

**SPRINGDALE PLANNING COMMISSION
 COUNCIL CHAMBERS
 5:00 P.M.
 201 SPRING
 NOVEMBER 3, 2015
 Agenda**

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (October 6, 2015)

V. Approval of 2016 Submission Calendar **PP 32**

VI. Public Hearing

Chapter 130 Amend Article 6 Supplementary **PP 33-34**
District Regulations, Section 3.5 (9) (g)
Exemptions to Temporary Open Air Enterprises
 Presented by Patsy Christie

VII. Tabled Items

A. L15-18 **PP 35-51**
Lakeside at Har-Ber Meadows
E. side of Founder's Park Dr. at end of
& on north of Lynch's Prairie Ct.
B15-59 **A. Variance for modification of Multi-family**
Design Standards
B. Variance for modification of landscaping
Requirements per Chapter 56
 Presented by Bates & Associates

B. W15-10 **PP 52-58**
Phil & Sheena Daniel
7948 W. Gibbs Road
 Waiver of sidewalk requirement
 Presented by Phil Daniel

VIII. Public Hearing – Rezoning

- A. R15-27 **Eagle’s Nest Developers, LLC** **PP 59-66**
SW corner of E. Emma Ave.
& Butterfield Coach Road
From C-2 to MF-12
 Presented by Brady Bradford
- B. R15-28 **CHC Hager Investments I, LLC** **PP 67-74**
4600 W. Seaton Drive
From A-1 to MF-2
 Presented by Gene Buescher

IX. Public Hearing – Conditional Use

- A. C15-15 **Lidia Estupinian-Ark of the Pact** **PP 75-81**
1102 E. Backus
Use Unit 42 (Church/Synagogue) in
C-2
 Presented by Lidia Estupinian
- B. C15-16 **Mike & Tham Myers** **PP 82-86**
Parcel #815-29863-001; directly north
Of 301 Paradise Lane
 LS15-20 Tandem lot split
 W15-08 **Waiver of subdivision requirements**
 Presented by Blew & Associates
- C. C15-17 **Terry Pinkley, Pinkley Farms** **PP 87-99**
Approx. 3.55 acres on east side of
S. Downum Road
Use Unit 30 (RV Park) in A-1 zone
 Presented by Engineering Services, Inc.

X. Lot Splits

- A. LS15-20 **Mike & Tham Myers** **PP 82-86**
Parcel #815-29863-001; directly
North of 301 Paradise Lane
 Presented by Blew & Associates

XI. Preliminary Plats, Replats & Final Plats

- A. RP15-06 **Replat of Lots C-2 & B** **PP 100-101**
Archie’s Place
NW corner of Hunter’s Corner &
Butterfield Coach Road
 Presented by Glen Carter

XII. Board of Adjustment

- A. **B15-60** **Peter Farmer for Fishing Bridge Investments, LLC** **PP 102-109**
3198 South Old Missouri Road
Variance for reduction of front setback from
30' to 20'
Presented by Peter Farmer

- B. **B15-61** **Airtight Self Storage** **PP 110-115**
2571 E. Robinson Ave.
A. Variance for reduction of fence height requirement
From 8' to 6'
B. Variance for deletion of paved parking requirement
Presented by Phillip Byrd

- C. **B15-62** **Shane & Monica Rhoades** **PP 116-121**
2378 Willow Bend Circle
Variance for reduction of front setback
From 30' to 22.5'
Presented by Engineering Services, Inc.

- D. **B15-63** **Amie Ricks** **PP 122-127**
4136 Essex Cove
Variance for reduction of front setback from
30' to 20'
Presented by Amie Ricks

- E. **B15-64** **Lorena Gonzalez** **PP 128-134**
2366 Bering Place
Variance for reduction of rear setback from 30'
To 24'
Presented by Heriberto Long

XIII. Waivers

- A. **W15-08** **Mike "Milo" Myers** **PP 82-86**
Paradise Lane
Waiver of subdivision requirements
Presented by Blew & Associates

- B. **W15-11** **Dale & Diane Douglas** **PP 135-137**
2142 N. 56th Street
Waiver of sidewalk requirements
Presented by Dale Douglas

XIV. Planning Director's Report

XV. Adjourn

The Springdale Planning Commission met in regular session on Tuesday, October 6, 2015 at 5:00 p.m. in City Council Chambers.

Prior to the meeting being called to order, Chairman Kevin Parsley led the Pledge of Allegiance and Commissioner Mitch Miller gave the invocation.

The meeting was called to order by Chairman Parsley at 5:00 p.m.

Roll call was answered by:

Bob Arthur – Vice-chairman
 Gary Compton
 Roy Covert
 Joe Dunn
 Charles Gaines
 Vivi Haney – Secretary
 Mitch Miller
 Kevin Parsley – Chairman
 Brian Powell

Also in attendance were Patsy Christie, Director of Planning and Community Development, Clayton Sedberry, GIS and Planning Coordinator for Planning and Ms. Sarah Sparkman, Assistant City Attorney.

Ms. Vivi Haney moved to approve the minutes subject to one change in regards to B15-36. The vote in the September minutes showed seven (7) no and two (2) yes and it should have been six (6) no and two (2) yes. Mr. Miller seconded the motion. By a voice vote of all ayes and no nays the September minutes were approved subject to the correction being made.

Public Hearing

- A. C06-22 Ken Warner
 103 & 105 Spring Street
 Use Unit 37 (Auction House)
 In C-3 zone
 Presented by Patsy Christie

Ms. Christie stated that Mr. Warner was present and the Commissioners should have his responses to Code Enforcement's citation in their packet.

She stated that in May of 2006 a conditional use was approved at this location for an Auction House. She further stated they had to amend the ordinance to allow auction houses in a C-3 zone. She said that Mr. Warner stated at the time that he would have an office and conduct gallery specialty type auctions of arts, antiques, jewelry and coins and the auctions would be on Friday and Saturday nights.

According to the citation given by Community Engagement, the auction house was having auctions on days other than Friday and Saturdays; the parking requirements changed the use of the building by having dinner gatherings at the location. They also had issues with unsightly and unsanitary conditions, screening of the commercial

business and the number of loading spaces required. She then asked Mr. Warner to speak on his behalf and explain what he has done to address these issues.

Mr. Warren spoke on his own behalf. He stated in response to the violations of the terms of the conditional use; when he received the letter, he immediately stopped the Thursday night auctions. He said he didn't realize when he made the suggestion that he would hold his auctions on Friday and Saturday that he would be locked into just those two nights. He thought the conditional use was just for the building and not when business could be conducted.

Ms. Christie asked if he were asking for his conditional use to be expanded to include Thursday nights as an auction night.

Mr. Warren said the reason he didn't go to Saturday night auctions is that in this type of business there is camaraderie among the businesses and they try not to conflict with each other. He said there were two other auction places that held their auctions on Saturdays and he did not want to be in conflict with them.

Ms. Christie asked if he had auctions on Saturday and Mr. Warner said he does not.

She asked that when he acquires items to be auctioned does everything get sold the night of the auction.

Mr. Warner stated they try to sell everything.

Ms. Christie wanted to know if he stores much at this location.

Mr. Warner said only his personal items are kept at this location.

The next item Mr. Warner addressed was the parking requirements. He said there was no more loading or unloading in the drive adjacent to the building; no more parking trucks in the side drive; parking loading and unloading will be done only in the rear of the building.

Ms. Christie wanted to talk about change in use of the building which included dinner gatherings in the building.

Mr. Warner said that they did have dinner meetings in the building. He stated that those were to thank his associates and folks that would come to the auction. He didn't call it a party for fear that people would come in off the street to participate.

Ms. Christie asked if he prepared the food on premise or did he have it catered.

He stated that it was both.

Ms. Christie asked what kind of food preparation equipment he had in the building.

Mr. Warner said he had a regular concession area. He further stated that he is inspected by the health department and has a food license.

Ms. Christie stated that he had a concession area.

Mr. Warner stated that he did.

She said that was not brought up when he applied for the conditional use.

Mr. Warner said he would like to clarify a couple of things in order for everyone to understand his business.

He said in the letter from the Community Engagement supervisor. It stated that items were stored on the sidewalk before auctions anywhere from 24 hours to 2 to 3 days making the sidewalk hazardous to the pedestrian. He said the items weren't stored on the sidewalk they were on display for the auction. He said he didn't realize that he could not do that. He also addressed the trash dumpsters. He stated that unauthorized users would place all sorts of items in his dumpster when he was there and he had no control over it. He has now started having his dumpster emptied two times a week to help alleviate the trash surrounding it.

Another issued he addressed was the parking issue. Community Engagement stated in their citation that parking was a nuisance to the public on a regular basis.

He said that on Thursday and Friday night, his is the only business open. It is hard to control those who come to the auction on where they park. He has had directional signs made that show no parking and auction parking to keep the customers in the proper area.

He said that the one thing he disagreed with was Community Engagement's statement that his business' box truck regularly blocked traffic on Spring Street. He said they have never blocked Spring Street.

Community Engagement also indicated a problem with tall grass on the north side of the building along with trees and weeds.

Mr. Warner stated that he was responsible for the Virginia Creeper on the building. He said it is a vine that is used in historic areas to add ambiance to the building and will help hide flaws of the building.

He said the trees, weeds and those items in the driveway do not belong to him. He said with that being said he will be taking care of that area for future cleanliness.

Mr. Parsley asked Mischa Wagoner if she had any comments.

Ms. Wagoner stated that Mr. Warner has done a great job of cleaning up the area that the City had issues with.

Ms. Christie asked Fire Marshall Duane Miller if there were any fire code issues regarding Mr. Warner's concession area.

Mr. Miller stated that he didn't know when it got put in. He would have to do some research as to when it was put in and what fire codes were in effect at that time.

Ms. Christie asked when the concession stand was opened.

Mr. Warner stated that it was opened almost immediately after he got the conditional use. He stated he talked to the code people and went to the health department. He was told initially they could not do any food preparation but they could serve pre-prepared food, such as a sandwich that could be put in a microwave. Although he didn't need a health certificate, he went through the correct channels of the health department to get his health certificate.

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

Ms. Lynn Golveck(?) of #7 Aycok in Bella Vista spoke. She has been a long time customer of Mr. Warner. She commended him on the way he runs his business and said that she hopes that he will be able to continue with his auction house.

Ms. Annette Mackey who lives at 3090 Shiraz Lane spoke; she said she has been going to Ken's auctions since it opened. She said that she supported him and hoped that the Planning commission would too.

Mr. Arthur asked if the commission could allow a Thursday auction tonight or if Mr. Warner needed to apply for additions to his conditional use.

Ms. Christie said Mr. Warner's conditional use was done when they did not have to go to Council. She said now the question is would an amendment to an existing conditional use have to go through the whole process.

Ms. Sarah Sparkman, Assistant City Attorney, stated that it would have to go through the entire process.

Ms. Christie said the reason for the hearing tonight was to talk about possible violations. It appears that Mr. Warner has addressed most of the violations and the commission needs to make a determination that the conditional use is not in violation and that if wants to expand it; he will have to go through the process.

Ms. Christie asked Ms. Sparkman if Mr. Warner could continue to use the concession area until he applies for an amendment to his conditional use.

Ms. Sparkman said that she didn't know and that she thought it would be up to code enforcement to make that decision.

Ms. Wagoner said that they did not have a problem with Mr. Warner continuing with the concession stand.

Ms. Christie said the motion would be to allow Mr. Warner to continue his auction house as approved in 2006 with the understanding that he may come back to revise it for some of his current operations and that all violation issues have been addressed.

Mr. Bob Arthur so moved. Mr. Miller seconded the motion.

VOTE:

YES: Arthur, Compton, Covert, Dunn, Gaines, Haney, Miller, Parsley, Powell
NO: None

The motion was approved by a unanimous vote.

Ms. Christie reminded Mr. Warner that the deadline for applying for an amendment to his conditional use is Wednesday, October 14, 2015 at 5:00 p.m.

Tabled Items

- A. B15-46 Leonel Rivas
838 Underhill Lane
Variance for reduction of side setback from 20' to 13'
Presented by Leonel Rivas

Mr. Rivas along with his daughter were present to answer any questions or comments.

His daughter stated the last time she and her father were at the planning commission there was some confusion as to who had been notified so their request was tabled. They re-notified the adjacent property owners and all were received by the neighbors.

She further stated they were at the meeting to request the side setback of their property so that they could continue to remodel their home.

Mr. Parsley asked for Staff comments.

Ms. Christie said there were none from Staff.

Mr. Parsley asked for comments or questions from the audience.

Ms. Katrina Foley who lives at 657 Oak Grove Road spoke first. She said the property to the west of the Rivas belongs to her parents. She said they were unable to attend. She said that someone has put a culvert to the west of her parents' property and when there is heavy rain there is some flooding issues. She said her parents wanted to make the commission aware of the possible problem of flooding.

Mr. Covert called for the vote.

VOTE:

YES: Compton, Covert, Dunn, Gaines, Haney, Miller, Parsley, Powell, Arthur
NO: None

The variance was approved by a unanimous vote.

Public Hearing – Rezoning

A. R15-23 Eileen Zarowsky
307 N. 48th Street
From A-1 to C-5
Presented by Eileen Zarowsky

Ms. Zarowsky was present to answer any questions or comments. She stated that she wanted to put it on the market and felt her property was more suitable for commercial rather than residential.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates regional commercial uses.

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. Parsley asked if there were those in the audience with comments or questions.

Mr. Stephan Conklin spoke in favor of the rezoning.

Ms. Chris Armstrong who lives across the street from Ms. Zarowsky stated she was against the rezoning.

Mr. Jim Armstrong also spoke against the rezoning.

Mr. Terry Metcalf and Mr. Robert Norville spoke in favor of the rezoning.

Mr. Miller called for the vote.

VOTE:

YES: Covert, Dunn, Haney, Miller, Parsley, Powell, Arthur, Compton

NO: Gaines

The rezoning request was approved by a vote of eight (8) yes and one (1) no.

Ms. Christie stated for the record Staff would prepare the Ordinance to go to Council on Tuesday, October 27, 2015 at 6:00 p.m.

B. R15-24 Blue Ribbon Properties, LLC
4149 N. Thompson
From C-2 to C-5
Presented by Presley, Brannan Associates

Mr. Charles Presley was present on behalf of his client to answer any questions or comments.

Ms. Carrie DeLaughter, who owns the property, was also in attendance.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates commercial and regional 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. Parsley asked if there were those in the audience that had questions or comments.

There were none.

Mr. Powell called for the question.

VOTE:

YES: Dunn, Gaines, Haney, Miller, Parsley, Powell, Arthur, Compton, Covert

NO: None

The rezoning request was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance to go to Council on Tuesday, October 27, 2015 at 6:00 p.m.

C. R15-25 SmitCo Eateries, Inc.
909 S. Thompson
From C-2 to C-5
Presented by CEI Engineering

Mr. Jacob Shy with CEI Engineering was present on behalf of his client to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie stated that the large scale for this property was approved at the last meeting, but because the restaurant will have a drive-through, the property needed to be rezoned to a C-5.

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. Parsley asked if there were those in the audience that had questions or comments.

There were none.

Mr. Miller called for the vote.

VOTE:

YES: Gaines, Haney, Miller, Parsley, Powell, Arthur, Compton, Covert, Dunn

NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance to go to Council on Tuesday, October 27, 2015 at 6:00 p.m.

D. R15-26 Kenneth & Rosalie Dunk
3448 Wagon Wheel Road
From A-1 to C-2
Presented by Blew & Associates

Mr. Heath Myer of Blew and Associates was present on behalf of his client to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates neighborhood 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 light to medium-intensity commercial development along arterial streets that provide adequate setbacks and buffering to adjacent residential neighborhoods.

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

There were none.

Mr. Powell called for the vote.

VOTE:

YES: Haney, Miller, Parsley, Powell, Arthur, Compton, Covert, Dunn, Gaines

NO: None

The rezoning request was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance to go to Council on Tuesday, October 27, 2015 at 6:00 p.m.

Public Hearing – Conditional Use

- A. C15-12 Robert Krizan
3358 N. 48th Street
Conditional Use for a tandem
Lot split
- LS15-25 Tandem Lot split
- B15-52 Variance for deletion of paving requirement
Presented by Robert Krizan

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

He stated that he has given two (2) acres to his daughter and son-in-law so that they can build a house.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comment for the lot split.

1. A conditional use for a tandem lot must be applied for and approved by the Planning Commission and City Council.
2. A 25' access easement with a minimum 15' wide paved drive is required to the tandem lot.
3. Need surveyor's stamp and signature.
4. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
5. Show an accurate scale no small than 1" = 100'

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

There were none.

Ms. Haney called for the vote on the conditional use.

VOTE:

YES: Miller, Parsley, Powell, Arthur, Compton, Covert, Dunn, Gaines, Haney

NO: None

The conditional use was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution to go to Council on Tuesday, October 27, 2015 at 6:00 p.m.

Mr. Parsley asked about the variance.

Mr. Krizan asked that instead of paving the access to the back part of his land, he wanted to make it an SB2 road since it is so rural.

Mr. Parsley asked for Staff comments.

Ms. Christie said Staff did not have any comments. She said it is about a thousand feet which is a long way for a driveway to be paved.

Mr. Parsley asked for comments from the audience.

There were none.

Mr. Miller called for the vote on the variance.

VOTE:

YES: Parsley, Powell, Arthur, Compton, Covert, Dunn, Gaines, Haney, Miller

NO: None

The variance was approved by a unanimous vote.

Ms. Christie stated they needed a motion to approve the lot split subject to Staff comments.

Mr. Arthur made the motion and Ms. Haney seconded it.

VOTE:

YES: Powell, Arthur, Compton, Covert, Dunn, Gaines, Haney, Miller, Parsley

NO: None

The tandem lot split was approved by a unanimous vote.

- B. C15-14 Karl & Terri Ralston
5115 Har-Ber Avenue
Use Unit 28 (Home Occupation)
In an Agricultural District (A-1)
 Presented by Karl or Terri Ralston

Karl and Terri Ralston were both present to answer any comments or questions. Terri stated that she would be making items to sell at craft fairs and flea markets.

Mr. Parsley asked for Staff comments.

Ms. Christie stated that it would be a Use Unit 28, home occupation, dressmaking, sewing and tailoring in an A-1 District.

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.

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

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

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

N/A Screening and buffering with reference to type, dimension and character.

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

Acceptable Yard requirements and other open space requirements.

N/A 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 General compatibility with adjacent properties and other property in the general district. **Operated on a limited bases, incidental to the residential character.**

Mr. Parsley asked if there were those in the audience with comments or questions.

There were none.

Ms. Haney called for the vote.

VOTE:

YES: Arthur, Compton, Covert, Dunn, Gaines, Haney, Miller, Parsley
Powell

NO: None

The conditional use was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution to go to Council on Tuesday, October 27, 2015 at 6:00 p.m.

Lot Splits

A. LS15-25 Robert Krizan
3358 N. 48th Street
Tandem lot split
Presented by Robert Krizan

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

Preliminary Plats, Replats, & Final Plats

- A. RP15-05 Replat of Lots 2B & 2C-1
SW curve of White & Elm Springs Road
 Presented by Ryan & Holly Robertson

Ryan Robertson was present to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

Need locations and sizes of all utilities, including storm sewer.
All comments from the utility companies and other city departments must be addressed prior to approval.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Ms. Haney moved to approve the replat subject to Staff comments. Mr. Miller seconded the vote.

VOTE:

YES: Compton, Covert, Dunn, Gaines, Haney, Miller, Parsley, Powell, Arthur
NO: None

The replat was approved by a unanimous vote.

Large Scale Developments

- A. L15-16 Lakeside at Har-Ber Meadows
E. side of Founder's Park Drive
At end of & north side of Lynch's
Prairie Court
- B15-59 Variance for modification of Multi-Family design standards
- B15-59 Variance for modification of landscaping Requirements per Chapter 56
 Presented by Bates & Associates

This large scale and accompanying variances were tabled per the applicant's request.

- B. L15-19 Tyson's Parking Lot
SE corner of Meadow &
Railroad tracks
 Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

Planning Comments

All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
 Alley and street rights-of-way not in use should be abandoned.

Engineering Comments

Sect 107: The site area of disturbance is greater than 1 acre. 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>

Mr. Parsley asked if there were those in the audience with questions or comments.

Mr. Danny Wright with SPD asked if it changed Meadow Street's design.

Mr. Appel said it did not change the design.

Ms. Haney moved to approve the large scale development subject to Staff comments.
 Mr. Arthur seconded the motion.

VOTE:

YES: Covert, Dunn, Gaines, Haney, Miller, Parsley, Powell, Arthur, Compton
NO: None

The large scale was approved subject to Staff comments by a unanimous vote.

Board of Adjustment

- A. B15-50 Larry & Pam Mynat
6447 New Hope Road
 Variance for reduction of side setback
 From 20' to 8'
 Presented by Larry Mynat

Ms. Pam Mynat was present to answer any questions or comments regarding the variance request. She stated they wanted to put in a storage building.

Ms. Christie stated that when they were annexed in, the property came in as agricultural which includes 20' side setbacks. If it were zoned residential then the setback would be 8'; feet which is what the request is.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Powell called for the vote.

VOTE:

YES: Dunn, Gaines, Haney, Miller, Parsley, Powell, Arthur, Compton, Covert

NO: None

The variance was approved by a unanimous vote.

- B. B15-51 Eleazar Mota, Blanca Flores & Nancy Flores
303 Hart Avenue
 Variance for reduction of front setback from 30' to 13'
 Presented by Nancy Flores

Ms. Flores was present to answer any questions or comments. Ms. Flores stated the problem is they live on a corner lot. The actual front of the house is on Hart; however, it also has a front on Crutcher.

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

There were none.

Mr. Miller called for the question.

VOTE:

YES: Gaines, Haney, Miller, Parsley, Powell, Arthur, Compton, Covert, Dunn

NO: None

The variance was approved by a unanimous vote.

- C. B15-52 Robert Krizan
3358 N. 48th Street
 Variance for deletion of paving requirement
 Presented by Robert Krizan

This variance was approved by a unanimous vote in conjunction with Mr. Krizan's conditional use and tandem lot split.

- D. B15-53 Gabriel Quinonez
1541 Monitor Road
 Variance for reduction of side setback from
 20' to 9'
 Presented by Gabriel Quinonez

Mr. Quinonez was present to answer any questions or comments. He stated it is for a garage for storage. There is an existing slab which he wanted to utilize to build his garage.

Ms. Christie asked Mr. Chamlee if the reason for the variance was he came in for a building permit and it was discovered that the slab was in the setback. Mr. Chamlee said that was correct. Ms. Christie further stated that it is an A-1 district and if it were residential, Mr. Quinonez wouldn't even be here.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert called for the question.

VOTE:

- YES:** Haney, Miller, Parsley, Powell, Arthur, Compton, Covert, Dunn, Gaines
- NO:** None

The variance was approved by a unanimous vote.

- E. B15-54 Charles Cuadra & Wanda Braswell
3037 American Street
 A) Variance for modification of Commercial
 Design Standards
 B) Variance for modification of landscaping
 Requirements per Chapter 56
 Presented by Kellye Hamblen

Ms. Hamblen was present on behalf of her client to answer any questions or comments. She further stated the variances are part of a large non-large scale that was submitted and due to the topography of the property; there is a very steep bank on the east side where the landscaping would be required. She said they would relocate it on the south side. She said the variance for the design standards was due to the nature of the buildings being a self-storage facility. She said the façade doesn't meet the design standards but the developer owns the other self-storage units and wants this one to look like them.

Mr. Parsley asked for Staff comments.

Ms. Christie asked when the other facilities were built.

Ms. Hamblen said she didn't know. She said they have metal on three sides and brick facades on the front. She pointed out the street side would have the façade.

Ms. Christie asked about the elimination of a street light.

Ms. Hamblen said there are no street lights. It is in a platted subdivision and they do not have any lights. She said the developer plans to adequately light the facility. She further stated that it is gated and renters must have either a code or a card to enter the facility.

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

Ms. Haney asked if there would be sidewalks along the frontage.

Ms. Hamblen stated that there would be.

Mr. Covert asked if the sidewalk in the picture would be lit at night.

Ms. Hamblen said no more than it is at present.

Ms. Haney said she felt a street light where the curve is would be beneficial, not only to the owners but it would bring light to the whole section.

Mr. Arthur asked if there were street lights at the corner.

Ms. Hamblen said there were not throughout the entire subdivision.

Ms. Hamblen said there would be lights where they have to stop at the gate along with the lighting of the facility.

City Councilman Mike Overton said he manages all the property to the east of this site. He further stated it is lit up all the way around the buildings and he didn't think a street light would enhance it. He felt the lighting of the property was more than adequate.

Ms. Haney asked if the variance for design standards included the streetlight.

Ms. Christie said that it did.

Ms. Haney said she would prefer to separate the street light from the variance and vote on it separately.

Ms. Christie stated that the streetlight issue is not a part of the commercial design standards but part of the non-large scale.

Ms. Hamblen said that typically streetlights are installed when the subdivision is put in. She said she didn't know why there are no streetlights; she thought perhaps because it wasn't a requirement at the time.

Ms. Christie stated that technically there are three variances; one for modification of commercial design standards, one for modification of landscaping requirements and one to eliminate the street light.

Ms. Haney said she would be o.k. to take the commercial design standards and landscaping together and the street light separately.

It was decided to vote on each variance request separately.

Mr. Arthur called for the vote on the variance for modification of Commercial Design Standards.

VOTE:

YES: Miller, Parsley, Powell, Arthur, Compton, Covert, Dunn, Gaines, Haney

NO: None

The variance for modification of Commercial Design Standards was approved by a unanimous vote.

Mr. Miller called for the vote for modification of landscaping requirements per Chapter 56.

VOTE:

YES: Parsley, Powell, Arthur, Compton, Covert, Dunn, Gaines, Haney, Miller

NO: None

The variance for modification of landscaping requirements per Chapter 56 was approved by a unanimous vote.

Mr. Covert called for the vote for deletion of streetlight requirement.

It was determined that a yes vote would mean the developer does not have to put in street lights.

VOTE:

YES: Powell, Arthur, Compton, Covert, Dunn, Gaines, Miller, Parsley

NO: Haney

The vote for deletion of streetlight requirement was approved by a vote of eight (8) yes and one (1) no.

- F. B15-55 SmitCo Eateries, Inc.
909 S. Thompson
 - A) Variance for modification of Commercial Design Standards
 - B) Variance for modification of landscaping Requirements per Chapter 56
 - C) Variance for reduction of distance between DrivesPresented by CEI Engineering

Mr. Jake Shy with CEI Engineering was present on behalf of his client to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie said they put the same number of trees but did not put in landscaped islands. She asked about the one way drive and the drive through lane.

Mr. Sky said that the one way drive is 15' and the drive through is 14'.

She asked about the separation between drives on Thompson.

Mr. Sky stated the distance between the two drives is less than 75'.

It was determined, by looking at the site plan, that the distance is 72 feet.

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

There were none.

It was decided to take all three variances together.

Mr. Powell called for the question.

VOTE:

YES: Arthur, Compton, Covert, Dunn, Gaines, Haney, Miller, Parsley, Powell

NO: None

The variances were approved by a unanimous vote.

- G. B15-56 James Clinger
7522 W. Gibbs Road
Variance for reduction of rear setback from 20' to 15'
Presented by James Clinger

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

Mr. Parsley asked for Staff comments.

Ms. Christie asked if he was putting in a shop building.

Mr. Clinger said that was correct.

Ms. Christie said the property line was creating the problem.

Mr. Clinger said that was correct plus he has utilities that he can't build on top of so he had to realign his garage when he built his house.

Ms. Christie stated that he had septic issues that were creating the need for the variance.

Mr. Parsley asked if there were those in the audience that questions or comments.

There were none.

Ms. Haney called for the vote.

VOTE:

YES: Compton, Covert, Dunn, Gaines, Haney, Miller, Parsley, Powell, Arthur

NO: None

The variance was approved by a unanimous vote.

H. B15-57 Jessica Ware
1014 Parker Avenue
Variance for reduction of front setback from
30' to 20'
Presented by Jessica Ware

Ms. Ware was present to answer any questions or comments. She stated that she would like to add a front porch to her house. She further stated several of her neighbors have front porches.

Mr. Parsley asked for Staff comments.

Ms. Christie said there were no Staff comments.

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

There were none.

Mr. Powell called for the question.

VOTE:

YES: Covert, Dunn, Gaines, Haney, Miller, Parsley, Powell, Arthur, Compton

NO: None

The variance was approved by a unanimous vote.

- I. B15-58 Eva Lopez
2589 Lakeside
Variance for reduction of rear setback from 20' to 18'
Presented by Eva Lopez

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

Ms. Yudith Torres who is on the Planning Staff served as an interpreter for Ms. Lopez.

Ms. Christie asked if she wanted to add a porch to the back of her house.

Ms. Torres said that she did.

Ms. Christie asked if was already built.

Ms. Torres stated that it was built about a year and a half ago. She said that the Lopez's didn't realize they needed a building permit.

Ms. Christie asked Mr. Chamlee with building inspection, asked how this came to the commission now.

Mr. Chamlee said there was a complaint, not about Ms. Lopez's property, but a neighbor's and when they went to investigate, they discovered about a dozen structures that had been built on in the neighborhood. He said if the commission grants the variance, Ms. Lopez will have to get a building permit and building inspection, in turn, will do an inspection.

Ms. Christie asked if the fire department had a problem with the variance.

Mr. Miller stated for the record that the fire department does not support side or rear setbacks.

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

There were none.

Mr. Miller called for the vote.

VOTE:

YES: Dunn, Gaines, Haney, Miller, Parsley, Powell, Arthur, Compton, Covert

NO: None

The variance was approved by a unanimous vote.

- J. B15-59 Michael Pennington – Gateway Homes
(L15-18) Lynch's Prairie Cove – Lot 2 Block 43
A. Variance for modification of Multi-family Design Standards
B. Variance for modification of landscaping Requirement per Chapter 56
Presented by Bates & Associates

This item was tabled per the applicant's request.

Waivers

- A. W15-09 Barry Brant
5692 W. County Line Road
Waiver of sidewalk requirement
Presented by Barry Brant

Mr. Brant was present to answer any questions or comments. He said the property is zoned agriculture and they have a 270' frontage.

Ms. Christie asked if he has a 10 acre parcel and will be building a house on it.

Mr. Brant said it is ten acres and they have already built their house.

Ms. Christie stated that Staff doesn't normally support waiver of sidewalks, but this property is pretty much a stand-alone parcel.

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

Mr. Arthur moved to make a do pass recommendation to Council. Mr. Miller seconded the motion.

VOTE:

- YES:** Gaines, Haney, Miller, Parsley, Powell, Arthur, Compton, Covert, Dunn
- NO:** None

The motion to forward to Council with a do pass recommendation was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the resolution to go to Council on Tuesday, October 27, 2015 at 6:00 p.m.

- B. W15-10 Phil & Sheena Daniel
7948 Gibbs Road
 Waiver of sidewalk requirement
 Presented by Phil Daniel

There was no one present to present the waiver request; therefore it was tabled until the November 3, 2015 meeting.

Other

- John B. Backus
2126 Maestri Road
Expand existing non-conforming
Use in an A-1 zone
 Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that it was near the intersection of New Hope Road and Highway 112.

Ms. Christie stated this is a unique situation in that it got annexed in and the business was in operation. It is in the overlay district. This is the first non-conforming use in the overlay district. She said they are doing some minor additions to the building. They have agreed to pave the driveway and parking areas.

Mr. Parsley asked if there were those in the audience with comments or questions.

There were none.

Mr. Arthur moved to approve the expansion with the condition that the driveway and parking be paved as shown on the site plan. Mr. Miller seconded the motion.

VOTE:

YES: Haney, Miller, Parsley, Powell, Arthur, Compton, Covert, Dunn, Gaines

NO: None

The motion was approved by a unanimous vote.

Planning Director's Report

Ms. Christie said they had a great turnout for the Downtown Master Plan meetings held two weeks ago. She said they are down to a preferred option and the consulting team will be back on October 19 & 20 and will be meeting with Council members. She said they will be available to meet with planning commission during the work session on October 20, 2015.

She said they also need to talk about enforcement issues. She has invited Mischa to attend the meeting so they can discuss how to address not only the downtown area but all areas in Springdale.

There being no further items to discuss, the meeting was adjourned at 6:37 p.m.

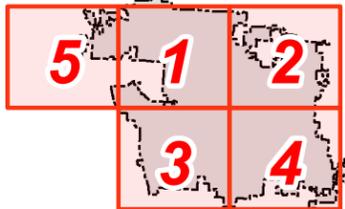
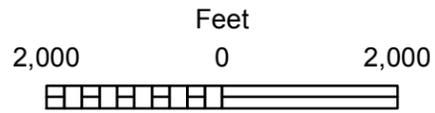
Kevin Parsley, Chairman

Vivi Haney, Secretary

**Patsy Christie, Director
Planning and Community Development Division**

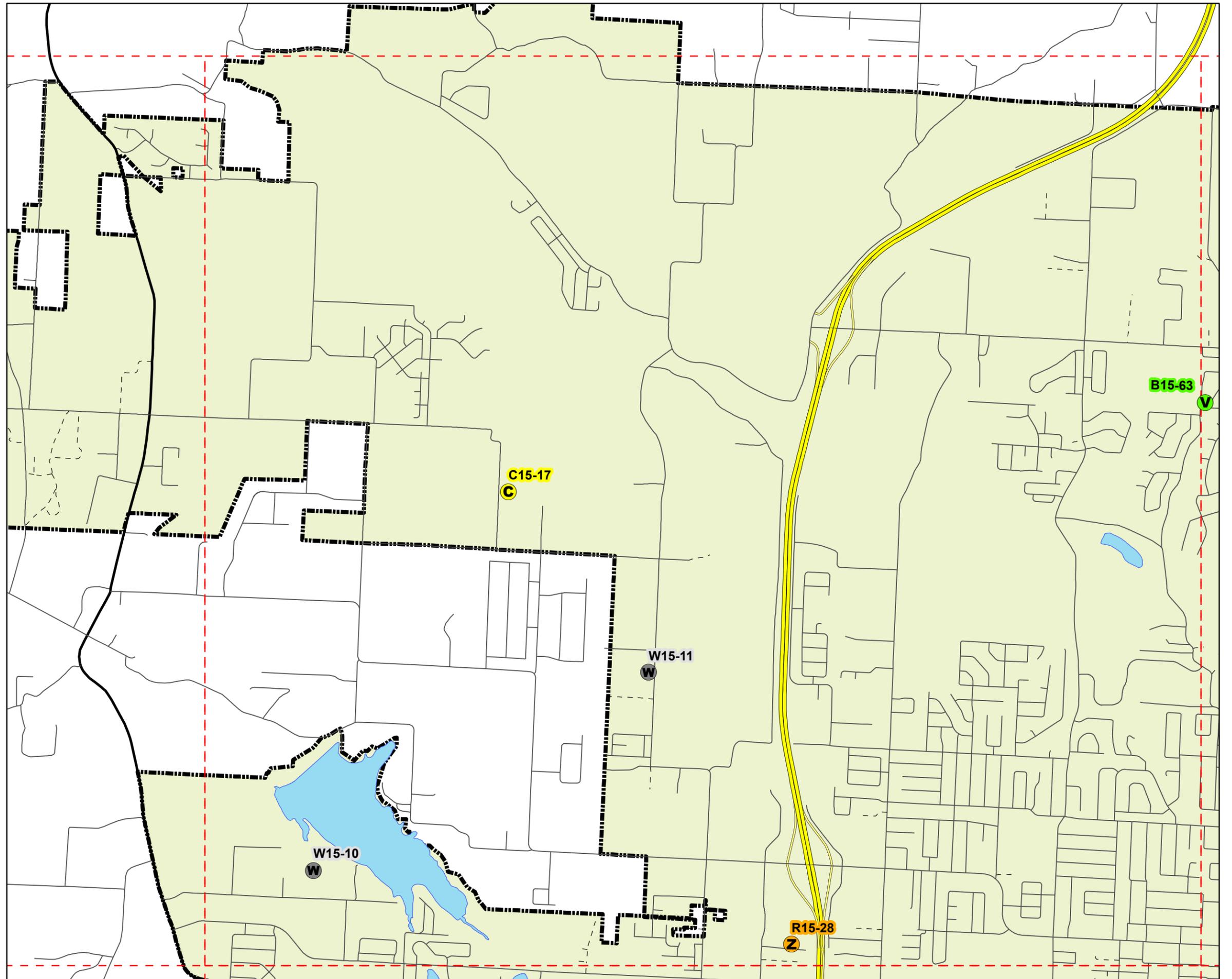
Debbie Ponders, Recording Secretary

**CITY OF SPRINGDALE
PLANNING COMMISSION
AGENDA ITEMS
NOVEMBER 3RD, 2015**

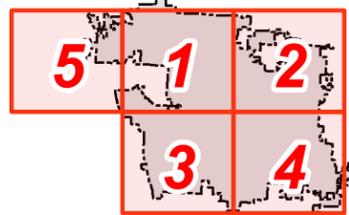
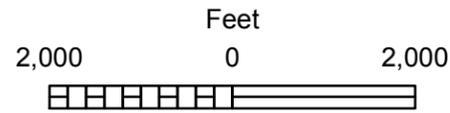


SHEET 1

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

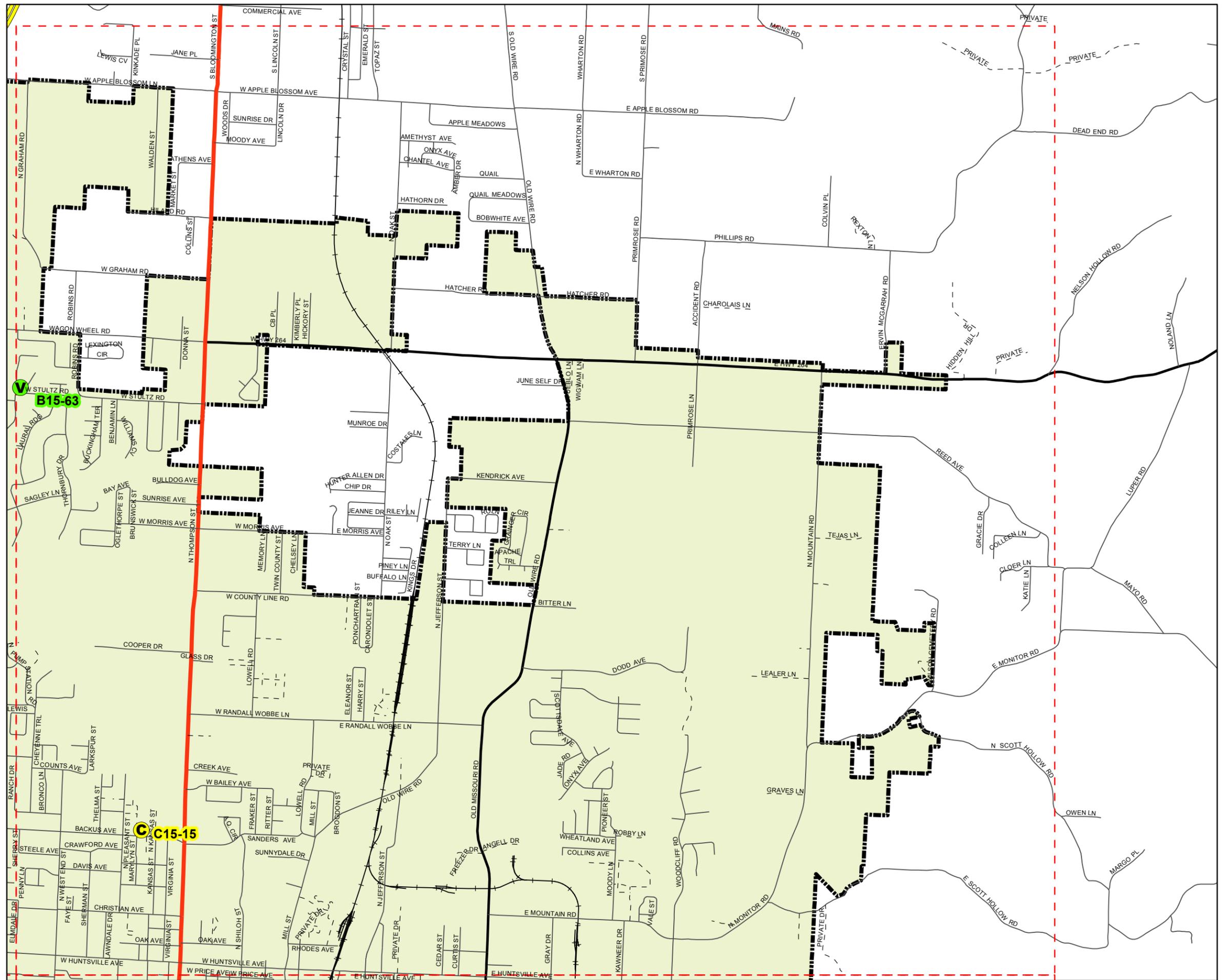


**CITY OF SPRINGDALE
PLANNING COMMISSION
AGENDA ITEMS
NOVEMBER 3RD, 2015**

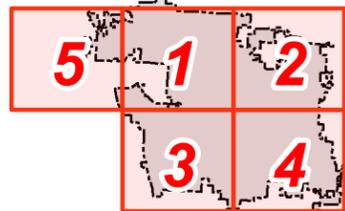
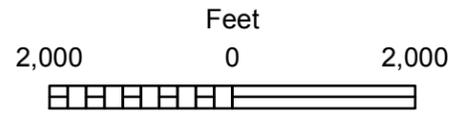


SHEET 2

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

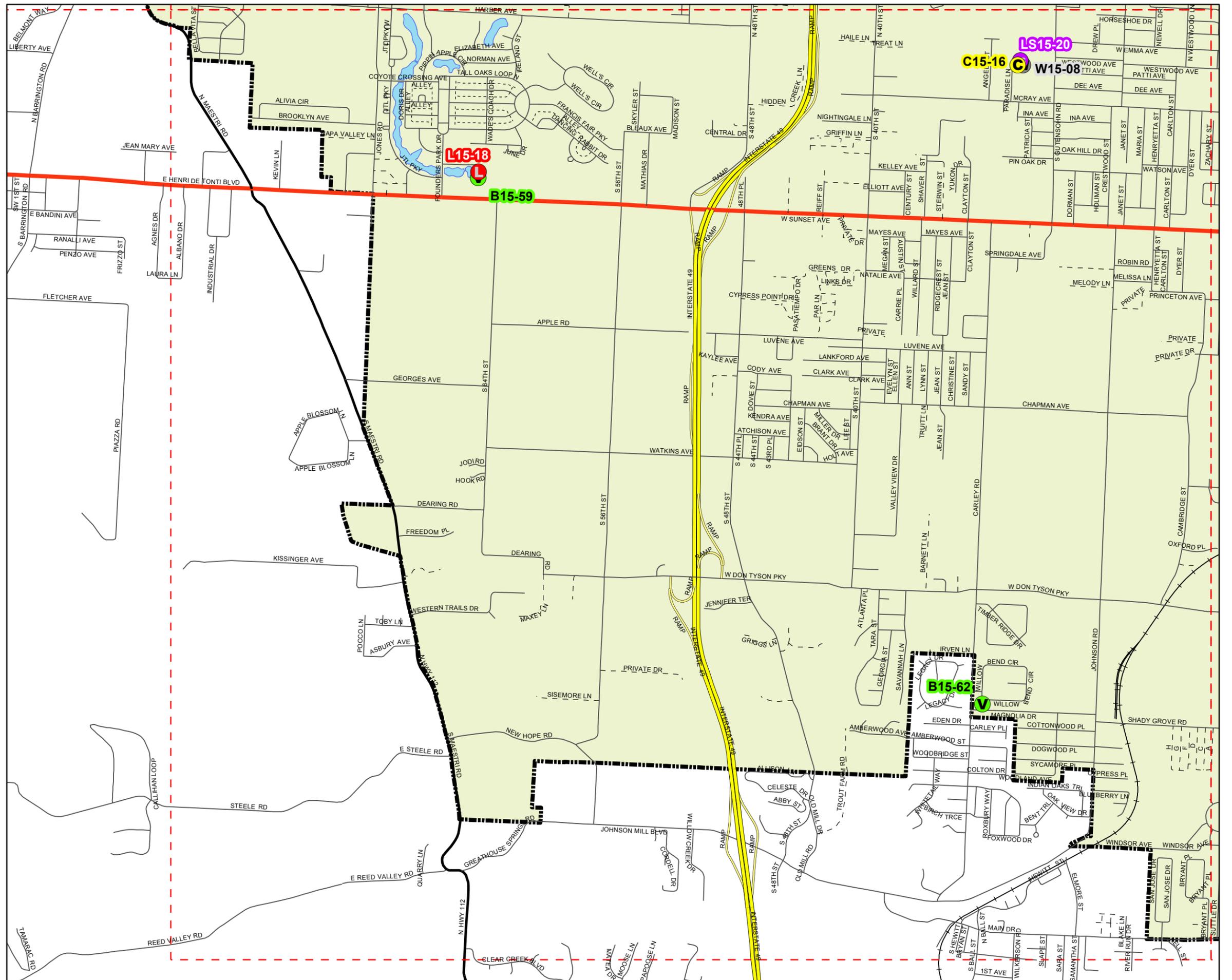


**CITY OF SPRINGDALE
PLANNING COMMISSION
AGENDA ITEMS
NOVEMBER 3RD, 2015**

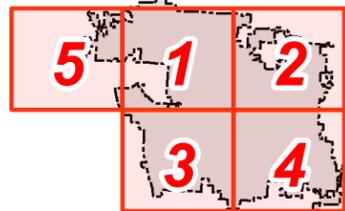
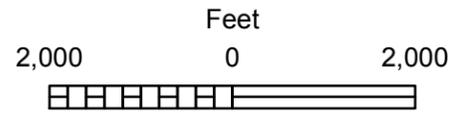


SHEET 3

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

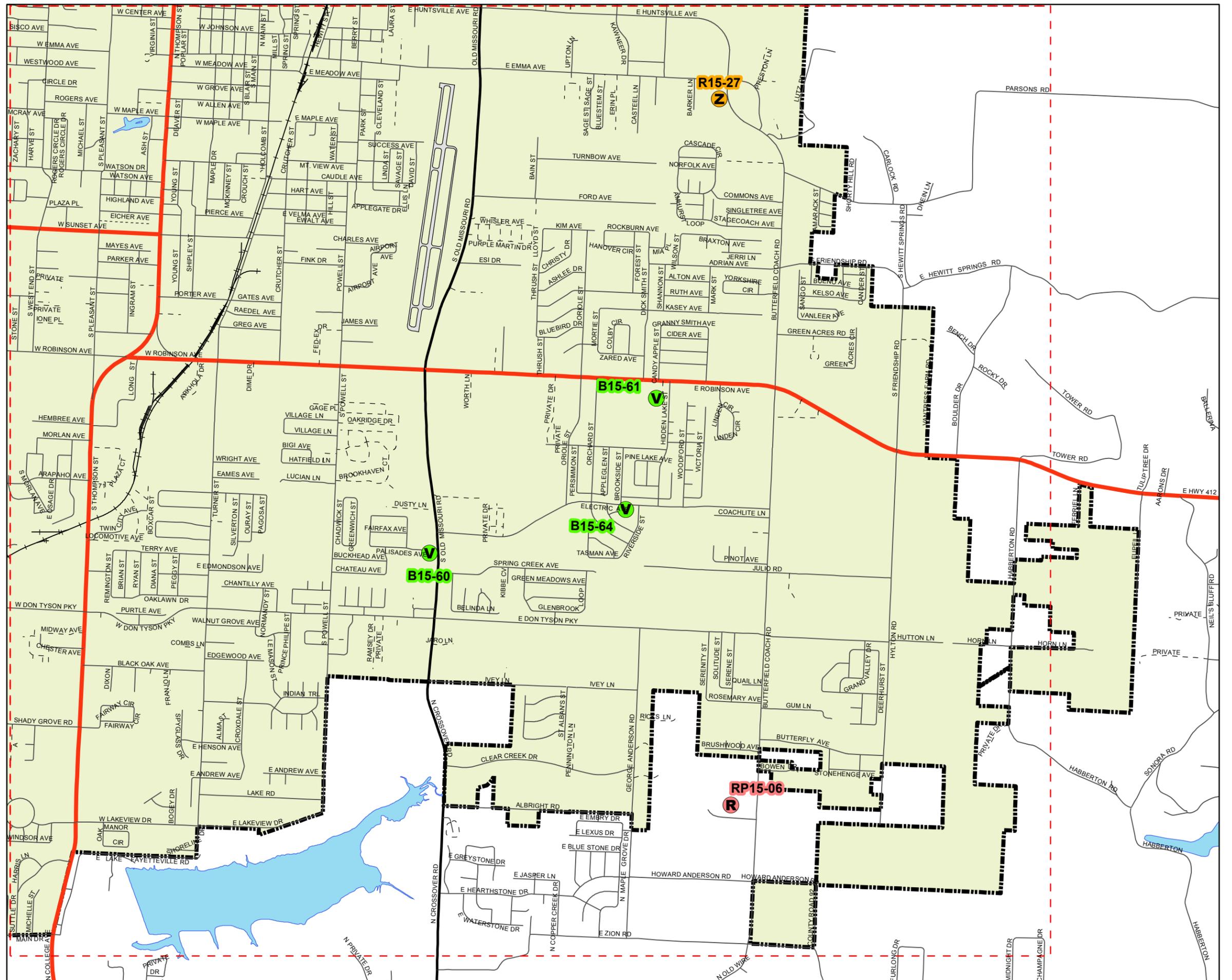


**CITY OF SPRINGDALE
PLANNING COMMISSION
AGENDA ITEMS
NOVEMBER 3RD, 2015**



SHEET 4

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



SPRINGDALE PLANNING COMMISSION

2016 SCHEDULE OF MEETING DATES AND SUBMISSION DEADLINES

SUBMISSION DEADLINE TECHNICAL PLAT REVIEW MEETING	TECHNICAL PLAT REVIEW Comment Available	SUBMISSION DEADLINE ZONING CONDITIONAL USE VARIANCES	RESUBMISSION DEADLINE TPR ITEMS WAIVERS	PLANNING COMMISSION MEETING	REPLAT FINAL PLAT CITY COUNCIL REVIEW	ZONING CONDITIONAL USE WAIVERS COUNCIL REVIEW
City Administration Building Planning Office Room #214 5:00 P.M.		City Administration Building Planning Office Room #214 5:00 P.M.	City Administration Building Planning Office Room #214 5:00 P.M.	City Administration Building Council Chamabers 5:00 P.M.	City Administration Building Council Chamabers 6:00 P.M.	City Administration Building Council Chamabers 6:00 P.M.
November 25, 2015	December 10, 2015	December 16, 2015	December 16, 2015	January 5, 2016	January 12, 2016	January 26, 2016
December 31, 2015	January 14, 2016	January 13, 2016	January 20, 2016	February 2, 2016	February 9, 2016	February 23, 2016
January 28, 2016	February 11, 2016	February 10, 2016	February 17, 2016	March 1, 2016	March 8, 2016	March 22, 2016
February 25, 2016	March 10, 2016	March 16, 2016	March 16, 2016	April 5, 2016	April 12, 2016	April 26, 2016
March 31, 2016	April 14, 2016	April 13, 2016	April 20, 2016	May 3, 2016	May 10, 2016	May 24, 2016
April 28, 2016	May 12, 2016	May 18, 2016	May 18, 2016	June 7, 2016	June 14, 2016	June 28, 2016
June 2, 2016	June 16, 2016	June 15, 2016	June 22, 2016	July 5, 2016	July 12, 2016	July 26, 2016
June 30, 2016	July 14, 2016	July 13, 2016	July 20, 2016	August 2, 2016	August 9, 2016	August 23, 2016
July 28, 2016	August 11, 2016	August 17, 2016	August 17, 2016	September 6, 2016	September 13, 2016	September 27, 2016
September 1, 2016	September 15, 2016	September 14, 2016	September 21, 2016	October 4, 2016	October 11, 2016	October 25, 2016
September 28, 2016	October 13, 2016	October 12, 2016	October 19, 2016	November 1, 2016	November 8, 2016	November 22, 2016
October 27, 2016	November 10, 2016	November 16, 2016	November 16, 2016	December 6, 2016	December 13, 2016	December 27, 2016
December 1, 2016	December 15, 2016	December 14, 2016	December 21, 2016	January 3, 2017	January 10, 2017	January 24, 2017

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ARTICLE 6,
SECTION 3.5(9)(g) OF THE ZONING ORDINANCE
OF THE CITY OF SPRINGDALE, ARKANSAS AND
FOR OTHER PURPOSES.**

WHEREAS, Article 6, Section 3.5 of the Zoning Ordinance of the City of Springdale, Arkansas, contains regulations pertaining to temporary open-air enterprises;

WHEREAS, Article 6, Section 3.5 of the Zoning Ordinance of the City of Springdale, Arkansas, needs to be amended showing the operation of the Mill Street Market to be held at the Shiloh Square without the need for a temporary open-air enterprise permit;

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, Section 3.5(9)(g) of the Zoning Ordinance of the City of Springdale, Arkansas; and

WHEREAS, a public hearing was held before the Springdale Planning Commission on November 3, 2015 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 3.5(9)(g) of the Zoning Ordinance of the City of Springdale, Arkansas, is hereby amended to read as follows:

g. (i) Persons operating a temporary open-air enterprise at the Springdale Farmers' Market, so long as the temporary open-air enterprise is located totally within a geographical area at the Jones Center for Families and designated by the Jones Center for Families as the Springdale Farmers' Market. The market place shall open no earlier than 6:00 a.m. and shall close no later than 2:00 p.m. on Tuesdays and Thursdays, ~~and Saturdays.~~

(ii) Persons operating a temporary open-air enterprise as the Mill Street Market at the Shiloh Square ~~as the Mill Street Market at the Springdale Farmers' Market~~, so long as the temporary open-air enterprise is located totally on Mill Street between Johnson Avenue and Huntsville Avenue ~~within a geographical area at the Shiloh Square~~ and designated by the City of Springdale as the Mill Street Market ~~Springdale Farmers' Market~~. The market place shall open no earlier than 6:00 a.m. and shall close no later than 2:00 p.m. on Saturdays and 4:00 p.m. to 9:00 p.m. on Tuesday. ~~daily.~~

(iii) The only articles that may be sold at the Springdale Farmers' Market are as follows: vegetables, honey, nuts, raw juices, molasses,

fruit, and other produce and plants grown or produced by the vendor thereof; art work, craft work, ~~and~~ processed farm products, (eggs, meats and processed jams and jellies) produced by the vendor thereof ~~and~~ baked goods which are processed within the guidelines of the cottage laws in the State of Arkansas. All products sold at the marketplace must be produced in compliance with all applicable regulations of the State Department of Health.

Section 2: All other provisions of Article 6, Section 3.5 of the Zoning Ordinance of the City of Springdale, Arkansas, not specifically amended by this Ordinance shall remain in full force and effect.

Section 3: This ordinance shall be effective January 1, 2016.

PASSED AND APPROVED this _____ day of _____, 2015.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Jeff C. Harper, City Attorney

Memo

To: Planning Commission
From: Staff
Date: October 6, 2015
RE: L15-18 Large Scale Development Lakeside at
Har-Ber

Variance (B15-59) for modification of Multi-family design standards
Variance (B15-59) for modification of landscaping requirements per Chapter 56

Planning Comments

- 1) Submit the approved authorization of representation form, if property owner will not be present at Planning Commission meeting.
- 2) Multi-family play area is required by Ordinance. 125 square feet per bedroom.
- 3) Perimeter landscaping is required in accordance with Chapter 56.
- 4) All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.

Multi-family Design Standards

- a. 20% Common Open Space
 - a. The following areas are not allowed as part of common open space:
 - i. Private lots, balconies and patios dedicated for use by a specific unit
 - ii. Public right-of-way or private streets and drives
 - iii. Open parking areas and driveways for dwellings
 - iv. Land covered by structures except for ancillary structures associated with the use of open space.
 - v. Designated outdoor storage areas
 - vi. Land areas between buildings of less than 40'.

- vii. Strips along buildings, sidewalks, streets, parking lots and property lines less than 25' in any dimension.
 - viii. Required perimeter setbacks
 - ix. Detention/retention facilities, including drainage swales, except as permitted (on page 6).
 - b. Common open space shall contain at least three of the following features:
 - i. Seasonal planting areas
 - ii. Adequate large trees
 - iii. Adequate seating
 - iv. Pedestrian-scaled lighting
 - v. Gazebos or other decorative shelters
 - vi. Adequate play structures for children
 - vii. On-site community recreation amenities.
- b. Amenities Required
 - a. Multi-family developments with 5-25 dwelling units – 1 amenity; 25-150 dwelling units – 2 amenities; 150+ - 3 amenities, and an additional one (1) amenity for each 150 units.
 - b. Amenities cannot be duplicated until 3 different ones have been used.
 - c. See page 9 for approved amenities.

Engineering Comments

- 5) Sect 107 The site area of disturbance is between 0.5 and 1 acre. A storm Water Pollution Prevention Plan, Grading Permit Application and \$250.00 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/

LAKESIDE AT HAR-BER

SPRINGDALE, ARKANSAS

LARGE SCALE DEVELOPMENT PLAN L15-18

INDEX OF DRAWINGS

01	COVER SHEET
02	SITE + UTILITY PLAN
03	GRADING AND DRAINAGE PLAN
04	LANDSCAPE PLAN
05	LIGHTING PLAN
06-08	DETAIL SHEETS

GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION PROCEEDS. MEASUREMENTS SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RECONCILE UTILITIES WHICH CONFLICT WITH THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
7. CONTRACTOR TO INSTALL AND MAINTAIN ENTRANCES AHEAD OF PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 5'0" IN LENGTH BY MIN. OF PROPOSED STREET AND TO A DEPTH OF 8" MINES.
8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. CONTRACTOR SHALL ADJUST AND/OR REPAIR CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION.
11. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
12. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
13. THE CONSTRUCTION AND INSTALLATION OF WATER AND SANITARY SEWER UTILITIES SHALL BE IN COMPLIANCE WITH THE CITY OF SPRINGDALE'S WATER AND SEWER SPECIFICATIONS, PROCEDURES AND DETAILS.
14. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF SPRINGDALE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
15. ALL SEWMASS AND HANDICAP RAMPERS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
16. IN ALL RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENTS SUBMITTED AFTER AUGUST 30, 2007, ALL UTILITY WRES, LINES, AND/OR CABLE IN SAID DEVELOPMENTS UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND, EXCLUDING TRAVEL AND ABOVE.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES & ASSOCIATES, INC., AND IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES & ASSOCIATES, INC.

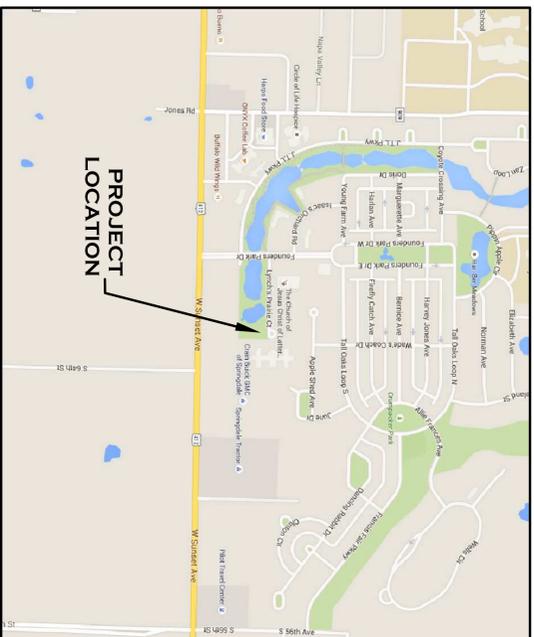
SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION INSPECTIONS AND TO CORRECT DEFICIENCIES IS LIMITED TO THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR THE CONSTRUCTION SITE.

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS, AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEM DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY MEANS OF FIELD LOCATION OF THE LOCATION OF THE UTILITY LINES AND THE LOCATION OF THE ADJACENT PORTION OF THEIR WORK.



VICINITY MAP
N.T.S.
NORTH

BUILDING AREA INFORMATION:

10 TWO-BEDROOM UNITS
4 UNITS @ 1290 SF
6 UNITS @ 1,051 SF
TOTAL HEATED AND COOLED AREA - 15,226 SF
FIRST FLOOR FOOTPRINT - 17,490

PARKING REQUIREMENTS:

ARTICLE X, SECTION 6, DEGRADATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HAR-BER MEADOWS PLANNED UNIT DEVELOPMENT. (BOOK 96, PAGE 35592)

RESIDENTIAL - HIGH DENSITY (APARTMENTS OR CONDOMINIUMS) - 1.5 SPACES PER UNIT PLUS 10% OF TOTAL UNITS FOR GUESTS

NUMBER OF DWELLING UNITS:	10
PARKING SPACES REQUIRED:	17
STANDARD SPACES PROVIDED:	17
HANDICAP SPACES REQUIRED:	1
HANDICAP SPACES PROVIDED:	1
TOTAL PARKING SPACES PROVIDED:	18

UTILITY CONTACT INFORMATION

CABLE:	COX COMMUNICATIONS JASON COBBS / MICHAEL MOORE 4901 S. 48th STREET SPRINGDALE, AR 72762 PHONE: (479) 717-3730
CITY:	CITY OF SPRINGDALE ENGINEERING/PLANNING 201 SPRING STREET SPRINGDALE, AR 72764 PHONE: (479) 750-8550
ELECTRIC:	AR/SEWPOS MARC TOULSHIP 1100 SHIP STREET FAVETTVILLE, AR 72703 PHONE: (479) 225-0813

FIRE:	CITY OF SPRINGDALE 417 HO-COMB STREET SPRINGDALE, AR 72764 PHONE: (479) 750-4910
GAS:	SOURCE GAS 655 E. MILSPA DRIVE FAVETTVILLE, AR 72703 PHONE: (800) 563-0012
WATER & GAS:	SPRINGDALE WATER UTILITIES RICK RUSSELL 526 OAK AVE SPRINGDALE, AR 72764 PHONE: (479) 571-5751
WASTE:	WASTE MANAGEMENT 11979 ARBOR ACRES RD FAVETTVILLE, AR 72701 PHONE: (800) 443-5588

PARCEL NUMBERS: 815-34044-100

PROJECT SITE ADDRESS: LYNCH'S PRAIRIE COURT
SPRINGDALE, ARKANSAS

ZONING CLASSIFICATION: PUD

PROPOSED USE: CONDOMINIUMS (10 UNITS)

OWNER: JONES TRUST
927 E. EMMA AVE
SPRINGDALE AR, 72768

DEVELOPER: MIKE PENNINGTON
GATEWAY HOMES, LLC
P.O. BOX 6098
SPRINGDALE, AR 72766
PHONE: (479) 897-9422

CONTRACTOR/ARCHITECT: HART CONSTRUCTION
100 SOUTH MAIN ST
SEARCH, AR 72143
PHONE: (501) 279-2493
FAX: (501) 279-1562

ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.
91 W. COLT SQUARE SUITE 3
FAVETTVILLE, AR 72703
PHONE: (479) 442-9350
FAX: (479) 521-9350

BASES OF ELEVATION:
BM C-13 (PER FINAL PLAT)

BASES OF BEARINGS: HAR-BER MEADOWS PLANNED UNIT DEVELOPMENT PHASE 9, FILED IN PLAT BOOK 23 AT PAGE 59

SITE AREA INFORMATION:

GROSS SITE AREA	42,324 SQ FT
SITE AREA IN RIGHT OF WAY	0.50 FT
NET SITE AREA	42,324 SQ FT

GREENSPACE CALCULATIONS:

TOTAL AREA OF SITE	42,324 SQ FT
PROPOSED IMPERVIOUS AREA	19,598 SQ FT
POST-DEVELOPED GREENSPACE	22,716 SQ FT
TOTAL PERCENTAGE GREENSPACE:	52.6%

BUILDING SETBACKS (PER PLAT):

FRONT SETBACK	5 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	70 FEET

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FRM PANEL #054300065F DATED 05/16/2008)

SUBJECT DESCRIPTION:
(PARCEL #015-3404-100)
LOT 2 OF THE BEAR AT BLOCK 43, HAR-BER MEADOWS PLANNED UNIT DEVELOPMENT PHASE IX IN THE CITY OF SPRINGDALE, ARKANSAS AS PER PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY OF RECORD.

GENERAL SURVEY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (GREY)
		BUILDING (SURFACE)
		BUILDING SETBACK LINE
		ROAD
		CABLE TV (UNDERGROUND)
		CABLE TV (OVERHEAD)
		CENTERLINE
		CONTOUR SURFACE
		CONTOURS
		CURB & GUTTER
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		EJECT TRANSFORMER
		EXISTING METER/MANHOLE
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOW LINE
		FORCE MAIN
		GAS METER
		GAS WATER
		GRAVEL SURFACE (ROAD)
		IRON PIN (6" x 8" x 48")
		MONUMENT (CONCRETE)
		POND
		POWER POLE
		PROPERTY LINE (EXTERNAL)
		RIGHT OF WAY
		SANITARY SEWER PIPE
		SANITARY SEWER MANHOLE
		SANITARY SEWER SERVICE
		SECTION LINE
		SEWER MAIN
		SPOT ELEVATION
		STORM SEWER PIPE
		STORM SEWER INLET
		STORM SEWER BALES
		TELEPHONE (OVERHEAD)
		TELEPHONE (UNDERGROUND)
		TREE (PREPARE TO BE REMOVED)
		UTILITY EASEMENT
		WATER MAIN PIPE
		WATER VALVE
		WATER THIRST BLOCK
		WATER METER REDUCER
		WATER MAIN RECONNECT VALVE

REVISIONS	DATE
FIRST SUBMITTAL	08/26/15
REVISIONS PER 9/10/15 TECHNICAL PLAT REVIEW	19/17/15

DRAWN BY: J. Young ENGINEER: G. Bates

CERTIFICATE OF AUTHORIZATION

BATES & ASSOCIATES, INC.

NO. 9810

REGISTERED PROFESSIONAL ENGINEER

GEORGE H. BATES

STATE OF ARKANSAS

REGISTERED PROFESSIONAL ENGINEER

No. 9810

GEORGE H. BATES

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LAKESIDE AT HAR-BER
LARGE SCALE DEVELOPMENT PLANS

L15-18
COVER SHEET

SPRINGDALE, ARKANSAS

Bates & Associates, Inc.

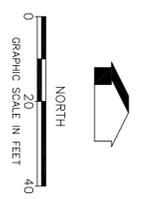
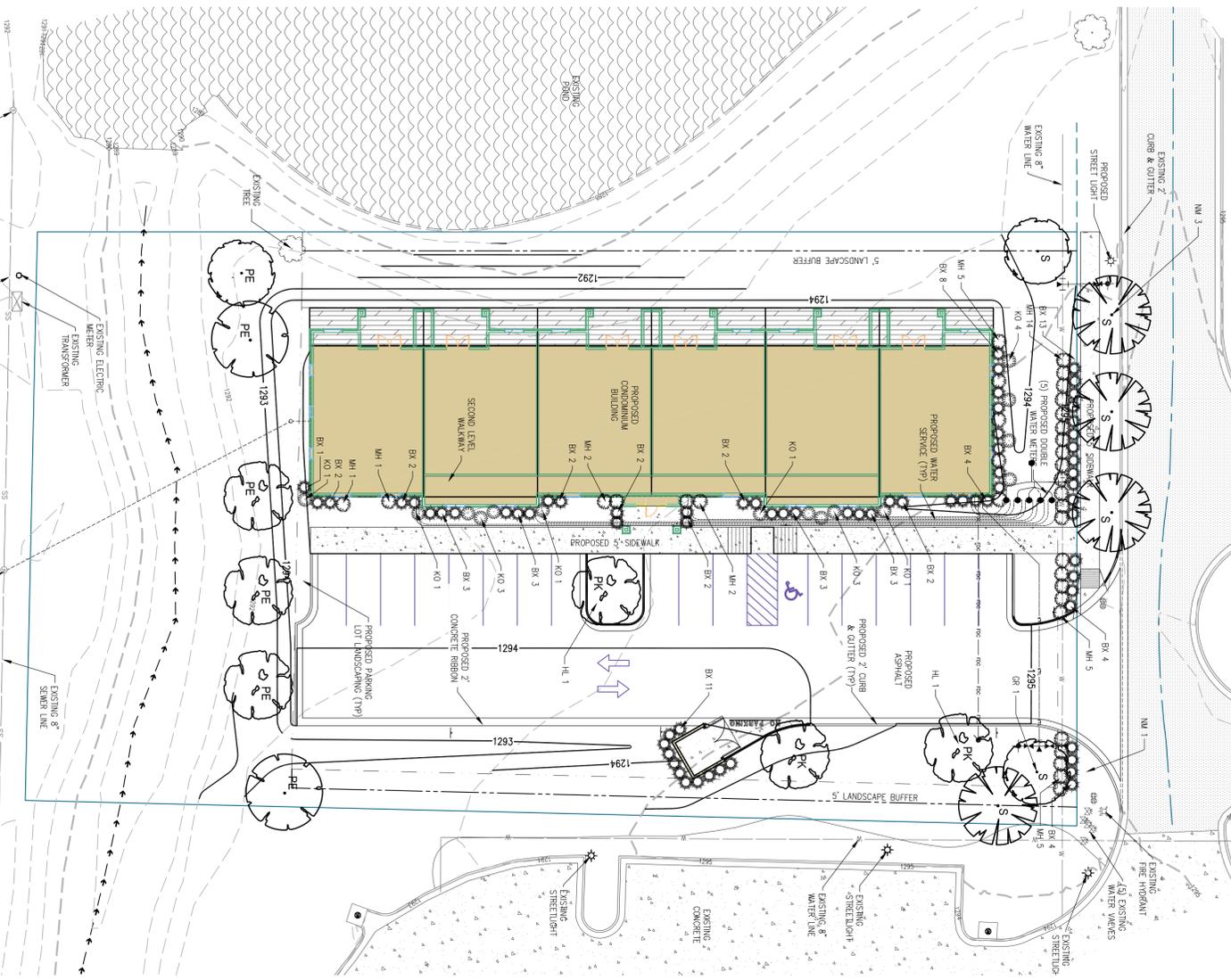
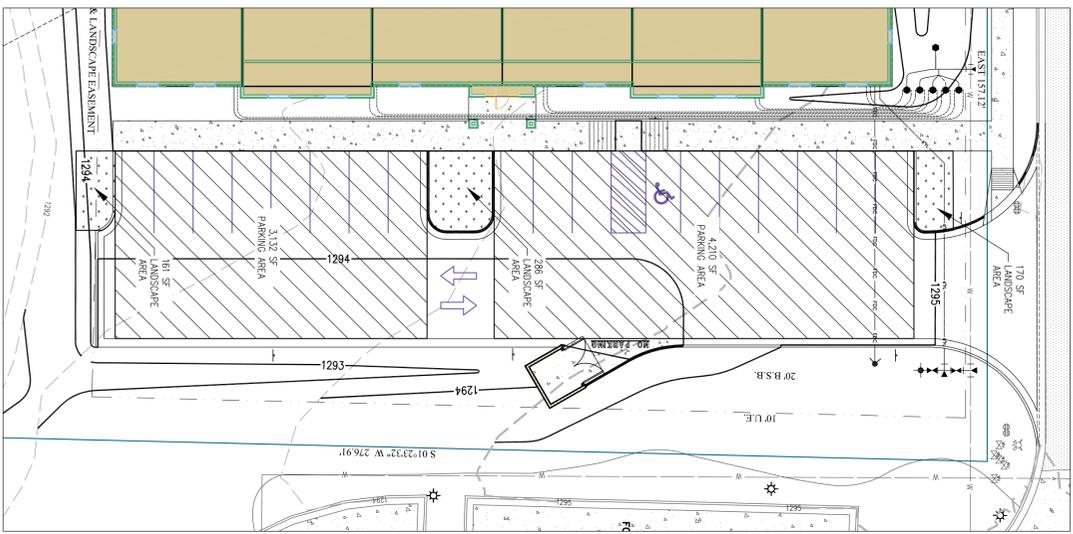
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91 W. Colt Square Dr. Suite 3
Fayetteville, Arkansas 72703 Phone - 479.442.9350 Fax 479.521.9350

DRAWING NO. PROJECT NO.

01 15-201

INTERIOR PARKING LOT LANDSCAPING DIAGRAM



- LANDSCAPING**
1. PREPARE TOPSOIL FOR SHRUB AND GROUND COVER BEDS BY TILING A 2 INCH LAYER (65% OF PER 1000 SQ. FT.) OF COMPOST INTO THE UPPER 6 INCHES OF SOIL.
 2. ALL PLANTING BEDS THAT ADJUT LAWN AREAS TO BE BORDERED BY STEEL EDGING.
 3. SOLID SLAB SOD BERBERA GRASS OR BERBERA SEED TO BE PLANTED IN ALL TURF AREAS.
 4. TOPSOIL DEPTH SHALL BE MINIMUM 18" IN ALL SHRUB AND GROUND COVER BEDS.
 5. APPLY 3" OF ORGANIC MULCH TO ALL SHRUB AND GROUND COVER BEDS.
 6. APPLY 1/2 POUND ORGANIC 8-6-12 ENEMY OVEN CULTIVATED AREA AROUND EACH TREE AND 1 POUND PER 100 SQUARE FEET TO SHRUB AND GROUND COVER PLANTINGS.
 7. IRRIGATION SHALL BE EITHER UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100'.
 8. TREAT ALL LANDSCAPE AREAS TO CONTROL WEED GROWTH PRIOR TO STARTING CONSTRUCTION.
 9. ALL LANDSCAPE BEDS SHALL BE FREE OF SOD AND MULCH SHALL COVER THE BARE SOIL TO EASE MAINTENANCE.
 10. DIG DOWN THE EDGE OF ALL BEDS WHERE THEY ARE ADJACENT TO WALLS, WALKWAYS OR CURBS, SO THAT THE WALL, WALKWAY, OR CURB WILL WORK AS A BED EDGE TO CONTAIN THE MULCH OR GRAVEL.
 11. PLANTING BEDS SHALL HAVE AMENDED SOIL TO INSURE THE HEALTH OF THE PLANT MATERIALS.
- TREES**
01. EXCAVATION FOR TREE PITS SHALL BE 8" IN DIAMETER. CIRCLE TO BE CENTERED ON TREE AND TRUE IN FORM.
 02. STAKE ALL TREES BY USING THREE METAL FENCE POST STAKES AND THREE TIES. DRIVE STAKES APPROXIMATELY 6" OUTSIDE OF TREE ROOTBALL AND AN EQUAL DISTANCE FROM TREE TRUNK.
 03. ALL PRESERVED MATURE TREES ON THE SITE SHALL HAVE A MULCH RING AROUND THE TRUNK.
 04. ALL PLANTING HOLES FOR TREES AND SHRUBS SHALL BE BACKFILLED WITH AMENDED SOIL, FREE OF SOD.
 05. ALL LANDSCAPE TREES PLANTED TO MEET STREET TREE MITIGATION TREE OR OTHER LANDSCAPE CODE REQUIREMENTS MUST BE SINGLE STEM, MINIMUM 2" CALIPER TREES. NO DOUBLE OR TR-STEM TREES WILL BE COUNTED TOWARDS MEETING REQUIREMENTS.
 06. IF PLANTING MATERIAL IS TO BE B&B THEN THE B&B MUST BE NATURAL FIBERS AND NOT SYNTHETIC.

PLANT WARRANTY

WARRANT ALL PLANT MATERIAL TO BE IN HEALTHY, WOODRUS CONDITION FOR A PERIOD OF 2 YEARS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE OF THE PROJECT.

- LANDSCAPE RESIGATION**
1. ALL LANDSCAPE AREAS WILL BE IRRIGATED BY AUTOMATIC IRRIGATION OR HOSE BIBS.

LANDSCAPE REQUIREMENTS

REMOVE LANDSCAPING, OPTION 1 (SEC. 56-31) LABELED WITH "S" 1 SHADE TREE & 7 SHRUBS PER 25 LINEAR FEET OF STREET FRONTAGE LINEAR STREET FRONTAGE: 157 FT.

REQUIRED: TREES / SHRUBS: 6 TREES / 42 SHRUBS PROVIDED: TREES / SHRUBS: 6 TREES / 45 SHRUBS

REMOVE LANDSCAPING, LABELLED WITH "R"

1 SHADE TREE PER 25 LINEAR FEET 680 LINEAR FEET / 25 = 28 TREES

6 PROPOSED ALONG THE SOUTH LINE (VARIANCE REQUESTED)

INTERIOR LANDSCAPING TREES LABELED WITH "T"

88' OF PARKING LOT AREA FOR INTERIOR PLANTING: 397 SF

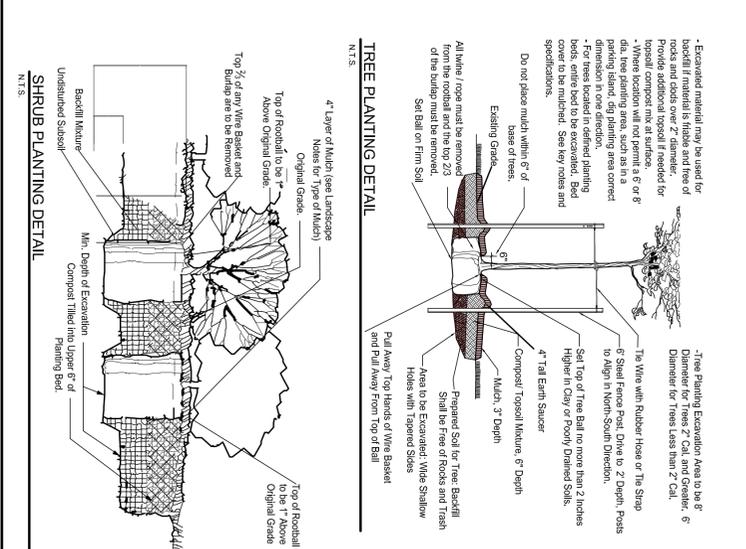
PROPOSED PARKING LOT AREA: 7542 SF.

INTERIOR LANDSCAPE AREA REQUIRED: 587 SF

INTERIOR LANDSCAPE AREA PROVIDED: 617 SF

PLANT LIST

QTY	SYL	COMMON NAME / BOTANICAL NAME	ROOTBALL SIZE	NOTES
3	OR	COLDEN RAIN TREE	B&B	2" CAL.
4	NW	KOENIG'S MADIAE	B&B	2" CAL.
6	HL	SHADBLAUER THORNLESS HONEY LOCUST	B&B	2" CAL.
70	BX	BOWWOOD	COINT.	3 GAL.
34	MH	"KADOE" DWARF YACONTHAR	COINT.	3 GAL.
15	KO	KNOCKOUT ROSE	COINT.	3 GAL.



DRAWN BY: J. Young
 ENGINEER: G. Bates

CERTIFICATE OF AUTHORIZATION
 BATES & ASSOCIATES, INC.
 NO. 9810
 GOSFREY H. BATES

STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 NO. 9810
 GOSFREY H. BATES

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REVISIONS

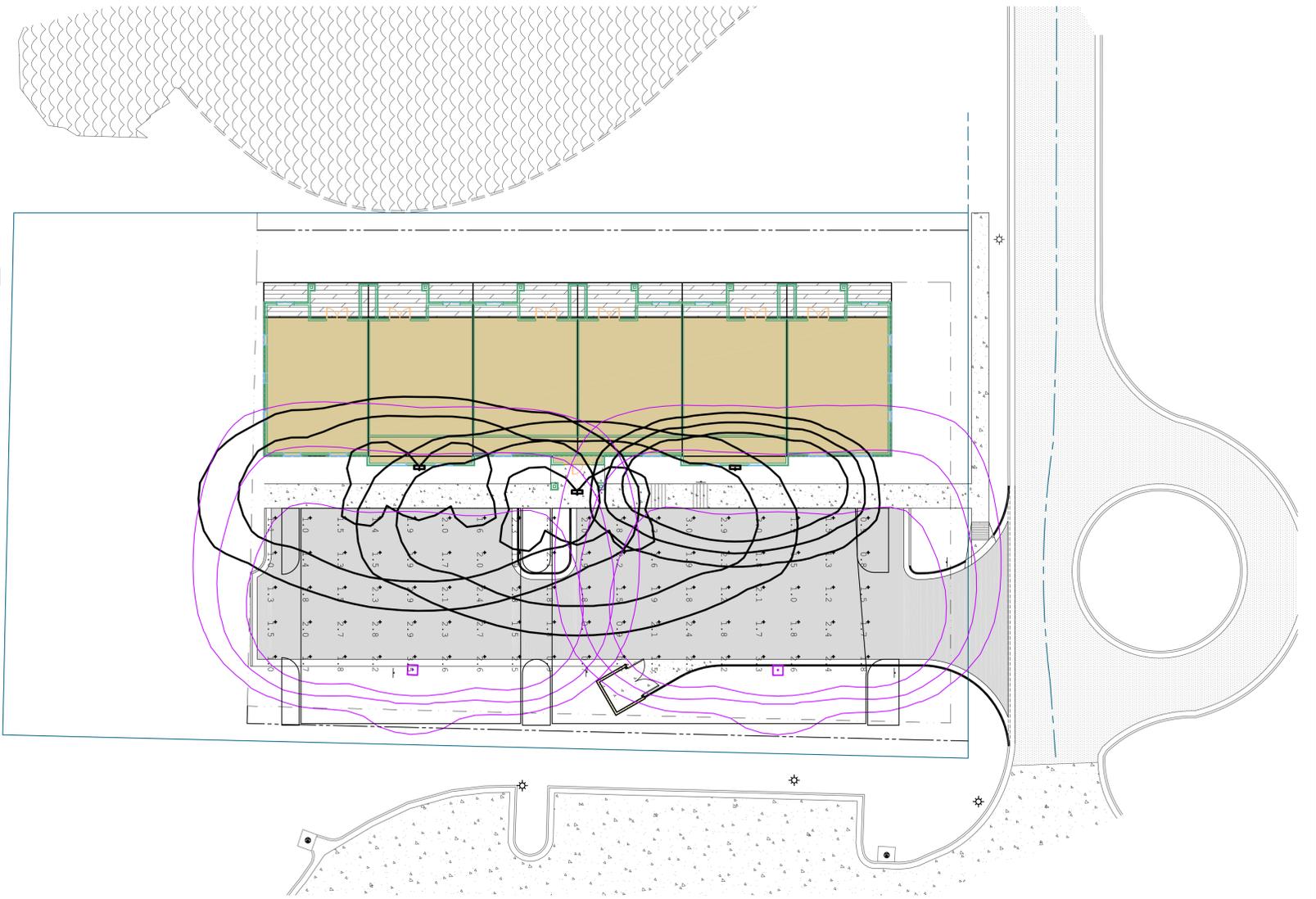
DATE	REVISIONS
08/26/15	FIRST SUBMITTAL
19/17/15	REVISIONS PER 9/10/15 TECHNICAL PLAT REVIEW

LAKESIDE AT HAR-BER
 LARGE SCALE DEVELOPMENT PLANS
 L15-18
 LANDSCAPE PLAN
 SPRINGDALE, ARKANSAS

Bates & Associates, Inc.
 Civil Engineering & Surveying

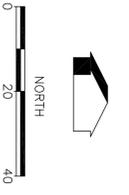
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 Fayetteville, Arkansas 72703
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PROJECT NO: 15-201
 DRAWING NO: 04



Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Life	Description
1	3	15T-B02-LED-E1-B12	SINGLE	N.A.	0.920	15T-B02-LED-E1-B12
2	2	GLEBON-AR-03-LED-E1-S14	SINGLE	N.A.	0.920	GLEBON-AR-03-LED-E1-S14

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Foot Top	Illuminance	FC	1.88	3.5	0.7	2.69	5.00



DRAWING NO
05

PROJECT NO
15-201

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 Fayetteville, Arkansas 72703 Phone • 479.442.9350 Fax 479.521.9350

LAKESIDE AT HAR-BER
 LARGE SCALE DEVELOPMENT PLANS
 L15-18
 LIGHTING PLAN
 SPRINGDALE, ARKANSAS

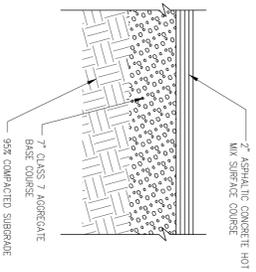
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DRAWN BY: J. Young ENGINEER: G. Bates

CERTIFICATE OF AUTHORIZATION
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 ASSC
 GOSFREY, H. BATES

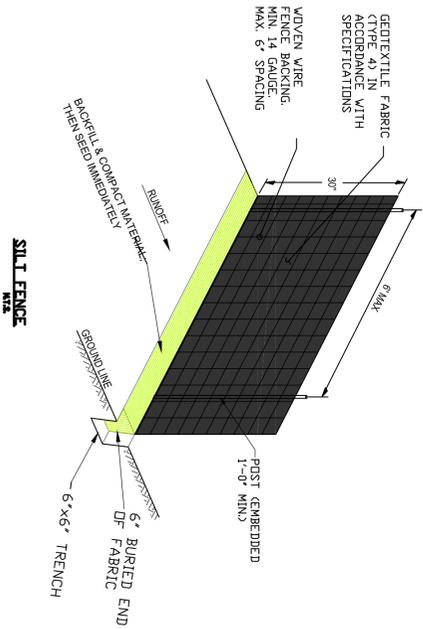
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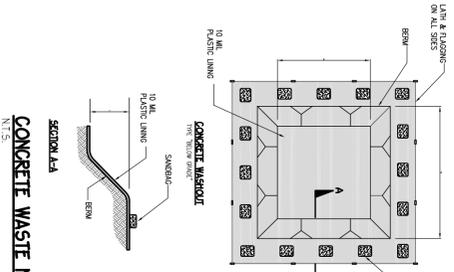


ASPHALT PAVEMENT SECTION
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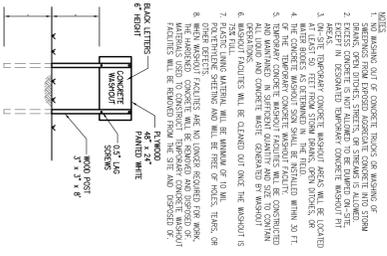
- SILT FENCE NOTES:**
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TO PREVENT ROTATION.
 2. SOURCE POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
 3. THE END OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER TO A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO PREVENT FLOW FROM SLEEPING UNDER FENCE.
 4. FENCE CANNOT BE TRENCHED IN (e.g., WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SLEEPING UNDER FENCE).
 5. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE SETTLED WITH COMPACTED MATERIAL.
 6. SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER TO A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO PREVENT FLOW FROM SLEEPING UNDER FENCE.
 7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE.
 8. EXCESS SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE.
 9. EXCESS SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE.
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 20. EXCESS SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE.



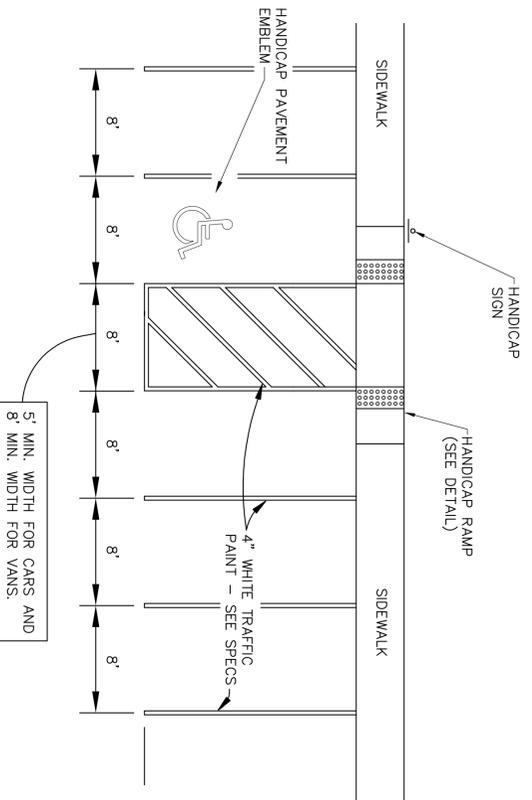
SILT FENCE
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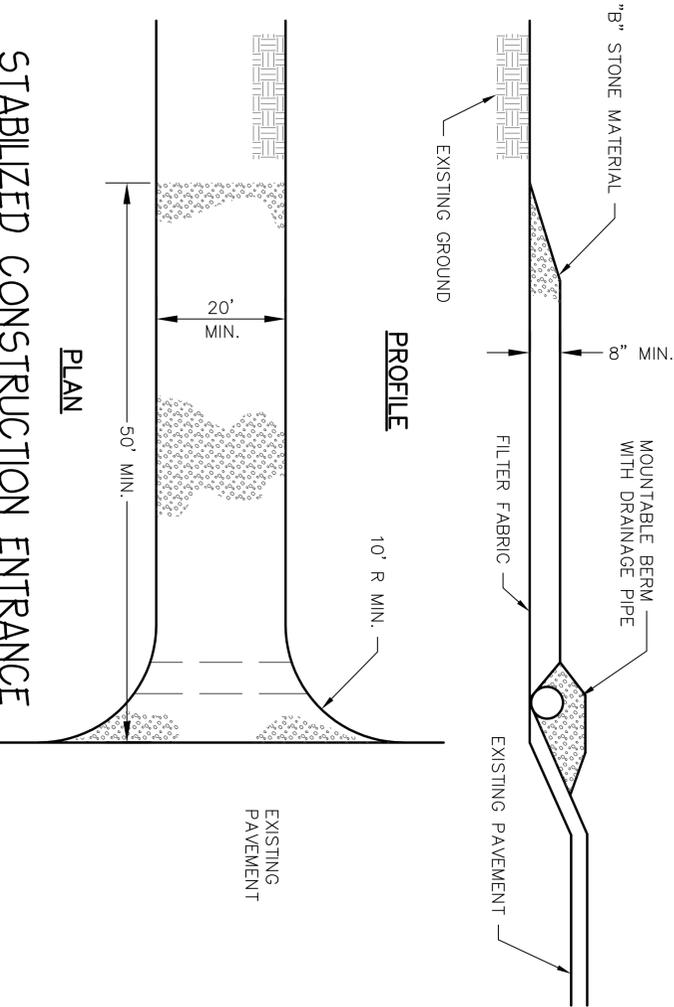
CONCRETE WASTE MANAGEMENT DETAIL
 N.T.S.



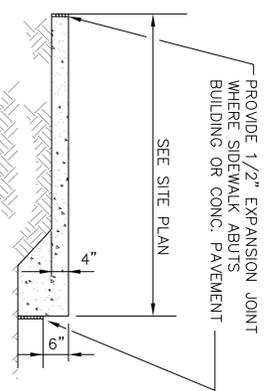
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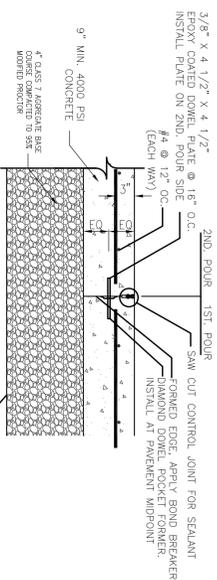
TYP. PARKING STRIPING LAYOUT
 N.T.S.



STABILIZED CONSTRUCTION ENTRANCE
 N.T.S.

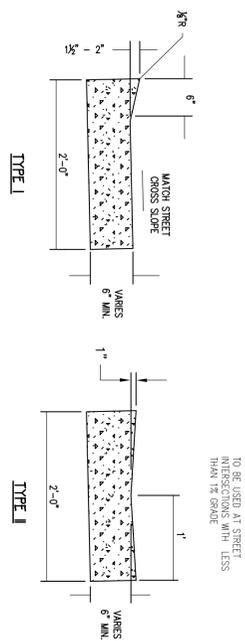


TYP. SIDEWALK SECTION
 N.T.S.



JOINT CONTROL DETAIL

CONCRETE PAVEMENT SECTION
 N.T.S.



TYPE I

TYPE II

- NOTES:**
1. CONCRETE FOR CURB AND GUTTERS TO BE CLASS A, 3500 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
 2. ALL CURB AND GUTTER SHALL HAVE A BROOKED FINISH UNLESS OTHERWISE SPECIFIED.
 3. WORKED CURB (TYPE I) SHALL BE PLACED ACROSS ALL DRAINWAY ENTRANCES.
 4. WORKED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE SHELTERS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%.
 5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLO APPLIED SLOANE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED FROM TO THRU ASPHALT TORSION.
 6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERGLASS OR OTHER APPROVED MATERIAL) AT ALL JOINTS TO BE SEALED FROM TO THRU ASPHALT TORSION.
 7. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERGLASS OR OTHER APPROVED MATERIAL) AT ALL JOINTS TO BE SEALED FROM TO THRU ASPHALT TORSION.
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 20. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERGLASS OR OTHER APPROVED MATERIAL) AT ALL JOINTS TO BE SEALED FROM TO THRU ASPHALT TORSION.

CURB AND GUTTER DETAILS
 N.T.S.

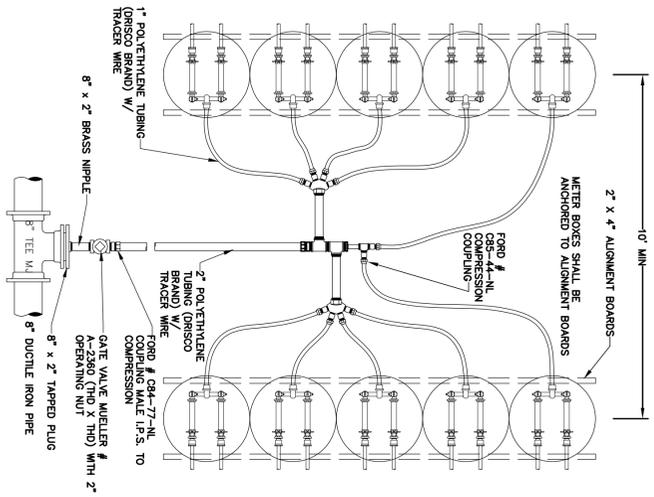
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 REGISTERED PROFESSIONAL ENGINEER
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REVISIONS	DATE
FIRST SUBMITTAL	08/26/15
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LAKESIDE AT HAR-BER
 LARGE SCALE DEVELOPMENT PLANS
 L15-18
 SITE DETAILS
 SPRINGDALE, ARKANSAS

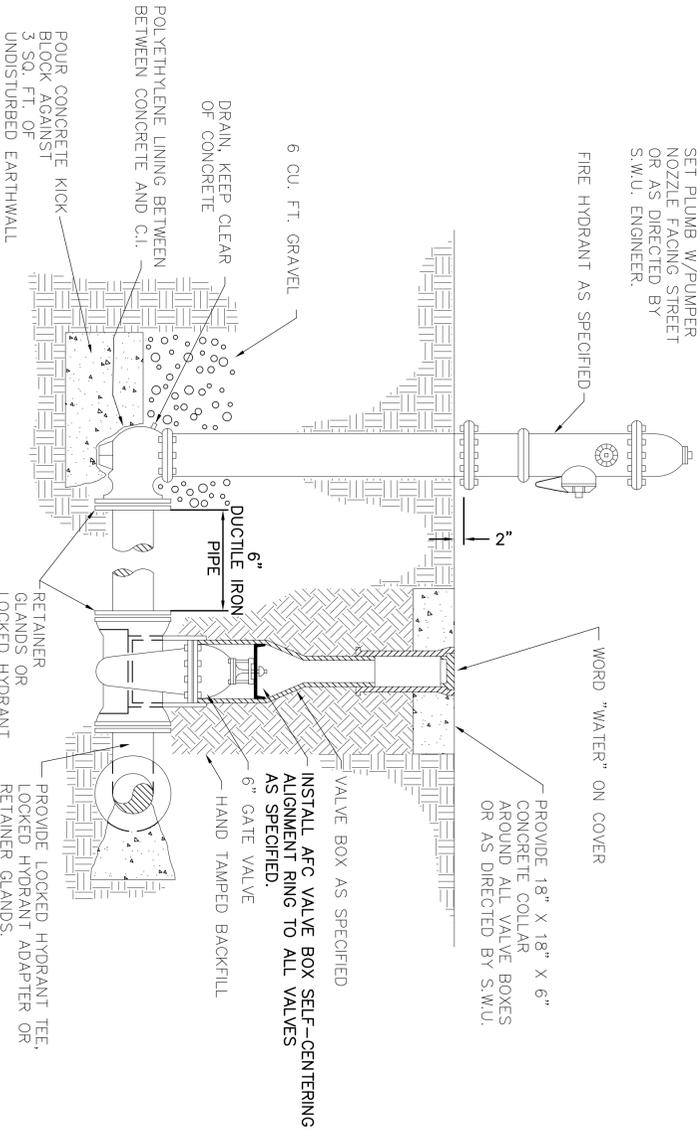
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PROJECT NO: 15-201
 DRAWING NO: 06

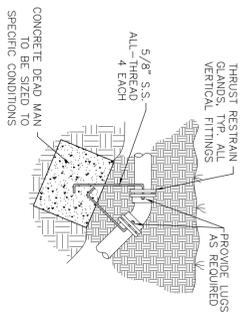


M-9 METER ARRAY
 N.T.S.

NOTE:
 ALL HYDRANTS TO BE SET PLUMB W/PUMPER NOZZLE FACING STREET OR AS DIRECTED BY S.W.U. ENGINEER.



FIRE HYDRANT & GATE VALVE
 N.T.S.
 S-1

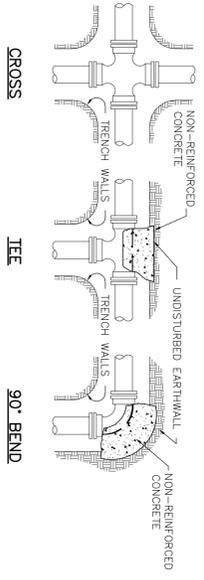


TYPICAL VERTICAL BEND

- NOTES:
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
 2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
 3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
 4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
 5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SUCH THAT REMOVAL OF BACKING IS POSSIBLE IN THE FUTURE.
 6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED.
 7. THE REACTION BACKING TABLE IS BASED ON 150 PSI AND SOIL BEARING PRESSURE OF 2500 LB/50 FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY THE ENGINEER.

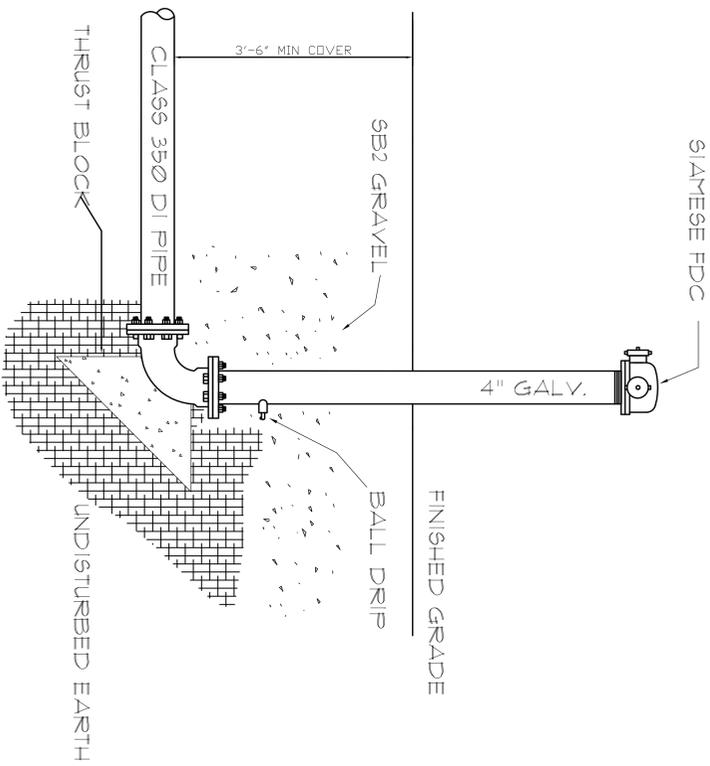
REACTION BACKING
 N.T.S.
 S-3

SIZE	REACTION BACKING TABLE	
	REQUIRED SQ. FT. OF UNDISTURBED EARTH WALL FOR REACTION BACKING	TYPE OF FITTINGS
3"	1	1
4"	1	1
6"	3	2
8"	4	3
10"	4	4
12"	10	5
14"	13	7
16"	17	9
18"	20	12
20"	26	14
24"	38	20
30"	59	32
36"	85	46
		23



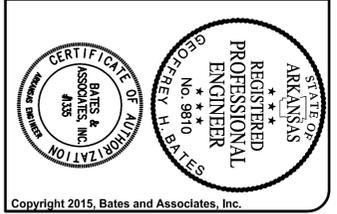
CROSS W/P/LUG

TEE W/P/LUG



FDC DETAIL
 N.T.S.

DRAWN BY: J. Young ENGINEER: G. Bates



REVISIONS	DATE
FIRST SUBMITTAL	08/26/15
REVISIONS PER 9/10/15 TECHNICAL PLAT REVIEW	19/17/15

LAKESIDE AT HAR-BER
 LARGE SCALE DEVELOPMENT PLANS
 L15-18
 SITE DETAILS
 SPRINGDALE, ARKANSAS

Bates & Associates, Inc.
 Civil Engineering & Surveying
 www.nwabatesinc.com
 91 W. Colt Square Dr. Suite 3
 Fayetteville, Arkansas 72703
 Phone • 479.442.9350 Fax 479.521.9350

PROJECT NO: 15-201
 DRAWING NO: 08

NOT FOR
CONSTRUCTION
Joshua W. Stewart
- Architect



① EAST ELEVATION
1/8" = 1'-0"



② WEST ELEVATION
1/8" = 1'-0"



③ NORTH ELEVATION
1/8" = 1'-0"



④ SOUTH ELEVATION
1/8" = 1'-0"

LAKESIDE AT HAR-BER MEADOWS

Lynch's Prairie Court
Springdale, Arkansas

L15-18

Project number: - - - -
Date: 15 September, 2015
Revisions:

PRELIMINARY
ELEVATIONS

A1

Staff Use Only

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

File #

B1559

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

L15-18

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

Applicant's Name: Michael Pennington – Gateway Homes, LLC

Applicant's Mailing Address:

P.O. Box 6095

Street Address or P.O. Box

Springdale, AR 72766

City, State & Zip Code

479-957-5422

Telephone Number

Property Owner's Name

(If different from Applicant): Jones Trust

Property Owner's Mailing Address:

(If different from Applicant):

922 E Emma Ave

Street Address or P.O. Box

Springdale, AR 72768

City, State & Zip Code

479-756-8090

Telephone Number

Address of Variance Request: Lynch's Prairie Cove (Lot 2 Block 43, Har-Ber Meadows Phase IX)

Zoning District: Har-Ber PUD

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: _____ 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.

The Petitioner is seeking a variance from the Multi-Family Design Standards Site Planning requirements of a Multi-Family Play Area, Common Open Space, and On-Site Community Recreational Amenities (Multi-Family Design Guidelines and Standards III.A.2, 3, & 4). The Petitioner is also seeking a variance from the Perimeter Landscaping Requirements (Ch. 56, Section 31.3).

*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:***

- 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.**

Multi-Family Design Standards:

Multi-Family Play Area – This development is intended for residents of age 60 and older, and is next door to an assisted-living facility, therefore a required Play Area is unnecessary for the development's proposed use. The topography of the undeveloped portion of the lot is also not conducive to constructing a 2,500 square foot play area.

Common Open Space – A large portion of the southern area of the lot contains a drainage swale. Per the Design Standards, this area cannot be counted towards the Common Open Space requirements unless it is determined by the City that the area is useful for recreation. The Petitioner submits that this area and the lake area in the Har-Ber Property Owner's Association-owned property to the west provide adequate fulfillment of the recreational requirement.

On-Site Community Recreational Amenities – Within the vicinity of this project, there is a swimming pool, a resident clubhouse, a playground, multiple park areas with gazebos/pavilions, picnic tables, etc. As this development is only required to have one amenity, the Petitioner feels that the Har-Ber Meadows PUD provides more than what is required for Recreational Amenities.

Perimeter Landscaping Requirements:

Along the western boundary is a nice lake and open common area to be used by the residents of the Har-Ber Meadows PUD. The apartment building was sited along the western property so there are views of the green from the balconies of the properties. These homes will be marketed toward an aging demographic, so it would be wonderful if they could see out over the lake without having to venture out as often.

Along the eastern boundary there is a nicely landscaped property with shrubs. This property is also at the end of the street where there would be less visibility from other external properties.

The owner is, however, proposing to install perimeter trees along the rear of the property.

- 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.**

Multi-Family Design Standards:

Multi-Family Play Area – The Petitioner feels that as the Har-Ber PUD provides children’s play areas, and no other surrounding developments have play areas (including the Church of Jesus Christ of Latter-Day Saints that is within the immediate vicinity of the proposed development), that this requirement would place an undue burden on the developer that has not been placed on any other development in the area.

Common Open Space – The Petitioner feels that this development should be able to utilize the Common Areas as set forth by the Har-Ber PUD to fulfill this requirement. There is ample space in the immediate vicinity that can be, and is currently used as, recreation areas. This property is already dedicated as common property and is owned by the Har-Ber Property Owner’s Association.

On-Site Community Recreational Amenities – The Petitioner feels that this proposed development should be able to use the amenities that are already in the vicinity to fulfill this requirement. Other nearby properties in Har-Ber Meadows have not been required to install separate Recreational Amenities. The PUD established these amenities, and the further requirement of more amenities would be redundant and an unnecessary expense to the developer.

Perimeter Landscaping Requirements:

Literal interpretation would force the owner to install some 28 trees along it boundary when no other properties in the area have done so. The owner will though install 6 perimeter trees along the drainage swale as perimeter trees.

- 3. That the special conditions and circumstances do not result from the actions of the applicant.**

Multi-Family Design Standards:

Multi-Family Play Area – The granting of a variance from the requirement of a multi-family play area is a case of limited space, unsuitable topography, and that a Play Area would not be utilized by the residents. No action taken by the Developer resulted in this hardship.

Common Open Space – The need of a variance from Common Open Space requirements results from the existence of a large drainage easement and swale on the southern end of the property that cannot be used to meet this requirement. It also results from the fact that the Har-Ber Meadows PUD provides ample open space in the form of lakes and parks, much of which is within the immediate vicinity of the property. There was no action taken by the Developer that resulted in this hardship.

On-Site Community Recreational Amenities – A variance from the requirement of On-Site Community Recreation Amenities would not be the result of any action taken by the Developer. Rather, the existence and establishment of ample recreation amenities as a part of the Har-Ber PUD, many that are in the immediate vicinity of the proposed development, negates the need for additional amenities.

Perimeter Landscaping Requirements:

The special conditions are the result of general idea of the Har-Ber community being one whole. The intent of the landscape ordinance is to provide separation from properties and protection from incompatible uses. The intent of the PUD, however, is not to provide separation, but allow the properties to be compatible with one another.

This along with the fact that no other properties in the area have not completed perimeter landscaping to this extent makes these circumstances not the result of the applicant's actions.



Phil and Sheena Daniel
PO Box 726
Tontitown, Ar. 72770
479-530-3696

September 16, 2015

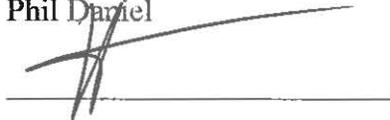
Re: 7948 West Gibbs

To City of Springdale,

Phil and Sheena Daniel would like to waive sidewalk and curbing due to we only have a 25' easement to our property. We also feel this would not blend in with the other properties because there is no curbing or sidewalk on any part of Gibbs Road.

Thanks for your consideration in this matter.

Phil Daniel



W 15-10



7948 W. Gibbs - 25 foot easement - lane



To the right of lane - going west.



To the left of lane - going east



Across road directly looking west.



Across road directly looking east.

+++++

**PLANNING & COMMUNITY
DEVELOPMENT DIVISION**

Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: November 3, 2015
Re: R15-27 Rezone

A request by Eagle Nest Developers, LLC (Kerry Comstock) for Planning Commission approval of a zone change from General Commercial District (C-2) to Medium Density Multi-family Residential District (MF-12) for a tract of land containing 8.95 acres.

LOT LOCATION AND SIZE

The 8.95 acre tract is located at the southwest corner of East Emma Avenue and Butterfield Coach Road.

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 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 area to the north contains an industrial use in I-1 zoning. The area to the east is undeveloped in C-2 and A-1 zoning. The area to the south contains residential development in PUD zoning. The area to the west contains residential uses in A-1 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates commercial use.

The Master Street Plan indicates Emma Avenue as a minor collector and Butterfield Coach 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.

Stabilize property values and maintain the integrity of neighborhoods by protecting residential neighborhoods from non-residential influences and providing buffers between residential and non-residential uses.

Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

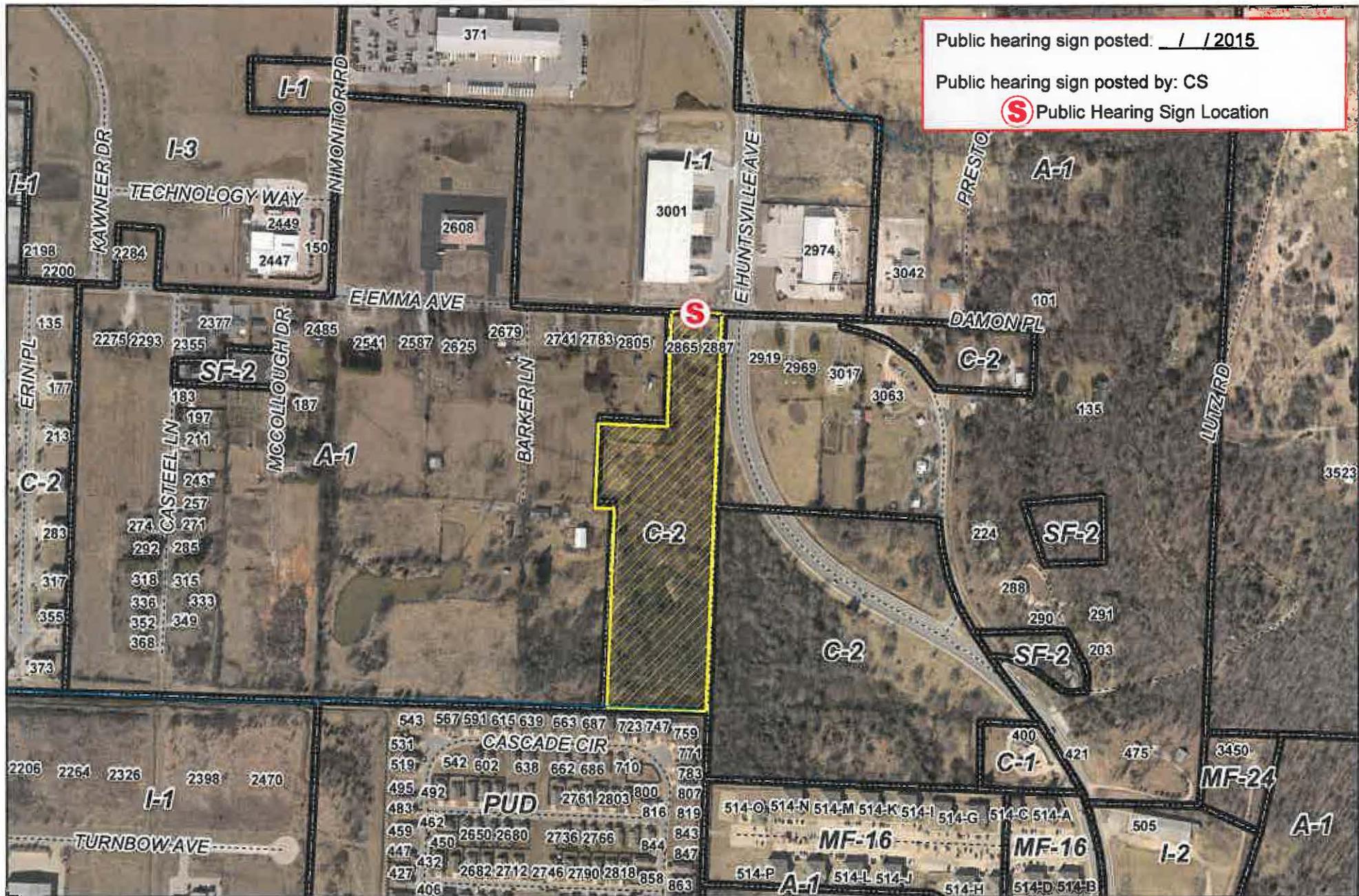
Multi-family housing should be developed at a density and scale that is compatible with the surrounding neighborhood and available utilities and roadway capacity.

Larger multi-family developments should be located on sites with adequate space for off-street parking, accessory structures and recreational activity and toward the edge of single-family residential areas where higher traffic generation and taller building heights can be better accommodated.

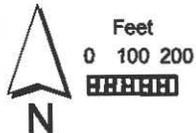
Public hearing sign posted. / / 2015

Public hearing sign posted by: CS

S Public Hearing Sign Location



P63



FILE NUMBER: R15-27
APPLICANT: EAGLE'S NEST DEVELOPERS, LLC
REZONING REQUEST: C-2 TO MF-12

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
11/3/2015

File No. _____

R 15-27

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 Eagle's Nest Developers, LLC

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

Legal Description:

A part of Lot 6, 7, 8, 9 and 12 of Tom Carrell Subdivision in the Southwest Quarter of the Southwest Quarter of Section 32, Township 18 North, Range 29 West, and being more particularly described as follows, to-wit: Beginning at the Northeast corner of said Southwest Quarter of the Southwest Quarter and running thence S 00 degrees 03'16"W 1317.51 feet to the Southeast corner of said forty acre tract; thence N 89 degrees 57'58"W 330.05 feet; thence N 00 degrees 04'47"E 658.92 feet; thence N 89 degrees 56'09"W 64.74 feet; thence N 00 degrees 06'19"E 279.71 feet; thence S 89 degrees 56'14"E 229.63 feet; thence N 00 degrees 03'16"E 379.13 feet; thence S 89 degrees 54'32"E 164.62 feet to the Point of Beginning. Containing 8.95 acres, more or less. Subject to that portion in Street Right-of-Way on the North side of herein described tract and subject to utility easements of record, if any

Layman's Description: Located at southwest corner of East Emma and Butterfield Coach Road.

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) MF-12

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 (Yes or No), and if so, the proposed use is 48 unit multifamily housing project for seniors age 55+.
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: No negative effect is anticipated. Surrounding properties are a mix of multi-family, single family, general commercial and industrial. Proposed zoning would permit construction of high quality senior housing in the developing eastern Springdale area.

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: Brady Bradford

Address: 8424 Counts Massie Road, Maumelle, AR 72113

PETITIONER/OWNER **SIGNATURE** 

MAILING ADDRESS: 7596 Rollins Dr., Larkspur, CO 80118

TELEPHONE: (303) 549-8814 DATE: 10/9/15

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)

Eagle's Nest Developers, LLC

By: Kerry Comstock

(Property Owner) Kerry Comstock, Authorized Member

State of Colorado)
County of Douglas) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 9th day of October, 2015.

Kara Oberkramer
Notary Public

Kara Oberkramer
NOTARY PUBLIC
STATE OF COLORADO
Notary ID 20094020315
MY COMMISSION EXPIRES June 18, 2017

+++++

**PLANNING & COMMUNITY
DEVELOPMENT DIVISION**

Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: November 3, 2015
Re: R15-28 Rezone

A request by CHC Hager Investment I, LLC (Brett Hager) for Planning Commission approval of a zone change from Agricultural District (A-1) to Low/Density Multi-family Residential District (MF-2) for a tract of land containing 1.33 acres.

LOT LOCATION AND SIZE

The 1.33 acre tract is located at 4600 W. Seaton Drive, north side of Seaton Drive, east of 48th Street.

A vicinity map is attached.

EXISTING ZONING

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

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

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

Temporary Uses – 32, 34

ACCESSORY USES

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

- (1) Accessory buildings, including private garages, storage facilities and children's playhouses.
- (2) Private greenhouses.
- (3) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

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

AREA REGULATIONS

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

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

REQUESTED ZONING

The rezoning application requests a MF-2 Low Density Multi-family Residential District. The district is established in order to provide areas for development with a maximum of two dwelling units per residential structures (duplexes). 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, 29
 Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 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-2 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 nine thousand (9,000) square feet for a single family dwelling and fifteen thousand (15,000) square feet for a duplex. In addition, there shall be a minimum lot width of not less than eighty (80) feet on a public street at the front setback line for a single family dwelling, and ninety (90) feet on a public street at the front setback line for a duplex with a minimum structure size of 1400 square feet of heated living space per side.
- (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	80	10,000	30	20	8/8	8	30	
Two Family	90	15,000	30	20	8/8	8	30	
Zero Lot Line	80	as above	30	20	16/0	16/0	30	
Townhouse	Interior	Corner/end						
	20	50/28	As above	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.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a single family dwelling. The areas to the east, west and south contain residential uses in A-1 zoning. The area to the north is undeveloped in C-5 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates regional commercial use.

The Master Street Plan indicates Seaton Drive as a local street.

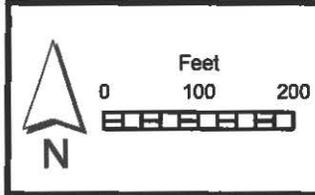
STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is not in keeping with the Comprehensive Land Use Plan; however, the rezoning request would not have an adverse impact on the area at this time.

Public hearing sign posted: / / 2015

Public hearing sign posted by: CS

 Public Hearing Sign Location



FILE NUMBER: R15-28
APPLICANT: CHC HAGER INVESTMENTS I, LLC
REZONING REQUEST: A-1 TO MF-2

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
11/3/2015

File No. R15-28

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 CAC Hager Investments I, LLC (Brett Hager)
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

PART OF THE NW/4 OF THE SE/4 OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 750.66 FEET NORTH AND 596.81 FEET EAST OF THE SW CORNER OF SAID 40 ACRE TRACT, THENCE N 4° 04' 14" E 224.90 FEET, THENCE S 88° 35' 52" E 238.91 FEET, THENCE SOUTH 234.23 FEET, THENCE N 86° 27' 55" W 255.29 FEET TO THE POINT OF BEGINNING, CONTAINING 1.33 ACRES, MORE OR LESS.

Layman's Description: 4600 W. SEATON DRIVE

The Petitioner hereby states by oath that:

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

The Petitioner requests the following zoning classification:

FROM (current zoning) A-1

TO (proposed zoning) MF-2

The Petitioner's immediate intentions are to:

1. Sell the property Yes (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title No (Yes or No).

- I am selling the existing house and plan to keep the lot for possible sale or development.
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: ~~AR~~ A duplex sits across the street from this property. Very little effect is 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: GENE BUESCHER

Address: 2606 MELODY LANE, SPRINGDALE 72762

PETITIONER/OWNER: Brent Hager / CHC Hager Investments I

MAILING ADDRESS: P.O. Box 8705 Springdale AR 72766

TELEPHONE: (479) 790-4016 DATE: 10/14/2015

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.

Bruce Wagner
(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 14th day of OCTOBER, 2015.

GENE E. BUESCHER
NOTARY PUBLIC
WASHINGTON COUNTY, AR
COMM. EXP. NOV. 1, 2024
COMMISSION NO. 12401405

Gene E. Buescher
Notary Public

Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: November 3, 2015
Re: C15-15

A request by Lidia Estupinian/Ark of the Pact for a Conditional Use Permitted on Appeal as a Use Unit 42 (Church/Synagogue) in a General Commercial District (C-2).

LOCATION

1102 East Backus

EXISTING CONDITIONS

SITE PLAN REVIEW REQUIRED: Yes No

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES

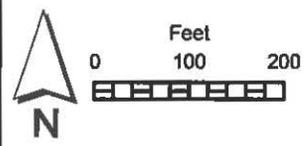
The following development standards and design specifications shall be applicable to the conditional use review and approval. The appropriateness of these standards shall be determined at the discretion of the planning commission and for each specific conditional use location.

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

Unknown	Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.
Acceptable	Yard requirements and other open space requirements.
Acceptable	The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.
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	General compatibility with adjacent properties and other property in the general district. Operated in compliance with the noise Ordinance. Hours of operation Need to be identified. Must meet all fire and building code regulations.



Public hearing sign posted: / / 2015
 Public hearing sign posted by: CS
 (S) Public Hearing Sign Location



FILE NUMBER: C15-15
APPLICANT: LIDIA ESTUPINIAN-ARK OF THE PACT
CONDITIONAL USE REQUEST: USE UNIT 42

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
11/3/2015

APPLICATION FOR CONDITIONAL USE
CITY OF SPRINGDALE, ARKANSAS

1. **APPLICANT:** Lidia Estupinian
Address: 1708 S. West End St
Springdale AR 72704
Phone: 479-387-5500 **Profit:** **Non-Profit**
2. **Property Location (street address or layman's description):**
1102 East Backus
Springdale AR 72704
3. **Record Title Holder of Property:** _____
 (A copy of the warranty deed should be attached as Exhibit "A")
4. **Use Unit requested** 42 **in** C-2 **Zoning District.**
5. **Description of the conditional use sought and the reasons why it should be approved:**
This building will be used for a church,
for people who need council (spiritually)
youth in need of God.
6. **What effects would the proposed conditional use have on the character of the neighborhood and residents?**
The church will not harm anyone, it will
benefit the residents if wanted to
go for a service and near gods word, we
will not play instruments late at night.
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)

Signature of Applicant

[Signature] DAVID MARSH

[Signature] Lidia Estupinian

Date: 9/29/15

Date: 9/29/15

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 Washington) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 28 day of September, 20 15.

[Signature]
Notary Public

My commission expires: 02-18-19



LEGAL NOTICE

Pursuant to the provisions of Ordinance Number 3307 of the Ordinances of the City of Springdale, Arkansas, the Planning Commission does herewith call a formal hearing on the petition of Lidia Estupinian - Ark of the Pact for a Use Unit 42 (Church/Synagogue) in a General Commercial Zone (C-2).

Layman's Description:
1102 East Backus

A public hearing will be held in the Council Chambers at 201 North Spring Street, Springdale, Arkansas at:

5:00 p.m. on Tuesday,
November 3, 2015

All persons desiring to contest said petition or the action of the Planning Commission thereon are warned to appear at said time and place to be heard and upon their failure to do so, such person will be forever barred from further contest, subject to the conditions of Article 6, Subsection 4, Subparagraph (H) of said ordinance.

Vivi Haney, Secretary
Springdale Planning Commission

73413432 Oct. 18, 2015

Patsy Christie

From: Duane Miller <dmiller@springdalear.gov>
Sent: Friday, October 16, 2015 2:25 PM
To: Patsy Christie
Subject: Conditional use Inspection for 1102 E. Backus.

Conditional use Inspection for 1102 E. Backus.

Requires two exits to swing into the direction of travel with required hardware.
Needs one 2-A fire extinguisher mounted 48" to top
Occupancy load 76 persons

The doors are the biggest issue and the FMO will not sign a BLA until the doors comply with AFPC.

Thank You,

Duane Miller
Springdale Fire Marshal
dmiller@springdalear.gov
479-750-8190

APPLICATION FOR CONDITIONAL USE
CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Michael Myers + Tham T. Myers
Address: 3404 Edwards Ave Springdale, AR 72762
Phone: 479-268-0848 Profit: Non-Profit
2. Property Location (street address or layman's description):
Paradise lane / parcel #815-29863-001 Property directly north
of 301 paradise lane
3. Record Title Holder of Property: Michael Myers + Tham T. Myers
(A copy of the warranty deed should be attached as Exhibit "A")
4. Use Unit requested Tandem Lot Split :- SF-2 Planning District.
5. Description of the conditional use sought and the reasons why it should be approved:
We are requesting a conditional use for a tandem lot split.
When the Myers originally bought the property they were
misinformed that ~~the~~ paradise lane was a public road. However
the city has informed them that part of paradise lane isn't
a public road. This requires that a conditional use for a tandem
lot split be applied for.
6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
The tandem lot split will fit in with the way the lots are
currently laid out on paradise lane and should have no negative
effects
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.

Memo

To: Planning Commission

From: Staff

Date: November 3, 2015

RE: LS15-20 Lot Split

Mike "Milo" Myers

Planning Comments

1. Submit AutoCad and PDF files at time of resubmission
2. Need authorization of representation if property owner will not be present.
3. Need zoning of property. Show correct zoning.
4. All comments from the utility companies and other city departments must be addressed prior to approval. If addressing utility comments requires installation and/or improvements to facilities, those installations and/or improvements must be completed prior to Staff approval of the lot split.
5. A waiver of the subdivision requirements will need to be applied for and granted by the Planning Commission and City Council.
6. Conditional use for a tandem lot split must be approved.
7. Access drive must be paved.
8. Provide Staff with copies of access easements allowing these lots to use Paradise Lane (Private). Lot split will not be approved without access easement documentation.

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

October 14, 2015

City of Springdale Planning

SUBJECT: Mike "Milo" Myers Subdivision Waiver

To Whom It May Concern:

Our Client, Mike Myers would like to request a waiver from the subdivision requirements on his project. If you have any question please call our office at 479-443-4506.

Regards,

Heath Myers
Blew & Associates, PA

Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: November 3, 2015
Re: C15-17

A request by Terry Pinkley, Pinkley Farms for a Conditional Use Permitted on Appeal as a Use Unit 30 (Recreational Vehicle Park) in an Agricultural District (A-1).

LOCATION

EXISTING CONDITIONS

The site contains poultry houses. The area to the north contains the Law Enforcement Training Academy Facilities. The area to the east contains a single family dwelling and agricultural uses. The area to the south and west are undeveloped in A-1 zoning.

SITE PLAN REVIEW REQUIRED: Yes No

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES

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

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.

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.

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

Utilities, with reference to locations, availability and compatibility.

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

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

Yard requirements and other open space requirements.

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

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.

General compatibility with adjacent properties and other property in the general district.

Conditional Use Request C#15-17
Use Unit 30 (Recreational Vehicle Park) in an A-1 District
Terry Pinkley, Pinkley Farms

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.

Unacceptable 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.

Downum Road shown on Master Street Plan as a local street, road widening may need to be considered to ensure traffic flow in the area with larger recreational vehicular use.

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.

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

Site Plan does not indicate size of dumpster or if any additional will be added with Phase 2

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

Health Department of proposed septic system not included. Proposed leach fields off site without indication of easement for the location.

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

Site Plan does not show screening

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

Site Plan does not show sign locations

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.

Acceptable 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.

_____ General compatibility with adjacent properties and other property in the General district.

The distance to major traffic routes along with the lack of tourist attractions in the area raises a question as to the viability of the location of the facility. The first phase of the project must be developed as a stand-alone facility. The following park development standard must be maintained and times of operation should be outlined.

Park Development Standards

1. **Minimum park area minimum 1 acre – 3.65 acres**
 24 RV Sites – concrete pad with 1 parking space and 1 tree per site
 3200 sq. ft. structure
 2400 sq. ft. pavilion
 Paved access drive
 13 parking spaces (1 handicapped) adjacent to structures

Proposed 2 phase development

- Phase 1 – 9 RV sites
 1600 sq. ft. structure – Office/Meeting
 1600 sq. ft. structure – Laundry/Restroom
- Phase 2 – 15 sites
 2400 sq. ft. pavilion

2. **Sites. Each site minimum area – 1,500 square feet; width – 30'**

LOT INFORMATION SQ.F.T & ACREAGE CHART					
LOT	SQ.FT.	LOT	SQ.FT.	LOT	SQ.FT.
1	2999.8	10	3162.9	19	2943.7
2	3162.9	11	2508.5	20	2945.1
3	3162.9	12	2469.7	21	2948.7
4	3162.9	13	2469.7	22	2944.2
5	3162.9	14	2469.7	23	2957.8
6	3162.9	15	2939.5	24	2011.7
7	3162.9	16	2937.2		
8	3162.9	17	2939.8		
9	3162.9	18	2942.8		

Width – 40'

PROPOSED BUILDING SIZE:

OFFICE BUILDING - 800 SQ. FT.
MEETING BUILDING - 800 SQ. FT.
LAUNDRY/ RESTROOM BUILDING - 1,600 SQ. FT.

3. Off-street parking. Off-street parking shall be constructed in accordance with Article 7 of this chapter.

PARKING SPACES REQUIRED:

13 (INCLUDING 1 A.D.A. ACCESSIBLE)
(OFFICE ● 1 PER 300 SQ. FT.)
(MEETING ● 1 PER 4 OCCUPANTS AT
THE MAXIMUM PERMITTED OCCUPANCY)

PARKING SPACES PROVIDED:

13 (INCLUDING 1 A.D.A. ACCESSIBLE)

4. Building setbacks. The building setbacks shall be in accordance with the setbacks required by the zoning district in which the RV park is located.

A-1 Agricultural District

Front setback - a depth of not less than 35'

Side setback - a width of not less than 20'

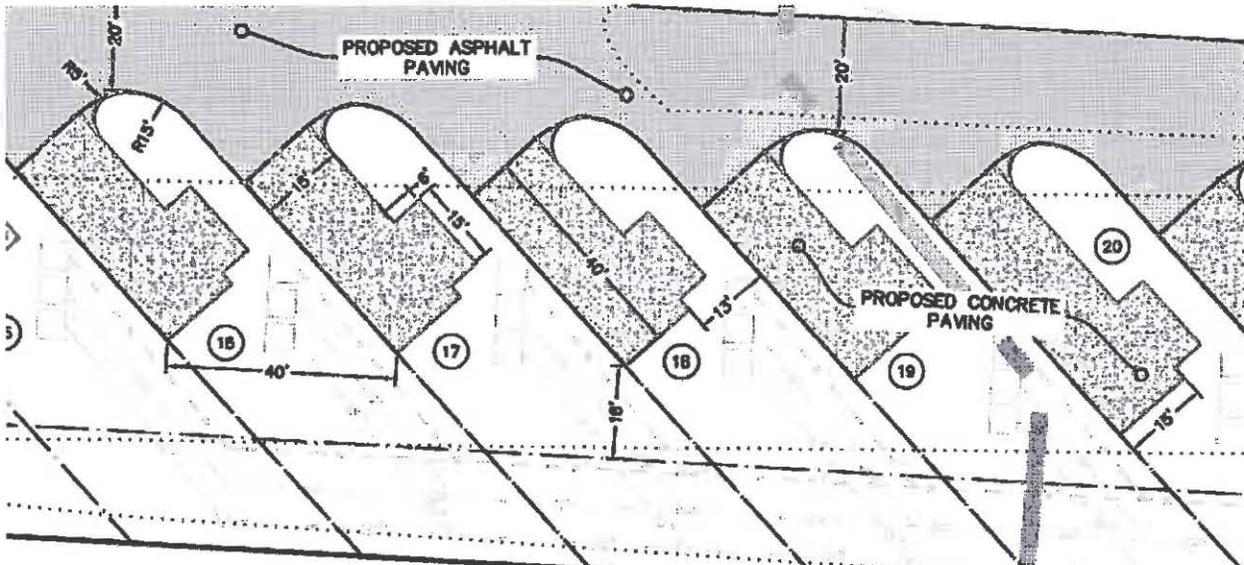
Rear setback - a depth of not less than 35'

SETBACKS:

FRONT - 30'
50' W/ PARKING BETWEEN R/W AND BUILDING
SIDE - 20'
REAR - 20'
30' ADJACENT TO RESIDENTIAL USES

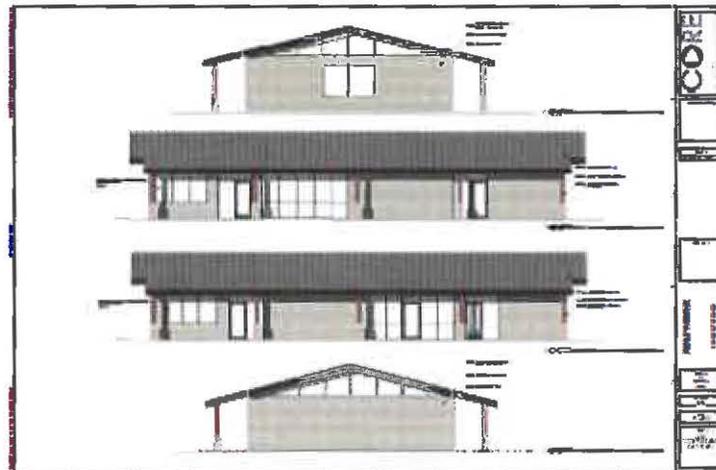
Variance needed for proposed front and rear setbacks

5. Site setbacks - side and rear - 10'; front setback - 25'; separation between RVs and other structures - 15'



6. Service buildings. Every RV park shall provide at least one service building equipped with one toilet, lavatory and shower for each sex for each one hundred (100) RV sites, or fractional part thereof.

Building Elevations



Floor Plans not provided to indicate restroom facilities meet ordinance requirements

7. **Water supply.** Each RV, dependent vehicle and tent site shall be provided with an individual water-service connection.

Tie to existing 12" water line on the west side of South Downum Road with an 8" waterline to be extended to the east beyond the phase line ended with fire hydrant – 2" water lines to be extended to each RV site

8. **Sewage disposal.** A sanitary station shall be provided for every one hundred (100) RV sites or fractional part thereof.

6" sanitary sewer line to be extended along northern boundary and southern boundary of property to eastern boundary; 6" line extended along eastern boundary with 6" line connected to proposed septic tanks at the south west corner of the property with leach fields off site

Additional septic system for office/meeting/laundry/restroom located west of proposed pavilion with lateral line to be extended across phase 2 property to proposed off site leach fields

Note: Health Department approval of septic system not included with submission

9. **Electrical service.** Each RV, dependant vehicle and tent site shall be provided with an electrical outlet supplying at least 115 volts.

Each site to be provided with underground power

10. **Refuse disposal.** The storage, collection and disposal of refuse in the park shall be so conducted as to create no health hazard, rodent harborage, insect breeding area, accident or fire hazard.

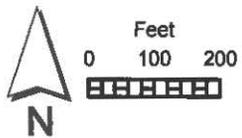
One dumpster shown adjacent to the laundry/restroom

Size of dumpster not indicated.



Public hearing sign posted: / / 2015
Public hearing sign posted by: CS
S Public Hearing Sign Location

P94



FILE NUMBER: C15-17
APPLICANT: TERRY PINKLEY, PINKLEY FARMS
CONDITIONAL USE REQUEST: USE UNIT 30: RV PARK

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
11/3/2015

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)

Funkey Farms Inc.

Signature of Applicant

[Signature]

Date: 10-14-15

Date: 10-14-15

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.

[Signature]

State of Arkansas)
County of Washington ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 14 day of October, 2015.

[Signature]
Notary Public

My commission expires: 06-01-2021



Debbie Pounders

From: Bob Thompson <bthomsun@gmail.com>
Sent: Saturday, October 24, 2015 8:43 PM
To: dpounders@springdalear.gov
Subject: Conditional Use Petition

I have concerns about the effect this conditional use shown below would have on the surrounding property values and the effect it would have on the characteristics of the low density residential area. My concern about this conditional use is that if granted, it will corrupt the area for property owners who already exist.

I may be reached by return email.

Regards,
Bob Thompson



--
Regards,

Bob Thompson

Debbie Pounders

From: Simco, Nick <Nick.Simco@tyson.com>
Sent: Tuesday, October 27, 2015 7:50 PM
To: charles@charlesgaines.net; rcovert@springdalear.gov; dpounders@springdalear.gov
Subject: Fwd: RV Park North of Plantation S/D (across Count Line Road)

To all concerned parties,

I am writing to you with great concern regarding the RV Park proposal (Elm Springs, North of Plantation S/D). This is a quite neighborhood with a lot of young kids (I have 5 myself). I feel very uncomfortable with the Proposal for this RV park being so close to home. Please consider the safety of our children when making the decision to approve this proposal!!!

-added traffic

-people moving through the area, that we don't know!!!

-water/septic-how do you manage that

-this is a neighborhood area, very close to Shaw Elementary.

-this is also a very beautiful place on the west side of Springdale, I would think you should consider that in this decision. We have finally started to attract both business and families back to Springdale. Don't start the down trend again.

Please give me a shout to discuss

Thank You and Have a Great Day!

Nick Simco
Tyson Foods
479-445-8543

This email and any files transmitted with it are confidential and intended solely for the use of the addressee. If you are not the intended addressee, then you have received this email in error and any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. Please notify us immediately of your unintended receipt by reply and then delete this email and your reply. Tyson Foods, Inc. and its subsidiaries and affiliates will not be held liable to any person resulting from the unintended or unauthorized use of any information contained in this email or as a result of any additions or deletions of information originally contained in this email.

Debbie Ponders

From: Lee McAhren <leemcahren@yahoo.com>
Sent: Wednesday, October 28, 2015 8:02 PM
To: dpounders@springdalear.gov
Subject: Opposition to a permit for the RV Park off of County Line Rd

To whom it may concern:

I am emailing to express my opposition regarding the permit for an RV park off of County Line Rd in Springdale. I reside in Pinkley Estates, and we have received no information regarding the potential RV park. We are concerned about heavy traffic, especially large RVs, on such narrow roads, transients being so close to an elementary school and the park that will eventually be built off of County Line Rd, among other concerns. My husband and I plan to attend the meeting Tuesday evening.

Thank you,

Lee McAhren

"Sent from my iPhone"

Memo

To: Planning Commission

From: Staff

Date: November 3, 2015

RE: RP15-06 Replat Archie's Place

1. All comments from the utility companies and other city departments must be addressed prior to approval.
2. Provide a copy of the access easement along the south side of the property.

099-10003-200
 JONATHON & TONYA LEZON
 2932 E. HUNTERS RIDGE RD.
 SPRINGDALE, AR 72764
 ZONING AG SF

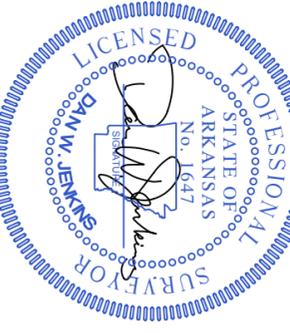
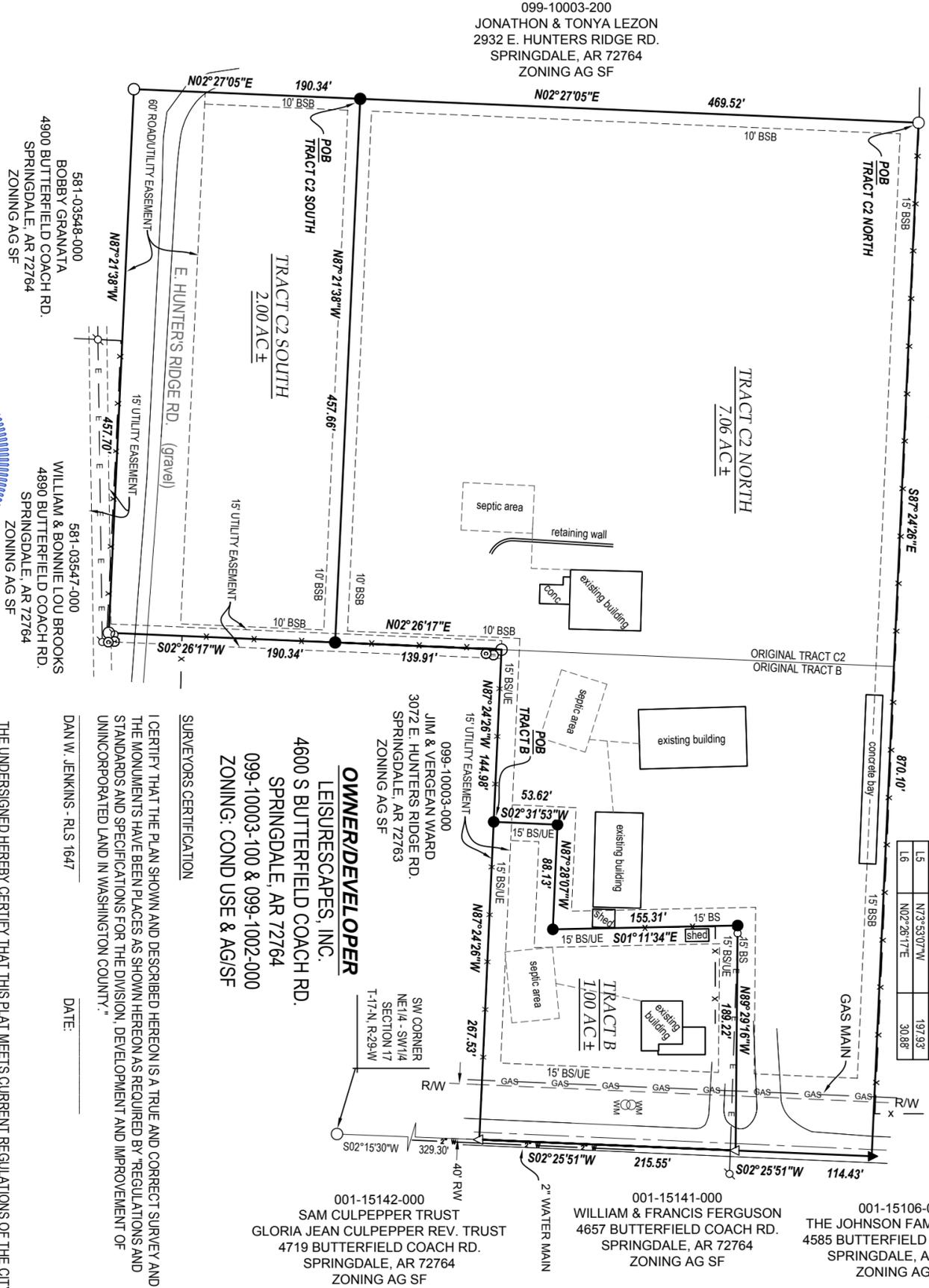
099-10003-100 & 099-1002-000
 BOBBY & ALICE RALSTON
 2676 RALSTON LANE
 SPRINGDALE, AR 72764
 ZONING AG SF

001-15106-004
 THE JOHNSON FAMILY TRUST
 4585 BUTTERFIELD COACH RD
 SPRINGDALE, AR 72764
 ZONING AG SF

001-15141-000
 WILLIAM & FRANCIS FERGUSON
 4657 BUTTERFIELD COACH RD.
 SPRINGDALE, AR 72764
 ZONING AG SF

001-15142-000
 SAM CULPEPPER TRUST
 GLORIA JEAN CULPEPPER REV. TRUST
 4719 BUTTERFIELD COACH RD.
 SPRINGDALE, AR 72764
 ZONING AG SF

LINE	BEARING	DIST./ANGLE
L1	S73°53'07"E	200.90'
L2	N89°40'52"E	177.56'
L3	S02°25'51"W	300.03'
L4	S89°40'52"W	180.45'
L5	N73°53'07"W	197.93'
L6	N02°26'17"E	30.88'



BASIS OF BEARINGS: NAD 83 - AR NORTH ZONE
ZONING: RESIDENTIAL/CONDITIONAL USE
NOTE: WATER SERVICE LINE IS FROM FAYETTEVILLE.
FLOOD CERTIFICATION: THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL 051430090F DATED MAY 16, 2008.

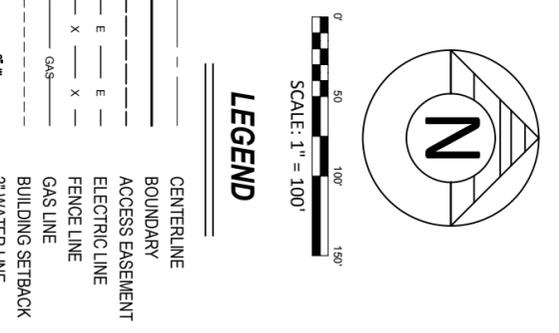
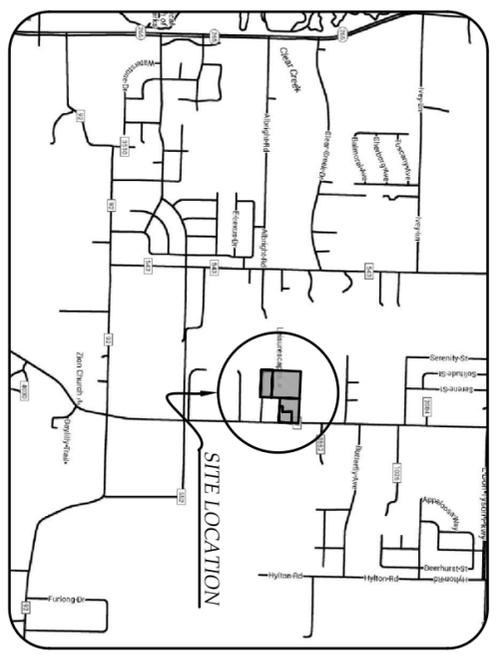
CERTIFICATE OF OWNERSHIP/DEDICATION
 THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.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

OWNER/DEVELOPER
 LEISURESCAPES, INC.
 4600 S BUTTERFIELD COACH RD.
 SPRINGDALE, AR 72764
 099-10003-100 & 099-1002-000
 ZONING: COND USE & AG/SF

SURVEYORS CERTIFICATION
 I CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AS REQUIRED BY REGULATIONS AND STANDARDS AND SPECIFICATIONS FOR THE DIVISION, DEVELOPMENT AND IMPROVEMENT OF UNINCORPORATED LAND IN WASHINGTON COUNTY. "
 DAN W. JENKINS - RLS 1647
 DATE: _____

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

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



PARENT TRACT DESCRIPTION - TRACT C2 PN 099-10003-100
 TRACT C2 OF THE REPLAT OF THE REPLAT OF TRACT C, ARCHIE'S PLACE, A SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS AS SHOWN ON PLAT BOOK RECORD BOOK 23A AT PAGE 18 ON FILE IN THE OFFICE OF THE CIRCUIT CLERK, AND EX-OFFICIO RECORDER WASHINGTON COUNTY, ARKANSAS.

PARENT TRACT DESCRIPTION - TRACT B PN-099-10002-000
 TRACT B, ARCHIE'S PLACE, A SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS AS SHOWN ON REPLAT PLAT BOOK RECORD BOOK 15 AT PAGE 88 ON FILE IN THE OFFICE OF THE CIRCUIT CLERK, AND EX-OFFICIO RECORDER WASHINGTON COUNTY, ARKANSAS.

SURVEY DESCRIPTION - TRACT B
 A PART OF TRACT B, ARCHIE'S PLACE, A SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS AS SHOWN ON REPLAT, PLAT BOOK RECORD BOOK 15 AT PAGE 88 ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER WASHINGTON COUNTY, ARKANSAS. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" REBAR 887°24'26" E 144.98 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT B. THENCE N02°31'53"E 53.62 FEET TO A 1/2" REBAR. THENCE S87°28'07"E 88.13 FEET TO A 1/2" REBAR. THENCE N01°11'34"W 155.31 FEET TO A 1/2" REBAR. THENCE S89°29'16"E 189.22 FEET TO A PK NAIL. THENCE S02°25'51"W 215.55 FEET TO A PK NAIL. THENCE N87°24'26"W 267.53 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES. MORE OR LESS, SUBJECT TO ALL EASEMENTS AND/OR RIGHT OF WAY OF RECORD IF ANY.

SURVEY DESCRIPTION - TRACT C2 NORTH
 A PART OF TRACT C2 AND TRACT B OF THE REPLAT OF TRACT C, ARCHIE'S PLACE, A SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS AS SHOWN ON PLAT BOOK RECORD BOOK 23A AT PAGE 18 ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT C2 AND RUNNING S87°24'26"E 870.10 FEET TO A RAILROAD SPIKE. THENCE S02°25'51"W 114.43 FEET TO A PK NAIL. THENCE N89°29'16"W 189.22 FEET TO A 1/2" REBAR. THENCE S01°11'34"E 155.31 FEET TO A 1/2" REBAR. THENCE N87°28'07"W 88.13 FEET TO A 1/2" REBAR. THENCE S02°31'53"W 53.62 FEET TO A 1/2" REBAR. THENCE N87°24'26"W 144.98 FEET TO AN IRON PIN. THENCE S02°28'26"W 139.91 FEET TO A 1/2" REBAR. THENCE N87°21'38"W 457.66 FEET TO A 1/2" REBAR. THENCE N02°27'05"E 469.52 FEET TO THE POINT OF BEGINNING. CONTAINING 7.06 ACRES. MORE OR LESS. SUBJECT TO ALL EASEMENTS AND/OR RIGHT OF WAY OF RECORD IF ANY.

SURVEY DESCRIPTION - TRACT C2 SOUTH
 A PART OF TRACT C2 OF THE REPLAT OF THE REPLAT OF TRACT C, ARCHIE'S PLACE, A SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS AS SHOWN ON PLAT BOOK RECORD BOOK 23A AT PAGE 18 ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT C2 THENCE S02°27'05"W 469.52 FEET TO A SET IRON FOR THE TRUE POINT OF BEGINNING AND RUNNING THENCE S87°21'38"W 457.66 FEET TO A SET IRON. THENCE S02°26'17"W 190.34 FEET. THENCE N87°21'38"W 457.70 FEET TO A FOUND IRON. THENCE N02°27'05"E 190.34 FEET TO THE POINT OF BEGINNING CONTAINING 2.00 ACRES MORE OR LESS. SUBJECT TO ALL EASEMENTS AND/OR RIGHT OF WAY OF RECORD IF ANY.

REPLAT
LOTS C2 & B
OF ARCHIE'S PLACE

JENKINS SURVEYING	DATE: 10/21/15
1552 CEDAR ST.	DRAWN BY: DWJ
FAYETTEVILLE, AR 72703	SCALE: 1" = 100'
P/F 479-521-5231	JOB NO.: 15-055

Staff Use Only

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

File # B15-60

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: Peter Farmer (Sand Creek Engineering)

Applicant's Mailing Address:

1610 NW 12th Street
Street Address or P.O. Box
Bentonville, AR 72712
City, State & Zip Code

(479) 464-9282
Telephone Number

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

Greg Brown

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

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

(479) 263-4924
Telephone Number

Address of Variance Request: 3198 S. Old Missouri Road

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: 20 Back: 20

(This is the minimum required by the Springdale Code of Ordinance)

Requested:

Front: 22 Side: 20 Back: 20

(if granted what the setback would be)

Variance:

Front: 8 Side: 0 Back: 0

(The difference between the "Required" and the "Requested" setbacks)

VARIANCES OTHER THAN SETBACK:

Not Applicable

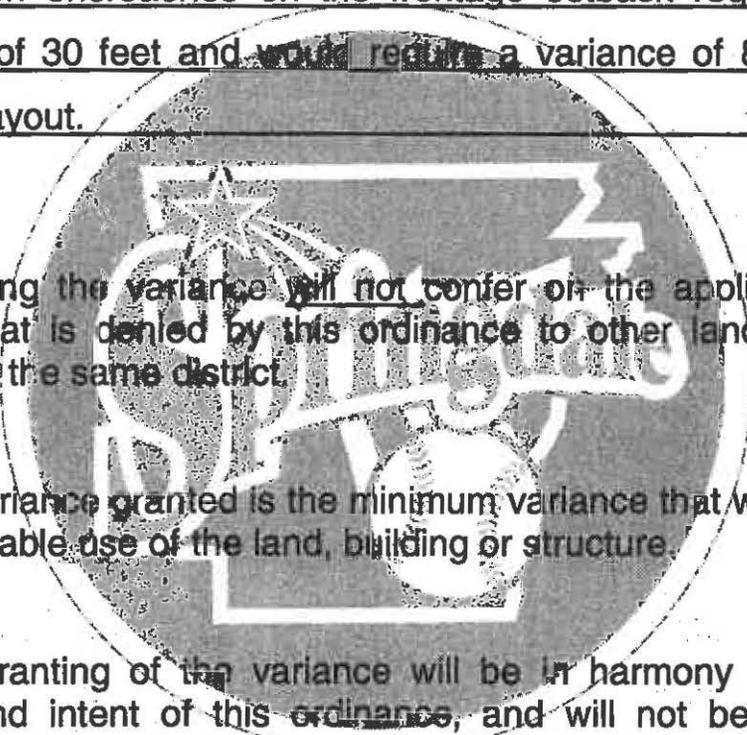
Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

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 development and configuration of the referenced property are constrained by the lots irregular size, shape, and location. The reference site is a corner lot, which creates a building with fronting on two separate streets. This will necessitate the use of the front setbacks for each building side, creating two "property fronts". Ultimately, the irregularity of this lot would not allow developing the parcel to meet the usage needs, while simultaneously maintaining the all of the cities development guidelines without a variance.
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 site is located on the SW corner of the intersection of Hwy 265 (Old Missouri Rd.) and Palisades Avenue. The frontage setback located on Palisades Avenue does not allow the owner to develop the property in a manner in which it is currently zoned for without losing some degree of functionality for this commercial development. The current site configuration was coordinated and agreed on by Planning staff, Springdale Water, and AHTD as the preferred configuration. The development of this site aligns with the staffs requirements for similar properties of the same zoning classification and intended usage.

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):** Do to the oddity of this property, additional coordination was made regarding the proposed site configuration with governing entities and/or municipalities involved in order to best meet all necessary requirements for this development, while not losing usability or functionality based on its intended use. However, this proposed configuration encroaches on the frontage setback requirement for C-2 properties of 30 feet and would require a variance of 8 feet in order to allow this layout.

- 
4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.
5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.
6. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

VERIFICATION

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



Applicant Signature*



Property Owner Signature*
(If different from Applicant)

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

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

State of Arkansas)
County of Washington) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 7TH day of OCTOBER, 2015.



Notary Public

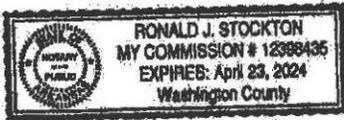


EXHIBIT A - ENCROACHMENT

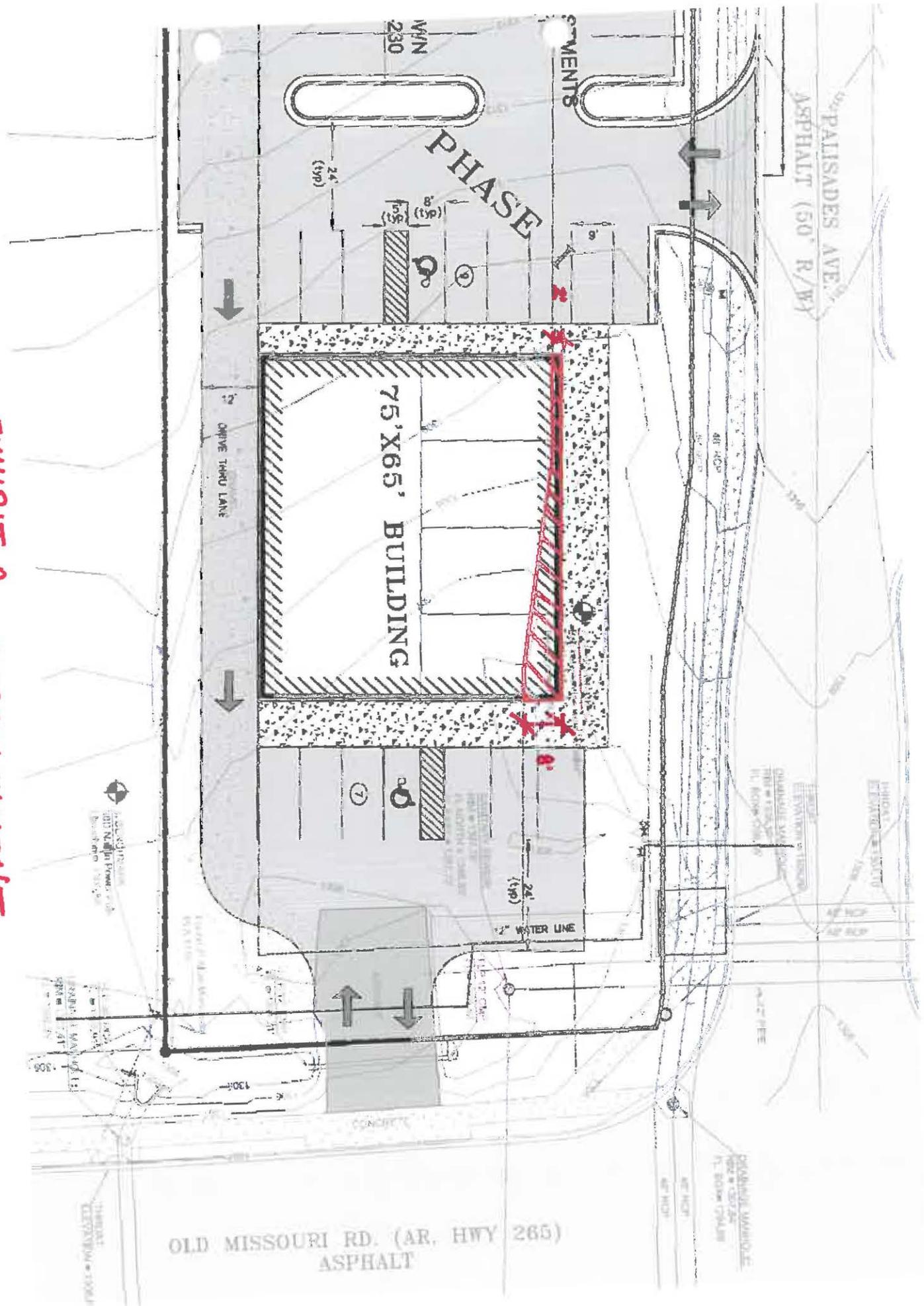
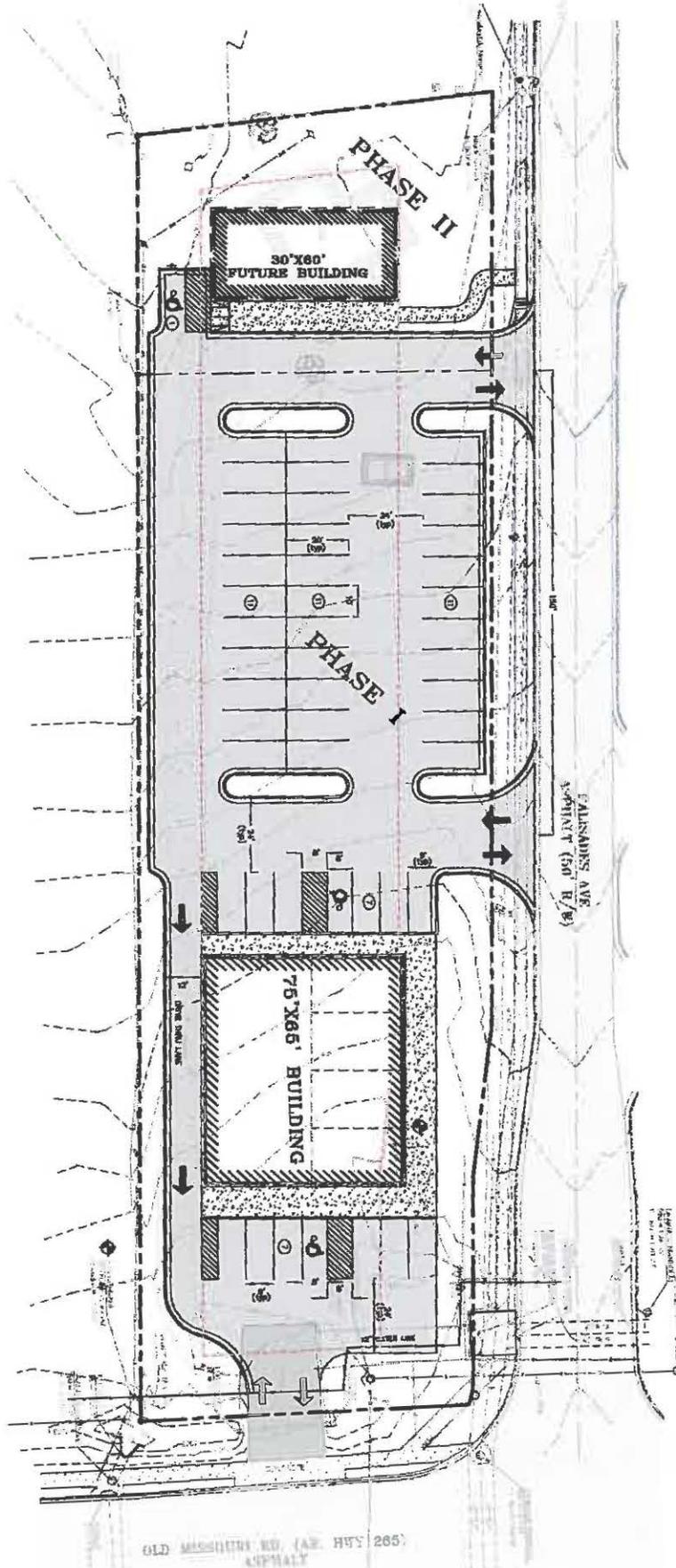
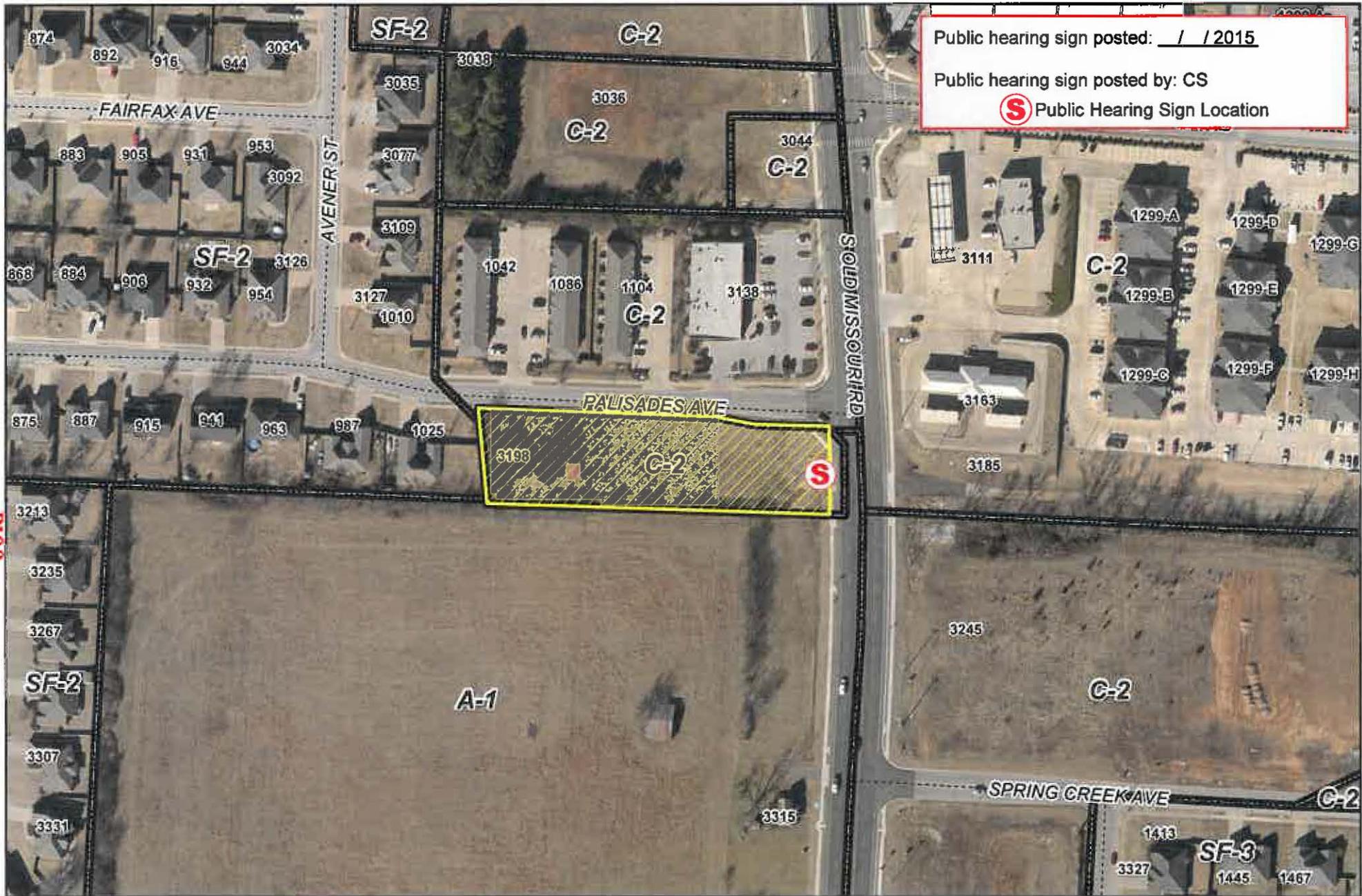


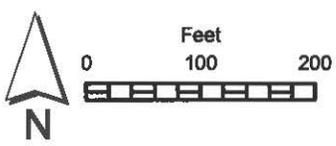
EXHIBIT B - PROPOSED OVERALL SIGHT





Public hearing sign posted: / / 2015
Public hearing sign posted by: CS
S Public Hearing Sign Location

P109



FILE NUMBER: B15-60
APPLICANT: PETER FARMER (GREG BROWN)
VARIANCE REQUEST: REDUCTION OF FRONT SETBACK

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
11/3/2015

Staff Use Only

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

File # B15-61

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: Airtight Self Storage

Applicant's Mailing Address:

2571 E. Robinson Ave
Street Address or P.O. Box
Springdale, AR 72764
City, State & Zip Code

479-750-0101
Telephone Number

Property Owner's Name
(If different from Applicant): Patrick Byrd c/o Brunswick Development Group 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: 2571 E. Robinson Ave

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. 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.**

1) Keep existing 6ft privacy fence instead of replacing with 8ft privacy fence as per sect. 3.10

2) Keep and maintain gravel outdoor storage spaces instead of replacing with asphalt (Ch. 30 Article 7 Sect 8.3)

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):**

Seek variances due to conditions present since certificate of occupancy was granted by Springdale to previous owner/builder of Airtight Self Storage.

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):**

Seek variances due to conditions present since certificate of occupancy was granted Springdale to previous owner/builder of Airtight Self Storage.

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):**

Seek variances due to conditions present since certificate of occupancy was granted by Springdale to previous owner/builder of Airtight Self Storage.

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*

[Handwritten Signature]

Property Owner Signature*
(If different from Applicant)
[Handwritten Signature]

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 Benton)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 13th day of October, 2015.



[Handwritten Signature]

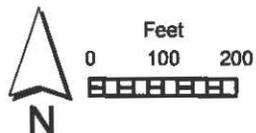
Notary Public

Airtight Storage

2571 E. Robinson



Tue Oct 13 2015 11:15:21 AM.



FILE NUMBER: B15-61
APPLICANT: AIRTIGHT SELF STORAGE
VARIANCE REQUEST: PAVING & FENCE HEIGHT

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
11/3/2015

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: 22'5 (Along Side: 8' Back: 20'
(if granted what the setback would be.) Magnolia Drive)

Variance: Front: 7.5' Side: 0' Back: 0'
(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.***

Applicant requests a 7.5' variance of the 30' front building setback along Magnolia Drive. This is technically a front setback because it is along a public right-of-way. However, all houses along this portion of Magnolia face north and there is a subdivision wall preventing direct access to Magnolia from the properties. No variance for the side setbacks or the front setback along Willow Bend Circle are requested.

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 setback along the south side of the property is technically a front setback because it is along a public street right-of-way. However, all houses along this portion of Magnolia Drive face north and a wall prevents access from the lots to Magnolia Drive, which runs along the rear of the lots. The requested variance will still maintain a setback along the southern property line in excess of what is required for a "rear" setback by zoning code for this 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):**

The right to develop the 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):**

Building setbacks are specified in the zoning district regulations, and the location of the southern building setback was established prior to the purchase of the property by Applicant.

Authorization of Representation

TO THE SPRINGDALE PLANNING COMMISSION:

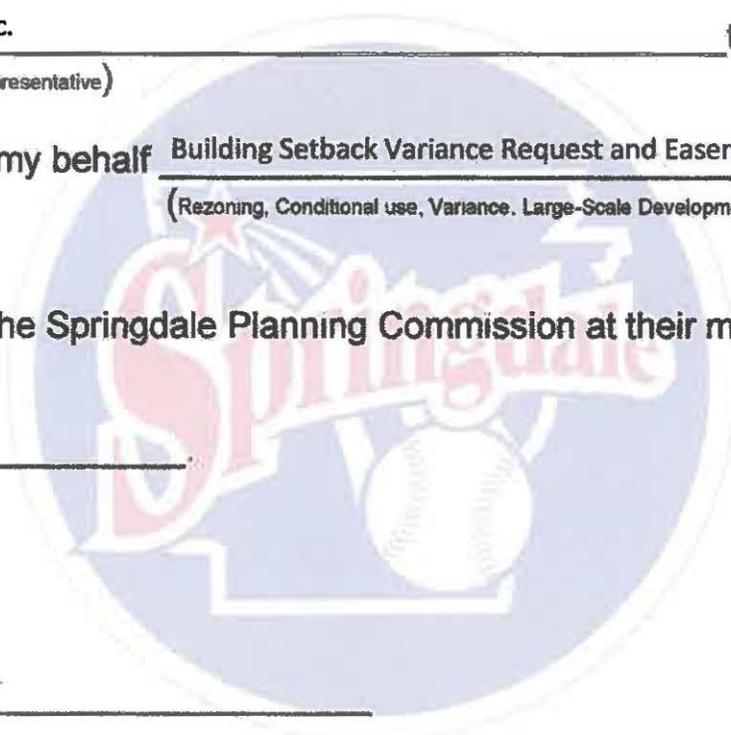
I Shane and Monica Rhoades hereby authorize
(Property owner/applicant)

Engineering Services, Inc. to represent me and to
(Authorized representative)

make decisions on my behalf Building Setback Variance Request and Easement Vacation which is
(Rezoning, Conditional use, Variance, Large-Scale Development, Subdivision)

to be presented to the Springdale Planning Commission at their meeting to be held on
November 3, 2015.
(Meeting date)

Dated: 10/8/15



Shane Rhoades

Property Owner/Applicant

Monica Rhoades

Property Owner/Applicant

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.

James Rhoads

Applicant Signature*

John Rhoads

Applicant Signature*

Property Owner Signature*

(If different from Applicant)

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 8 day of October, 2015.

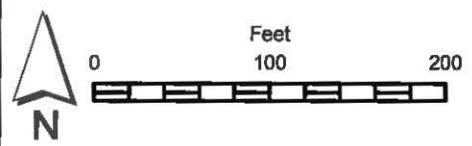
VICKIE WRIGHT
 Notary Public-Arkansas
 Washington County
 My Commission Expires 06-01-2021
 Commission # 12383013

Vickie Wright
 Notary Public

Public hearing sign posted: / / 2015
Public hearing sign posted by: CS
 Public Hearing Sign Location



P121



FILE NUMBER: B15-62
APPLICANT: SHANE & MONICA RHOADES
VARIANCE REQUEST: REDUCTION OF FRONT SETBACK

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
11/3/2015

Staff Use Only

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

File # R15-63

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: Amie Ricks

Applicant's Mailing Address:

4136 Essex Cove

479-283-8702

Street Address or P.O. Box

Telephone Number

Springdale, AR 72762

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: 4136 Essex Cove Springdale AR

Zoning District: SS-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: _____ Side: **(west) 8** Back: **30**
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front: _____ Side: **(west) 5** Back: **20**
(if granted what the setback would be.)

Variance: Front: _____ Side: **(west) 3** 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.

*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 corner lot leaves us with two front setbacks.
We are requesting a variance for the back.

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 have a 30' setback in
the rear.

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):**

We live on a corner lot with a street
on 3 sides.

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.

Amie Ricks

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 14 day of October 14, 2015.

DEBBIE A. POUNDERS
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires December 10, 2024
Commission No. 12402006

Debbie A. Ponders

Notary Public

21-00676-000

21-00655-000

21-00654-000

KINGSBURY CV

21-00646-000

ESSEX CV

21-00677-000

21-99999-999

21-00679-000

21-00645-000

21-00678-000

KINGSBURY CV

P126

21-00754-000

21-0

W STULTZ RD

W STULTZ RD

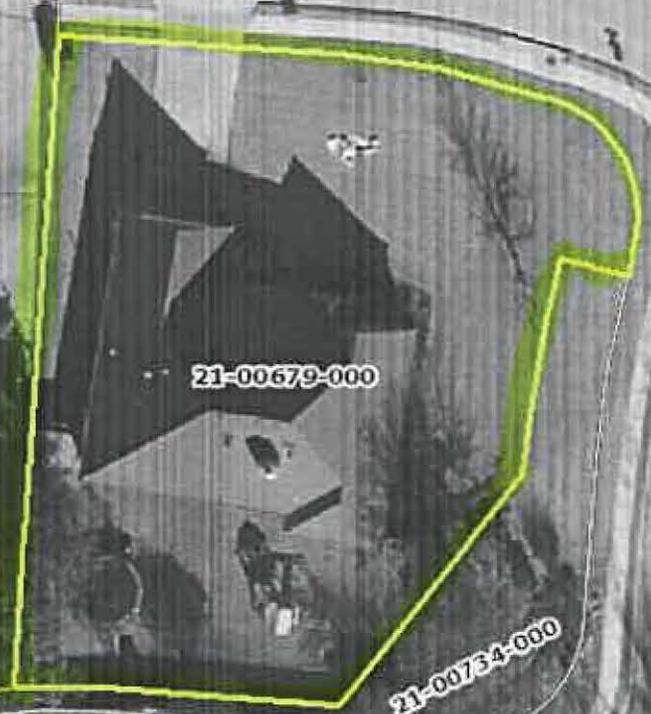
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21-01152-000

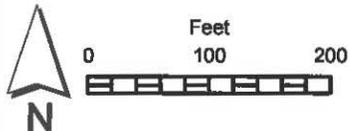
21-01



Public hearing sign posted: / / 2015

Public hearing sign posted by: CS

 Public Hearing Sign Location



FILE NUMBER: B15-63
APPLICANT: AMIE RICKS
VARIANCE REQUEST: REDUCTION OF FRONT SETBACK

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
11/3/2015

Staff Use Only

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

File # _____

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: Lorana Gonzalez

Applicant's Mailing Address:

2366 Baring Pl
Street Address or P.O. Box

479-799-22-61
Telephone Number

City, State & Zip Code

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

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: 2366 Baring Pl Springdale AR 72764

Zoning District: MF-4

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

Requested: Front: 204' Side: _____ Back: _____
(if granted what the setback would be.)

Variance: Front: 6' 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.

Reduction of front setback

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):**

Our house faces two streets, Bering Pl and Electric Ave
and has two front setbacks of 30 feet. We are building a back
porch that leaves 24 feet from the porch to the
fence-property line

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

We have a fenced in backyard so the porch will
not cause a problem for any of our neighbors

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):**

We were not informed of having a setback of
30 feet in our backyard when we started
building the porch.

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.

Lorena Ester Gonzalez
Applicant Signature*

Property Owner Signature*
(If different from Applicant)

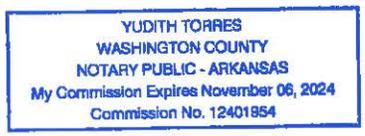
Applicant Signature*

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 13th day of October, 2015.



Yudith Torres
Notary Public

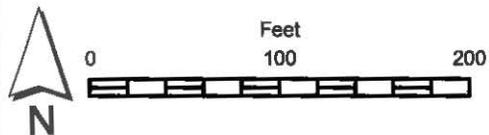
Public hearing sign posted: / / 2015

Public hearing sign posted by: CS

 Public Hearing Sign Location



P132



FILE NUMBER: B15-64
APPLICANT: LORENA GONSALEZ
VARIANCE REQUEST: REDUCTION OF REAR SETBACK

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
11/3/2015





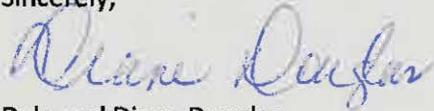
October 28, 2015

City of Springdale

To whom it may concern:

I recently purchased an acre lot to build a home on. We are in middle of a field out on 56th st. We are asking for a sidewalk wavier. Enclosed are pictures that were taken from the front of our home that we have under construction. As you can see, we have fields and hay bales all around us and there are no sidewalks in our area. The address is 2142 N. 56th St. Please consider this wavier for sidewalks.

Sincerely,

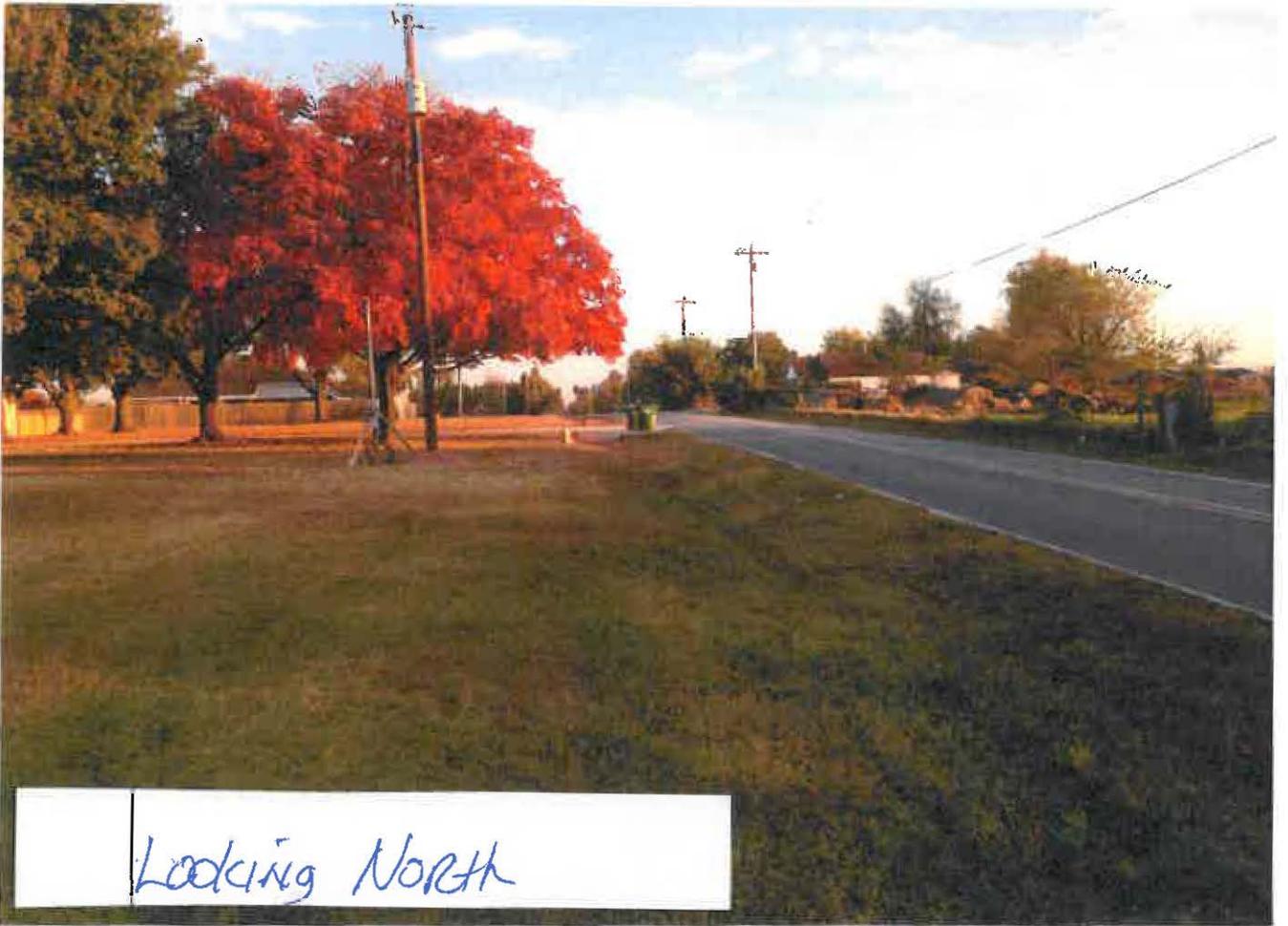


Dale and Diane Douglas

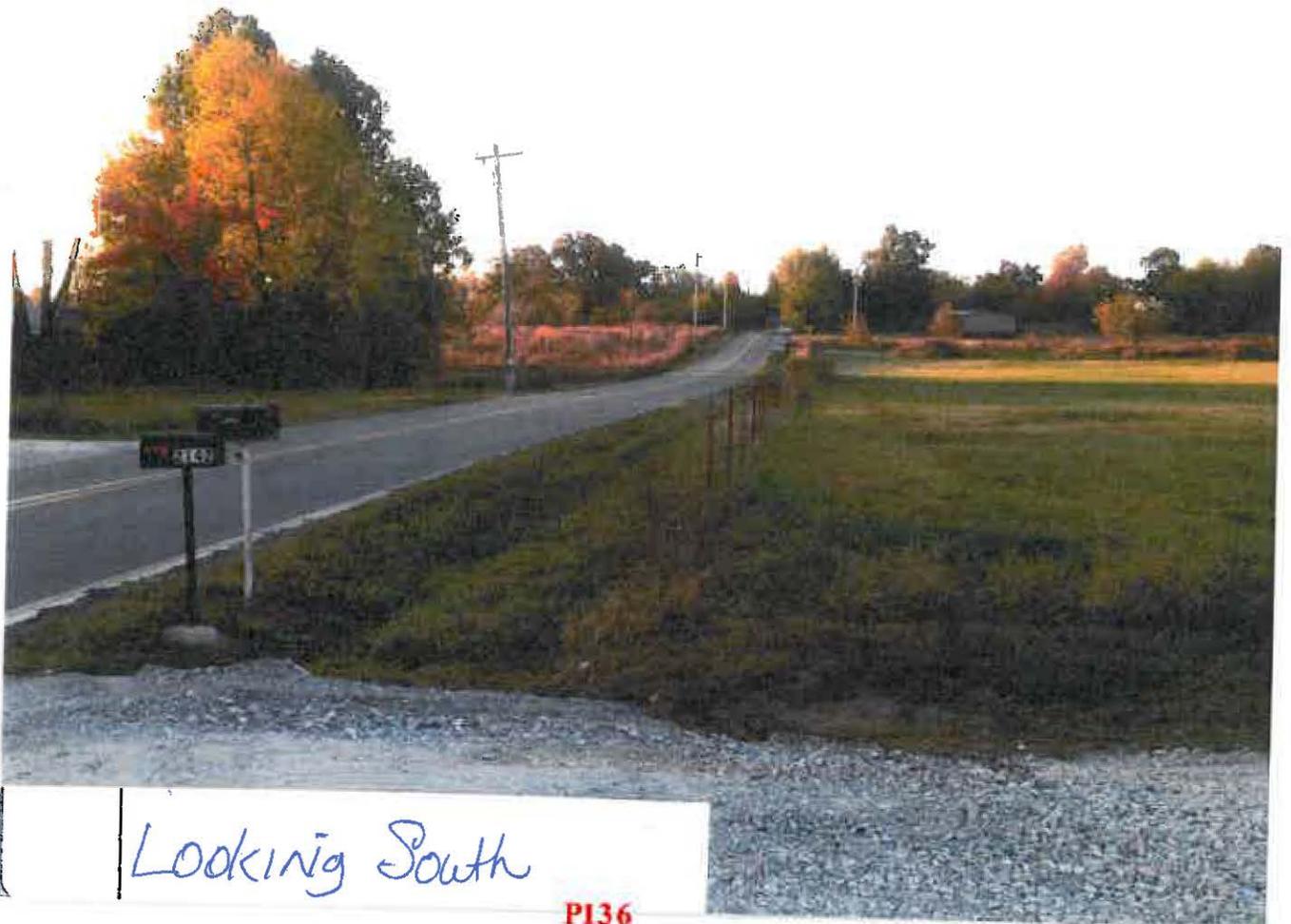
Owners

W15-11

PI35



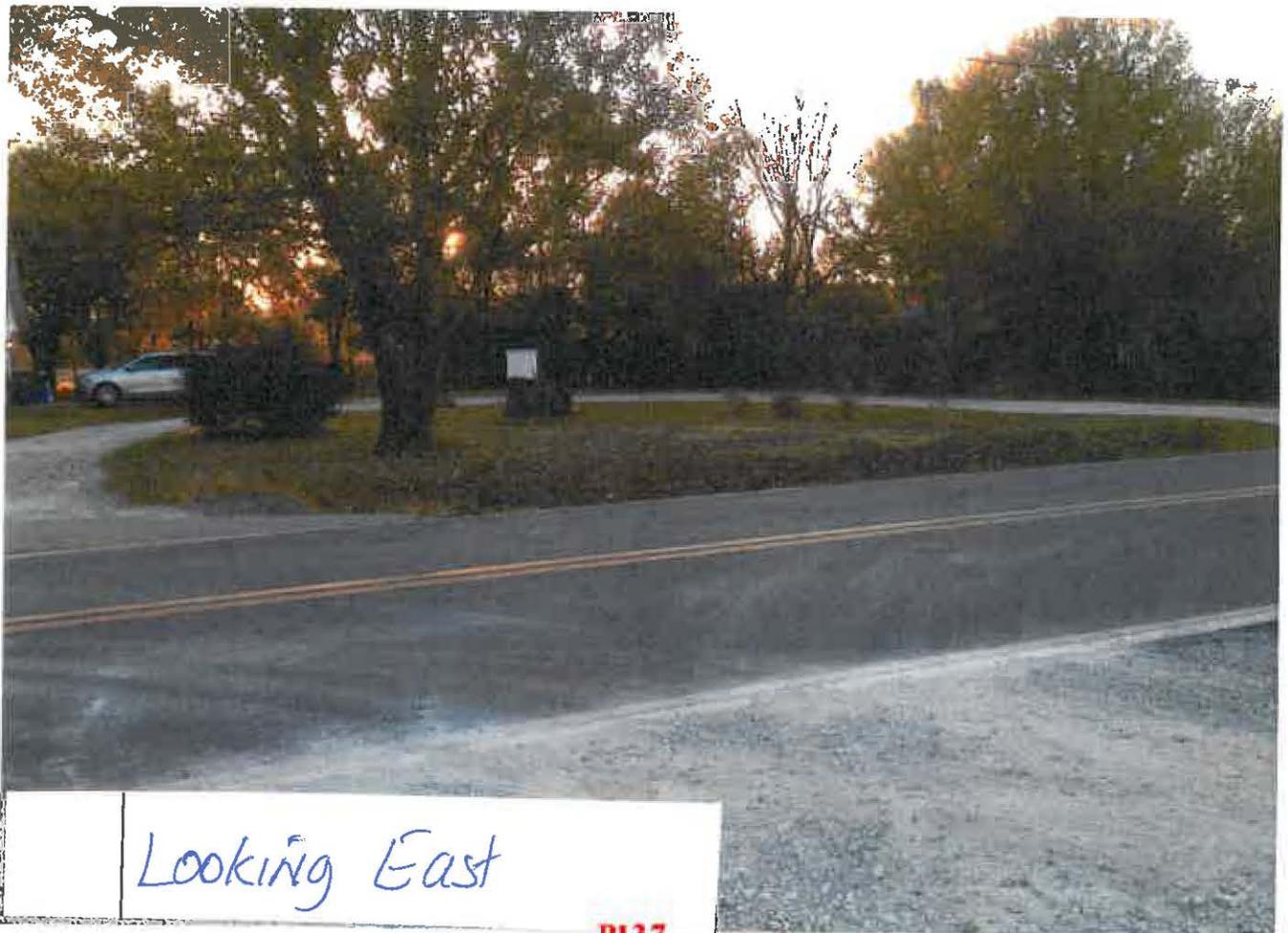
Looking North



Looking South



Looking North East



Looking East