SPRINGDALE PLANNING COMMISSION
COUNCIL CHAMBERS
201 SPRING STREET
5:00 P.M.
JANUARY 5, 2021
Tentative Agenda

I. Pre-Meeting Activities
   Pledge of Allegiance
   Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (December 1, 2020)

V. Other
   A. Amendment to the Springdale Code of Ordinance, Chapter 56
      Landscape and Buffers by amending Sec. 56.31.(3) Perimeter
      landscaping other than street frontage and Sec. 56-37.
      Presented by Patsy Christie

VI. Tabled Items
   A. B20-67 Smith and Walker Enterprises, LLC
      1386 East Emma Avenue
      (A) Variance for deviation to increase hours of operation to 24/7
      (B) Variance for deviation from utility requirement

   C20-23 Conditional Use for Unit 44 (Mobile Vending) in a C-2
      Presented by Victor Smith

VII. Public Hearing – Rezoning
   A. R20-49 Dilpreet Singh
      Approx. 600' south of the intersection of Elm Springs Road &
      40th Street, located behind 700 North 40th Street
      From A-1 to a C-2
      Presented by Morrison Shipley

   B. R20-50 Almaraz SPC, LLC
      1300 North Thompson
      From C-2 to C-5
      Presented by Antonio Almaraz
C. R20-51 Dream Structures, LLC
North side of County Line Rd and between Lowell Road and Oak Street
From A-1, SF-1 to MF-12
Presented by Steve Fisher/Watkins, Boyer, Gray, & Curry PLLC

D. R20-52 Metaphase 1, LLC
Southwest corner of Don Tyson Blvd. and Parkway Circle
From A-1 & C-2 to C-5
Presented by Crafton Tull

E. R20-53 PSAC, LLC (Pure Springdale)
NW intersection of Gene George Blvd. and Dearing Road
From PUD to Revised PUD
Presented by Crafton Tull

F. R21-01 Parkway Boulevard, LLC
Between 4022 South 56th Street and 4200 South 56th Street
From A-1 to MF-24
Presented by Engineering Services, Inc.

G. R21-02 Nancy Hagen
901 Young Street
From SF-2 to MF-4
Presented by Steve Butcher

VIII. Public Hearing – Conditional Use

A. C20-23 Smith and Walker Enterprises, LLC
1386 East Emma Avenue
Conditional Use for Unit 44 (Mobile Vending) in a C-2
Presented by Victor Smith

B. C21-01 Adan Soto Rivera
1210-1218 South Thompson Street
Conditional Use for Unit 52 (food truck court) in a C-5
Presented by Adan Soto Rivera

IX. Preliminary Plats, Replats, & Final Plats

A. RP21-01 Casey's
2100 East Robinson Avenue
Presented by Morrison Shipley

B. RP21-02 NWA Holdings, LLC (Har-ber Meadows)
Hwy. 412 & South 64th Street
Presented by Engineering Services, Inc.
X. Large Scale Developments

A. L21-01  The Steelyard
North of East Mountain Road & directly across from Gray Drive

B21-04  Variance for deviation of paved parking requirements
Presented by Engineering Services, Inc.

B. L21-02  Gus Roofing Company
4211 Dixie Industrial Avenue

B21-09  Variance for deviation of Commercial Design Standards
(A) Facades and Exterior Walls
(B) Roofs
Presented by Expedient Civil Engineering

C. L21-03  Stronghold NWA
3095 Wagon Wheel Road

B21-02  Variance for deviation of Commercial Design Standards
(A) Entrances
(B) Parking lot Orientation
(C) Pedestrian Flow
(D) Central Features & Community Spaces
(E) Multiple Buildings in Commercial Centers
(F) Outdoor Storage, Trash Collection, and Loading Areas
(G) Detail Features
(H) Entryways
(I) Landscaping
(J) Screening
Presented by Gavin Smith, Civil Engineering

D. L21-04  Casey's
2100 East Robinson Avenue

B21-01  Variance for deviation of Commercial Design Standards
(A) Entrances
(B) Parking lot Orientation
(C) Pedestrian Flow
(D) Landscaping
Presented by Morrison Shipley

E. L21-06  Har-ber Meadows Townhomes
Southside of Lynch's Prairie Cove
Presented by Engineering Services, Inc.
XI. Board of Adjustment

A. B21-01 Casey's
2100 East Robinson Avenue
Variance for deviation of Commercial Design Standards
(A) Entrances
(B) Parking lot Orientation
(C) Pedestrian Flow
(D) Landscaping
Presented by Morrison Shipley

B. B21-02 Stronghold NWA
3095 Wagon Wheel Road
Variance for deviation of Commercial Design Standards
(A) Entrances
(B) Parking lot Orientation
(C) Pedestrian Flow
(D) Central Features & Community Spaces
(E) Multiple Buildings in Commercial Centers
(F) Outdoor Storage, Trash Collection, and Loading Areas
(G) Detail Features
(H) Entryways
(I) Landscaping
(J) Screening
Presented by Gavin Smith, Civil Engineering

C. B21-03 Peaks at Springdale
1300 Cooper Drive
Variance for deviation of standard parking space size
Presented by Crafton Tull

D. B21-04 The Steelyard
North of East Mountain Road & directly across from Gray Drive
Variance for deviation of paved parking requirements
Presented by Engineering Services, Inc.

E. B21-08 ESS Properties, LLC
5180 North Oak Street
Variance for deviation of drainage criteria for detention pond
Presented by Crafton Tull
F. B21-09  Karina Garcia Chavez (Gus Roofing)
4211 Dixie Industrial Avenue
Variance for deviation of Commercial Design Standards
   (A) Facades and Exterior Walls
   (B) Roofs
Presented by Expedient Civil Engineering

XII.  Waivers

A. W21-01  Trey Thompson
4078 Carriage Crossing Lane
Waiver of Sidewalk Requirement
Presented by Trey Thompson

XIII.  Planning Director’s Report

XIV.  Adjourn
The Springdale Planning Commission met in regular session on Tuesday, December 1, 2020 at 5:00 p.m. in Council Chambers. It should be noted at this time that the meeting was also via Zoom.

Prior to the meeting being called to order, Chairman Parsley led the Pledge of Allegiance and Commissioner Roy Covert gave the invocation.

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

Roll call was answered by:

Howard Austin
Gary Compton
Roy Covert – Vice-Chairman via Zoom
James David
Shannon Mueller
Payton Parker – via Zoom
Kevin Parsley – Chairman
Ben Peters – Secretary – via Zoom
Dale Tyler – via Zoom

Also in attendance were Patsy Christie, Director of Planning and Community Development, Austin Thomas, Assistant Director of Planning and Community Development, Rick Barry, Senior Planner, Ryan Renauro, Assistant City Attorney.

Mr. Compton moved to accept the November 3, 2020 minutes. Mr. Austin seconded the motion. By a voice vote of all ayes and no nays, the November 3, 2020 minutes were approved by a unanimous vote.

Tabled Items

A. FP20-05 Final Plat West Elm Estates
SE corner of Har-Ber & Highway 112
W20-19 Waiver of sidewalk requirement along W. side of Highway 112
Presented by Bates & Associates

Mr. Jake Chavis was present via Zoom on behalf of his client to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie asked if he had verified that the street improvements have been done and water and sewer are installed.

Mr. Chavis said that they were.

Ms. Christie read the Staff comments.
Planning Comments

1. All comments from the utility companies and other city departments must be addressed prior to approval. (Standard Comment)
2. All items on the final plat checklist must be satisfied prior to obtaining the Planning Director's signature on the final plat. (Standard Comment)

Engineering Comments

Engineering Comments:
- Final Plat Checklist items

Ms. Christie said that in regard to the waiver for a sidewalk along Highway 112, it is one of the State’s projects and is under design. She said that it is Staff recommendation that the waiver be granted for the whole subdivision.

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

Mr. Jacob Tanksley who is the owner and developer asked for Ms. Christie what Staff’s position on the waiver.

Ms. Christie stated that Staff recommends approval for those lots that back up to Highway 112.

Mr. Tanksley said he just wanted to make sure he heard the recommendation correctly.

Ms. Mueller moved to forward the waiver to City Council with a recommendation for approval. Mr. David seconded the motion.

VOTE:
YES: Austin, Compton, Covert, David, Mueller, Parker, Parsley, Peters, Tyler
NO: None

The waiver of the sidewalk requirement was approved by a unanimous vote.

Ms. Mueller moved to approve the Final Plat subject to Staff comments. Mr. David seconded the motion.

VOTE:
YES: Compton, Covert, David, Mueller, Parker, Parsley, Peters, Tyler, Austin
NO: None

The final plat was approved subject to Staff comments by a unanimous vote.

Ms. Christie stated for the record that if Mr. Chavis wanted this to go to Council on Tuesday, December 8, 2020 he will need to have the Ordinance into the Planning Office by noon on Thursday, December 3, 2020. She also stated, for the record that Staff
would prepare the Resolution for the waiver to go to Council on Tuesday, December 8, 2020.

B. R20-46 Hylton Road Real Estate, LLC AND Hylton Road Properties
Along east side of Hylton Road, just south of Charlie & Willie George Park
From SF-2 & A-1 & SF-2 to PUD
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. Also, in attendance was Brian Moore with Engineering Services, Inc.

Mr. Appel said that it will be a mixed use PUD including single family, duplexes and townhomes. He further stated that it is approximately 106 acres.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

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

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

Protect the positive aspects of neighborhood character throughout the City.

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

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

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

She said also included with the rezoning is a site plan, a development plan and covenants.

The following is the Development Plan for the PUD.

Development Plan for
HYLTON ROAD P.U.D.
Planned Unit Development
October 22, 2020
NOTE: The approved final development plan shall be binding on all subsequent owners of the land until revised or repealed as authorized in Chapter 130 of the Springdale Code of Ordinances.

General Eligibility and Staging Requirements

1. Location: The intent is to apply the PUD district to the approximately 106.7 acres included in the project, all of which are within the municipal limits of Springdale. The Comprehensive Land Use Plan designates this area for Low Density Residential. However, there has been significant development of this portion of the City since the Land Use Plan was created.

2. Ownership: The majority of the property is owned by Hylton Road Real Estate, LLC, which is also the developer for the PUD. Approximately ten acres is currently owned by Hylton Road Properties, LLC but is under contract to be sold to Hylton Road Real Estate, LLC. The entire property will be owned by Hylton Road Real Estate, LLC prior to the start of construction. Warranty deeds establishing current ownership are included in the application materials.

3. Project size: The property includes approximately 106.7 acres, well in excess of the minimum ten acres required by city code.

4. Staging: The 106.7 acres shown in the attached plans represents the entirety of the project. The developer does not anticipate bringing any additional/other properties into the PUD.

Project includes six phases. Initial construction is anticipated to include Phase I only but may include a combination of Phase I and one or more additional phases.

Phase I is the largest phase and includes two street connections to Hylton Road. Phase I includes single family, duplex, and multi-family units.

Developer intends to begin construction as quickly as is practical once construction plans are approved by all appropriate regulatory entities. Anticipated timeframe is completion of Phase I construction within eighteen months of City Council PUD approval, with completion of an additional phase each following year until all phases are complete.

APPLICATION REVIEW PROCEDURES

1. Three Phases:
   a. A pre-application conference with planning and community development staff. – A pre-application conference has been held with the planning department staff.
   b. The preliminary development plan is submitted for review and approval by the planning department staff along with the preliminary plat, rezoning
application, and other supporting materials. Following staff review and revisions, revised application materials will be reviewed and potentially approved by Planning Commission and City Council.

c. Final development plan approved as a whole or in phases by the planning commission and city council following its review for conformity with the preliminary development plan.

The final development plan shall be approved prior to the issuance of any building permits within any portion of the planned unit development and shall be recorded prior to the issuance of a building permit.

5. Civil Engineer & Land Surveyor: Engineering Services, Inc., 1207 South Old Missouri Road, Springdale, AR 72764, (479) 751-8733, bmurray@engineservices.com.

6. Size: Approximately 106.7 acre tract – legal descriptions of the three parcels included in the PUD are as follows:

SURVEY DESCRIPTION (Parcel 815-36188-002) (+76.9 Acres):


BEGINNING AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND BOAT SPIKE; THENCE ALONG THE WEST LINE OF SAID SW 1/4 OF THE NW 1/4, N02°30'00"E A DISTANCE OF 619.38 FEET TO A FOUND COTTON Picker SPINDLE; THENCE LEAVING SAID WEST LINE, N84°31'09"E A DISTANCE OF 16.48 FEET TO A SET “MAG NAIL”, THENCE S87°20'46"E A DISTANCE OF 457.76 FEET TO A SET IRON PIN WITH CAP “PLS 1156”; THENCE N02°25'08"E A DISTANCE OF 405.92 FEET TO A FOUND IRON PIN (UNREADABLE); THENCE S87°34'41"E A DISTANCE OF 1357.44 FEET TO A FOUND 5/8 INCH REABR; THENCE S02°25'08"W A DISTANCE OF 1415.47 FEET TO A SET IRON PIN WITH CAP “PLS 1156”; THENCE S86°58'23"E A DISTANCE OF 1011.57 FEET TO A SET IRON PIN WITH CAP “PLS 1156; THENCE S02°56'04"W A DISTANCE OF 946.53 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 16, SAID POINT BEING A SET IRON PIN WITH CAP, PL 1156”; THENCE ALONG SAID SOUTH LINE N86°57'38"W A DISTANCE OF 217.33 FEET TO THE SE CORNER OF THE NE 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND 1/2 INCH REBAR; THENCE ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE SW 1/4, N87°00'20"W A DISTANCE OF 1307.96 FEET TO THE SW CORNER OF THE NE 1/4 OF THE SW 1/4, SAID POINT ABEEING A FOUND 2 INCH ALUMINUM MONUMENT (1.0' DEEP); THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4, N02°24'15"E A DISTANCE OF 1315.12 FEET TO THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND MONUMENT “REID 1005”; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID SW 1/4
OF THE NW 1/4, N86°51'39"W A DISTANCE OF 1309.95 FEET TO THE POINT OF BEGINNING, CONTAINING 76.86 ACRES (3,348,119 SQUARE FEET, AND SUBJECT TO THE RIGHT OF WAY OF HYLTON ROAD (60' R/W) ON THE WEST SIDE THEREOF AND ALL OTHER RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION (Parcel 001-15087-000) (±19.9 Acres):

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1429"; THENCE ALONG THE WEST LINE OF SAID SECTION 16, N02°34'53"E A DISTANCE OF 1315.63 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 16 A SET IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING ALONG SAID WEST LINE, N02°34'53"E A DISTANCE OF 656.04 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND 40D NAIL; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SOUTH HALF, S87°17'32"E A DISTANCE OF 1311.90 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF THE NW 1/4 OF THE SW 1/4, S02°24'15"W A DISTANCE OF 665.39 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND 2" ALUMINUM MONUMENT; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SW 1/4, N86°53'06"W A DISTANCE OF 1314.01 FEET TO THE POINT OF BEGINNING. CONTAINING 19.91 ACRES - 867,454 SQ.FT., MORE OR LESS.

SURVEY DESCRIPTION (Parcel 001-15083-000) (±9.9 Acres):

THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION SIXTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE TWENTY-NINE WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND BOAT SPIKE; THENCE ALONG THE NORTH LINE OF THE NW 1/4 OF THE SW 1/4, S86°51'39"E A DISTANCE OF 1,310.03 FEET TO THE NORTHEAST CORNER OF SAID NW 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND MONUMENT "REID 1005"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID NW 1/4 OF THE SW 1/4, S02°25'32"W A DISTANCE OF 328.63 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID EAST LINE, N86°59'12"W A DISTANCE OF 1,310.90 FEET TO THE WEST LINE OF SAID NW 1/4 OF THE SW 1/4 SAID POINT BEING A SET "MAG NAIL" IN HYLTON ROAD; THENCE ALONG SAID WEST LINE, N02°34'57"E A DISTANCE OF 331.50 FEET TO THE POINT OF BEGINNING, CONTAINING 9.93 ACRES - 432,516 SQUARE FEET, AND SUBJECT TO THE RIGHT OF WAY OF HYLTON ROAD (60' R/W) ON THE WEST SIDE THEREOF AND ALL OTHER RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.
7. Project Name: Hylton Road Planned Unit Development

8. Site Plan: Drawings are attached illustrating the subdivision layout, typical setbacks, connectivity, green space, landscaping, and renderings of sample homes, duplexes, and townhouses.

1. Development Strategy – Intent is to develop an approximately 106.7 acre site as a PUD with a mix of single-family homes, duplexes, and townhouses. The entire subdivision will be residential with no commercial uses proposed or allowed. Developer intends to build and sell homes on the single family lots, build and lease duplexes on the duplex lots, and build and lease the townhouses. However, developer reserves the right to sell lots, lease homes, and sell the townhouses as market conditions warrant. The project includes three general types of residential units:

a) Single Family Residential Lots: The subdivision includes 171 single family residential lots, all of which are conventional, front load lots. Lot sizes vary, and the smallest typical single family lot size is 60' wide by 130' deep with an area of 7,800 square feet (0.18 acres). Many of the blocks of these lots feature larger 64' wide or 67' feet wide lots.

b) Duplex Lots: The subdivision includes 103 duplex lots (206 residential units). These lots are also conventional, front load lots. Each duplex unit will include an attached garage and driveway. Lot sizes vary, but typical duplex lot size is 80' wide by 130' deep with an area of 10,400 square feet (0.24 acres)

c) Townhouse Lots: The project includes townhouse buildings on a 9.4 acre lot near the northeast corner of the subdivision. Developer proposes to build eighteen townhouse buildings. Sixteen of the buildings shown on the Preliminary Plat include six units each, and two of them include four units, for a total of 104 residential units. Some townhouses face public streets. These buildings all include attached garages. Some townhouses face private streets. Some of these buildings include attached garages, while others utilize on-street parking located near the front of the buildings. One block of six townhomes includes a large common open space area behind the townhouses.

2. Permitted Uses: The entire development will be strictly residential in nature. No commercial or industrial uses are proposed or allowed for this development. Specific Use Units allowed in Hylton Road PUD are:

   Use Unit 1 – Citywide Public Uses by Right
   Use Unit 4 – Cultural, Recreational, and Health Facilities
   Use Unit 8 – Single Family Dwellings
   Use Unit 10 – Townhouse
   Use Unit 11 – Duplexes
   Use Unit 34 – Model Home/Temporary Marketing Office

3. Site Development Requirements

A) Density, Bulk, Area and Yard Regulations
Density – 171 Single Family Lots = 171 Residential Units
103 Duplex Lots = 206 Residential Units
18 Townhouse Buildings = 104 Residential Units
Entire Project = 481 Residential Units

481 Units / 106.7 Acres = 4.5 Units / Acre

Green Space – 19.1 Acres / 106.7 Acres = 17.9% (15% Minimum by City Code)

Lot size - Single Family Residential: 60' Wide x 130' Deep Typical
Duplex Residential Lots: 80' Wide x 130' Deep Typical
Townhouse Lot: Single 9.4 Acre Lot

B) Building Setbacks

Single Family and Duplex Lots:
Front – 25 Feet
Interior Side – 5 Feet
Exterior Side (Along Street ROW-Corner Lots) – 15 Feet
Rear – 20 Feet

PLANNED UNIT DEVELOPMENT CONCEPT AND NARRATIVE

Hylton Road Real Estate, LLC, the Developer of the Hylton Road PUD project, proposes a Planned Unit Development (PUD) with 171 single family residential lots, 103 duplex lots, and eighteen townhouse buildings on 106.7 acres in southeast Springdale. The subject property includes Washington County Parcels 815-36188-002 (±76.9 Acres), 001-15087-000 (±19.9 Acres), and 001-15083-000 (±9.9 Acres) which are situated along the east side of Hylton Road adjacent to and south of the C.L. "Charlie" and Willie George Park.

This property is designated for low density residential use on the City’s Comprehensive Land Use Plan.

The intent of the development is to provide a mixture of single family homes, duplexes, and townhouses in close proximity to the adjacent park and nearby schools. The development preserves the natural resources along Clear Creek at the north end of project and provides several large common open space areas within the interior of the development as well. The project will provide two pedestrian connections to the C.L. "Charlie" and Willie George Park to the north, which is the primary amenity associated with the development. The park connections include a sidewalk to be constructed along the east side of Hylton Road, and a twelve foot wide pedestrian connection near the northeast corner of the PUD. The twelve foot wide trail runs south from the northeast corner of the subdivision through the townhouse lot and several POA lots to a point near the south edge of the development. The two connections to the adjacent park, combined with the internal sidewalks throughout the subdivision, will provide a high
level of connectivity within the development, with the adjacent park, with nearby schools, and with the surrounding region separate from vehicular roadways.

The project is being proposed as a Planned Unit Development to provide a mix of housing options in a location that will maximize the amenities, services, and resources available to residents. The adjacent C.L. "Charlie" and Willie George Park is one of the newest parks in the City, and provides trails, open areas, sports facilities, a playground, a splash pad, and other features PUD residents will be able to access easily via the proposed pedestrian connections from the PUD to the park. There are numerous schools located near the PUD, including elementary, middle, and junior high schools, plus the Don Tyson School of Innovation which draws students from across the entire district. Residents will also have access to a wide range on nearby commercial services along Highway 412, including grocery, bank, car wash, convenience, pharmacy, farm supply, and auto parts facilities. The PUD location provides residents of the subdivision with easy access to all of these resources they require on a daily or weekly basis via walking or a very short trip by vehicle.

In addition to the pedestrian connections and access to amenities in the adjacent park, there will be numerous amenities for residents within the subdivision also, as shown on the Preliminary Plat. These include items such as a gazebo, playground equipment, picnic area, Dog Park, and multiple green spaces. The prelim plat includes six lots designated as park areas.

The PUD layout provides single family homes in the portion of the development near to and visible from Hylton Road. Duplex lots are located east of the single family homes, and townhouses at the northeast corner of the property.

Applicant is not proposing a PUD to achieve residential density which greatly exceeds what is allowed in conventional residential developments in the City. Overall residential density (4.5 units/acre) is comparable to the density allowed by code in Springdale's SF-2 zoning district (4 units/acre), even with the inclusion of the proposed townhouses. The typical lot size for the smallest single family lots in the development (60' wide x 130' deep) has an associated area of 7,800 square feet, only 200 feet shy of the minimum lot size required in the SF-2 district. The typical lot size for the duplex units (80' wide x 130' deep) exceeds the width requirement for duplexes in the MF-12 district and is only 100 square feet shy of the required minimum area for duplexes in the MF-4 district.

Proposed building setbacks within the PUD are not typical of standard residential zoning districts in the City. The proposed setbacks will allow the single family homes to be built on sixty foot wide lots in the PUD that are comparable in size and appearance to homes constructed on significantly wider lots in conventional subdivisions.

The front building setback is proposed to be twenty-five feet, which is five feet less than the typical Springdale residential setback of thirty feet. This will still provide sufficient driveway length between the street and the garage of homes and duplexes without blocking sidewalks. It will also allow and allow for a substantial front yard for these units and provide sufficient space for water and sewer infrastructure.

Side setbacks are proposed to be five feet from interior lot lines rather than the eight foot setback more common for Springdale zoning districts. This will allow for homes to be built on the sixty foot lots that normally would require much wider lots. Despite the
reduced setback, all homes will still meet the minimum separation specified by fire code as eaves of adjacent homes will be separated by at least ten feet.

Rear setbacks are proposed to be twenty feet, a five foot reduction compared to the typical rear setbacks in Springdale residential zoning districts. Twenty feet ensures each home and duplex will have a very nice backyard and also provides room for utility easements for telecom, power, and gas infrastructure.

Each single family home is required to have an attached garage with capacity for at least two vehicles. Each duplex unit is required to have an attached garage with capacity for at least one vehicle. Townhouses fronting public streets will have attached garages. Townhouses fronting private streets include a mix of buildings with attached garages and buildings served by on-street parking. The covenants provide requirements regarding any accessory structures to be placed on the lots.

Primary use of the development is single family homes, duplexes, and townhouses, with no commercial or industrial use units allowed in the development. The following specific use units will be allowed in the development:

Use Unit 1 – Citywide Public Uses by Right
Use Unit 4 – Cultural, Recreational, and Health Facilities
Use Unit 8 – Single Family Dwellings
Use Unit 10 – Townhouse
Use Unit 11 – Duplexes
Use Unit 34 – Model Home/Temporary Marketing Office

Covenants specify exterior building material requirements, all of which will be required to be high quality materials. The first floor (up to the second floor plate) of each single family home, duplex, and townhouse will be 100% brick, stone, or manufactured stone with no siding. Wood trim, shutters, and support columns are allowed. Primary building materials will include brick, stone, manufactured stone, wood, and concrete siding (such as Hardy brand).

Developer intends to build then sell the single family homes and to build then lease the townhouses. However, depending on market demand, developer reserves the right to sell single family or duplex lots, build then lease single family homes, or to sell the townhouse lot or townhouse buildings. Plans and elevations of sample single family homes, duplexes, and townhouses which are similar in appearance/materials to the types of homes developer will build in this subdivision are enclosed with this development plan. To facilitate marketing and selling homes, developer will operate a temporary sales office and up to four model homes at a time in the development.

Covenants include various provisions to ensure the pleasing appearance of the neighborhood is maintained and which are typical of many developments. These include, but are not limited to, requirements related to fences, yard maintenance, and storing trash cans out of sight from the road.

The residents of the PUD will have access to a wide array of amenities. The development will have sidewalks throughout the subdivision along streets for connectivity within the PUD. The subdivision also includes two pedestrian connections
to the C.L. “Charlie” and Willie George Park. One connection is a sidewalk along the east side of Hylton Road, and the other is a ten foot wide trail at the northeast corner of the PUD which will include a pedestrian bridge over Clear Creek. These sidewalks and trails will allow pedestrians to travel within the subdivision easily and safely, to the adjacent park, or to schools or other locations in the surrounding area. In combination with the existing sidewalks in the park, along Don Tyson Parkway, and within other subdivisions in this area, residents will have access to a large system of sidewalks and trails separate from the roadway.

17.9% of the development is reserved as green space. There is a large greenspace area at the north end of the project along Clear Creek and adjacent to the park. Smaller greenspace areas are provided throughout the interior of the subdivision, much of which is located along the overhead power line easements.

Home builder will be responsible for installation one tree per lot during house or duplex construction. Installation of the tree is a requirement prior to issuance of Certificate of Occupancy. Developer will install trees and landscaping in common areas and in curb islands where on-street parking is provided as shown on landscape plans. Builder and developer shall provide a standard one year warranty for each tree they install. All trees installed by developer and/or home builder shall be one of the following species:

- Alle Elm (Ulmus americana)
- Northern Red Oak (Quercus rubra)
- Shumard Oak (Quercus shumardii)
- Sugar Maples (Acer saccharum)
- Chinese Pistache (Pistachia chinensis)

There are three types of streets proposed to be constructed in the subdivision. These include public streets with a 43’ wide right-of-way for areas with no parking, public streets with 45.5’ wide right-of-way where parking is provided, and private streets within the townhouse lot.

Developer will dedicate street right-of-way and construct street improvements along the east side of Hylton Road as required to meet Master Street Plan requirements. Developer will dedicate right-of-way for north half of a future road along south edge of subdivision as shown on the Master Street Plan, but no street improvements for this roadway are proposed.

Project includes four street connections to Hylton Road. Two will be constructed in Phase I of the development. Project also includes stub-outs at south edge of subdivision for future connection to the road shown in this location on the Master Street Plan. One stub-out is provided along the east edge of the project just south of the townhouse lots.

All streets will include 5’ wide sidewalks along both sides of the road. Sidewalk along the street frontage of single family, duplex, and townhouse lots will be installed by builder during construction on those lots. Developer will construct the sidewalk located along or across green space areas and detention pond lots.

Overnight parking is prohibited on all streets within the development, other than designated parking areas.
Signage for the subdivision will consist of monument signs at intersections with exterior streets. The exterior of the signs will be constructed with primarily stone, brick, and/or metal and developer will install landscaping along the signs in accordance with the landscape plan. Phase I will include a monument sign at each intersection with Hylton Road.

Project includes common 19.1 acres of neighborhood green space, which is 17.9% of the overall project acreage. With 481 proposed units, developer project will provide 1,730 square feet of neighborhood green space per residential unit.

Developer intends to begin construction as quickly as possible once the PUD and construction plans are approved. It is anticipated that construction of Phase I will be complete within eighteen months of City Council approval of the PUD with an additional phase completed each subsequent year until project is complete. Construction of all six phases of the subdivision is anticipated to be complete within seventy-eight months of PUD approval. Phase I will be built first. Based on demand, additional phases can be constructed concurrently with Phase I.

The majority of the property is in the SF-2 zoning district. Approximately thirty acres of the PUD were recently annexed in the City of Springdale and are in the A-1 zoning district.

The proposed development is compatible with existing and future land uses in this area. Current land uses of adjacent properties are institutional to the north (C.L. “Charlie” and Willie George Park), agricultural to the east and south (unincorporated pasture/forest with sparse residences), and a combination of residential and agricultural to the west. This property is at the southeast limits of the City of Springdale, and thus little development exists south or east of this project. However, there are several existing single family residential subdivisions located nearby to the north and west of the PUD, and several new developments are currently in various stages of development in this area, including one directly across the Hylton Road to the west. The residential nature of the project, the large number of single family homes proposed, and the placement of the duplexes and townhouses along the east edge of the property away from Hylton Road result in project compatibility with existing uses.

It is not anticipated the development will strain public services or infrastructure in the area. The adjacent C.L. “Charlie” and Willie George Park is within walking distance and provides a wide range of outdoor recreation opportunities. There are many schools located near the project, many of which have been constructed recently. Nearby schools include:

- Walter Turnbow Elementary
- Don Tyson School of Innovation
- Lakeside Junior High School
- Sonora Middle School
- Sonora Elementary School
- Harp Elementary School

The project includes street improvements to Hylton Road. Project is a short distance from Don Tyson Parkway and East Robinson Avenue (US Highway 412), both of which
are major east/west arteries through Springdale with multiple driving lanes in each direction.

Water and sewer infrastructure is already present in this area. Springdale Water Utilities has a twelve inch diameter water main along the west side of Hylton Road near the northwest corner of the subdivision. An existing sewer main runs along Clear Creek across the north portion of the development property. Although downstream sewer improvements may be required (pending a capacity analysis) it appears the existing water and gravity sewer mains necessary to serve the development are available.

Mr. Parsley asked if there were those in the audience.

Ms. Gwen Newport spoke on behalf of Mary Horn who owns all the land to the east of this property. She said that when Habberton Heights was developed they built the ground up and all the water flows across her property. She said there is a very bad problem with water standing.

She said that Ms. Horn is very concerned, as this project is going in on the opposite side of her property, about run off onto her property.

Ms. Christie said that they will discuss her concerns when the Commission hears the preliminary plat.

Ms. Christy asked if she had discussed these problems with the Engineering office.

Ms. Newport said that she had but has not been satisfied with their answers as they are telling her they will check on it but don't get back with her.

Ms. Christy asked Katy Hollingshead with the Engineering Department if they have looked into the issues that Ms. Newport has brought up.

Ms. Hollingshead said that she has not hear of this specific issue on Ms. Horn's property but that she is aware that there is a floodplain through there and that there is a requirement that when you do a development you must do a flood plain study to make sure that the water levels are not being raised. She further stated that they have requested flood studies for this property to insure that there will not be further problems.

Mr. Steve Fodorko spoke. He said that he lived to houses up on Butterfly off of Hylton. He said that the development will have a big impact on him and his neighbors. He said that he opposes the rezoning and the PUD. He said that he doesn't oppose rezoning this property to single family dwellings. He listed the reasons that he is opposed to the PUD rezoning.

He said if this were single family dwellings with the normal setbacks, lot sizes he wouldn’t be at this meeting and that he would be happy to see the development go in, but he said it isn't consistent or compatible with the neighborhoods around it. He there is nothing of this magnitude anywhere near their neighborhood.
He said that some of the things regarding the PUD as far as the by-laws go, gives them too much flexibility/power. He feels that it gives them almost unlimited power to sell the houses or rent them. He was concerned that if the market demand was such that the developer couldn't sell the houses, then he could rent them. He says the language needs to be changed because in his opinion it gives the developer far too much power.

He also voiced concern about the increase of vehicles associated with this PUD. He said that he's afraid that they would use Butterfly as a way to get across town and increase the traffic flow in their neighborhood.

He reiterated that the PUD gives, in his opinion, the developer too much power and it is not consistent with the neighborhood and it will not fit in well with the surrounding area.

He said that there is a power line that goes right through the property and he wanted to know what they plan to do about that.

He said that they will have houses with powerlines around them.

He also wanted to know who has the enforcement power over the PUD.

Ms. Christie said that because this is a Planned Unit Development, those documents are a part of the condition for it to be rezoned and that POA has to be in existence and has to remain even if the property is sold. This is how the City gets as close to contract zoning as they can get. It is established in the document how the POA will handle things.

Mr. Fadorko said he heard all Ms. Christie said but he didn't hear about enforcement. He gave an example that he buys a home in the PUD and put a shed up in back.

Ms. Christie said that it is part of the POA's responsibility to enforce that. If it isn't done because of the contract zoning between the City and the development, then the City can help enforce it. The POA takes on the first line responsibility and the City can come in and help enforce it.

Ms. Christie said that she didn't read all the details but it has established how the POA is to be set up, the dues that it requires and if not paid becomes a lien on the property.

Ms. Christie pointed out to Mr. Fadorko that there is not an Ordinance within the City of Springdale regulates whether a house in a subdivision can be owned or rented.

She further stated that single family and that SF-2 is single family, however, the Land Use Plan indicates the area to be low density residential. Low density residential does not mean that it has to be single family; it just has to be 4 units per acre.

He wanted to know if this gets approved when it would be on the City Council agenda.

Ms. Christie said that it could be as early as December 10, 2020 as there will not be a second Council meeting in December. She further stated that more than likely it will be on the January 12, 2021 Council meeting.
Mr. Parsley asked if there other questions or comments.

Alyssa Drager called in via Zoom. She just wanted to reiterate what Mr. Fadorko said that she is against the rezoning.

Jerry Lightinghouse spoke next via Zoom. He too said that he agreed with what Mr. Fadorko said and he is also against this rezoning.

Ms. Jessica Lagrone spoke via Zoom and she too said that she is against the rezoning.

Mr. Parsley said that within the PUD there are strict rules regarding building materials that must be complied with and he wanted to know if that is a requirement that the City can do.

Ms. Christie that the City cannot because there is no housing design standards for any single family; only for multi-family.

She further stated that the only way design standards can be implemented is through the PUD.

Mr. Will Getty spoke via Zoom. He stated that he too, is against this PUD.

Brian Moore, with Engineering Services, Inc. spoke. He said that they have worked really hard with Patsy and Staff to get the layout together. They have made a lot of revisions since the first submittal. He said that as far as traffic goes, that Hylton, Phase II, to the west will be completed before the PUD and will give the area another outlet.

Commissioner Parker had a question about landscaping for the homes. He wanted to know if the sample shown for the single family homes could be expected for the PUD.

Ms. Christie said the development plan itself requires the home's builder to install one tree per lot for single family or duplex but doesn't specify any other landscaping that is required.

Mr. Appel said that is correct; however, those are typical landscaping installations. They are not identified in the development plan but that is a typical landscape package.

Mr. Parker asked how green space is calculated.

Mr. Appel said that the green areas are inclusive of the green basin area. It is a great amenity to have with the creek area.

Ms. Hollingshead said that typically they do not allow detention to be used in green space calculations.

Ms. Mueller called for the vote.
VOTE:

YES: Covert, David, Mueller, Parker, Parsley, Peters, Tyler, Austin, Compton

NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie wanted to know if ESI wanted this to go to the December 8, 2020 meeting or wait until the January 12, 2021 Council meeting.

It was decided to send it to the January 12, 2021 meeting it.

C. PP20-07 Preliminary Plat – Hylton PUD
E. side of Hylton Road, S. of DTP
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 said that they had talked about in reading all the covenants that what the materials that are shown on some of the drawings is not what the covenants say. She said that it needs to be clarified so that we know 100% brick, up to second floor plate, and the other materials so that we don't have a conflict. She said the pictures and drawings in the packet submitted were representative but they will meet the words that are in the document itself.

Planning Comments

1. Provide clarification of materials for elevations/renderings. There appear to be conflicts between the material covenants within the PUD development plan and what has been provided. Covenants specify the first floor up to the second floor plate of each single family home, duplex, and townhome to be 100% brick, stone, or manufactured stone with no siding however several of the elevations/renderings are showing panel siding products on the first floor level.

2. The townhouse portion of this PUD will be processed as a large scale development.

3. Several of the proposed ROW widths and cross sections seem to be in conflict with those recommended by the MSP. See note #6 under the functional classification design criteria.

4. Provide an exhibit denoting those areas included within the provided greenspace calculations.

Engineering Comments

1. Chapter 106 – Stormwater Drainage
(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245, § 1, 1-23-18)
- 106.1 - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
  o Requires a 1"=200' minimum scale 2-foot contour map.
  o Show existing and proposed contours.

- 106.1.3.3
  o Minimum floor elevation shall be shown a minimum of 2-feet above the 100-year flood elevation on each lot when located in and adjacent to a designated FEMA floodplain and in areas where flooding is known to occur. (Show Minimum Finished Floor Elevation [FFE] on proposed structures)
  o Minimum floor elevations for other areas shall be a minimum of 1-foot above the calculated 100-year WSE of open channels, swales, or overland flow. (Show Minimum Finished Floor Elevation [FFE] on proposed structures)

2. Chapter 106 – Stormwater Drainage
   - 106.5.3* - A concrete trickle channel with a minimum width of 4 feet and a minimum slope of 0.40% shall be required for all detention ponds other than permanent lakes.

3. Chapter 107 – Stormwater Pollution
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)
   - 107.1 - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.

   - 107.3
     o The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
     o Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.

   - 107.3* - The following note is required as a General Note on the Site Plan:
   "Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:
   a) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and
   b) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and
   c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and
   d) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and
   e) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."
- 107.3.D.c - A grading and drainage plan is required for all developments showing that each lot drains to the street right-of-way, a dedicated drainage easement with improvements, or an existing drainage way without flowing across a neighboring lot. No drainage from roof drains, landscaping, or lot runoff may be directed or diverted onto neighboring properties.

4. **Chapter 110 – Streets, Sidewalks and Other Public Places**  
   (Ord. No. 3258, § 1, 11-12-02)
   - **110.31** - Sidewalks are required one-foot (1') inside the right-of-way line.
     - Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.
     - The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").
     - The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.
     - Need to show details of sidewalks on the right-of-way.
       - Sidewalks should be extended to property lines.

   - **110.111** - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.

5. **Chapter 112 – Subdivisions**  
   (Code 1973, § 30-1)
   - **112.3** - Show the final contours as a part of the Grading Plan.

   - **112.3 (3)** - Plans and specifications: After the approval of the preliminary plat but before improvements are started, the subdivider shall submit engineering plans, a final drainage report, and specifications for the streets, grading, and storm drainage improvements including, but not limited to, profiles, specifications, and cross-sections along with grading and storm drainage plans and computations, pursuant to and in compliance with chapter 106, Stormwater Drainage and chapter 107, Physical Alteration of Land, of this Code, as adopted or amended hereafter, to the director of the planning and community development division for review and written approval prior to commencement of improvements. During the same period, the subdivider shall submit water and sewer plans and specifications to the water and sewer department. No work shall begin without prior approval of the director of the planning and community development division.
     - All streets within the subdivision boundaries shall be dedicated and constructed in conformance with the master street plan and chapter 110 of this Code, with right-of-way dedicated when such right-of-way is needed to conform to the master street plan.

   - **112.4** - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
6. **Chapter 130 – Zoning Ordinance**  
(Ord. No. 3307, 3-25-03)
- **130.7.9 Entrance/Exit Drives**
  - Need to note that modified curb is required at the drives and a modified curb detail.
- **130.7.6.1 ADA requirements.**
  - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current ADA and as may from time to time be amended.
    - This note is left in place throughout the design process to insure that access is maintained.

7. **Chapter 50 – Floods**  
(Ord. No. 4110, § 1, 9-11-07)
- **4110.6.2** Need to submit a floodplain development application at the time of resubmittal. See Applications & Forms / Floodplain at http://www.springdalear.gov/298/Forms-Documents
  - Provide flood study to determine BFE and floodway boundaries of Clear Creek
  - Provide FFE for each lot that contains floodplain – must be 2 ft above BFE
  - Show floodplain and floodway boundary on plat

8. **Other:**
- **Permitting:** Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.
- **Construct-ability Review** — At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

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

There were none.

Mr. Covert moved to approve the Preliminary Plat subject to Staff comments. Ms. Mueller seconded the Motion.

**VOTE:**

**YES:** David, Mueller, Parker, Parsley, Peters, Tyler, Austin, Compton, Covert

**NO:** None

The Preliminary Plat was approved subject to Staff comments by a unanimous vote.

.D. L20-29 **City of Springdale**

SW corner of Ford Ave. & Old Missouri Road

B20-56 **Variance for deviation of Commercial Design Standards**

A. Pedestrian Flow
B. Detail Features
C. Materials & colors
D. Landscaping

Presented by Garver Engineers

Adam White with Garver Engineers was present via Zoom on behalf of his client to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie said that she had concerns about the Design Standards and the number of variances regarding the Design Standards.

She said that Mr. Peters, at the last work session, had a very good suggestion regarding the need to look at this type of facility with a different type of Design Standards. She said that her recommendation on this project would be to deny the Variance regarding the Commercial Design Standards and allow Staff to develop a set of standards that can be used for this kind of operation. She further stated that it is different and the City wants the quality of development that Staff has established with Commercial development. She further stated that there is not a guarantee that a second hanger will be built closer to the street. She said they would be taking a big chance if all the variances were granted on this one.
Ms. Christie said that her recommendation on this project is to approve the Large Scale and with a recommendation to deny the variances and it has to either be built to the current Commercial Design Standards or to a new design standard. She said she thought it is ready to get something drafted for the Commissioners to look at so that they could move forward after the first of the year.

Mr. Parsley asked if they approved the large scale would it be based off of existing Commercial Design Standards or would there revisions in the future.

Ms. Christie said that if it is approved at this meeting, it would be based on the current Commercial Design Standards.

Mr. Parsley asked what that meant as far as if Staff changes the design standards.

Ms. Christie said that if Staff creates new design standards for this project, it could meet those standards. She said that she doesn’t think that they have the problem with the location of the hanger and how it is being placed on there and how it is tying in with the airport. She said it is just the structure that doesn’t meet the design standards.

Mr. Parsley asked what the urgency was for the large scale.

Ms. Christie said that they need for it to be approved so that they can get funding by the end of the year. She again stated that her recommendation is to deny the variance and to approve the large scale with the idea that it has to either meet the current design standards or different design are established that they would have to meet.

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

There were none.

Mr. Peters called for the vote for the variance.

**VOTE:**

**YES:** Mueller, Tyler

**NO:** Parker, Parsley, Peters, Austin, Compton, Covert, Davis

The variance for Commercial Design Standards was denied by a vote of seven (7) no and two (2) yes.

Mr. Peters moved to approve the Large Scale subject to Staff comments. Mr. David seconded the motion.
VOTE:

YES: Parker, Parsley, Peters, Tyler, Austin, Compton, Covert, David, Mueller

NO: None

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

Preliminary Plats, Replats, and Final Plats

A. PP20-08 Lazenby Subdivision
   East of the Intersection of BCR & 412 E.
   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 the location is actually on the west side of Butterfield Coach Road, north of 412 just east of Applebutter. He said they are proposing 48 duplexes on the northern 15 acres of this tract. He said they will show an A and B lot and would like to have the flexibility to sell the units separately; more of a townhome style duplex.

Mr. Parsley asked for Staff comments.

Ms. Christie asked if old street with the fifty foot of right-of way.

Mr. Appel responded in the affirmative.

Ms. Christie asked if they are looking at revising that to a higher low density/low volume local street.

Mr. Appel said they could modify the high volume local street.

Ms. Christie asked if they were proposing parking on the street.

Mr. Appel said not at this time but if they change that to a high volume local street, then yes.

Ms. Christie said that when they start putting fifty foot wide streets in there, they are encouraging people to park on both sides of the street. She said that their recommendation is to revise the street section and determine if you want high volume with parking on one side of the street which they will designate.

Planning Comments

1. Please propose a low volume local ROW configuration reflected within the MSP.
2. Provide sidewalk connectivity to 412.
3. Provide offsite improvements along 412. The MSP shows the requirements for a 10' multi-purpose trail along the Northern side of streets classified as major collector and above.

4. Lots 12 and 13 do not appear to meet the required amount of frontage for the applicable zoning.

**Engineering Comments**

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245, § 1, 1-23-18)
   - **106.1** - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
     - Requires a 1"=200' minimum scale 2-foot contour map.
     - Show existing and proposed contours.

2. **Chapter 106 – Stormwater Drainage**
   - Show pipe size and material for connection from pond outlet structure to existing junction box
   - Show outlet structure detail
   - Include drainage easement around backyard swales

3. **Chapter 107 – Stormwater Pollution**
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220, § 1, 10-24-17)
   - **107.1** - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as “Temporary” on the Grading or Erosion Control Plan.
     - Add the word “Temporary” to all the items listed above, that are included in this project.

   - **107.3**
     - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
     - Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.

   - **107.3.D.e** - A grading and drainage plan is required for all developments showing that each lot drains to the street right-of-way, a dedicated drainage easement with improvements, or an existing drainage way without flowing across a neighboring lot. No drainage from roof drains, landscaping, or lot runoff may be directed or diverted onto neighboring properties.

4. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)
   - **110.31** - Sidewalks are required one-foot (1') inside the right-of-way line.
- Sidewalks shall be constructed with a minimum transverse slope of one fourth inch (1/4") per foot.
- The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").
- The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five feet (5') intervals.
- Need to show details of sidewalks on the right-of-way.

- 110.111 - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
  - Extend the sidewalks all the way to East Robinson Ave.
  - Add sidewalks along East Robinson Ave.

5. **Chapter 112 – Subdivisions**
   (Code 1973, § 30-1)
   - 112.3 - Show the final contours as a part of the Grading Plan.
   - 112.3 (3) - Plans and specifications: After the approval of the preliminary plat but before improvements are started, the subdivider shall submit engineering plans, a final drainage report, and specifications for the streets, grading, and storm drainage improvements including, but not limited to, profiles, specifications, and cross-sections along with grading and storm drainage plans and computations, pursuant to and in compliance with chapter 106, Stormwater Drainage and chapter 107, Physical Alteration of Land, of this Code, as adopted or amended hereafter, to the director of the planning and community development division for review and written approval prior to commencement of improvements. During the same period, the subdivider shall submit water and sewer plans and specifications to the water and sewer department. No work shall begin without prior approval of the director of the planning and community development division.
    - All streets within the subdivision boundaries shall be dedicated and constructed in conformance with the master street plan and chapter 110 of this Code, with right-of-way dedicated when such right-of-way is needed to conform to the master street plan.

- 112-4 - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
  - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
    - Label all lights as Proposed or Existing
    - Show the direction of the mast arm
    - Show the size and type of lights based on the location and classification of the street
    - Add note to determine if the light is designed for area parking lot lights or as a street illuminator
    - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing

6. **Chapter 130 – Zoning Ordinance**
   (Ord. No. 3307, 3-25-03)
   - 130.7.6.1 ADA requirements.
Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current ADA and as may from time to time be amended.

- This note is left in place throughout the design process to insure that access is maintained.

7. Other:

- Permitting - Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

- Construct-ability Review – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

Engineering Summary

Engineering Comments:

- Provide outlet structure detail

- Sidewalk access should be maintained throughout unless lot split has been approved

- Submit grading permit application

Ms. Christie asked that a note be put on the plans that when the large scale portion is developed, that the builder will be responsible for the sidewalk along Highway 412 and will be required to put the ten foot multi-purpose trail and the sidewalk connections.

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

Ms. Jacci Perry said that she owns the property adjacent to this development. Her questions were would there be a POA as this will be duplexes or covenants and would the duplexes be required to be sprinkled.

Ms. Christie said Staff does not have design standards for duplexes and there is no requirement for a POA.

Mr. Appel said they are proposing that the units be sprinkled.
Mr. Covert moved to approve the preliminary plat subject to Staff comments. Ms. Mueller seconded the motion.

**VOTE:**

**YES:** Parsley, Peters, Tyler, Austin, Compton, Covert, Mueller, Parker  
**NO:** David

The preliminary plat was approved subject to Staff comments by a vote of eight (8) yes and one (1) no.

**B. RP20-13**  
Replat of Lots 1 & 2 Byrd Addition  
Sonora Road Washington County Road 93  
Presented by Satterfield Land Surveyors, P.A.

Mr. Ricky Hill with Satterfield was present via Zoom to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie said that this is in the Springdale Planning area and it requires Washington County Planning approval. She asked if the lot on the east side go all the way to the corner. She said that when you look at the parcel map, it is confusing because it looks like the part of the lot on the east side is left off.

Mr. Hill said that the line on the one side is to be removed. They own the entire 1.8 acre. He said that it goes all the way to the bold line. He said they own that sliver on the east side and his client is making it one so that they can remove the lot line on the eastern third of that so that it won't be problematic for the house to be built.

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

There were none.

Mr. Compton moved to approve the replat subject to Staff comments. Mr. David seconded the motion.

**VOTE:**

**YES:** Peters, Tyler, Austin, Compton, Covert, David, Mueller, Parker,  
Parsley  
**NO:** None

The replat was approved subject to Staff comments by a unanimous vote.
C. RP20-14 Replat of Lots 1A & 2
Parkway Plaza
E. side of S. 56th Street, W. of I-49
Presented by Engineering Services, Inc.

Mr. Jason Appel was present on behalf of his client to answer any questions or comments. He said they are combining the whole north area into one lot.

Mr. Parsley asked for Staff comments.

Planning Comments
1. Need a resolution stating that _________ has authority to execute the Certificate of Transmittal, Ownership, and Ordinance.
2. All comments from the utility companies and other city departments must be addressed prior to approval.
3. Need Certificates of Acceptance as follows:
   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.

<table>
<thead>
<tr>
<th>Date</th>
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<td>City Clerk</td>
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<td>Mayor</td>
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Acceptance of Dedications

Approval for Recording
   Director, Planning and Community Development Division

Commission
   Secretary, Planning Commission
   Chairman, Planning Commission

Water and Sewer
   Engineer, Springdale Water Utilities

Streets and Drainage
   Director of Engineering & Public Works

Engineering Comments
- Add required signatures.
- Add Surveyor's signature.

Mr. Parsley asked if there were those in the audience with questions or comments.
There were none.

Ms. Mueller moved to approve the replat subject to Staff comments. Mr. David seconded the motion.

**VOTE:**

**YES:** Tyler, Austin, Compton, Covert, David, Mueller, Parker, Parsley, Peters  
**NO:** None

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

Ms. Christie stated for the record that if ESI wanted the replat to go to Council on Tuesday, December 8, 2020 they would need to have the Ordinance into the Planning office by noon on Thursday, December 3, 2020.

**Large Scale Developments**

A. **L20-31**  
   412 Mini Storage  
   1253 E. Robinson  
   Presented by Ritter Communications

Mr. David Jordan was present to answer any questions or comments. He said they are adding an unmanned fiber optic on the southwest corner of the mini storage property.

Ms. Christie said that this is a unique situation in that they are placing an unmanned shelter that houses some fiber optic cables. She said the reason Staff chose to designate this as a large scale is because there is not an existing large scale development plan for this site. She said all that is being approved is the unmanned fiber optic structure in the corner.

Ms. Christie said there were no comments as far as Planning is concerned. She asked Ms. Hollingshead if Engineering had any comments.

Ms. Hollingshead said that they needed the retaining wall plans submitted to Engineering.

Mr. David wanted to know if they could delete the retaining wall and basically build up the concrete pad six inches to a foot which would allow them to do away with the retaining wall.

Ms. Hollingshead said that would be fine.
Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Peters moved to approve subject to Staff comments. Mr. David seconded the motion.

**VOTE:**

**YES:** Austin, Compton, Covert, David, Mueller, Parker, Parsley, Peters, Tyler

**NO:** None

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

B. L20-32 **ESS**

5180 Oak Street

Presented by Crafton & Tull

Mr. Barry Williams with Crafton Tull was present via Zoom to answer any questions or comments.

Mr. Parsley asked for Staff comments. She asked what size the building was going to be.

Mr. Williams said that the main building will be 21,752 square feet and the shop building will be 16,220 square feet.

Ms. Christie reminded everyone that this property is zoned Industrial and not Commercial so Commercial Design Standards do not apply. She said that they did submit elevations and shows a really nice building.

**Planning Comments**

1. Provide pdf files at time of resubmission. (standard comment)
2. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
3. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)
Engineering Comments

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245, § 1, 1-23-18)
   - **106.1** - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
     - Requires a 1"=200’ minimum scale 2 foot contour map.
     - Show existing and proposed contours.
   - **106.1.3.3**
     - Minimum floor elevations for other areas shall be a minimum of 1-foot above the calculated 100-year WSE of open channels, swales, or overland flow. (Show Minimum Finished Floor Elevation [FFE] on proposed structures)
   - **106.9.7** - Channel Lining Design
     - Temporary linings and check dams are required in accordance with an approved SWPPP throughout any project.
   - **106.10.5.2.5** - Straw Wattle or Hay Bale Barrier
     - This is a temporary barrier constructed across or at the toe of the slope. Its purpose is to intercept and detain sediment from areas one-half acre or smaller where only sheet erosion may be a problem. Neither may be used in the flowline of a channel.

2. **Chapter 106 – Stormwater Drainage**
   - **106.5.3** - A concrete trickle channel with a minimum width of 4 feet and a minimum slope of 0.40% shall be required for all detention ponds other than permanent lakes.
   - **106.5.4.10** - “An easement shall be provided in Plans for detention facilities. A minimum 20’ wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system.” Ownerships of the detention facility will remain with the land.
   - **106.5.4.10** - Easements
     - Easements shall be filed before acceptance and approval of plans.
     - No structure may be constructed in an Access Easement or Drainage Easement.
     - Fences built across drainage easements shall not impede the flow of storm water flow and must have removable panels to allow drainage system maintenance.
   - **106.5.4.11.1** - A General Note is needed on the Site Plan stating that "A City of Springdale Detention/Retention Certification form must be completed, stamped, and signed by a Certified Professional Engineer, post-development and submitted to the City of Springdale Engineering Department.”

- Detention pond is proposed to drain in front of existing building where FFE is lower than outlet structure. Consider swale to direct water away from buildings or moving detention pond downhill to prevent future drainage issues.
- FFE’s of buildings must be at least 1 ft above 100 year WSE of pond
- Include outlet structure detail
- New parking lot at south building not included in drainage area?
- Call out 100 Year WSE in pond
- Show detail for energy dissipaters in flume
3. **Chapter 107 – Stormwater Pollution**  
(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220, § 1, 10-24-17)  
- **107.1** - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.  
  - Include the word "Temporary" in all labels that point to the items that will be removed at the completion of the project.

- **107.3**  
  - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.

- **107.3** - The following note is required as a General Note on the Site Plan:  
"Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:
  
  f) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and
  
  g) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and
  
  h) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and
  
  i) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and
  
  j) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."

4. **Chapter 110 – Streets, Sidewalks and Other Public Places**  
(Ord. No. 3258, § 1, 11-12-02)  
- **110.111** - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.

5. **Chapter 112 – Subdivisions**  
(Code 1973, § 30-1)  
- **112-4** - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
  - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
    - Label all lights as Proposed or Existing
    - Show the direction of the mast arm
- Show the size and type of lights based on the location and classification of the street
- Add note to determine if the light is designed for area parking lot lights or as a street illuminator
- Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing

6. Chapter 130 – Zoning Ordinance
(Ord. No. 3307, 3-25-03)
- **130.7.9** Entrance/Exit Drives
  - Need to note that modified curb is required at the drives and a modified curb detail.
- **130.7.6.1** ADA requirements.
  - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current ADA and as may from time to time be amended.
  - This note is left in place throughout the design process to insure that access is maintained.

7. Other:
- **Permitting** - Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

**Construct-ability Review** – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments

**Engineering Summary**
- FFE of Building B needs to be higher than 100 year WSE of pond
- Drainage easement needs to be 20’ wide around 100 year WSE – call out both easement and 100 year WSE on grading plan
- Submit grading permit application

Ms. Hollingshead said that it looked like Building B looks lower than the pond and it needs to be higher than the 100 year water surface elevation of the pond.

Mr. Williams said they have a lot of extraordinary fill in that area because it is significantly lower. They are planning to allow the water to come out of the pond and
flow as it naturally does across what is going to be some sort of paving and then flow to
the north.

Ms. Hollingshead said that per the Ordinance the buildings must be higher than the 100
year water service elevation. She suggested that they set up a meeting either in person
or phone call.

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

Mr. Covert said that he had concerns regarding slabs already in place and the
elevations are not where they need to be. He said he is more concerned about the run-
off and wants to make sure that they are not making the situation worse.

There were none.

Mr. Peters moved to approve the large scale subject to Staff comments. Mr. David
seconded the motion.

VOTE:
   YES:  Compton, David, Mueller, Parker, Parsley, Peters, Tyler, Austin
   NO: Covert

The large scale was approved subject to Staff comments by a vote of eight (8) yes and
one (1) no.

C. L20-33 DSI Truck Parking Lot
    SE Corner of Lowell Rd., & Victory Ln.
B20-68 Variance for deviation of paved parking requirement
W20-22 Waiver of street improvements
     Presented by Bates & Associates

Mr. Jake Chavis with Bates and Associates was present via Zoom on behalf of his client
to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie asked Mr. Chavis to explain to the Commission and Staff what his client is
trying to accomplish.

Mr. Chavis said that what they are going for is for all the gravel areas for where the
trucks will be parked to remain gravel. He said that per the Ordinance that parking must
be paved with the exception of heavy equipment being parked. He said that they feel
that the trucks are used as heavy equipment and therefore the variance should be granted.

Ms. Christie asked Mr. Chavis if the trucks met the Ordinance's definition of heavy equipment. She asked if they were semi-trucks and trailers.

Mr. Chavis said that they are semis. He said the definition per Ordinance is heavy duty vehicles that are designed for construction tasks but he feels they are not specifically designed for construction but heavy trucks that can destroy paved surfaces.

Ms. Christie said they don't meet the definition of heavy duty vehicles because they are basically the same as a Tyson semi.

She asked if the developer would be willing to sign a Bill of Assurance for the remaining areas to be paved in two years.

Mr. Chavis said that that is a question for the owner but he feels he would be able to do that.

Ms. Hollingshead asked if the detention pond size is to include the entire area as impervious.

Mr. Chavis stated that it is and said that he could send her some extra calculations that would prove it is.

Ms. Christie asked if he was revising the variance request for the paved areas with a two Bill of Assurance that is a document that is filed as a lien against the property. If the improvements are not completed within that two year time the City can call the Bill of Assurance and have the work done and put a lien on the property or the operation will cease.

She asked Mr. Chavis if that is what he is asking the Planning Commission to do.

Mr. Chavis said that was correct.

Ms. Christie said that the variance would be for the deviation of paving the area where the trucks are being stored, will remain gravel not to exceed two years subject to a Bill of Assurance being signed.

Mr. McNutt who is the developer, said he understands the rule of paving all the parking areas. He said the plan is to start moving dirt and as they grow they understand they would have to pave. He asked if they could possibly get a 5 year Bill of Assurance.
Ms. Christie said that she has never recommended anything for over two years. She said at the end of two years he could come back and ask for an extension. She said it is hard to follow a five year Bill of Assurance.

Ms. Christie asked about the waiver of street improvements.

Mr. Chavis said that the Master Street Plan states that curb and gutter and sidewalk are required. He said no one else on the street has put it in, he felt it would be unfair to make his client do street improvements. He said there is also a large amount of utilities that would have to be relocated.

Ms. Christie asked if they would be willing to make payment in lieu-of improvements so that at such time when the City makes the street improvements their portion would already be paid.

Mr. Parker said that Multi-Craft on the corner of Lowell Road put in curb and gutter and sidewalk.

Ms. Christie said that if they signed a Bill of Assurance for two years it would be the same conditions as on the variance request.

Mr. McNutt said he is fine with a Bill of Assurance for two years for the waiver of street improvements.

Ms. Christies said that they have a large scale up for approval with a variance and a waiver both will have a two year Bill of Assurance.

Mr. Peters asked what the hardship is regarding the paving of the parking lot.

Mr. Chavis said the existing conditions of the gravel parking.

Mr. Peters said that just because it is gravel isn't a hardship as far as he is concerned.

Mr. Chavis said that the hardship is financial.

Mr. Peters stated that financial is not a hardship when considering a variance. He further stated that it explicitly states that in the Ordinance.

Mr. Chavis said that financial is the only hardship.

Ms. Mueller called for the vote on the variance with a two year Bill of Assurance.
VOTE:

YES: Parker, Parsley  
NO: Covert, David, Mueller, Peters, Tyler, Austin, Compton

The variance for the paving requirement with a two year Bill of Assurance was denied by a vote of two (2) yes and seven (7) no.

Ms. Mueller called for the vote for the waiver of street improvements with a two year Bill of Assurance.

VOTE:

YES: David, Mueller, Parker, Parsley, Peters, Tyler, Austin, Compton, Covert  
NO: None

The waiver with a two year Bill of Assurance was approved by a unanimous vote.

Ms. Mueller moved to approve the large scale subject to Staff comments. Mr. David seconded the motion.

VOTE:

YES: Mueller, Parker, Parsley, Peters, Tyler, Austin, Compton, Covert, David  
NO: None

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

D. L20-34  
Hever Park  
874 N. 40th Street  
Presented by Morrison Shipley

Mr. Aaron St. Amant with Morrison and Shipley Engineers was present via Zoom on behalf of his client.

Mr. Parsley asked for Staff comments.

Ms. Christie said that there was discussion about modifying this and combine buildings three and four and make it one larger building. She asked if they were still planning to do that.

Mr. St. Amant said that they were not. He said they explored that option but it didn't meet the owner's demands.
Ms. Christie asked about putting the detention underground.

Mr. St. Amant said that they are doing that. He said it is shown on both the site plan and the grading plan.

**Planning Comments**

1. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
2. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment).

**Commercial Design Comments (Site)**

1. All internal walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Signs shall be installed to designate pedestrian walkways.
2. Provide detail for proposed concrete dumpster enclosure.
3. Continuous internal pedestrian walkways, no less than five (5) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than fifty (50) percent of their length.
4. Sidewalks, no less than five (5) feet in width, shall be provided along the full length of the building along any façade featuring a customer entrance, and along any façade abutting public parking areas. If the integral planters will be utilized in lieu of the 6’ planting space this will need to be included as a part of the variance of commercial design standards.
5. Each commercial establishment subject to these standards shall contribute to the establishment or enhancement of community and public spaces by providing at least two of the following: patio/seating areas, pedestrian plaza with benches, transportation center, window shopping walkways, outdoor play area, kiosk area, water feature, clock tower, steeple, or other such deliberately shaped area and/or a focal feature or amenity that, in the judgment of the Planning Commission, adequately enhances such community and public spaces. Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape.

**Commercial Design Standards (Architectural)**

1. Roof lines shall be varied with a change in height every one hundred (100) linear feet in the building length. Parapets, gable roofs, high roofs, or dormers shall be
used to conceal flat roofs and roof top equipment from public view. Alternating lengths and designs may be acceptable and can be addressed during the development plan.

If the roofline for building 4 is to remain as shown a variance will be required.

**Engineering Comments**

1. **Chapter 106 – Stormwater Drainage**
   - Existing Drainage Easement needs to be vacated and new easement filed for the relocated channel
   - Minimum pipe size in drainage easements is 18” — Can you use 18” RCP for outlet of pond?

   - 106.5.3** - A concrete trickle channel with a minimum width of 4 feet and a minimum slope of 0.40% shall be required for all detention ponds other than permanent lakes.

   - 106.5.4.10** - “An easement shall be provided in Plans for detention facilities. A minimum 20’ wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system.” Ownership of the detention facility will remain with the land.

   - 106.5.4.10** - Easements
     - Easements shall be filed before acceptance and approval of plans.
     - No structure may be constructed in an Access Easement or Drainage Easement.
     - Fences built across drainage easements shall not impede the flow of storm water flow and must have removable panels to allow drainage system maintenance.

2. **Chapter 107 – Stormwater Pollution**
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220, § 1, 10-24-17)

   - 107.3
     - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.

   - 107.3 - The following note is required as a General Note on the Site Plan:
     "Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:

     k) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and
     l) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and
     m) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and
n) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and
o) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site.

3. Chapter 110 – Streets, Sidewalks and Other Public Places
   (Ord. No. 3258, § 1, 11-12-02)
   - 110.111 - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.

4. Chapter 112 – Subdivisions
   (Code 1973, § 30-1)
   - 112-4 - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
     o The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
       ▪ Label all lights as Proposed or Existing
       ▪ Show the direction of the mast arm
       ▪ Show the size and type of lights based on the location and classification of the street
       ▪ Add note to determine if the light is designed for area parking lot lights or as a street illuminator
       ▪ Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing

5. Chapter 130 – Zoning Ordinance
   (Ord. No. 3307, 3-25-03)
   - 130.7.9 Entrance/Exit Drives
     o Need to note that modified curb is required at the drives and a modified curb detail.
       ▪ It appears that the entrance radius is not contained on the property?
   - 130.7.6.1 ADA requirements.
     o Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current ADA and as may from time to time be amended.
       ▪ This note is left in place throughout the design process to insure that access is maintained.
       ▪ Sidewalks that are adjacent to parking stalls should be >7’ wide or the parking stalls should have wheel stops.
       ▪ Show ADA ramps where there is a curb/sidewalk transition as well as sidewalks crossing a vehicle entrance.
6. **Other:**

- **Permitting** - Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

- **Construct-ability Review** - At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

**Engineering Summary**

- Provide underground detention pond details
- Provide retaining wall plans
- There needs to be 4' of greenspace between back of curb and sidewalk and sidewalk should be minimum 5'
- Submit grading permit application

Ms. Christie asked Ms. Hollingshead if she had any comments.

Ms. Hollingshead said that she will need the details for the underground detention pond and the retaining wall. She said it looked like the sidewalk on 40th street was not the right width; it needs to be at least five foot and four foot of greenspace between curb and sidewalk.

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

Mr. St. Amant said that in response to Ms. Hollingshead regarding the sidewalk wide, they are matching the current width of the sidewalk which is currently there to the north and the south.

Ms. Hollingshead said they would need to apply for a variance for deviation of sidewalk width.

Mr. St. Amant said they could modify the width of the sidewalk if that will address the comment.

Ms. Christie said that would take care of it.

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

There were none.
Mr. Compton moved to approve the large scale subject to Staff comments. Mr. Covert seconded the motion.

**VOTE:**

**YES:** Parker, Parsley, Peters, Tyler, Austin, Compton, Covert, David, Mueller

**NO:** None

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

**Board of Adjustment**

A. **B20-68**

Jake Chavis  
2643 Lowell Rd.  
**Variance for deviation of paved parking requirement**  
Presented by Bates and Associates

This was denied in conjunction with the large scale development by a vote of seven (7) no and two (2) yes.

B. **B20-62**

Kevin Lichtburn  
2100 Turner  
**Variance for deviation of off-site sign location**  
Presented by Kevin Lichtburn

Mr. Lichtburn was present to answer any questions or comments. He stated that he would like to add his sign to an existing sign at the corner of Turner and Robinson Avenue.

Mr. Parsley asked for Staff comments.

Ms. Christie wasn't sure where the sign was located.

Mr. Lichtburn explained that he was replacing the sign that belonged to the furniture company with a sign for his boxing and fitness gym.

Mr. Ed Stith with the Buildings Department said that this is an off premise sign that has been for Dime's Meat Market for decades. He said when the furniture store was there they came before the Planning Commission with a similar request and now Mr. Lichtburn would like to have his sign showing his business.

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

There were none.

Mr. Covert called for the vote.
VOTE:

YES: Parsley, Peters, Tyler, Austin, Compton, Covert, David, Mueller, Parker

NO: None

The variance was approved by a unanimous vote.

C. B20-63

Nadine Carfagno
1676 Windsor Ave.

Variance for deviation of front setback from 25' to 20', deviation of side setback right side from 8' to 5' & variance of rear setback from 20' to 12'

Presented by John Taylor

Mr. Taylor was present to answer any questions or comments. He said that there are a couple of hardships on the lot. One is house to the south with the wall. He said that just bought the house in July and the fence (wall) was built onto their property. The other hardship, when you look at the curb, when the subdivision was put in the curb sets into their lot quite a bit. He said trying to build a house to the same standards in the neighborhood is difficult. He further stated that they are trying to put in a pool in the back which will be 12' by 26'. He said the reason they are asking for the front and back setbacks is to allow for the pool but on the front because of the curb the house will still line up with the other neighbors.

Mr. Parsley asked for Staff comments.

Ms. Christie said that this is a unique situation. The wall creates a problem with the title and Mr. Taylor said that they are taking care of it through their attorney.

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

There were none.

Ms. Mueller called for the question.

VOTE:

YES: Peters, Tyler, Austin, Compton, Covert, David, Mueller, Parker, Parsley

NO: None

The variance was approved by a unanimous vote.

D. B20-64

Ricardo Alarcon
4266 Ferns Valley Loop

Variance for deviation of rear setback from 20' to 11'

Presented by Ricardo Alarcon

Because of a utility easement issue Staff tabled this variance until it could be cleared up.
E. B20-66  Wendy Cooper  
813 Hinshaw Dr.  
Variance for deviation of front setback (Backus) from 30’ to 25’  
Presented by Wendy Cooper

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

Ms. Christie said that Ms. Cooper wants to park her RV behind her house and access it off of Backus. She said Ms. Cooper already has the access off of the street and she wants to be a metal cover over it.

Ms. Cooper said that was correct.

Ms. Christie said that because of the size of the cover over it, it doesn’t qualify as a temporary it has to be considered a permanent structure because of the size. She further stated that Ms. Cooper wants it to line up with the edge of her house.

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

There were none.

Ms. Mueller called for the vote.

VOTE:

YES: Tyler, Austin, Compton, Covert, David, Mueller, Parker, Parsley, Peters

NO: None

The variance was approved by a unanimous vote.

F. B20-67  Smith and Walker Enterprises, LLC  
2386 E. Emma Avenue  
A. Variance for deviation to increase hours of operation to 24/7  
B. Variance for deviation from utility requirement  
Presented by Victor Smith

This was tabled per Staff so it can be heard in January along with the Conditional Use.

Waivers

A. W20-22  DSI Trucking Parking Lot  
Waiver of street improvement requirements  
SE corner of the intersection of Lowell Rd. & Victory Ln.  
Presented by Bates & Associates

This was approved with a two year Bill of Assurance in conjunction with the large scale development.
Planning Director's Report

Planning Director Report  12-1-20

✓ Council actions in October

  o Approved
    * Replat – Lots 29-31 Block 9 – R.L. Hayes Subdivision

  o Rezoning approved for
    • Coar Basis, LLC – 3754 Butterfield Coach Road – A-1 to MF-12
    • J & I Partners, LLC – 3049 Robinson Ave – A-1 to C-2

  o Up held the Planning Commission’s denial of the sidewalk waiver for Elroy Torres -- 4952 Old Wire Road

✓ Work Sessions

  o Contacted Arkansas Game and Fish about a tour of the J B and Johnelle Hunt Family Ozark Highlands Nature Center – will give tour need to know how many would be attending and potential dates.

  o No work session this month -- staff planning on having a draft design standards for airport hangers for review before the end of the year.

  o Reminder as discussed at the last work session new application procedures for large scale and non large scale development plans will be in place with the next submission deadline requiring complete application packages be submitted before they are placed on the meeting agenda. (includes site plan, colored elevations, lighting and landscaping plan, drainage report and plan, swppp)

  o Merry Christmas Springdale Event changed due to increasing number of Covid cases it was decided to offer a drive thru event only

  Drive through Dec 20th (same date) 3-5 pm Sam's Furniture off 48th Street -- each employee and pc member to be given a nice gift, food will not be provided this year. Need to let Debbie or Rose know if you plan to attend by 5 pm tomorrow December 3rd at 5 pm, will not be able to add anyone after this date.

Please give Randy Mullikin, his staff and all the sponsors a big round of thanks for doing so much work and making it possible to show their appreciation to the City of Springdale employees each year.
Adjourn

There being no further business the meeting was adjourned at 7:37 p.m.

_____________________
Kevin Parsley, Chairman

_____________________
Ben Peters, Secretary

_____________________
Patsy Christie, Director
Planning and Community Development

_____________________
Debbie Pounders, Recording Secretary
Chapter 56 - LANDSCAPE AND BUFFERS

ARTICLE I. - IN GENERAL

Secs. 56-1—56-25. - Reserved.

ARTICLE II. - LANDSCAPE AND BUFFERS

Sec. 56-26. - Purpose.

The purpose of this chapter is to ensure a minimum of open space and green area as an integral part of new development and to protect the health and welfare of its citizens through the regulation of landscaping of new multi family, commercial and industrial developments.

(Ord. No. 3306, 3-25-03)

Sec. 56-27. - Goals and objectives.

(a) Goals. Goals of this chapter include, but are not limited to, the following:

(1) To save trees on public property from indiscriminate destruction or unnecessary removal.
(2) To moderate the effects of sun, wind, and temperature changes.
(3) To filter pollutants from the air and release oxygen.
(4) To stabilize soil and prevent erosion.
(5) To preserve existing mature canopy where existing.
(6) To establish an education program providing information and guidelines for tree preservation and maintenance.

(b) Objectives. The following are objectives that this landscaping and open space chapter intends to accomplish:

(1) Landscaping would enhance the environmental and visual character of the community.
(2) Green space requirements preserve and stabilize the area's ecological balance by establishing a healthier environment.
(3) Green areas help to mitigate the negative effects of air and noise pollution by using plants as buffers.
(4) Landscaping should be an integral part of a development—not an afterthought. This chapter is designed to promote high quality developments, protect property values and public investment in our community.

(Ord. No. 3306, 3-25-03)

Sec. 56-28. - Definitions.

For purposes of this chapter the following definitions shall apply.

*Berm* means an earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.
Buffer, \textit{perimeter landscape} means a continuous area of land set aside along the perimeter of a lot in which landscaping is used to provide a transition between and reduce the environmental, aesthetic, and other impacts of one type of land use upon another.

\textit{Cultivated landscape area} means planted areas that are frequently maintained by mowing, irrigating, pruning, fertilizing, etc.

\textit{Drip line} means a vertical line extending from the outermost branches of a tree to the ground.

\textit{Ecosystem} means a characteristic assemblage of plant and animal life within a specific physical environment, and all interactions among species, and between species and their environment.

\textit{Evergreen} means a plant with foliage that persists and remains green year-round.

\textit{Ground cover} means plants, other than turf grass, normally reaching an average maximum height of not more than 24 inches at maturity.

\textit{Hedge} means a landscape barrier consisting of a continuous, dense planting of shrubs.

\textit{Irrigation system} means a permanent, artificial watering system designed to transport and distribute water within the cultivated landscape area.

\textit{Landscape architect} means as defined by the American Society of Landscape Architects; must be registered in the state of Arkansas.

\textit{Mulch} means non-living organic and synthetic materials customarily used in landscaping design to retard erosion and retain moisture.

\textit{Open space} shall be interpreted to mean:

All areas of natural plant communities or area replanted with vegetation after construction, such as revegetated natural areas; tree, shrub, hedge, or ground cover planting areas; and lawns; and

Other areas allowed to be counted as open space as per this Code.

\textit{Ornamental tree} means a deciduous tree planted primarily for its ornamental value or for screening purposes; tends to be smaller at maturity than a shade tree.

\textit{Parking space} means that portion of a vehicle accommodation area set aside for the parking of one vehicle.

\textit{Perimeter, landscaping} means a five-foot green space strip which [surrounds] the entire property, not including where a landscaped street buffer is required.

\textit{Plant community} means a natural association of plants that are dominated by one or more prominent species, or a characteristic physical attribute.

\textit{Plant species, prohibited} means those plants species which are demonstrably detrimental to native plants, native wildlife, ecosystems, or human health, safety and welfare.

\textit{Preserve areas} means vegetative areas required to be preserved by law.

\textit{Professional landscaper} means landscape designer, nurseryman, horticulturist or other landscape professional whose primary business is that of installing and maintaining landscapes.

\textit{Screen} means a method of reducing the impact of noise and unsightly visual intrusions with less offensive or more harmonious elements, such as plants, berms, fences, walls, or any appropriate combination thereof.

\textit{Shade tree} means usually a deciduous tree—rarely an evergreen—planted primarily for its high crown of foliage or overhead canopy.

\textit{Shrub} means a self-supporting woody perennial plant of low to medium height characterized by multiple stems and branches continuous from the base, usually not more than ten feet in height at its maturity.
Tree means any self-supporting woody perennial plant which has a D.B.H. of two inches or more and which normally attains an overall height of at least 15 feet at maturity, usually with one main stem or trunk and many branches. It may appear to have several stems or trunks as in several varieties of oak.

Understory means assemblages of natural low-level woody, herbaceous, and ground cover species which exist in the area below the canopy of the trees.

Vegetation, native means any plant species with a geographic distribution indigenous to all or part of the state of Arkansas. Plant species which have been introduced by man are not native vegetation.

Viable means when referring to a tree, shrub, or other type of plant, is a plant that, in the judgment of the planning official, is capable of sustaining its own life processes, unaided by man, for a reasonable period of time.

Woodlands, existing means existing trees and shrubs of a number, size, and species that accomplish the same general function as new plantings.

Xeriscape means landscape methods which conserve water through the use of drought-tolerant plant and planting techniques.

(Ord. No. 3306, 3-25-03)

Sec. 56-29. - Applicability.

The requirements of this chapter shall apply to all public, private, and institutional developments, other than single family residential or duplex residential developments, approved after the date (March 25, 2003) that this ordinance is adopted with the following exceptions:

1. Previously approved developments which have been given a permit to begin building construction.

2. Additions to existing structures that are under ten percent of the gross floor area of the building or 2,500 square feet, whichever is less.

(Ord. No. 3306, 3-25-03)

Sec. 56-30. - Submittal.

The following information is required on landscape plans in order for staff to review for compliance with this chapter:

1. Location, general type, and quality of existing vegetation, including specimen trees;

2. Existing vegetation to be preserved;

3. Methods and details for protecting existing vegetation during construction and approved sediment control plan, if available;

4. Locations and labels for all proposed plants;

5. Plant lists or schedules with the botanical and common names, quantity, spacing and size of all proposed landscape material at the time of planting;

6. Location and description of other landscape improvements such as earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, and courts or paved areas; and

7. Planting and installation details as necessary to ensure conformance with all required standards.
(8) Guarantee from the developer that all plant materials will be warranted for a period of 24 months from the time of installation. If any of the material should fail to survive during that period it would be replaced during the appropriate planting season.

(Ord. No. 3306, 3-25-03)

Sec. 56-31. - Street frontage, interior, and perimeter.

Each development is required to address all three areas in the landscaping plan as it pertains to the particular site. The landscaping plan must include plantings and green space along all street right-of-ways, between lots with adjacent parking lots and also within the interior of the parking areas as the requirements apply to the individual site. The text and diagrams below explain the options that the applicant has for the site. Exemptions from these requirements are addressed in section 56-29.

1) Landscaped street frontage buffer.
   a. The landscaped street buffer serves two primary purposes: when a parking lot is located adjacent to a public right-of-way, a strip of landscaping helps shield projecting headlights that may impair the vision of passing motorists or pedestrians therefore creating a safer environment; it also provides an aesthetically pleasing transition from the public right of way to private property.
   b. The site plan for any development, other than those exempt in section 56-29 must show a landscaped street buffer along all public rights-of-way. The applicant may choose among five options illustrated below, choosing one or a combination of several to meet the particular site constraints of the development.

Option 1: A minimum buffer of ten feet in width, planted with a minimum of one shade tree and seven shrubs per 25 linear feet of street frontage.
Option 2: Earth berms, at least two and one-half feet higher than the finished elevation of the parking lot, planted with a minimum of one shade tree and three shrubs per 25 linear feet of street frontage, with no set dimension.

Option 3: A six-foot landscaped street buffer with three feet of fall that includes a minimum of one shade tree and three shrubs per 25 linear feet of street frontage.

Option 4: A three-foot high wall made of brick, stone, or finished concrete along with five-foot buffer area including one shade tree per 25 linear feet along street frontage.
Option 5: A landscaped buffer area with existing woodlands maintained in 25-foot strip along the street frontage.

(2) **Interior parking lot landscaping requirements.**

a. The parking lot landscaping requirement serves several purposes: it provides necessary green space to give relief to expansive parking areas with nothing but asphalt, and the trees provide shade and serve as windbreaks. Planting islands assist with vehicular circulation.

b. The site plan for any development, other than those exempt in section 56-29 must show interior parking lot landscaping. A sliding scale to determine the amount of green area per lot has been included in order for the applicant to include these landscaping requirements as an integral part of the site development.

<table>
<thead>
<tr>
<th>Total Area of Parking Lot Area</th>
<th>% Total Area of Lot for Interior Planting (excluding building and interior planting islands)(including the street frontage buffer, perimeter strip and the travel lanes)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3,000—49,999 sq. ft.</td>
<td>8</td>
</tr>
<tr>
<td>50,000—149,000 sq. ft.</td>
<td>10</td>
</tr>
<tr>
<td>150,000 sq. ft. or larger</td>
<td>15</td>
</tr>
</tbody>
</table>

c. The diagram in subsection (d) illustrates what areas of the vehicle accommodation area are considered when determining the total area of the parking lot. The square footage of all
areas within the parking lot's perimeter are counted, including the planting islands required, curbed areas, corner lots, parking spaces and all interior driveways and aisles except those with no parking spaces located on either side. Landscaped areas outside the parking lot may not be used to meet the interior planting requirement. The total amount of green space for the interior lot is determined by figuring eight percent, ten percent, or 15 percent of the total parking lot area as explained above.

d. Planting islands are required as a part of the green space percentage in the interior parking lot area. The diagram below illustrates the parking island dimensions. The dimensions of a parking island must be a minimum of nine feet by 19 feet, the same as a parking space, and must be curbed to protect the landscaping and trees. One parking island required for every 15 parking spaces determined for that use group from the minimum parking standard identified in the use unit section of the zoning ordinance. If 13 or more spaces remain, an additional parking island is required. The planting islands must be evenly spaced among the parking spaces in the lot and serve as vehicular delineators whenever possible. In parking lots over 150,000 square feet, the number of parking islands can be reduced but the total square footage of green space must remain according to the requirements.

e. Trees are required to be planted in the interior parking area to offer shading from the heat and sun. One tree per planting island is required for the interior parking area with the balance planted in grass or other vegetation. These trees must be planted within the island and a four-foot clearance should be left for car doors to open from adjacent parking spaces.

f. Plant materials at vehicular entrances should be located so as to maintain safe sight distances and protect from vehicular lubricants or fuels.
(3) **Perimeter landscaping other than street frontage.** Perimeter landscaping requirements define parking areas and prevent two adjacent lots from becoming one large expanse of paving. When perimeter landscaping is required, the diagram below illustrates this concept. At minimum, a five-foot landscaped strip is required along the side and rear lot lines of a development with one tree per 25 linear feet required along lot lines.

![Diagram of perimeter landscaping](image)

- a. The perimeter landscaping requirement does not preclude the need for vehicular access to be provided between lots.
- b. The five-foot perimeter strip is required for each development regardless if one is already in place from an adjacent, developed lot.
- c. No pavement may extend within five feet of the property line on any lot unless it is included with an ingress/egress location.

(Ord. No. 3306, 3-25-03)

**Sec. 56-32. - Landscape installation.**

(a) Standards have been established for installation of all plant materials within the city. These requirements must be followed in order to receive approval of the site work and final occupancy or approval of the development. The planning and community development director or other person designated by him has the authority to deny the issuance of a final occupancy permit until landscaping is installed according to the requirements of this chapter and to the satisfaction of the site inspector.

(b) Temporary occupancy permits may be issued by the building inspector for weather related delays in the completion of a project. The developer shall deposit with the city clerk a surety bond, letter of credit, or cash for 150 percent of the cost of remaining improvements as approved by the director of the planning and community development division. The builder must request a final inspection and make every attempt to finish the project and provide a time frame for completion that both parties must agree upon.

(Ord. No. 3306, 3-25-03)

**Sec. 56-33. - Minimum tree and shrub planting requirements.**
(a) Trees shall not be placed where they interfere with site drainage or where they shall require frequent pruning in order to avoid interference with power lines. A minimum of 75 percent of all required trees shall be shade trees.

(b) Immediately upon planting, trees shall be a minimum of eight feet tall and shall have a minimum caliper (widest width of trunk) of two inches.

(c) When more than ten trees are to be planted to meet the requirements of this chapter, a mix of species shall be provided. The number of species to be planted shall vary according to the overall number of trees required to be planted. The minimum number of species to be planted is listed in the table below. Species shall be planted in proportion to the required mix. This species mix shall not apply to areas of vegetation required to be preserved by law.

<table>
<thead>
<tr>
<th>Required Species Mix Required Number of Trees</th>
<th>Minimum Number of species</th>
</tr>
</thead>
<tbody>
<tr>
<td>11—20</td>
<td>2</td>
</tr>
<tr>
<td>21—30</td>
<td>3</td>
</tr>
<tr>
<td>31—40</td>
<td>4</td>
</tr>
<tr>
<td>41+</td>
<td>5</td>
</tr>
</tbody>
</table>

(d) Hedges, where required, shall form a solid continuous visual screen of at least three feet in height immediately upon planting and shall be spaced 18 inches on center. Hedge plantings shall be maintained so as not to exceed a height of six feet.

(Ord. No. 3306, 3-25-03)

Sec. 56-34. - Additional landscape treatment.

(a) All interior landscaped areas not dedicated to trees or to preservation of existing vegetation shall be landscaped with grass, ground cover, shrubs, or other appropriate landscape treatment. Gravel or other pavement shall not be considered appropriate landscape treatment.

(b) Safe sight distances at intersections and points of access must be maintained.

(c) Except as provided below, all landscape areas at the front line of off-street parking spaces may be protected from encroachment or intrusion of vehicles through the use of wheel stops. Wheel stops shall have a minimum height of six inches above finished grade of the parking area. Wheel stops shall be properly anchored and shall be continuously maintained in good condition by the property owner. Wheel stops shall not be placed in locations of anticipated pedestrian traffic.

(d) Trees and other vegetation shall be planted in soil and climatic conditions which are appropriate for their growth habits. Plants used in the landscape design shall to the greatest extent be:

(1) Appropriate to the conditions in which they are to be planted;

(2) Have non invasive growth habits;

(3) Encourage low maintenance, high-quality design; and
(4) Be otherwise consistent with the intent of this chapter

(e) Replacement requirements for vegetation that is required to be planted or preserved by this chapter shall be replaced with equivalent vegetation if it is not living within 24 months of installation. Preserved trees for which credit was awarded but which subsequently die, shall be replaced by the requisite number of living trees according to the standards set forth in this chapter.

(Ord. No. 3306, 3-25-03)

Sec. 56-35. - Enforcement and maintenance.

(a) The planning and community development director or a person designated by him has the authority to enforce the requirements of this chapter. Final occupancy permits and/or final plats will be held for those who fail to complete landscaping requirements. Once approved, the applicant is required to guarantee the plants for 24 months or they must be replaced by the owner. The property owner will maintain all trees and vegetation.

(b) Temporary occupancy permits may be given to tenants from November 1 to March 1 if inclement weather delays completion of project. These requests must be approved by the planning and community development director.

(Ord. No. 3306, 3-25-03)

Sec. 56-36. - Alternative methods of compliance.

An application for alternative landscaping schemes is justified only when one or more of the following conditions apply:

(1) The sites involve space limitation or unusually shaped parcels.

(2) Topography, soil, vegetation, or other site conditions are such that full compliance is impossible or impractical.

(3) Due to a change of use of an existing site, the required buffer yard is larger than can be provided.

(4) Safety considerations require a change.

The applicant shall describe in a letter to the planning department which of the requirements set forth in the manual will be met with modifications which project conditions justify using alternatives, and how the proposed measures equal or exceed normal compliance. These requests must be approved by the planning and community development director.

(Ord. No. 3306, 3-25-03)

Sec. 56-37. - List of recommended trees and shrubs.

The following lists indicate plantings which will meet the landscaping requirements of this chapter. The lists are by no means comprehensive and are intended merely to suggest the types of flora which would be appropriate for screening and shading purposes. Plants were selected for inclusion on these lists according to four principal criteria:

(1) General suitability for the climate and soil conditions for this area,

(2) Ease of maintenance,

(3) Tolerance of city conditions,

(4) Availability from area nurseries.
When selecting new plantings for a particular site, a developer should first consider the type of plants which are thriving on or near that site. However, if an introduced species has proven highly effective for screening or shading in this area, it too may be proper selection.

**TREE CHOICES**

**Evergreen:**
- American Holly
- Austrian Pine
- Japanese Black Pine
- Norway Spruce
- Colorado Blue Spruce
- Cherry Laurel

**Deciduous:**
- Eastern Redbud
- Flowering Dogwood
- Flowering Crabapple
- Golden Rain Tree
- Purple Plum
- Thornless Honeylocust
- Littleleaf Linden
- Norway Maple
- Red Maple
- Sugar Maple
- Cherry
- Gingko
- Oak Family

**SHRUBS**

**Evergreen:**
- Creeping Juniper
- Shore Juniper
- Pfizer Juniper
- Foster Holly
Helleri Holly
Youpan Holly
Wintergreen Barberry
Japanese Holly
Inkberry Holly
Abelia
Euonymus
Nandina
Viburnum

Deciduous:
Mugo Pine
Viburnum
Cotoneaster
Azalea
Japanese Barberry
Flowering Quince
Spirea
Forsythia
Viburnum

SPACING

<table>
<thead>
<tr>
<th>Plant size</th>
<th>From corners</th>
<th>From walls</th>
<th>Distance for mass planting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small</td>
<td>8’</td>
<td>12’</td>
<td>6—12’</td>
</tr>
<tr>
<td>Medium</td>
<td>12’</td>
<td>15’</td>
<td>16—30’</td>
</tr>
<tr>
<td>Large</td>
<td>16’</td>
<td>20’</td>
<td>30—40’</td>
</tr>
</tbody>
</table>

(Ord. No. 3306, 3-25-03)
Sec. 56-38. - Screening.

(a) Every development shall provide sufficient screening so that neighboring properties are shielded from any adverse external effects of that development and the development is shielded from the negative impacts of adjacent uses such as major streets or railroads.

Table of Screening Between Incompatible Uses

<table>
<thead>
<tr>
<th></th>
<th>Single Family</th>
<th>Duplex</th>
<th>Multi Family</th>
<th>Commercial</th>
<th>Industrial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>None</td>
<td>Semi-Opaque</td>
<td>Opaque</td>
<td>Opaque</td>
<td>Opaque</td>
</tr>
<tr>
<td>Duplex/Townhouse</td>
<td>Broken</td>
<td>None</td>
<td>Broken</td>
<td>Opaque</td>
<td>Opaque</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>Opaque</td>
<td>Broken</td>
<td>None</td>
<td>Semi-Opaque</td>
<td>Opaque</td>
</tr>
<tr>
<td>Commercial</td>
<td>Opaque</td>
<td>Opaque</td>
<td>Semi-Opaque</td>
<td>None</td>
<td>Broken</td>
</tr>
<tr>
<td>Industrial</td>
<td>Opaque</td>
<td>Opaque</td>
<td>Opaque</td>
<td>Broken</td>
<td>None</td>
</tr>
</tbody>
</table>

(b) Description of screens. The following three basic types of screen are hereby established and are used as the basis for the table of screening requirements set forth above:

1. Opaque screen, type A. A screen that is opaque from the ground to a height of at least eight feet, with intermittent visual obstructions from the opaque portion to a height of at least 20 feet. An opaque screen is intended to exclude all visual contact between uses and to create a strong impression of spatial separation. The opaque screen may be composed of a wood, masonry, or framed metal wall, landscaped earth berm, planted vegetation, or existing vegetation. See examples below. Materials not allowed for screening walls include plywood, scrap lumber, wood pallets, chicken wire, concertina wire, fabric (which includes plastic, tarps, vinyl, or other sheeting or similar material), chain link slats, or fiberglass panels. Fence posts and supports must be installed on the side of the screening wall that faces the lot being screened. Concertina wire is not allowed when screening between residential uses. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. The opaque portion of the screen must be opaque in all seasons of the year. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than ten feet wide. The portion of intermittent visual obstructions may contain deciduous plants.

2. Semi-opaque screen, type B. A screen that is opaque from the ground to a height of three feet, with intermittent visual obstruction from above the opaque portion to a height of at least 20 feet. The semi-opaque screen is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. The semi-opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. At maturity, the portion of intermittent visual obstructions should not contain
any completely unobstructed openings more than ten feet wide. The zone of intermittent visual obstruction may contain deciduous plants.

(3) *Broken screen, type C.* A screen composed of intermittent visual obstructions from the ground to a height of at least 20 feet. The broken screen is intended to create the impression of a separation of spaces without necessarily eliminating visual contact between the spaces. It may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. The screen may contain deciduous plants.

(Ord. No. 3306, 3-25-03; Ord. No. 5022, § 1, 3-8-16)

Sec. 56-39. - Variances.

The planning commission may approve variances and, thereby, authorize a property owner and/or developer to depart from the literal requirements of this chapter, where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of this chapter, the planning commission may grant requests for variances of any requirements of this chapter according to the following guidelines:

(1) The planning commission may modify such requirements to the extent deemed just and proper so as to relieve such difficulty or hardship, provided that such relief may be granted without detriment to the public interest.

(2) When the applicant can show that his or her property was acquired in good faith and where by reason of the exceptional narrowness, shallowness, size or shape of a specific piece of property, or where by reason of exceptional topographic conditions or other extraordinary situation or condition of the piece of property, the strict application of such provisions would prohibit or unreasonably restrict the use of the property, and the planning commission is satisfied that the granting of a variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant, such variance may be granted; provided that all variances shall be in harmony with the intended purpose of this chapter.

(3) The board of adjustment shall hold a public hearing on the proposed variance, after:

a. At least seven days' notice of the time, place, and request is made to the public prior to the meeting by being given in a newspaper of general circulation in the city.

b. The planning department will post notice of public hearing sign(s) on said property for which a public hearing has been set at least ten days prior to the hearing indicating the date and time of the hearing. Such signs shall be clearly visible, unobstructed to the passing general public, and posted on or near the front property line.

c. The adjacent property owners of the property seeking the variance have been notified by certified mail, return receipt requested, at least ten days prior to the public hearing in accordance with the following:

1. An affidavit is submitted stating that notice has been given to all adjacent property owners of the property subject to the variance after the application has been accepted and placed on the planning commission agenda.

2. The petitioner shall be responsible for providing such notice by certified mail, return receipt requested, to the last known address of such record owner(s) as shown in the records of the assessor's office for the county in which the adjacent property is located.

3. The required affidavit and supporting exhibits (mailing receipts, list of adjacent property owners and a copy of the notice) shall be filed with the planning office no later than seven days prior to the meeting date.
d. The city has sent notice at least ten days prior to the hearing by way of the Springdale Alert Notification System to all subscribers within a one mile radius from the property who have opted to receive such notices.

e. The minutes of the meeting will be a part of the minutes of the entire planning commission meeting.

Appeal from decision. Any party aggrieved by the decision of the planning commission in granting or denying a variance may appeal the decision to the city council within 30 days of the planning commission's decision by giving notice thereof to the city clerk.

(Ord. No. 3306, 3-25-03; Ord. No. 5197, § 1, 8-8-17; Ord. No. 5204, 8-22-17)

Sec. 56-40. - Expansions.

When a building or structure erected prior to April 1, 1999 and use occurring on December 31, 2001 shall have and will undergo any increase in number of gross floor area, dwelling units, or change in use unit designation the existing facility and all additional facilities shall be brought into compliance as a condition for obtaining a certificate of occupancy and business license.

(Ord. No. 3306, 3-25-03)

Sec. 56-41. - Installation to be as provided in applications, plans and permits.

Building permits issued on the basis of plans and applications approved by the building inspector authorize only the arrangement and construction set forth in such approved plans and applications, and no other use, arrangement, or construction. Arrangement or construction at variance with that authorized shall be deemed a violation of this chapter, and punishable as provided by section 1-9. Subsequent lawful changes of use shall not be deemed a violation.

(Ord. No. 3306, 3-25-03)
APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Smith and Walker Enterprises LLC

Applicant's Mailing Address:

1386 E. Emma Ave
Street Address or P.O. Box
Springdale, AR 72764
City, State & Zip Code

(479) 200-5561
Telephone Number

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

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

1386 E. Emma Ave
Street Address or P.O. Box
Springdale, AR 72764
City, State & Zip Code

Address of Variance Request: 1386 E. Emma Ave, Springdale, AR 72764

Zoning District: C2

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:

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: 50 ft
Side: 50 ft
Back: 
(This is the minimum required by the Springdale Code of Ordinance)

Requested:
Front: 90 ft
Side: 30 ft
Back: 
(if granted what the setback would be)

Variance:
Front: 40 ft
Side: 20 ft
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.

Hours of operation - 24/7 - deviation from operating

between hours of 7am to 10 pm

deviation of utility requirement to hook up to power & water

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):**


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):**

   1) We want to be visible to oncoming traffic; the property owner's back setback is fenced in.

   2) Like ice machines or atms, we would like to offer our services 24/7 as it is a self-service.

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):**


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 ______________ day of ______________, 20__.

CHANCE COMBS  
Notary Public - Arkansas  
Washington County  
My Commission Expires 04-08-2026  
Commission # 12404188  
Notary Public
Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: January 5, 2021

Re: R20-49 Rezone

A request by Dilpreet Singh for Planning Commission approval of a zone change from Agricultural District (A-1) to General Commercial District (C-2) for a tract of land containing 1.01 acre tract.

LOT LOCATION AND SIZE
The 1.01 acre tract is located approximately 600' south of the intersection of Elm Springs Road and 40th Street, located behind 700 N. 40th 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.

<table>
<thead>
<tr>
<th>LOT MINIMUMS</th>
<th>SETBACKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Widths</td>
<td>Area</td>
</tr>
<tr>
<td>One Family</td>
<td>200</td>
</tr>
</tbody>
</table>

REQUESTED 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: 0
- (subject to applicable fire and building codes)
- Side setback when contiguous to a residential district: 20'
- Rear setback: 20'

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

OFF-STREET PARKING
See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE
Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The tract is included in the Heyer Park Large Scale Development Plan. The area to the east contains a commercial use in C-2 zone. The tract to the north, south, and west is undeveloped in C-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates Commercial.

The Master Street Plan indicates 40th Street as a minor 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.

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.
FILE NO. R20-49
APPLICANT: Dilpreet Singh
REQUEST: Rezone parcels from A-1 to C-2
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 Dilpreet Singh

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

Legal Description:

Parcel # 815-29800-060, also known as:

PT NE SE NE 1 AC (440 X 100)

FURTHER DESCRIEBED FROM 2020-7133 AS:

Part of the SE of the NE of Section 33, Township 18 North, Range 30 West, Washington County, Arkansas, and being more particularly described as: Commencing at the NE Corner of the of the NE of said Section 33, said point being in the roadway of N 40th Street, thence along said roadway S02°23'53"W 559.86 feet; thence leaving said roadway N87°05'09"W 220.01 feet to the Point of Beginning; thence S02°23'53"W 100.00 feet; thence N86°57'07"W 439.37 feet; thence N02°20'42"E feet to the Point of Beginning, containing 55,677.36 square feet, or 1.01 acres, more or less.

Layman's Description: Approximately 600 feet south of the intersection of Elm Springs Road and North 40th Street. Located behind (west) of 700 North 40th Street

The Petitioner hereby states by oath that:

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

The Petitioner requests the following zoning classification:

FROM (current zoning) A-1

TO (proposed zoning) C-2
The Petitioner's immediate intentions are to:

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

2. **Develop** the property **Yes** (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: All areas adjacent to the site are currently zoned C-2 or C-5.

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: Morrison-Shipley Engineers, Inc.

Address: 5704 Euper Lane, Suite 200, Fort Smith, AR 72901

PETITIONER/OWNER Dilpreet Singh

MAILING ADDRESS: 6405 S 35TH ST, ROGERS, AR 72758

TELEPHONE: 479.721.1649 DATE: 10-29-2020
The **Petitioner**'s immediate intentions are to:

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

2. **Develop** the property **Yes** (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: All areas adjacent to the site are currently zoned C-2 or C-5.

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: Morrison-Shipley Engineers, Inc.

Address: 5704 Euper Lane, Suite 200, Fort Smith, AR 72901

PETITIONER/OWNER: Dilpreet Singh

MAILING ADDRESS: 6405 S 35TH ST, ROGERS, AR 72758

TELEPHONE: 479.721.1649 DATE: 10-29-2020
NOTICE OF PUBLIC HEARING BEFORE THE
SPRINGDALE PLANNING COMMISSION
ON AN APPLICATION TO REZONE PROPERTY

To All Owners of land lying adjacent to the property at:

Location: 718 North 40th (Parcel #815-29800-060)

Owned by: Dilpreet Singh

NOTICE IS HEREBY GIVEN THAT an application has been filed for zoning of the
above property requesting a change of zone classification from: A-1

which permits use of the property as: agricultural uses


to: C-2

which permits use of the property

as: commercial uses

If approved, the rezoning will occur only upon the property described above. It will not
change the zoning or permitted uses on neighboring properties.

The Purpose of this request is to: (1) Build (2) Develop; (3) Sell after rezoning.
Explanation: Develop property for commercial use.

A public hearing on said petition to rezone will be held by the Springdale Planning
Commission in the Council Chambers at the City Administration Building, 201 N. Spring
Street, on December 1, 2020 at 5:00 p.m.

All parties interested in this matter may appear and be heard at said time and place or
may notify the Planning Commission of their views on this matter by letter. All persons
interested in this request are invited to call or visit the Planning Office, Room 214, City
Administration Building, 201 North Spring Street, 750-8588, and to review the
application and discuss the same with the Planning Staff.
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)

[(Signature)]

(Property Owner) Dilpreet Singh

State of Arkansas )
) ss.
County of Washington )

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 12 day of November, 2020.

[Notary Seal]

Notary Public
Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: January 5, 2021
Re: R20-50 Rezone

A request by Almaraz SPE, LLC, Antonio Almaraz for Planning Commission approval of a zone change from General Commercial District (C-2) to Open Display District for a tract of land containing 7.58 acres.

LOT LOCATION AND SIZE
The 7.58 acre tract is located at 1300 N. Thompson Street, Northwest corner of the intersection of N. Thompson Street and Backus Avenue.

A vicinity map is attached.

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

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

ACCESSORY USES
See Article 6 Section 3.1 of this chapter.
SITE PLAN REVIEW
When a conditional use is proposed in a C-2 district, except for home occupation a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

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

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

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

OFF-STREET PARKING
See Article 7 of this chapter.

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

Uses permitted: - 1, 4, 5, 16, 17, 18, 19, 20, 21, 22, 27, 31, 38
Conditional Uses Permitted on Appeal: - 2, 3, 12, 23,24, 30, 33, 35
Temporary Uses: - 32

DEVELOPMENT CRITERIA
i. All yards unoccupied by buildings or merchandise or used as traffic ways shall be landscaped with grass and shrubs and maintained in an orderly condition.
ii. All of the lot used for the parking of vehicles, for the storage and display of merchandise shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.

iii. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.

iv. No article or material stored or offered for sale in connection with the permitted or conditional uses listed herein shall be stored or displayed outside the confines of the building unless it is so screened by a permanent opaque screening fence or wall so that it cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the C-5 open display district:
   b. Automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.
   c. No permanent open display will be permitted on sidewalks, or public right-of-way.
   d. Automobile service stations shall be permitted open display of merchandise commonly sold by such operations as long as the area of said display is not taller than the building nor larger than an area equal to one-half of the façade areas of the front of the building.
   e. Automobile service stations may be used for the storage of rental trucks or trailers, provided, however, the storage space shall be paved, shall not exceed four thousand (4,000) square feet in area and the above screening requirements are met.

i. There shall be no open display of any kind whatsoever in the first twenty (20) feet of the required front yard setback.

ACCESSORY USES
See Article 6 Section 3.1 of this chapter.

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

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

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

SETBACKS:
- Front setback: 30'
- Front setback if parking is allowed between R-O-W and the building: 50'
- Side setback: 0' (subject to applicable fire and building codes)
- Side setback when contiguous to a residential district: 20'
- Rear setback: 20'
GREENSPACE
Each developed lot shall provide and maintain:
1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5' landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING
See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE
Zoning of the surrounded area is shown on the attached map. The tract contains commercial structures. The area to the north contains an industrial use in I-1 zoning. The area to the east and west contain commercial uses in C-2 and C-5. The area to the south contains a commercial use in C-2 and O-1 districts and a single family dwelling in a MF-12 district.

LAND USE PLAN AND MASTER STREET PLA
The adopted Comprehensive Land Use Plan indicates commercial.

The Master Street Plan indicates Thompson Street as an arterial and Backus Avenue as a minor 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:

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.
FILE NO. R20-50
APPLICANT: Almarz SPE, LLC
REQUEST: Rezone parcels from C-2 to C-5

PLANNING COMMISSION MEETING
January 5, 2021
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 Almarg SPE, LLC.

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

Legal Description:

See exhibit A

Layman's Description:

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

The Petitioner requests the following zoning classification:

FROM (current zoning) C - 2
TO (proposed zoning) C - 5
The Petitioner's immediate intentions are to:

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

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: The effects should be minimum since main focus is for possible eating businesses.

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: _N/A_  
Almaraz SPE LLC  
1900 West Huntsville Avenue  
Springdale, AR 72762

PETITIONER/OWNER: **Antonio Almaraz**

MAILING ADDRESS: 1900 W Huntsville Ave

TELEPHONE: 479 799 1984  DATE: 10/15/2020
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.

Antonio Almaraz
(Property Owner)

Lidia Almaraz
(Property Owner)

State of Arkansas )
County of Washington ) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 15 day of

Notary Public
A request by Dream Structures, LLC, Steven K. Fisher for Planning Commission approval of a zone change from Agricultural District (A-1) and Low Density Single Family Residential District (SF-1) to Medium Density Multi-family Residential District (MF-12) for a tract of land containing 4.7 acres.

LOT LOCATION AND SIZE
The 4.7 acre tract is located on the north side of County Line Road between Lowell Road and Oak 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.

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<tr>
<td>One Family</td>
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EXISTING ZONING
The existing zoning on this tract is a SF-1 Low Density Single Family Residential District. The district is established in order to provide areas in the city for development of single-family residences on lots not less than ten thousand (10,000) square feet in area with a minimum frontage on a public street of eighty (80) feet.

Uses permitted: - 1, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28, 36
Temporary Uses – 34

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

(1) Accessory buildings, including private garages, storage facilities and children’s playhouses as set for in Article 6, Section 2.7 of this chapter.
(2) Private greenhouses and horticultural collections.
(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.
SITE PLAN REVIEW
When a conditional use is proposed in an SF-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. For Use Unit 36, See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

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

AREA REGULATIONS
(1) LOT AREA. There shall be a lot area of not less than ten thousand (10,000) square feet. 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.
(2) DENSITY. Less than 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.

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<td>Zero-lot line</td>
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BUILDING AREA
On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

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

Uses permitted: - 1, 8, 10, 11, 13, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 12, 28
Temporary Uses – 34
ACCESSORY USES
The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

(1) Accessory buildings, including private garages, storage facilities and children’s playhouses as set for in Article 6, Section 2.7 of this chapter.
(2) Private greenhouses and horticultural collections.
(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.

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

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

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

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<td>Interior</td>
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BUILDING AREA
On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

OFF-STREET PARKING
See Article 7 of this chapter.

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

MULTIFAMILY PLAY AREAS
See Article 6 Section 2.17 of this chapter.

SURROUNDING ZONING AND LAND USE
Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The area to the north contains single family dwellings in SF-1 zoning. The area to the east is commercial use in A-1 zoning. The area to the south contains a mixture of commercial and industrial uses in O-1 and I-1 zoning. The area to the west contains residential structures in MF-12 zoning.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates Medium Density Residential.

The Master Street Plan indicates County Line 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:

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

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

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.
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 Dream Structures, LLC.

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

Legal Description:

See legal descriptions on attached plat

Layman's Description:

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, SF-1, Unincorporated
TO (proposed zoning) MF-12
The Petitioner's immediate intentions are to:

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

2. **Develop** the property ________ (Yes or No), and if so, the proposed use is Residential/Senior Citizen Community

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is Minimal. The proposed rezoning is compatible with anticipated to be as follows: adjacent properties.

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: Steve Fisher (Owner)
P.O. Box 39, Lowell AR 72745
Address: _______________________

PETITIONER/OWNER SIGNATURE

MAILING ADDRESS: P.O. Box 39, Lowell AR 72745

TELEPHONE: 479-466-4458 DATE: 11/10/2020
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)

Steve Fisher
(Property Owner)

State of Arkansas )
) SS.
County of Washington )

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 11th day of November, 2020.

Samantha Jasper
Notary Public
A request by Metaphase 1, LLC, Jeffery Hunnicutt for Planning Commission approval of a zone change from Agricultural District (A-1) and General Commercial District (C-2) to Open Display District (C-5) for a tract of land containing 4.52 acres.

LOT LOCATION AND SIZE
The 4.52 acre tract is located at the southwest corner of the intersection of Don Tyson Blvd. and Parkway Circle.

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.

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<td>One Family</td>
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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
- Front setback if parking is allowed between R-O-W 50'
- and the building
- Side setback (subject to applicable fire and building codes)
- Side setback when contiguous to a residential district
- Rear setback

30'
0
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 existing zoning of this tract is a C-5 thoroughfare commercial district. The district is established in order to provide adequate locations for retail uses which serve the needs of the motoring public and are characterized by a high level of vehicular ingress and egress. Among these uses, transient sleeping accommodations, eating and drinking establishments. Such uses are not generally compatible with pedestrian-oriented commercial districts and shopping center since they tend to obstruct and interfere with pedestrian movement. Appropriate locations for this district are along heavily traveled major traffic arterials.

Uses permitted: - 1, 4, 5, 16, 17, 18, 19, 20, 21, 22, 27, 31, 38
Conditional Uses Permitted on Appeal: - 2, 3, 12, 23, 24, 30, 33, 35
Temporary Uses: - 32

**DEVELOPMENT CRITERIA**
- i. All yards unoccupied by buildings or merchandise or used as traffic ways shall be landscaped with grass and shrubs and maintained in an orderly condition.
- ii. All of the lot used for the parking of vehicles, for the storage and display of merchandise shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
iii. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.

iv. No article or material stored or offered for sale in connection with the permitted or conditional uses listed herein shall be stored or displayed outside the confines of the building unless it is so screened by a permanent opaque screening fence or wall so that it cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the C-5 open display district:
   b. Automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.
   c. No permanent open display will be permitted on sidewalks, or public right-of-way.
   d. Automobile service stations shall be permitted open display of merchandise commonly sold by such operations as long as the area of said display is not taller than the building nor larger than an area equal to one-half of the façade areas of the front of the building.
   e. Automobile service stations may be used for the storage of rental trucks or trailers, provided, however, the storage space shall be paved, shall not exceed four thousand (4,000) square feet in area and the above screening requirements are met.

i. There shall be no open display of any kind whatsoever in the first twenty (20) feet of the required front yard setback.

ACCESSORY USES
See Article 6 Section 3.1 of this chapter.

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

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

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

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

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

OFF-STREET PARKING
See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE
Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The area to the north is undeveloped in an A-1 District. The area to the south contains a medical office building in a C-5 zoning. I-49 borders the property in the east and the acre to the west is undeveloped in C-5 zoning.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates Regional Commercial.

The Master Street Plan indicates Don Tyson Blvd as a major collector and Parkway Circle as a local street.

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

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

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

Encourage the development of a wide range of commercial development for the residents and tourist to include neighborhood, community and regional centers.
FILE NO. R20-52
APPLICANT: Metaphase 1, LLC
REQUEST: Rezone parcels from C-2 to C-5
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 Metaphase 1, LLC.

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

Legal Description:

See attached description.

Layman's Description:

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 & C-2
TO (proposed zoning) C-5
The Petitioner's immediate intentions are to:

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

2. **Develop** the property **YES** (Yes or No), and if so, the proposed use is to construct a parking lot on the southern portion of the property. It will be adjacent and connect to an existing parking lot just south of this property.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: A majority of the adjacent properties are zoning C-5, the rest are zoned A-1. Parking lots are a permitted use in C-5 and C-2 zoning. Rezoning this property to C-5 should not have an adverse affect to its adjacent neighbors.

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: Crafton Tull

Address: 300 N College, Suite 317, Fayetteville, AR 72701

PETITIONER/OWNER SIGNATURE

MAILING ADDRESS: 3901 PARKWAY CIRCLE, SUITE 100 SPRINGDALE AR 72764

TELEPHONE: 419-587-1700 DATE: 11/9/2020
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)

[Signature]
(Property Owner)

State of Arkansas )
County of Washington ) ss.
SUBSCRIBED AND SWORN TO before me, a Notary Public, this 9th day of

[Signature]
Notary Public

TERESA NAGY
Notary Public-Arkansas
Clay County
My Commission Expires 01-07-2025
Commission # 12402814
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 __ PSAC, LLC

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

Legal Description:

See attached description.

Layman’s Description: Multiple parcels located NW of the intersection of Gene George Blvd and Dearing Rd in Springdale, Arkansas.

The Petitioner hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a Warranty Deed as Exhibit A.

2. A scaled drawing showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.

3. The names and address of all adjacent owners of the above described property certified by a licensed abstractor or licensed land surveyor within the past sixty (60) days are attached as evidenced by Exhibit C.

The Petitioner requests the following zoning classification:

FROM (current zoning) PUD

TO (proposed zoning) PUD
The Petitioner's immediate intentions are to:

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

2. **Develop** the property **YES** *(Yes or No)*, and if so, the proposed use is *Owner has plans to construct a mixed use development (residential multi-family/commercial).*

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: *Arvest Ballpark is due north of the site, all other adjacent parcels are currently being used for agriculture or low density residential. Rezoning this property to PUD should have no adverse affect to its adjacent neighbors.*

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: **Crafton Tull**

Address: **300 N College, Ste 317, Fayetteville, Arkansas, 72701**

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: **5102 S Pinwacle Hills Parkway, Rogers**

TELEPHONE: **479 452 9950** DATE: **11.10.20**
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)

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

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 10th day of November, 2020.

Notary Public
December 30, 2020

City of Springdale
Attn: Planning Commission
201 Spring Street
Springdale, AR  72764

Re:  L20-08 PURE Springdale – Revised Site Plan
     CT Job #: 19111100

Planning Chair,

The PURE Springdale PUD, originally approved by Planning Commission on January 7, 2020, has been revised and we ask for your favorable consideration in this matter.

The proposed changes in the site plan include the removal and/or replacement of several buildings. The more significant of the changes being the removal of the fitness center (Building 5) and the townhouses (Building 11). The fitness center is moved into the Building 4 adjacent to the space previously occupied by Building 5. The pool has now been moved into the space that previously held Building 5. Townhomes 11A and 11B have been removed, along with the small pavilion adjacent to them, and replaced by Building 9. Townhome 11C is removed and the dog park will now occupy this space. Townhomes 11D, 11E and 11F have been replaced by Building 10. The leasing building (Building 7) has been removed and the leasing center will be located in the mixed use building along Gene George (Building 1). The pool maintenance shed and storage shed buildings have also been removed. See attached exhibits for further details.

Total units for the development after these changes increases by 3 units for a total of 234 dwelling units. This brings the density of the development to 17.8 units per acre, well under the allowed 20.6 units per acre with the additional allowances. All of the amenities originally planned within the development are still proposed, although some of the locations have changed. Overall, the structure and spirit of the development remain very much as envisioned.

Should you have any additional questions, please feel free to contact us.

Sincerely,

Bradley Bridges, PE
Project Engineer
Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: January 5, 2021
Re: R21-01 Rezone

A request by Parkway Boulevard, LLC – Philip Taldo for Planning Commission approval of a zone change from Agricultural District (A-1) to High Density Multi-Family Residential District (MF-24) for a tract of land containing 7.2 acres.

LOT LOCATION AND SIZE
The 7.2 acre tract is located along the west side of S. 56th Street between 4022 S. 56th Street and 4200 S. 56th 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.

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REQUESTED ZONING
The rezoning application requests a MF-24 High Density Multi-family Residential District. The district is established to provide areas for development of the maximum number of dwelling units per acre. Provides more compact residential development, and promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots. MF24 districts restricted to sites abutting collector or arterial streets and may be developed either adjacent to or in conjunction with neighborhood commercial or shopping center developments.

Uses permitted: - 1, 8, 10, 11, 12, 13, 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.
Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW
When a conditional use is proposed in an MF-24 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.

AREA REGULATIONS
(1) LOT AREA. There shall be a lot area of not less than five thousand (5,000) square feet for a single family dwelling; six thousand (6,000) square feet for a duplex; eight thousand five hundred (8,500) for a triplex; ten thousand five hundred (10,500) for a four-plex; and more than four-plex thirteen thousand (13,000) plus one thousand five hundred (1,500) square feet per unit. In addition, there shall be a minimum lot width of not less than sixty (60) feet for one family; seventy (70) feet for two family; eighty (80) feet for three family or larger on a public street at the front setback line for all dwelling unit types.

(2) DENSITY. Twenty four (24) 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.

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<td>Over Four Family 80</td>
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BUILDING AREA
On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

OFF-STREET PARKING
See Article 7 of this chapter.

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

MULTIFAMILY PLAY AREAS
See Article 6 Section 2.17 of this chapter
SURROUNDING ZONING AND LAND USE
Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The area to the north is undeveloped in MF-24 and A-1 zoning. The area to the east is undeveloped in C-5 zoning. The area to the south is undeveloped in C-5 and A-1 zoning. The area to the west is undeveloped in SF-1 zoning.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates Medium Density Residential and Commercial.

The Master Street Plan indicates S. 56th Street 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:

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

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.
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 Parkway Boulevard, LLC the record property owners, petitioning to rezone the following described area:

Legal Description: See Attached Legal Description

Layman's Description: 7.2 acres along the west side of South 56th Street. Property is situated between 4022 S. 56th Street and 4200 S. 56th Street approximately 1,600 feet south of Don Tyson Parkway.

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

The Petitioner requests the following zoning classifications:

FROM (current zoning) A-1 (Low Density Single Family Residential District)

TO (proposed zoning) MF-24 (High Density Multi-Family Residential District)

The Petitioner's immediate Intentions are to:

1. Sell the property _No_ (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, or other contract for conveyance of title _n/a_ (Yes or No).
2. **Develop** the property **Yes** (Yes or No), and if so, the proposed use is Multi-Family Residential Development.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: **No effects are anticipated.** Any future development will require public review and approval by City. Requested district is harmonious with the transition already underway in this area from rural agricultural and single family uses to higher intensity uses such as commercial and multi-family, and which will be accelerated by the planned improvements to South 56th Street and Don Tyson Parkway.

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

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

Authorized Representative:  

Address:  

**PETITIONER/OWNER:**  

(Authorized Signature – Parkway Boulevard, LLC)

**MAILING ADDRESS:** 5100 S. Thompson Avenue, Springdale, AR 72764

**TELEPHONE:** 479-466-1003  

**DATE:** 12/15/2020
VERIFICATION

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

(PROPERTY OWNER'S SIGNATURE — Parkway Boulevard, LLC)

State of Arkansas
County of Washington

SUBSCRIBED AND SWORN TO before me, a Notary Public, this December 15th, 2020.

Notary Public
Memo

To:         PLANNING COMMISSION MEMBERS
From:       Patsy Christie, Planning Director
Date:       January 5, 2021
Re:         R21-02 Rezone

A request by Nancy Hagen for Planning Commission approval of a zone change from Low/Medium Density Single Family Residential District (SF-2) to Low/Medium Density Multi-Family Residential District (MF-4) for a tract of land containing 0.61 acres.

LOT LOCATION AND SIZE
The 0.61 acre tract is located on the east side of Young Street, north of Eicher Avenue, Lots 14 and 15 Block 2, Carter Addition.

A vicinity map is attached.

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

Uses permitted: - 1, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28, 36
Temporary Uses – 34

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

(1) Accessory buildings, including private garages, storage facilities and children’s playhouses as set for in Article 6, Section 2.7 of this chapter.
(2) Private greenhouses and horticultural collections.
(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.
SITE PLAN REVIEW
When a conditional use is proposed in an SF-2 district, except for Use Unit 28 home occupation and Use Unit 36, horses kept in residential areas; a site plan review shall be required. For Use Unit 36, See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

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

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

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

REQUESTED ZONING
The rezoning application requests a MF-4 Low/Medium Density Multi-family Residential District. The district is established to provide areas for development with a maximum of four dwelling units per residential structures. 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, 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-4 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 seven thousand (7,000) square feet for a single family dwelling; nine thousand (9,000) square feet for a duplex; thirteen thousand five hundred (13,500) for a triplex; and eighteen thousand (18,000) for a four-plex. In addition, there shall be a minimum lot width of not less than sixty (60) feet for a one family; seventy (70) feet for two family; eighty (80) for a three family and ninety (90) feet for a four family on a public street at the front setback line.
(2) DENSITY. Eight (8) 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.

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<td>Townhouse</td>
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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 16 of this chapter.
MULTIFAMILY PLAY AREAS
See Article 6 Section 2.17 of this chapter.

SURROUNDING ZONING AND LAND USE
Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The area to the north, east, and south contain single family dwellings in SF-2 zoning. The area to the west contains duplexes in C-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates Commercial.

The Master Street Plan indicates Young Street as a local street.

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

Protect the positive aspects of neighborhood character throughout the City.

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

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

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

Legal Description:

Lots 14 and 15, Block 2,
Carter Addition, Springdale, AR

Layman's Description:

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

The Petitioner requests the following zoning classification:

FROM (current zoning) SF-2
TO (proposed zoning) MF-4
The Petitioner's immediate intentions are to:

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

2. **Develop** the property (Yes or No), and if so, the proposed use is **To build 2 duplexes**.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: **This new construction should increase adjacent property values**.

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: **Steve Butcher**
Address: **224 Kayla Dr, Rogers, AR 72756**

PETITIONER/OWNER SIGNATURE: **[Signature]**
MAILING ADDRESS: **PO Box 17959, Springdale, AR 72766**
TELEPHONE: **479 409 6778** DATE: **12-11-20**
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)

[Signature]
(Property Owner)

State of Arkansas  )
County of Washington  ) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 14th day of December, 2020.

JENNIFER BARROSO
Notary Public - Arkansas
Washington County
Commission # 12705401
My Commission Expires Aug 24, 2028
Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: January 5, 2021
Re: C20-23 Conditional Use

A request by Smith and Walker Enterprises, LLC (Wet Willie’s Pet Wash) for a Conditional Use Permitted on Appeal as a Use Unit 44 (Mobile Vending Site) in a C-2 zoning district.

LOCATION
1386 E. Emma Avenue, north side of Emma Avenue across from Parson Stadium.

EXISTING CONDITIONS
Commercial Structure on site, with paving in front of existing structure.

SITE PLAN REVIEW REQUIRED: X 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, with condition
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.
- Access are to be paved

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. |
| Acceptable Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district. on structure |
| only   | 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 with condition district. |
|        | - Extended hours of operation approved |
|        | - Utility connection approved |
|        | - Paving completed |
|        | - List attached |
Mobile Vending – conditions for approval

- If a health certificate is required, display the health certificate in a manner visible to customers
- No obstruction of pedestrian or motor vehicle traffic flow
- No obstruction of traffic signals or regulatory signs
- No vending upon a public way
- No sound device that produces a loud and raucous noise in violation of city ordinance, or violate any other city ordinances in connection with the vending operation
- Sites to remain clean and free of paper or refuse of any kind generated from the operation of the business with all trash or debris accumulating within twenty (20) feet of any vending stand to be collected and deposited into a trash container.
APPLICATION FOR CONDITIONAL USE
CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Smith and Walker Enterprises LLC
   Address: 73 Tugawoke Creek Ln
   Eureka Springs, AR 72632
   Phone: (479) 252-2718
   Profit: ✓ Non-Profit

2. Property Location (street address or layman's description):
   1386 E. Emma Ave
   Springdale, AR 72764

3. Record Title Holder of Property: Steve Bryant
   (A copy of the warranty deed should be attached as Exhibit "A")

4. Use Unit requested ______ in C2 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   "We wish to bring a new business to the Springdale community.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   "Our pet wash would enrich the lives of pet owners in the area.

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

Date: 11/9/20xx

Date: 11/9/20xx

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 ___ day of___

Notary Public

My commission expires: ____________________________

CHANCE COMM
Notary Public - Arkansas
Washington County
My Commission Expires 06-06-2025
Commission # 12404188
FILE NO. C20-23
APPLICANT: Smith and Walker Enterprises, LLC
REQUEST: Conditional Use for a
Use Unit 44 (Mobile Vending) located in C-2

PLANNING COMMISSION MEETING
December 18, 2020
Customization
ADA 813 - Single Modular Building

For full customization options, visit us online at www.AllPawsPetWash.com/customization

Your display space:
Maximum 11" TALL x 94" LONG

Standard powder coat color is off-white "Oyster"
Other color options available

Door Configuration Customizable
This is an Equipment Room Right Unit. Equipment rooms can go on either side and the swing door and sliding door can be interchanged.

Phone: 800.537.8231
Fax: 815.544.4353
Web: www.AllPawsPetWash.com

*Rendering may not identically reflect the final unit
PET WASH SUPPLIES
LOW ON SUPPLIES?
SOAPS, TREATS & MORE AT
PETWASHSUPPLIES.COM
Or you can always give them a call:
877-880-6056

ATTENTION:
DID YOU DILUTE YOUR SOAPS?
IF YOU USE CONCENTRATED
SOAPs, YOU NEED TO DILUTE
WITH WATER AT A 20:1 RATIO.

MODEL: SMB
DATE: 08-2019
VOLTS: 220 AC
INCOMING AMPS: 100 MAIN
FZ: 60
OPERATING AMPS: 40

MANUFACTURED BY
OCD INTERNATIONAL, INC.
6641 U.S. HWY 25 GARDEN PRARIE, IL
SERIAL: 720001
# Reference and Address

<table>
<thead>
<tr>
<th>Report Number</th>
<th>Original Issued:</th>
<th>Revised:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Standard(s)</th>
<th>Motor-Operated Appliances [UL 73:2011 Ed.10 +R:08Aug2018]</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Motor-Operated Appliances (Household And Commercial) [CSA C22.2#68:2018 Ed.8 ]</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant</th>
<th>All Paws Pet Wash</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>8642 US Highway 20</td>
</tr>
<tr>
<td></td>
<td>Garden Prairie, IL 61038-9531</td>
</tr>
<tr>
<td>Country</td>
<td>USA</td>
</tr>
<tr>
<td>Contact</td>
<td>Russell Caldwell</td>
</tr>
<tr>
<td>Phone</td>
<td>(800) 537-8231 x350</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:russell@ccsiusa.com">russell@ccsiusa.com</a></td>
</tr>
<tr>
<td>FAX</td>
<td>NA</td>
</tr>
<tr>
<td>Manufacturer</td>
<td>All Paws Pet Wash</td>
</tr>
<tr>
<td>Address</td>
<td>8642 US Highway 20</td>
</tr>
<tr>
<td></td>
<td>Garden Prairie, IL 61038-9531</td>
</tr>
<tr>
<td>Country</td>
<td>USA</td>
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<tr>
<td>Contact</td>
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</tr>
<tr>
<td>Phone</td>
<td>(800) 537-8231 x350</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:russell@ccsiusa.com">russell@ccsiusa.com</a></td>
</tr>
<tr>
<td>Legal Name</td>
<td>CCSI International Inc.</td>
</tr>
</tbody>
</table>
## 2.0 Product Description

<table>
<thead>
<tr>
<th>Product</th>
<th>Commercial Self-Serve Pet Wash Station</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brand name</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Description**

Product covered under this evaluation is commercial indoor and outdoor use, permanently connected or cord connected self-serve type pet wash station. The overall product consists of a building type structure with electrical components on one side and another compartment or room with tub for dog wash purpose.

The ADA models were additionally evaluated to the applicable requirements of "CSA C22.1:2015 Canadian Electrical Code Part I: Safety Standard For Electrical Installations" and "National Electric Code standard NFPA 70:2017".

<table>
<thead>
<tr>
<th>Models</th>
<th>APW, ADA813 and ADA821</th>
</tr>
</thead>
</table>

Two models ADA 813 and ADA821 covered under the report are similar in terms of their electrical rating but only differ in terms of the overall size. ADA 813 measures 8' X 13' whereas ADA 821 measures 8' X 21'. Tub used within the two models is similar and measures 53" long x 26" wide x 6" deep

APW Model and ADA models are similar in construction but differ in terms of their electrical rating. APW model represents the smaller version of ADA models with fewer electrical components. APW model is cord connected whereas the ADA models are permanently connected.

<table>
<thead>
<tr>
<th>Ratings</th>
<th>ADA821 rated for 220V, 50A, 60Hz</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ADA813 rated for 220V, 40A, 60Hz</td>
</tr>
<tr>
<td></td>
<td>APW model rated for 120V, 15A, 60Hz</td>
</tr>
</tbody>
</table>

**Other Ratings**

None
3.0 Product Photographs

Photo 1 - Overall front view of model ADA813
3.0 Product Photographs
Photo 2 - Overall Internal View of ADA models

25
7
18
3
11
13
10
14
3
15
3.0 Product Photographs
Photo 3 - Internal View (20 gallon water heater and vacuum)
3.0 Product Photographs
Photo 4 - Listed Electric Panel with Certified Circuit Breakers
3.0 Product Photographs

Photo 5 - Cabinet Electrical Components (Button board, Coin and Bill Acceptor)
3.0 Product Photographs

Photo 6 - Model APW Control Panel
3.0 Product Photographs

Photo 7 - Model APW Awning
3.0 Product Photographs

Photo 8 - Model ADA Wash Area Lamp
3.0 Product Photographs

Photo 9 - Control Panel, Button Board and Solenoids used in ADA and APW models
<table>
<thead>
<tr>
<th>Item no.</th>
<th>Manufacturer/ trademark</th>
<th>Type / model</th>
<th>Technical data and securement means</th>
<th>Mark(s) of conformity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Enclosure</td>
<td>All Paw Pet Washer</td>
<td>Various Powder coated aluminum, 1/8 inch minimum thickness. 8 ft tall by 21 ft long. ADA Electrical room: 6ft 9 inches wide by 7ft 5 inches long by 8ft tall. ADA Washbin Room: 4ft 8in wide by 7ft long by 8ft tall. Model ADA821 has 2 washbin rooms. Electrical room for the APW: 2ft wide by 2ft 6in long by 8ft tall. APW overall dimensions: 2ft 6in wide by 7ft long by 8ft tall.</td>
<td>NR</td>
</tr>
<tr>
<td>7</td>
<td>Rain Awning</td>
<td>All Paw Pet Washer</td>
<td>Various Power coated aluminum, 1/8in minimum thickness. 3ft wide by 7ft long by 10ft tall. Optional. APW only.</td>
<td>NR</td>
</tr>
<tr>
<td>2</td>
<td>Conduit piping and fittings</td>
<td>Various</td>
<td>Various Half inch, 2 bends or less. Flexible and nonflexible type.</td>
<td>cUL us</td>
</tr>
<tr>
<td>4</td>
<td>Dead front panelboard load center</td>
<td>Siemens</td>
<td>S2020B1100 Suitable for 100A service, 20 circuit breaker spaces, Rated 120V/240V, 60Hz or 208Y/120V, 60Hz, single or 3 phase. ADA only.</td>
<td>cUL us</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Various</td>
<td>Various Suitable for 100A service, 20 circuit breaker spaces, Rated 120V/240V, 60Hz or 208Y/120V, 60Hz, single or 3 phase. ADA only.</td>
<td>cUL us</td>
</tr>
<tr>
<td>1</td>
<td>Door closer body / hinge to dog wash area (Not Shown)</td>
<td>Various</td>
<td>Various R25057, control number 4UF1. ADA only. Not shown.</td>
<td>cUL us</td>
</tr>
<tr>
<td>4</td>
<td>Circuit Breaker</td>
<td>Various</td>
<td>Various 120V/240V, 30A max. ADA only.</td>
<td>cUL us</td>
</tr>
<tr>
<td>2</td>
<td>A/C Unit</td>
<td>Ramsond</td>
<td>KCD-32CBe-K 208V/230V, window type, high side 540 Psig, Low Side 300 Psig, R410A Refrigerant, 27.51 oz. ADA only.</td>
<td>cUL us</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Various</td>
<td>Various 208V/230V, window type, high side 540 Psig, Low Side 300 Psig, R410A Refrigerant, 27.51 oz. ADA only.</td>
<td>cUL us or cETL us</td>
</tr>
<tr>
<td>3</td>
<td>Water Heater</td>
<td>Tyco Electronics</td>
<td>1-480707-0 120V, 60Hz, single phase, 2000W, 19.9 Gal, ADA only.</td>
<td>cUL us</td>
</tr>
<tr>
<td></td>
<td></td>
<td>350550-1</td>
<td>350550-1 120V, 60Hz, single phase, 2000W, 19.9 Gal, ADA only.</td>
<td>cUL us or cETL us</td>
</tr>
<tr>
<td>3</td>
<td>Wet Vacuum</td>
<td>Various</td>
<td>Various 120V, 60Hz, 8.5A, ADA only.</td>
<td>cUL us</td>
</tr>
<tr>
<td>2</td>
<td>Dryer Motor</td>
<td>Various</td>
<td>Various 120V, 60Hz, 9.5A, 4HP</td>
<td>cUL us</td>
</tr>
<tr>
<td>2</td>
<td>Floor Pump</td>
<td>Various</td>
<td>Various 120V, 60Hz, 8.4A. ADA only.</td>
<td>cUL us</td>
</tr>
</tbody>
</table>
### 4.0 Critical Components

<table>
<thead>
<tr>
<th>No.</th>
<th>Item no.</th>
<th>Name</th>
<th>Manufacturer/ trademark</th>
<th>Type / model</th>
<th>Technical data and securement means</th>
<th>Mark(s) of conformity</th>
</tr>
</thead>
<tbody>
<tr>
<td>7, 8</td>
<td>12</td>
<td>Wash Area Lamp</td>
<td>Various</td>
<td>Various</td>
<td>120V, 60Hz, 19.6W</td>
<td>cULus</td>
</tr>
<tr>
<td>2</td>
<td>13</td>
<td>Electrical Room Light</td>
<td>Various</td>
<td>Various</td>
<td>Consisting of Terminals, Switch and 120V/240V Primary and 12V/24V Secondary, 100VA Hammond Power Solutions Isolation Transformer (Model PH100PG)</td>
<td>cULus</td>
</tr>
<tr>
<td>2, 6</td>
<td>14</td>
<td>Control Panel Box</td>
<td>Bud Industries</td>
<td>CJ-555037</td>
<td>APW also consists of a 3A and 10A breaker and pilot light</td>
<td>cULus</td>
</tr>
<tr>
<td>2</td>
<td>15</td>
<td>Solenoids</td>
<td>Dema</td>
<td>41-9-7</td>
<td>24V, 10W</td>
<td>cURus</td>
</tr>
<tr>
<td>9</td>
<td>16</td>
<td>Relay Board</td>
<td>Various</td>
<td>Various</td>
<td>Consisting of Terminals, Relays and Capacitors, Board rated V-0</td>
<td>cURus</td>
</tr>
<tr>
<td>9</td>
<td>17</td>
<td>Relays</td>
<td>Various</td>
<td>Various</td>
<td>24V coil, Contacts 250Vac, 10A minimum</td>
<td>cURus</td>
</tr>
<tr>
<td>2</td>
<td>18</td>
<td>Outlet Box</td>
<td>Various</td>
<td>Various</td>
<td>Suitable for one to four NEMA 5-20 sockets or one NEMA 6-20 outlet</td>
<td>cULus</td>
</tr>
<tr>
<td>9</td>
<td>19</td>
<td>GFCI Resettable Duplex Outlet</td>
<td>Various</td>
<td>Various</td>
<td>125V, 15A</td>
<td>cULus</td>
</tr>
<tr>
<td>2</td>
<td>20</td>
<td>Junction Boxes (Not shown)</td>
<td>Various</td>
<td>Various</td>
<td>General boxes with multiple size knockouts, APW only.</td>
<td>cULus</td>
</tr>
<tr>
<td>9</td>
<td>21</td>
<td>Bill Acceptor Assembly</td>
<td>Various</td>
<td>Various</td>
<td>Supplied by low voltage. Consisting of items 22 - 24.</td>
<td>NR</td>
</tr>
<tr>
<td>9</td>
<td>22</td>
<td>Button Board</td>
<td>Various</td>
<td>Various</td>
<td>Low voltage, 24V, V-0</td>
<td>cURus</td>
</tr>
<tr>
<td>9</td>
<td>23</td>
<td>Bill Acceptor</td>
<td>MEI</td>
<td>AE-2612-U5</td>
<td>Low voltage, 24V</td>
<td>NR</td>
</tr>
<tr>
<td>9</td>
<td>24</td>
<td>Coin Acceptor</td>
<td>Parker Engineering and Manufacturing Inc</td>
<td>Slug Buster - P83</td>
<td>Low voltage, 24V</td>
<td>NR</td>
</tr>
<tr>
<td>2</td>
<td>25</td>
<td>Labelling system</td>
<td>Various</td>
<td>Various</td>
<td>UL 969 approved labelling system. Adhesive labels employed.                                       UR, CSA</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>26</td>
<td>Strain relief (Not Shown)</td>
<td>Various</td>
<td>Various</td>
<td>Compression type, rounded face, NPT ½ inch. APW only.</td>
<td>cURus</td>
</tr>
</tbody>
</table>

**NOTES:**

1) Not all item numbers are indicated (called out) in the photos, as their location is obvious.

2) "Various" means any type, from any manufacturer that complies with the "Technical data and securement means" and meets the "Mark(s) of conformity" can be used.

3) Indicates specific marks to be verified, which assures the agreed level of surveillance for the component. "NR" - Indicates Unlisted and only visual examination is necessary. "See 5.0" Indicates Unlisted components or assemblies to be evaluated periodically refer to section 5.0 for details.
5.0 Critical Unlisted CEC Components

No Unlisted CEC components are used in this report.
6.0 Critical Features

Recognized Component - A component part, which has been previously evaluated by an accredited certification body with restrictions and must be evaluated as part of the basic product considering the restrictions as specified by the Conditions of Acceptability.

Listed Component - A component part, which has been previously Listed or Certified by an accredited Certification Organization with no restrictions and is used in the intended application within its ratings.

Unlisted Component - A part that has not been previously evaluated to the appropriate designated component standard. It may also be a Listed or Recognized component that is being used outside of its evaluated Listing or component recognition.

Critical Features/Components - An essential part, material, subassembly, system, software, or accessory of a product that has a direct bearing on the product’s conformance to applicable requirements of the product standard.

Construction Details - For specific construction details, reference should be made to the photographs and descriptions. All dimensions are approximate unless specified as exact or within a tolerance. In addition to the specific construction details described in this Report, the following general requirements also apply.

1. Spacing - In primary circuits, minimum spacing are maintained through air (3.2mm) and over surfaces (3.2mm) of insulating material between current-carrying parts of opposite polarity and between current-carrying parts and dead-metal parts.

2. Mechanical Assembly - Components such as switches, fuseholders, connectors, wiring terminals and display lamps are mounted and prevented from shifting or rotating by the use of lockwashers, starwashers, or other mounting format that prevents turning of the component.

3. Corrosion Protection - All ferrous metal parts are protected against corrosion by painting, plating or the equivalent.

4. Accessibility of Live Parts - All uninsulated live parts in primary circuitry are housed within a metal or non-metallic enclosure constructed with no openings other than those specifically described in Sections 4.

5. Grounding - All exposed dead-metal parts and all dead-metal parts within the enclosure that are exposed to contact during any servicing operation are to be connected to the grounding lead of the power supply cord or the equipment grounding terminal.

6. Polarized Connection - This product is provided with a polarized power supply connection. All single pole switches and fuses are connected only to the ungrounded supply circuit conductor.

7. Internal Wiring - Internal wiring is routed away from sharp or moving parts. Internal wiring leads terminating in soldered connections are made mechanically secure prior to soldering. Recognized separable (quick disconnect) connectors of the positive detent type, closed loop connectors, or other types specifically described in the text of this report are also acceptable as internal wiring terminals. At points where internal wiring passes through metal walls or partitions, the wiring insulation is protected against abrasion or damage by plastic bushings or grommets. All primary wiring is minimum 12 AWG, with a minimum rating of 300V, 90°C.

8. Schematics - None

9. Markings - The product is marked on a component labeling system as follows: applicant's name, model number, date of manufacturer, and electrical ratings including the voltage, incoming amps, operating amps, frequency.

10. Cautionary Markings - See Illustration 1 for all markings.

The product is required to have markings in both French and English.

11. Installation, Operating and Safety Instructions - Instructions for installation and use of this product are provided by the manufacturer as required by the standard. See Illustration 1

For product shipped to Canada, the product is required to have markings in both French and English.
IMPORTANT SAFETY INSTRUCTIONS / SAUVEGARDER CES INSTRUCTIONS

WARNING - RISK OF ELECTRIC SHOCK. CONNECT TO A PROPERLY GROUNDED OUTLET ONLY.
AVERTISSEMENT - RISQUE DE CHOC ÉLECTRIQUE. RACCORDER À UNE SORTIE CORRECTEMENT MISE À LA TERRE UNIQUEMENT.

OUTDOOR USE
USAGE EXTERIEUR

WARNING - When using electric appliances, basic precautions should always be followed including the following:
AVERTISSEMENT - Lors de l'utilisation d'appareils électriques, les précautions de base doivent toujours être suivies, y compris ce qui suit:

a) Read all instructions before using the appliance.
Lisez toutes les instructions avant d'utiliser l'appareil.

b) Only use attachments recommended or sold by the manufacturer.
N'utilisez que des accessoires recommandés ou vendus par le fabricant.

c) For a cord-connected appliance, the following shall be included:
Pour un appareil connecté au cordon, les éléments suivants doivent être inclus:

- Do not unplug by pulling on cord. To unplug, grasp the plug, not the cord.
Ne pas débrancher en tirant sur le cordon. Pour débrancher, saisir la fiche, pas le cordon.

- Unplug from outlet when not in use and before servicing or cleaning.
Débrancher la prise lorsqu'elle n'est pas utilisée et avant l'entretien ou le nettoyage.

- Do not operate any appliance with a damaged cord or plug, or after the appliance malfunctions or is dropped or damaged in any manner. Return appliance to the nearest authorized service facility for examination, repair, or electrical or mechanical adjustment.
N'utilisez pas un appareil dont le cordon ou la fiche est endommagé, ou si l'appareil est défectueux ou s'il est tombé ou endommagé de quelque façon que ce soit. Renvoyez l'appareil au centre de service agréé le plus près pour l'examiner, le réparer ou le réajuster de façon électrique ou mécanique.

d) For a grounded appliance - Connect to a properly grounded outlet only. See Grounding instructions.
Pour un appareil mis à la terre - Connectez-le uniquement à une prise correctement mise à la terre. Voir les instructions de mise à la terre.

GROUNDING INSTRUCTIONS: This appliance must be connected to a grounded, metal, permanent wiring system; or an equipment-grounding conductor must be run with the circuit conductors and connected to the equipment-grounding terminal or lead on the appliance.

INSTRUCTIONS DE MISE À LA TERRE: Cet appareil doit être connecté à un système de câblage permanent mis à la terre et en métal; ou un conducteur de mise à la terre de l'équipement doit être exécuté avec les conducteurs de circuit et connecté à la borne de mise à la terre de l'équipement ou au fil de l'appareil.
Illustration 2 - Overall view of APW model
### 8.0 Test Summary

<table>
<thead>
<tr>
<th>Test Description</th>
<th>UL 73 Clause</th>
<th>CSA C22.2 No. 68 Clause</th>
</tr>
</thead>
<tbody>
<tr>
<td>Starting</td>
<td>44</td>
<td>6.3</td>
</tr>
<tr>
<td>Rating</td>
<td>45</td>
<td>6.4</td>
</tr>
<tr>
<td>Temperature</td>
<td>46, 47</td>
<td>6.5</td>
</tr>
<tr>
<td>Abnormal Temperature</td>
<td>54</td>
<td>6.7</td>
</tr>
<tr>
<td>Dielectric</td>
<td>48</td>
<td>6.6</td>
</tr>
<tr>
<td>Leakage</td>
<td>42, 43</td>
<td>6.9</td>
</tr>
<tr>
<td>Stability</td>
<td>--</td>
<td>6.10</td>
</tr>
<tr>
<td>Impact</td>
<td>--</td>
<td>6.11</td>
</tr>
<tr>
<td>Strain Relief</td>
<td>53</td>
<td>6.12.1</td>
</tr>
<tr>
<td>Water test for outdoor equipment</td>
<td>50.1</td>
<td>5.2.15</td>
</tr>
<tr>
<td>Probe / Accessibility Test</td>
<td>11.1, 11.2</td>
<td>5.2.12.2, 8.3.2.2</td>
</tr>
<tr>
<td>Ground bond / Continuity Test</td>
<td>--</td>
<td>5.18</td>
</tr>
</tbody>
</table>

**Evaluation Period**: 9/28/2017 - 10/02/2017  
**Sample Rec. Date**: 28-Sep-2017  
**Test Location**: Intertek Testing Services N.A. Inc.  
545 E Algonquin Road, Suite F, Arlington Heights, IL 60005 USA  
**Test Procedure**: Testing Lab  

Determination of the result includes consideration of measurement uncertainty from the test equipment and methods. The product was tested as indicated below with results in conformance to the relevant test criteria.

The following tests were performed:

<table>
<thead>
<tr>
<th>Test Description</th>
<th>UL 73 Clause</th>
<th>CSA C22.2 No. 68 Clause</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moisture-absorption resistance of insulation</td>
<td>--</td>
<td>6.18</td>
</tr>
</tbody>
</table>

**Evaluation Period**: 7/26/19 - 7/29/2019  
**Sample Rec. Date**: 26-Jul-2019  
**Test Location**: Intertek, 545 East Algonquin Road, Suite H, Arlington Heights, IL 60005 USA  
**Test Procedure**: Testing Lab  

Determination of the result includes consideration of measurement uncertainty from the test equipment and methods. The product was tested as indicated below with results in conformance to the relevant test criteria.

The following tests were performed:

<table>
<thead>
<tr>
<th>Test Description</th>
<th>C22.2#68 Clause</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leakage current</td>
<td>6.9</td>
</tr>
<tr>
<td>Moisture-absorption resistance of insulation</td>
<td>6.18</td>
</tr>
</tbody>
</table>

### 8.1 Signatures

A representative sample of the product covered by this report has been evaluated and found to comply with the applicable requirements of the standards indicated in Section 1.0.

**Completed by**: Javan Rivero  
**Reviewed by**: Thomas Cabaj  
**Title**: Project Engineer  
**Title**: Sr. Project Engineer  
**Signature**: [Signature]
### 9.0 Correlation Page For Multiple Listings

The following products, which are identical to those identified in this report except for model number and Listee name, are authorized to bear the ETL label under provisions of the Intertek Multiple Listing Program.

<table>
<thead>
<tr>
<th>BASIC LISTEE</th>
<th>All Paws Pet Wash</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>8642 US Highway 20</td>
</tr>
<tr>
<td></td>
<td>Garden Prairie, IL 61038-9531</td>
</tr>
<tr>
<td>Country</td>
<td>USA</td>
</tr>
<tr>
<td>Product</td>
<td>Commercial Self-Serve Pet Wash Station</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MULTIPLE LISTEE 1</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td></td>
</tr>
<tr>
<td>Country</td>
<td></td>
</tr>
<tr>
<td>Brand Name</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ASSOCIATED MANUFACTURER</th>
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<tbody>
<tr>
<td>Address</td>
</tr>
<tr>
<td>Country</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MULTIPLE LISTEE 1 MODELS</th>
<th>BASIC LISTEE MODELS</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>MULTIPLE LISTEE 2</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
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<td>Country</td>
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</tr>
<tr>
<td>Brand Name</td>
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<tr>
<td>Country</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>MULTIPLE LISTEE 2 MODELS</th>
<th>BASIC LISTEE MODELS</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>MULTIPLE LISTEE 3</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
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</tr>
<tr>
<td>Country</td>
<td></td>
</tr>
<tr>
<td>Brand Name</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ASSOCIATED MANUFACTURER</th>
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<tr>
<td>Address</td>
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<tr>
<td>Country</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MULTIPLE LISTEE 3 MODELS</th>
<th>BASIC LISTEE MODELS</th>
</tr>
</thead>
</table>
**10.0 General Information**

The Applicant and Manufacturer have agreed to produce, test and label ETL Listed products in accordance with the requirements of this Report. The Manufacturer has also agreed to notify Intertek and to request authorization prior to using alternate parts, components or materials.

**COMPONENTS**
Components used shall be those itemized in this Intertek report covering the product, including any amendments and/or revisions.

**LISTING MARK**
The ETL Listing mark applied to the products shall either be separable in form, such as labels purchased from Intertek, or on a product nameplate or other media only as specifically authorized by Intertek. Use of the mark is subject to the control of Intertek.

The mark must include the following four items:

1) applicable country identifiers "US" and/or "C" or "US", "C" and "EU"
2) the word "Listed" or "Classified" or "Recognized Component" (whichever is appropriate)
3) a control number issued by Intertek
4) a product descriptor that identifies the standards used for certification. Example:

**For US standards**, the words, "Conforms to" shall appear with the standard number along with the word, "Standard" or "Std." Example: "Conforms to ANSI/UL Std. XX."

**For Canadian standards**, the words "Certified to CAN/CSA Standard CXX No. XX." shall be used, or abbreviated, "Cert. to CAN/CSA Std. CXX No. XX."

Can be used together when both standards are used.

**Note:** A facsimile must be submitted to Intertek, Attn: Follow-up Services for approval prior to use. The facsimile need not have a control number. A control number will be issued after signed Certification

Agreements have been received by the Follow-up Services office, approval of the facsimile of your proposed Listing Mark, satisfactory completion of the Listing Report, and scheduling of a factory assessment in your facility.

**MANUFACTURING AND PRODUCTION TESTS**
Manufacturing and Production Tests shall be performed as required in this Report.

**FOLLOW-UP SERVICE**
Periodic unannounced audits of the manufacturing facility (and any locations authorized to apply the mark) shall be scheduled by Intertek. An audit report shall be issued after each visit. Special attention will be given to the following:

1. Conformance of the manufactured product to the descriptions in this Report.
2. Conformance of the use of the ETL mark with the requirements of this Report and the Certification Agreement.
3. Manufacturing changes.

In the event that the Intertek representative identifies non-conformance(s) to any provision of this Report, the Applicant shall take one or more of the following actions:

1. Correct the non-conformance.
2. Remove the ETL Mark from non-conforming product.
3. Contact the issuing product safety evaluation center for instructions.
11.0 Manufacturing and Production Tests

The manufacturer agrees to conduct the following Manufacturing and Production Tests as specified:

Required Tests
Dielectric Voltage Withstand Test, Grounding Continuity Test

11.1 Dielectric Voltage Withstand Test

Method

One hundred percent of production of the products covered by this Report shall be subjected to a routine production line dielectric withstand test.

The test shall be conducted on products, which are fully assembled. Prior to applying the test potential, all switches, contactors, relays, etc., should be closed so that all primary circuits are energized by the test potential. If all primary circuits cannot be tested at one time, then separate applications of the test potential shall be made.

The test voltage specified below shall be applied between primary circuits and accessible dead-metal parts. The test voltage may be gradually increased to the specified value but must be maintained at the specified value for one second or one minute as required.

Test Equipment

The test equipment shall incorporate a transformer with an essentially sinusoidal output, a means to indicate the applied test potential, and an audible and/or visual indicator of dielectric breakdown.

The test equipment shall incorporate a voltmeter in the output circuit to indicate directly the applied test potential if the rated output of the test equipment is less than 500VA.

If the rated output of the test equipment is 500VA or more, the applied test potential may be indicated by either:
1 - a voltmeter in the primary circuit;
2 - a selector switch marked to indicate the test potential; or
3 - a marking in a readily visible location to indicate the test potential for test equipment having a single test potential output.

In cases 2 and 3, the test equipment shall include a lamp or other visual means to indicate that the test potential is present at the test equipment output. All test equipment shall be maintained in current calibration.

### Products Requiring Dielectric Voltage Withstand Test:

<table>
<thead>
<tr>
<th>Product</th>
<th>Test Voltage</th>
<th>Test Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>All products covered by this Report.</td>
<td>1000Vac or 1400Vdc</td>
<td>60 s</td>
</tr>
<tr>
<td></td>
<td>or 1200Vac or 1700Vdc</td>
<td>1 s</td>
</tr>
</tbody>
</table>
11.2 Grounding Continuity Test

Method

Each product listed below shall be subjected to a test to determine that there is continuity between accessible dead-metal parts of the product and the grounding pin or blade of the attachment plug.

If all accessible dead metal is connected, only a single test need be performed. A visual or audible device (ohmmeter, buzzer, etc.) may be used to indicate grounding continuity.

Products Requiring Grounding Continuity Test:
All products covered by this Report.
### 12.0 Revision Summary

The following changes are in compliance with the declaration of Section 8.1:

<table>
<thead>
<tr>
<th>Date/</th>
<th>Project Handler/Reviewer</th>
<th>Section</th>
<th>Item</th>
<th>Description of Change</th>
</tr>
</thead>
</table>
|             | T. Cabaj                 | 1       | Updated C22.2#68 from "Motor-Operated Appliances (Household And Commercial) (R2014) [CSA C22.2#68:2009 Ed.7+U1;U2]" to "Motor-Operated Appliances (Household And Commercial) [CSA C22.2#68:2018 Ed.8]."
|             |                          |         | Corrected applicant and manufacturer names from "CCSI International Inc." to "All Paws Pet Wash".
|             |                          |         | Added "CCSI International Inc." as a legal name.
|             |                          |         | Updated Applicant and Manufacturer Contact and Email from "Keith Caldwell and keith@allpawspetwash.com" to "Russell Caldwell" and "russell@ccsiusa.com" |
|             |                          | 3       | Deleted photo 3 callout. |
|             |                          | 4       | Added wording "(Not Shown)" to Name. |
|             |                          | 5       | Added "Various Various" option. |
|             |                          | 7, 8    | Separated models "1-480707-0, 350550-1" into different cells |
|             |                          | 6       | Corrected wording in Markings from "The product is marked on a component labeling system as follows: manufacturer's name, model number, date of manufacture, and electrical ratings including the voltage, incoming amps, operating amps, frequency." to "The product is marked on a component labeling system as follows: applicant's name, model number, date of manufacture, and electrical ratings including the voltage, incoming amps, operating amps, frequency." |
|             |                          | 8       | Added test summary and signature block. |
Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: January 5, 2021
Re: C21-01 Conditional Use

A request by Adan Soto Rivera for a Conditional Use Permitted on Appeal as a Use Unit 52 (Food Truck Court) in a Thoroughfare Commercial District (C-5) zoning district.

LOCATION
1210-1218 S. Thompson Street

EXISTING CONDITION
Undeveloped site. Commercial uses surround the tract in C-2 zoning.

SITE PLAN REVIEW REQUIRED: ☒ Yes ☐ No

Site plan does not address all issues as outlined Chapter 130, Article 6, Section 3.18.

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.

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

Unknown
Off-street parking and loading areas where required, with particular attention to 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.

Unknown
Utilities, with reference to locations, availability and compatibility.
<table>
<thead>
<tr>
<th>Unacceptable</th>
<th>Screening and buffering with reference to type, dimension and character.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unacceptable</td>
<td>Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.</td>
</tr>
<tr>
<td>Unacceptable</td>
<td>Yard requirements and other open space requirements.</td>
</tr>
<tr>
<td>Unacceptable</td>
<td>The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.</td>
</tr>
<tr>
<td>Not shown On site plan</td>
<td>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.</td>
</tr>
<tr>
<td>Unacceptable</td>
<td>General compatibility with adjacent properties and other property in the general district:</td>
</tr>
</tbody>
</table>

**With conditions as follows:**
The location chosen is acceptable but the lack of required information on the site plan makes the conditional use unacceptable at this time.
FILE NO. C21-01
APPLICANT: Adan Soto Rivera
REQUEST: Conditional Use for a
Use Unit 52 (Food Truck Court) located in C-5

PLANNING COMMISSION MEETING
December 18, 2020
APPLICATION FOR CONDITIONAL USE
CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Adam Soto Rivera
   Address: 2001 Chadwick St
   Phone: (479) 3502-1043
   Profit: V Non-Profit

2. Property Location (street address or layman’s description):
   1210 - 1218 S Thompson St
   Springdale, AR 72764

3. Record Title Holder of Property: Adam Soto Rivera
   (A copy of the warranty deed should be attached as Exhibit “A”)

4. Use Unit requested 452 in C5 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   Site for food trucks. This will provide additional dining options for people that live or work near this area. It will also allow for job creation and/or entrepreneurs to start a new business here. These type of setups have been successful in other NWA cities. I feel it would be a great addition to our town.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   I think it would be a welcome addition to the area.

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  

Date: 12-3-20  Date: 12-3-20  

VERIFICATION

I, the undersigned, hereby 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  

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

My commission expires:

VICTOR VELAZQUEZ  
Notary Public-Arkansas  
Washington County  
My Commission Expires 06-27-2025  
Commission #12690288
EXHIBIT “B”

GIS/ATLAS OF CONTIGUOUS PROPERTY OWNERS
Memo

To: Planning Commission
From: Staff
Date: December 1, 2020
RE: RP21-01 Replat

Planning Comments

1. No further comments.

Engineering Comments

1. Chapter 106 – Stormwater Drainage
   - Please ensure discharge from pond and 24" RCP makes it to the gutter at Oriole through use of swale and under sidewalk drain
   - Example: Sidewalk underdrain added to plans. Capacity analysis attached on separate document.

DRAINAGE GRATE AT SIDEWALK

2. Chapter 107 – Stormwater Pollution
107.1 - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.
    - Add the word "Temporary" to all the items listed above, that are included in this project. Noted and added where appropriate on plans.

107.3 - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval. Noted.

107.3 - The following note is required as a General Note on the Site Plan:
"Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:
   a) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and
   b) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and
   c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and
   d) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and
   e) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."
    - Please add this note to the site plan. Added to Erosion Control plan sheet.

3. Chapter 110 – Streets, Sidewalks and Other Public Places
   (Ord. No. 3258, § 1, 11-12-02)
   - Could the site drainage at the corner of the bike trail and Oriole Street, cause a potential for moisture to form across the trail causing a slick or hazardous condition on the trail? Addressed by addition of sidewalk underdrain.
   - Please ensure that the hand rails on the sidewalk connection, to Dean's Trail from the building, stop at least 3' from the trail edge. Appropriate note added to ramp detail.
   - Any trail repair should be completed from one existing joint to the next existing joint. The City can provide a detail for the repair. Noted on plans where appropriate.

4. Chapter 112 – Subdivisions
   (Code 1973, § 30-1)
- **112-4 - Streetlights** are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
  - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
    - Label all lights as Proposed or Existing
    - Show the direction of the mast arm
    - Show the size and type of lights based on the location and classification of the street
    - Add note to determine if the light is designed for area parking lot lights or as a street illuminator
    - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing
  - **Are there existing streetlights?** Yes. They are labeled on the site plan and utility plan. Noted on plans as “Existing Street Lights”. Look at NE corner of intersection of Oriole Street and Robinson Avenue.

5. **Chapter 130 – Zoning Ordinance**
   (Ord. No. 3307, 3-25-03)
   - **130.7.6.1 ADA requirements.**
     - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current ADA and as may from time to time be amended.
       - This note is left in place throughout the design process to insure that access is maintained. Noted and added to cover sheet.

6. **Other:**
   - **Permitting** - Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws. Noted.

   - **Construct-ability Review** – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments. Noted.
REFERENCE DOCUMENTS:

5. City of Springdale Utility Notes:


- Warranty Deed; Arkansas State Highway Commission, Grantee; Book 1309, page 726, filed March 7, 1989, Washington County, Arkansas.


- Flood Information:

  Basis of Bearing:

  Grid North Convergence:

  01°13'37" to the left for True (Geodetic) North. At the Northwest Corner of Lot 8, Parson Hills Commercial Subdivision, thence along the West line of the SE1/4 of the SE1/4, North 0°6'5" West 48.06 feet to the point of beginning and containing 0.01 acres more or less.

  Any damage to or relocation of existing Cox Communications facilities will be at owner's expense.

  The owner/developer shall be responsible for the cost of any required adjustments to the existing water and sewer mains.

  No fences shall be constructed within any drainage easement. (If any shown hereon).

  Meter services larger than 5/8 inch meter setting for irrigation or larger than 1 inch meter setting for potable water will be at owner's expense.

  No proposed building or parking area shall encroach onto any utility easement. (If any shown hereon).

  PARENT TRACT DESCRIPTION - Warranty Deed Document #2018-00015231, Warranty Deed Book 1345 page 650, & Warranty Deed Book 1309 page 726:

  between R-O-W and

  if parking is allowed

  OWNER

  Between R-O-W and

  if parking is allowed

  OWNER
Memo

To: Planning Commission
From: Staff
Date: December 1, 2020
RE: RP21-02 Replat NWA Holdings, LLC (Har-ber Meadows)

Planning Comments

1. Need Certificates of Acceptance as follows:

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.

<table>
<thead>
<tr>
<th>Date</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>City Clerk</td>
</tr>
<tr>
<td></td>
<td>Mayor</td>
</tr>
<tr>
<td></td>
<td>Director, Planning and Community Development Division</td>
</tr>
<tr>
<td></td>
<td>Secretary, Planning Commission</td>
</tr>
<tr>
<td></td>
<td>Chairman, Planning Commission</td>
</tr>
<tr>
<td></td>
<td>Engineer, Springdale Water Utilities</td>
</tr>
<tr>
<td></td>
<td>Director of Engineering &amp; Public Works</td>
</tr>
</tbody>
</table>
Memo

To: Planning Commission
From: Staff
Date: December 1, 2020
RE: L21-01 Large Scale Development The Steelyard

Variance (B21-04) for deviation of paved parking requirement

Planning Comments

1. Provide pdf files at time of resubmission. (standard comment)
2. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
3. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)
4. This development has been given the number L21-01. This number should be placed on the plans and all future correspondence and plats pertaining to this development. (standard comment)
5. Will the developer bond for the sidewalk improvements along Mountain Rd. pending completion of the shown multi-use trail?
6. Taking into consideration the proposed future buildings and the likelihood that any perimeter plantings placed on the East of the building would be damaged during construction it seems reasonable to request a two year bond on the landscaping for this portion.

Engineering Comments

1. Chapter 106 – Stormwater Drainage
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
- **106.1** - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
  - Requires a 1" = 200' minimum scale 2-foot contour map.
  - Show existing and proposed contours.
- **106.1.3.3**
  - Minimum floor elevations for other areas shall be a minimum of 1-foot above the calculated 100-year WSE of open channels, swales, or overland flow. (Show Minimum Finished Floor Elevation [FFE] on proposed structures)
  - **Show FFE on all proposed structures.** Remove the future building layouts that don't have a FFE listed or show how the grading will accommodate them and include the FFE.

2. **Chapter 107 – Stormwater Pollution**
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220, § 1, 10-24-17)
   - **107.3**
     - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.

3. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)
   - **110.31** - Sidewalks are required one-foot (1") inside the right-of-way line.
     - Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.
     - The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").
     - The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.
     - Need to show details of sidewalks on the right-of-way.
       - If the trail is being built as a replacement for a public sidewalk, it needs to be within the R.O.W. or within an easement.
   - **110.111** - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
     - **Street improvements should extend the entire property boundary that abuts the street.**

4. **Chapter 112 – Subdivisions**
   (Code 1973, § 30-1)
   - **112.4** - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
• The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
  • Label all lights as Proposed or Existing
  • Show the direction of the mast arm
  • Show the size and type of lights based on the location and classification of the street
  • Add note to determine if the light is designed for area parking lot lights or as a street illuminator
  • Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing
    • Any lighting that is to be maintained by the City needs to be within the R.O.W.

5. Chapter 130 – Zoning Ordinance
   (Ord. No. 3307, 3-25-03)
   - 130.7.6.1 ADA requirements.
     • Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current ADA and as may from time to time be amended.
       • This note is left in place throughout the design process to insure that access is maintained.

6. Other:
   - Permitting - Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

   - Construct-ability Review – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.
X. **Large Scale Developments**

A. L21-01 **The Steelyard**  
   North of East Mountain Road & directly across from Gray Drive  
   B21-04 **Variance for deviation of paved parking requirements**  
   Presented by Engineering Services, Inc.

Engineering Comments:
- Show FFE on all proposed structures or remove them from the layout
- Sidewalk/trail should be within ROW or a pedestrian easement
- Street improvements should extend the entire property boundary that abuts the street
- Streetlights should be in ROW
- Coordinate with NWA Trailblazers about trail crossing over railroad
- Submit Grading permit application
PRELIMINARY PLANS FOR A

LARGE SCALE DEVELOPMENT

SERVING

IN THE CITY OF

SPRINGDALE, ARKANSAS

L21-01

December 17, 2020

BY

ENGINEERING SERVICES INC.

CONSULTING ENGINEERS

SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

INDEX OF SHEETS

SHEET No. DESCRIPTION

1   COVER
2   LARGE SCALE DEVELOPMENT
3   STORM DRAINAGE PLAN
5   STORM DRAINAGE PROJECTS
4   FIREWALL & SEWER PLAN
6   TYPICAL DETAILS
7   UTILITY PLAN
7-9  SEWER AND WATER DETAILS
10  STORM WATER POLLUTION PREVENTION PLAN
11  FOOTPRINT OF AREA
12  LIGHTING PLAN

Reviewer of these plans is limited to compliance with city codes and regulations. By reviewing and approving these plans the developer and the city of Springdale assume no responsibility for any errors or omissions in the plans. The adequacy of the plans is the sole responsibility of the design engineer. However, the city of Springdale assumes no responsibility or liability for errors, omissions, details, or any inaccuracies found after the improvements are constructed.

NOTES:

1) ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 105, ART. 15, OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS.

2) ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER UTILITY UTILITY MOLDED DUCTILE IRON SEWER PIPE DISCUSSED AND APPROVED BY THE CITY OF SPRINGDALE WATER AND SEWER COMMISSION AUGUST 27, 2018.
*NOTE:

1) PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.

2) ALL STRIPING OR SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.

3) CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAYING SUBMITTAL.

GRAVEL PAVING: CLASS 7 BASE 6" THICK

LIGHT DUTY PAVING: CLASS 7 BASE 4" THICK
SURFACE COURSE, 2" THICK

HEAVY DUTY PAVING: CLASS 7 BASE 6" THICK
SURFACE COURSE, 3" THICK

HEAVY DUTY CONCRETE PAVING: CLASS 7 BASE 4" THICK
UNREINFORCED CONCRETE (4,000 PSI), 8" THICK

CONCRETE PAD FOR LOADING DOCK CLASS 7 BASE 4" THICK
UNREINFORCED CONCRETE (4,000 PSI), 6.5" THICK
Memo

To: Planning Commission
From: Staff
Date: December 1, 2020
RE: L21-02 Large Scale Development

Gus Roofing Company

Variance (B21-09) Variance for deviation of Commercial Design Standards

(A) Facades and Exterior Walls
(B) Roofs

Planning Comments

Large-Scale Comments:

1. Provide pdf files at time of resubmission. (standard comment)
2. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
3. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)
4. This development has been given the number L21-02. This number should be placed on the plans and all future correspondence and plats pertaining to this development. (standard comment)
5. A variance will be required for the proposed gravel parking area. What kind of equipment will be stored here? (Variance Item)

Landscaping Comments

1. Provide dumpster foundation landscaping.
2. Existing plantings on an adjacent lot do not satisfy perimeter landscaping requirements, there appears to be adequate space for these to be provided.
Commercial Design Comments (Architectural)

3. Provide overall material percentage calculations to accompany elevations. The planning commission will want to know the material percentages during the hearing for the variance.

4. Developments with facade over one hundred (100) feet in linear length shall incorporate wall projections or recesses a minimum of three (3) foot depth and a minimum of twenty (20) contiguous feet (Variance Item)

5. Building facades shall include a repeating pattern that shall include no less than three (3) of the elements listed below. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically. o Color change o Texture change o Material module change o Expressions of architectural or structural bay through a change in plane no less than twelve (12) inches in width, such as an offset, reveal, or projecting rib. (Variance Item)

6. Roof lines shall be varied with a change in height every one hundred (100) linear feet in the building length. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view. Alternating lengths and designs may be acceptable and can be addressed during the development plan. (Variance Item)

Engineering Comments

1. Chapter 106 – Stormwater Drainage

Stormwater Drainage comments are pending clarification from the engineer after a phone conversation.

Please clarify what drainage structures are proposed/existing in the drainage easement on south property line. Springdale GIS shows there is an existing concrete channel and 18" CMP, not consistent with what is shown on plans

- 106.4.6** - All piping in right of way and easements must be reinforced concrete. Proposed piping in drainage easement should be RCP

- 106.5.1** - Increases in post-development peak discharge from new development areas shall be mitigated with on-site or off-site storage. Ordinance does not have a provision for developments that are adjacent to floodplain; Chapter 106 specifies all increases in runoff must be mitigated with storage.

- Fences built across drainage easements shall not impede the flow of storm water flow and must have removable panels to allow drainage system maintenance. Proposed fence should not impede drainage through easement due to vinyl slats.

2. Chapter 107 – Stormwater Pollution

(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

- 107.3
  o The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those
areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.

3. Chapter 130 – Zoning Ordinance
   (Ord. No. 3307, 3-25-03)
   - 130.7.9 Entrance/Exit Drives
     o Need to note that modified curb is required at the drives and a modified curb detail.
       ▪ The radius of the entrance curb should not extend past the property line.
       ▪ The encroachment should be contained within an easement if it is on another parcel. In the future that parcel may be sold.
   - 130.7.6.1 ADA requirements.
     o Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current ADA and as may from time to time be amended.
       ▪ This note is left in place throughout the design process to ensure that access is maintained.

4. Other:
   - Permitting - Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

   - Construct-ability Review – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.
B. L21-02  Gus Roofing Company
        4211 Dixie Industrial Avenue
        B21-09  Variance for deviation of Commercial Design Standards
                (A) Facades and Exterior Walls
                (B) Roofs
                Presented by Expedient Civil Engineering

Engineering Comments:
- Radius of entrance curb should be contained on the property or within an easement
- Submit Grading permit application
DUMSTER DETAILS
Memo

To: Planning Commission
From: Staff
Date: December 1, 2020
RE: L21-03 Large Scale Development Stronghold NWA

Variance (B21-02) Variance for deviation of Commercial Design Standards
(A) Entrances
(B) Parking lot Orientation
(C) Pedestrian Flow
(D) Central Features & Community Spaces
(E) Multiple Buildings in Commercial Centers
(F) Outdoor Storage, Trash Collection, and Loading Areas
(G) Detail Features
(H) Entryways
(I) Landscaping
(J) Screening

Planning Comments

Large-Scale Comments:

1. Provide pdf files at time of resubmission. (standard comment)
2. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
3. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)
4. This development has been given the number L21-03. This number should be placed on the plans and all future correspondence and plats pertaining to this development.
(standard comment)

Landscaping Comments

1. Frontage Landscaping per Chapter 56. (Variance Item)
2. Existing canopy used to satisfy vegetative screening requirements on the Southern property line will be inspected at time of COO to confirm compliance with minimum standards.

Commercial Design Comments (Site)

1. Amenities (Variance Item)

Commercial Design Comments (Architectural)

1. Predominate Materials (Variance Item)
2. Building façades shall include a repeating pattern that shall include no less than three (3) of the elements listed below. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically. o Color change o Texture change o Material module change o Expressions of architectural or structural bay through a change in plane no less than twelve (12) inches in width, such as an offset, reveal, or projecting rib. (Variance Item)
3. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring any three (3) of the following: o Canopies or porticos o Overhangs o Recesses/projections o Arcades o Raised corniced parapets over the door o Peaked roof forms o Arches o Outdoor patios o Display windows o Architectural details such as tile work and moldings which are integrated into the building structure and design o Integral planters or wing walls that incorporate landscaped areas and/or places for sitting (Variance Item)

Engineering Comments

1. Chapter 107 – Stormwater Pollution
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220, § 1, 10-24-17)
   - 107.3
     o The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.

2. Chapter 130 – Zoning Ordinance
(Ord. No. 3307, 3-25-03)

130.7.1 ADA requirements.
- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current ADA and as may from time to time be amended.
  - This note is left in place throughout the design process to insure that access is maintained.

3. Other:

- Permitting - Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

- Construct-ability Review - At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.
C. L21-03 Stronghold NWA
3095 Wagon Wheel Road
B21-02 Variance for deviation of Commercial Design Standards
(A) Entrances
(B) Parking lot Orientation
(C) Pedestrian Flow
(D) Central Features & Community Spaces
(E) Multiple Buildings in Commercial Centers
(F) Outdoor Storage, Trash Collection, and Loading Areas
(G) Detail Features
(H) Entryways
(I) Landscaping
(J) Screening
Presented by Gavin Smith, Civil Engineering

Engineering comments:
• Submit Grading Permit application
GENERAL NOTES
1. LOCATIONS OF THE EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
2. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION.
3. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
5. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
6. ALL DISTURBED AREAS NOT WITHIN THE PAVED AREA ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER.  A RATE OF 1.5 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
7. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
8. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM.
9. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT.  THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-482-8898 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
10. SURFACE MATERIALS DISTURBED BY THIS WORK TO BE RETURNED TO SIMILAR OR BETTER CONDITION.
GRADING PLAN

PROJECT #L21-03  SPRINGDALE ARKANSAS

1. ALL DISTURBED AREAS ARE TO RECEIVE A MINIMUM OF 4-INCHES OF TOPSOIL MIXED WITH 2-INCHES OF COMPOST (FOR A TOTAL OF 6-INCHES), AND SOD OR SEED. THESE AREAS SHALL BE WATERED BY THE CONTRACTOR UNTIL THE SOD OR SEED IS GROWING IN A HEALTHY MANNER. SEE LANDSCAPE PLAN FOR MORE INFORMATION.

2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING THE PERFORMANCE OF THE EARTH MOVING OPERATIONS.

3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO BEGINNING WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

4. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM AUTHORITY HAVING JURISDICTION FOR THE COMPLETION OF ConstrUCTION PHASE OF THE PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES DURING THE COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO BEGINNING WORK.

5. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL LIMIT WORK TO ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION.

6. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO BEGINNING WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

7. TRAFFIC: MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, SIDEWALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING EARTH MOVING OPERATIONS.

8. DO NOT CONDUCT WORK ON ADJOINING PROPERTY UNLESS DIRECTED FROM OWNER AND AUTHORITIES HAVING JURISDICTION. AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE PERFORMANCE OF THE EARTH MOVING OPERATIONS.

9. DO NOT COMMENCE EARTH-MOVING OPERATIONS UNTIL TEMPORARY PROTECTION IS IN PLACE. REMOVAL OF TEMPORARY PROTECTION WILL BE PERMITTED BY ENGINEER.

10. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTH MOVING OPERATIONS.

11. PROTECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROLS CREATED BY EARTH MOVING OPERATIONS.

12. PROTECT SUBGRADES AND FOUNDATION SOILS FROM FREEZING DURING EARTH MOVING OPERATIONS.

13. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.

14. SITE ROUGH GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.

c. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS BEFORE PLACING SUBSEQUENT MATERIALS.

b. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING ELEVATIONS INDICATED.

a. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING EARTH MOVING OPERATIONS.

15. NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS AMONG THE JOB SITE, INCLUDING SAFETY HEARD RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY.

16. NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE CONTRACTOR'S RESPONSIBILITY FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY.

17. NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE CONTRACTOR'S RESPONSIBILITY FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY.

18. NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE CONTRACTOR'S RESPONSIBILITY FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY.
1. Before beginning construction, the contractor shall install a temporary rock entrance pad at all points of vehicle exit from the site. Said rock entrance pads shall be maintained by the contractor for the duration of the project.

2. Erosion and sedimentation control measures shall be established around the entire site perimeter and in accordance with best management practices and the project details.

3. Erosion control measures shall be immediately established upon completion of clearing and grubbing.

4. The intended sequence of major construction activities is as follows:
   a. Install silt fence around the perimeter of the site, and the rock construction entrance(s).
   b. Install silt fence and inlet protection around, and within, all structures.
   c. Clear and grub.
   d. Surface feature removals.
   e. Rough grading of the site.
   f. Stabilize denuded areas and stockpiles.
   g. Fine grading of the site.
   h. Install topsoil, compost, and seed.
   i. Remove accumulated sediment from structures.

j. When all construction activities are complete and the site is stabilized, remove silt fence and reseed any areas disturbed by the removal within 30-days of final stabilization.

10. The location of the areas not to be disturbed must be identified with flags, stakes, signs, silt fence, etc. before construction begins.

11. All storm drains and inlets must be protected until all sources of potential discharge are stabilized.

12. Solid waste must be disposed of properly and comply with the governing agency's disposal requirements.

13. The contractor shall be required to obtain all permits from authorities and regulatory agencies having jurisdiction over this site, as required, prior to beginning work.

14. After construction begins, soil surface stabilization shall be applied within 7-days to all disturbed areas that may not be at final grade, but will remain undisturbed for periods longer than an additional 21 calendar days.

15. Within 7-days after final grade is reached on any portion of the site, permanent or temporary soil surface stabilization shall be applied to disturbed areas and soil stockpiles.

16. All disturbed ground left inactive for 7 days or more must be stabilized by seeding, sodding, or mulching. Type of slope:
   - Steeper than 3:1: 7 days
   - Flatter than 10:1: 7 days

17. When stabilization measures are stopped due to snow cover or arid conditions, stabilization measures shall be initiated as soon as possible. Soil stabilization measures shall include, but are not limited to, surface roughening, temporary or permanent vegetation, mulching, sodding, landscaping, and erosion control blankets.

18. Stabilization measures to be used shall be appropriate for the time of year, site conditions, and estimated duration of use.

19. Existing turf outside of the construction limits shall not be disturbed. Any turf shall be re-established.

20. All streets and parking lots adjacent to the site shall be cleaned and/or swept at the end of each working day.

21. Temporary and permanent erosion and sediment control practices shall be maintained and repaired by the contractor during the construction phase as needed to assure continued performance of their intended function.

22. Erosion control measures shall be maintained and remain in place until permanent revegetation is established.
**JACK AND BORE PROFILE**

- **HIGHWAY 264 ROW 80'**
- **5' MINIMUM COVER**
- **EXISTING 24" WATER LINE**
- **16" STEEL CARRIER PIPE**
- **8" PROPOSED PVC WATER MAIN**

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**Jack and Bore Profile Diagram**

- **Legend:**
  - **1:** Jack and Bore Profile
  - **2:** Existing 24" Water Line
  - **3:** 16" Steel Carrier Pipe
  - **4:** 8" Proposed PVC Water Main

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**Utility Profiles**

- **Project #L21-03**
- **Issue Date:** 11/25/20
- **LSD Submission:** 12/16/20
- **LSD Re-Submission:**

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**Contact Information:**

- **Gavin R Smith**
- **Civil Engineering**
- **31 E Center Street, Fayetteville, AR**
- **(479) 935-0644**
- **www.grsmithcivilengineering.com**
- **gavin@grsmithcivilengineering.com**

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**Title:**

- **Stronghold Shop Springdale, Arkansas**

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**Sheet:**

- **C 201**
### NOTES:

1. ASPHALT SHALL BE HMAC TYPE II.
2. GRAVEL BASE SHALL BE ARDOT CLASS 7 MATERIAL COMPACTED TO 95% STANDARD PROCTOR.

### 3" ASPHALT

### 6" GRAVEL BASE

### 12" COMPACTED SUBGRADE (MIN. CBR 8)

### 4" ASPHALT

### 8" GRAVEL BASE

### 12" COMPACTED SUBGRADE (MIN. CBR 8)

### 4" ACCESSIBLE BLUE STRIPING

### 4" TRAFFIC YELLOW STRIPING

### ACCESSIBLE PARKING GLYPH

### TYPICAL PARKING STRIPING

### PRIVACY FENCE DETAIL

### 6" X 1" X 8' DOG EARED FENCE BOARD

### 4" X 4" TREATED PINE POST @ 8' ON CENTER

### TREATED 2" X 4" RAILS - 3 PER SECTION

### ACCESSIBLE SIGN DETAIL

### 3' X 3' X 1' 6" MINIMUM

### 18" MINIMUM

### 12/16/20 LSD RE- Submission
1. ARMORED DRAINAGE CHANNEL

2. POND OUTFALL STRUCTURE

3. CONCRETE TRICKLE CHANNEL

NOTES:
1. SITE DRAINAGE CHANNEL FOR POSITIVE DRAINAGE TO OUTLET.
2. PROVIDE EXPANSION JOINTS EVERY 100'.
3. USE MINIMUM 2500 PSI CONCRETE.
4. DRAINAGE CHANNEL SHALL HAVE A MINIMUM LONGITUDINAL SLOPE OF 0.4%.
5. DRAINAGE CHANNEL TO OUTLET STRUCTURE AT JUNCTURE.
6. CONNECT LOW POINT OF CHANNEL TO LOW POINT OF INLET.

REINFORCEMENT:
1. VERTICAL STEEL: 4# @ 6" O.C.
2. HORIZONTAL STEEL: 4# @ 6" O.C.

NOTES:
1. SITUATE CHANNEL FOR POSITIVE DRAINAGE TO OUTLET.
2. PROVIDE EXPANSION JOINTS EVERY 100'
3. USE MINIMUM 2500 PSI CONCRETE COMPRESSIVE STRENGTH.
4. DRAINAGE CHANNEL SHALL HAVE A MINIMUM LONGITUDINAL SLOPE OF 0.4%.
5. REINFORCEMENT FOR CHANNEL:
   - VERTICAL STEEL: 4# @ 9" ON CENTER
   - HORIZONTAL STEEL: 4# @ 10" ON CENTER
6. CONNECT LOW POINT OF CHANNEL TO LOW POINT OF INLET.

NOTES:
1. SITE CONCRETE TRICKLE CHANNEL FOR POSITIVE DRAINAGE TO OUTLET.
2. USE MINIMUM 2500 PSI CONCRETE.
3. CHANNEL SHALL HAVE A MINIMUM LONGITUDINAL SLOPE OF 0.4%.
4. CONNECT LOW POINT OF CHANNEL TO LOW POINT OF INLET.

CONCRETE TRICKLE CHANNEL:
- 4" THICK CONCRETE TRICKLE CHANNEL
- 6X6 WIRE MESH PLACED AT CENTER

POND OUTFALL STRUCTURE:
- 6" ORIFICE
- 18" OUTFALL INVERT: 1280
- 1.5' WEIR @ 1283
- 2.5' WEIR @ 1284
- CREST @ 1286

NOTES:
- 1'-6" F.O.
- 2'-6" P.O.
- 6'-6" S.
- 1" C.
- 4' B.W.
- 5' E.
- 7'-6" R.
- 6'-6" S.
- 7' T.
- 3' V.
## Details

### Hard Surface
- **Public Road**
  - Minimum 75'
  - Minimum 20'
  - Minimum 8" width
  - 3" to 6" clean stone

### Section A-A
- **Filter Fabric**
- **Roadway**
- **Diversion Ridge** required where grade exceeds 2%
- **2% or greater**

### Installation:
1. **Excavate Key-Way** (if required)
2. A geotextile fabric shall be installed over the soil surface where rock is to be placed (if required)
3. Rock diameters should be 2" to 15" in diameter
4. Rock ditch checks should not exceed 3 feet
5. Stones should be placed up the channel banks to prevent water from cutting around the ditch check
6. Installation shall be placed either by hand or mechanically and not just dumped to achieve complete coverage of the ditch and ensure the center of the dam is lower than the edges
7. Maximum spacing between multiple dams should be such that the toe of the upstream check is the same as the top of the downstream check

### Inspection:
- Inspect rock ditch checks every (7) calendar days and within 24 hours after each rainfall event that produces 1/2" precipitation.
- Sediment should be removed when it reaches 1/2 the original check height.
- In the case of grass-lined ditches or swales, rock ditch checks should be removed when the grass has matured sufficiently to protect the ditch or swale, if the slope is 4% or less.
- The area beneath the rock ditch checks should be seeded and mulched immediately after the check dam removal.

### Stone Rip Rap
- 2" to 15" in diameter

### Notes:
- **CONCRETE WASHOUT**
- **ROCK CHECKDAM**
- **LEVEL SPREADER**
- **SILT FENCE**
- **STRAW WATTLE**
- **INLET PROTECTION**
ORNAMENTAL TREE PLANTING

PROJECT #L21-03
SPRINGDALE, ARKANSAS

THE COMPACTION SHALL BE REDUCED TO 80% OR LESS USING PREVIOUSLY DESCRIBED METHODS.

DURING THE REMAINDER OF THE LANDSCAPE INSTALLATION, VARIOUS AREAS OF THE SITE MAY BE RE-COMPACTED DUE TO THE USE OF EQUIPMENT AND CONDITIONS PRIOR TO PLANTING.

ALL AMENDMENTS SHOULD BE MIXED THOROUGHLY WITH EXISTING SOIL AND AN ADDITIONAL SOIL TEST WILL BE TAKEN TO ENSURE PROPER SOIL SILT OR CLAY, WHICH HELP IMPROVE SOIL TEXTURE. ORGANIC MATERIAL SUCH AS COMPOST, MANURE, AND PEAT MOSS MAY ALSO BE USED AND HELP DETERMINED FROM SOIL TESTS CONDUCTED PRIOR TO WORK COMMENCING. SOIL AMENDMENT MAY INCLUDE INORGANIC MATERIAL SUCH AS SAND,

AFTER INITIAL SOIL DE-COMPACTION PROCEDURES ARE PERFORMED, SOIL AMENDMENTS SHOULD BE ADDED. THE ADDITION OF SOIL AMENDMENTS IS MADE WITH A ROTO-TILLER TO BREAK UP ANY LARGE CLUMPS TO MAKE FINAL GRADING EASIER.

WHEN PERFORMING SOIL DE-COMPACTION, MULTIPLE PASSES ACROSS THE AREA WILL BE REQUIRED AND, WHEN POSSIBLE, SHOULD BE AT VARYING ANGLES TO ENSURE ADEQUATE COVERAGE. WHEN USING DISC OR RIPPING EQUIPMENT, IT IS REQUIRED THAT THE FINAL PASSES OVER THE AREA BE

PRIOR TO THE INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM, CONTRACTOR TO PREPARE SOIL TO ENSURE A PROPER ENVIRONMENT FOR ORGANIC MATERIAL WITH A PH LEVEL NEAR SEVEN.

CONTRACTOR TO CONDUCT A SOIL EVALUATION TO DETERMINE THE SOIL'S COMPOSITION, COMPACTION RATE, NUTRIENT QUALITIES, ORGANIC CONTENT, PH LEVELS, AND WATER HOLDING CAPABILITIES. THE IDEAL PARTICLE SOIL MIX IS APPROXIMATELY 45% SAND, 40% SILT, 10% CLAY AND 5%

PROJECT AREA: 14,560 SQFT
REQUIRED LANDSCAPE AREA: 10,100 SQFT

1. Zygochloa elegans
2. Cheiranthus cheiri
3. Malus domestica
4. Betula nigra
5. Chrysanthemum coccineum
6. Aster amellus
7. Lythrum salicaria
8. Solidago canadensis
9. Allium giganteum
10. Carex morrowii
11. Veronica spicata
12. Hypericum perforatum
13. Asclepias syriaca
14. Echinacea purpurea
15. Liatris pycnostachya
16. Eryngium yuccifolium
17. Shizachyrium scoparium
18. Parthenium integrifolium
19. Echinacea angustifolia
20. Echinacea pallida
21. Echinacea purpurea

PRAIRIE PERENNIALS & GRASSES
PERENNIAL PLANTING

1. Set plants so that the top of root system is raised 1” above existing grade of soil to allow for settling of excavated soils.

2. Before planting, remove excess potting soil from roots. Ensure root balls are fully compacted at the bottom of the berm.

3. Never cut leader. Trim up to 1/3 of branches retaining the natural shape of the tree.

4. Set tree plumb and level.

5. Rotate tree to align as grown in field, north face to face north.

6. Prune dead, damaged, and crossing branches. Do not cut branch tips or central leader.

7. Remove all stakes and guys after 12 months.

8. Hardwood mulch (3” minimum depth)


10. Build 4” tall soil berm around planting.

11. Set top of root ball 3” above finish grade.

12. Refer to plan for spacing.

SHRUB PLANTING

1. Set top of root ball 1”.

2. Build 1” tall soil berm around planting.

3. Twice width of root ball.

4. Refer to plan for spacing.

5. Sand, gravel, soil separator.

6. Undisturbed soil

7. Undisturbed soil

8. UNDISTURBED SOIL

9. Rootball splits

10. Planting mix

11. PLANTING MIX

12. UNDISTURBED SUBGRADE

13. FINISH GRADE

14. PLANTING MIX

15. ROOTBALL SPLITS

16. UNDISTURBED SUBGRADE

TREE PLANTING

1. Set top of root ball 3” raised 1” above existing grade of soil to allow for settling of excavated soils.

2. Never cut leader. Trim up to 1/3 of branches retaining the natural shape of the tree.

3. Set tree plumb and level.

4. Rotate tree to align as grown in field, north face to face north.

5. Prune dead, damaged, and crossing branches. Do not cut branch tips or central leader.

6. Remove all stakes and guys after 12 months.

7. Hardwood mulch (3” minimum depth)

8. Cut all trees with caliper greater than 1”. Set around the perimeter.

9. Build 4” tall soil berm around planting.

10. Set top of root ball 3” above finish grade.

11. Build 4” tall soil berm around planting.

12. Undisturbed soil

13. Twice width of root ball

14. Refer to plan for spacing.

GUY ALL TREES WITH CALIPER GREATER THAN 2”. USE 2X2 PRESSURE TREATED STAKES. USE A MINIMUM OF (3) GUY WIRES PER TREE, EQUAL SPACED. USE POLY WEBBING. PLACE STRAPS AT FIRST BRANCH OR 1/3 TREE HEIGHT.
Stronghold Cabinet Shop

A2.1

3095 Wagon Wheel Road
Springdale AR 72762

North Elevation, East Elevation,
West Elevation, South Elevation,
First Floor Plan

4'-0" 16'-0"

Brick masonry veneer
- charcoal color

Metal R-Loc Wall Panels
- medium gray

Metal Roof - light gray

Wall Pack Light Fixture

Insulated metal entry door
- painted yellow

Insulated metal overhead garage doors painted yellow

Foundation Landscaping

Downspout - charcoal gray

Canvas Awning - dark gray

COLOR KEY:

Black Iron 2120-20
Laguna Yellow 291
Metro Gray 1459

GRAPHIC SCALE

SCALE: 1/4" = 1'-0"
Memo

To: Planning Commission
From: Staff
Date: December 1, 2020
RE: L21-04 Large Scale Development

Casey's

Variance (B21-01) Variance for deviation of Commercial Design Standards
(A) Entrances
(B) Parking lot Orientation
(C) Pedestrian Flow
(D) Landscaping

Planning Comments

Large-Scale Comments:

1. Provide pdf files at time of resubmission. (standard comment)
2. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
3. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)
4. This development has been given the number L21-04. This number should be placed on the plans and all future correspondence and plats pertaining to this development. (standard comment)

Landscaping Comments

1. No parking island landscaping shown. (Variance Item)
Commercial Design Standards (Site)

1. No pedestrian connection provided to 412 or Oriole. (Variance Item)
2. No building foundation landscaping shown. (Variance Item)

Engineering Comments

1. Chapter 106 – Stormwater Drainage

   - Please ensure discharge from pond and 24" RCP makes it to the gutter at Oriole through use of swale and under sidewalk drain
   - Example: Sidewalk underdrain added to plans. Capacity analysis attached on separate document.

   ![Diagram](image)

   **DRAINAGE GRATE AT SIDEWALK**

2. Chapter 107 – Stormwater Pollution

   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220, § 1, 10-24-17)

   - **107.1** - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.
     - Add the word "Temporary" to all the items listed above, that are included in this project. Noted and added where appropriate on plans.

   - **107.3**
     - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval. Noted.

   - **107.3** - The following note is required as a General Note on the Site Plan:
"Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:

a) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and

b) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and

c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and

d) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and

e) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."

* Please add this note to the site plan. Added to Erosion Control plan sheet.

3. Chapter 110 – Streets, Sidewalks and Other Public Places
(Ord. No. 3258, § 1, 11-12-02)

* Could the site drainage at the corner of the bike trail and Oriole Street, cause a potential for moisture to form across the trail causing a slick or hazardous condition on the trail? Addressed by addition of sidewalk underdrain.

* Please ensure that the hand rails on the sidewalk connection, to Dean’s Trail from the building, stop at least 3’ from the trail edge. Appropriate note added to ramp detail.

* Any trail repair should be completed from one existing joint to the next existing joint. The City can provide a detail for the repair. Noted on plans where appropriate.

4. Chapter 112 – Subdivisions
(Code 1973, § 30-1)

112-4 - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.

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

  - Label all lights as Proposed or Existing
  - Show the direction of the mast arm
  - Show the size and type of lights based on the location and classification of the street
  - Add note to determine if the light is designed for area parking lot lights or as a street illuminator
  - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing

  * Are there existing streetlights? Yes. They are labeled on the site plan and utility plan. Noted on plans as “Existing Street
5. Chapter 130 – Zoning Ordinance
   (Ord. No. 3307, 3-25-03)
   - **130.7.6.1** ADA requirements.
     - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current ADA and as may from time to time be amended.
     - *This note is left in place throughout the design process to insure that access is maintained. Noted and added to cover sheet.*

6. Other:
   - **Permitting** - Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws. Noted.

   - **Constructability Review** – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Constructability review. Comments from the Large Scale Inspector will be provided in a future round of comments. Noted.
D. L21-04  Casey's  
2100 East Robinson Avenue
B21-01  Variance for deviation of Commercial Design Standards  
(A) Entrances  
(B) Parking lot Orientation  
(C) Pedestrian Flow  
(D) Landscaping  
Presented by Morrison Shipley

Engineering Comments:  
- Submit Grading permit application
Large Scale Development Plans for

CASEY'S GENERAL STORE
2100 East Robinson
Springdale, Washington County, Arkansas

Issued For Review - 12.17.2020

ARCHITECT
GGA Design Group
1437 South Boulevard, Suite 500
Tulsa, OK 74120-3056
Contact: Jeff Dalton
Telephone: (918) 687-6605 x355 (ext.)
jeff@ggadesigngroup.com

DEVELOPER
Casey’s Marketing Company
One O.E., Convenience Boulevard
Arbana, AR 72781
Contact: Shannon Gerald
Telephone: (314) 804-3177

OWNER
Timme and Jonathan Dellinger
1758 Windsor Avenue
Springdale, AR 72764
Telephone: (479) 872-6933 x11

OWNER
Cypex Family Redevelopment Trust
P.O. Box 1794
Springdale, AR 72766
Telephone: (479) 465-1601

FLOOD CERTIFICATION:
Based Upon Review of FDS Plan: Washington County, Arkansas And Inundation Areas.
Casey's Corporation, One Concourse Blvd. P.O. Box 205, Atlanta, GA 30321-4509

Can the site be flooded? No

DATE: Mar. 15, 1998

GEOLOGICAL:

Large-scale development plans for the Casey's General Store site (2100 East Robinson) in Springdale, Washington County, Arkansas, have been submitted for review. The project is located on property designated as Springdale Project # L21-04.

The development plans include various site details and infrastructure improvements. The architect for the project is GGA Design Group, and the developer is Casey’s Marketing Company. The site is owned by Timme and Jonathan Dellinger and Cypex Family Redevelopment Trust.

Flood certification indicates that the site is not prone to flooding based on the review of the FDS Plan. The date of the certification is March 15, 1998.

Additional information, such as site utilities and contact details for city officials and government agencies, is also provided. The project includes details for lighting plans and other site elements, ensuring compliance with local regulations and standards.
**GENERAL NOTES**

Concrete:
- All concrete and reinforcing work shall conform to the latest edition of the American Concrete Institute's Standard Building Code Requirements for Reinforced Concrete (ACI 318-19) and Specifications for Structural Concrete (ACI 318-19).

**EXTERIOR EXPOSED CONCRETE**

- Exposed concrete surfaces shall be properly protected by the use of plastic sheeting or plastic film to prevent exposure to the elements.

**LANDSCAPE PROTECTOR**
- Landscape protectors shall be installed to prevent damage to the landscape during construction.

**PORK CHOP WITH REFLECTORS**
- Pork chop reflectors shall be installed to enhance visibility and safety.

**CUSHIN AND INLET**
- Cushins and inlets shall be installed to facilitate drainage and prevent erosion.

**APA AIR COMPRESSOR (ONLY FOR 3 DIESEL LANES)**
- Air compressors shall be installed for use with diesel lanes.

**ADA PARKING SPACES**
- ADA compliant parking spaces shall be provided to meet accessibility requirements.

**ADA PARKING SIGN**
- ADA parking signs shall be installed to indicate accessible parking spaces.
Exterior Elevation - Front of Building (Plan South)

Exterior Elevation - Left Side of Building (Plan West)
Memo

To: Planning Commission
From: Staff
Date: December 1, 2020
RE: L21-06 Large Scale Development Har-ber Meadows Townhomes

Planning Comments

Large-Scale Comments:

1. Provide pdf files at time of resubmission. (standard comment)
2. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
3. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)
4. This development has been given the number L21-06. This number should be placed on the plans and all future correspondence and plats pertaining to this development. (standard comment)
5. Coordinate with adjacent property owner to the West to provide pedestrian crosswalk striping where internal walkway aligns.

Engineering Comments

1. Chapter 106 – Stormwater Drainage
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245, § 1, 1-23-18)
   - 106.1 - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
     * Requires a 1"=200' minimum scale 2-foot contour map.
2. **Chapter 107 – Stormwater Pollution**  
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220, § 1, 10-24-17)  
   - **107.3**  
     - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.

3. **Chapter 130 – Zoning Ordinance**  
   (Ord. No. 3307, 3-25-03)  
   - **130.7.6.1** ADA requirements.  
     - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current ADA and as may from time to time be amended.  
     - This note is left in place throughout the design process to insure that access is maintained.

4. **Other:**  
   - **Permitting** - Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

   - **Construct-ability Review** – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.
E. L21-06  **Har-ber Meadows Townhomes**  
Southside of Lynch's Prairie Cove  
Presented by Engineering Services, Inc.

Engineering Comments:

- Submit Grading Permit Application
Four Units – Front Elevation
Five Units – Rear Elevation

Har-Ber Meadows Townhomes
L21-06
Seven Units – Rear Elevation
APPLICATION FOR VARIANCE
COMMERCIAL DESIGN STANDARDS
BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Street Address/Location of Request: 1200 E. Robinson Ave, Springdale_

Applicant Name: Casey's Marketing Company
Address: 3305 S.E. Delaware Boulevard
City: Ankeny State: IA Zip: 50021
Phone: (314) 609-6177 Email: Shannon.Gerard@caseys.com

☐ Property Owner ☐ Owner's Representative ☒ Contract Purchaser

Represented by: Morrison Shipley Engineers
Address: 2207 S.E. Cottonwood Street, Bentonville
City: Bentonville State: AR Zip: 72712
Phone: (479) 273-2209
Email: kmcclaflin@MorrisonShipley.com

Legal Description: (See Attached - Exhibit A)
The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Check item(s) for which variance is requested:

- **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way

- **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

- **STRUCTURE BACK AND SIDES**
  - Minimum setback according to zoning district requirements
  - Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

- **PEDESTRIAN FLOW**
  - 5’ sidewalk along all sides of lot abutting public right-of-way
  - 5’ continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
  - 5’ sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6’ from façade of building
  - Weather protection features within 30’ of all customer entrances, constructed parallel to building façade
  - Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

- **CENTRAL FEATURES AND COMMUNITY SPACES**
  - Provision of at least 2 central features
  - Direct access to public sidewalk network

- **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
  - Use of similar building materials
  - Use of similar architectural styles or theme

- **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
  - Not visible from public right-of-way, located within 20’ of any public street, sidewalk or internal pedestrian way
  - Incorporated into the overall design of the building
  - Screening material similar to principal materials of the building and landscape
  - Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
  - Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use
Facades and Exterior Walls – face over 100' in linear length incorporate wall projections or recesses
- Minimum 3' depth
- Minimum of 20 contiguous feet within each 100' of façade length
- Extends 20% of the façade

Detail Features
- Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- At least one element repeating horizontally
- Elements repeat at intervals of more than 30' horizontally or vertically
- Change in plane no less than 12” in width (offset, reveal or projecting rib)

Roofs – change in height every 100 linear feet in building length

Materials and Colors
- Predominate exterior materials high quality materials
- Façade color – low reflectance, subtle, neutral or earth tone

Entryways – 3 defined, highly visible customer entrances

Landscaping
- Entryway landscaping
- Parking lot landscaping
- Perimeter parking area landscaping
- Building foundation landscaping

Screening
- Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- Exterior ground-mounted or building-mounted equipment
- Rooftop equipment
- Solid fence or wall not less than 6’ in height along all rear and side property lines common to property zoned for residential purposes
- Required screening fence or wall maximum height 8’, high quality materials
- Required screening fence or wall maximum continuous length of 50’

Lighting
- Pedestrian walkway lighting – 4’ maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- Parking lot lighting – 35’ maximum mounting fixture height with all parking areas maintaining 3 footcandles
- Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5’ above grade
- Uniformity ratios throughout parking lot – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

<table>
<thead>
<tr>
<th>Variance requested: (attach visual representation of request)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)</th>
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<tbody>
<tr>
<td>The proposed site is approximately 2.6 acres with street frontage along two sites (E. Robinson Avenue and Oriole Street. The proposed use of this store is neighborhood convenience store with fuel sales, no diesel truck fueling bays will be provided. This size of convenience store only provides one entrance, facing the primary street (E. Robinson Avenue). Based upon the size and configuration of the site, it would be difficult to add a secondary customer entrance with parking spaces and a drive aisle between Oriole Street and the west side of the proposed building.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The size and use of the proposed store does not require a secondary customer entrance, from a feasibility standpoint. Casey's selects sites based upon targeted traffic and surrounding land use. Based upon the existing information, they determine the building prototype/use best utilized for the subject site. By allowing this variance, it allows the client to utilize the layout that best services the community in a practical, convenient, and safe manner.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Based upon the location of the fueling bays and the location of the parking spaces, a majority of the customers will use the primary building entrance. Not having a secondary customer entrance should not reduce access to potential customers/community. The unique design of a convenience stations is such that guests would typically enter through the side of the building where the fuel canopy is located, so a secondary entrance does not offer the same benefit and convenience in a c-store setting as it may for other types of retailers, and won't cut down on walking distances. The development of Casey's property will still be in harmony with the CDS with the approval of the variance.</td>
</tr>
</tbody>
</table>
**FOR EACH ITEM CHECKED**

**Variance requested:** (attach visual representation of request)

C.D.S. III.B. 3. b. - More than 60% of the proposed parking is located in front of the store.

**Difficulty or hardship:** (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

The parking lot for a typical Casey's General Store and other convenience stores are usually in front of the store, between the fueling bays and the building. It is the most accessible location for customer use and building access. The fuel canopy in front of the store, requiring the majority of the parking to be elsewhere would create a hardship. Additionally, there is a shared trail behind the building, so there's not much space due to the L-shaped nature of the lot, and there isn't sufficient room directly behind the store for any additional parking.

**Effect of variance:** (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

Allowing all of the parking to be located along the front of the building provides easier access to the building customers.

This variance will help provide more practical use by the community due to the nature of the business.

It would also avoid increasing traffic/vehicles immediately adjacent to the bike bath/trail

**Harmony with intended purpose of the standards:** (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

Casey's proposed building size and prototype for this location provides the customer entrance at the front of the building. From a feasibility purpose and most suitable access for customers and the community, parking space placement along the front of the building with direct sidewalk access is an efficient location. This is not a large building with multiple entrances. Adding parking behind the building will not shorten travel distances.
<table>
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</thead>
<tbody>
<tr>
<td><strong>Variance requested:</strong> (attach visual representation of request)</td>
</tr>
<tr>
<td>C.D.S. III. B. 5. b. 2. - No sidewalk connection is proposed between the Primary Building Entrance and the City of Springdale Right-of-way/Public Sidewalk.</td>
</tr>
<tr>
<td><strong>Difficulty or hardship:</strong> (why strict application of the provision would prohibit or unreasonably restrict the use of the property)</td>
</tr>
<tr>
<td>The existing site provides three potential options for connection to existing public sidewalks or trail systems. The two public sidewalks located within city right-of-way are located along E. Robinson Avenue and Oriole Street. The other option is connection to an existing 10' wide pedestrian/bicycle trail. There are also topographic considerations, due to the amount of fall across the proposed site.</td>
</tr>
<tr>
<td><strong>Effect of variance:</strong> (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)</td>
</tr>
<tr>
<td>After reviewing site conditions and potential sidewalk connection options, it is our recommendation and the recommendation of City staff to connect to the trail system, rather than the existing city sidewalks along the street. It is likely that providing a connection to the trail system provides access to higher pedestrian/bicycle traffic than connection to the city sidewalk. This will help provide greater connectivity within the community.</td>
</tr>
<tr>
<td><strong>Harmony with intended purpose of the standards:</strong> (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)</td>
</tr>
<tr>
<td>The proposed connection from the building to the trail system will further enhance connectivity within the community. Casey's is still honoring the spirit of the guidelines by connecting to the trail, as this is a &quot;focal point of pedestrian activity&quot;</td>
</tr>
</tbody>
</table>
FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

C.D.S. III.D. 5. - No Building Foundation Landscaping is Proposed.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

Casey's General Stores provide sidewalks along the entire building frontage. The sidewalk performs multiple uses, including the following:

1. Building Access for customers using the parking spaces.
2. Building Access for customers using the fueling bays.
4. It also serves as access for employees and building maintenance. Foundation landscaping creates maintenance and access concerns for Casey's. Additional landscaping is being provided throughout the proposed site to help offset the foundation landscaping requirements.

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

The nature of the services available along the front of a convenience store, such as ice machines, trash/recycle bins, etc., do not support the use of foundation landscaping.

The variance will allow Casey's to offer those services, which are common and expected with a convenience store use, but which are not typical to many other retail uses.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

Foundation landscaping creates maintenance and access concerns for Casey's. Additional landscaping is being provided throughout the proposed site to help offset the foundation landscaping requirements. With connectivity being provided to the existing trail system, additional landscaping along the trail connection could be more beneficial to the site/customers that along the front of the building.
The Applicant 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 Applicant.

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

APPLICANT SIGNATURE(S)

DATE: 11/23/2020
FILE NO. B20-67
APPLICANT: Smith and Walker Enterprises, LLC
REQUEST: Variance of deviation for (a) hours of operation and (b) utility requirement

PLANNING COMMISSION MEETING
January 5, 2020
APPLICATION FOR VARIANCE
COMMERCIAL DESIGN STANDARDS
BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Street Address/Location of Request: 309 S WAGON WHEEL RD

Applicant Name: Stronghold NWA

Address: 309 S WAGON WHEEL RD

City: SPRINGDALE State: AR Zip: 72701

Phone: 479-871-9213 Fax: Email:

☐ Property Owner ☐ Owner's Representative ☐ Contract Purchaser

Represented by: Gavin Smith, PE

Address: 31 E Center St Suite 207

City: Fayetteville State: AR Zip: 72701

Phone: 479-939-0649 Fax: Email: gavin@gsmithcivilenginering.com

Legal Description: ☑ (Check if attached)
The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Check item(s) for which variance is requested:

- **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right-of-way

- **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

- **STRUCTURE BACK AND SIDES**
  - Minimum setback according to zoning district requirements
  - Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

- **PEDESTRIAN FLOW**
  - 5’ sidewalk along all sides of lot abutting public right-of-way
  - 5’ continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
  - 5’ sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6’ from façade of building
  - Weather protection features within 30’ of all customer entrances, constructed parallel to building façade
  - Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

- **CENTRAL FEATURES AND COMMUNITY SPACES**
  - Provision of at least 2 central features
  - Direct access to public sidewalk network

- **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
  - Use of similar building materials
  - Use of similar architectural styles or theme

- **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
  - Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
  - Incorporated into the overall design of the building
  - Screening material similar to principal materials of the building and landscape
  - Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
  - Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use
Facades and Exterior Walls – face over 100' in linear length incorporate wall projections or recesses
- Minimum 3' depth
- Minimum of 20 contiguous feet within each 100' of façade length
- Extends 20% of the façade

Detail Features
- Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- At least one element repeating horizontally
- Elements repeat at intervals of more than 30' horizontally or vertically
- Change in plane no less than 12'' in width (offset, reveal or projecting rib)

Roofs – change in height every 100 liner feet in building length

Materials and Colors
- Predominate exterior materials high quality materials
- Façade color – low reflectance, subtle, neutral or earth tone

Entryways – 3 defined, highly visible customer entrances

Landscaping
- Entryway landscaping
- Parking lot landscaping
- Perimeter parking area landscaping
- Building foundation landscaping

Screening
- Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- Exterior ground-mounted or building-mounted equipment
- Rooftop equipment
- Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- Required screening fence or wall maximum height 8', high quality materials
- Required screening fence or wall maximum continuous length of 50'

Lighting
- Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated at minimum of 1 footcandle
- Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

**FOR EACH ITEM CHECKED**

**Variance requested:** (attach visual representation of request)

*Several requested: This is a shop building space for boutique crafts such as cabinetry. This area is not for sales and is not for the general public to access.*

**Difficulty or hardship:** (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

*This is a setting for the industrial arts, especially wood working and needs solid/visible finishes and materials. It is not feasible to match the existing house and not feasible to create site elements that invite the public from the row.*

**Effect of variance:** (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

*The proposed site and much improvements will exceed the spirit of the ordinance. The intended use is slightly outside of the uses targeted by ordinance.*

**Harmony with intended purpose of the standards:** (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

*This is the rear of a large property. This is isolated from the public eye. This increases employment and specialization of industry, while not creating visual blight. Case in point is the community.*
The Applicant 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 Applicant.

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

APPLICANT SIGNATURE(S)  

DATE: 1/25/2020
APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Crafton Tull - Daniel Ellis, P.E.

Applicant's Mailing Address:

901 N. 47th St. Suite #400 479-636-4838
Street Address or P.O. Box Telephone Number
Rogers, AR 72756
City, State & Zip Code

Property Owner's Name
(If different from Applicant): Rich Smith Development, LLC

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

9800 Maumelle Blvd.
Street Address or P.O. Box Telephone Number
North Little Rock, AR 72113
City, State & Zip Code

Address of Variance Request: 1300 Cooper Dr. Springdale, AR 72764

Zoning District: MF-24

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.

3.1 Standard 90° parking space. An off-street parking space shall consist of a nine (9) feet by nineteen (19) feet space located off the street right-of-way; adequate for parking an automobile with room for opening doors on both sides; together with properly related access to a public street or alley and maneuvering room.

We are requesting a variance from providing the standard 9'x19' parking stalls in front of the buildings along the north and east side due to a conflict with the required 30' of separation from the building to the fire lane.

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):**

   In order to maximize space on multi-family development projects and provide adequate parking for residents, it is important to provide parking stalls adjacent to the sidewalks and buildings. With the required 7' sidewalk and 30' min separation per the fire code - standard parking stalls will not fit adjacent to the sidewalks.

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):**

   Fire code requires 30' min. separation from the buildings and the fire lane. In order to provide parking in front of the buildings and provide 30' separation, the parking stalls would need to be shortened to 17'.

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 are requesting a variance from providing standard 9'x19' stalls along the north and east side of the buildings where the parking is adjacent to the fire lane. We will provide 9'x17' stalls in those areas. This is a 2' difference in stall depth, so if a larger vehicle pulled up to overhang 2' on to the sidewalk, there would still be a 5' ADA accessible walkway in these areas.
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.

[Signatures]

*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 ____________ ) ss.

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

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

Applicant's Name: Engineering Services Inc

Applicant's Mailing Address:

PO Box 282
Springdale, AR 72765

479-751-8733

Telephone Number

City, State & Zip Code

Property Owner's Name
(If different from Applicant): Mark Broadway o.b.o. The Steel Yard

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

304 N 35th Ave
Paragould, AR 72450

870-236-8534

Telephone Number

City, State & Zip Code

Address of Variance Request: North side of Mountain Road & Gray Drive intersection

Zoning District: I-1

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation (If the Property Owner will not be present at the meeting.)
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be
sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

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

**SETBACK VARIANCES:**

- [x] 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:**

- [x] 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.*

Gravel parking and storage areas are permitted in circumstances listed in Chapter 130, Article 7 §8. This project meets the circumstances listed (highlighted on attached sheets)

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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 special condition is the weight of the Developer's product, steel, as well as the equipment used in their processes would damage asphalt pavement. However, the Code describes that similar variance requests could be presented by any landowner in an industrial district who uses heavy equipment.

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):

   Literal interpretation of the Code of Ordinances indicate the specific circumstance of this variance were anticipated by the Code authors. It mentions the specific forum for such a request (Planning Commission) places the responsibility for if this variance should be granted.

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):

   No special conditions exist, this variance request is explicitly mentioned in the Code of Ordinances.
Sec. 8. - Parking area design and maintenance.

8.1 **Access to parking spaces.** Each required off-street parking space shall open directly to an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to the parking space.

8.2 **Maneuvering areas.** All parking areas except those serving one- and two-family dwellings on local streets shall be designed so that cars shall not be required to back into the street.

8.3 **Surface and drainage.** All off-street parking areas shall be surfaced as follows:
   a. Single-family and two-family dwelling shall provide a durable surface with suitable drainage.
   b. In all commercial, industrial, institutional and mixed use districts, all areas intended to be utilized for required parking spaces and associated driveways shall be paved with a durable surface including, but not limited to, hot asphalt, bituminous or concrete.
   c. Storage areas for heavy construction equipment that would damage the pavement may be exempt from the paving and surfacing requirement with an acceptable surface as follows:
      i. May be located on gravel surfacing using best management practices so long as all appropriate stormwater impacts are mitigated, and all applicable buffers are in place when abutting public or private rights-of-way and residential zones.
      ii. Graveled areas for heavy equipment are for said equipment only, and are not to be used for parking of commuter vehicles, commercial, vans, trucks, or other typical four-wheeled transportation vehicles that should be placed in surfaced parking lots.
      iii. Heavy equipment refers to heavy-duty vehicles, designed specifically for executing construction task, most frequently involving earthwork operations. They are known as, heavy machines, heavy trucks, construction equipment, engineering equipment, heavy vehicles, or heavy hydraulics.
      iv. Equipment yards and storage areas in industrial zoning districts may be permitted as gravel areas provided such areas are delineated and physically separated from general public parking areas.
      v. The equipment and storage areas shall conform to the city specifications for street sub-base and base course, per plans to be approved by the city engineer.
      vi. General public parking and access areas in all cases shall be paved in accordance with city specifications.
      vii. All vehicles must be operational and have a current registration/license.
      viii. No heavy mechanical work is allowed. Light maintenance such as fluid changes, with the use of proper best management practices, tire changes, and other minor repairs are permitted.
   ix. Inoperative vehicles are not permitted to be stored at the site.
   x. Access roads shall be sufficient to carry the equipment without sustaining undue damage to the roads and prevent the tracking of materials onto the public street.
   xi. Mud, run-off, erosion and drainage, shall be controlled at all times and contained on-site.
   xii. Dust shall be mitigated during dry conditions.
   xiii. Storage of oil, gas, or other fluids/materials associated with the maintenance of heavy equipment must comply with state law regulating the storage of hazardous materials.
   xiv. Storage of construction related material such as aggregate, sand, soil or debris is prohibited.
   xv. Best management practices shall be taken to prevent leaks and spills. Any leaks and spills shall be immediately addressed.
   xvi. Variances to these requirements require a restrictive covenant, enforceable by the city, to be recorded
with the title of the property limiting the use of the property accordingly.

d. Farm dwellings and farm operations are exempt from the paving requirement.

e. City parks shall be exempt from the parking requirement if approved by the city council.

f. Heavy equipment storage in areas other than an industrial zoning district or a C-6 Large Product Retail Sales District area by variance granted by the planning commission as follows:
   i. The equipment and storage area may not exceed one-half (1/2) acre in size where all vehicles shall be stored.
   ii. The storage area shall be setback from property lines in accordance with the setbacks required for structures in the zoning district in which the storage area is located.
   iii. No more than the permitted number of pieces of heavy equipment may be stored at any one time.
   iv. Heavy equipment may be stored and removed on a daily basis, subject to the hours of operation of 6:00 a.m. to 6 p.m. Monday—Friday, and 8:00 a.m. to 6:00 p.m. Saturdays, Sundays and holidays.
   v. All vehicles shall be screened from direct view through vegetation, or approved fencing/walls or other approved means.
   vi. All vehicles must be operational and have a current registration/license.
   vii. No heavy mechanical work is allowed. Light maintenance such as fluid changes, with property best management practices, tire changes, and other minor repairs are permitted.
   viii. Inoperative vehicles are not permitted to be stored at the site.
   ix. Access roads shall be sufficient to carry the equipment without sustaining undue damage to the roads and prevent the tracking of materials onto the public street.
   x. Mud, run-off, erosion and drainage, shall be control at all times and contained on-site.
   xi. Dust shall be mitigated during dry conditions.
   xii. Storage of oil, gas, or other fluids/materials associated with the maintenance of heavy equipment must comply with state law regulating the storage of hazardous materials.
   xiii. Store of construction related material such as aggregate, sand, soil or debris is prohibited.
   xiv. Best management practices shall be taken to prevent leaks.

8.4 Gravel driveway and parking areas. The planning commission may authorize a portion of off-street parking spaces to be provided on pervious surfaces if the commission finds that such spaces will be used only intermittently, either for special events or for seasonal peak parking demands or overflows in patronage of the principal use or uses as follows:

a. Seasonal peak parking:
   i. The planning commission must approve a number or percentage of required parking spaces that may be provided on pervious surfaces and time limitations.
   ii. The city engineer is authorized to determine acceptable pervious surfaces.
   iii. Parking spaces, aisles, etc. must be marked by flags, biodegradable dyes or paints, or some other method that does not kill grass or plants.
   iv. Pervious parking areas must be adequately drained.

b. Special event parking:
   i. Can not be used for more than twenty (20) days in a calendar year.
   ii. Can not occur for more than ten (10) days in any thirty-day period.
4. That granting the variance will not confer on the applicant any special privilege that is denied to 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.

Mark Broadway
The Steel Yard
Property Owner's Representative

"I, the Agent or Property Owner is a Trust 'Living, Revocable, etc.', a corporation, Inc., LLC, Ltd., or another type organization, provide staff with documentation stating that the person filing the application is authorized to do so.

State of Arkansas

County Greene

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 15th day of December, 2020.

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

Applicant's Name: Crafton Tull - Daniel Ellis, P.E.

Applicant's Mailing Address:
901 N. 47th St. Suite #400
Rogers, AR 72756

Property Owner's Name
(If different from Applicant): ESS Properties, LLC

Property Owner's Mailing Address:
(If different from Applicant):
2301 I-70 Drive NW
Columbia, MO 65202

Address of Variance Request: 5180 N. Oak St. Springdale, AR 72764

Zoning District: I-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.

We are requesting a variance from Chapter 106 Section 5.4.4 of Springdale code that says "The minimum freeboard and maximum ponding elevation to the lowest sill or floor elevation shall be 2'. We are requesting a variance from this section of code due to existing site conditions and the use of the building that does not meet this section of code.

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):

This site has several existing buildings and 2 new proposed buildings. The location of "Building B" currently has a cluster of buildings that are being demolished. FFE's for the new buildings and location of the detention pond are both constrained by existing grades on site and existing utilities. In addition, the use of Building B will be a mechanical shop room, as opposed to an office or retail area and stormwater detention requirements do not apply to Building B, because the existing area of the footprint is impervious.

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):

Springdale code would require Building B's FFE to be raised 4.5 ft. above the existing building pad in order to maintain 2 ft above the max WSE. This would require significant changes to the existing topography.

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

The elevation of Building B is based on existing conditions of the site and existing finished floor elevations. The location of the detention pond was determined based on an existing sanitary sewer main going through the site.
4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

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

**VERIFICATION**

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

![Signature]

Applicant Signature*

![Signature]

Property Owner Signature*

*If 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

Missouri

County of Greene

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 15th day of December, 2020.

![Signature]

Notary Public

CODY VANDEGRIFFE
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Feb. 20, 2022
Commission #18063520
FILE NO. B21-08
APPLICANT: ESS Properties, LLC
REQUEST: Variance of deviation of drainage criteria for detention pond

PLANNING COMMISSION MEETING
January 5, 2021
CITY OF SPRINGDALE, ARKANSAS

APPLICATION FOR VARIANCE
COMMERCIAL DESIGN STANDARDS
BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Street Address/Location of Request: 4211 Dixie Industrial Avenue

Applicant Name: Jason Ingalls/Expedient Civil Engineering, PLLC

Address: 9200 Suits US Drive, Suite B

City: Bella Vista State: Arkansas Zip: 72714

Phone: 479-364-0028 Fax: Email: jason@ece-pllc.com

☑ Property Owner ☑ Owner's Representative ☐ Contract Purchaser

Represented by: Jason Ingalls/Expedient Civil Engineering, PLLC

Address: 9200 Suits US Drive, Suite B

City: Bella Vista State: Arkansas Zip: 72714

Phone: 479-364-0028 Fax: Email: jason@ece-pllc.com

Legal Description: ☐ (Check if attached)

SURVEY DESCRIPTION:

LOTS 2 AND 3, DIXIE INDUSTRIAL CENTER,
TO THE CITY OF SPRINGDALE,
WASHINGTON COUNTY, ARKANSAS, AS
SHOWN IN PLAT RECORD 23 AT PAGE 261.
The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Check item(s) for which variance is requested:

☐ ENTRANCES – one customer entrance on all sides of principal building directly facing abutting public right-of-way

☐ PARKING LOT ORIENTATION – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

☐ STRUCTURE BACK AND SIDES
  ☐ Minimum setback according to zoning district requirements
  ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

☐ PEDESTRIAN FLOW
  ☐ 5’ sidewalk along all sides of lot abutting public right-of-way
  ☐ 5’ continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
  ☐ 5’ sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6’ from façade of building
  ☐ Weather protection features within 30’ of all customer entrances, constructed parallel to building façade
  ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

☐ CENTRAL FEATURES AND COMMUNITY SPACES
  ☐ Provision of at least 2 central features
  ☐ Direct access to public sidewalk network

☐ MULTIPLE BUILDINGS IN COMMERCIAL CENTERS
  ☐ Use of similar building materials
  ☐ Use of similar architectural styles or theme

☐ OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS
  ☐ Not visible from public right-of-way, located within 20’ of any public street, sidewalk or internal pedestrian way
  ☐ Incorporated into the overall design of the building
  ☐ Screening material similar to principal materials of the building and landscape
  ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
  ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use
**FACADES AND EXTERIOR WALLS** – face over 100’ in linear length incorporate wall projections or recesses
  - Minimum 3’ depth
  - Minimum of 20 contiguous feet within each 100’ of façade length
  - Extends 20% of the façade

**DETAIL FEATURES**
  - Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
  - At least one element repeating horizontally
  - Elements repeat at intervals of more than 30’ horizontally or vertically
  - Change in plane no less than 12” in width (offset, reveal or projecting rib)

**ROOFS** – change in height every 100 liner feet in building length

**MATERIALS AND COLORS**
  - Predominate exterior materials high quality materials
  - Façade color – low reflectance, subtle, neutral or earth tone

**ENTRYWAYS** – 3 defined, highly visible customer entrances

**LANDSCAPING**
  - Entryway landscaping
  - Parking lot landscaping
  - Perimeter parking area landscaping
  - Building foundation landscaping

**SCREENING**
  - Trash containers, trash compactor, and recycling bins screened from public view 4 sides
  - Exterior ground-mounted or building-mounted equipment
  - Rooftop equipment
  - Solid fence or wall not less than 6’ in height along all rear and side property lines common to property zoned for residential purposes
  - Required screening fence or wall maximum height 8’, high quality materials
  - Required screening fence or wall maximum continuous length of 50’

**LIGHTING**
  - Pedestrian walkway lighting – 4’ maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
  - Parking lot lighting – 35’ maximum mounting fixture height with all parking areas maintaining 3 footcandles
  - Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5’ above grade
  - Uniformity ratios throughout parking lot – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
  - Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
  - Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

### FOR EACH ITEM CHECKED

**Variance requested:** (attach visual representation of request)

**Difficulty or hardship:** (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

1. The building is only 113' long. The building is just a little over the 100' requirement and it will be difficult to provide the projections structurally with all the entrance doors and windows.

2. Changing the height of the building every 100' would be difficult structurally due to the building only being 113' long and being a pre-manufactured metal building.

**Effect of variance:** (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

1. The building is only 113' long. The building is just a little over the 100' requirement and it will be difficult to provide the projections structurally with all the entrance doors and windows.

2. Changing the height of the building every 100' would be difficult structurally due to the building only being 113' long and being a pre-manufactured metal building.

**Harmony with intended purpose of the standards:** (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

Changes in materials have been shown on the northern and eastern facades consisting of a brick wanes code and a horizontal layer of EFIS above that with metal panels at the top level. We believe the change in materials will act as a break.
The Applicant 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 Applicant.

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

APPLICANT SIGNATURE(S)  

DATE: 12-16-2020
FILE NO. B21-09
APPLICANT: Gus Roofing Company
REQUEST: Variance of deviation of commercial design standards
Please let this email serve as a request to waive the sidewalk requirements for address 4078 Carriage crossing lane. Also let me know if you need another copy of the plot plan showing the setbacks.

Trey Thompson
Project Manager
Cell: 479-287-2903
Trey.connerhomesllc@gmail.com