwithstanding other provisions of this ordinance, fences, walls, and hedges on residential lots may be permitted in any required yard, or along the edge of any yard provided that no fence, wall (except retaining wall) or hedge along the sides or front edge of any front yard shall be over three (3) feet in height as dictated by the orientation of the structure and not by yard designation as in article 4. Fences located within or bounding a rear or side yard are permitted at a height not to exceed six (6) feet, except as follows:

Fences must be built with recognized fencing materials such as chain link fencing with plastic or metal slates, standard fence wood, vinyl, or metal such as wrought iron. Materials not allowed for fences include plywood, scrap lumber, wood pallets, chicken wire, corrugated steel, barbed wire or fiberglass panels. Fence posts and supports must be installed on the side of the fence that faces the lot.

Section 3: All other provisions of Article 6 of the Zoning Ordinance of the City of Springdale, Arkansas, not specifically amended by this Ordinance shall remain in full force and effect.

Section 4: Emergency Clause. It is hereby declared that an emergency exists and this ordinance being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be effective immediately upon its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2014.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: July 1, 2014
Re: R14-17 Rezone

A request by Signature Bank of Arkansas for Planning Commission approval of a zone change from Agricultural District (A-1) to Planned Industrial District (I-3) for a tract of land containing 140 acres.

LOT LOCATION AND SIZE

The 140 acre tract is located northeast of Miller Road and Grimsley Road intersection.

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 rezoning application requests an I-3 Planned Industrial district. The District is established in order to provide for modern, efficient, and well-designed industrial facilities within a "park-like" setting. As the city's most restrictive industrial district, the I-3 zone is designed to conform to high development standards while providing for a full array of industrial and related uses. The siting of buildings, parking, landscaping and the location of this district in relation to adjacent residential and commercial areas will be of particular importance in determining the appropriateness of allowing the I-3 district at a given location.

Uses permitted: - 1, 21, 24, 25, 26, 27, 32, 33, 35
 Conditional Uses Permitted on Appeal: - 2, 3

DEVELOPMENT CRITERIA:

- 1. All properties within this district shall be contiguous and shall be totally developed under a unified site plan submitted to and approved by the planning commission and city council. Criteria for submittal of the accompanying site plan shall follow the guidelines set forth in Article 2, Section 13.
- 2. Every use, or part thereof, that is not conducted within a building completely enclosed on all sides shall be enclosed within a wall or fence of six (6) feet in height.

Such wall or fence shall completely screen all operations conducted within such wall or fence from observation. No exterior storage area shall encroach into any of the required yards.

3. All buildings shown on the required site plan shall cover an aggregate areas of not more than fifty (50) percent of such site.
4. No loading or storage of materials or products shall be permitted in the required front yard.
5. Notwithstanding the yard regulations for this district, no part of any building or accessory structure shall be located closer than one hundred (100) feet to any residential district boundary.

HEIGHT REGULATIONS

There shall be no maximum height limits in I-3 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 and the building	50'
Side setback (subject to applicable fire and building codes)	0
Rear setback	25'
Setbacks adjacent to residential uses	50'

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 agricultural uses. The area to the north, east and west contain residential and agricultural uses on large tracts in A-1 zoning. The Highway 412 Bypass borders the tract on the south.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates low density residential use.

The Master Street Plan indicates Miller Road as a major collector

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.

Encourage the development of industries that further diversify and stabilize the City's economic base that are compatible to the labor force, raw materials and industrial climate and provide space for new and expanding high technology industries with low environmental impact. The I-3 Planned Industrial District provides the opportunity for the development of a modern efficient and well-designed facility within a park like setting. The location of the building, building types and buffering area shown on the site plan address the development criteria established for the district. The 412 Bypass project going to construction by the end of the year and the proposed access road from 112 along the 412 Bypass provides long term access needed to the area.

File No. R14-17

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 Signature Bank of Arkansas

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

Legal Description: See attached sheet.

Layman's Description: 140 acres +/- lying northeast of Miller Rd/
Grimsley Rd. intersection.

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) PUD, SF-2

TO (proposed zoning) I-3

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 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: Proposed zoning is anticipated to have minimal effect on surrounding agricultural/residential.

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: Stephen R. Giles

Address: 425 W. Capitol Ave., Ste 3200, Little Rock AR 72201

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: P.O. Box 8550, Fayetteville, AR 72703

TELEPHONE: 479-684-3713 DATE: 6/6/2014

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)~~

Stephen R. Biles
~~(Property Owner)~~ REPRESENTATIVE

State of Arkansas)
 PULASKI) ss.
County of ~~Washington~~)

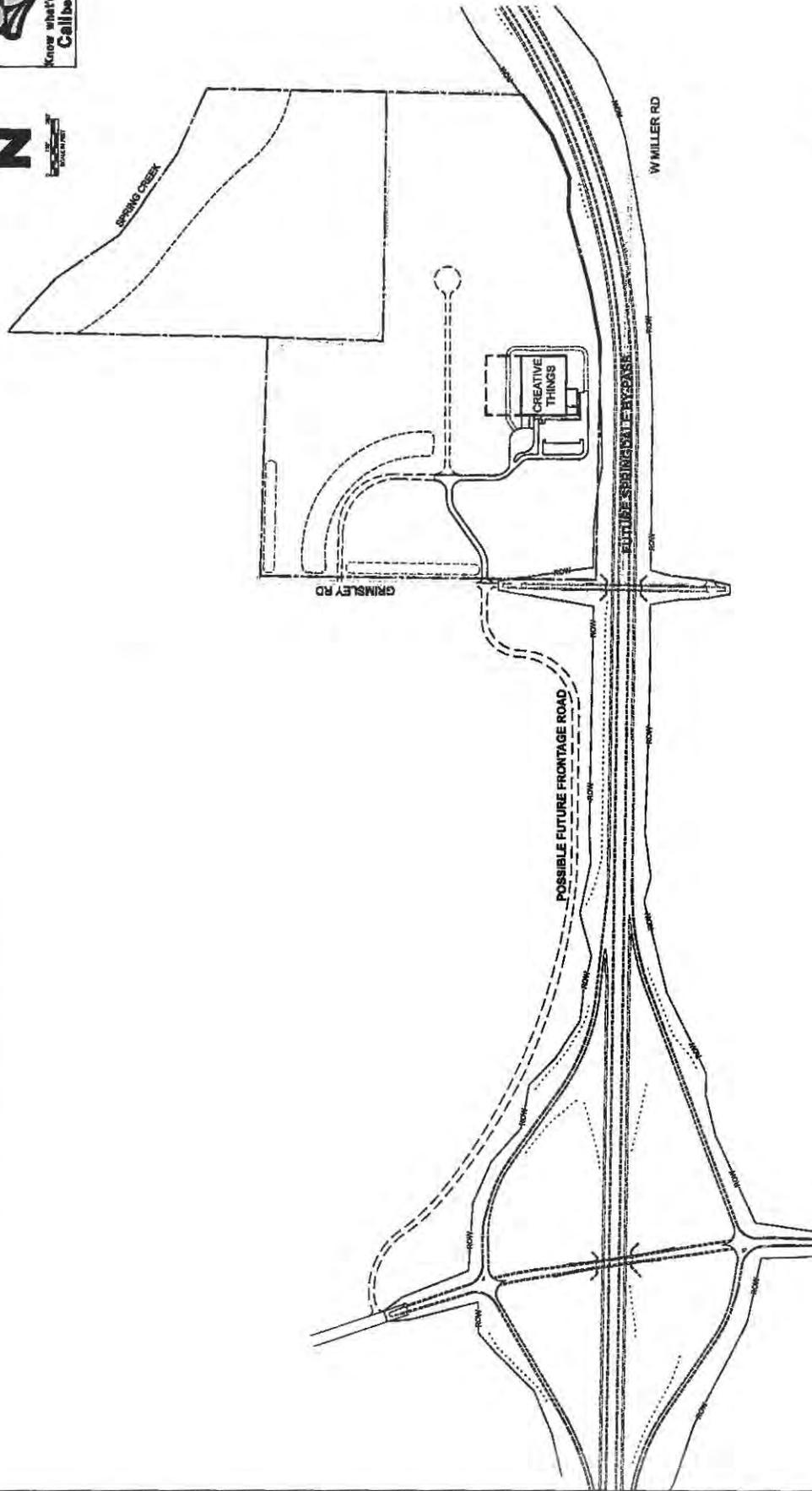
SUBSCRIBED AND SWORN TO before me, a Notary Public, this 6th day of June, 20 14.

Debbie Milan
Notary Public





DATE: 11/11/11
SCALE: AS SHOWN



CEI	
Engineering Associates, Inc.	
1000 W. MILLER RD. SUITE 100 SPRINGDALE, AR 72762	
TEL: 479-751-1111 FAX: 479-751-1112	
WWW.CEI-AR.com	
PROJECT: MILLER ROAD INDUSTRIAL PARK	
LOCATION: W. MILLER RD. SPRINGDALE, AR	
DATE: 11/11/11	
DRAWN BY: [Name]	
CHECKED BY: [Name]	
CONCEPTUAL MASTER PLAN	
PAGE 2 OF 2	
1 of 1	

Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: July 1, 2014
Re: R14-18 Rezone

A request by Willpett Investments, LLC (George T. Williams) for Planning Commission approval of a zone change from Medium Density Multi-family Residential District (MF-12) to Institutional District (P-1) for a tract of land containing .5 acres.

LOT LOCATION AND SIZE

The .5 acre tract is located at 612 & 612 1/2 W. Grove Avenue, northwest corner of the intersection of Grove Avenue & Maple Drive.

A vicinity map is attached.

EXISTING ZONING

The existing zoning of this tract is a MF-12 Medium Density Multi-family Residential District. The district is established to provide areas for development allowing more units per structure and a higher density. Provides more compact residential development, and promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots.

Uses permitted: - 1, 8, 10, 11, 13, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 12, 28
Temporary Uses – 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 as set for in Article 6, Section 2.7 of this chapter.
- (2) Private greenhouses and horticultural collections.
- (3) Flower and vegetable gardens.

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

SITE PLAN REVIEW

When a conditional use is proposed in an MF-12 district, except for Use Unit 28 home occupation a site plan review shall be required. See Article 6, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.

AREA REGULATIONS

- (1) **LOT AREA.** There shall be a lot area of not less than six thousand (6,000) square feet for a single family dwelling; ten thousand five hundred (10,500) square feet for a duplex; fourteen thousand (14,000) for a triplex; twenty thousand (20,000) for a four-plex and twenty thousand (20,000) plus two thousand five hundred (2,500) for each unit over five. In addition, there shall be a minimum lot width of not less than sixty (60) feet for a one family; seventy (70) feet for a two family; eighty (80) feet for a three family or larger on a public street.
- (2) **DENSITY -** 12 units per acres
- (3) **FRONT SETBACK.** There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
- (4) **SIDE SETBACK.** There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
- (5) **REAR SETBACK.** There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
					Interior	Corner	
						Interior	Exterior
One Family	60	6,000	30	20	8/8	8	30
Two Family	70	10,500	30	20	8/8	8	30
Three Family	80	14,000	30	20	8/8	8	30
Four Family	80	20,000	30	20	8/8	8	30
Four or more families	80	20,000 + 2,500/unit					
Zero Lot Line	60	as above	30	20	16/0	16/0	30
Townhouse	Interior 20	Corner/end 50/28					
			30	20	8/0	8	30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

OFF-STREET PARKING

See Article 7 of this chapter.

LANDSCAPED OPEN SPACE

On any lot, there shall be a minimum of ten (10) percent of landscaped open space in accordance with Article 6 Section 2.16 of this chapter.

MULTIFAMILY PLAY AREAS

See Article 6 Section 2.17 of this chapter.

REQUESTED ZONING

The rezoning application requests a P-1 Institutional district. The District is designed to protect and facilitate use of property owned by larger public institutions and church related organizations.

Uses permitted: - 1, 4, 5

Conditional Uses Permitted on Appeal: - 2, 3, 27

HEIGHT REGULATIONS

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

AREA REGULATIONS

(1) 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	25'
Rear setback	25'

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 two structures with limited parking. The tract is surrounded by residential uses in MF-12 and C-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates low density residential use.

The Master Street Plan indicates Maple Drive and Grove Street as local streets.

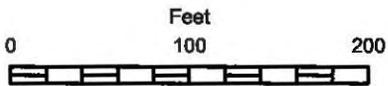
STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is not in keeping with the Comprehensive Land Use Plan and is not recommended for approval.

Uses that have large assemblies of people such as churches should be located on adequate size parcels with sufficient space to accommodate the off street parking requirements for the proposed use. The limited size of this tract does not provide for enough space to meet parking standards.



P43



APPLICANT: WILLPETT INVESTMENTS, LLC
REZONING REQUEST:
MF-12 TO P-1

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
7/1/2014

File No. R14-1B

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 Willpett Investments, L.L.C
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

A part of the SW¼ of the SW¼ of Section 36, T-18-N, R-30-W, being more particularly described as follows: Beginning at a point 180 feet West of and from the SW Corner of Lot 6 in Block 7 in Railroad Addition to Springdale, and running thence South 150 feet to the North line of Grove Street in said Addition as now extended Westerly; thence East 75 feet for a beginning Corner; thence North 150 feet; thence East 75 feet; thence South 150 feet; thence West 75 feet to the place of beginning.

AND

A part of the SW¼ of the SW¼ of Section 36, T-18-N, R-30-W, being more particularly described as follows: Beginning at a point 180 feet West of and from the SW Corner of Lot 6 in Block 7 in Railroad Addition to Springdale, and running thence South 150 feet; thence East 75 feet; thence North 150 feet; thence West 75 feet to the place of beginning.

Layman's Description: 612 & 612 1/2 W. Grove Avenue, Springdale, Arkansas
Church & Sunday School Building

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) MF-12

TO (proposed zoning) P-1

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). But owner has sold to a Church in past, then contract was abandoned and Church leased the property until 4/23/2014.

2. Develop the property _____ (Yes or No), and if so, the proposed use is

But Owner plans/desires to continue to lease the property as a Church facility. Owner understand parking will have to be added.

3. Effect of the proposed zoning upon the adjacent property and neighborhood is

anticipated to be as follows: None. Property housed The Marshallese Assembly of God, Inc for past 7 years and received no complaints. Two other Marshallese Church want to Lease the property. If zoning is approved, additional improvements will be completed, such as exterior painting & addition of on site parking.

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: E. Lamar Pettus or George T. Williams

Address: P.O. Box 10306, Fayetteville, AR 72703

PETITIONER/OWNER: Willpett Investments, L.L.C

MAILING ADDRESS: P.O. Box 10306, Fayetteville, AR 72703

TELEPHONE: 479-530-4719 DATE: June 10, 2014

VERIFICATION

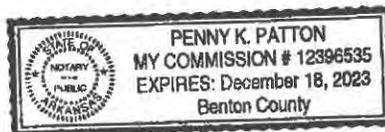
I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts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

Willpatt Investments, LLC (owner)
E. Lamar Pettus individual & manager
(Property Owner) E. Lamar Pettus
Willpatt Investments, LLC (owner)
G.T. Williams
(Property Owner)
George T. Williams, Individually/as manager

State of Arkansas)
 Benton) ss.
County of ~~Washington~~)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 10th day of June, 2014.

Penny K. Patton
Notary Public



Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: July 1, 2014
Re: R14-19 Rezone

A request by Leisure Homes Corp. (tom Embach) for Planning Commission approval of a zone change from Low/Medium Density Single Family Residential District (SF-2) to Medium Density Multi-family Residential District (MF-12) for a tract of land containing 1.16 acres.

LOT LOCATION AND SIZE

The 1.16 acre tract is located at 905 N. Mill Street, east side of Mill Street, north of Sunnydale Drive.

A vicinity map is attached.

EXISTING ZONING

The existing zoning on this tract is a SF-2 Low/Medium Density Single Family Residential District. The district is designed to permit and encourage the development of single-family detached dwellings on smaller lots to encourage flexibility in housing and lot sizes.

Uses permitted: - 1, 8, 29

Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28, 36

Temporary Uses – 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 as set for in Article 6, Section 2.7 of this chapter.
- (2) Private greenhouses and horticultural collections.
- (3) Flower and vegetable gardens.
- (4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

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

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.

AREA REGULATIONS

- (1) **LOT AREA.** There shall be a lot area of not less than eight thousand (8,000) square feet. In addition, there shall be a minimum lot width of not less than seventy (70) feet on a public street at the front setback line.
- (2) **DENSITY.** Four (4) units per acre.
- (3) **FRONT SETBACK.** There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
- (4) **SIDE SETBACK.** There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
- (5) **REAR SETBACK.** There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area (sq. ft.)	Front	Back	Side		
					Interior	Corner	
					Interior	Exterior	
One Family	70	8,000	30	20	8/8	8	30
Zero-lot line	70	8,000	30	20	16/0	16/0	30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

REQUESTED ZONING

The rezoning application requests a MF-12 Medium Density Multi-family Residential District. The district is established to provide areas for development allowing more units per structure and a higher density. Provides more compact residential development, and promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots.

Uses permitted: - 1, 8, 10, 11, 13, 29

Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 12, 28

Temporary Uses – 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 as set for in Article 6, Section 2.7 of this chapter.
- (2) Private greenhouses and horticultural collections.

- (3) Flower and vegetable gardens.
- (4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an MF-12 district, except for Use Unit 28 home occupation a site plan review shall be required. See Article 6, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.

AREA REGULATIONS

- (1) **LOT AREA.** There shall be a lot area of not less than six thousand (6,000) square feet for a single family dwelling; ten thousand five hundred (10,500) square feet for a duplex; fourteen thousand (14,000) for a triplex; twenty thousand (20,000) for a four-plex and twenty thousand (20,000) plus two thousand five hundred (2,500) for each unit over five. In addition, there shall be a minimum lot width of not less than sixty (60) feet for a one family; seventy (70) feet for a two family; eighty (80) feet for a three family or larger on a public street.
- (2) **DENSITY -** 12 units per acres
- (3) **FRONT SETBACK.** There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
- (4) **SIDE SETBACK.** There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
- (5) **REAR SETBACK.** There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS			SETBACKS				
	Widths	Area	Front	Back	Side			
					Interior	Corner		
					Interior	Exterior		
One Family	60	6,000	30	20	8/8	8	30	
Two Family	70	10,500	30	20	8/8	8	30	
Three Family	80	14,000	30	20	8/8	8	30	
Four Family	80	20,000	30	20	8/8	8	30	
Four or more families	80	+20,000 2,500/unit						
Zero Lot Line	60	as above	30	20	16/0	16/0	30	
Townhouse	Interior 20	Corner/end 50/28						
			30	20	8/0	8	30	

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

OFF-STREET PARKING

See Article 7 of this chapter.

LANDSCAPED OPEN SPACE

On any lot, there shall be a minimum of ten (10) percent of landscaped open space in accordance with Article 6 Section 2.16 of this chapter.

MULTIFAMILY PLAY AREAS

See Article 6 Section 2.17 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, south and west contain single family residences in SF-2 zoning. The area to the east is undeveloped in SF-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates medium density residential use.

The Master Street Plan indicates Mill Street 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:

Protect the positive aspects of neighborhood character throughout the City.

Appropriate locations for single-family and multi-family residential development should be provided based on accessibility, site suitability, utility availability, neighborhood compatibility and environmental factors.

Assure adequate land allocation for residential purposes by providing lots of adequate size.



APPLICANT: LEISURE HOMES CORP
REZONING REQUEST:
SF-2 TO MF-12

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
7/1/2014

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 Leisure Homes Corp.

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

Legal Description:

DESCRIPTION - REZONE FROM SF-2 TO MF-12
PART OF THE NW/4 OF THE SW/4 OF SECTION 36, TOWNSHIP 18 NORTH, TANGE 30 WEST, WASHINGTON COUNTY, SPRINGDALE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID NW/4 OF THE NE/4, THENCE EAST 104.28 FEET, THENCE S13°21'07''W 97.94 FEET TO THE POINT OF BEGINNING; THENCE S89°59'21''E 227.16 FEET; THENCE S02°23'11''W 203.65 FEET; THENCE N86°34'47''W 263.97; THENCE N12°08'42''E 214.87 FEET; TO THE POINT OF BEGINNING, CONTAINING 1.16 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF MILL STREET ALONG THE WEST SIDE OF THE PROPERTY AND SUBJECT TO ANY OTHER EASEMENTS OF RECORD OR FACT.

Layman's Description: 905 N. MILL STREET

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:

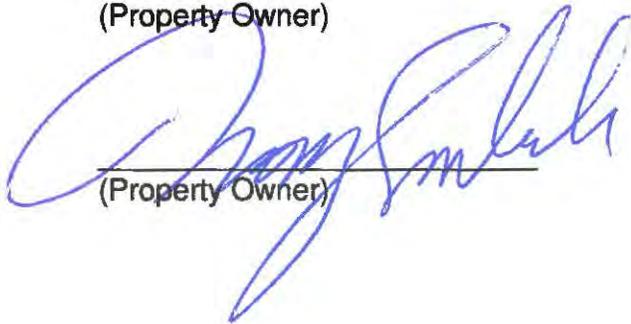
FROM (current zoning) SF-2

TO (proposed zoning) MF-12

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)


(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 17th day of June, 2014.

OFFICIAL SEAL
TIMOTHY P. DOYLE
NOTARY PUBLIC - ARKANSAS
WASHINGTON COUNTRY
COMM. NO. 12361408
COMM. EXP. 07/16/2017


Notary Public

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 _____ (Yes or No).

2. **Develop** the property Yes (Yes or No), and if so, the proposed use is Convert existing building to 3-unit apartment building.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None

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: FERDINAND FOURIE, P.E.
4847 KAYLEE AVENUE
Address: SPRINGDALE, AR 72762

PETITIONER/OWNER **SIGNATURE** THOMAS EMBACH
351 E. 4TH STREET SUITE 2
MAILING ADDRESS: MOUNTAIN HOME, AR 72653

TELEPHONE: 870-424-7460 DATE: July 1, 2014

Debbie Pounders

From: Jim Reed <jreed@springdalear.gov>
Sent: Wednesday, June 25, 2014 12:09 PM
To: Debbie Pounders
Subject: Fwd: Rezoning of 905 Mill St.

Debbie would you please forward this to the whole planning commission.

Sent from my iPhone

Begin forwarded message:

From: <mebaker50@cox.net>
Date: June 25, 2014 at 11:20:05 AM CDT
To: jreed@SpringdaleAR.gov
Subject: Fwd: Rezoning of 905 Mill St.

I'm sorry, my letter must not have gone thru. Here it is again.

Dear City Council Member:

This is in regard to the rezoning hearing to be hold on July for 905 Mill Street. The property would like to be rezoned for apartments.

We are very much against this for the following reasons:

Our street has been know as the Historic District in Springdale and we enjoy the quaintness as such

Springdale is revitalizing its downtown which we are in walking distance of and feel apartments would take away from this

Our property values would go down

If we set a precedent for apartments, how many other properties might want to be rezoned?

The Razorback Greenway Trail will be an asset but apartments, a liability. There would be increased noise, traffic and perhaps crime

Young children playing outside would be at an increased risk of mishaps with the extra traffic

We have lived in our home for 41 years and love this neighborhood. Please take into consideration voting against this rezoning. We would appreciate you thinking how you would feel if this were your neighborhood and there was a possibility of apartments or duplexes going in.

Thank you for your time,

Larry & Mary Baker

818 Mill St.

751-1937

Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: July 1, 2014
Re: R14-20 Rezone

A request by Randall Webb and Ramona Volkoto for Planning Commission approval of a zone change from General Commercial District (C-2) to Large Product Retail Sales (C-6) for a tract of land containing 3.83 acres.

LOT LOCATION AND SIZE

The 3.83 acre tract is located at 2148 N. Thompson, west side of Thompson Street, north of Randall Wobbe Lane.

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 for this tract is a C-6 Large Product Retail Sales 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, are automobile and other vehicular service establishments. The C-6 district is also intended to provide a location for the limited amount of merchandise, equipment and material being offered for retail sale that, because of the type of material or transportation requirements, is suitable for display and storage outside the confines of an enclosed building. 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.

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 lots 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-6 large product retail sales.
 - a. Except as provided in Use Unit 43: Automobile Sales-Damaged Vehicles, automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.
 - b. No permanent open display will be permitted on sidewalks, or public right-of-way.
 - c. 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.
 - d. 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.
- v. 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-6 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-6 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	0
(subject to applicable fire and building codes)	

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, or 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 attach map. The tract contains commercial structures. The area to the north contains a funeral home in C-2 zoning. The area to the east contains an auto sales lot in C-2 zoning. The area to the south contains an auto sales lot in I-1 zoning and the area to the east is undeveloped in C-2 and I-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 a principal arterial.

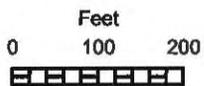
STAFF COMMENTS AND RECOMMENDATIONS

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

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

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 that has frontage and or access to I-49



APPLICANT: RANDALL WEBB & RAMONA VOLKOTS
REZONING REQUEST:
C-2 TO C-6

CITY OF SPRINGDALE
PLANNING OFFICE
 PLANNING COMMISSION MEETING
 7/1/2014

Paperwork - June 11 5 p.m.
July 22 - council hearing
July 25

File No. R14-20

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 RANDALL WEBB AND RAMONA BARBARA VOLKOTS
The record property owner(s), petitioning to rezone the following described area:

Legal Description: 2148 N. THOMPSON

A part of the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 26, Township 18 North, Range 30 West of the Fifth Principal Meridian, Washington County, Arkansas and being more particularly described as follows, to-wit: Beginning at a point that is West 100 feet from the Southeast corner of said East Half (E $\frac{1}{2}$) of Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), said point being on the West right-of-way of Arkansas Highway 471; thence with said right-of-way North 205 feet; thence leaving said right-of-way West 275 feet; thence North 85 feet; thence East 275 feet to the West right-of-way of Arkansas Highway 471; thence with said right-of-way North 50 feet; thence leaving said right-of-way West 560 feet; thence South 340 feet; thence East 560 feet to the point of beginning and containing 3.83 acres more or less and subject to all right-of-ways and easements of record.

Layman's Description: 2148 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-6

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 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: _____

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: Randall Webb

MAILING ADDRESS: 1657 Anderson, Fayetteville, AR 72701

TELEPHONE: 479-856-1910 DATE: 6/10/14

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.

Randall Webb
(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 10 day of June, 2014.

Jami Lynn Black
Notary Public



Barbara,
Please sign, have notarized and return this page
To

Thank you
Handsell

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.

Ammona Barbara Volkert
(Property Owner)

(Property Owner)

)
) ss.
)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 9th day of June, 2014.



Corrine E. Otero
Notary Public

Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: July 1, 2014
Re: R14-21 Rezone

A request by ESCH Family Limited Partnership, (Sara Moses) 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 .97 acres.

LOT LOCATION AND SIZE

The .97 acre tract is located at 1306 S. Thompson Street, west side of Thompson Street, south of Porter Avenue.

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.

ii.

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	0	(subject to
applicable fire and building codes)		
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 commercial structure and is surrounded by commercial use in C-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates commercial use.

The Master Street Plan indicates Thompson Street as a principal arterial.

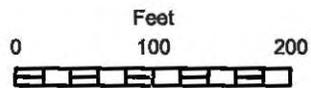
STAFF COMMENTS AND RECOMMENDATIONS

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: ESCH FAMILY LIMITED PARTNERSHIP
REZONING REQUEST:
C-2 TO C-5

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
7/1/2014

File No. R14-21

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 the ESCH Family Limited Partnership, an Arkansas limited partnership, the record property owner, petitioning to rezone the following described area:

Legal Description: The Legal Description is attached as Exhibit D.

Layman's Description: 1306 S. Thompson Street, which is an approximately 0.97 acre tract situated along the west side of S. Thompson Street (Highway 71 Business) located approximately 150 feet south of the intersection of S. Thompson Street with Porter Avenue in Springdale, Washington County, Arkansas.

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 addresses 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 classifications:

FROM (current zoning) C-2 (General Commercial District)

TO (proposed zoning) C-5 (Thoroughfare Commercial District)

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 _____ (Yes or No).
2. **Develop** the property Yes (Yes or No), and if so, the proposed use is Modification of Existing Structure on Property.

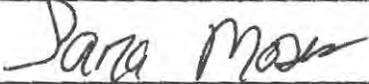
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None anticipated

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: Engineering Services, Inc.

Address: P.O. Box 282, Springdale, AR 72765-0282

PETITIONER/OWNER: 
(Signature)

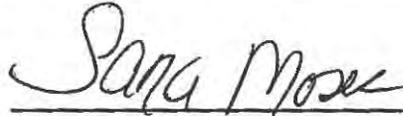
MAILING ADDRESS: 4100 Corporate Center Drive, Suite 220
Springdale, AR 72762

TELEPHONE: (479) 443-5881

DATE: June 3, 2014

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 Signature)

(Property Owner Signature)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 9th day of JUNE, 2014.

BRIAN JAMES MOORE
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 01, 2017
Commission No. 12346378



Notary Public

Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: July 1, 2014
Re: R14-22 Rezone

A request by TBM Properties, LLC 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 3.0 acres.

LOT LOCATION AND SIZE

The 3 acre tract is located at 881 Rio Bravo Drive, northern end of drive.

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	0	(subject to
applicable fire and building codes)		
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. The tract is surrounded by C-2 zoning with the area to the north and west being undeveloped and the area to the east and south containing commercial uses.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates regional commercial uses.

The Master Street Plan indicates Rio Bravo Drive as a private drive.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is not in keeping with the Comprehensive Land Use Plan and is not recommended for approval. Due to the limited access to the tract by a private drive and previous problems with the site when a use allowed in a C-5 district operated at the facility.



Feet
0 100 200
[Scale bar with 5 segments]

APPLICANT: TBM PROPERTIES
REZONING REQUEST:
C-2 TO C-5

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
7/1/2014

File No. _____

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 TBM Properties, LLC

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

Legal Description:

See attached Exhibit D, Washington County Parcel No. 815-30052-110

Street address of 881 Rio Bravo, Springdale, Arkansas
Drive

Layman's Description: 881 Rio Bravo, Springdale, Arkansas

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: The proposed zoning would allow for the building to be used as an "Event Center". The building is located in a commercial area and the proposed use would not greatly affect adjacent property owners.

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/OWNERS **SIGNATURE**

MAILING ADDRESS: _____

TELEPHONE: _____ DATE: _____

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)



(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this _____ day of _____, 20____.

Notary Public

**PLANNING & COMMUNITY
DEVELOPMENT DIVISION**

Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: July 1, 2014
Re: R14-23 Rezone

A request by Josh and Eloise Pettit Living Trust for Planning Commission approval of a zone change from Thoroughfare Commercial District (C-5) to Large Product Retail Sales (C-6) for a tract of land containing 3.91 acres.

LOT LOCATION AND SIZE

The 3.91 acre tract is located at 5950 West Sunset Avenue, north side of Sunset Avenue, west of 56th Street.

A vicinity map is attached.

EXISTING ZONING

The existing 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 center 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.
- ii.

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	0	(subject to
applicable fire and building codes)		
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 for this tract is a C-6 Large Product Retail Sales 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, are automobile and other vehicular service establishments. The C-6 district is also intended to provide a location for the limited amount of merchandise, equipment and material being offered for retail sale that, because of the type of material or transportation requirements, is suitable for display and storage outside the confines of an enclosed building. 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.

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-6 large product retail sales.
 - a. Except as provided in Use Unit 43: Automobile Sales-Damaged Vehicles, automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.
 - b. No permanent open display will be permitted on sidewalks, or public right-of-way.
 - c. 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.
 - d. 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.

- v. 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-6 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-6 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, or 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 commercial use. The area to the east contains a commercial uses with storage area to the north of the tract in C-2 zoning. The area to the south is undeveloped in A-1 zoning. The area to the west contains a commercial use in C-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates regional commercial use.

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

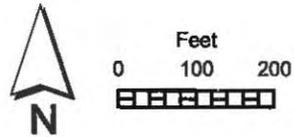
STAFF COMMENTS AND RECOMMENDATIONS

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 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 that has frontage and or access to I-540.



APPLICANT: JOSH & ELOISE PETTIT LIVING TRUST
REZONING REQUEST:
C-5 TO C-6

CITY OF SPRINGDALE
 PLANNING OFFICE
 PLANNING COMMISSION MEETING
 7/1/2014

File No. _____

R14-23

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 Josh A. Pettit and Eloise A. Pettit Living Trust

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

Legal Description:

see warranty deed

Layman's Description:

5950 West Sunset/Springdale, AR 72762

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-5

TO (proposed zoning) C-6

The Petitioner's immediate intentions are to:

1. Sell the property _____ (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 or No).

2. Develop the property _____ (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: _____

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: Josh Pethit

MAILING ADDRESS: 19071 Shoreline Way Fayetteville, AR

TELEPHONE: 479 957-7703 DATE: 4/12/14

Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date:
Re:

A request by Scott and Liv Thiede (DBA MaryJane and Sadie) for a Conditional Use Permitted on Appeal as a Use Unit 28 (Home Occupation – dressmaking, sewing & tailoring) in an Agricultural District (A-1).

LOCATION 8862 Crest Lane

EXISTING CONDITIONS

Single family dwelling – lot 25 Spring Ridge Subdivision

SITE PLAN REVIEW REQUIRED: ___ Yes X 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. |

Not allowed	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.
N/A	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.
Acceptable	<p>General compatibility with adjacent properties and other property in the general district.</p> <p>General Compatibility with adjacent properties and other property in the General district with the following conditions:</p> <ul style="list-style-type: none"> • Must remain as a clean, quiet, non-obtrusive activity operated on a limited basis and incidental to the residence • No alteration of the outside appearance of the residential structure or provision of a separate outside entrance for the business areas of the residential structure • No outside storage of materials required for the operation of the business • Operated only by the resident members of the household and not have any employees, concessionaires or any other form of operator or helper whether such business is conducted on the premises or off the premises • Requires the use of an area no greater than thirty (30) percent of the total heated living space of the residential structure • Generates no traffic, parking, and sewage or water use in excess of what is normal in the residential neighborhood • Will not produce any fumes, odors, noise or any other offensive effects that are not normal to residential activity • Will not involve accessory buildings • Stock in trade not exceed ten (10) percent of the floor area of the accessory use

APPLICATION FOR CONDITIONAL USE
CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Liv Thiede (DBA) Mary Jane and
Address: 8862 Chest Lane Spdl. Ark. 72062
Phone: 479-341-8681 Profit: Non-Profit
762
2. Property location (street address or layman's description):
Springridge Subdivision off of 112
3. Record Title Holder of Property: Scott and Liv Thiede
(A copy of the warranty deed should be attached as Exhibit "A")
4. Use Unit requested 28 in A-1 Zoning District.
5. Description of the conditional use sought and the reasons why it should be approved:
on line business of selling
embroidered and appliqued
clothing and bags and such
the start up of a Small Business
6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
which maybe every once in a while
up - most things will be delivered or mailed
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.
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.

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)

Scott Thiede
Kiv Thiede

Signature of Applicant

[Handwritten Signature]

Date:

Date:

5-16-14

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.

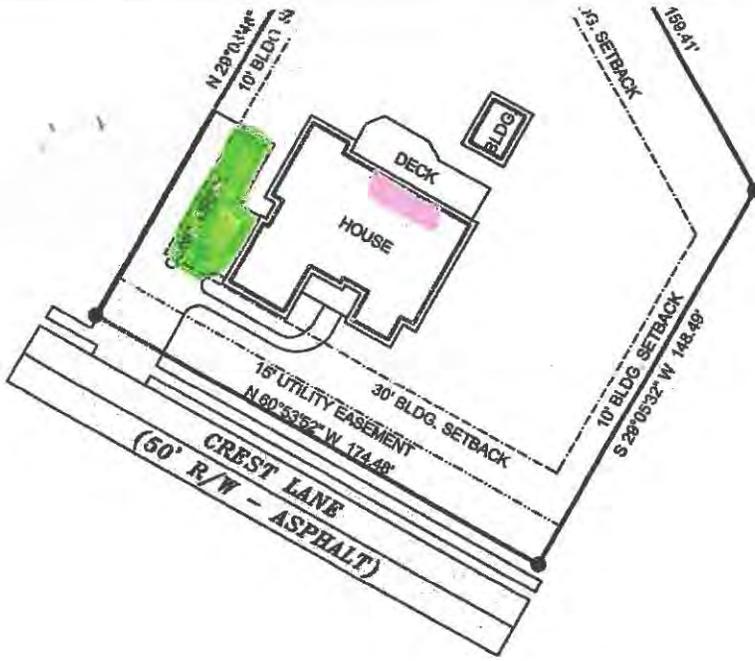
State of Arkansas)
County of Benton) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 16th day of May, 2014.

[Handwritten Signature]
Notary Public

My commission expires: _____





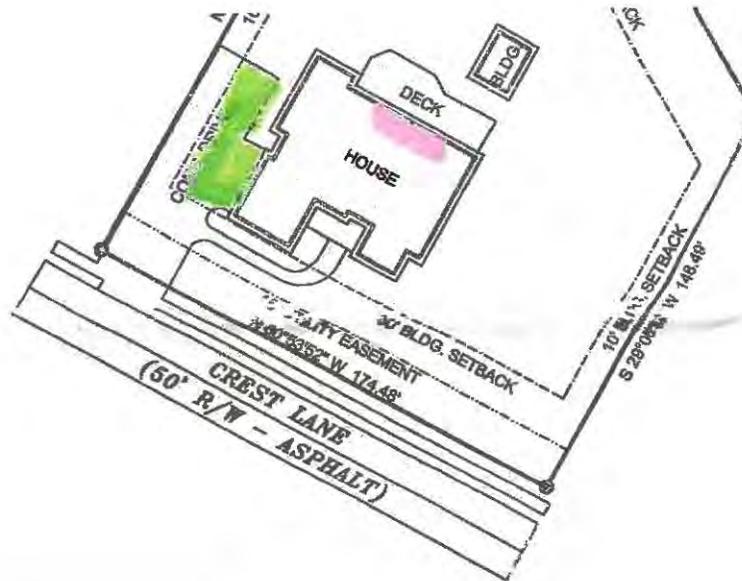
IRVEY DESCRIPTION:
 T 25 SPRING RIDGE SUBDIVISION, BENTON COUNTY, ARKANSAS AS PER PLAT OF
 JD SUBDIVISION IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO
 CLERK OF BENTON COUNTY, ARKANSAS.

 Driveway or parking
 Sun porch - room
 used for business

STANDARD LEGEND	
	BOUNDARY LINE
	FORTY LINE
	CENTERLINE OF ROAD
	RIGHT-OF-WAY
	FENCE
	OVERHEAD POWER LINE
	INGRESS & EGRESS EASEMENT
	BUILDING SET BACK
	UTILITY EASEMENT
	SET/FOUND 5/8" REBAR
	SET/FOUND COTTON SPINDLE
(M)	FIELD MEASUREMENT
(R)	RECORDED MEASUREMENT



	BLEW & ASSOCIATES PROFESSIONAL LAND SURVEYORS 524 W. SYCAMORE ST, SUITE 4 FAYETTEVILLE, AR 72703 PH. (479) 443-4506 FAX (479) 582-1883 http://www.blewinc.com	FOR THE USE AND BENEFIT OF	
		REALTY TITLE TAYLOR	
LOCATION:	SPRING RIDGE SUBDIVISION	JOB # 10-173	DRAWN BY BDS
COUNTY/STATE:	BENTON COUNTY, ARKANSAS	SURVEYED BY BDS	



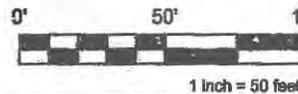
SURVEY DESCRIPTION
 LOT 25 SPRING RIDGE SUBDIVISION, BENTON COUNTY, ARKANSAS AS PER PLAT OF SAID SUBDIVISION IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 15TH DAY OF AUGUST, 2010.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

STANDARD LEGEND	
	BOUNDARY LINE
	FORTY LINE
	CENTERLINE OF ROAD
	RIGHT-OF-WAY
	FENCE
	OVERHEAD POWER LINE
	INGRESS & EGRESS EASEMENT
	BUILDING SET BACK
	UTILITY EASEMENT
	SET/FOUND 5/8" REBAR
	SET/FOUND COTTON SPINDLE
	FIELD MEASUREMENT
	RECORDED MEASUREMENT



	BLEW & ASSOCIATES PROFESSIONAL LAND SURVEYORS
	524 W. SYCAMORE ST, SUITE 4 FAYETTEVILLE, AR 72703 PH. (479) 443-4508 FAX (479) 582-1883 http://www.blewinc.com
LOCATION:	SPRING RIDGE SUBDIVISION
COUNTY/STATE:	BENTON COUNTY, ARKANSAS

Memo

To: Planning Commission

From: Staff

Date: July 1, 2014

RE: L14-15 Large Scale Development Stabil-Loc

Concept of Detention

Planning Comments

- 1) Need State Plane Coordinates (NAD 83, Feet) for all fire hydrant locations.
- 2) 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.
- 3) Show all existing easements. Include book and page.
- 4) 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.
- 5)
- 6) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- 7) 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) **Sect 106** Drainage
 - a. Sod is required in the detention pond to the 100-year water surface elevation.

- b. Provide a graded swale or channel from the parking lot to the detention pond to convey storm water to the pond.
- c. Choose an alternative BMP to straw bales.
- d. Provide details of the outlet structure and outfall.
- e. With the pond outfall in Spring Creek, tailwater needs to be accounted for in the calculations. Provide more detailed calculations of the pond and drainage.

2) **The concept of detention must be approved by the Planning Commission.**

3) **DCM Section 5.4.10** *"An easement shall be provided in Plans for detention facilities. A minimum 20' wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system."* Ownership of the detention facility will remain with the land .

4) Need to submit a floodplain determination application at the time of resubmittal. See Applications & Forms / Floodplain at http://www.springdalear.gov/department/planning_and_community_development/.

5) Sect 107 A storm Water Pollution Prevention Plan, Grading Permit Application and \$500.00 fee, in accordance with Chapter 107, must be submitted to the Planning Office prior to final approval of construction plans. See Applications & Forms / Grading at http://www.springdalear.gov/department/planning_and_community_development/

OWNER:
STAN-LOC, INC.
444 OLD WIRE ROAD, SUITE C
SPRINGDALE, AR 72784

PARCEL NUMBER: 815-33850-000

ENGINEER OF RECORD:
STEARDEAST, INC.
12081 CANTONMENT CHURCH ROAD
PRIME GROVE, AR 72783
478-841-7142

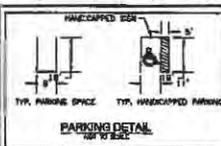
DEVELOPER:
STAN VETAL BUILDINGS AND CONSTRUCTION, LLC
304 West Apple Blossom Ave
Little Rock, AR 72215
478-415-4981

TOTAL SITE AREA:
2.37 ACRES
103,208 SF

TOTAL PROPOSED IMPERVIOUS:
63,048 SF

TOTAL PROPOSED GREEN SPACE: 40,160 SF (38.5%)

FRONT SETBACK-50' (WITH PARKING)
SIDE SETBACKS-50'
REAR SETBACK-50' (ADJACENT TO RESIDENTIAL)

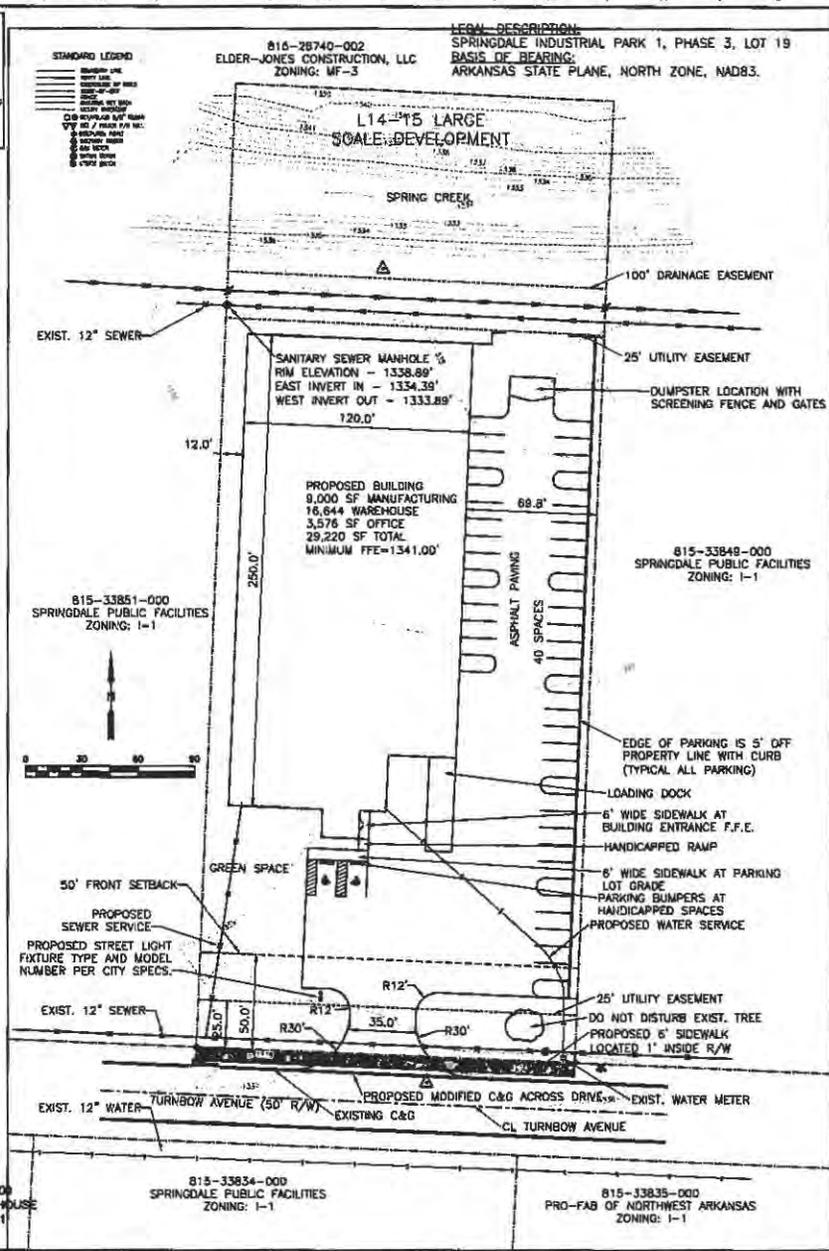
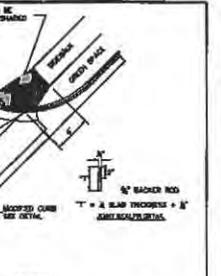
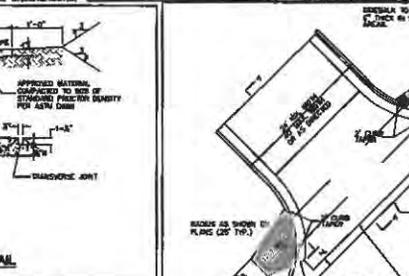
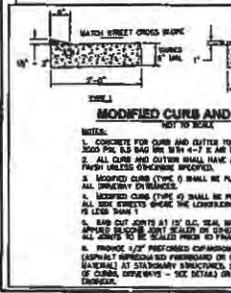
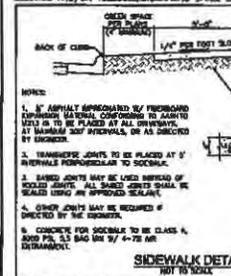


FLOOD IDENTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONES "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD SURVEILLANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.
(FIRM PANEL 88H-05000P DATED 08-10-2009)

PROPERTY INFORMATION:
ZONING: I-1
GROSS SITE AREA: 38,156 SF
NET SITE AREA: 34,156 SF
PROPOSED USE: MANUFACTURING / WAREHOUSE / OFFICE

PARKING REQUIREMENTS:
OFFICE (1 PER 300 SF) = 12 SPACES
MANUFACTURING (1 PER 500 SF) = 15 SPACES
WAREHOUSE (1 PER 1200 SF) = 14 SPACES
TOTAL PARKING REQUIRED = 41 SPACES
TOTAL HANDICAPPED = 2
TOTAL PARKING PROVIDED = 42 SPACES
HANDICAPPED PROVIDED = 2 SPACES
TYPICAL PARKING SPACE DIMENSIONS = 9'x18'
TYPICAL HANDICAPPED PARKING SPACE DIMENSIONS = 11'x19'
TOTAL HANDICAPPED PARKING ISLAND DIMENSIONS = 5'x18'
TOTAL PARKING LOT AREA (INCLUDING DRIVES AND LANDSCAPING) = 16,136 SF

INTERIOR LANDSCAPING REQUIRED (AR6) = 1,451 SF
INTERIOR LANDSCAPING PROVIDED = 1,518 SF
NO FREE STANDING SIGNS ARE PROPOSED
NO NEW RIGHT OF WAY IS BEING DEDICATED IN THIS PROJECT.
ALL NEW PROPOSED WIRES, LINES, AND/OR CABLES USED BY ELECTRIC AND/OR TELECOMMUNICATIONS SHALL BE UNDERGROUND.

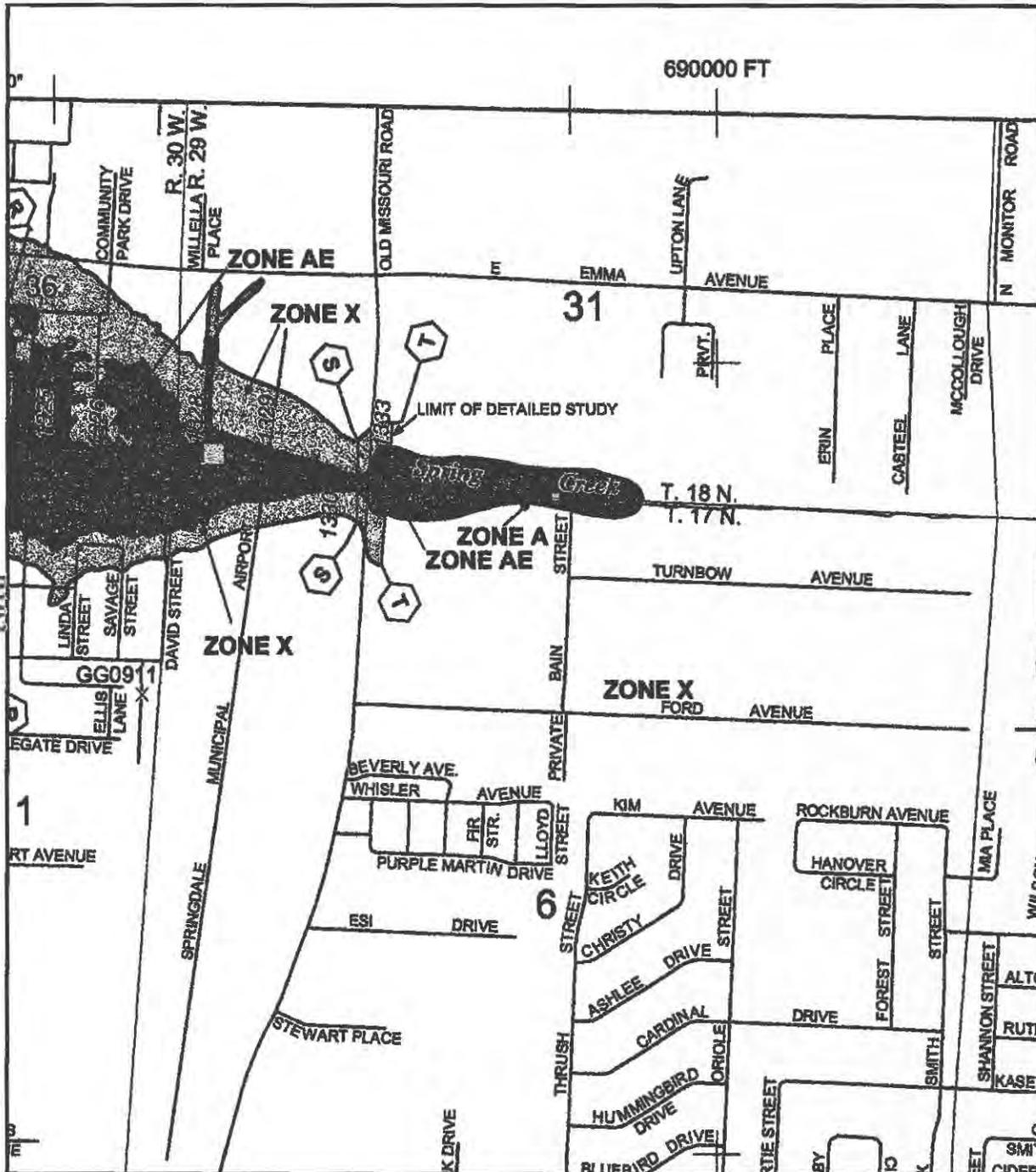


DATE	DESCRIPTION OF REVISION OF ISSUE	BY

STEARDEAST, INC.
Ready, Reliable, Accurate.
Civil, Structural and Land Development Services
14100
478-841-7142
478-841-7142
478-841-7142
478-841-7142

STABIL-LOC
1948 TURNBOW
SPRINGDALE, ARKANSAS
LARGE SCALE DEVELOPMENT
SITE PLAN

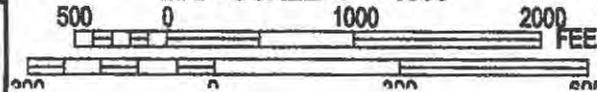
DESIGNED BY	RLR
DRAWN BY	RLR
APPROVED BY	RLR
DATE	6/18/2014
SCALE	AS NOTED
PROJECT NUMBER	20140021
SHEET	1
OF	1



690000 FT



MAP SCALE 1" = 1000'



PANEL U090F

FIRM
FLOOD INSURANCE RATE MAP
WASHINGTON COUNTY,
ARKANSAS
AND INCORPORATED AREAS

PANEL 90 OF 575
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
WASHINGTON COUNTY	000212	0000	F
PAYETTEVILLE, CITY OF	000216	0000	F
SPRINGDALE, CITY OF	000210	0000	F

Notes to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
 05143C0090F

MAP REVISED
 MAY 16, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

RESPONSES TO TECH REVIEW COMMENTS:

1-Electronic files are included with the re-submittal

2-Please accept these written responses

3-The list of property owners is in progress. I will have it before PC meeting

4-Notice has been sent, white receipts are included with the re-submittal

5-The designation L14-15 has been added to the site plan

6-I have been told the Owner has supplied the authorization form

7- I have been told the Owner has supplied the warranty deed

8-I have not yet surveyed the existing fire hydrants

9-Interior parking landscaping is included on the landscaping plan, sheet 3

10-Landscape plan is included on sheet 3

11-The owner has opted to use hose bibs, which are shown on the landscaping plan

12-There is a note requiring 2 year guarantee on the landscaping plan

13-There is at least 50' between the drive radii and the property line

14-existing easements are shown but book and page are not

15-One proposed street light is shown at the driveway

16-The plans note the street light requirement to meet city of springdale specifications

17-dumpster location is shown, in the northeast corner

18-no free standing signs are proposed

19-utility comments have been addressed

20-It is noted on the site plan that utilities must be underground

**TECHNICAL PLAT REVIEW
UTILITY COMMENTS
LARGE SCALE DEVELOPMENT
STABIL-LOC
L14-15
May 15, 2014**

Utility: Duane Miller – Springdale Fire Department

A fire apparatus access road shall be provided. The fire apparatus access road shall extend to within 150 feet of all portions of the exterior walls of the building as measured by an approved route around the exterior of the building. An increase may be allowed with approved automatic sprinkler system installed in accordance with section 903.3.1.1. The fire apparatus access road shall have an unobstructed width of not less than 20 feet. The fire apparatus access road shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities complying with (D102.). Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4

Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide, and one side of fire apparatus access roads more than 26 feet wide and less than 32 feet wide.
(2012 AFPC D103.6.1 and 103.6.2)

Approved signs or other approved notices or markings that include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall be located at each end of a painted curb, and additionally in between so that the maximum separation between the signs is 100 feet as measured along the centerline of the fire apparatus road. Provide fire lane markings along the east side of the building and the west parking lot curb (2012 AFPC, sec.503.3).

Drawing does not specify type of construction. The 2012 Arkansas Fire Prevention Code, Volume I, requires a minimum fire flow of 3500 GPM for duration of 3 hours @ 20 psi and 4 fire hydrants with an average spacing of 350ft. for a 27,994 sf. type IIB constructed building. The fire-flow calculation area shall be the total floor area of all floor levels within the *exterior walls*, and under the horizontal projections of the roof of a building, except as modified in Section B104.3.

A reduction in required fire-flow to 1500 GPM, as approved, is allowed when the building is provided with an approved automatic sprinkler system. The fire department will allow this reduction to 1500 GPM. A hydrant will be required within 100 ft (prefer closer) of the freestanding FDC. Hydrant spacing between fire hydrants shall not exceed that listed in Table C105.1.

The automatic fire sprinkler system shall be installed in accordance with NFPA 13. The system shall be monitored by the fire alarm system. A remote freestanding FDC shall be located adjacent to fire hydrant. FDC shall be 5 feet from back of curb or bollards installed AFPC 312.1. Knox Company locking FDC caps are required for the FDC. www.knoxbox.com

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.

The fire alarm system shall be installed in accordance with NFPA 72. Manual fire alarm boxes are not required for new occupancies where the building is equipped throughout with an approved automatic sprinkler system unless otherwise specified in (AFPC 907.2), the notification appliances will activate on sprinkler water flow. The fire alarm system shall monitor fire sprinkler flow, and fire sprinkler valve tamper. A remote enunciator panel shall be installed at the primary entrance if the fire alarm control panel is not easily accessible. Visible alarm notification devices shall be provided in all public areas and common areas. (AFPC 907.5.2.3.1 & 907.5.2.3.2)

High-piled combustible storage as defined in Chapter 2 will need to comply with chapter 32 of the 2012 Arkansas Fire Prevention Code. Furthermore high piled storage will require additional fire protection, and apparatus access road shall extend to within 150 feet of all portions of the exterior walls (even if the building is sprinkled) of the building as measured by an approved route around the exterior of the building. **Reference table 3206.2 of the 2012 AFPC.**

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.

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

Utility: Michael Moore – Cox Communication

Request 2" conduit from OHE pole (northwest side of property) to communications room.

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 be advised that if requests for meter services larger than a 5/8-inch meter setter for irrigation or larger than 1-inch meter setter for potable water will have to be approved in writing by the Engineering Director of Springdale Water Utilities. Appropriate request forms are available at Springdale Water Utilities Engineering Department.

All material and components installed after January 3, 2014 in drinking water systems are required to comply with the federal definition of "lead free" contained in Public Law 111-380.

Utility: Tim Smith – SourceGas

Utility: Kenny Hartzell– AT&T

Utility: Mike Phipps – Ozarks Electric

Not in Ozarks territory.

Utility: Nancy Guisinger - SWEPCO

Previously met with Perry Chupp and we discussed tapping off of existing pole on north side of the property, running underground.

Due south to pad mount transformer located on the southwest side of the property
Developer will be responsible for installation of conduit and transformer pad, installed to our specifications

Minimum 15' utility easement will be required from take-off pole south up to and including pad mount transformer

Meter to be located on front 1/3 of building and be accessible to SWEPCO personnel at all times.

Utility: Levi Lane – Carroll Electric

No in Carroll territory.

Utility: Sam Goade – Street Department

No comment.

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. One set will be given to the fire department.

Please note current codes on cover sheet prior to submittal which can be found on our City of Springdale website.

Please include type of construction and occupancy on cover sheet.

Youu will need to provide an approval from the State of Arkansas for the plumbing prior to permitting.

A manual N for the HVAC needs to be submitted prior to permitting.

The electrician needs to submit a load calculation prior to obtaining an electrical permit.

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

Utility: United States Postal Service

**TECHNICAL PLAT REVIEW
LARGE SCALE DEVELOPMENT
STABIL-LOC
L14-15
May 15, 2014**

- 1) Submit AutoCad and PDF files at time of resubmission
- 2) A written response to all comments is required with resubmission.
- 3) Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
- 4) 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.
- 5) This Large Scale Development Plan has been given the number L14-15. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
- 6) Submit the approved authorization of representation form, if property owner will not be present at Planning Commission meeting.
- 7) Submit a copy of the warranty deed.
- 8) Need State Plane Coordinates (NAD 83, Feet) for all fire hydrant locations.
- 9) 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.
- 10) Need a landscape plan that shows the details of the landscaped areas including type, size and location of plants.
- 11) An automatic or other irrigation system shall be required for all landscaped areas. Show irrigation system or location of hose bibs.
- 12) Landscaping must be guaranteed for two years.
- 13) Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.
- 14) Show all existing easements. Include book and page.
- 15) 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.
- 16) The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-119W/LED/UE-MSV-IPC-PC-COS.
- 17) Need to show dumpster location.
- 18) Show the size and location of all freestanding signs. Show distances from street right-of-way.
- 19) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- 20) 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) **112-8(i)** Need to show
 - a. Copy of a file stamped warranty deed
 - b. Benchmark data, coordinate system and basis of bearing. We would prefer the survey coordinate to Arkansas State Plain and NAVD 88.
 - c. Name, address, and zoning of all adjacent property.
 - d. Legal description of the property
 - e. Location and size of utilities and drainage systems.
 - f. Location of irrigation.
 - g. Detail of modified curb.
 - h. Sidewalk location and details including slope.
 - i. Location of existing and proposed streetlights.
 - j. Dumpster location.
- 2) **Parking Ch130-Art 7 Sect 3.1.**
 - a. **Sect 3.5.b.** Show the width of the handicapped access area, (5' min.).
 - b. Show the location of the handicapped parking signs.
 - c. **Sect 110-31(b)** Handicapped ramps shall be provided wherever a sidewalk crosses a curb at crosswalks, driveways, and street intersections.
- 3) **Parking Ch130-Art 7 Sect 9. Entrance/Exit Drives**
 - a. **Sect 9.6./7.** Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.
 - b. Driveways must slope toward the street at 2% from the intersection with street pavement to the back edge of sidewalk, to provide handicap access across the drive.
 - c. Need to note that modified curb is required at the drives.
- 4) **Sects 110-31(a)** Sidewalks are required one-foot (1') inside the right-of-way line.
- 5) **Sect 112-4** 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.
 - a. The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
- 6) **Sect 106** Drainage
 - a. With this site being in the upper watershed of Spring Creek, detention is required and should be designed to limit the peak discharge rate of the 2-, 5-, 10-, 50-, and 100-year storm frequencies after development to predevelopment rates.
 - b. Include a drain for the loading dock
 - c. Need to show spot elevations at the drives to prove that there is a high spot so that water does not drain to the street.
- 7) **The concept of detention must be approved by the Planning Commission.**
- 8) **DCM Section 5.4.10** "An easement shall be provided in Plans for detention facilities. A minimum 20' wide drainage easement shall be provided around the 100-

year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system.” Ownership of the detention facility will remain with the land .

- 9) Need to submit a floodplain determination application at the time of resubmittal. See Applications & Forms / Floodplain at http://www.springdalear.gov/department/planning_and_community_development/.
- 10) Sect 107 A storm Water Pollution Prevention Plan, Grading Permit Application and \$500.00 fee, in accordance with Chapter 107, must be submitted to the Planning Office prior to final approval of construction plans. See Applications & Forms / Grading at http://www.springdalear.gov/department/planning_and_community_development/

Memo

To: Planning Commission
From: Staff
Date: July 1, 2014
RE: L14-17 Large Scale Development Occupational
Health & Speech
Therapy

Planning Comments

- 1) 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.
- 2) The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-119W/LED/UE-MSV-IPC-PC-COS.
- 3) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- 4) This development must comply with the City Of Springdale Commercial Design Standards or a variance is required.
- 5) 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.

Commercial Design Standards Comments

- 1) All sides of a principal building that directly faces an abutting public right-of-way shall feature at least one customer entrance unless, the principal building directly faces more than 2 abutting rights-of-way then only 2 entrances are required, one along the primary street and one along a secondary street.

- 2) Continuous internal pedestrian walkways, no less than 5' in width from the public sidewalk to the principal customer entrance of all principal buildings on the site are required.
- 3) Outdoor storage, trash collection, and loading areas must not be located within 20' of any public street, public sidewalk, or internal pedestrian walkway.
- 4) Outdoor storage, trash collection, and loading areas must be landscaped so that their functions are fully contained and out of view of the adjacent property and the public right-of-way.
- 5) Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.

Engineering Comments

- 1) **Parking Ch130-Art 7**
 - a. Handicapped ramps are not allowed to extend into the parking area.
- 2) **Sect 110-111** The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan.

This includes the requirement of streetlights described on comment 2.

- 3) **Sect 112-4** 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.
 - a. The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
- 4) **Sect 106** Drainage
 - a. Provide drainage calculations for the new proposed drive into Ozark Pointe Place
- 5) Need to submit a floodplain determination application at the time of resubmittal. See Applications & Forms / Floodplain at http://www.springdalear.gov/department/planning_and_community_development/.
- 6) Sect 107 A storm Water Pollution Prevention Plan, Grading Permit Application and \$500.00 fee, in accordance with Chapter 107, must be submitted to the Planning Office prior to final approval of construction plans. See Applications & Forms / Grading at http://www.springdalear.gov/department/planning_and_community_development/

OCCUPATIONAL HEALTH & SPEECH THERAPY CLINIC (L14-17)

ON MATHIAS DRIVE

A LARGE SCALE DEVELOPMENT PLAN TO THE CITY OF SPRINGDALE, ARKANSAS



VICINITY MAP (NOT TO SCALE)

EXISTING ZONING C-2
ADJACENT ZONING ALL ADJOINING PROPERTY C-2

PROPOSED USE
USE UNIT 45 / HEALTH CARE CLINIC
BUILDING SIZE: 11,520 sq. ft.
PARKING (A 0.95 Reduction Factor is Allowed)
REQUIRED 1 per 300 sq. ft.
11,520 / 300 = 38.40 spaces
38.40 x 0.95 = 36.48

PROVIDED 48 spaces including 2 Handicapped
BUILDING SETBACK
FRONT 50 FEET IF PARKING IS ALLOWED OTHERWISE FRONT IS 30'
SIDE INT. 0 FEET
BACK NOT APPLICABLE FOR THIS LOT

- GENERAL NOTES
1. SURFACE PAVEMENT SHALL BE CONCRETE.
 2. PRESENT ZONING C-2.
 3. ALL EXISTING ON-SITE MATERIALS REMOVED DURING CONSTRUCTION SHALL BE HAULED OFF SITE.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF SPRINGDALE STANDARD SPECIFICATIONS.
 5. GRADING IS BASED ON SPOT ELEVATIONS & PROPOSED CONTOURS.
 6. THERE ARE NO WETLANDS ON THIS PROPERTY.
 7. THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP 6014300080F, DATED MAY 16, 2006.
 8. TRASH ENCLOSURE SHALL BE SCREENED WITH 6' OPAQUE FENCING.

LEGAL DESCRIPTION:
PART OF PARCEL 815-30054-220

A part of the SW 1/4 of the NW 1/4, T17N, R20W in Washington County, Arkansas and being described as follows: Commencing at the SW corner of said SW 1/4, NW 1/4 thence N02°47'30"E 536.75 feet to the P.O.S., thence N02°47'30"E 383.50 feet, thence S87°19'30"E 300.00 feet, thence N02°47'30"E 187.37 feet, thence S87°19'30"E 90.83 feet, thence N02°47'30"E 190.27 feet, thence S86°36'13"E 208.70 feet, thence S03°07'48"W 680.98 feet, thence N87°38'18"W 320.83 feet, thence S02°38'28"W 91.07 feet, thence N87°34'22"W 250.94 feet to the P.O.S.; Containing 6.80 acres more or less subject to easements and right of way of record.

GROSS SITE AREA: 64,242 SQ. FT.
BUILDING AREA: 11,520 SQ. FT.
PAVED AREA
INDEX TO PLAN SHEETS

- SHEET TS : TITLE SHEET
SHEET CC1: CITY STAFF / UTILITIES COMMENTS
SHEET CC2: MISC. CONSTRUCTION NOTES
SHEET FP1: FLOORPLAN
SHEET GP1: GRADING PLAN
SHEET LS1: LANDSCAPING PLAN
SHEET LP1: UNIFIED LIGHTING PLAN
SHEET MD1: MISC. DETAILS
SHEET TE1: TRASH ENCLOSURE DETAIL SHEET
SHEET EC1: SWPPP BMP'S DETAILS SHEET

Owner/Developer
MATHIAS SHOPPING CENTERS, INC.
P.O. BOX 5455
SPRINGDALE, AR 72796-5455

Engineer/Surveyor
JAMES LAYOUT SERVICES, LLC
7671 N. NEWINGTON CIRCLE
FAYETTEVILLE, AR 72704



EAST ELEVATION VIEW (REAR OF BUILDING)



WEST ELEVATION VIEW (FRONT OF BUILDING)



SOUTH ELEVATION VIEW



NORTH ELEVATION VIEW

REVISIONS	DATE	BY	REASON

OCCUPATIONAL HEALTH & SPEECH THERAPY CLINIC (L14-17)	DATE	
	BY	
PROJECT LOCATION	CITY	SPRINGDALE, ARKANSAS
	ADDRESS	Mathias Drive, L30, L30C
TITLE SHEET	SCALE	AS SHOWN
	DATE	JUNE 2014

Engineer/Surveyor
James Layout Services, LLC
Fayetteville, Arkansas 72704
Telephone: (479) 438-9928
E-mail: james@jls.com
www.jls.com



SHEET NO.

TS

P113



1. Any design or construction project shall be designed to meet the minimum requirements of the Arkansas Building Code and the Arkansas Fire Code. The design shall be based on the most restrictive of the applicable codes and standards. The design shall be based on the most restrictive of the applicable codes and standards. The design shall be based on the most restrictive of the applicable codes and standards.

2. The design shall be based on the most restrictive of the applicable codes and standards. The design shall be based on the most restrictive of the applicable codes and standards. The design shall be based on the most restrictive of the applicable codes and standards.

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10. The design shall be based on the most restrictive of the applicable codes and standards. The design shall be based on the most restrictive of the applicable codes and standards. The design shall be based on the most restrictive of the applicable codes and standards.

Owner/Developer
 JAMES LAYOUT SERVICES, LLC
 2011 N. WOODLAND DRIVE
 FARMINGTON, AR 72730-3425

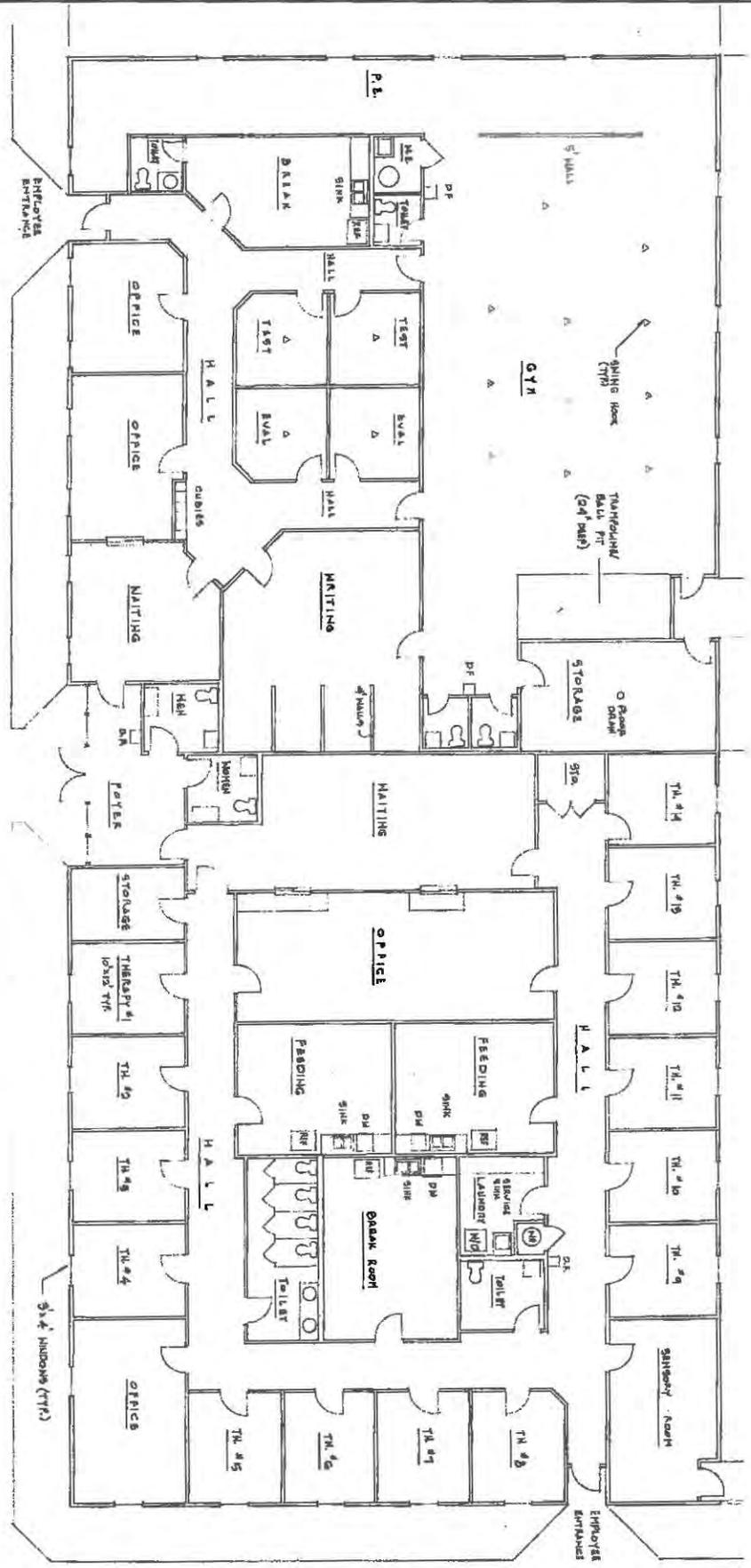
Engineer/Surveyor
 JAMES LAYOUT SERVICES, LLC
 2011 N. WOODLAND DRIVE
 FARMINGTON, AR 72730

Engineer/Surveyor
James Layout Services, LLC
 P.O. Box 611
 Farmington, Arkansas 72730
 Telephone: (479) 438-9829
 E-mail: survey@jlsnva.com
 1012 N. Adams, Farmington, Arkansas, 72730
 1012 N. Adams, Farmington, Arkansas, 72730

OCCUPATIONAL HEALTH
 & SPEECH THERAPY CLINIC (L14-17)

DATE: 06/15/2016
 TIME: 1:00 PM
 LOCATION: SPRINGDALE, ARKANSAS
 PROJECT NO: 1759
 DRAWING NO: 1759-01

REVISIONS		
DATE:	BY:	REASON:



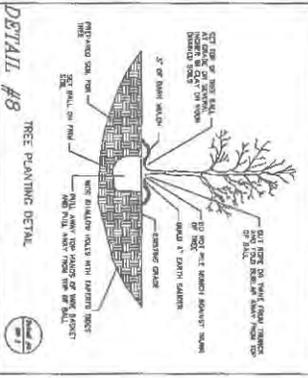
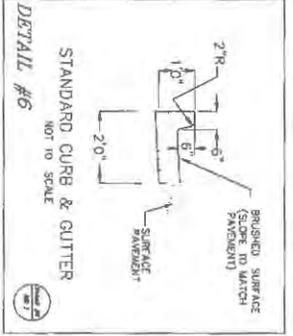
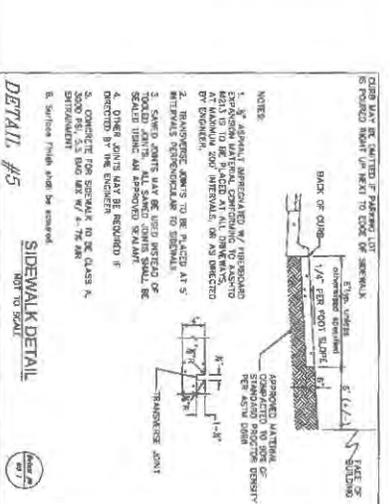
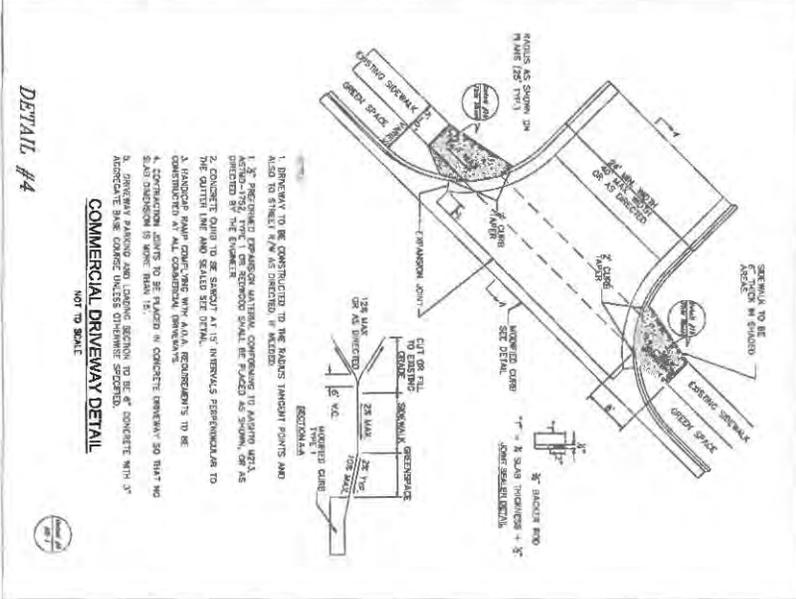
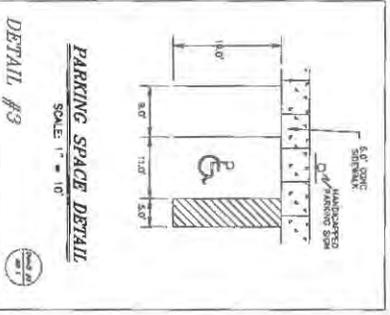
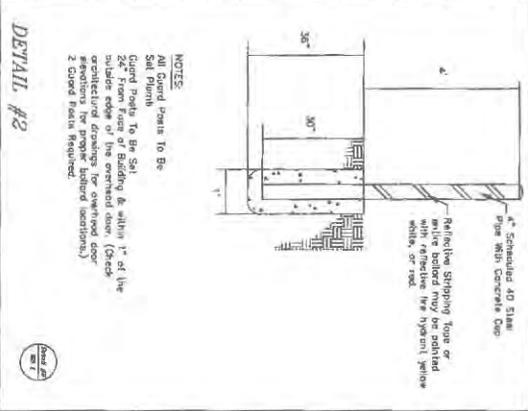
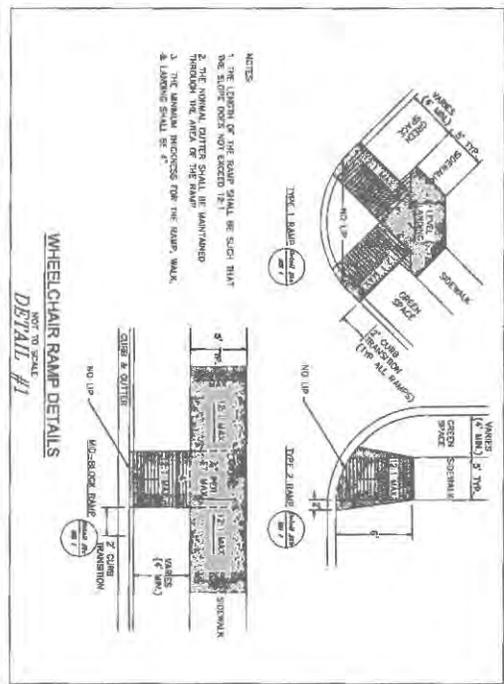


 SHEET NO.

Engineer/Surveyor
 James Layout Services, LLC
 P.O. Box 811
 Farmington, Arkansas 72730
 Telephone: (479) 439-9829
 E-mail: survey@jlsusa.com
Bill H. James, Managing Director, Member
 National Professional Surveyors Association, P.O. Box 216, Little Rock, AR 72202

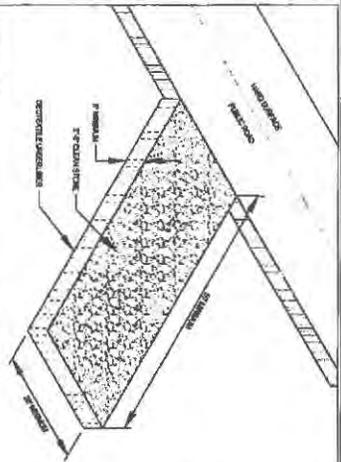
OCCUPATIONAL HEALTH & SPEECH THERAPY CLINIC (L14-17)
 FLOOR PLAN
 DATE: 11/14/14
 DRAWN BY: JLS
 CHECKED BY: JLS
 PROJECT NO.: 14-17
 LOCATION: 504 N. W. 10th St., Little Rock, AR 72202

REVISIONS		
DATE:	BY:	REASON:

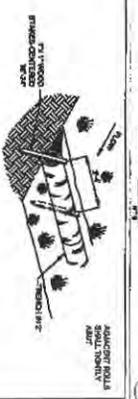


Owner/Developer: MICHAEL MORGAN CENTER, INC. 17211-1416
 Engineer/Surveyor: JAMES LUDWIG SERVICES, LLC 17211-1416

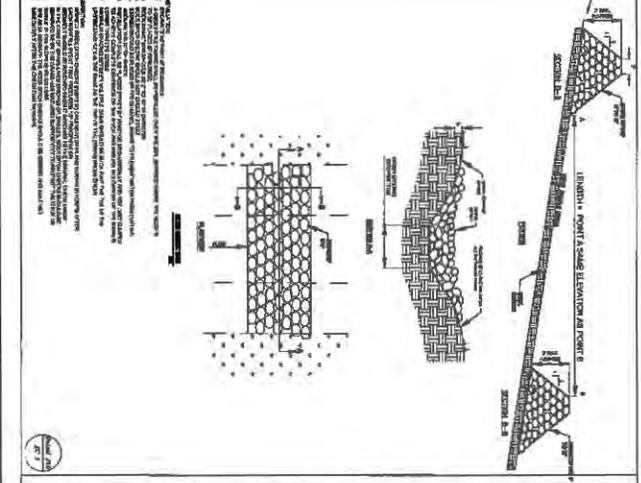
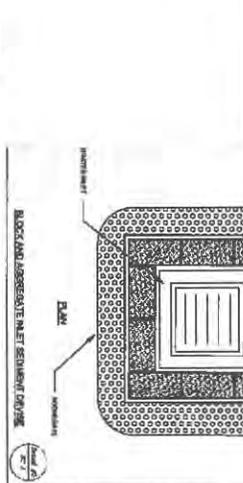
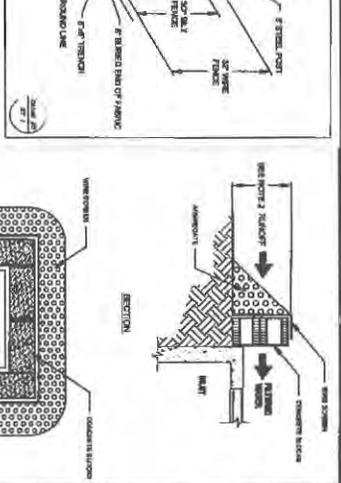
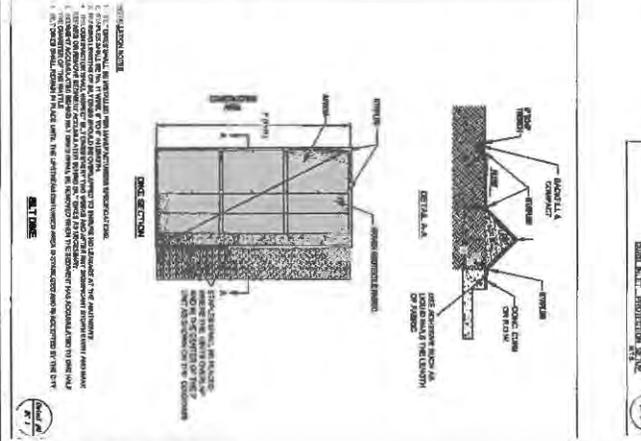
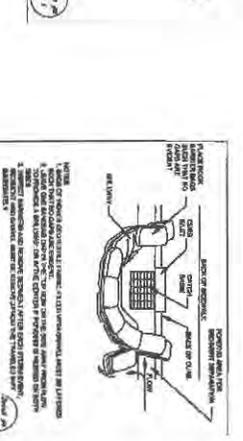
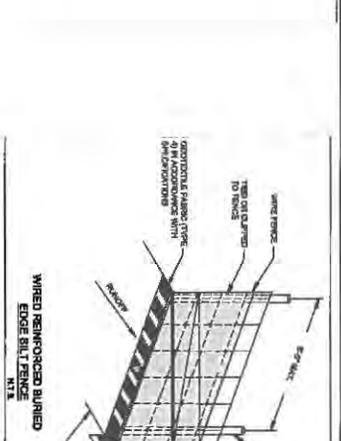
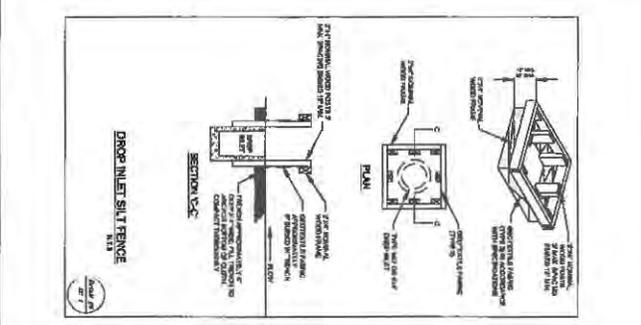
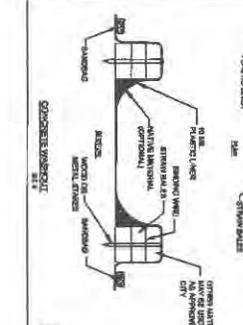
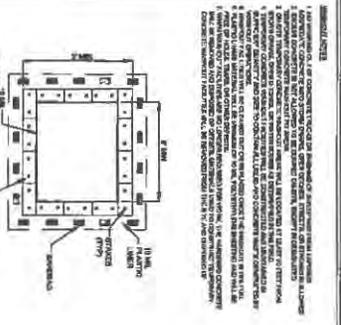
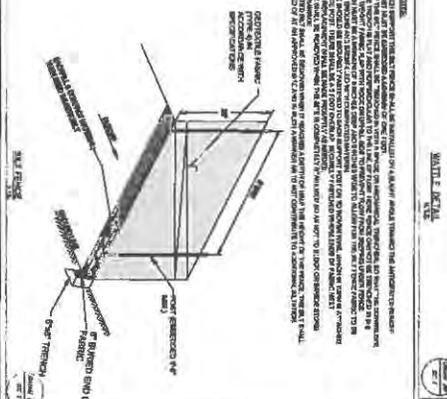
SHEET NO.		Engineer/Surveyor James Layout Services, LLC P.O. Box 811 Farmington, Arkansas 72730 Telephone: (479) 439-9829 E-mail: survey@jlsnwa.com <small>Not a State-Approved Surveyor, Owner James L. Ludwig, P.E., P.S., P.L.S., P.L.S.</small>	OCCUPATIONAL HEALTH & SPEECH THERAPY CLINIC (L14-17)		REVISIONS DATE: BY: REASON:	
			TITLE: DETAILS SHEET PROJECT: MATHIAS DRIVE LSO LOCATION: SPRINGDALE ARKANSAS DRAWING NO: MATHIAS DRIVE LSO.DWG	DATE: 11/14/2011 BY: JLS CHECKED BY: JLS	DATE:	BY:



1. NEW AND EXISTING FLOORING AS REQUIRED TO PROVIDE THICKNESS OF SUPPORT ON GRADE OR
 2. ALL EXISTING FLOORING SHALL BE REMOVED AND REPLACED WITH NEW FLOORING AS SHOWN ON THIS SHEET.



1. NEW AND EXISTING FLOORING AS REQUIRED TO PROVIDE THICKNESS OF SUPPORT ON GRADE OR
 2. ALL EXISTING FLOORING SHALL BE REMOVED AND REPLACED WITH NEW FLOORING AS SHOWN ON THIS SHEET.



REVISIONS		
DATE	BY	REASON

Engineer/Surveyor
 James Layout Services, LLC
 Farmington, Arkansas 72730
 Telephone: (479) 430-8929
 E-mail: survey@jlsnva.com

OCCUPATIONAL HEALTH
 & SPEECH THERAPY CLINIC (L14-17)

SWAMP DAM #1 DETAILS SHEET
 L14
 L15
 L16
 L17

Mathis, Arkansas
 Mathis, Arkansas

ECL

SHEET NO.

**TECHNICAL PLAT REVIEW
LARGE SCALE DEVELOPMENT
OCCUPATIONAL HEALTH &
SPEECH THERAPY
L14-17
June 12, 2014**

RECEIVED

JUN 19 2014

PLANNING OFFICE
CITY OF SPRINGDALE

- 1) Submit AutoCad and PDF files at time of resubmission
Has been returned with this submittal.
- 2) A written response to all comments is required with resubmission.
Has been returned with this submittal.
- 3) Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
The adjacent Owner is Mathias Properties on ALL sides.
- 4) 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.
Debbie indicated that notification is not required given that the adjacent Owner is Mathias Properties on ALL sides.
- 5) This Large Scale Development Plan has been given the number L14-17. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
This has been done.
- 6) Submit a copy of the warranty deed.
This has been done.
- 7) Need State Plane Coordinates (NAD 83, Feet) for all fire hydrant locations.
This has been done.
- 8) Show the location of the handicapped parking signs.
This has been done. (See Plan Sheet MD1 Detail#3).
- 9) Landscape islands are required at a rate of 1 per 15 parking spaces, in accordance with Chapter 56.
Islands have been Provided. See Landscaping Plan Sheet 'LS1'
- 10) 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.
See Landscaping Plan Sheet 'LS1'
- 11) Need a landscape plan that shows the details of the landscaped areas including type, size and location of plants.
See Landscaping Plan Sheet 'LS1'
- 12) An automatic or other irrigation system shall be required for all landscaped areas. Show irrigation system or location of hose bibs.

- Hose Bibbs are shown.*
- 13) Landscaping must be guaranteed for two years.
A note has been added to the plans.
 - 14) Minimum width of drive for two-way traffic is twenty-four feet (24').
All interior drives are 24' wide and have been so noted on the Grading Plan Sheet 'GPI'.
 - 15) Show the street right-of-way.
Mathias drive is the only Public Street and has a 50' R/W which has been so noted on the Grading Plan Sheet 'GPI'. All other streets abutting the project on the West and South Side are privately owned by Mathias Properties.
 - 16) Show the street centerline.
Street Centerline has been added to all pertinent sheets.
 - 17) Show all utility lines.
All known utilities have been added to all pertinent sheets.
 - 18) Show all existing easements.
All existing easements have been added to all pertinent sheets.
 - 19) 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.
No new roads are being built, therefore streetlights are not required. However, parking lot lighting and building lighting can be observed on attached Unified Lighting Plan Sheet 'LPI'.
 - 20) The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-119W/LED/UE-MSV-IPC-PC-COS.
See response to Item 20 above.
 - 21) Show the size and location of all freestanding signs. Show distances from street right-of-way.
The are no Free Standing Signs known of in regards to this project at this time.
 - 22) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
So Noted. Utility comments have been added as plan Sheet Utility Comments 'CCI'.
 - 23) This development must comply with the City Of Springdale Commercial Design Standards or a variance is required. Front, side, and rear elevations, lighting plan, and a written response to design standard comments are required at the time of resubmission (23 copies). See attached design standard comments.
So Noted. However this comment is outdated per Clayton and Debbie because only 5 copies are due back at resubmission.
 - 24) 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.
So Noted. Has been added to Utility Comments Sheet 'UCI'

Commercial Design Standards Comments

- 1) All sides of a principal building that directly faces an abutting public right-of-way shall feature at least one customer entrance unless, the principal building directly

faces more than 2 abutting rights-of-way then only 2 entrances are required, one along the primary street and one along a secondary street.

The building has 2 employee entrances and 2 customer entrances. The employee entrances are at the Southeast and Northwest corners of the building and the main customer entrances are in the middle of the building on the West side.

- 2) Continuous internal pedestrian walkways, no less than 5' in width from the public sidewalk to the principal customer entrance of all principal buildings on the site are required.

All walkways for this building will be 6' wide.

- 3) Internal pedestrian walkways must be distinguishable from driving surfaces through the use of low maintenance surface material such as pavers, bricks, or scored concrete.

We will be using scored concrete.

- 4) Foundation landscaping is required.

Foundation landscaping has been provided.

- 5) Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.

Bike Racks and benched seating area has been provided.

- 6) Central features and community spaces shall have direct access to the public sidewalk.

Central Features have been placed at the Southeast of the Project. Next to Sidewalk.

- 7) Outdoor storage, trash collection, and loading areas must not be visible from the public right-of-way.

It will be enclosed by a Concrete Masonry Trash Enclosure System. See Plan Sheet 'TE1' Detail #1 and Detail #4.

- 8) Outdoor storage, trash collection, and loading areas must not be located within 20' of any public street, public sidewalk, or internal pedestrian walkway.

Working on this.

- 9) Outdoor storage, trash collection, and loading areas must be landscaped so that their functions are fully contained and out of view of the adjacent property and the public right-of-way.

See Landscaping Plan Sheet 'LS1'.

- 10) Façades over 100' in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.

This has been provided. See Elevation Views on the Title Sheet.

- 11) Roof lines shall be varied with a change in height every 100 linear feet in the building length.

This has been provided. See Elevation Views on the Title Sheet.

- 12) Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite). \ So Noted.

- 13) Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.

So noted.

- 14) Trash containers, trash compactors, and recycling bins shall be screened from public view on all four sides with a solid fence, wall, or gate constructed of cedar,

redwood, masonry, or other compatible building material, and shall be appropriately landscaped.

So Noted. See Detail #1 Sheet TE1 for the Proposed Trash Enclosure and Detail #3 Sheet TE1 for the Proposed Gate for the Trash Enclosure.

- 15) Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.

This equipment will be located at the back of the project building.

- 16) All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.

There will be no roof top equipment.

- 17) Submit a unified lighting plan per Springdale Commercial Design Standards.

See Plan sheet 'LP1'.

- 18) Sign design, materials, and placement should complement the overall architectural design of the building.

So Noted.

Engineering Comments

- 1) **Sect 112-8(j)** Need to show

- a. Copy of a file stamped warranty deed

This has been done.

- b. Benchmark data, coordinate system and basis of bearing. We would prefer the survey coordinate to Arkansas State Plain and NAVD 88.

This has been done.

- c. Flood zone statement, zoning, surveyor's certification, stamp, and signature.

Working on this Item.

- d. Name, address, and zoning of all adjacent property.

All adjoining are owned by Mathias Properties (The Developer of this Project) all adjoining property is Zoned C-2. (See Title Sheet note in top right corner under the vicinity map.

- e. Location and names of existing or platted streets and utility easements within or abutting the plat.

This has been done.

- f. Show location and details of all handicapped ramps.

This has been done. See Details #1a, #1b, and #1c on Miscellaneous Details Sheet 'MD1'. There will be two at the front of the Building as shown on Plan Sheet 'GP1'.

- g. Location of landscaped areas and irrigation.

This has been landscaping and hose bibs shown on Landscaping Plan 'LS1'.

- h. Driveway widths, radius, and distance from other property lines and street intersection. Detail of modified curb.

This has been done. See Grading Plan Sheet 'GP1'.

2) Show the street centerline.
This has been done.

3) Need a legend identifying all symbols used.
This has been done.

4) **Parking Ch130-Art 7 Sect 3.1.**

a. Show the location of the handicapped parking signs.
This has been done. (See Plan Sheet MD1 Detail#3).

5) **Sect 112-4** 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.

a. The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.

No new roads are being built, therefore streetlights are not required. However, parking lot lighting and building lighting can be observed on attached Unified Lighting Plan Sheet 'LP1'.

6) **Sect 106** Drainage

a. Provide drainage calculations for the new proposed drive into Ozark Pointe Place
Working on this item.

b. Need to show spot elevations at the drives to prove that there is a high spot so that water does not drain to the street.
High Point (H.P.) has been added to the plan at both drive locations.

c. Include more details for the proposed drive including grading, dimensions, profiles, ect.
Spot Elevations and grading slopes have been added to the plans.

7) Need to submit a floodplain determination application at the time of resubmittal. See Applications & Forms / Floodplain at http://www.springdalear.gov/departments/planning_and_community_development/.

Working on this.

8) Sect 107 A storm Water Pollution Prevention Plan, Grading Permit Application and \$500.00 fee, in accordance with Chapter 107, must be submitted to the Planning Office prior to final approval of construction plans. See Applications & Forms / Grading at http://www.springdalear.gov/departments/planning_and_community_development/

Working on This.

**TECHNICAL PLAT REVIEW
LARGE SCALE DEVELOPMENT
OCCUPATIONAL HEALTH &
SPEECH THERAPY
L14-17
June 12, 2014**

- 1) Submit AutoCad and PDF files at time of resubmission
- 2) A written response to all comments is required with resubmission.
- 3) Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
- 4) 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.
- 5) This Large Scale Development Plan has been given the number L14-17. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
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- 7) Need State Plane Coordinates (NAD 83, Feet) for all fire hydrant locations.
- 8) Show the location of the handicapped parking signs.
- 9) Landscape islands are required at a rate of 1 per 15 parking spaces, in accordance with Chapter 56.
- 10) 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.
- 11) Need a landscape plan that shows the details of the landscaped areas including type, size and location of plants.
- 12) An automatic or other irrigation system shall be required for all landscaped areas. Show irrigation system or location of hose bibs.
- 13) Landscaping must be guaranteed for two years.
- 14) Minimum width of drive for two-way traffic is twenty-four feet (24').
- 15) Show the street right-of-way.
- 16) Show the street centerline.
- 17) Show all utility lines.
- 18) Show all existing easements.
- 19) 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.
- 20) The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-119W/LED/UE-MSV-IPC-PC-COS.
- 21) Show the size and location of all freestanding signs. Show distances from street right-of-way.

- 22) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- 23) This development must comply with the City Of Springdale Commercial Design Standards or a variance is required. Front, side, and rear elevations, lighting plan, and a written response to design standard comments are required at the time of resubmission (23 copies). See attached design standard comments.
- 24) 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.

Commercial Design Standards Comments

- 1) All sides of a principal building that directly faces an abutting public right-of-way shall feature at least one customer entrance unless, the principal building directly faces more than 2 abutting rights-of-way then only 2 entrances are required, one along the primary street and one along a secondary street.
- 2) Continuous internal pedestrian walkways, no less than 5' in width from the public sidewalk to the principal customer entrance of all principal buildings on the site are required.
- 3) Internal pedestrian walkways must be distinguishable from driving surfaces through the use of low maintenance surface material such as pavers, bricks, or scored concrete.
- 4) Foundation landscaping is required.
- 5) Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.
- 6) Central features and community spaces shall have direct access to the public sidewalk.
- 7) Outdoor storage, trash collection, and loading areas must not be visible from the public right-of-way.
- 8) Outdoor storage, trash collection, and loading areas must not be located within 20' of any public street, public sidewalk, or internal pedestrian walkway.
- 9) Outdoor storage, trash collection, and loading areas must be landscaped so that their functions are fully contained and out of view of the adjacent property and the public right-of-way.
- 10) Façades over 100' in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.
- 11) Roof lines shall be varied with a change in height every 100 linear feet in the building length.
- 12) Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).\
- 13) Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
- 14) Trash containers, trash compactors, and recycling bins shall be screened from public view on all four sides with a solid fence, wall, or gate constructed of cedar,

- redwood, masonry, or other compatible building material, and shall be appropriately landscaped.
- 15) Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.
 - 16) All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.
 - 17) Submit a unified lighting plan per Springdale Commercial Design Standards.
 - 18) Sign design, materials, and placement should complement the overall architectural design of the building.

Engineering Comments

- 1) **Sect 112-8(i)** Need to show
 - a. Copy of a file stamped warranty deed
 - b. Benchmark data, coordinate system and basis of bearing. We would prefer the survey coordinate to Arkansas State Plain and NAVD 88.
 - c. Flood zone statement, zoning, surveyor's certification, stamp, and signature.
 - d. Name, address, and zoning of all adjacent property.
 - e. Location and names of existing or platted streets and utility easements within or abutting the plat.
 - f. Show location and details of all handicapped ramps.
 - g. Location of landscaped areas and irrigation.
 - h. Driveway widths, radius, and distance from other property lines and street intersection. Detail of modified curb.
- 2) Show the street centerline.
- 3) Need a legend identifying all symbols used.
- 4) **Parking Ch130-Art 7 Sect 3.1.**
 - a. Show the location of the handicapped parking signs.
- 5) **Sect 112-4** 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.
 - a. The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
- 6) **Sect 106** Drainage
 - a. Provide drainage calculations for the new proposed drive into Ozark Pointe Place
 - b. Need to show spot elevations at the drives to prove that there is a high spot so that water does not drain to the street.
 - c. Include more details for the proposed drive including grading, dimensions, profiles, ect.
- 7) Need to submit a floodplain determination application at the time of resubmittal. See Applications & Forms / Floodplain at http://www.springdalear.gov/department/planning_and_community_development/.

- 8) Sect 107 A storm Water Pollution Prevention Plan, Grading Permit Application and \$500.00 fee, in accordance with Chapter 107, must be submitted to the Planning Office prior to final approval of construction plans. See Applications & Forms / Grading at http://www.springdalear.gov/department/planning_and_community_development/

**TECHNICAL PLAT REVIEW
LARGE SCALE DEVELOPMENT
OCCUPATIONAL HEALTH &
SPEECH THERAPY CLINIC
L14-17
June 12, 2014**

Utility: Duane Miller – Springdale Fire Department

A fire apparatus access road shall be provided. The fire apparatus access road shall have an unobstructed width of not less than 20 feet. The fire apparatus access road shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities complying with (D102.).

Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide, and one side of fire apparatus access roads more than 26 feet wide and less than 32 feet wide.

(2012 AFPC D103.6.1 and 103.6.2)

Approved signs or other approved notices or markings that include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall be located at each end of a painted curb, and additionally in between so that the maximum separation between the signs is 100 feet as measured along the centerline of the fire apparatus road. Coordinate with the Fire Marshal's Office (2012 AFPC, sec.503.3).

Drawing does not specify type of construction. The 2012 Arkansas Fire Prevention Code, Volume I, requires a minimum fire flow of 2250 GPM for duration of 2 hours @ 20 psi and 2 fire hydrants with an average spacing of 450ft. for an 11,520 sf. type IIB or IIIB constructed building. The hydrant locations are not shown; the building will require a hydrant within 400 feet of all exterior walls, as measure by an approved route around the exterior of the building, and 600 feet for a sprinklered building (AFPC Vol. I sec.507.5). A reduction of up to 10 percent will be allowed for existing hydrant (AFPC Vol. I appendix C105).

The fire-flow calculation area shall be the total floor area of all floor levels within the *exterior walls*, and under the horizontal projections of the roof of a building, except as modified in Section B104.3. It does not appear that the main entrance awning has been calculated into the total floor area.

A reduction in required fire-flow to 1500 GPM, as approved, is allowed when the building is provided with an approved automatic sprinkler system. The fire department will allow this reduction to 1500 GPM. A hydrant will be required within 100 ft (prefer closer) of the freestanding FDC. Hydrant spacing between fire hydrants shall not exceed that listed in Table C105.1.

An automatic fire sprinkler system shall be installed in accordance with NFPA 13. The system shall be monitored by the fire alarm system. A remote freestanding FDC shall be located adjacent to fire hydrant. FDC shall be 5 feet from back of curb or bollards installed AFPC 312.1. Knox Company locking FDC caps are required for the FDC. www.knoxbox.com

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.

The fire alarm system shall be installed in accordance with NFPA 72. Manual fire alarm boxes are not required for new occupancies where the building is equipped throughout with an approved automatic sprinkler system unless otherwise specified in (AFPC 907.2), the notification appliances will activate on sprinkler water flow. The fire alarm system shall monitor fire sprinkler flow, and fire sprinkler valve tamper. A remote enunciator panel shall be installed at the primary entrance if the fire alarm control panel is not easily accessible. Visible alarm notification devices shall be provided in all public areas and common areas. (AFPC 907.5.2.3.1 & 907.5.2.3.2)

The proposed connection to Ozark Center Point place would require the buildings sprinkler system to be separated. The primary issue is to not allow any of the building's sprinkler systems to be non-functional so the existing system will have to be divided into 2 independent systems with independent alarm systems. This will require another FDC of course and involving your sprinkler and alarm company on the front end to help accomplish this before any removal of the existing building is done.

All reviews by the Fire Marshal's office are referenced to Business Group B occupancy as defined in Chapter 2 of the AFPC. Any future changes to another occupancy classification may be subject to a more restrictive area of the code.

If an alarm system is installed 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.

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: Michael Moore – Cox Communication

Any relocation of Cox facilities along Mathias Dr. will be at owner's expense.

Request 2" conduit from communications room east to Mathias Dr.

Utility: Rick Russell – Springdale Water Utility

Field located and verify the location of existing water and sewer facilities. Indicated 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 be advised that if requests for meter services larger than a 5/8-inch meter setter for irrigation or larger than 1-inch meter setter for potable water will have to be approved in writing by the Engineering Director of Springdale Water Utilities. Appropriate request forms are available at Springdale Water Utilities Engineering Department.

All material and components installed after January 3, 2014 in drinking water systems are required to comply with the federal definition of "lead free" contained in Public Law 111-380.

Please be advised that the proposed 4-inch sanitary sewer service tap and proposed water service tap shall be installed by the Springdale Water Utilities at the owner/developers expense.

Please be advised that the Springdale Water Utilities will make the proposed sanitary sewer service tap at the owner/developers expense. The owner/developer will be responsible for extending the sanitary sewer service tap from where Springdale Water Utilities makes the tap to the proposed building.

Utility: Tim Smith – SourceGas

Comments not returned.

Utility: Kenny Hartzell– AT&T

Comments not returned.

Utility: Mike Phipps – Ozarks Electric

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed this project will be at full cost to the developer.
2. All property corners and easements must be clearly marked before construction will begin.
3. If off site easements are needed for Ozarks to provide electricity to the development, easements must be obtained by developer and provided to Ozarks before the design will begin. On site easements must be shown on plat and recorded with the county.
4. All conduits placed at road crossings by developer must have 48 inch of cover at final grade and marked with post to identify end of conduits. (3 – 4 inch schedule 40 conduits to be used for electric only at all road crossings, conduits must extend past the edge of any obstructions so that they are accessible during construction.) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.
5. Pad mounted transformer must have a minimum of 30 feet clearance from any structure. Any variation of this requirement must have written approval from an Ozarks representative.
6. Developer will need to contact Justin Northcutt at Ozarks Electric (684-4911) and provide him with electrical load information before any cost to developer can be determined.
7. Developer to provide all trench and PVC conduits including PVC sweeps in accordance with OECC specifications. No metal conduit or metal sweeps are to be used.
8. Developer must provide Ozarks Electric with a Digital copy (AutoCAD 2004) of the Final plat as well as a hard copy.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer or contractor must apply for electric temporary construction and permanent service before any design and cost is determined by Ozarks.
11. Please contact me when construction begins on this project and again when construction is within three months of completion. Mike Phipps OECC 684-4696 e-mail mphipps@ozarksecc.com

Additional Comments: Where is location of the electric transformer?

Utility: Nancy Guisinger - SWEPCO

Not in SWEPCO territory.

Utility: Levi Lane – Carroll Electric

Not in Carroll's territory.

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. One set will be given to the fire department. (Contact my office if you would prefer an electronic review)

Please not current codes on cover sheet prior to submittal which can be found on our City of Springdale website.

And please include type of construction and occupancy on cover sheet.

You will need to provide an approval from the State of Arkansas for the plumbing prior to permitting.

A manual N for the HVAC needs to be submitted prior to permitting.

The electrician needs to submit a load calculation prior to obtaining an electrical permit.

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

Utility: United States Postal Service

Comments not returned.

Memo

To: Planning Commission

From: Staff

Date: July 1, 2014

RE: L14-18 Large Scale Development Creative Things, LLC

Concept of Detention

Planning Comments

- 1) This property must be rezoned.
- 2) 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.
- 3) The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-119W/LED/UE-MSV-IPC-PC-COS.
- 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.
- 5) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- 6) 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) **Sect 110-111** The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan.

To meet the city design criteria for a high volume local street, sidewalks are required on both sides of the roadway and trees are required at a maximum spacing of 200'-250'. Include the standard high volume local street detail in the drawings.

- 2) **The concept of detention must be approved by the Planning Commission.**
- 3) **DCM Section 5.4.10** *"An easement shall be provided in Plans for detention facilities. A minimum 20' wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system."* Ownership of the detention facility will remain with the land .
- 4) Need to submit a floodplain determination application at the time of resubmittal. See Applications & Forms / Floodplain at http://www.springdalear.gov/department/planning_and_community_development/.
- 5) Sect 107 A storm Water Pollution Prevention Plan, Grading Permit Application and \$500.00 fee, in accordance with Chapter 107, must be submitted to the Planning Office prior to final approval of construction plans. See Applications & Forms / Grading at http://www.springdalear.gov/department/planning_and_community_development/

W14-10



CEI Engineering Associates, Inc.

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3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712
(479) 273-9472 Fax (479) 273-0844
www.celeng.com

June 23, 2014

Patsy Christie
City of Springdale
Planning Department
201 Spring St.
Springdale, Arkansas 72764

Dear Ms Christie,

**RE: Creative Things, LLC, Miller Road
Large Scale Development
Waiver Request**

Applicant respectfully requests a waiver to the Springdale Code of Ordinances, Chapter 110, Art. V, Sect. 110-111, *Installation or improvement of sidewalks, curb and gutter, street paving or widening, drainage improvements*. Applicant offers the following reasons as the basis for this request:

1. The Arkansas Highway and Transportation Commission has scheduled construction of U.S. 412 bypass adjacent to the subject property. In conjunction with scheduled improvements, Miller Road lying south of the subject property shall be vacated. Miller Road lying directly to the west of the proposed location of the applicant's facility is included in the Commission's improvement plans for a Miller Road overpass. Therefore, that portion of Miller Road located west of the proposed facility has already been scheduled for improvements.
2. Applicant anticipates future subdivision of the parcel for industrial uses as demand for parcels occurs. Future parcels and Large Scale development to the north and east of Miller Road would assume responsibility for Miller Road improvements lying northwest of the applicant's proposed facility.
3. Applicant proposes construction and dedication of a new street to serve the proposed development. Such construction is proposed in accordance with City of Springdale minimum standards for street construction as outlined in the Master Street Plan.
4. Developer, in conjunction with the City, is pursuing funding for construction of a future frontage road to be located conceptually along the north side of the 412 bypass. It is anticipated that this future road would relieve Miller Road of a significant percentage of traffic volume that might be generated by the proposed development.
5. Construction of improvements to Miller Road as provided in the Springdale Code sections referenced above would place a substantial financial burden on the applicant,

Providing Unparalleled Land Development Services

1111 VANDERBILT AVENUE, SUITE 1000, BENTONVILLE, AR 72712 | (479) 273-9472 | WWW.CEILENG.COM

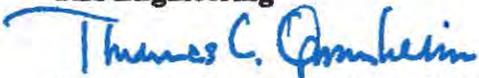
W 14-10

Patsy Christie
Creative Things, LLC Variance
6-23-2014

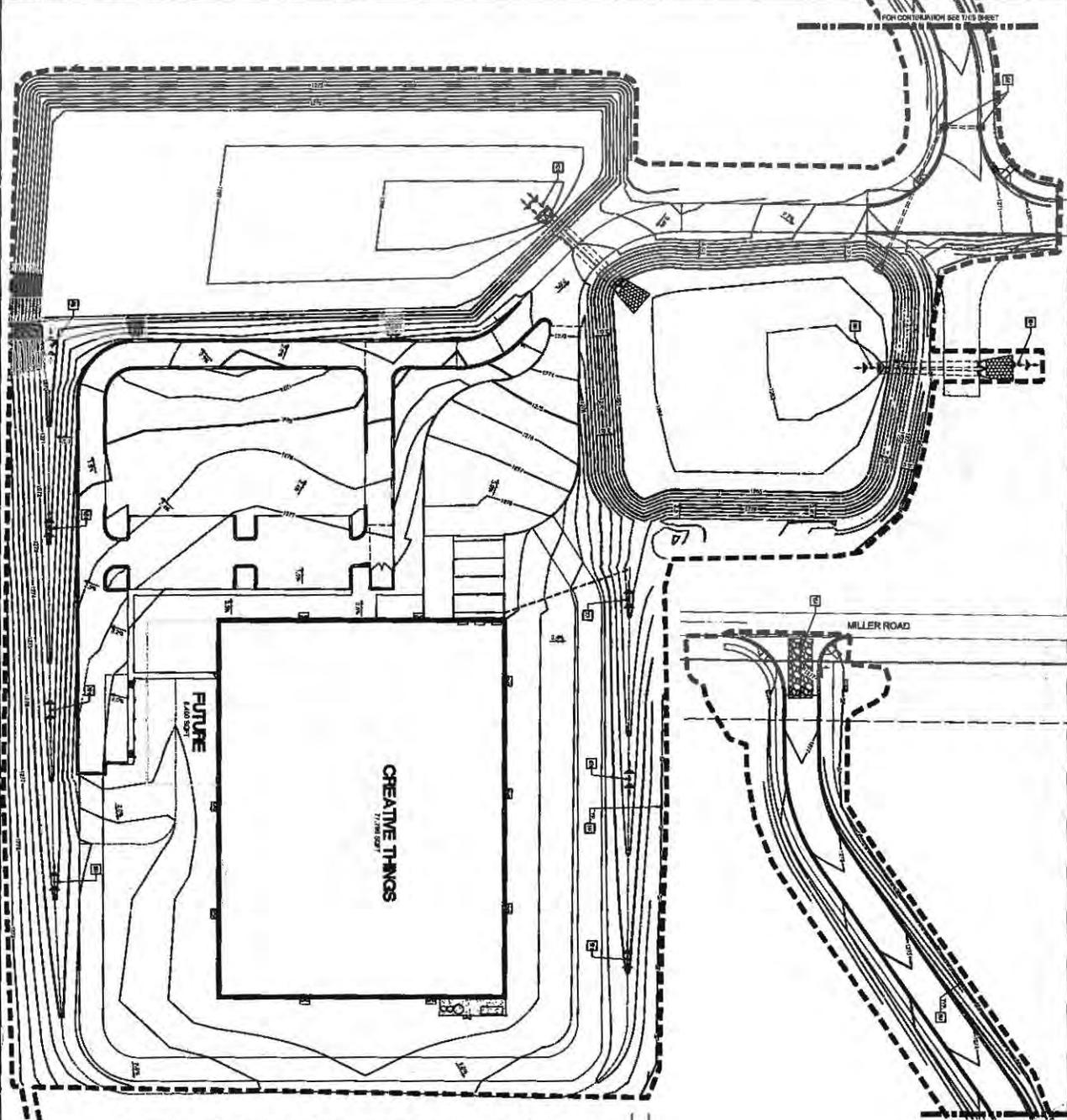
considering the costs of development and construction of the entry road proposed in lieu of the Miller Road half-section improvements

I trust the above information will support this waiver request. If you need additional information, please let me know.

Sincerely,
CEI Engineering



Thomas C. Oppenheim, P.E., CPESC
Project Manager



FOR CONTINUATION SEE THIS SHEET



GENERAL EROSION NOTES

1. ALL CONSTRUCTION AND MAINTENANCE SHALL BE ACCORDING TO THE EROSION CONTROL PLAN AND THE EROSION CONTROL ACT AND REGULATIONS.
2. THE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PERIOD.
3. THE EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND TO CONTROL THE RATE OF SOIL EROSION.
4. THE EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT POLLUTION OF NEARBY WATER BODIES.
5. THE EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT POLLUTION OF NEARBY AIR.
6. THE EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT POLLUTION OF NEARBY SOIL.
7. THE EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT POLLUTION OF NEARBY PLANTS AND ANIMALS.
8. THE EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT POLLUTION OF NEARBY HUMANS.
9. THE EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT POLLUTION OF NEARBY CULTURAL RESOURCES.
10. THE EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT POLLUTION OF NEARBY HISTORIC RESOURCES.
11. THE EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT POLLUTION OF NEARBY MONUMENTS AND MEMORIALS.
12. THE EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT POLLUTION OF NEARBY NATIONAL HISTORIC LANDS.
13. THE EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT POLLUTION OF NEARBY NATIONAL MONUMENTS AND MEMORIALS.
14. THE EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT POLLUTION OF NEARBY NATIONAL HISTORIC LANDS.
15. THE EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT POLLUTION OF NEARBY NATIONAL MONUMENTS AND MEMORIALS.
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18. THE EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT POLLUTION OF NEARBY NATIONAL HISTORIC LANDS.
19. THE EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT POLLUTION OF NEARBY NATIONAL MONUMENTS AND MEMORIALS.
20. THE EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT POLLUTION OF NEARBY NATIONAL HISTORIC LANDS.

811

Know what's below.
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LEGEND

EXISTING

PROPOSED



CET Engineering Associates, Inc.

CREATIVE THINGS

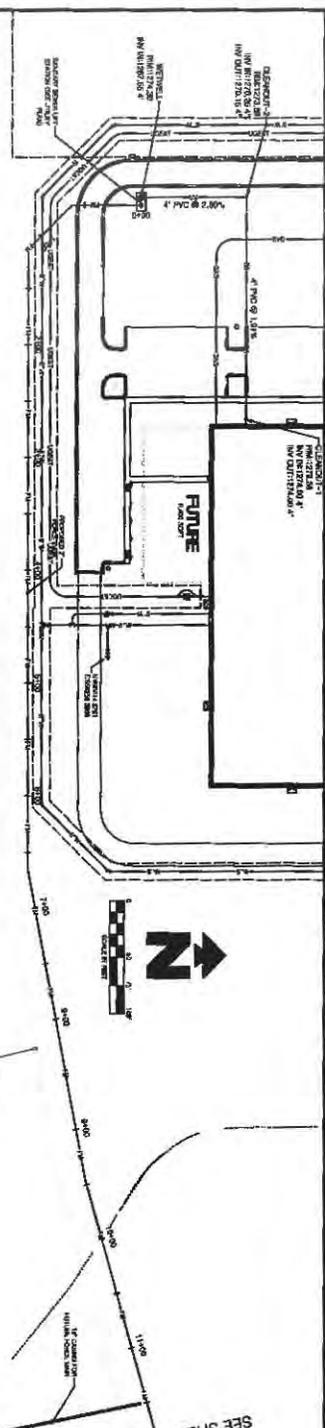
EROSION CONTROL PLAN

DATE: 9/2/13

STATION	ELEVATION
1+00	1274.48
1+05	1272.86
1+10	1275.50
1+15	1274.83
1+20	1276.58
1+25	1271.28
1+30	1277.52
1+35	1274.83
1+40	1277.99
1+45	1274.57
1+50	1276.69
1+55	1275.33
1+60	1279.30
1+65	1275.73
1+70	1276.25
1+75	1276.06
1+80	1278.21
1+85	1274.26
1+90	1276.25
1+95	1276.16
2+00	1276.32
2+05	1277.16
2+10	1276.28
2+15	1277.27
2+20	1278.42
2+25	1278.12
2+30	1279.25
2+35	1276.59
2+40	1276.04
2+45	1276.86
2+50	1271.04
2+55	1276.69
2+60	1272.72
2+65	1276.36
2+70	1274.00
2+75	1274.00
2+80	1274.00
2+85	1274.00
2+90	1274.00
2+95	1274.00
3+00	1272.89

FORCE MAIN PROFILE
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: 1" = 5'

SEE SHEET 8 OF 14 FOR CONTINUATION



SEE SHEET 8 OF 14 FOR CONTINUATION



CREATIVE THINGS
 Engineering Associates, Inc.
 1000 N. WILSON RD. ANKENY, IA 52231
 515.961.1111

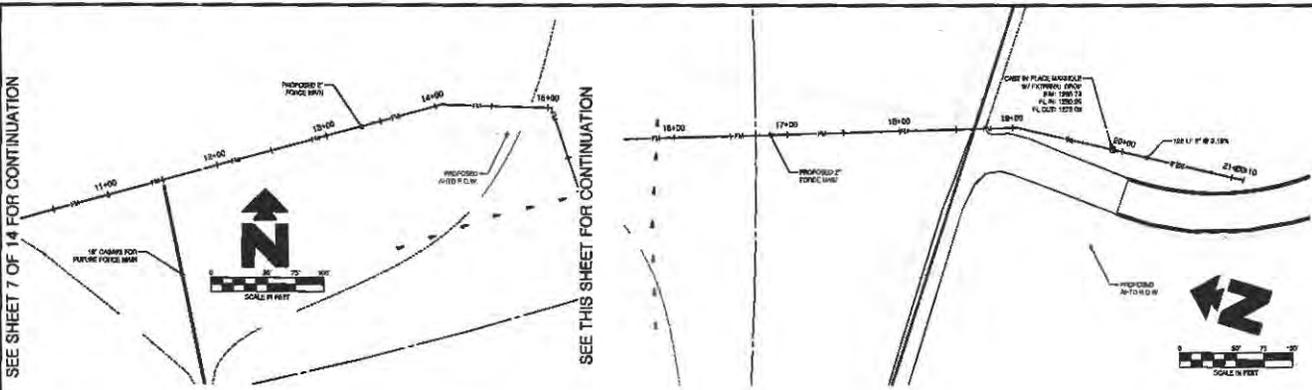
PROJECT INFORMATION
 PROJECT NO. 20240101
 SHEET NO. 1 OF 14
 DATE: 01/01/2024

APPROVALS
 [Signature] PROJECT ENGINEER
 [Signature] CHECKED
 [Signature] DESIGNED

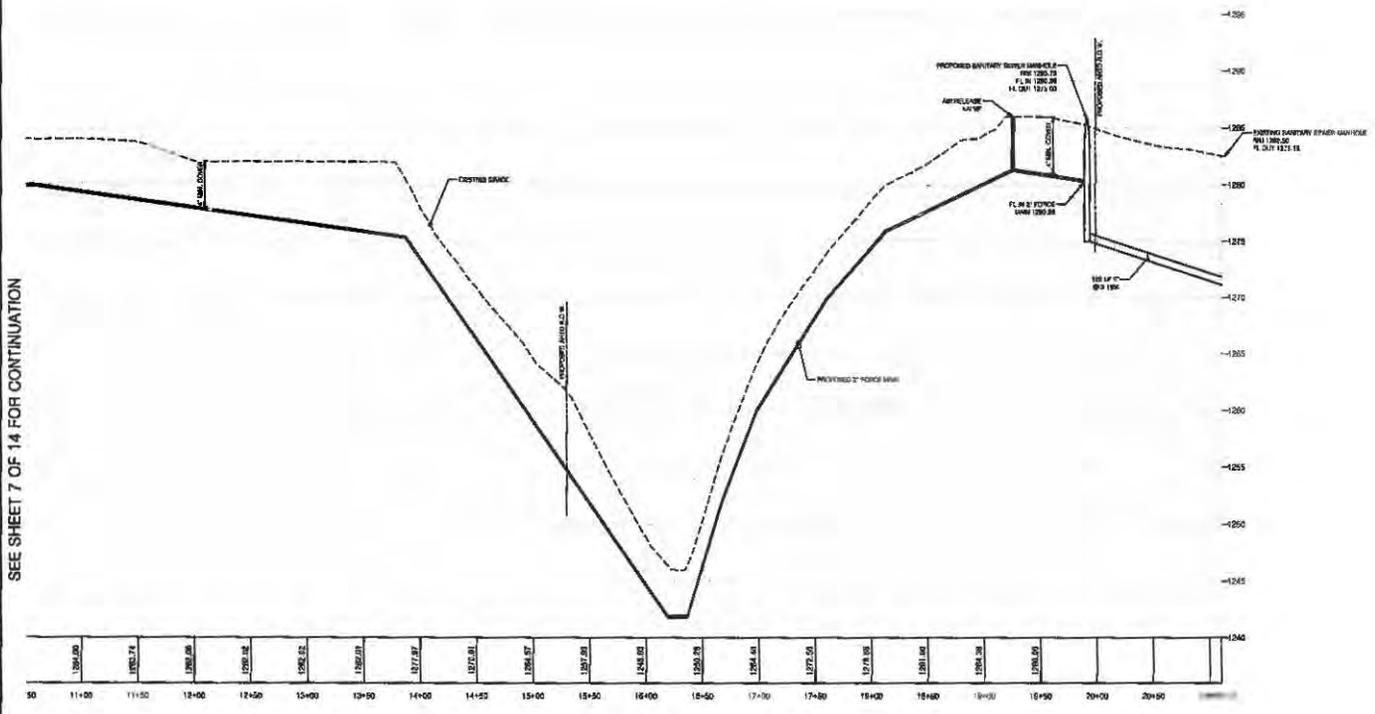


SEE SHEET 7 OF 14 FOR CONTINUATION

SEE THIS SHEET FOR CONTINUATION



SEE SHEET 7 OF 14 FOR CONTINUATION



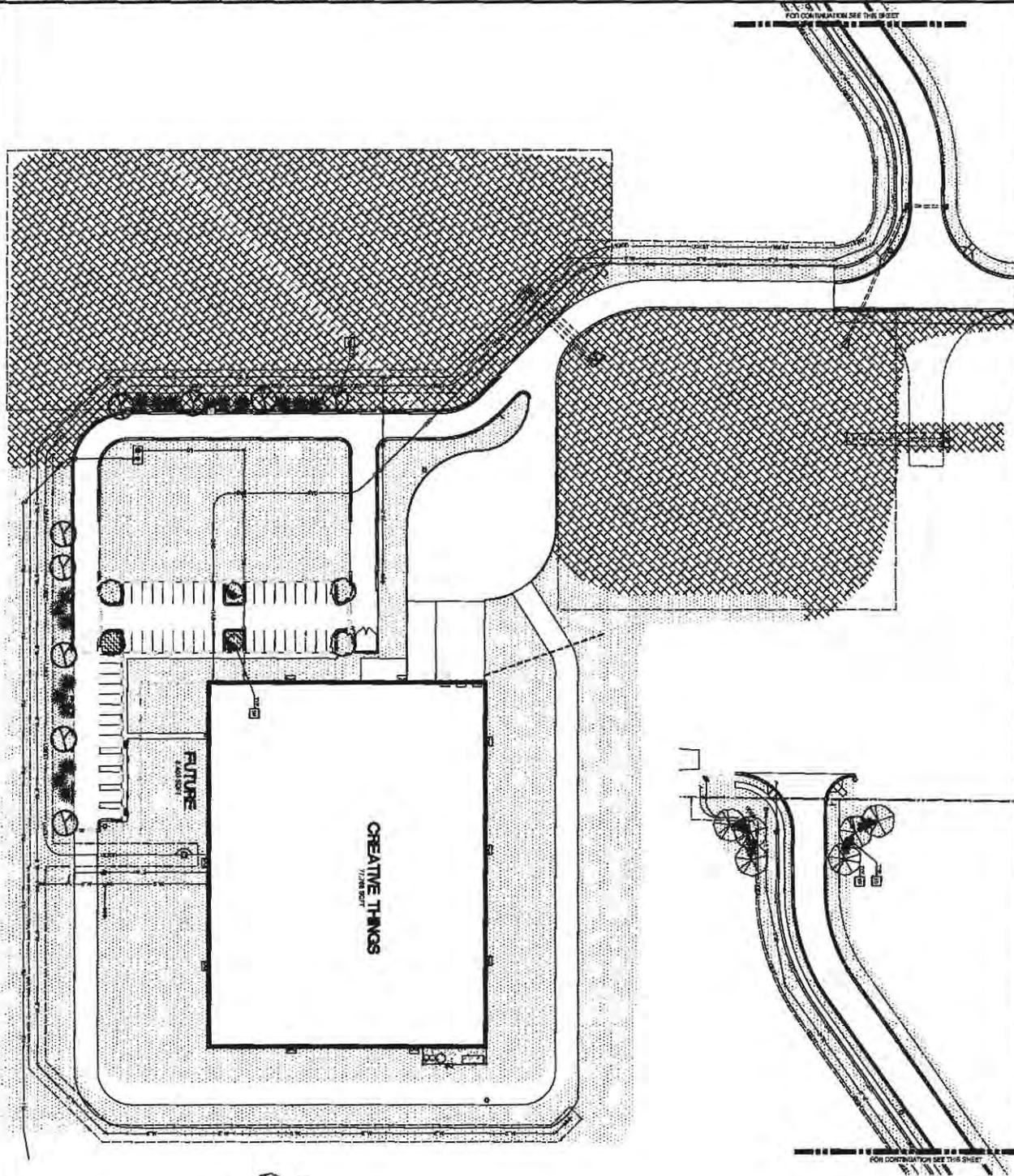
FORCE MAIN PROFILE
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: 1" = 5'

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF CEI ENGINEERING ASSOCIATES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.



DATE	BY	CHECKED	IN CHARGE	SCALE	DATE
08/11/2010	TCD	WJL	WJL	AS SHOWN	08/11/2010
CEI Engineering Associates, Inc.					
12000 S. WOODBURN AVENUE, SUITE 200 SPRINGDALE, ARKANSAS 72762-1000					
STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER TRAVIS C. DEWITT NO. 0072					
CREATIVE THINGS 10 MILLER ROAD SPRINGDALE, ARKANSAS					
FORCE MAIN PLAN & PROFILE B				REV. DATE 08/11/10	SHEET NO. 8 OF 13

P146



FOR CONTINUATION SEE THIS SHEET

FOR CONTINUATION SEE THIS SHEET



Know what's below.
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- PROPOSED**
- IMPROVED LANDSCAPE OF SOIL LAY
 - SLOPE GRASS
 - ASPHALT DRIVEWAY/PAVING
 - ASPHALT DRIVE
 - ASPHALT DRIVEWAY/PAVING

GENERAL LANDSCAPE NOTES

1. LOCATE ALL UTILITIES AND SET LIMITS BEFORE CONSTRUCTION BEGINS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS.
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9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS.

REVISION	DATE	DESCRIPTION
1	01/26/2012	ISSUED FOR PERMIT
2	01/26/2012	ISSUED FOR PERMIT
3	01/26/2012	ISSUED FOR PERMIT

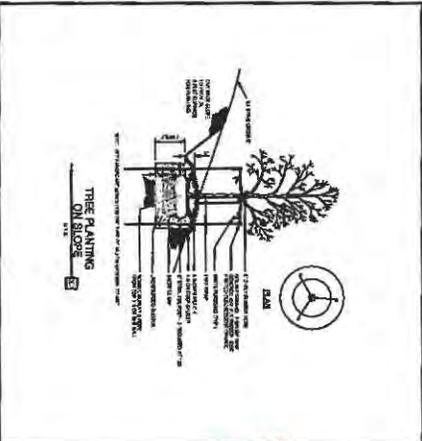
PLANT LIST

NO.	SYMBOL	COMMON NAME	FOOT	FEET	REMARKS
01	○	ORNAMENTAL GRASS	1.5	1.5	PLANT IN 1/2" DIA. HOLES
02	○	ORNAMENTAL GRASS	1.5	1.5	PLANT IN 1/2" DIA. HOLES
03	○	ORNAMENTAL GRASS	1.5	1.5	PLANT IN 1/2" DIA. HOLES
04	○	ORNAMENTAL GRASS	1.5	1.5	PLANT IN 1/2" DIA. HOLES
05	○	ORNAMENTAL GRASS	1.5	1.5	PLANT IN 1/2" DIA. HOLES
06	○	ORNAMENTAL GRASS	1.5	1.5	PLANT IN 1/2" DIA. HOLES
07	○	ORNAMENTAL GRASS	1.5	1.5	PLANT IN 1/2" DIA. HOLES
08	○	ORNAMENTAL GRASS	1.5	1.5	PLANT IN 1/2" DIA. HOLES
09	○	ORNAMENTAL GRASS	1.5	1.5	PLANT IN 1/2" DIA. HOLES
10	○	ORNAMENTAL GRASS	1.5	1.5	PLANT IN 1/2" DIA. HOLES

CEI
Engineering Associates, Inc.
238 W. WASHINGTON STREET, SUITE 200
CHICAGO, IL 60601
TEL: 312.467.1234
WWW.CEI-ENGINEERING.COM

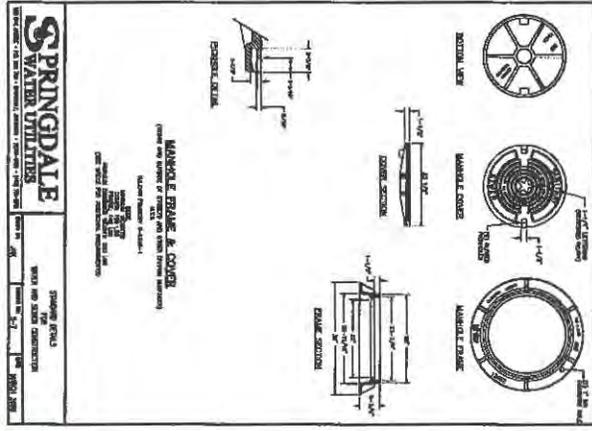
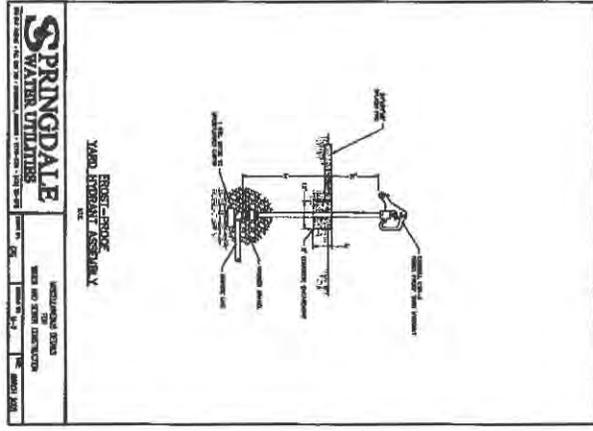
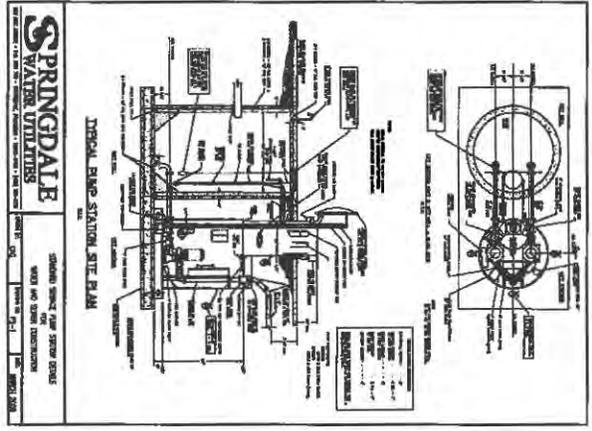
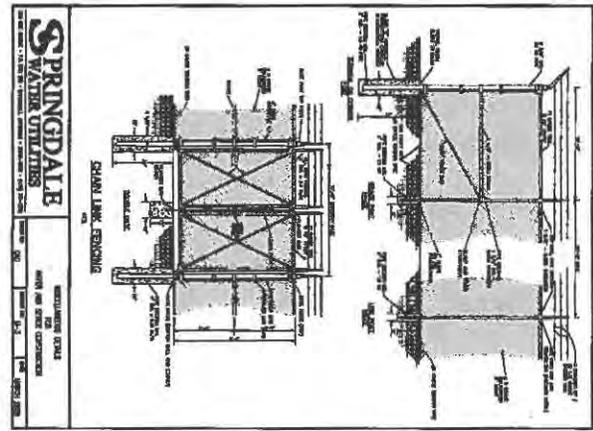
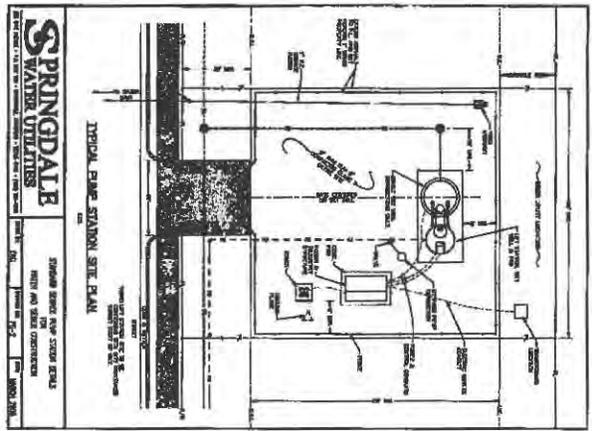
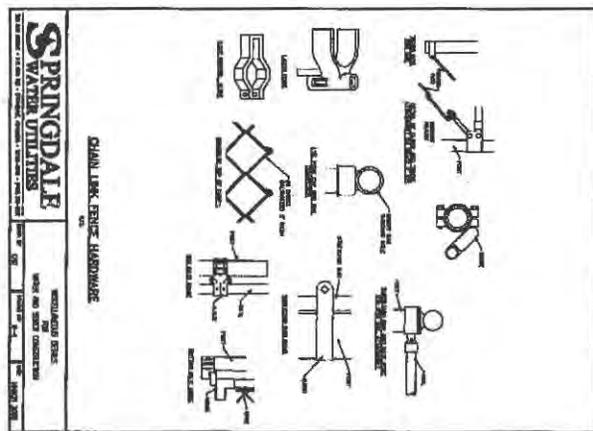
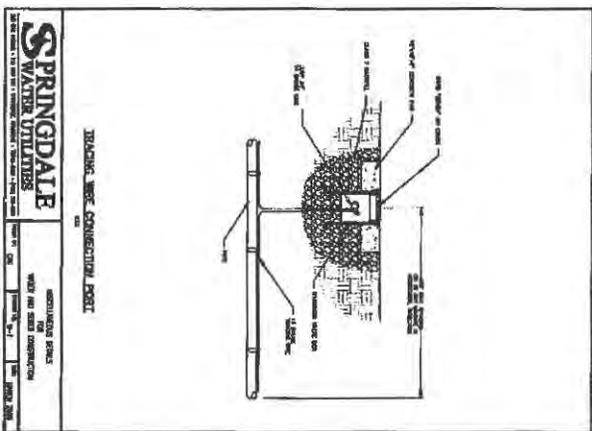
CREATIVE THINGS
WILLIAM W. WILSON, INC.
1111 N. WASHINGTON STREET, SUITE 200
CHICAGO, IL 60601
TEL: 312.467.1234
WWW.CREATIVE-THINGS.COM

LANDSCAPE PLAN
DATE: 01/26/2012
SCALE: AS SHOWN



CEI Engineering Associates, Inc.
 3215 S.W. 87th Avenue, Suite 202
 Miami, FL 33155
 (305) 551-1111
 www.cei-engineering.com

CREATIVE THINGS
 K. J. JENSEN
 LANDSCAPE ARCHITECT
 107247
 07/13



CREATIVE THINGS
Engineering Associates, Inc.

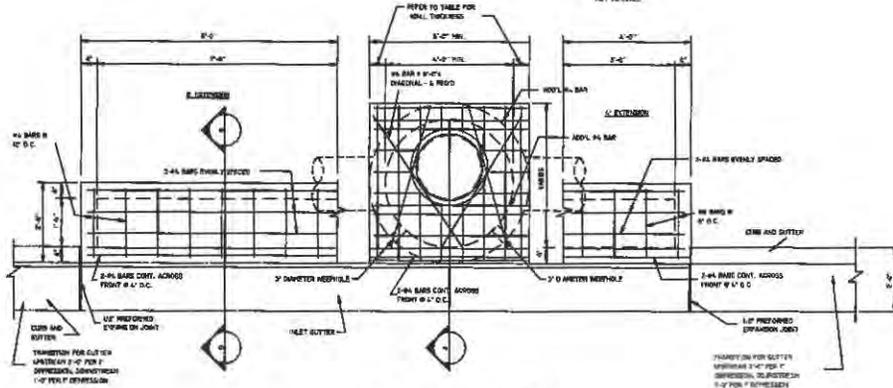
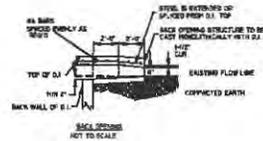
3701 S. HUNTER AVENUE, SUITE 100
MARIETTA, GA 30067
770-427-7272

CREATIVE THINGS
N. WILSON RD.
SPRINGDALE, ARKANSAS
479-222-2222

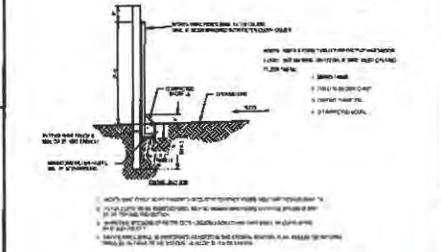
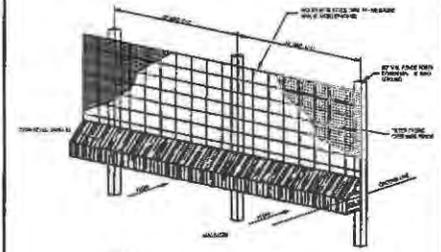
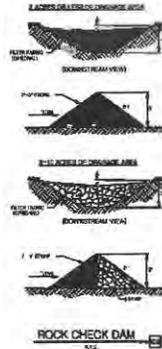
DETAIL SHEET 2

REINFORCEMENT TABLE

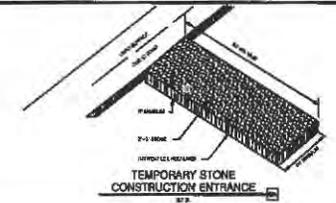
NO. OF DROP INLET	TOP CONCRETE BLANK REINFORCING
1' ID.	4x4 @ 8" O.C. E.W.
2' ID.	4x4 @ 8" O.C. E.W.
3' ID.	4x4 @ 8" O.C. E.W.



PLAN - CIRCULAR DROP INLET

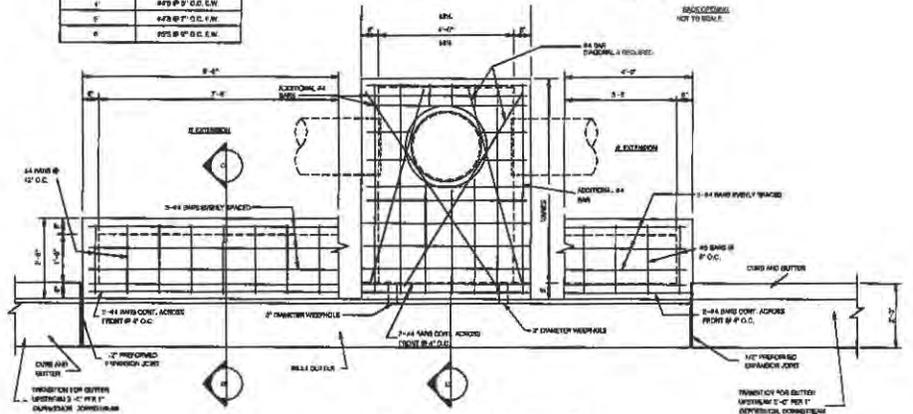
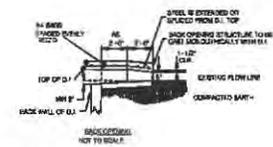


TEMPORARY SILT FENCE



REINFORCEMENT TABLE

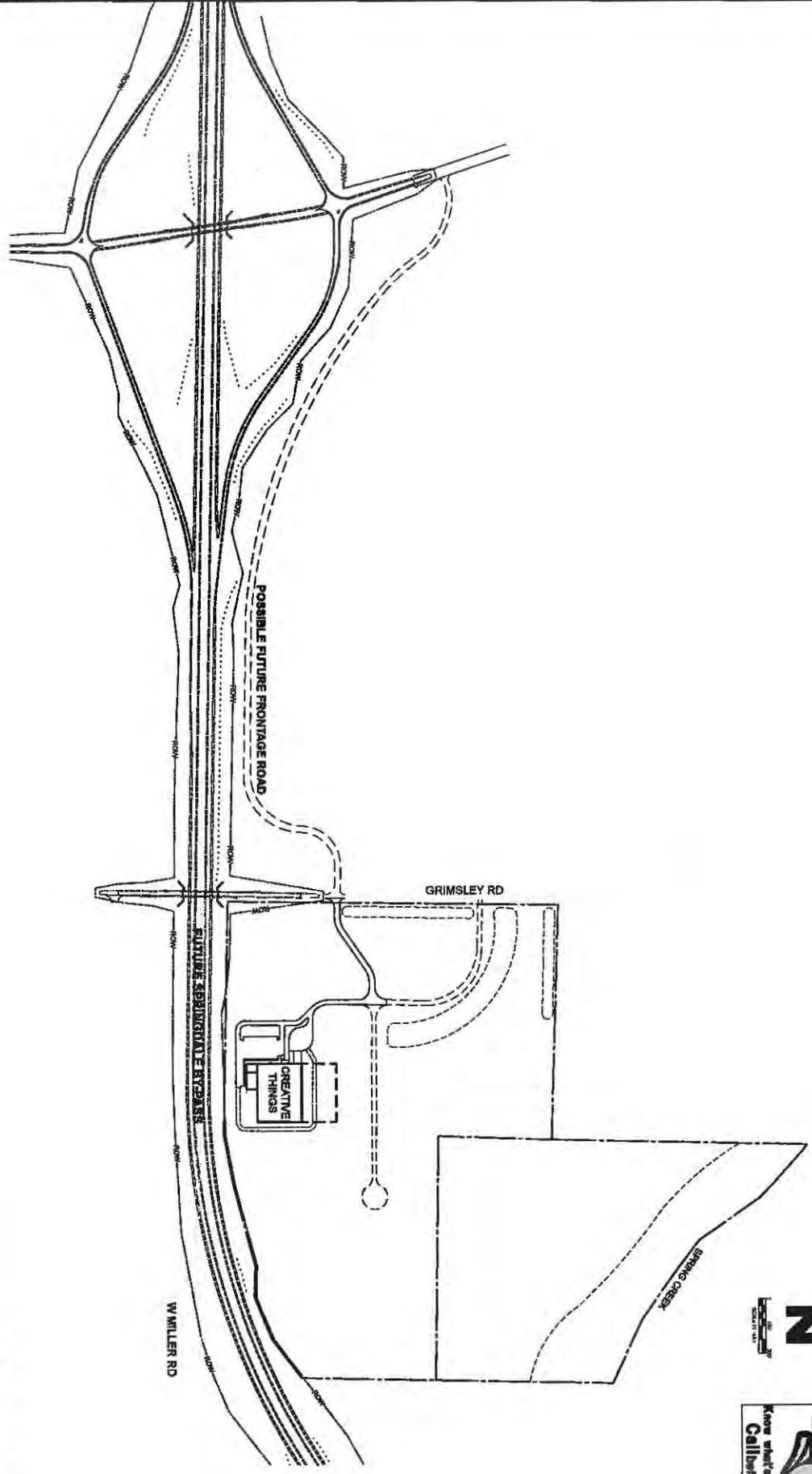
WIDTH OF DROP INLET	TOP CONCRETE BLANK REINFORCING
4'	4x4 @ 8" O.C. E.W.
6'	4x4 @ 8" O.C. E.W.
8'	4x4 @ 8" O.C. E.W.



PLAN - RECTANGULAR DROP INLET

PREP: [] DATE: []
 CHECKED BY: []
 DESIGNED BY: []
 DRAWN BY: []
 PROJECT NO.: []
 SHEET NO.: [] OF []
Engineering Associates, Inc.
 CREATIVE THINGS
 W. MILLER RD.
 SPENCER, ARKANSAS
 DETAIL SHEET 4
 REV DATE: 5/18/14
 REV: 2
 SHEET NO.: 14 OF 19

P152



	CIVIL ENGINEERING MECHANICAL ENGINEERING ELECTRICAL ENGINEERING PLUMBING ENGINEERING SANITARY ENGINEERING STRUCTURAL ENGINEERING SURVEYING TRAFFIC ENGINEERING WATER RESOURCES ENGINEERING
	Engineering Associates, Inc. 1000 W. MILLER ROAD SUITE 100 WASHINGTON, DC 20001 (202) 462-2000 www.cei-engineers.com
MILLER ROAD INDUSTRIAL PARK CONCEPTUAL MASTER PLAN	DATE: 08/14/2012 TIME: 10:52 AM USER: JLM LAYOUT: CONCEPTUAL MASTER PLAN (REVISED)



CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712
(479) 273-9472 Fax (479) 273-0844
www.ceieng.com

June 18, 2014

Debbie Pounders
City of Springdale
Planning Department
201 Spring St.
Springdale, Arkansas 72764

RECEIVED
JUN 18 2014
PLANNING OFFICE
CITY OF SPRINGDALE

Dear Ms Pounders,

**RE: Technical Plat Review Responses
Creative Things, LLC, Miller Road
Large Scale Development**

Below are responses to city comments received on June 12, 2014. The original comments are included in italics.

Planning Comments

1. *Submit AutoCad and PDF files at time of resubmission.*
Electronic files will be available for download. Five hard-copy sets are enclosed herewith.
2. *A written response to all comments is required with resubmission.*
Submitted herewith.
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.*
Notices were sent on June 13, 2014.
4. *Show the Parcel Number of the property in a prominent font above the legal description.*
Parcel Number has been added to the Overall Site Plan.

5. *This Large Scale Development Plan has been given the number L14-18. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.*
Springdale Project Number has been added to the Cover Sheet and future correspondence.
6. *Submit the \$500.00 review fee.*
Review Fee, check no. 139197, dated June 5, 2014 in the amount of \$500.00 was submitted with the LSD application on June 6, 2014. Copy of the check is available if requested.
7. *This property must be rezoned.*
Rezoning Application was filed on June 6, 2014.
8. *Need to identify the zoning of all the adjacent properties.*
Zoning is shown for all adjacent properties on the Overall Site Plan.
9. *Need to show the legal description of the property.*
Shown on Overall Site Plan.
10. *Need to pin all corners.*
Corners were found or set by Milholland Company dated 4/28/2011. An updated boundary survey is scheduled.
11. *Show the gross area of the site.*
Gross area of the site under contract is shown on the Overall Site Plan.
12. *Show the net area of the site (gross area less street r/w).*
Net area of the site under contract is shown on the Overall Site Plan.
13. *Need State Plane Coordinates (NAD 83, Feet) for all fire hydrant locations.*
Coordinates added to the Utility Plan
14. *Handicapped ramps shall be provided wherever a sidewalk crosses a curb at crosswalks, driveways, and street intersections.*
Noted.
15. *All drives and parking areas are required to be paved.*
Noted. The fire access road has been revised to be paved.
16. *Show the street right-of-way.*
Shown and identified on the appropriate sheets.
17. *Show the street centerline.*
Miller Road centerline shown.

18. *Show all existing easements.*
Known easements shown on Overall Site Plan.
19. *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.*
Shown on Site Plan.
20. *The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-119W/LED/UE-MSV-IPC-PC-COS.*
Shown on Utility Plan.
21. *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.*
Noted.
22. *Show the size and location of all freestanding signs. Show distances from street right-of-way.*
Shown on Site Plan.
23. *All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.*
Noted.
24. *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. **Sect 112-8(i) Need to show:**
 - a. *Sidewalk location and details including slope.*
Shown on Site Plan.
 - b. *Location of existing and proposed streetlights.*
Shown on Site Plan.
2. **Parking Ch130-Art 7 Sect 3.1.**
 - a. *All drives and parking areas are required to be paved.*
Noted. The fire access road and overflow parking area has been revised to be paved.
3. **Ch130-Art 7 Sect 8.** *All entrance/exit drives, access drives and parking and loading areas shall be surfaced with a durable and dustless surface of at least an asphaltic concrete hot*

mix surface course. All storage areas are to have a dustless surface of at least a single bituminous surface seal (chip seal).

Noted. The fire access road and overflow parking area has been revised to be paved.

4. ***Sects 110-31(a)*** *Sidewalks are required one-foot (1') inside the right-of-way line.*
 - a. *Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.*
Sidewalk added to Site Plan.
 - b. *The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").*
Sidewalk added to Site Plan.
 - c. *The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.*
Sidewalk added to Site Plan.
 - d. *Need to show details of sidewalks on the right-of-way.*
Sidewalk added to Site Plan.
5. ***Sect 110-111*** *The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan.*
The proposed location of this project does not front Miller Road. Future construction in the southwest corner of the property lies adjacent to proposed AHTD right-of-way, to be improved in the future by AHTD. Properties lying adjacent to the east side of Miller Road north of the AHTD improvement will include Miller Road improvements at the time of their development. Miller Road lying south of the project is to be vacated and is the site of the proposed 412 highway project planned by AHTD. Developer proposes to build and dedicate the entry street into the development to City standards. A variance has been submitted for this request.
6. ***Sect 112-4*** *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.*
 - a. *The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.*
Street lights are shown on the Site Plan.
7. ***Sect 112-16*** *All utility wires shall be placed underground.*
All utilities shall be placed underground.
8. ***Sect 106*** *Drainage and SWEPPP*
 - a. *Detention is needed for the 2 – year storm. If another farm pond is expected to provide the detention, calculations are needed showing that it is adequate.*
See updated Drainage Report.

Debbie Pounders
Creative Things LSD
6-18-14

- b. *A culvert is needed for drainage area #3 to flow under the driveway and into the pond. See Grading Plan and updated Drainage Report.*
- c. *Show hydraulic calculations for the 42" double barrel culvert. See updated Drainage Report.*
- d. *Show the floodplain on the drawings. There is no floodplain within or upon the property to be purchased*
- e. *Choose and alternate BMP to straw bales. Erosion Control Plan has been corrected.*

9. *The concept of detention must be approved by the Planning Commission.*

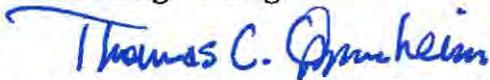
10. *DCM Section 5.4.10 "An easement shall be provided in Plans for detention facilities. A minimum 20' wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system." Ownership of the detention facility will remain with the land. Proposed easement area shown on the plans.*

11. *Need to submit a floodplain determination application at the time of resubmittal. See Applications & Forms / Floodplain at http://www.springdalear.gov/department/planning_and_community_development/.*

12. *Sect 107 A storm Water Pollution Prevention Plan, Grading Permit Application and \$500.00 fee, in accordance with Chapter 107, must be submitted to the Planning Office prior to final approval of construction plans. See Applications & Forms / Grading at http://www.springdalear.gov/department/planning_and_community_development/ Noted.*

I believe the above responses adequately address the City's concerns. If you need additional information, please let me know.

Sincerely,
CEI Engineering



Thomas C. Oppenheim, P.E., CPESC
Project Manager

**TECHNICAL PLAT REVIEW
LARGE SCALE DEVELOPMENT
CREATIVE THINGS**

**L14-18
June 12, 2014**

Utility: Duane Miller – Springdale Fire Department

A fire apparatus access road shall be provided. The fire apparatus access road shall extend to within 150 feet of all portions of the exterior walls of the building as measured by an approved route around the exterior of the building. The fire apparatus access road shall have an unobstructed width of not less than 20 feet, and 26 feet for aerial access complying with (D105). The fire apparatus access road shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities complying with (D102.1).

Drawing does not specify type of construction. The 2012 Arkansas Fire Prevention Code, Volume I, requires a minimum fire flow of 6000 GPM for duration of 4 hours @ 20 psi and 6 fire hydrants for a 77,768 sf. type IIB or IIIB constructed building. The 2012 Arkansas Fire Prevention Code, Volume I, requires a minimum fire flow of 4,000 GPM for duration of 4 hours @ 20 psi and 4 fire hydrants for a 77,768 sf. type IIA constructed building. If future additions are added to the building a greater fire flow will be required for each type of construction. Contact the Fire Marshal's office for more details. (Table B105.1)

A reduction of required fire-flow by 75 percent, to no less than 1500 GPM, as approved, is allowed when the building is provided with an approved automatic sprinkler system. The fire department will allow this reduction to 1500 GPM. A hydrant will be required within 100 ft. (prefer closer) of the freestanding FDC. Hydrant spacing between fire hydrants shall not exceed that listed in Table C105.1.

The automatic fire sprinkler system shall be installed in accordance with NFPA 13. The system shall be monitored by the fire alarm system. A remote freestanding FDC shall be located adjacent to fire hydrant. FDC shall be 5 feet from back of curb or bollards installed AFPC 312.1. Knox Company locking FDC caps are required for the FDC. www.knoxbox.com 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.

The fire alarm system shall be installed in accordance with NFPA 72. Manual fire alarm boxes are not required for new occupancies where the building is equipped throughout with an approved automatic sprinkler system unless otherwise specified in (AFPC 907.2), the notification appliances will activate on sprinkler water flow. The fire alarm system shall monitor fire sprinkler flow, and fire sprinkler valve tamper. A remote enunciator panel shall be installed at the primary entrance if the fire alarm control panel is not easily accessible. Visible alarm notification devices shall be provided in all public areas and common areas. (AFPC 907.5.2.3.1 & 907.5.2.3.2)

High-piled combustible storage as defined in Chapter 2 will need to comply with chapter 32 of the 2012 Arkansas Fire Prevention Code. Furthermore high piled storage will require additional fire protection (smoke and heat removal or an ESFR sprinkler system), and

apparatus access road shall extend to within 150 feet of all portions of the exterior walls of the building as measured by an approved route around the exterior of the building. **Reference table 3206.2 of the 2012 AFPC.**

It is also recommended that Chapter 5 of the Arkansas Fire Prevention Code Vol. II "Building" Heights and Areas be reviewed for this project, and future additions

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.

All reviews by the Fire Marshal's office are referenced to Business Group B, Manufacturing Group F-1 & Storage Group S-1 occupancy as defined in Chapter 2 of the AFPC. Any future changes to another occupancy classification may be subject to a more restrictive area of the code.

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 comment.

Utility: Michael Moore – Cox Communication

No comment.

Utility: Rick Russell – Springdale Water Utility

Field located and verify the location of existing water and sewer facilities. Indicated 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 be advised that if requests for meter services larger than a 5/8-inch meter setter for irrigation or larger than 1-inch meter setter for potable water will have to be approved in writing by the Engineering Director of Springdale Water Utilities. Appropriate request forms are available at Springdale Water Utilities Engineering Department.

All material and components installed after January 3, 2014 in drinking water systems are required to comply with the federal definition of "lead free" contained in Public Law 111-380.

Utility: Tim Smith – SourceGas

Comments not returned.

Utility: Kenny Hartzell– AT&T

Comments not returned.

Utility: Mike Phipps – Ozarks Electric

Utility: Nancy Guisinger - SWEPCO

Not in SWEPCO territory.

Utility: Levi Lane – Carroll Electric

Relocation of existing facilities or changes made after our construction starts will be at the owner's expense.

Carroll Electric will not start construction of facilities until we have received a final plat or an easement dedication plat is issued.

Signs and landscaping must comply with the National electric Safety Code and current Carroll Electric policies.

An electrical one-line diagram and panel schedules must be provided for proper sizing of the transformer.

Show all building setbacks to also be utility easements. Where setbacks are 20 feet or greater, show a 20 foot utility easement along the lot or property line.

Direct all questions regarding bidding for primary electrical service to myself at 479-273-2421 ext. 2694.

Please contact our New Service Department at 479-273-2421 ext. 2692 for temporary and permanent electrical power.

Please email a copy of the utility site plan, with legal description, to Levi Lane at llane@carrollecc.com. AutoCad format is preferred.

Additional comments – to be discussed with civil engineer/developer:

There will be a cost for construction for CECC to extend our primary facilities to the development. This cost will be based on the proposed route for service.

The proposed electrical route will work with CECC, however, a 5 ft. buffer from other utilities will be preferred. There is an existing three phase pole toward the southwest corner of the development that may serve as a closer location to tie into CECC's existing facilities.

The location of the transformer will need to be coordinated with the developer.

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. One set will be given to the fire department. (Contact my office if you would prefer an electronic review.

Please not current codes on cover sheet prior to submittal which can be found on our City of Springdale website.

Please include type of construction and occupancy on cover sheet.

You will need to provide an approval from the State of Arkansas for the plumbing prior to permitting.

A manual N for the HVAC needs to be submitted prior to permitting.

The electrician needs to submit a load calculation prior to obtaining an electrical permit.

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
CREATIVE THINGS
L14-18
June 12, 2014**

Planning Comments

- 1) Submit AutoCad and PDF files at time of resubmission
- 2) A written response to all comments is required with resubmission.
- 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) Show the Parcel Number of the property in a prominent font above the legal description.
- 5) This Large Scale Development Plan has been given the number L14-18. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
- 6) Submit the \$500.00 review fee
- 7) This property must be rezoned.
- 8) Need to identify the zoning of all the adjacent properties.
- 9) Need to show the legal description of the property.
- 10) Need to pin all corners.
- 11) Show the gross area of the site.
- 12) Show the net area of the site (gross area less street r/w).
- 13) Need State Plane Coordinates (NAD 83, Feet) for all fire hydrant locations.
- 14) Handicapped ramps shall be provided wherever a sidewalk crosses a curb at crosswalks, driveways, and street intersections.
- 15) All drives and parking areas are required to be paved.
- 16) Show the street right-of-way.
- 17) Show the street centerline.
- 18) Show all existing easements.
- 19) 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.
- 20) The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-119W/LED/UE-MSV-IPC-PC-COS.
- 21) 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.
- 22) Show the size and location of all freestanding signs. Show distances from street right-of-way.

- 23) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
- 24) 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) **Sect 112-8(i)** Need to show
 - a. Sidewalk location and details including slope.
 - b. Location of existing and proposed streetlights.
- 2) **Parking Ch130-Art 7 Sect 3.1.**
 - a. All drives and parking areas are required to be paved.
- 3) **Ch130-Art 7 Sect 8.** All entrance/exit drives, access drives and parking and loading areas shall be surfaced with a durable and dustless surface of at least an asphaltic concrete hot mix surface course. All storage areas are to have a dustless surface of at least a single bituminous surface seal (chip seal).
- 4) **Sects 110-31(a)** Sidewalks are required one-foot (1') inside the right-of-way line.
 - a. Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.
 - b. The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").
 - c. The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.
 - d. Need to show details of sidewalks on the right-of-way.
- 5) **Sect 110-111** The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan.
- 6) **Sect 112-4** 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.
 - a. The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
- 7) **Sect 112-16** All utility wires shall be placed underground.
- 8) **Sect 106** Drainage and SWEPPP
 - a. Detention is needed for the 2 – year storm. If another farm pond is expected to provide the detention, calculations are needed showing that it is adequate.
 - b. A culvert is needed for drainage area #3 to flow under the driveway and into the pond.
 - c. Show hydraulic calculations for the 42" double barrel culvert.
 - d. Show the floodplain on the drawings.
 - e. Choose and alternate BMP to straw bales.
- 9) **The concept of detention must be approved by the Planning Commission.**

- 10) **DCM Section 5.4.10** *“An easement shall be provided in Plans for detention facilities. A minimum 20’ wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system.”* Ownership of the detention facility will remain with the land .
- 11) Need to submit a floodplain determination application at the time of resubmittal. See Applications & Forms / Floodplain at http://www.springdalear.gov/department/planning_and_community_development/.
- 12) Sect 107 A storm Water Pollution Prevention Plan, Grading Permit Application and \$500.00 fee, in accordance with Chapter 107, must be submitted to the Planning Office prior to final approval of construction plans. See Applications & Forms / Grading at http://www.springdalear.gov/department/planning_and_community_development/

Staff Use Only

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

File # BK-39

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: White River Bancshares Company

Applicant's Mailing Address:

3878 N. Crossover, Suite 30

Street Address or P.O. Box

Fayetteville, AR 72703

City, State & Zip Code

479-263-4924

Telephone Number

Property Owner's Name

(If different from Applicant): _____

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: N/A

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
5. 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. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

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

Requested: Front: 20 Side: _____ Back: _____
(if granted what the setback would be.)

Variance: Front: 10 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.

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):**

The property is adjacent to a strip of land that was previously platted as common area. If the setback line begins at the interior boundary of the common area, rather than the boundary line adjacent to the right of way, the property will be subject to an additional 10 foot setback that is not applicable to other buildings in the same district.

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):**

If the code is interpreted literally, the property owner will lose ten feet of building area. The common area should be included when calculating the building setback to ensure all buildings in and around the subdivision have the same standard setbacks. It would be impractical for the buildings in and around the subdivision to have different setback lines.

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):**

The special circumstances are not as a result of the applicant. The original developer subjected the property to this strip of common area for his own personal gain and not for the benefit of any one in the subdivision.

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.

Signature Bank of Arkansas
[Handwritten Signature]
 Applicant Signature*

Signature Bank of Arkansas
[Handwritten 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 16th day of May, 2014.

[Handwritten Signature]
 Notary Public

ALLISSA SIMS
 Arkansas - Benton County
 Notary Public - Comm# 12391555
 My Commission Expires Jan 25, 2023

Staff Use Only

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

File #

BK-39

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: Greg Brown and Sharon Stanley

Applicant's Mailing Address:

P.O. Box 8669
Street Address or P.O. Box
Fayetteville, AR 72703
City, State & Zip Code

479-263-4924
Telephone Number

Property Owner's Name
(If different from Applicant): _____

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

Street Address or P.O. Box

City, State & Zip Code

Telephone Number

Address of Variance Request: _____

Zoning District: A-1

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
5. 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. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

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: 30 or 50 Side: 20 Back: _____
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front: 15 or 35 Side: 20 Back: _____
(if granted what the setback would be)

Variance: Front: 15 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.

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):**

The property is adjacent to a strip of land that was previously platted as common area. If the setback line begins at the interior boundary of the common area, rather than the boundary line adjacent to the right of way, the property will be subject to an additional 10 foot setback that is not applicable to other buildings in the same district.

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):**

If the code is interpreted literally, the property owner will lose ten feet of building area. The common area should be included when calculating the building setback to ensure all buildings in and around the subdivision have the same standard setbacks. It would be impractical for the buildings in and around the subdivision to have different setback lines.

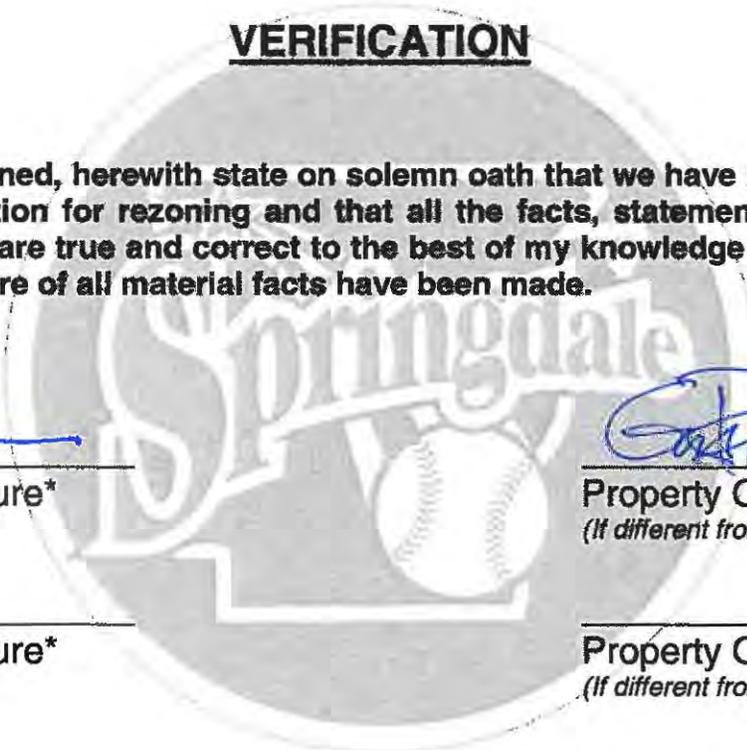
3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

The special circumstances are not as a result of the applicant. The original developer subjected the property to this strip of common area for his own personal gain and not for the benefit of any one in the subdivision.

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.



[Signature]
Applicant Signature*

[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)
) ss.
County of Washington

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 16th day of May, 2014.



[Signature]
Notary Public

Staff Use Only

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

File #

BK440

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: Willpett Investments L.L.C

Applicant's Mailing Address:

PO Box 10306
Street Address or P.O. Box

479-530-4719
Telephone Number

Fayetteville AR 72703
City, State & Zip Code

Property Owner's Name
(If different from Applicant): _____

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: 612 + 612 1/2 W. Grove Avenue, Springdale, AR

Zoning District: MF-12 Request in to Rezone to P-1

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
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

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.

Chapter 130-Zoning Ordinance Article 7 OFF-street Parking
and Loading. Request variance on number of parking
spaces required for property if P-1 zoning is granted
additional
and to allow parking at right angle to Grove Ave and Maple Street

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):**

The buildings have been on property for years. The Church building since 1886 and the block building since 1970. The buildings have been used for Church purposes and for a period as a day care. The lots are not large enough to add all the parking required in a P-1 zone.

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):**

The highest and best use; that is, a Church Facility can not be realized if a variance is not granted. The other property nearby are residences, multi-family residences & Sisco Funeral home. It would be difficult and very expensive to convert the existing structures to multi family structures.

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):**

The property has never had a paved parking lot. Parking has always be at right angles off Grove Street and at North end possibly some parking at right angles off Maple Ave. Owners did not construct the property.

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*

Willpett Investment, LLC
E. Lamar Pettus

Property Owner Signature*
(If different from Applicant)
E. Lamar Pettus Individually /
manager

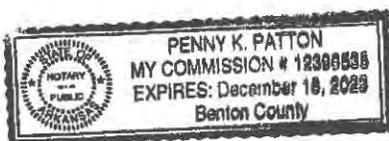
Applicant Signature*

G. T. Williams
Property Owner Signature*
(If different from Applicant)
George T. Williams Individually
manager

**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 Benton) ss.

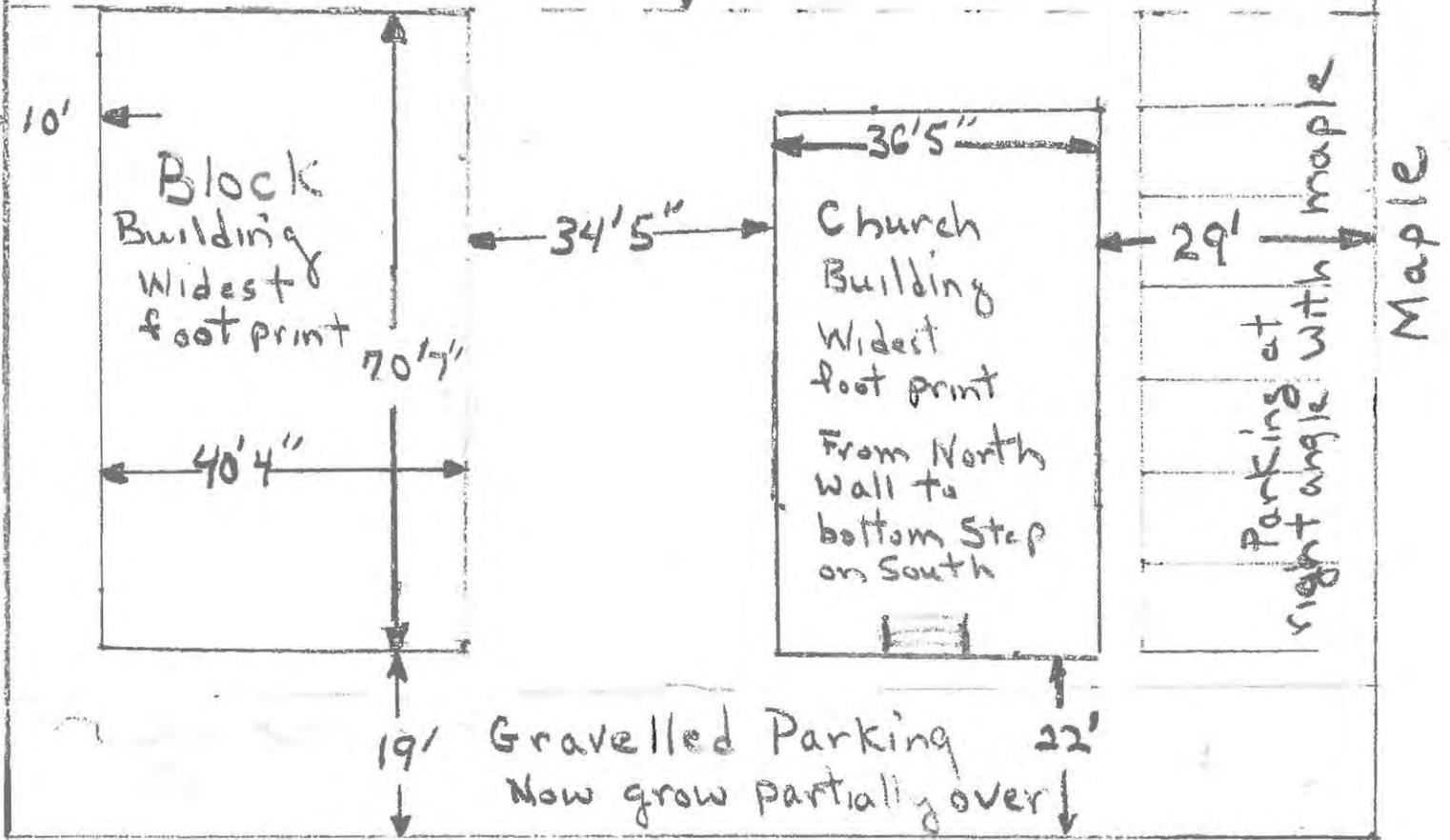
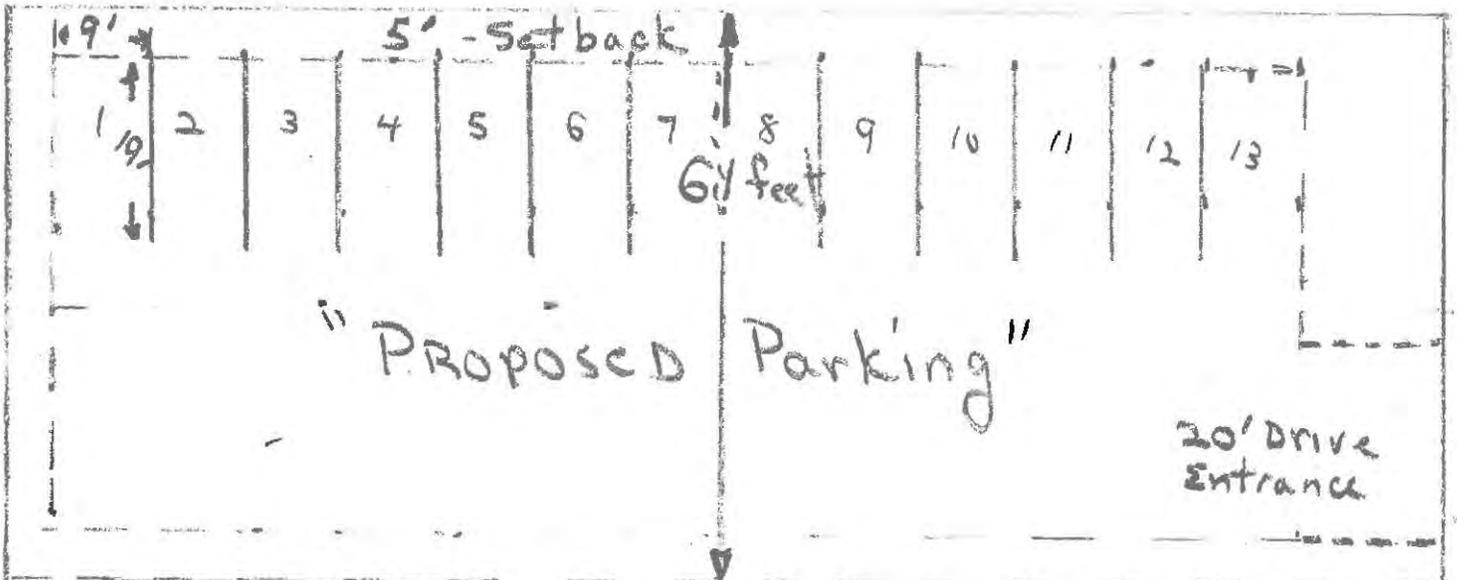
SUBSCRIBED AND SWORN TO before me, a Notary Public, this 10th day of June, 2014.



Penny K. Patton
Notary Public

Willpett Investments LLC
 612 + 612 1/2 West Grove

1" = 20 feet



Grove Avenue

Staff Use Only

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

FILE #

B1441

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: Clinton B. Branham and Judith Lynn Branham

Applicant's Mailing Address:

717 Carlton Street

Street Address or P.O. Box

Springdale, AR 72762

City, State & Zip Code

479-283-4500

Telephone Number

Property Owner's Name

(If different from Applicant): _____

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: 717 Carlton Street, Springdale AR 72762

Zoning District: SF2

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
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

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: 30 Side: 8 Back: 20
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front: 30 Side: 8 Back: 10
(if granted what the setback would be.)

Variance: Front: 0 Side: 0 Back: 10
(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. Any attachments must be labeled as "Exhibit A, B, C" etc.

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):**

The required setbacks will not allow me to build a 16x24 workshop in my backyard. The only spot is in the North East corner of my property. 8ft. side and 20 ft. back setbacks from the back of the property would make the structure too close to the existing structure. See attached drawings.

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):**

Other properties in the subdivision have similar sized outbuildings that are Not in compliance with the required setbacks. Currently my woodworking equipment is stored in my garage. The use of the garage for its intended purpose is not possible causing me to park vehicles on my neighbor's property.

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):**

The Western Oaks Place I subdivision is over 50 years old. The lot size, previous room addition to the existing structure make a variance to the required setbacks the only option to have a workshop on my property.

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.

Clinton B. Beck
Applicant Signature*

Property Owner Signature*
(If different from Applicant)

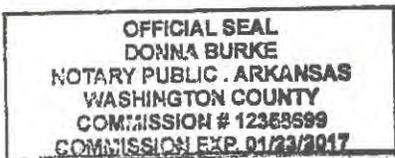
Judith Lynn Branham
Applicant Signature*

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.

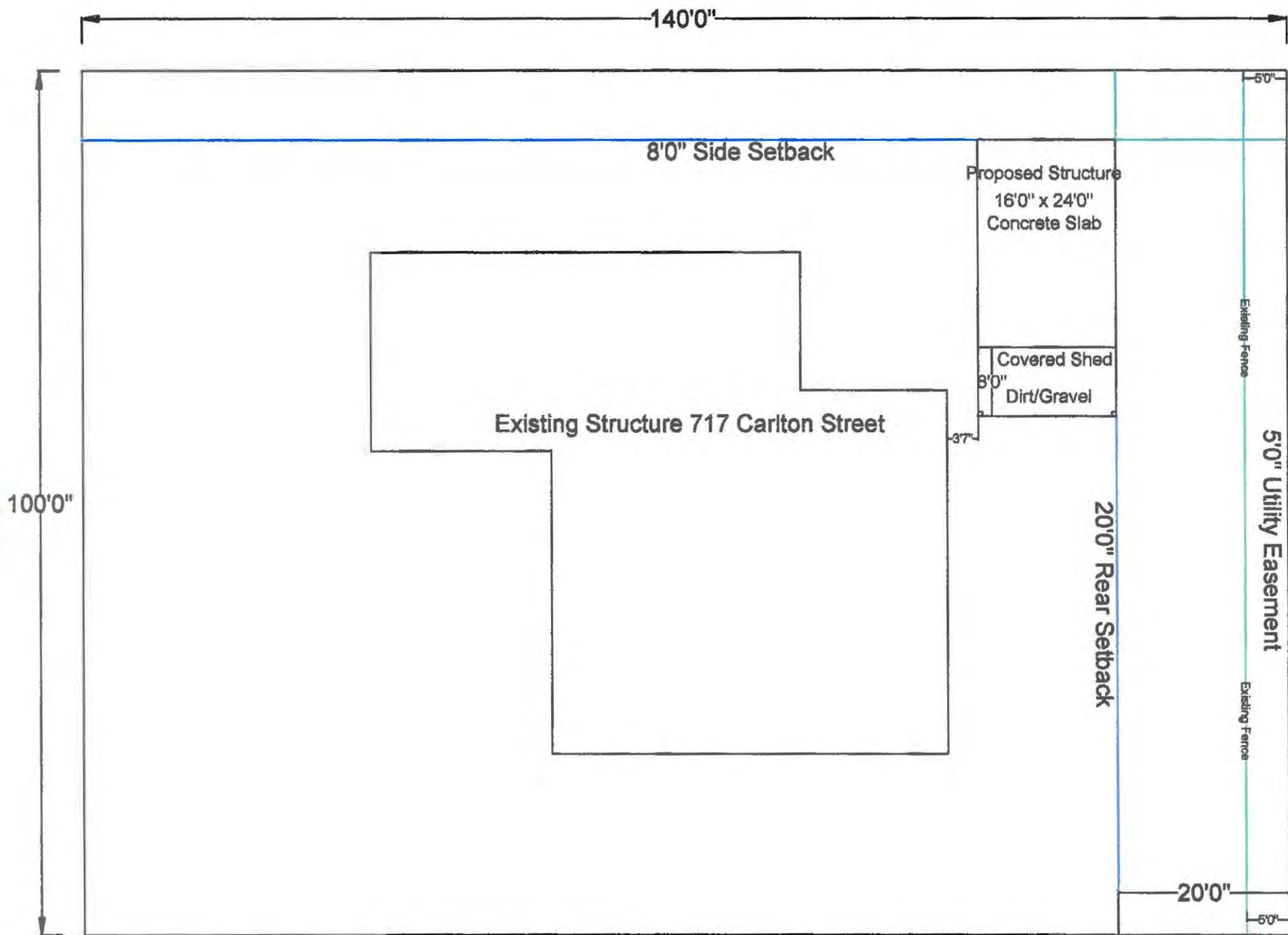
State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 6th day of June, 2014.

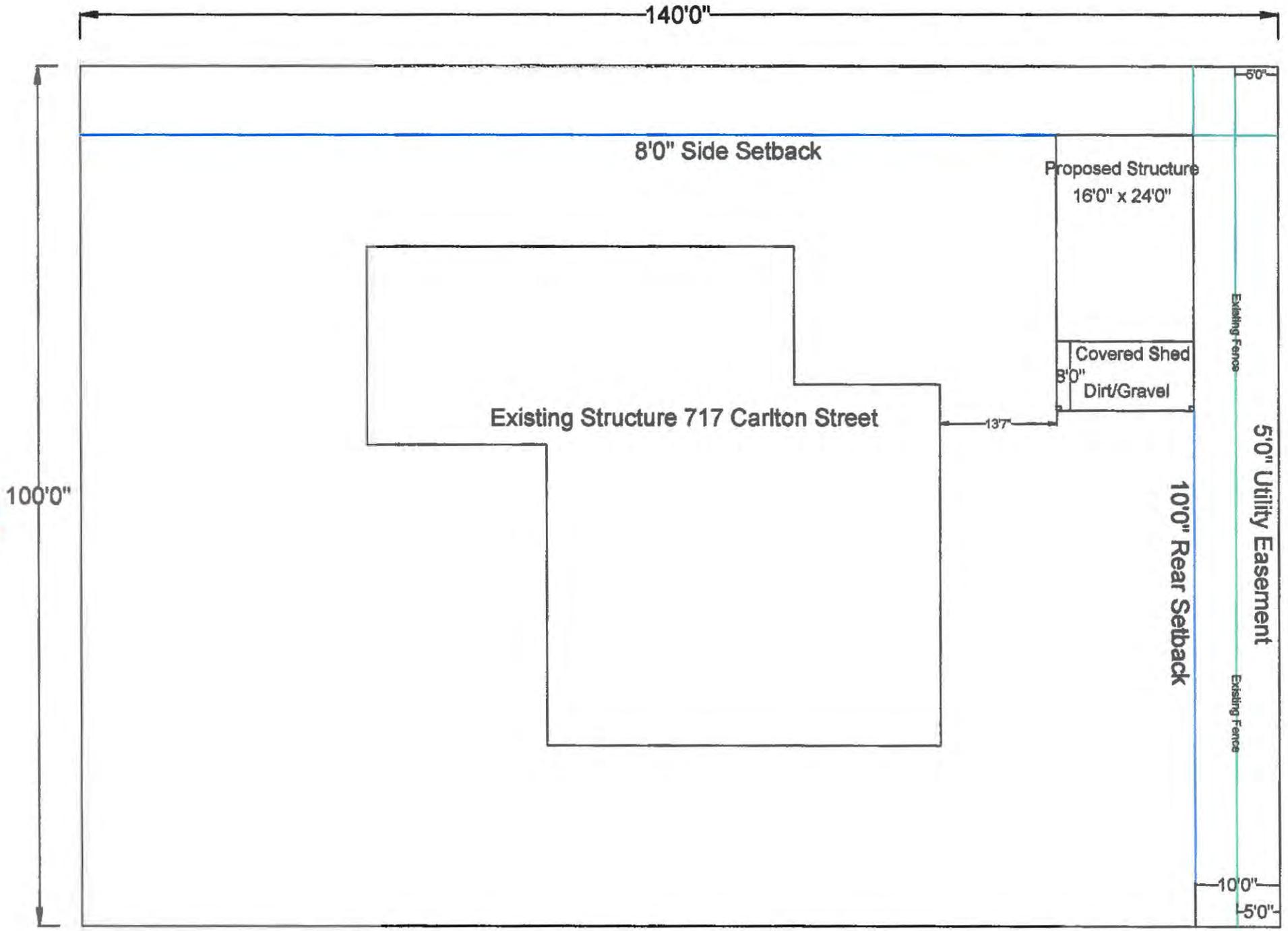


Donna Burke
Notary Public

P184



P185



140'0"

8'0" Side Setback

Proposed Structure
16'0" x 24'0"

Covered Shed
8'0"
Dirt/Gravel

Existing Structure 717 Carlton Street

13'7"

10'0" Rear Setback

5'0" Utility Easement

100'0"

5'0"

Existing Fence

Existing Fence

100'0"

5'0"

Staff Use Only

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

File # BM42

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: Elder Construction Company

Applicant's Mailing Address:

PO Box 5143

Street Address or P.O. Box

Springdale, AR 72765

City, State & Zip Code

479-756-5320

Telephone Number

Property Owner's Name

(If different from Applicant): _____

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: 291 E County Line Rd

Zoning District: (C1) Commercial Improved

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
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

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. **Any attachments must be labeled as "Exhibit A, B, C" etc.***

*Requesting not to be required to pave the driveway
so tenant can obtain business license.*

*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):**

see attached

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):**

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):**

1. When the property was originally purchased, Elder Construction Company was informed by the City of Springdale we would not be required to pave the driveway unless the property was sold. This has been several years ago and it has come to our attention the Springdale Code of Ordinance has changed. We recently had a tenant occupy the property and make application for their business license. Upon inspection, we were informed of the requirement of the driveway being paved. We are asking for a variance for this requirement to allow our tenant to obtain their business license.
2. Due to this being in a rural area, not paving the driveway would not be detrimental to property nor the adjacent property owners.
3. This property has not been improved since originally purchased and we are requesting to be grandfathered on not requiring the driveway to be paved.

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.

Chris Alder
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)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 11 day of June, 2014.

OFFICIAL SEAL
SHERRY LYNN RYALS
NOTARY PUBLIC, ARKANSAS
Washington County
Commission # 12366161
Expiration Date 05/28/2018

Sherry Lynn Ryals
Notary Public

Debbie Pounders

From: Deborah Pinkston <envirotekonline@gmail.com>
Sent: Wednesday, June 04, 2014 2:59 PM
To: dpounders@springdalear.gov
Subject: Waiver Request, Sidewalk on Highway 112
Attachments: Spring Ridge Sub 2.jpeg; Spring Ridge Sub 1.jpeg; Crest Ln plan. Spring Ridge.pdf

Dear Debbie,

We are building a home in **8985 Crest Ln, Spring Ridge Subdivision**, Lot 11 (See attachments), Springdale.

Our builder, **Andrew's Prime Construction, LLC**, has been informed that a sidewalk on Highway 112 frontage has to be built, but as you can see in the attached files and can be verified on the site, the section of lot 11 which is closer to Highway 112 is a very steeped section, all planted with trees and which is only suitable as a conservation area, so no construction of any kind should be done there. Lots 10 & 12 are over the same side, and houses have been built but of course not sidewalk has been required.

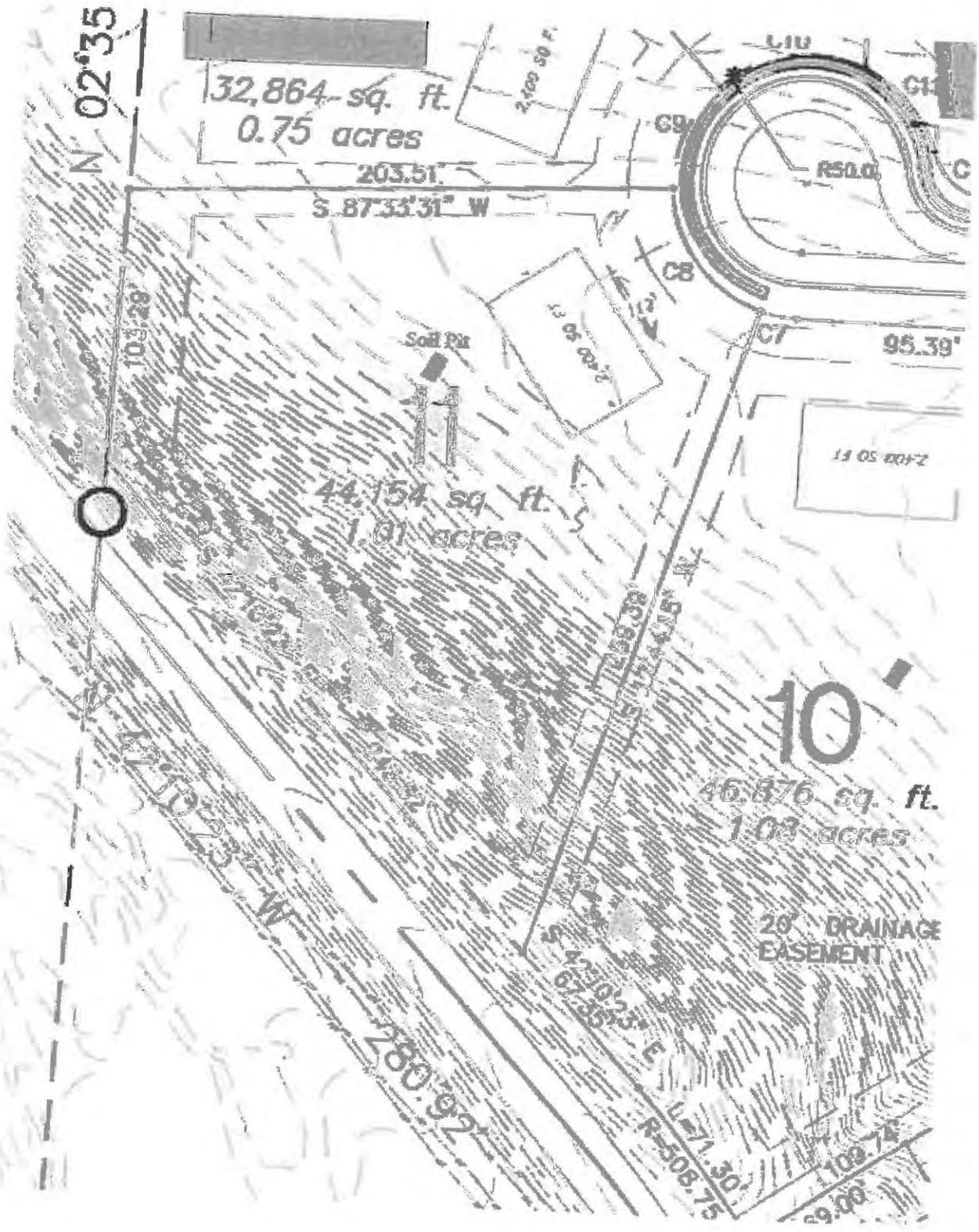
We are requesting from the Planning Division of Springdale a waiver regarding the requirement of a sidewalk on highway 112.

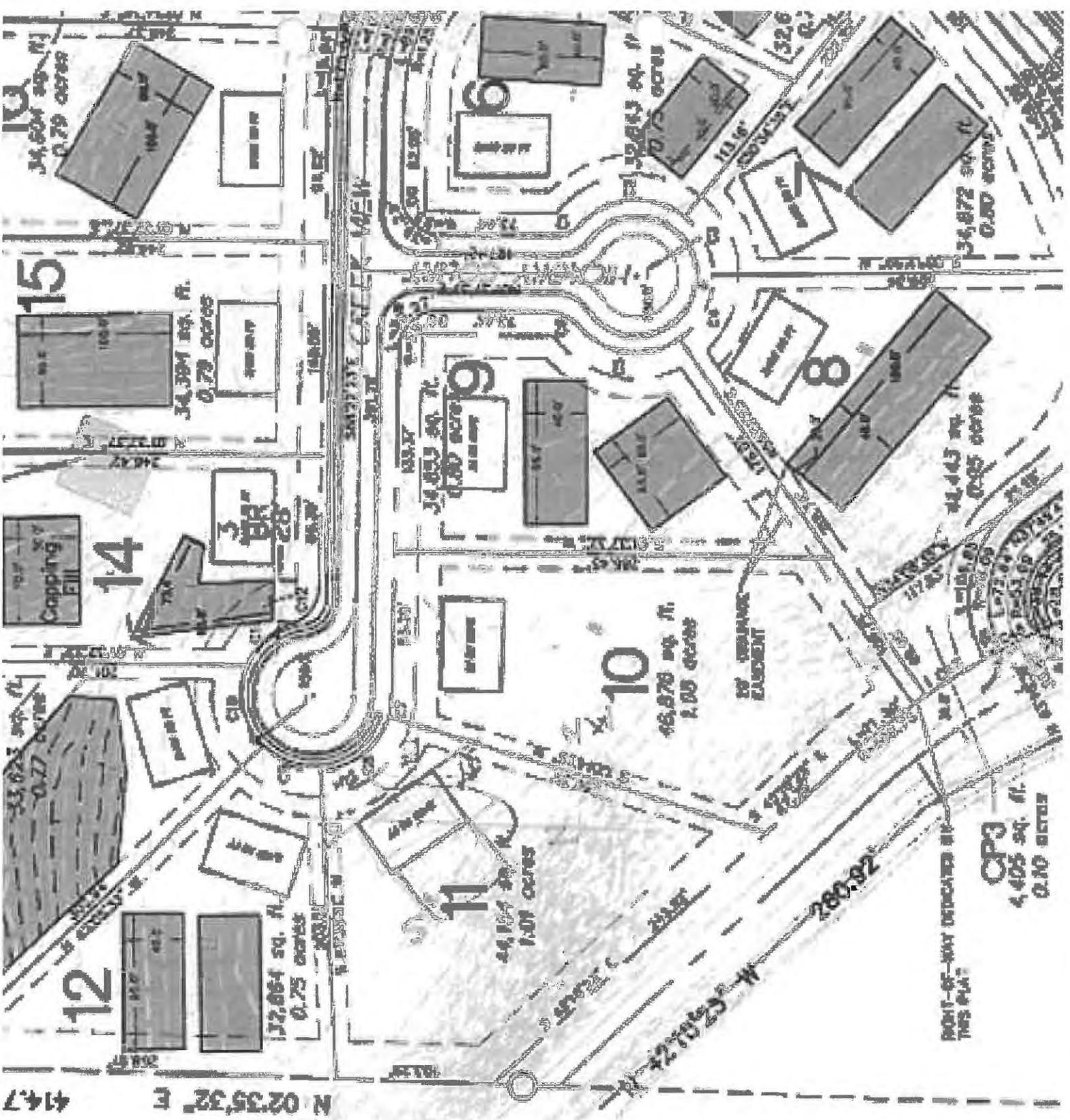
Our councilman is Jim Reed (479 790 0137) and he does a very good job for Springdale, so you can contact him in case of any doubt.

Best Regards,

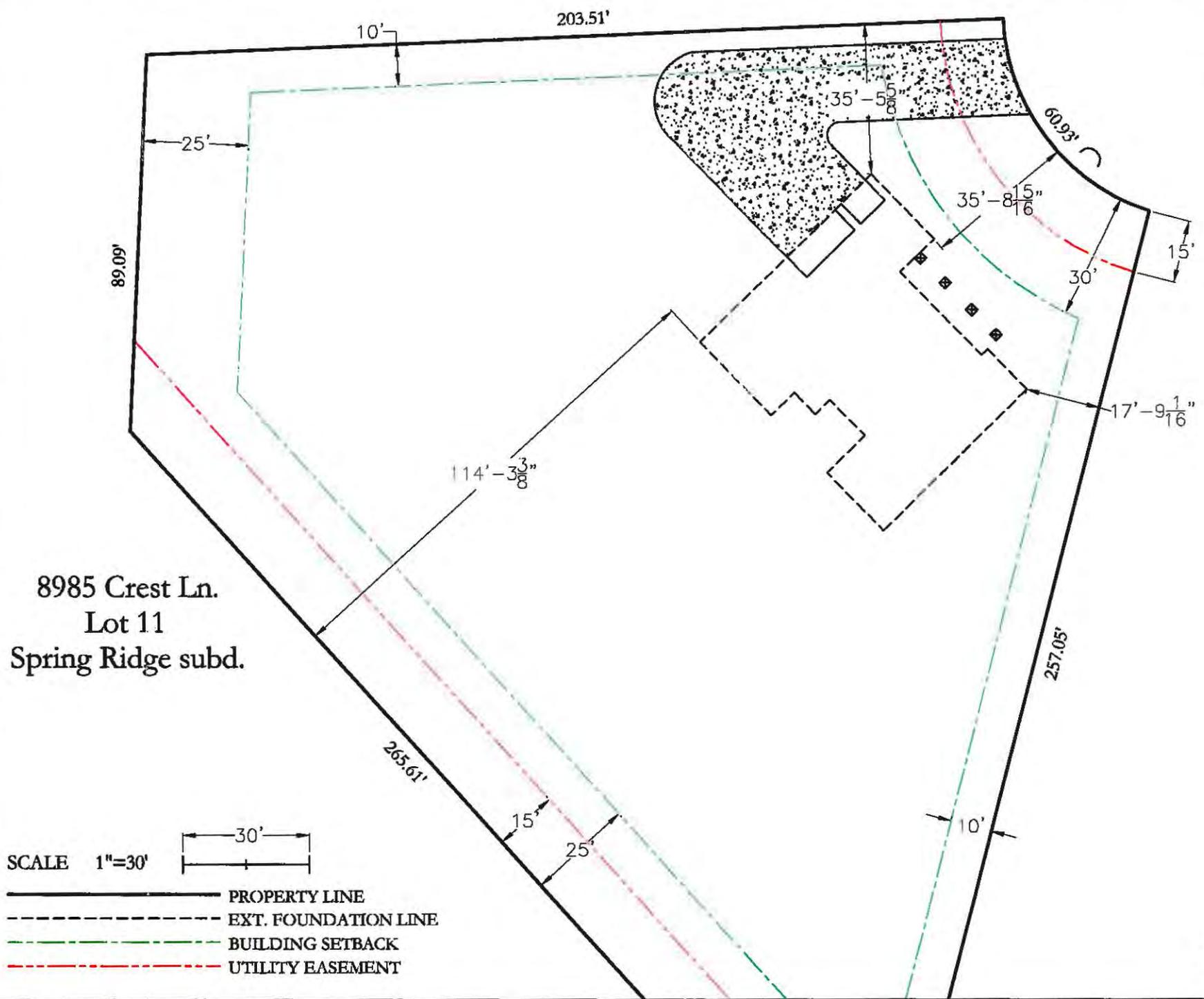
Silvio Ramirez
ENVIROTEKONLINE,LLC
www.envirotekonline.com
Mob: 479 802 9860

W 14-09





N10



8985 Crest Ln.
Lot 11
Spring Ridge subd.

- SCALE 1"=30'
- 30'
- PROPERTY LINE
 - - - EXT. FOUNDATION LINE
 - · - · - BUILDING SETBACK
 - · - · - UTILITY EASEMENT

Drawn by:
Joe Griffith
5/19/14

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