SPRINGDALE PLANNING COMMISSION
COUNCIL CHAMBERS
201 SPRING STREET
5:00 P.M.
MAY 4, 2021
Tentative Agenda

I. Pre-Meeting Activities
   Pledge of Allegiance
   Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes April 6, 2021

V. Tabled Items

A. C21-05  Sonny and Kouhpone Chanhsavang
            901 Dorman Street
            Use Unit 42 (church / synagogue) in a C-2

B. C21-22  Variance for deviation of offsite parking
            Presented by Ned Leer

B. C21-10  Jim and Betty Cash Trust
            5392 AR 112 Hwy
            Tandem Lot in an A-1
            Presented by Satterfield and Jim Cash

C. C21-11  GPS Transportation, LLC
            324 North 48th Street
            Use Unit 35 (Transportation Services) in a C-5
            Presented by Tatum Owenby and Haden Gilder

D. B21-25  NETS Global Holdings, LLC
            4876 North Thompson Street
            Variance for deviation of
            (A) Frontage landscaping
            (B) Perimeter landscaping
            (C) Dumpster enclosure

W21-03  Waiver of street improvement requirements
            Presented by Morrison Shipley
E. B21-28  **Gibson Butcher Construction, LLC**  
603 Black Oak Ave (Existing House)  
Variance for deviation of  
(A) front setback from 30' to 15'  
(B) lot width from 70' to 62.5'  
Presented by Steve Butcher

F. B21-29  **Gibson Butcher Construction, LLC**  
East of 603 Black Oak Ave (New Tract)  
Variance for deviation of lot width from 70' to 62.5'  
Presented by Steve Butcher

G. B21-30  **Jim Moore**  
4052 Jessica Lane  
Variance for deviation of  
(A) side setback from 8' to 6'  
(B) rear setback from 20' to 15'  
Presented by Bryan Claypool

VI.  **Public Hearing – Rezoning**

A. R21-20  **Donald Brady**  
807 South West End Street  
From SF-2 to O-1  
Presented by Donald Brady

B. R21-21  **Berean Baptist Church**  
515 Sanders Ave  
From C-1 to P-1  
Presented by Derl Howerton

C. R21-22  **Loy & Alma Boyd Revocable Trust (Noah's Landing)**  
From A-1 to SF-2  
**PP21-05**  
Noah's Landing, East side of 56th Street, south of County Line Road  
Presented by Engineering Services, Inc.

D. R21-23  **City of Springdale**  
Southern end of McCullough Drive  
From A-1 to MF-16  
Presented by Patsy Christie, Director of Planning and Community Development

E. R21-24  **Earl & Irene Dosset, Patricia & Ted Dosset**  
21-00167-438, W of Grimsley Road and N of Carrie Smith Road  
From A-1 to SF-1  
**B21-40**  
Variance for deviation of minimum lot width in an A-1  
Presented by Mathew Dossett
F. R21-26  **Parson's Family Trust (Nature Walk)**
From SF-2 and I-1 to SF-3 and MF-4

**PP21-08**  Nature Walk, off Cheyenne Trail, North of Backus, and west of Hwy 71B
Presented by Engineering Services, Inc.

VII.  **Public Hearing – Conditional Use**

A.  **C21-12 Tim & Teresa Oelke**
2556 North 40th Street
Tandem Lot in an A-1

B.  **B21-42**  Variance for deviation of minimum lot width in an A-1
Presented by Swope Engineering

VIII.  **Preliminary Plats, Replats, & Final Plats**

A.  **PP21-05 Noah’s Landing**
**Tabled**  East side of 56th Street, south of County Line Road
Presented by Engineering Services, Inc.

B.  **PP21-06 Deere Creek (Formerly Wildcat Creek)**
Between 56th Street and N 48th Street, south of County Line Road
Presented by Engineering Services, Inc.

C.  **PP21-07 Whispering Springs**
Hylton Road, west of the intersection of Butterfield Coach Road & Howard Anderson Road
Presented by Engineering Services, Inc.

D.  **PP21-08 Nature Walk**
Located off Cheyenne Trail, North of Backus, and west of Hwy 71B
Presented by Engineering Services, Inc.

E.  **PP21-09 Hylton Place Phase III**
East side of Hylton Road, approx. 0.45 miles south of DTP
Presented by Engineering Services, Inc.

F.  **FP21-01 Sam’s Club**
1517 Gene George Boulevard
Presented by CEI

IX.  **Large Scale Developments**

A.  **L21-15 PM Industries, Inc.**
2399 Turnbow Avenue
Presented by Mathew Loos with Olsson
B. L21-16  **Modern Storage, Hwy 412 Development**  
4565 West Sunset Avenue  
Presented by Joe White & Associates

C. L21-17  **Burger King**  
NW Corner of Sam's Club Place & Mathias Drive  
Presented by Morrison Shipley

X.  **Board of Adjustment**

A. B21-32  **Gina and Chris Brown**  
4585 Sequoia Avenue  
Variance for deviation of rear setback from 20' to 0'  
Presented by Blew & Associates

B. B21-33  **Darrell Scott & Gretchen Silva**  
1802 Westwood Avenue  
Variance for deviation of rear setback from 20' to 10'  
Presented by Darrell Scott & Gretchen Silva

C. B21-34  **Kevin Doffin**  
1903 Melissa Lane  
Variance for deviation of rear setback from 20' to 7.5'  
Presented by Kevin Doffin

D. B21-35  **Wanda George**  
503 Crestwood Street  
Variance for deviation of paving requirements  
Presented by Robert George

E. B21-36  **Jimmie Cook**  
98 West Bailey Avenue  
Variance for deviation of  
A) Front setback from 30' to 9' and  
B) Side setback from 8' to 3'  
Presented by Jimmie Cook and Howard Thurber

F. B21-37  **Iola Walton**  
4169 Bel Air Road  
Variance for deviation of paving requirements  
Presented by Engineering Services, Inc.

G. B21-38  **Allen & Majorie Hignite**  
3904 Mayes Avenue  
Variance for deviation of fence height requirement from 3' to 5'  
Presented by Allen & Majorie Hignite
H. B21-39  **Mathew & Jessica Boring**  
5286 North Graham Road  
Variance for deviation of paving requirements  
Presented by Mathew Boring

I. B21-41  **Omar Cortes-Rios & Manuela Hernandez**  
3934 Serene Street  
Variance for deviation of side setback from 8' to 3'  
Presented by Omar Cortes-Rios

XI. Waivers

A. W21-05  **Huey and Betty Couch**  
2675 North 56th Street  
Waiver of sidewalk requirement  
Presented by Huey Couch

B. W21-06  **Scott and Cheryl Scruton**  
8246 West Wagon Wheel Road  
Waiver of sidewalk requirements  
Presented by Wendall Adams, Adams Investments of NWA

XII. Planning Director's Report

XIII. Adjourn
The Springdale Planning Commission met in regular session on Tuesday, April 6, 2021 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 5:00 p.m.

Roll call was answered by:

Howard Austin – Via Zoom
Roy Covert – Vice-chairman
James Davis – Via Zoom
Shannon Mueller
Payton Parker – Via Zoom
Kevin Parsley – Chairman
Dale Tyler – Via Zoom

Also in attendance was Patsy Christie, Director of Planning and Community Development, Austin Thomas, Assistant Planning Director, Rick Berry, Senior Planner and Taylor Samples, Assistant City Attorney.

Mr. Covert moved to approve the March 2021 minutes. Ms. Mueller seconded the motion. By a voice vote of all ayes and no nays the March 2021 minutes were approved by a unanimous vote.

Tabled Items

A. R21-10 Chad Reed
   560 W. County Line Road
   From MF-12 to C-2
   Presented by Chad Reed

Mr. Reed was present to answer any questions or comments. He said that his intention is to build a self-storage unit on this piece of property.

Mr. Parsley asked for Staff comments.

Ms. Christie said that the challenge with this piece of property wasn't properly split into the lot. She said that her recommendation will be subject to having the informal plat put together creating the lot. She said that Mr. Reed is aware of that. She then read the Staff comments.

The adopted Comprehensive Land Use Plan indicates commercial.

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

Note - the property has been split and final approval of the rezoning request will be subject to the submission and approval of an informal plat addressing the illegal lot split. Improve the City’s economic base and tax structure through the promotion of healthy, stable commercial concentrations
Assure adequate land allocation for commercial areas of sufficient size and in proper locations.

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

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

There were none.

Ms. Mueller called for the vote.

**VOTE:**

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

The rezoning was approved by a unanimous vote.

B. R21-13  
CCO Investments, LLC  
2259 East Highway 264  
From A-1 to SF-1  
Presented by Blew and Associates

Ms. Amanda Hallmark with Blew and Associates was present via Zoom on behalf of her client to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Low Density Residential.

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.

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.

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

There were none.

Mr. Covert called for the vote.

**VOTE:**
The rezone was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, April, 27, 2021 in Council Chambers at 6:00 p.m.

C. RP21-05 Mark and Clelia Black 4409 Bogey Drive
Presented by Bates and Associates

Mr. Max Richards with Bates and Associates was present via Zoom to answer any questions or comments.

Mr. Richards said that part of this parcel is conveyed as a lot in a subdivision and there is an extra strip that Mr. Black owns that is outside of the subdivision that was conveyed. They are just trying to get one legal description that contains all of it with cohesive language.

Ms. Christie asked if they were trying to add to the subdivision that wasn't a part of it to begin with.

She asked if was replatted to add the extra six feet or are they are trying to add an additional six feet.

Mr. Richards said that originally they replatted lots nine and ten of Grandview Subdivision. He said that they want to add that six feet to lot 10A that was created by the replat.

Ms. Christie said that nine and ten were replatted and that strip was added to it and that they are not adding something that wasn't part of the subdivision to start with.

Mr. Richards said they want to add the six foot strip to the original. The six foot strip was not in the subdivision.

Ms. Christie said that the process is more complicated than adjusting the property line. The subdivision had a boundary to go with it and if they are adding property to the lot everyone in the subdivision has to be agreeable to adding that additional six feet. She said it isn't just a replat to the lot.

Ms. Christie suggested the replat be tabled again and that Mr. Richards schedule an appointment with Staff to go over the particulars of this.

It was mutually agreed to table this item.

D. RP21-06 Vick Enterprises, LLC
Lot 7, Block 4, Howard Acres Subdivision
Presented by Blew & Associates
Mr. Wes Luker with Blew & Associates was present via Zoom to answer any questions or comments. He said that this is a lot split. He said it was tabled last month because they were trying to figure out the water and sewer and/or septic system. Mr. Luker said that the property owner is too close to the sewer lines so he will be tying into them.

Ms. Christie asked that if the buildings that are shown on the plat will be removed and there won't be any setback issues.

Mr. Luker said that they are being removed.

Ms. Christie also asked if they had something in writing from Springdale Water Utilities saying that sewer will be provided to these two lots.

Mr. Luker said that his client has been in contact with Springdale Water Utilities about extending sewer service but he doesn't know if they have something in writing.

Mr. Vick (?) said that he has been in contact with Springdale Water and Sewer and has a price as to what the sewer connection will cost.

Ms. Christie said that the actual replat cannot be processed and finalized until the sewer improvements are in place or the water department has allowed Mr. Ortiz to bond for it. This can be moved forward to signed and approved through Council however; it cannot be filed until the water and sewer situation has been properly taken care of.

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

There were none.

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

VOTE:

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

The replat was approved by a unanimous vote.

E. B21-17 Victor Ortiz
1129 Jefferson Street
Variance for deviation of paving requirement with
A two year Bill of Assurance
Presented by Victor Ortiz

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

Ms. Christie said that he submitted a picture/outline of the area he will pave in two years.

Mr. Parsley asked if there were those in the audience with questions or comments.
Mr. Covert asked Mr. Ortiz if there is a reason for a two year request rather than one year.

Mr. Ortiz said that at first he thought it had to be concrete but then found out he could use asphalt. He said he thought he could do it in a year, but he wants to be sure and with two years he knows that he can have it done.

Ms. Pounders told Mr. Covert that when someone comes into her office and is asking for a variance for paving she tells them that if they ask for the variance with a two year Bill of Assurance that will probably get it.

Mr. Covert called for the vote.

**VOTE:**

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

**NO:** None

The variance for deviation of paving requirement with a two year Bill of Assurance was approved by a unanimous vote.

Ms. Christie stated that Staff will prepare the Bill of Assurance for his signature and will call him when it is ready.

**Public Hearing – Rezoning**

**A. R21-14**

**Gerald B. Jones**

**611 E Apple Blossom Avenue**

**From C-2 to I-1**

Presented by Jorgensen & Associates

Mr. Jared Inman with Jorgensen and Associates was present on behalf of his client to answer any questions or comments. He said the first item is basically a housekeeping project. The portion in question is a C-2 and they just need to bring it into the I-1 zoning.

Mr. Parsley asked for Staff comments.

Ms. Christie said that this is a piece of property that was brought into the City of Springdale with the consolidation of Bethel Heights and the City transitioned the zoning at previously approved and transitioned from their Industrial zone to Springdale's. She further stated that at the present time the Land Use Plan does not cover this area as it was not a part of the City of Springdale the last time the Comprehensive Land Use Plan was adopted.

She then read the Staff comments.

The adopted Comprehensive Land Use Plan indicates – NOT SHOWN ON CURRENT PLAN.

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:
Encourage the development of industries that further diversify and stabilize the City’s economic base that are compatible to the labor force, raw materials and industrial climate and provide space for new and expanding high technology industries with low environmental impact.

Consolidate industrial areas near traffic arteries and collectors, rail and air facilities and major utility trunk lines.

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

It should be noted that there was an online petition against this proposal but could not be submitted as Ordinance requires original petition and original signatures. According to the online petition there were approximately 150 signatures against this rezoning. Below are the emails that were received voicing opposition to the rezoning request.

Hey Debbie,

Upon review of this information. I would like to formally state that I am 100% against this Rezoning. Please pass this message along to whom it concerns in the Springdale planning commission. I will also plan to attend the meeting on this in April.

Thank you,

Matthew H. White

Hello! This email is for the Springdale Planning Commission.

We are neighbors adjoining the proposed new re-zoning for 611 and 679 Apple Blossom. (Parcel number 21-00103-050 and 21-00103-065)

We are opposed to the re-zoning of that property. In this email, I will attempt to give you the information we know, past and present, along with our experience currently as neighbors of On Time Logistics.

FOR REFERENCE:

I am addressing a statute that was supposed to have been taken into consideration before the original building was allowed to be put up in Bethel Heights. Here is the statute I am referring to. **Universal Citation: AR Code § 14-56-306 (2017)**. This statute is met to protect adjacent cities from incompatible re-zoning on properties that are in neighboring cities. I would like to note that this statute should be taken into consideration each time you re-zone this property.

PAST:

The citizens and the council addressed the issue back in early 2000s when the property owners (previous owners) had tried to change the zoning on that property initially. It was originally voted down by the city of Lowell but Bethel Heights re-zoned it anyway. I am not sure
Planning Commission Minutes  
April 6, 2021

what protocol is for how to enact this statute when it becomes necessary but it is now necessary.

PRESENT:

Eric and I came up to the Springdale council the last time this property was up for re-zoning (2020) and it was re-zoned with no issue at all. We had addressed our concerns and they were not taken into consideration.

OUR EXPERIENCE:

I want to tell you what we are experiencing as a subdivision over here right now and why we cannot let another building (or two) be placed on that tract of land.

Since that building has gone up, we have experienced the following issues:

- large semi-trucks missing the building and pulling into our subdivision and trying to turn around on our city streets and getting stuck in the middle of Apple Blossom, blocking the street. I work from home and I experience this several times per week. I have started calling the Lowell police in order to document this.
- This business (On-Time Logistics) while trying to be good neighbors, works at night and they are loud. They load trucks all night and there is noise, headlights in windows, loud voices, and truck traffic moving in and out of the premises all night and early in the morning.
- They also have lighting on their building that although it's downlighting, keeps the entire front of the subdivision (Southfork III) illuminated.
- Something noteworthy is that they had our entire side yard dug up for over a month. They hit our gas line and didn't inform us. While we were at work our dogs were inside our house breathing gas fumes. They poured concrete at 3 am one morning and had huge lights up. It was a circus. We had to get Lowell, Bethel Heights, and their contractor involved in the middle of the night. They worked late into the evening most nights to the point that we had to call the City of Lowell because Bethel Heights literally would not respond. Bethel Heights didn't have an ordinance for anything.
- The proposed building they are wanting to build is directly across from our house. The driveway will come directly across from our living room windows.
- We have a two-lane road on Appleblossom and this volume of trucks is not conducive to a residential lifestyle. The street was never made to account for semi traffic.

WHAT WE KNOW ABOUT THIS AREA:

- Apple Blossom is a no-truck route. It states this on signs up and down Apple Blossom.
- The East side of the railroad tracks was a residential area before it was zoned industrial.
- We have several nice subdivisions that are currently here around the facility and we now have a brand new subdivision with 96 houses that is going up next to ours. These
new homeowners don’t even get a voice because they haven’t even received a letter on this re-zoning. I am sure they would be opposed as well.

- If you go down north Oak Street, you will also see brand new houses that have recently been built there as well.

**REQUEST:**

I am not sure why this is being taken into consideration but the I-1 rezoning was already a terrible idea for those of us in the adjoining city, but I-2 would be catastrophic. I have looked up the re-zoning for that and there is no worse re-zoning for a residential neighborhood not even 100 feet away from the proposed location.

Where can we go from here and what can be done to make sure that this statute is upheld before you make any re-zonings of your own? I have copied the mayor and both city council members in our ward on this email and I know the Mayor’s staff is working to address these concerns as well.

Thank you for your time. I would like to have a response please.

Best,

Tonya Schein

To whom it may concern,

I am writing to express my concern with a bit of land that currently sits across from my neighborhood. There is a logistics business that is looking to expand on the land and I am against this. It isn’t a good fit for re-zoning, I believe, because there are already a lot of semi-trucks on this road. The road isn’t nearly wide enough to accommodate more trucks. The road was widened to allow the trucks to have a turning lane, and they do not use that as it is already. Please take this stance into consideration and do not allow this re-zoning to take place as it will further damage the road in front of where folks live, it will add unwanted noise to the area, and increase traffic to areas where kids often walk to access parks and that would also raise the risk of accidents that could be avoided.

Thank you for your time and consideration.

Scott Litzman

To whom it may concern,

I would like to convey my opposition to the proposed rezoning of the Springdale side of Apple Blossom Ave.

As a resident of the Southfork neighborhood in Lowell on the north side of Apple Blossom, I was very upset when the shipping warehouse was constructed across the street from us in what was then Bethel Heights. I was concerned this would increase traffic, noise and congestion. This has all proven out to be true. Now, with the proposed zoning change, the
problem WILL become much worse and I fear it will further tear up our road and lower property values in our area. Apple Blossom Ave is a smaller residential type road with no shoulder, no sidewalk, 30 mph speed limit and is, most importantly, mostly residential AND growing with new neighborhood development. This is a place for families, not industrial traffic, noise and congestion!

Please, help us stop from continuing down this road of poor planning and decision making of the past by opposing the proposed zoning change to Apple Blossom Ave.

Sincerely,

Christy Ferguson
513 Emerald Street
Lowell, AR 72745
(479) 439-2846

To whom it may concern,

I would like to convey my opposition to the proposed rezoning of the Springdale side of Apple Blossom Ave.

As a resident of the Southfork neighborhood in Lowell on the north side of Apple Blossom, I was very upset when the shipping warehouse was constructed across the street from us in what was then Bethel Heights. I was concerned this would increase traffic, noise and congestion. This has all proven out to be true. Now, with the proposed zoning change, the problem WILL become much worse and I fear it will further tear up our road and lower property values in our area. Apple Blossom Ave is a smaller residential type road with no shoulder, no sidewalk, 30 mph speed limit and is, most importantly, mostly residential AND growing with new neighborhood development. This is a place for families, not industrial traffic, noise and congestion!

Please, help us stop from continuing down this road of poor planning and decision making of the past by opposing the proposed zoning change to Apple Blossom Ave.

Sincerely,

Robby Ferguson
513 Emerald Street
Lowell, AR 72745
(479) 439-2846

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

Mathew White spoke. He said that he is opposed to the rezoning and went around his neighborhood with a petition to the home owners in the area who are against it to sign it as well. He said there about 130 signatures on line and he has 100 signatures stating that they are against the rezoning. He feels that it should never have been zone industrial. He felt the
road, Appleblossom, is not rated for heavy truck traffic. He pointed out the high end houses that are on Oak Street, which if approved, he feels would decrease their value.

He further stated that in speaking with some of the homeowners, they think that this rezoning is a test since Springdale annexed Bethel Heights into its area.

Mr. Kyle Barlow spoke next. He pointed out that as one goes toward Springdale on Oak Street, there is a new apartment complex with kids riding their bikes and walking up and down Oak Street. He sees that as a safety issue.

He also reiterated what Mr. White said about the decrease in home values.

Mr. Dave Shelly spoke next. He opposes this rezoning as well. He said it was a quiet neighborhood when he moved in two years ago and he doesn't want to see the truck traffic increase, which he knows will.

There was discussion regarding Appleblossom. Ms. Christie said that improvements were made when the residential area went in to the north of the property and Mr. Inman said that the street improvements on their side (south) of the street been completed.

Ms. Hollingshead with engineering said that the she thought the street improvements were done with both Phase I and Phase II.

Mr. Mark Stevens spoke. He said that his concern is the north side of Appleblossom is inside the City limits of Lowell. He said that what is required of this project only affects the east bound traffic on Appleblossom.

Mr. Covert called for the vote.

**VOTE:**

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

The rezoning was approved by a vote of six (6) yes and one (1) no.  
Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, April, 27, 2021 at 6:00 p.m. in Council Chambers.

The following will be verbatim.

B. **R21-15**  
   **Gerald B. Jones Trust**  
   679 E. Apple Blossom Avenue  
   From I-1 to I-2  
   Presented by Jorgensen and Associates

Mr. Parsley: The next item 21-15 Gerald B. Jones Trust, 679 E. Apple Blossom Avenue from I-1 to I-2 tract 3B presented by Jorgensen and Associates.

Jared Inman: Jared Inman with Jorgensen and Associates. It is the same bit of property. It is on the south end. The owner would like to process or have his processing with the city with a
Planning Commission Minutes

April 6, 2021

lot split 12 acre tract on the south end. He has a potential buyer that would like to I guess, be afforded the same use as some of the properties to the south of there; Hutchens, APAC and HS&G. Directly south of the property the Bethel Heights Stepp System, I'm not sure if that is still in use, I think it is. That is just right across of the south property line. That is basically it in a nutshell. We would still will be rezoning that 12 acre tract, just a portion of it from I-1 to I-2 and we would still be leaving that strip commercial on the front end, so we wouldn't be messing with the C-2 zoning. If you have any questions I will be happy to answer them.

Mr. Parsley: Staff comments and if you will also call out what is allowed in an I-2.

Ms. Christie: Let me start with that. The I-2 General Industrial District is designed to accommodate industrial uses which involve potentially objectionable uses and hazards, then which, therefore, cannot be reasonably expected to conform to a high level of permanence standards, but which are essential to the economic viability of the city.

The permitted uses are:

<table>
<thead>
<tr>
<th>PERMITTED USES: 1,21,24,25,26,27,32,33,35</th>
</tr>
</thead>
<tbody>
<tr>
<td>UNIT 1: CITYWIDE PUBLIC USES BY RIGHT</td>
</tr>
<tr>
<td>Public uses, essential public services,</td>
</tr>
<tr>
<td>open land uses, and similar uses, which</td>
</tr>
<tr>
<td>are subject to public controls.</td>
</tr>
<tr>
<td>UNIT 21: TRADES AND SERVICES</td>
</tr>
<tr>
<td>Establishments engaged primarily in</td>
</tr>
<tr>
<td>providing household maintenance and</td>
</tr>
<tr>
<td>similar services which fulfill recurrent</td>
</tr>
<tr>
<td>needs of residents of nearby areas, but</td>
</tr>
<tr>
<td>are generally incompatible with primary</td>
</tr>
<tr>
<td>retail districts because they break the</td>
</tr>
<tr>
<td>continuity of retail frontage.</td>
</tr>
<tr>
<td>UNIT 24: DEDICATED WAREHOUSING</td>
</tr>
<tr>
<td>Warehousing establishments or places of</td>
</tr>
<tr>
<td>business primarily for the storage of</td>
</tr>
<tr>
<td>goods and materials.</td>
</tr>
<tr>
<td>UNIT 25: LIMITED MANUFACTURING</td>
</tr>
<tr>
<td>Industrial uses, which usually generate</td>
</tr>
<tr>
<td>limited environmental impact. Generally</td>
</tr>
<tr>
<td>these uses involve the assembly,</td>
</tr>
<tr>
<td>fabrication, packaging and processing of</td>
</tr>
<tr>
<td>previously prepared materials. These</td>
</tr>
<tr>
<td>uses include fabricated metal products,</td>
</tr>
<tr>
<td>fabricated structural products, extruded</td>
</tr>
<tr>
<td>plastics and textile products.</td>
</tr>
<tr>
<td>UNIT 26: GENERAL INDUSTRIAL</td>
</tr>
<tr>
<td>Uses which cause the greatest adverse</td>
</tr>
<tr>
<td>environmental effects because of odor,</td>
</tr>
<tr>
<td>noise, unsightliness and/or air pollution.</td>
</tr>
<tr>
<td>Many of these uses involve the processing</td>
</tr>
<tr>
<td>of raw materials. Permitted uses include</td>
</tr>
<tr>
<td>all industrial uses not otherwise listed,</td>
</tr>
<tr>
<td>subject to approval by the building</td>
</tr>
<tr>
<td>inspector as an industrial use.</td>
</tr>
<tr>
<td>UNIT 27: PARKING LOT</td>
</tr>
<tr>
<td>The use of a plot of ground or parcel of</td>
</tr>
<tr>
<td>real estate as a parking lot facility for</td>
</tr>
<tr>
<td>the parking of vehicles used by customers</td>
</tr>
<tr>
<td>and employees of businesses.</td>
</tr>
<tr>
<td>UNIT 32: TEMPORARY BUILDINGS AND/OR STORAGE</td>
</tr>
<tr>
<td>Temporary buildings to be used for the</td>
</tr>
<tr>
<td>same purposes a permanent structure may be</td>
</tr>
<tr>
<td>used for once the permanent structure is</td>
</tr>
<tr>
<td>completed on the property.</td>
</tr>
<tr>
<td>UNIT 33: SELF-SUPPORTING TOWER OR</td>
</tr>
<tr>
<td>ANTENNA STRUCTURE OR MONOPOLE</td>
</tr>
<tr>
<td>Telecommunication towers that are</td>
</tr>
<tr>
<td>dedicated structures for mounting</td>
</tr>
<tr>
<td>transmitter equipment and antennas that</td>
</tr>
<tr>
<td>are necessary for providing the full range</td>
</tr>
<tr>
<td>of wireless or mobile services to the</td>
</tr>
<tr>
<td>community. They can vary in their design</td>
</tr>
<tr>
<td>and may include panel antennas mounted</td>
</tr>
</tbody>
</table>
on and painted to match existing buildings, communications equipment housed in an architecturally integrated tower element in a shopping center, rooftop antennas screened with walls, and freestanding pole antennas screened by landscaping. They vary widely in height, depending on factors such as the number and types of wireless services used by the site, the coverage area of the transmitters, the local topography, soil types and other environmental factors. It is required that a permit be issued in compliance with the requirements of Article 6, Section 15 of these regulations.

UNIT 35: TRANSPORTATION SERVICES
Establishments primarily engaged in furnishing local and suburban passenger transportation including taxicabs, ambulance service, passenger bus station and terminal, transportation charter service, nonprofit transit services and school buses.

CONDITIONAL USES PERMISSIBLE ON APPEAL: 2,3

UNIT 2: CITYWIDE USES BY CONDITIONAL USE PERMIT
Public and private uses which may be conducted anywhere in the territorial jurisdiction, but which can be objectionable to nearby uses due to noise or smell and are, therefore, permitted subject to conditional use permits in all districts.

UNIT 3: UTILITY FACILITIES
Public protection and utility equipment which: (a) is ordinarily not located in street right-of-way and can be significantly objectionable to nearby residential, commercial, and light industrial uses; and (b) have requirements for specific locations or are needed to serve residential neighborhoods or other local areas. These uses include facilities of public service corporations other than offices.
Again, this is what those areas that were brought into the City with the Bethel Heights Consolidation. It was already zoned I-1 so it automatically transferred to I-1.

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

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

Insulate industrial sites from other activities by providing sufficient buffers to reduce nuisance and hazard exposure to surrounding non-industrial areas.

Assure the development of adequate services and utilities and take maximum advantage of railroad facilities.

There is heavy industrial property to the south of this that has been there a long time too.

Mr. Parsley: Any questions or comments from the audience.

Matthew White: Yeah, just quickly, the fact that he pointed out that they are going to sell to an outside buyer or potentially sell to a buyer and we don't know what's going to go in here. It may not be an extension to the warehouse that is Longtime Logistics currently. It sounds like they could put anything in here with an I-2 classification so we don't know what is going to go in here now. I think this brings about the point that he was speaking of what's next?

Ms. Christie: Well, and I will tell you as I tell every time that we have a rezoning request. The list of uses that are permitted anything that is on that list can go into that site. It still has to meet the City's minimum design standards and those kind of things. But, they don't have to tell us what they are going to use it for when they come in for a rezoning request. That is standard policy; it's not a planned industrial area or a planned commercial but you have to consider any of those permitted uses will be allowed without it having to be rezoned. It does maintain that buffer to the east with the C-2 because they are not rezoning of that either.

Mr. Parsley: Can you read the I-1?

Ms. Christie: The I-1 zone permitted uses:

**PERMITTED USES: 1,21,22,24,25,27,32,33,35**

**UNIT 1: CITYWIDE PUBLIC USES BY RIGHT**
Public uses, essential public services, open land uses, and similar uses, which are subject to public controls.

**UNIT 21: TRADES AND SERVICES**

Establishments engaged primarily in providing household maintenance and similar services which fulfill recurrent needs of residents of nearby areas, but are generally incompatible with primary retail districts because they break the continuity of retail frontage.
UNIT 22: AUTOMOTIVE SERVICES
Automobile service stations can be significantly objectionable to nearby uses, therefore, such establishments have been allowed only in districts where necessary to provide this use.

UNIT 24: DEDICATED WAREHOUSING
Warehousing establishments or places of business primarily for the storage of goods and materials.

UNIT 25: LIMITED MANUFACTURING
Industrial uses, which usually generate limited environmental impact. Generally, these uses involve the assembly, fabrication, packaging and processing of previously prepared materials. These uses include fabricated metal products, fabricated structural products, extruded plastics and textile products.

UNIT 27: PARKING LOT
The use of a plot of ground or parcel of real estate as a parking lot facility for the parking of vehicles used by customers and employees of businesses.

UNIT 32: TEMPORARY BUILDINGS AND/OR STORAGE
Temporary buildings to be used for the same purposes a permanent structure may be used for once the permanent structure is completed on the property.

UNIT 33: SELF-SUPPORTING TOWER OR ANTENNA STRUCTURE OR MONOPOLE
Telecommunication towers that are dedicated structures for mounting transmitter equipment and antennas that are necessary for providing the full range of wireless or mobile services to the community. They can vary in their design and may include panel antennas mounted on and painted to match existing buildings, communications equipment housed in an architecturally integrated tower element in a shopping center, rooftop antennas screened with walls, and freestanding pole antennas screened by landscaping. They vary widely in height, depending on factors such as the number and types of wireless services used by the site, the coverage area of the transmitters, the local topography, soil types and other environmental factors. It is required that a permit be issued in compliance with the requirements of Article 6, Section 15 of these regulations.

UNIT 35: TRANSPORTATION SERVICES
Establishments primarily engaged in furnishing local and suburban passenger transportation including taxicabs, ambulance service, passenger bus station and terminal, transportation charter service, nonprofit transit services and school buses.

UNIT 45: COMMERCIAL ASSEMBLY

CONDITIONAL USES PERMISSIBLE ON APPEAL: 2,3,16
UNIT 2: CITYWIDE USES BY CONDITIONAL USE PERMIT
Public and private uses which may be conducted anywhere in the territorial jurisdiction, but which can be objectionable to nearby uses due to noise or smell and are, therefore, permitted subject to conditional use permits in all districts.

UNIT 3: UTILITY FACILITIES
Public protection and utility equipment which: (a) is ordinarily not located in street right-of-way and can be significantly objectionable to nearby residential, commercial, and light industrial uses; and (b) have requirements for specific locations or are needed to serve residential neighborhoods or other local areas. These uses include facilities of public service corporations other than offices.

UNIT 16: OFFICES, STUDIOS AND RELATED SERVICES
Offices, studios, medical and dental clinics and labs, and other compatible or supporting business services and sales

UNIT 48: AUTOMOTIVE SERVICES

UNIT 51: AIRPORT HANGER WITH FLIGHT CREW QUARTERS

Ms. Christie: The major difference between the two is general industrial uses are allowed in an I-2 that are not allowed in an I-1.

Mr. Parsley: Isn't that the opposite?

Ms. Christie: An I-2 is the heaviest industrial that we have.

Mr. Parsley: Any other questions or comments from the audience?

Someone, who did not recognize himself, asked that if Tyson wanted to put a slaughter house on that section of property in question they could.

Ms. Christie: If it meets the definition of a general industrial, yes it could.

(?) Could Tyson build a slaughter house on that property if the zoning is changed to I-2.

Ms. Christies: They could build a processing plant; yes.

(?) Which is a heavy odor type facility; so that answers my question.

Mr. White: One more thing. I am begging you guys, please, look at all the green around there that is residential. Please look at what you are potentially putting in an industrial complex. All that green is residential; 230 people have already said that they don't want this. I guarantee you I will go to every house in this neighborhood, 99% of them that they are not in favor of this rezoning. Please guys.

Mr. Parsley: Any other questions or comments from the audience? Anyone on line? O.K. to
the Commission.

Mr. Parker: I'll just say, for me, I think that the railroad plays a big part of this because industrial zoning, we usually try to allocate next rails and I drove out here today and everything between Oak and the railroad and south of Apple Blossom in that same area is all industrial and I know that we still have to have places to put industrial zoning. We can't go without industrial zoning in our City; we have to have it and next to a rail in an area that is already concentrated to industrial use makes sense to me.

Mr. Parsley: I think I understand and I somewhat agree at the same time when you have existing around that; that's why I was asking questions and I want to make sure that we have clarity between I-1 and I-2. When you have studio type, office studio cell tower and those type of things or even light industrial elements, assembly, I think where you have residential coming close to that area that is probably pretty conducive but I'm not sure as far as the mass how is it defined in there

Ms. Christie: General Industrial. I can tell you what the specific uses are in general industrial if you think that will help.

Mr. Parsley: That will help and this is in an I-2.

Ms. Christie: Right. Uses which cause the greatest adverse environmental impact is odor, noise, unsightliness, air pollution. Many of these involve the processing of raw materials permitted uses include all industrial uses that otherwise listed subject to approval by the building inspector as an industrial use. Agricultural product processing, foundry and metal works, grain elevator, feed mills, metal cans manufacturing, other industrial uses not prohibited plated ware manufacturing, saw mill, textile products manufacturing, and toys manufacturing. These are the prohibited uses in an I-2 zone and they are not allowed any place else: Animal fat and oil rendering, vehicle salvage, explosive manufacturing storage, junk yards, scrap metal and refuse selection of processing other than those of a part of a solid waste management plan in which the City participates, petroleum, refining or storage other than wholesale distribution facilities and tank lots, oil reduction, slaughter houses, smelting. Those are not permitted in Springdale anywhere.

Mr. Parsley: Plastic manufacturing or anything like that.

Ms. Christie: And feed mills, agricultural production, processing.

Mr. Parsley: In an I-2

Ms. Christie: In an I-2, correct.

Mr. Parsley: Any other questions or comments from the Commission.

Mr. Covert: Just quickly, what is, after the lot split, the acreage on the second tract that you want to change to I-2?
Mr. Inman: 12.75.

Mr. Covert: What is the one north of it, the I-1?

Mr. Inman: 24.26 acres.

Ms. Mueller: Is there a flood zone in there somewhere?

Ms. Christie: There is a recorded one along that creek.

Mr. Inman: Yes, that north line of that hatched area is following the flood plain.

Ms. Christie: We are just trying to show you where the area is there.

Mr. Parsley: Any other questions or comments. This will be a call for the vote.

Mr. Covert: Call for the vote.

Mr. Parsley: Call for the vote by Mr. Covert.

Ms. Pounders: Parsley – no, Tyler – yes, Austin – no, Covert – no, David – no, Mueller- no, Parker – yes.

Mr. Parsley: This rezoning does not pass 5-2.

Ms. Christie: You have the right to appeal the Planning Commission's decision to the City Council. The appeal has to be filed within fifteen (15) days and you must indicate why you think that the Planning Commission erred in their decision. You must notify the adjacent property owners.

Mr. Inman: O.K. thank y'all.

C. R21-16 Forest Dale and Helen Irven Joint Revocable Trust and Betty Counts, Joanne Wade 1415, 1309 and 1307 Oak Grove Road From A-1 to MF-16 Presented by Ramsay Ball with Savant Development

Mr. Ramsay Ball with Savant Group was present on behalf of the applicants to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates commercial.
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. 
Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

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.

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:** Tyler, Austin, Covert, David, Mueller, Parker, Parsley

**NO:** None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, April 27, 2021 at 6:00 p.m. in Council Chambers.

D. R21-17 Springdale Downtown LLC
500 North Main Street
From PUD to revised PUD
Presented by Brenda Anderson with Blue Crane

Ms. Anderson was present to answer any questions or comments. She said that a few years back they came before the Planning Commission and requested to add a camping element to the PUD.

She said that they have a new tenant/operator in this space who will continue use of the AirBNB in the large home, but they would like to add is the ability to do a coffee shop/cafe within the home. They would also like to operate a small bike rental business out of the barn on the campus.

Mr. Parsley asked for Staff comments.

Ms. Christie said that those amendments as outlined appear to be in keeping with the intent of the Planned Unit Development as originally adopted and is recommended for approval.
She further stated that they were minor changes and gives it really good use.

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: Austin, Covert, David, Mueller, Parker, Parsley, Tyler

NO: None

The revised PUD was approved by a unanimous vote.

Ms. Christie stated for the record that the amendment will put together in the form of an Ordinance and be presented to the City Council on April 27, 2021 at 6:00 p.m.

E. R21-18 The Trails at the Crossings Apartments, LP
NE of the intersection of Watkins Avenue & 64th Street
From PUD to Revised PUD
Presented by Crafton Tull

Ms. Ally Carr with Crafton Tull was present via Zoom on behalf of her client to answer any questions or comments. She said that it is a revision for the original PUD. She said the original plan did not include phasing and her client is requesting an eight phases so that they can get their C of O rather than wait on all 17 buildings to be finished.

Mr. Parsley said that eight seemed excessive.

Ms. Carr said they are requesting two to three buildings per phase.

Ms. Christie asked what Ms. Carr thought was the entire time frame for the phasing.

Ms. Carr said she couldn't say for certain but that all buildings are being constructed. She said it would be a matter of months between phases.

Ms. Christie said that she didn't have a problem with the number of phases but to keep in mind that each phase has to have landscaping done, adequate parking and access. She further stated that the information from the building department is that phase one, two and three are acceptable as presented. The north street and the approach to 56th Street must be completed prior to the issuance of a C of O for phases 4 through 8. Water and sewer service within the phased areas shall have been accepted by the water utilities. Close out documents must be submitted and accepted.

She also said that just because they are allowing a phasing plan doesn't mean that persons can move in to any of those buildings until we process each section as it goes.

The C of O means you are allowing someone in to rent.
Ms. Carr said that they just want to be able to move residents in as each building is completed.

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:** Covert, David, Mueller, Parker, Parsley, Tyler, Austin

**NO:** None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, April 27, 2021 at 6:00 p.m. in Council Chambers.

F. R21-19 Rogers Warehouse Development, LLC
3744 Wagon Wheel Road from C-2 to C-5
3652 Wagon Wheel Road from A-1 to C-5
Presented by Bill McClard

Mr. McClard was present to answer any questions or comments. He said they wanted to amend their request to C-5 from W-1.

Ms. Christie said that this gives Mr. McClard's client a little more flexibility and if in the future they need some dedicated warehousing, they can apply for a conditional use.

The adopted Comprehensive Land Use Plan indicates commercial.

The rezoning request is not in keeping with the Comprehensive Land Use Plan.

A downgrade of the zoning request to a C-5 Thoroughfare Commercial District would be in keeping with the Comprehensive Land Use Plan and would allow for dedicated warehouse to be considered as a conditional use.

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:** David, Mueller, Parker, Parsley, Tyler, Austin, Covert

**NO:** None

25
The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, April 27, 2021 at 6:00 p.m. in Council Chambers.

Public Hearing – Conditional Use

A. C21-05  
Sonny and Koupone Chanhsavang  
901 Dorman  
Use Unit 42 (Church/Synagogue) in C-2

B21-22  
Variance for deviation of offsite parking  
Presented by Ned Leer

Mr. Sonny Chanhsavang, who is the owner of the building, was present along with Mr. Leer.

Ms. Christie confirmed that Mr. Chanhsavang is the owner of the property.

Ms. Christie read the Staff comments.

<table>
<thead>
<tr>
<th>Acceptable for</th>
<th>Ingress and egress to property and proposed structures thereon with particular commercial use reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unacceptable</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>Majority of parking offsite with no pedestrian access by sidewalk</td>
</tr>
<tr>
<td>Acceptable</td>
<td>Refuse and service areas, with particular reference to the item in 1 and 2 above.</td>
</tr>
<tr>
<td>N/A</td>
<td>Utilities, with reference to locations, availability and compatibility.</td>
</tr>
<tr>
<td>Unknown</td>
<td>Screening and buffering with reference to type, dimension and character.</td>
</tr>
<tr>
<td>Unknown</td>
<td>Sign, if any, and proposed exterior lighting with reference to glare, economic effect, and compatibility and harmony with properties in the district.</td>
</tr>
<tr>
<td>N/A</td>
<td>Yard requirements and other open space requirements.</td>
</tr>
</tbody>
</table>
Unacceptable  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.

Unacceptable  General compatibility with adjacent properties and other property in the general district. – **Inadequate onsite parking and lack of sidewalks in the area to accommodate offsite parking needs.**

She said that she was of the understanding that they have signed shared parking agreements with the First Security Bank and Angus Jack's restaurant.

Mr. Chanhsavang said that that was correct.

Ms. Christie said that she has a problem with the parking at the bank as there is no sidewalk for the parishioners to walk on, placing them either walking across a parking lot or on the street to the church.

She further stated that the site itself does not have enough parking spaces for the size of the building.

The fire department did an initial inspection but did not determine the occupancy capacity.

Mr. Stith with buildings said he did an occupancy calculation on the sanctuary but he did not have them with him. He said he thought the occupancy was about 42 but he was speaking from memory and couldn't be sure.

A gentleman (no name given) interpreted for Mr. Leer. He said that Mr. Leer states that he turned in all the paperwork required of him for the church. He said that Mr. Leer said that they could have 42 people max.

Ms. Christie said that if that is the case they do not need any offsite parking as the twelve parking spaces at this building will be enough for the congregation; however, she is unsure where the number 42 came from. She wanted to remind the applicant that there is a noise ordinance that they must adhere to as they are adjacent to a residential area.

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

There were none.
Mr. Parker suggested that the best thing to do might be to table this until some of the questions that have come up can be answered. However; he said that he was in support of this if they can make it work.

Ms. Christie asked how many services will be held and will it just be on Sunday.

Mr. Leer said that they might, on occasion, have to meet during the week but it would be just the deacons and other officials of the church.

Mr. Parsley said he agreed with Mr. Parker, in that he feels there are too many unanswered questions, therefore he is recommending that they table this request; keeping in mind, what days they will be meeting, how many will be in attendance, what the hours will be and the parking issue.

Ms. Christie said that they need to meet the buildings and fire department and determine what the occupancy is, the hours of operation; will there be meetings/classes during the week.

It was agreed that this will be tabled until the May 4, 2021 Planning Commission.

B. C21-07 ISC Properties, LLC
2200 South Old Missouri Road
Use Unit 25 in a C-5
Presented by Greg Edwards and Andrew Flocks

Both Mr. Edwards and Mr. Flocks were present to answer any questions or comments.

Ms. Christie said that this building was zoned industrial but was rezoned back to C-5 to accommodate some uses Mr. Edwards put in the building. They are now proposing to do a limited manufacturing operation. It is a loose leaf tea company, which blends different types of tea to be shipped out throughout the country. She said that in order for them to do that, they needed to apply for a conditional use for limited manufacturing. She then read the Staff comments.

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

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

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

Acceptable Utilities, with reference to locations, availability and compatibility.
N/A Screening and buffering with reference to type, dimension and character.

**Unknown, not** Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, **shown on** economic effect, and compatibility and harmony with properties in the district.

**Site plan**

**Acceptable** Yard requirements and other open space requirements.

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

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

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

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:** Parker, Parsley, Tyler, Austin, Covert, David, Mueller

**NO:** None

The conditional use was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, April 27, 2021 at 6:00 p.m. in Council Chambers.

**C. C21-08**

Iola Walton
4169 Bel Air Road
Tandem Lot Split in an SF-2
Presented by Engineering Services, Inc.

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

Mr. Parsley asked for Staff comments.
Ms. Christie said the access easement would be on the east side of the property. She asked if the access easement will be paved.

Mr. Appel wanted to know if it had to be built now or when a structure is built.

Ms. Christie said they would have to come back and ask for a variance to pave the easement.

Ms. Christie had a letter from Ms. Pearl McElfish stating that she was in favor of the lot split which is adjacent to her property.

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, Tyler, Austin, Covert, David, Mueller, Parker

**NO:** None

The conditional use for a tandem lot split was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, April 27, 2021 at 6:00 p.m. in Council Chambers.

D. C21-09 **Friendship Cemetery Association**

1649 Vantress Farms Road

Tandem Lot in an A-1 zone

Presented by Mike Overton or Dewey Johnson

Mr. Mike Overton was present on behalf of the Friendship Cemetery Association to answer any questions or comments. He said that the three acres have been sold and they do not have 200 feet of frontage. He said that they do have a 60' by 445' drive easement going back to the property. He further stated that it has been used as a residence in A-1 the past 39 years.

Mr. Parsley asked for Staff comments.

Ms. Christie said Staff had no issues but did ask if they worked with Springdale Water Utilities.

Mr. Overton said they got three different easements for them and they are all recorded.

Ms. Christie asked if the rest of the property would remain with the cemetery.

Mr. Overton said that it would remain with the cemetery association.
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: Tyler, Austin, Covert, David, Mueller, Parker, Parsley

NO: None

The conditional use was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, April 27, 2021 at 6:00 p.m. in Council Chambers.

It should be noted at this time the Mr. Overton made arrangements with the Mayor's office to hear this conditional use on Tuesday, April, 13, 2021 at 6:00 p.m. in Council Chambers.

E. C21-10  Jim and Betty Cash
5392 AR 112 Hwy
Tandem Lot Split in an A-1
Presented by Satterfield and Jim Cash

This was tabled until the May 4, 2021 meeting.

F. C21-11  GPS Transportation, LLC
324 North 48th Street
Use Unit 35(Transportation Services) in C-5
Presented by Tatum Owenby and Haden Gilder

This was tabled until the May 4, 2021 meeting.

Preliminary Plats, Replats, & Final Plats

A. PP21-04  Collin's Cove
West side of 56th Street, south of County Line Road
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 this is a 20 acre site with 56 lots zoned SF-1. The rear five acres or the west five acres is in Elm Springs and they are going through that City's process as well and will be heard Thursday night.

Mr. Parsley asked for Staff comments.
Ms. Christie said there were no planning comments but she did have a couple of questions. She wanted to know if the lots located in Elm Springs will be serviced with Elm Springs waste water treatment.

Mr. Appel said that they would be.

She also asked about the access road being built across that is that just to meet fire access and the ability to turn around. She said that they didn't anticipate connecting it.

Mr. Appel said that was correct as well.

Ms. Christie said they are just looking at that portion that will be in Springdale and will be platted in Springdale and the other in Elm Springs. She said that if Elm Springs doesn't move forward with it there will not be a turnaround for the fire trucks. She said that when they get to the final plat stage, if that hasn't been approved there will have to be some kind of turnaround.

Ms. Christie asked Katy Hollingshead with engineering if she had any comments.

Ms. Hollingshead said she had a few comments and thinks that they can be settled during construction plans meeting. They need to show minimum finished floor elevations for lots adjacent to swales. They need a stockpiling note stating on the site plan; show existing and proposed street lights and not who is responsible for maintenance and billing; provide an erosion control plan for the grading phase and get a grading permit application.

Ms. Christie noted that engineering comments are just for the Springdale portion and that they will have to go through the same thing with Elm Springs.

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

Mr. Mickey Owen spoke. He lives in Elm Springs and his property backs up to the northwest corner of the property. He doesn't like the smaller lots going in. He said regarding lot 5 and the retention pond; he noticed that there is a 12 foot difference between the bottom of the pond and the top of the overflow. He feels the ponds needs to be where it drains out completely. He said that under lot 8, there is an old pond that has been filled in mostly with wood and some dirt. He feels that this needs to be fixed. His concern is about 56th Street and the amount of traffic it will see once the subdivision is completed.

Ms. Hollingshead said that the pond is a retention pond and a detention pond and it will act as a water feature and they will have to provide a maintenance plan for that that will include aerators and regular and manual maintenance.

The retention pond will be shown as a common area and the maintenance will be the responsibility of the POA. Ms. Christie said that Staff will need a copy of the POA documents that will need to be submitted with the final plat.
Mr. Henry Hale lives in Saddleridge which is close to this site. He just wanted to know if it is a 20 acre subdivision.

He was told that it was.

Mr. Covert moved to approve the preliminary plat subject to Staff comments. Ms. Mueller seconded the motion.

**VOTE:**

| YES: | Austin, Covert, David, Mueller, Parker, Parsley, Tyler |
|      | None |

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

B. PP21-05  
Noah's Landing  
East side of 56th Street, south of County Line Road  
Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present to answer any questions or comments. He said that this property is directly southeast of Collin's Cove. It is 16 acres with 54 lots.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

**Re:**  
PP21-05 Noah's Landing

---

**Planning Comments:**

1. Provide full street improvements for Street B.
2. For the purpose of this hearing the shown outparcel on the Southwest will be included in the consideration of this preliminary plat and any street improvements associated with the shown frontage along 56th will be expected accordingly.

**Engineering Summary:**

1. Show Minimum Finished Floor Elevation for lots adjacent to swales (must be 1 ft above 100 year WSE of swale)
2. Who is responsible for making the connection between Noah's Landing and Wildcat Creek ponds?
3. Provide erosion control plan for grading phase
4. Add stockpiling note to site plan
5. Street B requires master street plan improvements
6. Show existing and proposed streetlights, include note stating if lights are public or private and who is responsible for maintenance and billing
7. Submit Grading Permit application
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

   - What is the plan for the detention pond outlet if this subdivision develops before Wildcat? Who is responsible for making the connection between the two ponds?
   - Erosion Control Plan – please show two plans, one for grading phase, and one for after the streets and storm drains are complete. This is helpful for our inspectors and has been requested by ADEQ for large sites and subdivisions.

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)

- 107.3 - 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 - 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."
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.
  o Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4”) per foot.
  o The sidewalk shall have a minimum width of five feet (5’) and a minimum thickness of four inches (4”).
  o 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.
  o 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.
  ▪ All Abutting Street frontages require the full extent of Street improvements equal to the City of Springdale Master Street Plan.

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.
  o 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.
  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

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:
"Review of these plans is limited to compliance with City codes and regulations. By reviewing and approving these plans the reviewer 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. The City of Springdale, however, reserves the right to require corrective action if any inadequacies are found after the improvements are constructed."
  ▪ Add this disclaimer statement to the title page

- 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.

Ms. Christie said that she understood that street B will be an emergency access only.

Mr. Appel said that it is an emergency access only.

Mr. Stith with the buildings department said that the accesses have to be one third of the diagonal of the development. He said that in order for the applicant to do two cul-de-sacs it has to be a City street so it is guarantee that it is maintained.
Ms. Christie said that it has to be built to City standards as a public street or an approved private street where they maintain it.

Mr. Stith said as long as the City accepts it.

He said that there too many lots and only one entrance.

Ms. Appel said he thought that they had a turnaround like the previous one did.

Ms. Christie said, if she understood Mr. Stith correctly, there has to be a street on the south side has to be built to City standards.

Because the rezoning was not sent out in time for this subdivision, Mr. Appel said that he would like to table this preliminary plat.

Mr. Doug Sarver said that he felt that these subdivisions are being "stacked" on one another. He said that their concern is the infrastructure and homes per acre.

Board of Adjustment

A. B21-23 Charles & Nancy Bostian
    1901 Stout Drive
    Variance for deviation of paving requirement
    Presented by Charles and Nancy Bostian

Mr. Bostain and his wife were both present to answer any questions or comments. He said that their house faces Stout Drive and the paving in question is on the back side of their property on Silent Grove Road. He said that he added some gravel but that there had been gravel there for a very long time. He said he uses it to put his RV and to place fire wood for easy access.

John with code enforcement spoke. He said that they had received a complaint about the gravel off of Silent Grove Road.

Mr. Parsley asked for Staff comments.

Ms. Christie said Staff had none.

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

There were none.

Mr. Parker called for the vote.

VOTE:

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

NO: None
The variance for deviation of the paving requirement was approved by a unanimous vote.

B. B21-24 Larry and Martha Ashley  
5145 Arkanshire Circle  
Variance for deviation of side setback from 25' to 20'  
Presented by Larry and Martha Ashley

Mr. and Mrs. Ashley were both present to answer any questions or comments. Mr. Ashley said that they want to put a seventeen foot extension on the west side. He said that the extension is for a one car garage and storage.

Ms. Christie said that if the City approves the variance request then their POA will approve it as well.

Mr. Ashley said he was told that they would.

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

Mr. Covert called for the vote.

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

The variance was approved by a unanimous vote.

C. B21-25 NETS Global Holding, LLC  
4876 North Thompson Street  
Variance for deviation of frontage & perimeter landscaping  
& dumpster enclosure  
W21-03 Waiver of street improvement requirements  
Presented by Morrison Shipley

These items were tabled per the applicant and will appear on the May 2021 agenda.

D. B21-26 Kelly Hayes  
1671 Greystone Place  
Variance for deviation of rear setback from 20' to 15'  
Presented by Corey Granderson and Kelly Hayes

Mr. Corey Granderson was present via Zoom to represent Mr. Hayes. He said that Mr. Hayes is planning to put in an in-ground pool.

Mr. Parsley asked for Staff comments.

Staff had no comments.
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: Mueller, Parker, Parsley, Tyler, Austin, Covert, David

NO: None

The variance was approved by a unanimous vote.

E. B21-27 William and Janell Rieske

1639 Greystone Place

Variance for deviation of side setback from 8' to 5'

Presented by William and Janell Rieske

Mr. and Mrs. Rieske were present to answer any questions or comments. Mr. Rieske said that they have an 8 x 12 storage building on their back lot but has become dilapidated and they would like to replace it. He said the building that they want to replace it with is a 16 x 20.

Mr. Thomas said that there is a discrepancy on the application for this item. He said that the narrative that was provided mentioned a rear setback but the application just showed a side setback request. He said that on the rear there is a 15' utility easement on the west side. He further stated that based on what has been requested, there would be an encroachment on the utility easement.

Ms. Christie said that because of the utility easement a variance cannot be approved until the utility easement is vacated.

Mr. Rieske said they would re-think what they want to do so they withdrew their variance request.

F. B21-28 Gibson Butcher Construction, LLC

603 Black Ave. (Existing House)

Variance for deviation of

(A) front setback from 30' to 15'
(B) lot width from 70' to 62.5'

Presented by Steve Butcher

G. B21-29 Gibson Butcher Construction, LLC

East of 603 Black Oak Ave (New Tract)

Variance for deviation of lot width from 70' to 62.5'

Presented by Steve Butcher
Both of these were tabled per Staff and will be on the May 2021 agenda.

**H. B21-30**

Jim Moore  
4052 Jessica Lane  
Variance for deviation of  
(A) side setback from 8' to 6'  
(B) rear setback from 20' to 12'  
Presented by Bryan Claypool

This item was tabled and will be heard at the May 2021 agenda.

**Waivers**

**A. W2-04**  
Joshua Perry  
728 Jay Lane  
Waiver of sidewalk requirement  
Presented by Joshua Perry

Mr. Perry was present via Zoom to answer any questions or comments. He said that Jay Lane is a dead end street with four residents on it. He said that they actually live next to the above address. He said that they under construction of a new house and want the waiver. He said there is no other sidewalk on the street which only has four houses on it.

Mr. Parsley asked for Staff comments.

Ms. Christie asked Ms. Hollingshead if Jay Lane was a public or private street.

Ms. Hollingshead said that it is a public street.

Ms. Christie stated that her comment is that she doesn’t support sidewalk waivers.

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

**VOTE:**

YES: parsley, Tyler, Austin, Covert, (Mr. David) was away from his computer and did not vote, Mueller, Parker

NO: None

The waiver to forward to Council with a recommendation for approval was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, April 27, 2021 at 6:00 p.m. in Council Chambers.

**Other**
A. L20-14  
**One Year Extension request for LSD- Go Punch List**
Lots 1 & 2 of Hammitt-Eoff Business Center
Presented by Engineering Services, Inc.

Mr. Dillon Bentley 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 Staff had no comments.

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

Mr. Covert asked why they needed a one year extension.

Mr. Bentley said that due to the global pandemic, his client was concerned about starting a new business.

Mr. Covert moved to grant a one year extension. Ms. Mueller seconded the motion.

**VOTE:**
- **YES:** Tyler, Austin, Covert, David, Mueller, Parker, Parsley
- **NO:** None

The motion for a one year extension on L20-14 was approved by a unanimous vote.

**Planning Director's Report**

Planning Director Report  4-6-21

✓ Council actions in March

- **Approved**
  - An ordinance to correct a scrivener error in Ordinance No. 5571, correcting the legal description for rezoning of 4.66 acres at 3300 Clyde Lane Replat – Lots 14 & 15, Block 2, Carter Addition
  - Approved amendment to Article 4 Section 5 of the zoning ordinance to create SEED, Springdale Elective Enhancement Districts Replat of Lot Casey's General Stores Commercial
  - Approved an amendment to Chapter 32 – Form Based Code to add property and change district designations

- **Approved Rezonings**
  - 2.5 acres – 3444 Wagon Wheel Road – A-1 to C-5
  - 11.65 acres – 1609 Old Missouri Rd – I-1 to I-2

- **Tabled the rezoning of 5 acres – 7655 W Gibbs Road – A-1 to PUD**
Approved waiver of sidewalk requirement for 913 S Spring Creek Road, a single family dwelling

Authorized contract with DSA and increased funding by $50,000 ($100,000 total contract)

Authorized the release of a Conservation Easement at Rabbit Foot Lodge – working with NWA Land Trust for the area to continue compliance with state statute and the terms of the purchase of the property

Set a hearing date on a petition to abandon a portion of a utility easement – Lot 107 Pinewood Subdivision.

Approved settlement of easement acquisition for 40th Street Project – Falcon Road to Spring Creek Bridge

Appointed a new member to the Public Facilities – Elmer Rodriquez

Work Session

Work Session – April 13th – 5:30

Karen Davis, Community Development Director, City of Lowell
Philip Taldo – Arkansas Highway Commission
Heath Ward – Springdale Water Utilities

Work Session – April 20th – 5:30

Mervin Jebaraj – Center for Business & Economic Research
Jared Cleveland – Springdale School District

There being no further business the meeting was adjourned at 7:35 p.m.

Kevin Parsley, Chairman

Ben Peters, Secretary
Planning Commission Minutes

Patsy Christie, Director
Planning and Community Development Division

Debbie Pounders, Recording Secretary
A request by Sonny and Kouhpone Chanhsavang for a Conditional Use Permitted on Appeal as a Use Unit 42 (Church / Synagogue) in a C-2.

LOCATION
901 Dorman Street, southwest corner of the intersection of Dorman Street and Pultz Avenue.

EXISTING CONDITIONS
Commercial Structure with limited parking.

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 for commercial use
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.

Unacceptable
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.
- Majority of parking offsite with no pedestrian access by sidewalk

Acceptable
Refuse and service areas, with particular reference to the item in 1 and 2 above.
<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acceptable</td>
<td>Utilities, with reference to locations, availability and compatibility.</td>
</tr>
<tr>
<td>N/A</td>
<td>Screening and buffering with reference to type, dimension and character.</td>
</tr>
<tr>
<td>Unknown</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>N/A</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. – Inadequate onsite parking and lack of sidewalks in the area to accommodate offsite parking needs.</td>
</tr>
</tbody>
</table>
Ned Leer  
2575 Lakeside Ave  
Springdale AR 72764  
479-365-0079  

RE: 901 Dorman St Conditional use with Change in occupancy rev  

This office has completed the review of the proposed project. The project is a change in occupancy of an approximately 2400 sf office (occupancy group B), to a church. (Occupancy group A-3 The building is of type VB construction and is not sprinklered.  

This reviewer calculates the occupancy load based on a 1000 sf sanctuary as 143 occupants.  

The following items need to be addressed prior to a statement of compliance for the conditional use being issued by the Chief Building Official.  

1. Obtain a building Permit  

The following items need to be addressed or reviewed prior to permit issue.  

1. Provide a letter from the building owner or agent authorizing modification of the building.  
2. Provide a scalable floor plan with additional modifications discussed with the field inspector shown.  
3. Complete a commercial building permit application.  
Online form: [http://www.springdalear.gov/FormCenter/Building-Department-14/Commercial-Building-Permit-78](http://www.springdalear.gov/FormCenter/Building-Department-14/Commercial-Building-Permit-78)  
  pdf Format:  

The following items need to be finished prior to occupancy.
1. Provide an additional accessible bathroom. See www.ada.gov
2. Provide a drinking fountain
3. Panic hardware must be installed on the East exit door.
4. A landing with no more than 2% fall away from the building must be provided outside the east exit door. Landing must be 44 inches long by the width of the door.
5. Provide Exit signs with emergency egress lighting from two doors from sanctuary and at exit doors

The following items shall be addressed during the construction process. All references are to the 2012 Arkansas Fire Prevention Code Vol II Building unless otherwise noted.

1. Any deviations of the plans that were submitted and approved must be resubmitted and approved prior to any changes or work being performed on the project.
2. Plans were not submitted by a design professional. While the Building Department always recommends the use of a design professional the scope of this project is not such that we will require it. Plans are limited as too many code compliance issues and many items may have to be addressed during the construction and inspection process.
3. Current codes as of April 1 2018 are listed below. All construction with permit application after this date shall be built to these codes.
   - 2017 National Electrical Code
   - 2010 Arkansas Mechanical Code
   - 2006 Arkansas Plumbing Code
   - 2006 Arkansas Fuel Gas Code
4. Front exit doors shall have panic hardware unless alternative locking arrangements have been made with Fire Marshal. (sec 1008.1.10, sec1008.1.9.3 exception 2) Consult with Fire Marshal.
5. Required exit doors from assembly spaces shall have panic hardware (sec 1008.1.10)
6. Fire extinguishers shall be located so as maximum distance from any place in the building shall not exceed 75 feet. Sec. 906.3.1 per table
7. Prior to issuing a plumbing permit a plumbing plan must be approved.
8. For all new restroom installations, the flush handle shall be on the open side of the water closet.
9. All receptacles in kitchen shall be GFCI protected. This includes receptacles up to 50 amp single phase and 100 amp 3 phase. NFPA70 210.8 (B)
This review may not reflect all code infractions and should not be construed as the final analysis for this project. During the construction process, various inspections may reveal other needed corrections.

Prior to a certificate of occupancy being issued
1. The construction must pass final inspection by the building department
2. The construction must pass inspection for fire code violations by the Fire Marshall 751-4510

If you have any questions please feel free to contact me at 750-8154

Respectfully,

Ed Stith
Plans Examiner
APPLICATION FOR CONDITIONAL USE
CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Sonny and Kouhpone Chanhsavang
   Address: 

   Phone: ____________  Profit: ____________  Non-Profit ____________

2. Property Location (street address or layman's description):
   901 Dorman Street  Springdale AR 72762

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

4. Use Unit requested _______ in _______ Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   We were told we would need more parking spaces and we have already asked our neighboring businesses the use of their parking lot.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   None, except for the parking lots been taken.

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)  

Date: 2/5/21

Signature of Applicant  

Date: 2/5/21

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  ) ss.
County of  ) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 5th day of February, 2021.

My commission expires: 03-18-2025

RUMINA LAKMIS  
NOTARY PUBLIC-ARKANSAS  
WASHINGTON COUNTY  
MY COMMISSION EXPIRES: 03-18-25
## PREAPPLICATION FOR CONDITIONAL USE
(For any conditional use request other than a tandem lot)

**PROPERTY LOCATION:** 901 Parkman St  
(street address or layman's description)

**PROPERTY OWNER:** Sonny Chanh Savang

(Record Title Holder of the Property as shown on a deed of record in the County):

Note: If property is in the ownership of someone other than individuals documentation must be included that indicates who is authorized to represent the property owner(s)

**Zoning District of Property:** Commercial

**Description of the Conditional Use sought:** For church

**Use Unit Designation:** Church 42

Is the Use Unit allowed as a Conditional Use on Appeal to the Planning Commission in the Zoning Ordinance: yes, no.

(If the answer is no then the intended use can only be allowed if the property is rezoned.)

### Occupancy Classification of the structure as determined by the Building/Fire Code:

<table>
<thead>
<tr>
<th>Current Occupancy Classification</th>
<th>OCCUPANCY GROUP</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chief Building Official</td>
<td>Office</td>
<td>11-6-20</td>
</tr>
<tr>
<td>Fire Marshall</td>
<td></td>
<td>12-17-20</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Occupancy Classification required for intended use</th>
<th>OCCUPANCY GROUP</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chief Building Official</td>
<td>Assembly</td>
<td>11-6-20</td>
</tr>
<tr>
<td>Fire Marshall</td>
<td></td>
<td>12-17-20</td>
</tr>
</tbody>
</table>

Does the structure have an occupancy permit for the intended use? yes, no

If yes, proceed with an **Application for a Conditional Use on Appeal**.

If no, an **Application for a Conditional Use on Appeal** cannot be filed until:

1. A statement has been obtained from the chief building official and fire marshal indicating compliance of the structure to adopted building and fire codes for the proposed conditional use or required upgrades and/or improvements required for use of the structure for the proposed conditional use.

2. A notarized statement by the property owner and applicant recognizing all structural alterations requirements that must be completed inspected and approved prior to occupancy of the structure.

Note: If upgrades and/or improvements are required for the conditional use to be allowed in the structure a registered design professional would need to submit plans per the 2012 Arkansas Fire Prevention Code, Volume II: Building – Section 107.1, "...A registered design professional, an architect or engineer legally registered under the laws of this state regulating the practice of architecture or engineering shall be required and shall affix his or her official seal to said drawings, specifications, and accompanying data...."
901 Dorman St. Available Parking
Shared Parking Agreement

As owner(s) of the property located at 2508 Sunset Ave, I (we) hereby agree to share 20 parking spaces (as shown on attached site plan) during the following times and days:

**First Security Bank Approves Parking on the West Side of 2508 Sunset Ave on Sundays**

The following restrictions apply:

Sundays only  James Huskey  479-585-1133

Required parking

My (our) property requires 20 parking spaces based upon the City's parking lot ordinance. The use of my (our) property is 2508 Sunset Ave and it contains 40 square feet.

The applicant's property requires 20 parking spaces based upon the City's parking lot ordinance. The use of the applicant's property is ________ and it contains ________ square feet.

Site Plan

Attach a diagram of the entire parking lot. Enumerate spaces to be shared per this agreement. Also indicate any spaces within this lot which are shared with other entities.

Owner Signature: James Huskey Date: 1-29-2021

Owner Signature: Date:

Applicant Signature: Date:
As owner(s) of the property located at 2628 W. Sunkist Ave., I (we) hereby agree to share 10 parking spaces (as shown on attached site plan) during the following times and days:

Sundays at From 11am – 7pm

I

The following restrictions apply:

Required parking

My (our) property requires 32 parking spaces based upon the City’s parking lot ordinance. The use of my (our) property is for church and it contains 2436 square feet.

The applicant’s property requires _______ parking spaces based upon the City’s parking lot ordinance. The use of the applicant’s property is _______ and it contains _______ square feet.

Site Plan

Attach a diagram of the entire parking lot. Enumerate spaces to be shared per this agreement. Also indicate any spaces within this lot which are shared with other entities.

Owner Signature: ___________________________ Date: 6/18/2021

Owner Signature: ___________________________ Date:

Applicant Signature: ___________________________ Date:
APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant’s Name: Ned Beer

Applicant’s Mailing Address:
901 Dorman St
Street Address or P.O. Box
SPRINGDALE AR 72762
City, State & Zip Code

(479) 379-0721
Telephone Number

Property Owner’s Name
(If different from Applicant): Sonny Chanhsavang

Property Owner’s Mailing Address:
(If different from Applicant):
11384 Landers Road
Street Address or P.O. Box
ROGERS AR 72756
City, State & Zip Code

479-899-5889
Telephone Number

Address of Variance Request: 901 Dorman Street Springdale AR 72762

Zoning District: 

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: 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:

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

This building will now be used as a church building instead.

The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board’s opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds ALL of the following:
*The Applicant must respond to items 1, 2, and 3.*

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

   There is not enough parking at this location; will only be needing at least 15 parking spaces, no more than 30.

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

   We would like to use this place only as a place of worship.

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):**

   I am trying to find a place to meet (for my small congregation); a site that would accommodate us.
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]

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

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

State of Arkansas   ) ss.
County of Washington )

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 5th day of February, 2021.

[Seal]

Notary Public
APPLICATION FOR CONDITIONAL USE
CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Jim Cash
   Address: 478 S. Main
   Phone: 479-625-4995
   Care Springs
   Profit: Non-Profit

2. Property Location (street address or layman’s description):
   5392 AR 112 Hwy
   Springdale AR

3. Record Title Holder of Property: Jim G. Cash & Betty L. Cash Joint Trust
   (A copy of the warranty deed should be attached as Exhibit “A”)

4. Use Unit requested: Tandem Lot in A-1 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   The property to be split out for a single family residential structure. No adverse effects on the remainder of the property based on single family home.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   No effects on neighborhood or residents.

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:  3/12/2021  Date:  

VERIFICATION

I, We, the undersigned, hereby swear or affirm that we have read the attached application for a conditional use permit and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

[Signature]

State of Arkansas  }
County of ____________

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

[Signature] Notary Public

My commission expires _______

[Notary Public Stamp]
FILE NO. C21-10
APPLICANT: Jim & Betty Cash Trust
REQUEST: Tandem Lot Split in A-1 zone
APPLICATION FOR CONDITIONAL USE
CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: GPS Partners, LLC dba GPS Transportation
   Address: 324 N. 48th St.
   Springdale, AR 72762
   Phone: 479.721.3140
   Profit: X Non-Profit

2. Property Location (street address or layman’s description):
   324 N. 48th St.
   Springdale, AR 72762

3. Record Title Holder of Property: L308 Hubber Ave., LLC
   (A copy of the warranty deed should be attached as Exhibit “A”)

4. Use Unit requested ___________ in ___________ Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   Transportation business

6. How would the proposed conditional use have on the character of the
   residents?
   Potential increased traffic

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]

Haden Gilder

Date: 3/17/2021

Signature of Applicant  

[Signature]

LAUREN TAYLOR

Date: 3/17/21

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 [County] ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the [Date] day of [Month], 20[21].

[Signature]

Notary Public

My commission expires: 8-28-28

TANYA L. LUCAS  
MY COMMISSION #: 12705710  
EXPIRES: August 28, 2028  
Benton County
## PREAPPLICATION FOR CONDITIONAL USE

(For any conditional use request other than a tandem lot)

**PROPERTY LOCATION:** 321 N 48TH ST, SPRINGDALE, AR 72762  
[street address or layman's description]

**PROPERTY OWNER:** GODO HAR- BEL AVE, LLC

(Record Title Holder of the Property as shown on a deed of record in the County):  
Note: If property is in the ownership of someone other than individual's documentation must be included that indicates who is authorized to represent the property owner(s)

**Zoning District of Property:** C5

**Description of the Conditional Use sought:**  
SMALL NON-EMERGENCY TRANSPORTATION COMPANY

**Use Unit Designation:** 35 [TRANSPORTATION SERVICES]

Is the Use Unit allowed as a Conditional Use on Appeal to the Planning Commission in the  
Zoning Ordinance:  
✓ yes, __ no [if the answer is no then the intended use can only be allowed if the property is rezoned]

### Occupancy Classification of the structure as determined by the Building/Fire Code:

**Current Occupancy Classification**
- Chief Building Official  
  - Date: ______________  
- Fire Marshall  
  - Date: ______________

**Occupancy Classification required for intended use**
- Chief Building Official  
  - Date: ______________  
- Fire Marshall  
  - Date: ______________

Does the structure have an occupancy permit for the intended use?  
- yes, __ no

If yes, proceed with an **Application for a Conditional Use on Appeal**.

If no, an **Application for a Conditional Use on Appeal** cannot be filed until:

1. A statement has been obtained from the chief building official and fire marshal indicating compliance of the structure to adopted building and fire codes for the proposed conditional use or required upgrades and/or improvements required for use of the structure for the proposed conditional use.
2. A notarized statement by the property owner and applicant recognizing all structural alterations requirements that must be completed inspected and approved prior to occupancy of the structure.

Note: If upgrades and/or improvements are required for the conditional use to be allowed in the structure a registered design professional would need to submit plans per the 2012 Arkansas Fire Prevention Code, Volume II: Building – Section 107.1, "...A registered design professional, an architect or engineer legally registered under the laws of this state regulating the practice of architecture or engineering shall be required and shall affix his or her official seal to said drawings, specifications, and accompanying data..."
FILE NO. C21-11
APPLICANT: Haden Gilder
REQUEST: Conditional Use - Use Unit 35
in a C-5 (Transportation Services)
APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant’s Name: NETS Global Holdings, LLC

Applicant’s Mailing Address:
4876 North Thompson
Springdale, AR 72764

Telephone Number: 479-275-0550

Property Owner’s Name
(If different from Applicant): NETS Global Holdings, LLC

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

Street Address or P.O. Box
City, State & Zip Code

Address of Variance Request: 4876 North Thompson

Zoning District: C-2 General Commercial District

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.

<table>
<thead>
<tr>
<th>Required:</th>
<th>Front:</th>
<th>Side:</th>
<th>Back:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(This is the minimum required by the Springdale Code of Ordinance)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Requested:</th>
<th>Front:</th>
<th>Side:</th>
<th>Back:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(if granted what the setback would be.)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Variance:</th>
<th>Front:</th>
<th>Side:</th>
<th>Back:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(The difference between the “Required” and the “Requested” setback)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

VARIANCES OTHER THAN SETBACK:

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.

Request Variance from: 1) Frontage Landscaping, 2) Dumpster Enclosure, and 3) Bike Racks.

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):

As a condition of receiving a Certificate of Occupancy, when the Applicant first occupied the existing business, Applicant agreed to provide a hard surface pavement to the working parking lot area. No alterations or modifications to the building or any other improvements are planned.

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

The Applicant bases this petition on the fact that the literal adherence to the City requirements is uneven as it is in excess of what is necessary to address the original agreement. Moreover, the anticipated construction of the proposed I-612 roadway could subject any improvements to future modification.

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 Applicant agreed to the paving of the parking lot, and understands the need to address the stormwater detention and perimeter landscaping. However, the other items were never part of the original agreement.
4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

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

**VERIFICATION**

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

[Signature]

Applicant Signature*

[Signature]

Property Owner Signature*

*If different from Applicant

[Signature]

Applicant Signature*

[Signature]

Property Owner Signature*

*If different from Applicant

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

State of Arkansas } ss.
County of Benton } ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 30th day of March, 2021.

[Signature]

Jammie Lumpford
Notary Public
March 10, 2021

Ms. Patsy Christie
Director of Planning & Community Development
201 Spring Street
Springdale, AR 72764

RE: Northeast Trailers
4876 North Thompson

Dear Ms. Christie:

Attached please an Application for Variance to comments from the City in regard to improvements required in connection with the paving of the parking lot at the captioned location.

At this time we would also request that the City grant a Waiver for the requirements for street improvements to West Graham Road and North Thompson Street.

As soon as you can provide me a date for the planning commission hearing I will make notification to the adjacent property owners.

Please let me know if you require anything additional.

Sincerely,

Morrison-Shipley Engineers, Inc.

[Signature]

Douglas C. Melton, P.E., P.G.
Senior Project Manager

Attachment
FILE NO. B21-25
APPLICANT: NETS Global Holdings
REQUEST: Variance - Deviation of frontage landscaping, perimeter landscaping, and dumpster enclosure
APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant’s Name: Steve Butcher

Applicant’s Mailing Address:
224 Kayla Dr
Rogers, AR 72756

Telephone Number
479 366-4600

Property Owner’s Name
(If different from Applicant): Gibson Butcher Construction LLC

Property Owner’s Mailing Address:
(If different from Applicant):
224 Kayla Dr
Rogers, AR 72756

Telephone Number
479 366-4600

Address of Variance Request:
G03 Black Oak Ave. (west)

Zoning District: SF-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.

Variance Request #1 Existing home is on a corner lot. The structure is 30' feet setback from Black Oak but only 15' from Dixon St on the west side. Request 15' variance for the exist home setback.

Variance Request #2 Property has 125' Frontage on Black Oak. Lots will be split which allows for 62.5' Frontage for each new lot. Request 7.5' variance to 70' required Frontage.

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 existing house at 603 Black Oak was in very poor condition and unoccupied. New owners have completely remodeled & upgraded the building. The large open area to the east is well suited for a new residence.

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):**

   Existing home is set to the extreme western side of the property which leaves nearly 9,000 S.F. of land to build another nice home.

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):**

   Existing condition of the original house built in the 1940's
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 17 day of

Notary Public

CELESTE G MILLER
Notary Public-Arkansas
Washington County
My Commission Expires 01-27-2027
Commission # 12700070
FILE NO. B21-28
APPLICANT: Gibson Butcher Construction, LLC
REQUEST: Variance - Deviation of (A) front setback from 30' to 15'; (B) lot width from 70' to 62.5'

PLANNING COMMISSION MEETING
April 6, 2021
APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Steve Butcher

Applicant's Mailing Address:
224 Kayla Dr
Street Address or P.O. Box
Rogers, AR 72756
City, State & Zip Code

479 366-4600
Telephone Number

Property Owner's Name
(If different from Applicant): Gibson Butcher Construction LLC

Property Owner's Mailing Address:
(If different from Applicant):
224 Kayla Dr
Street Address or P.O. Box
Rogers, AR 72756
City, State & Zip Code

479 366-4600
Telephone Number

New lot
603 Black Oak Ave. (East)

Address of Variance Request:

Zoning District: SF-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.

New lot is split off from an existing 125' wide lot. Proposing to create 2 lots that are 62.5' wide each. Requested variance is for 7.5' from the required 70' for SF-2.

The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board’s opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds ALL of the following:
*The Applicant must respond to items 1, 2, and 3.*

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

   125’ wide lot is 140’ deep containing 17,496 sq. ft. There is adequate area for two homes (approx. 8,748 sq ft each) but not as much frontage as required for SF-Z.

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

   The property is well suited for 2 homes that will meet all setback requirements.

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):**

   Existing conditions are the result of a home built in the 1940's.
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.

---

*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  

SUBSCRIBED AND SWORN TO before me, a Notary Public, this __________ day of __________, 20__.

CELESTE G MILLER  
Notary Public-Arkansas  
Washington County  
My Commission Expires 01-27-2027  
Commission # 12700070
NEW TRACT 2 SURVEY DESCRIPTION:

DISTANCE OF 62.50 FEET TO A FOUND 5/8" REBAR; THENCE DISTANCE OF 727.50 FEET TO A SET 5/8" REBAR PLS 1845 BEING REBAR PLS 1845; THENCE NORTH 86°52'06" WEST A DISTANCE OF DISTANCE OF 62.50 FEET TO A SET 5/8" REBAR PLS 1845; THENCE

PART OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER DISTANCE OF 665.00 FEET TO A SET 5/8" REBAR PLS 1845 BEING PART OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


CERTIFICATE OF SURVEYING ACCURACY

I, MATTHEW JAMES, HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN CONFORMITY WITH THE INSTRUCTIONS CONTAINED IN THE OFFICE OF THE REGISTERED LAND SURVEYOR OF BENTON COUNTY, ARKANSAS. THE SURVEY WAS MADE UNDER THE DIRECTION AND SUPERVISION OF THE REGISTERED LAND SURVEYOR, AND THAT ALL SURVEY MARKS AND BOUNDARY MARKERS ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM CENNINGS OR RIGHT-OF-WAYS OR RECORD OR FACT.

SIGNED: ___________________________

DATE: _________________

Basis of Bearings: Arkansas State Plane System North Zone (NAD83).

No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor.

The survey was recorded and is not transferable to any subsequent owner.

This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2020, Page 146050 at the Office of the Circuit Clerk Benton County, Arkansas.

This property is currently zoned SF-2.

No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor.

This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2020, Page 146050 at the Office of the Circuit Clerk Benton County, Arkansas.

No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor.

This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2020, Page 146050 at the Office of the Circuit Clerk Benton County, Arkansas.

No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor.

This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2020, Page 146050 at the Office of the Circuit Clerk Benton County, Arkansas.

No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor.

This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2020, Page 146050 at the Office of the Circuit Clerk Benton County, Arkansas.

No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor.

This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2020, Page 146050 at the Office of the Circuit Clerk Benton County, Arkansas.

No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor.

This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2020, Page 146050 at the Office of the Circuit Clerk Benton County, Arkansas.

No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor.

This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2020, Page 146050 at the Office of the Circuit Clerk Benton County, Arkansas.

No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor.

This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2020, Page 146050 at the Office of the Circuit Clerk Benton County, Arkansas.

No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor.

This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2020, Page 146050 at the Office of the Circuit Clerk Benton County, Arkansas.

No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor.

This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2020, Page 146050 at the Office of the Circuit Clerk Benton County, Arkansas.

No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor.

This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2020, Page 146050 at the Office of the Circuit Clerk Benton County, Arkansas.

No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor.

This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2020, Page 146050 at the Office of the Circuit Clerk Benton County, Arkansas.

No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor.

This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2020, Page 146050 at the Office of the Circuit Clerk Benton County, Arkansas.

No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor.
To: Springdale Planning Commission

I'm writing in response to the letter I received regarding the request from GB Construction Co. to the Planning Commission regarding a lot split at 603 Black Oak Ave.

If such a request is allowed it will drastically reduce the property value of the four remaining properties in the quadrant between Dixon St. and Fairway Dr. (see attached drawing).

These other properties all have in common, large lots and sizable homes built or to be built.

My lot at 4001 Dixon is large, 0.87 acres. It has an old small house presently used for storage. I have a quote to have it demolished, providing a large lot for a sizable home to be constructed.

The other lot, owned by Ray Jones is also on a sizable lot and has a large multilevel home.

The other two lots on Fairway Dr. belong to me. One is my residence which has a house in excess of 2000 sq ft. That property address is 4002 Fairway Dr. It connects to the 4001 Dixon St. property on the east side.

The lot at 4000 Fairway Dr., which I own is vacant. It also has a building code for 5F as did my personal residence. It connects to the east side of Ray Jones property.

As you see I adamantly oppose to the lot split at 603 Black Oak Ave.
Attached are the signatures of other property owners in the area that feel their property values would be negatively affected.

Marilyn Jacobson 4002 Fairway Dr. Springdale, AR 72764

Myrtle Ray 4001 Fairway Dr. Springdale 72764

Dwain Jacobson 4004 Fairway Dr. Springdale, AR 72764

Leslie Jones 605 Black Oak Ave. Springdale AR 72764

Ray Jones 605 Black Oak Ave. Springdale AR 72764
SURVEY DESCRIPTION:
A part of the North Half (N1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Fourteen (14), Township Seventeen (17), Range Thirty (30) West, Washington County, Arkansas, being more particularly described as follows:
Commencing at the Northwest corner of said twenty-acre tract; thence East 665 feet; thence South 140 feet; thence South 014°35' East 9.0 feet to the POINT OF BEGINNING; thence to and along an existing fence South 89°49'37" East 123.72 feet to a found iron pin; thence North 88°54'23" East 201.30 feet to a found iron pin on the West line of Trimble Subdivision to the City of Springdale, Arkansas; thence South 014°35' East 120.2 feet along said West subdivision line to a found iron pin; thence North 89°52'12" West 325.0 feet; thence North 014°35' West 116.0 feet to the POINT OF BEGINNING, and containing 0.87 acres, more or less.

SURVEYOR'S CERTIFICATION:
I hereby certify that to the best of my professional knowledge and belief the plat shown hereon reflects the results of a survey completed under my supervision on July 17, 1990. This survey is for the sole use of the parties stated hereon.

SURVEYOR'S NOTES
(1) This property is not within Flood Zones A or B on the Federal Emergency Management Agency Flood Insurance Rate Map dated June 15, 1981.
BLACK OAK AVE

603 Black Oak
Ray Jones property
Multi Level Home

4001 Dixon Street
Jacobson Property
Lot 50
Building Code

Lot size 0.87 Acres

4002 Fairway Dr
Jacobson Property

Home has
In excess of
2000 SF
FILE NO. B21-29
APPLICANT: Gibson Butcher Construction, LLC
REQUEST: Variance - Deviation of lot width from 70' to 62.5'
APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Bryan Claypool

Applicant's Mailing Address:
299 Niagara St
Springdale, AR 72762

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

Property Owner's Mailing Address: (If different from Applicant):
4052 Jessica Ln
Springdale, AR 72764

Address of Variance Request: 4052 Jessica Ln Springdale, AR 72764

Zoning District:

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

Requested: Front: _______ Side: 6 Back: 15
(if granted what the setback would be.)

Variance: Front: _______ Side: 2 Back: 5
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

☐ Not Applicable

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

__________________________________________________

__________________________________________________

__________________________________________________

The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board’s opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds ALL of the following:
The Applicant must respond to items 1, 2, and 3.

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

   Due to slope of the property and need for excavation and
   a dry stack retaining wall there is not enough space.

   with current setback for an outdoor patio/fireplace area

   and swimming pool.

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

   The homeowner is currently restricted to less than
   20 ft of space between the setback and their
   home preventing them from utilizing their property
   for certain amenities that adjacent neighbors already have:
   Pool & outdoor spaces.

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):

   Due to current zoning/setback
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)

---

**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

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 17th day of March, 2021.

Notary Public
Good morning Sharon, we would like to adjust our original variance request for 4052 Jessica based on the fact that we are dealing with a 15ft utility easement instead of 10ft.

We are requesting 5ft on rear (15ft from property line) and 2ft on the side (6ft from property line)

Will send an updated drawing this week.

Thanks so much and will look forward to the May 4th meeting.

Bryan Claypool

Sent from my iPhone
Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: April 26, 2021

Re: R21-20 Rezone

A request by Donald A. Brady, Jr. for Planning Commission approval of a zone change from Low/Medium Density Single Family Residential District (SF-2) to Neighborhood Office District (O-1) for a tract of land containing 1.7 acres.

LOT LOCATION AND SIZE
The 1.7 acre tract is located at 807 S. West End Street, east side of West End Street across from Emily Circle Drive.

A vicinity map is attached.

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

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

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

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

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

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

<table>
<thead>
<tr>
<th>LOT MINIMUMS</th>
<th>SETBACKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Widths (sq. ft.)</td>
<td>Area</td>
</tr>
<tr>
<td>One Family</td>
<td>70</td>
</tr>
<tr>
<td>Zero-lot line</td>
<td>70</td>
</tr>
</tbody>
</table>

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 an O-1 Neighborhood Office district. The district is
designed to provide for an orderly conversion of older structures that are no longer
useful, serviceable or desirable in their present uses to office use. It anticipates that
office uses will be located in established areas of the city and in close proximity to
apartments and other residential uses with limits to a maximum structure size of five
thousand (5000) square feet. New construction designed to reinforce existing desirable
characteristics of the neighborhood and not detrimental to the continued use of
surrounding properties for residential purposes may also be accommodated in this
district.

Uses permitted: - 1, 8, 10, 11, 16, 28, 29
Conditional Uses Permitted on Appeal: - 2, 3, 9, 27

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 O-1 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
No building hereafter erected or structurally altered shall exceed two stories.

AREA REGULATIONS
a. Residential uses
1. LOT AREA. There shall be a lot area of not less than seven thousand (7,000) square feet for a single family dwelling and twelve thousand (12,000) square feet for a duplex. In addition, there shall be a minimum lot width of not less than sixty (60) feet on a public street at the front setback line for a single family dwelling, and seventy (70) feet on a public street at the front setback line for a duplex.
2. 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.
3. SIDE SETBACK. There shall be a side setback on each side of the building having a width of not less than ten (10) feet. The side setback shall be subject to applicable fire and building codes.
4. REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

1. Office Uses
(1) SETBACKS:
Front setback 30’
Front setback if parking is allowed between R-O-W and the building 50’
Side setback 10’
(subject to applicable fire and building codes)
Side setback when contiguous to a residential district 20’
Rear setback 20’

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

OFF-STREET PARKING
See Article 7 of this chapter.
SURROUNDING ZONING AND LAND USE
Zoning of the surrounded area is shown on the attached map. The tract contains a single family dwelling. The area to the north contains a single family dwelling and a church in SF-2 zoning. The area to the east contains a church in P-1 zoning. The area to the south contains commercial uses and offices in C-2 zoning. The area to the west contains commercial use in C-2 and a nursing home in SF-2 zoning.

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

The Master Street Plan indicates West End 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:

- Protect the positive aspects of neighborhood character throughout the City.
- Allow the development of residential-office uses between residential and commercial/industrial areas to stabilize and buffer the limits of each type of development.
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 Donald A. Brady, Jr.

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

Legal Description:

Beginning at a point which is six hundred and sixty feet (660') North and nine hundred and ninety feet (990') West of the Southeast corner of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of Section Two (2), Township Seventeen (17) North, Range Thirty (30) West, for a beginning corner for the lands herein intended to be conveyed, and running thence East four hundred, thirty-five and two-tenths feet (435.2'); thence North one hundred sixty-four and thirty-one hundredths Feet (164.31'); thence West two hundred and eighty-two feet (282') thence South sixty-six and five-tenths feet (66.5'); thence West two hundred thirty-four feet (234') to the center of the road; thence South twelve (12) degrees and thirty (30) minutes West one hundred feet (100'); thence East one hundred, ten and eight-tenths feet (110.8') to the beginning corner.

Layman's Description: 807 S. West End, Springdale, AR 72764

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) O-1 Neighborhood Office District
The Petitioner’s immediate intentions are to:

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

2. **Develop** the property  Eventually, yes  (Yes or No), and if so, the proposed use is  In the next 3-10 years, develop the acreage by either building a residence, multi-family, or commercial use.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows:  Limited. Petitioner seeks to establish law office with probably no more than 2-4 cars a day and no more than 10-20 in any given week.

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:  Donald A. Brady, Jr.

Address:  P.O. Box 8816, Springdale, AR 72766 or 2403 Coyote Trail, Rogers, AR 72758

PETITIONER/OWNER **SIGNATURE** Don Brady

MAILING ADDRESS:  P.O. Box 8816, Springdale, AR 72766

TELEPHONE:  479-426-4796 DATE:  3/26/2021
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)

Don Brady
(Property Owner)

State of Arkansas  )
County of Washington  ) ss.
SUBSCRIBED AND SWORN TO before me, a Notary Public, this 26th ______ day of
March __________________, 2021.

Notary Public
FILE NO. R21-20
APPLICANT: Donald Brady
REQUEST: Rezoning from single-family residential (SF-2) to neighborhood office district (O-1)
Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: April 26, 2021
Re: R21-21 Rezone

A request by Berean Baptist Church for Planning Commission approval of a zone change from Neighborhood Commercial District (C-1) to Institutional District (P-1) for a tract of land containing .39 acres.

LOT LOCATION AND SIZE
The .39 acre tract is located at 515 Sanders Avenue, south side of Sanders Avenue, west of N. Shiloh Street.

A vicinity map is attached.

EXISTING ZONING
The existing zoning of this tract is a C-1 Neighborhood Commercial district. The District is designed to accommodate limited retail developments within or adjacent to neighborhood areas for the purpose of supplying daily household needs of the residents for food, drugs and personal services. Commercial uses within this district should not depend on market areas larger than the neighborhood served. The district may also be used in conjunction with existing commercial developments as an extension of such established commercial district. The C-1 district shall generally be located at arterial or collector street intersections and within walking distance of residential areas.

Uses permitted: - 1, 4, 16, 17, 19, 27
Conditional Uses Permitted on Appeal: - 2, 3, 8, 28, 29

DEVELOPMENT CRITERIA
1. Developments shall be designed to accommodate between one (1) to fifteen (15) stores on a site not more than five (5) acres in size.
2. Maximum gross leasable area of five thousand (5,000) square feet per establishment, except that one (1) establishment may have not more than ten thousand (10,000) square feet.
ACCESSORY USES
See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW
When a conditional use is proposed in a C-1 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-1 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

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

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

OFF-STREET PARKING
See Article 7 of this chapter.

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

Uses permitted: - 1, 4, 5
Conditional Uses Permitted on Appeal: - 2, 3, 27

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

AREA REGULATIONS
(1) SETBACKS:
Front setback 30’
Front setback if parking is allowed between R-O-W and the building
Side setback 50’
Side setback when contiguous to a residential district 25’
Rear setback 25’

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

**OFF-STREET PARKING**
See Article 7 of this chapter.

**SURROUNDING ZONING AND LAND USE**
Zoning of the surrounded area is shown on the attached map. The tract contains a commercial structure. The area to the north contains multifamily residential structure in MF-12 zoning. The area to the east contains a commercial use in C-1 zoning. The area to the south is undeveloped in a designated flood way. The area to the west contains a commercial use in C-1 zoning.

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

The Master Street Plan indicates Sanders 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:

- Uses that commonly have moderate to large scale assemblies of people such as churches, funeral homes, membership organizations and other institutions should be appropriately located on adequate size parcels with sufficient space to accommodate the off-street parking and accessory needs. Such uses should be located so as to minimize any adverse or undue significant burden on adjacent or adjoining land uses as well as that portion of the street system.
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 Berean Baptist Church. The record property owner(s), petitioning to rezone the following described area:

Legal Description:

Part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-Six (36) Township Eighteen (18) North, Range Thirty (30) West, more particularly described as follows, to-wit: Beginning at a point 330 feet South and 345.34 feet West of the Northeast corner of said 40 acre tract, thence West 70 feet, thence North 224 feet to a point on the South right of way line of Sanders Avenue, thence along said right of way line North 74 degrees 41 feet East to a point due North of the point of Beginning, thence South to the point of Beginning.

Layman's Description: 515 Sanders Ave, Springdale, AR

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

TO (proposed zoning) INSTITUTIONAL
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: **NONE**

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

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

Authorized Representative: **Deb Howerton**

Address: **218 Pinkley Rd, Springdale, AR 72762**

**SIGNATURE** DeL Howerton

**MAILING ADDRESS:** 218 Pinkley Rd, Springdale, AR 72762

**TELEPHONE:** 479-927-9943  **DATE:** 3-31-21
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)

By [Name]

State of Arkansas

County of Washington

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 31st day of March, 2021.

[Signature]
Notary Public
FILE NO. R21-21
APPLICANT: Berean Baptist Church
REQUEST: Rezoning from neighborhood commercial (C-1) to institutional (P-1)
Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: April 26, 2021
Re: R21-22 Rezone

A request by Loy and Alma Boyd Revocable Trust for Planning Commission approval of a zone change from Agricultural District (A-1) to Low/ Medium Density Single Family Residential District (SF-2) for a tract of land containing 14.05 acres.

LOT LOCATION AND SIZE
The 14.05 acre tract is located at 2377 N. 56th Street, east side of north 56th Street, north of Saddleridge Place.

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.
Private greenhouses.
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>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

REQUSTED ZONING
The rezoning application requests 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.

<table>
<thead>
<tr>
<th>LOT MINIMUMS</th>
<th>SETBACKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Widths</td>
<td>Area</td>
</tr>
<tr>
<td>(sq. ft.)</td>
<td>Interior</td>
</tr>
<tr>
<td>One Family</td>
<td>70</td>
</tr>
<tr>
<td>Zero-lot line</td>
<td>70</td>
</tr>
</tbody>
</table>

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

SURROUNDING ZONING AND LAND USE
Zoning of the surrounded area is shown on the attached map. The tract contains a single family dwelling. The area to the north is undeveloped in A-1 zoning. The area to the east and south zoned SF-2 and preliminary plats are under review for the tracts. The area to the west contains single family homes in SF-2 zoning and A-1 zoning.

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

The Master Street Plan indicates 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:

✔ Protect the positive aspects of neighborhood character throughout the City.

✔ 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.
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 Loy and Alma Boyd Revocable Trust

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

Legal Description:

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 28, SAID POINT BEING A SET “MAG” NAIL IN NORTH 56th STREET; THENCE ALONG THE NORTH LINE OF SAID SW 1/4 OF THE NW 1/4, S87°34’12”E A DISTANCE OF 35.00 FEET TO THE EASTERY RIGHT OF WAY LINE OF SAID NORTH 56th STREET AND THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID NORTH LINE, S87°34’12”E A DISTANCE OF 1290.65 FEET TO THE NORTHEAST CORNER OF SAID SW 1/4 OF THE NW 1/4 AND A SET IRON PIN WITH CAP “PS 663”; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4, S02°26’38”W A DISTANCE OF 543.30 FEET TO A SET IRON PIN WITH CAP “PS 663”; THENCE LEAVING SAID EAST LINE, N87°16’34”W A DISTANCE OF 986.16 FEET; THENCE N02°25’48”E A DISTANCE OF 264.46 FEET; THENCE N87°34’12”W A DISTANCE OF 321.86 FEET TO THE EASTERY RIGHT OF WAY LINE OF SAID NORTH 56th STREET; THENCE ALONG SAID RIGHT OF WAY LINE, N02°19’26”E A DISTANCE OF 273.88 FEET TO THE POINT OF BEGINNING, CONTAINING 14.05 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

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

TO (proposed zoning) SF-2
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 Single Family Residential Subdivision.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: No effect is anticipated. The proposed development is not a substantial number of lots, and is not anticipated to impact traffic, streets, or utilities substantially.

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

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

Authorized Representative: Engineering Services, Inc.

Address: 1207 S Old Missouri Rd, Springdale, AR 72765

PETITIONER/OWNER SIGNATURE [Signature]

MAILING ADDRESS: 2377 N 56th Street, Springdale, AR 72762

TELEPHONE: c/o 479-318-7248 DATE: 3-16-2021
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 or Owner)

State of Arkansas  

County of Washington

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 2nd day of April, 2021.

BRANDY CARR
MY COMMISSION # 12702205
EXPIRES: September 21, 2027
Washington County

Notary Public
FILE NO. R21-22
APPLICANT: Loy & Alma Boyd Revocable Trust
REQUEST: Rezoning from agricultural (A-1) to single family residential (SF-2)
PLANNING COMMISSION MEETING
May 4, 2021

For Location Reference Only
Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: April 26, 2021
Re: R21-23 Rezone

A request by City of Springdale for Planning Commission approval of a zone change from Agricultural District (A-1) to Medium/High Density Multi-Family Residential District (MF-16) for a tract of land containing 3.79 acres.

LOT LOCATION AND SIZE
The 3.79 acre tract is located on McCullough Drive south of Emma Avenue.

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.
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 rezoning application requests a MF-16 Medium/High Density Multi-family Residential District. The district is established to provide areas for development allowing more units per structure. Provides more compact residential development, and promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots. MF16 Districts are 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.

(4) Swimming pools, tennis courts and similar recreation facilities.
SITE PLAN REVIEW
When a conditional use is proposed in an MF-16 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 six thousand (6,000) square feet for a single family dwelling; ten thousand five hundred (10,500) square feet for a duplex; fourteen thousand four hundred (14,000) for a triplex; twenty thousand (20,000) for a four-plex; and more than four-plex twenty thousand (20,000) plus one thousand nine hundred (1,900) square feet per unit. In addition, there shall be a minimum lot width of not less than sixty (60) feet a one family; seventy (70) feet for a two family; eighty (80) feet for a three family or larger on a public street at the front setback line for all dwelling unit types.
(2) DENSITY. Sixteen (16) 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.

<table>
<thead>
<tr>
<th>LOT MINIMUMS</th>
<th>SETBACKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Widths</td>
<td>Area</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>One Family</td>
<td>60</td>
</tr>
<tr>
<td>Two Family</td>
<td>70</td>
</tr>
<tr>
<td>Three Family</td>
<td>80</td>
</tr>
<tr>
<td>Four Family</td>
<td>80</td>
</tr>
<tr>
<td>Four or more families</td>
<td>80</td>
</tr>
<tr>
<td>Zero Lot Line</td>
<td>Interior</td>
</tr>
<tr>
<td></td>
<td>60</td>
</tr>
<tr>
<td>Townhouse</td>
<td>Interior</td>
</tr>
<tr>
<td></td>
<td>20</td>
</tr>
</tbody>
</table>

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 and has been used by the city for a collection area for tree limbs and as a community garden. The area to the north and west contains single family dwellings in small tracts in A-1 zoning. The area to the east is undeveloped in A-1 zoning. Spring Creek borders the property on the south and industrial development south of the creek in I-1 zoning.

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

The Master Street Plan indicates McCullough Drive 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.

✓ Allow an increase to medium or high density residential use when land value prevents economic development of low density residential.
PETITION FOR REZONING

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

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

Legal Description:

Part of the SE 1/4 of the SE 1/4 of Section 31, Township 18 North, Range 29 West, described as beginning at a point 330 feet West and 200 feet South of the NE Corner of said 40 acre tract, thence South 1120 feet, thence East 165 feet, thence North 1120 feet, thence West 165 feet to the point of beginning, and

Part of the SE 1/4 of the SE 1/4 of Section 31, Township 18 North, Range 29 West, described as follows, to wit: Beginning at a point 500 feet South of the NE Corner of said 40 acre tract, thence South 820 feet, thence West 165 feet, thence North 820 feet, thence East 165 feet to the point of beginning.

And an easement for ingress and egress, described as follows, to wit: Beginning at the NE Corner of the SE 1/4 of the SE 1/4 of Section 31, Township 18 North, Range 29 West, run thence South 610 feet, thence West 165 feet to the true point of beginning, thence North 610 feet, thence West 15 feet, thence South 610 feet, thence East 15 feet to the true point of beginning.

LESS AND EXCEPT: Part of the SE 1/4 of the SE 1/4 of Section 13, Township 18 North, Range 29 West, described as follows: Beginning at a point 500 feet South of the NE Corner of said 40 acre tract, thence South 110 feet, thence West 165 feet, thence North 110 feet, thence East 165 feet to the point of beginning. LESS AND EXCEPT: Part of the SE 1/4 of the SE 1/4 of Section 31, Township 18 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows: commencing at a found railroad spike, used as the NE Corner of the SE 1/4 of the SE 1/4; thence North 87 degrees 33 minutes 07 seconds West 165.00 feet; thence South 2 degrees 29 minutes 56 seconds West 203.79 feet to a set 5/8" diameter iron pin and the point of beginning; thence continue South 2 degrees 29 minutes 56 seconds West 120.00 feet to a 5/8" diameter iron pin; thence North 87 degrees 33 minutes 07 seconds West 167.31 feet to a set 5/8" diameter iron pin; thence North 2 degrees 14 minutes 57 seconds East 120.00 feet to a set 5/8" diameter iron pin; thence South 87 degrees 33 minutes 07 seconds East 167.83 feet to the point of beginning, containing 0.46 acres, more or less.

Layman's Description: Parcel 815-28738-210 and 815-28738-230 on the southern end of McCullough Drive

The Petitioner hereby states by oath that:

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

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

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

The Petitioner requests the following zoning classification:

FROM (current zoning) A-1 Agricultural District

TO (proposed zoning) MF-16 Medium/High Density Multi-family Residential District
The Petitioner's immediate intentions are to:

1. **Sell** the property or donate (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 through a partnership with a development team construct a mixed income rental community with at least one unit available for transitional housing.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: The project would provide housing units that operate to meet the needs of a mixed income rental community east of the downtown area.

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

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

Authorized Representative: Patsy Christie

Address: 201 Spring Street

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 201 Springdale

TELEPHONE: 479-750-8114 DATE: 4/14/21
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)

(Handwritten Signature)

(State of Arkansas  )

(County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 14 day of April, 2021.

(Handwritten Signature)
Notary Public
FILE NO. R21-23
APPLICANT: City of Springdale
REQUEST: Rezoning from agricultural (A-1) to multi-family residential (MF-16)

PLANNING COMMISSION MEETING
May 4, 2021
Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: April 26, 2021
Re: R21-24 Rezone

A request by Earl and Irene Dossett, Ted and Patricia Dossett for Planning Commission approval of a zone change from Agricultural District (A-1) to Low Density Single Family Residential District (SF-1) for a tract of land containing 5.05 acres.

LOT LOCATION AND SIZE
The 5.05 acre tract of land is located on Carrie Smith Road, west of Grimsley Road.

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>Front</td>
</tr>
<tr>
<td>Area</td>
<td>Corner</td>
</tr>
<tr>
<td>One Family</td>
<td>200</td>
</tr>
</tbody>
</table>

REQUESTED ZONING
The rezoning application requests 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.

<table>
<thead>
<tr>
<th>LOT MINIMUMS</th>
<th>SETBACKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Widths</td>
<td>Area</td>
</tr>
<tr>
<td></td>
<td>(sq. ft.)</td>
</tr>
<tr>
<td>One Family</td>
<td>80</td>
</tr>
<tr>
<td>Zero-lot line</td>
<td>80</td>
</tr>
</tbody>
</table>

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

SURROUNDING ZONING AND LAND USE
Zoning of the surrounded area is shown on the attached map. The tract is undeveloped.
The tract is surrounded by residential development on larger tracts in A-1 and SF-1 zoning.

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

The Master Street Plan indicates Carrie Smith Road 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:

✓ 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.
To whom it may concern,

My name is Matthew Dossett and I’m applying for a rezone and variance for the described property. I was born and raised in Springdale and my family has always lived on the plot of land described. The reason for these applications is that my grandfather has decided to split off an acre of land so that my wife, kids, and myself can build a house on the land that has belonged to my family for generations. The land has been surveyed and pending the approval of the planning commission we will move into the next steps of building. The land is currently zoned as agricultural as it used to be cattle pastures. But for building purposes I would need rezone as SF-1. The variance is due to the fact that the piece of land I am planning to build on will be taking some of the frontage requirement for the rest of the land that is still zoned Agricultural. Due to the shape of the land and the placement of my grandfather’s house, the frontage requirement has little effect. The requirement was being met from two separate ends of the property. The frontage that I would be acquiring was never used and is currently fenced off. With the approval of this rezone and variance, my wife, kids and I will be able to enjoy the liberty of building our future in the area that my family has loved for generations.

Thank you for your consideration
Matthew Dossett.
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 Earl and Irene Dossel, Ted and Patricia Dossel

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

Legal Description:

PART OF THE FRACTIONAL SW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 30 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SW 1/4 OF THE NW 1/4 OF SECTION 19; THENCE ALONG THE SOUTH LINE OF SAID FRACTIONAL SW 1/4 OF THE NW 1/4 S89°25'20"W 32.02 FEET; THENCE DEPARTING SAID SOUTH LINE N00°03'40"W 27.95 FEET TO A SET IRON PIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CARRIE SMITH ROAD (BC RD. 70) AND THE WEST RIGHT OF WAY LINE OF GRIMSLY ROAD (BC RD. 231); THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SAID CARRIE SMITH ROAD (BD RD. 70) S89°48'00"W 381.74 FEET TO A SET IRON PIN AND THE POINT OF THE BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S89°48'00"W 134.92 FEET TO A FOUND IRON PIN; THENCE N00°14'43"W 812.28 FEET TO A FOUND IRON PIN; THENCE S89°38'48"W 9.77 FEET TO A FOUND IRON PIN; THENCE N01°24'10"W 87.42 FEET TO A FOUND IRON PIN; THENCE N89°38'48"E 287.31 FEET TO A FOUND IRON PIN; THENCE S00°21'12"E 132.00 FEET TO A FOUND IRON PIN; THENCE N89°38'48"E 246.08 FEET TO A SET IRON PIN; THENCE S00°09'36"W 146.72 FEET TO A SET IRON PIN; THENCE N88°20'24"W 204.30 FEET TO A FOUND IRON PIN; THENCE S00°00'41"W 115.34 FEET TO A SET IRON PIN; THENCE N88°20'03"W 147.41 FEET TO A SET IRON PIN; THENCE S07°28'40"W 281.64 FEET TO A SET IRON PIN; THENCE S01°08'32"E 239.37 FEET TO THE POINT OF BEGINNING, CONTAINING 5.05 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

Layman's Description: Parcel 21-00167-438, N of Carrie Smith Rd & W of Grimsley Rd

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) __ SF - 1 __
The **Petitioner**'s immediate intentions are to:

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

2. **Develop** the property **Yes** (Yes or No), and if so, the proposed use is **Single family house**.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: **A single house will be built in the new zone**.

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: **Matthew Dossett**
Address: **3870 Grimsley Rd.**

**SIGNATURE**

**PETITIONER/OWNER**
MAILING ADDRESS: **3870 Grimsley Rd.**

TELEPHONE: **479-445-9317** DATE: **4-14-21**
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  
)  ss.
County of Washington  
)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 24th day of April, 2021.

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

Applicant’s Name: Matthew Dossett

Applicant’s Mailing Address:
3870 Grimsley Rd
Springdale, AR 72762

Property Owner’s Name (If different from Applicant):
Earl Dossett

Property Owner’s Mailing Address:
(If different from Applicant):
8588 Carrie Smith Rd
Springdale, AR 72762

Address of Variance Request: Parcel 21-00167-438

Zoning District: A-1

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation (If the Property Owner will not be present at the meeting.)
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. 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.

minimum Frontage

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 land has been split before and because of this the frontage has been taken down. It is family land and my grandfather has given me acre more to build a house for my wife and kids. The frontage that I will be taking was never used in the original bounyry but it will take the frontage down to 136ft.

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

   The frontage requirement in this case had little use due to the shape of the tract. Maintaining this requirement would deprive me and my family from building a home on our family land as my parents and uncles have done before me.

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):**

   Due to the "L" shape of the land, there was never really 200ft of frontage. Rather there was approx. 136ft on the south border and 146ft on the east border. The 136ft that is used has functioned perfectly for decades.
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 [Washington]  ) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 24th day of April, 2021.

[Notary Public]

[Seal]
FILE NO. R21-24

APPLICANT: Earl & Irene Dosset, Patricia & Ted Dosset
REQUEST: Rezoning from agricultural (A-1) to single family residential (SF-1)

PLANNING COMMISSION MEETING
May 4, 2021
Memo

To:       PLANNING COMMISSION MEMBERS
From:     Patsy Christie, Planning Director
Date:     April 26, 2021
Re:       R21-26    Rezone

A request by Parson Family Trust for Planning Commission approval of a zone change from Low Density Single Family Residential District (SF-1) and Light Industrial District (I-1) to High Density Single Family Residential District (SF-3) and Low/Medium Density Multi-Family Residential District (MF-4) for a tract of land containing _____ acres.

LOT LOCATION AND SIZE
The ____ acre tract is located along the east side of Cheyenne Trail Road and north of Backus Avenue.

A vicinity map is attached.

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.

<table>
<thead>
<tr>
<th>Widths</th>
<th>Area (sq. ft.)</th>
<th>Front</th>
<th>Back</th>
<th>Side Interior</th>
<th>Corner Interior</th>
<th>Exterior</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Family</td>
<td>80</td>
<td>10,000</td>
<td>30</td>
<td>20</td>
<td>8/8</td>
<td>8</td>
</tr>
<tr>
<td>Zero-lot line</td>
<td>80</td>
<td>10,000</td>
<td>30</td>
<td>20</td>
<td>16/0</td>
<td>16/0</td>
</tr>
</tbody>
</table>

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

EXISTING ZONING
The existing zoning of this tract is an I-1 Light Industrial district. The District is designed to accommodate a wide range of industrial and related uses which conform to high development standards. Industrial establishments of this type may either be located in extensive areas devoted solely to these uses or may provide a buffer between commercial districts and other industrial uses which involve more objectionable influences. Residential development is excluded from this district, both to protect residents from an undesirable environment and to facilitate maximum efficiency of industrial activity.

Uses permitted: - 1, 21, 24, 25, 27, 32, 33, 35
Conditional Uses Permitted on Appeal: - 2, 3
HEIGHT REGULATIONS
There shall be no maximum height limits in I-1 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS
SETBACKS:
- Front setback: 30'
- Front setback if parking is allowed between R-O-W and the building: 50'
- Side setback: 0 (subject to applicable fire and building codes)
- Rear setback: 25'
- Setbacks adjacent to residential uses: 50'

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

OFF-STREET PARKING
See Article 7 of this chapter.

REQUESTED ZONING
The rezoning application requests a SF-3 Medium Density Single Family Residential District. The district is designed to provide an appropriate district for existing developed areas occupied by smaller scale single-family dwellings and to provide more compact single family residential development, to promote more efficient use of land and utilities, and to promote the development of less expensive housing on smaller lots.

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-3 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 seven thousand (7,000) square feet. In addition, there shall be a minimum lot width of not less than sixty (60) feet on a public street at the front setback line.
(2) DENSITY. Six (6) 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.

<table>
<thead>
<tr>
<th>LOT MINIMUMS</th>
<th>SETBACKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Widths (sq.ft.)</td>
<td>Front</td>
</tr>
<tr>
<td>One Family</td>
<td>60</td>
</tr>
<tr>
<td>Zero lot line</td>
<td>60</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th></th>
<th>LOT MINIMUMS</th>
<th></th>
<th>SETBACKS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Widths</td>
<td>Area (sq.ft.)</td>
<td>Front</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Interior</td>
</tr>
<tr>
<td>One Family</td>
<td>60</td>
<td>7,000</td>
<td>30</td>
</tr>
<tr>
<td>Two Family</td>
<td>70</td>
<td>9,000</td>
<td>30</td>
</tr>
<tr>
<td>Three Family</td>
<td>80</td>
<td>13,500</td>
<td>30</td>
</tr>
<tr>
<td>Four Family</td>
<td>90</td>
<td>18,000</td>
<td>30</td>
</tr>
<tr>
<td>Zero Lot Line</td>
<td>60</td>
<td>as above</td>
<td>30</td>
</tr>
<tr>
<td>Townhouse</td>
<td>Interior</td>
<td>Corner/end</td>
<td>30</td>
</tr>
<tr>
<td></td>
<td>20</td>
<td>5028</td>
<td></td>
</tr>
</tbody>
</table>

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 contains single family development in SF-2 zoning. The area to the east is undeveloped in I-1 zoning. The area to the south contains single family and multifamily development in SF-2 and MF-12 zoning and Industrial in I-1 zoning.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates Low Density Residential, Medium Density Residential, and Light Industrial/Warehouse.

The Master Street Plan indicates Cheyenne Trail Road 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:

✓ Protect the positive aspects of neighborhood character throughout the City.

✓ 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.
April 14, 2021

Mr. Austin Thomas
Springdale Planning Division
201 Spring Street
Springdale, Arkansas 72762

RE: Nature Walk Subdivision
Rezone Application
Springdale, AR

Mr. Thomas,

Please let this letter serve as a narrative to accompany the Nature Walk Subdivision’s Rezone Application submittal.

**Rezone**
The property is located off of Cheyenne Trail, North of Backus, and West of Highway 71B. It is more specifically defined as Washington County Assessor Parcel Numbers: 815-29735-000, 815-29730-000, and 815-29729-000. The property is currently zoned SF-2 and I-1 and is requested to be rezoned to SF-3 and MF-4. This is shown in more detail on the attached rezone exhibit. It is not anticipated that there will be any effect on adjacent property owners.

Attached please find the following items for the Nature Walk Subdivision’s Rezone submittal:

- Rezone Application
- $175 Review Fee (Paid over the phone)
- Rezone exhibit
- Boundary Survey
- Certified List of Adjacent Property Owners

Please contact me if you have any questions or need additional information regarding this project.

Sincerely,

Blake Murray P.E., CFM
Project Engineer
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 Parsons Family Trust

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

Legal Description:

See attached document.

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, I-1

TO (proposed zoning) SF-3, 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 ____________________________.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: There should be little to no impact from this rezone request, when compared to the current zoning designations.

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 attacheddesignating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: Engineering Services, Inc.

Address: 1207 S Old Missouri Rd., Springdale, AR 72765

PETITIONER/OWNER SIGNATURE: [Signature]

MAILING ADDRESS: 1950 N Scott Hollow Rd

TELEPHONE: 479-409-5163 DATE: Apr. 14, 2021
VERIFICATION

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

SIGNATURE
(Property Owner)

(Property Owner)

State of Arkansas  )
County of Washington  ) ss.
SUBSCRIBED AND SWORN TO before me, a Notary Public, this 19th day of April, 2021.

Notary Public
FILE NO. R21-26
APPLICANT: Parson's Family Trust
REQUEST: Rezoning from (SF-2) & (I-1) to (SF-3) & (MF-4)

Public Hearing Sign Posted Prior/On: 04/23/2021
Public Hearing Sign Posted By: RB
Public Hearing Sign Location
April 14, 2021

RE: Tim Oelke Lot Split

1. Submit a PDF file of the Plat with resubmission.
   See attached
2. Per discussion with Cassy on 4/13/2021: even with the 25' strip along the north side of the property, this project is a tandem lot split and doesn't have adequate frontage on a public road, thus will require a Conditional Use application and approval by the Planning Commission.
   We have submitted a Conditional Use application.
3. Per discussion with Cassy on 4/13/2021: Lot 1 is shown to have less than the minimum 200' frontage requirement and will require a variance. Variance will require approval by Planning Commission.
   We have submitted a Variance application.
4. Per discussion with Cassy on 4/13/2021: Please remove reference to "proposed house", as it is not currently located on the property.
   Has been removed.

Sincerely,

Phil Swope, PE
Project Engineer
APPLICATION FOR CONDITIONAL USE
CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Tim Oelke
   Address: 2556 N 40th St
   Springdale, AR 72756
   Phone: 479-616-2440
   Profit: Non-Profit

2. Property Location (street address or layman's description):
   2556 N 40th St
   Springdale, AR 72756

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

4. Use Unit requested Tandem Lot in agricultural Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   request for tandem lot split for Lot 2

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   At a 2 acre lot size this will have no noticeable effects

7. If the conditional use is to only a portion of the land described on the warranty deed, then an accurate legal description provided by a copy of a recent survey certified by a registered land surveyor will be required.

8. The applicant shall be responsible for providing the name and address of all adjacent property owners. This must be a certified list by a licensed abstracter 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: ___________________________  Date: ___________________________

VERIFICATION

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

State of Arkansas  
County of Benton  

SUBSCRIBED, AND SWORN TO before me, a Notary Public, this the __ day of ____________ 20___.

My commission expires: 01-14-2030

AUDREY BURNETT  
NOTARY PUBLIC  
BENTON COUNTY, ARKANSAS  
COMM. EXP. 01/14/2030  
COMMISSION NO. 12709768
APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Swope Engineering

Applicant's Mailing Address:
7 Halsted Circle, Suite 210
Rogers, AR 72756

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

Property Owner's Mailing Address:
(If different from Applicant):
2556 N 40th St
Springdale, AR

Address of Variance Request: 2556 N 40th St

Zoning District: Agricultural

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.

Per the warranty deed, there is less than 200 ft of road frontage for this parcel. We are asking that the 168.99 ft of road frontage for Lot 1 be approved.

The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board’s opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds ALL of the following:
*The Applicant must respond to items 1, 2, and 3.*

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

The property is only 194 feet wide currently. This leaves no way to build a 200'-wide lot. By splitting out a 25'-wide lot for a new tandem lot in the back, this makes the new lot 169-feet wide. This lot is exceptionally narrow and deep, so the 2-acre minimum lot size is still achieved. This lot width variance is needed, even though the size is still adequate.

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):

This lot width was already narrower than code allows, therefore the variance is the only way to split this land further.

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):

This lot was narrower than allowable prior to the current owner purchasing the land.
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 (llps, LLC, LLP, etc.) or another type of organization provide staff with documentation stating that the Derson signata the application is authorized to do so.

State of Arkansas

County of Benton

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 7th day of April, 2021

Traci Wever
Benton
NOTARY PUBLIC – ARKANSAS
My Commission Expires September 30, 2029
Commission No. 12373239
FILE NO. C21-12 & B21-42
APPLICANT: Timothy & Teresa Oelke
REQUEST: Conditional Use for Tandem Lot in A-1 zone

For Location Reference Only
Memo

To: Planning Commission
From: Staff
Date: April 6, 2021
Re: PP21-05 Noah's Landing

Planning Comments:
1. Provide full street improvements for Street B.
2. For the purpose of this hearing the shown outparcel on the Southwest will be included in the consideration of this preliminary plat and any street improvements associated with the shown frontage along 56th will be expected accordingly.

Engineering Summary:
1. Show Minimum Finished Floor Elevation for lots adjacent to swales (must be 1 ft above 100 year WSE of swale)
2. Who is responsible for making the connection between Noah's Landing and Wildcat Creek ponds?
3. Provide erosion control plan for grading phase
4. Add stockpiling note to site plan
5. Street B requires master street plan improvements
6. Show existing and proposed streetlights, include note stating if lights are public or private and who is responsible for maintenance and billing
7. Submit Grading Permit application

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**
   - What is the plan for the detention pond outlet if this subdivision develops before Wildcat? Who is responsible for making the connection between the two ponds?
   - Erosion Control Plan – please show two plans, one for grading phase, and one for after the streets and storm drains are complete. This is helpful for our inspectors and has been requested by ADEQ for large sites and subdivisions.

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)
   - **107.3**
     - 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.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.

- **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.
  - All Abutting Street frontages require the full extent of Street improvements equal to the City of Springdale Master Street Plan.

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:

"Review of these plans is limited to compliance with City codes and regulations. By reviewing and approving these plans the reviewer 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. The City of Springdale, however, reserves the right to require corrective action if any inadequacies are found after the improvements are constructed."

- Add this disclaimer statement to the title page

- **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.
Preliminary Plat

Noah's Landing Subdivision

In the City of Springdale, Arkansas

April 22, 2023

By Engineering Services Inc.

Consulting Engineers
Springdale, Arkansas
Phone: 479-751-8733
Fax: 479-751-8746
www.engineeringservices.com
Memo

To: Planning Commission
From: Staff
Date: March 2, 2021
RE: PP21-06 Preliminary Plat Deere Creek (Formerly Wildcat Creek)

Planning Comments

1. Will the developer be contributing their proportionate share of delayed improvements by way of either bill of assurance or bond to the future improvement of 48th St? This access is currently sub-standard.
2. Will the developer be contributing their proportionate share of delayed improvements by way of either bill of assurance or bond to N. 56th St.? This access is currently sub-standard.
3. Provide completion of sidewalk on 56th. To the Southern property line.
4. Provide turnaround for Northern extent of "Street H".

Engineering Summary

- Need more detail about grading in and around the existing creek, especially in relation to the walking trail, pavilion, easements, and lot lines.
- Velocities in existing channel are greater than 3 fps, need to show concrete lining
- Please continue drainage easements north around the creek; they are shown south of Street B but then stop at the culvert.
- Easements should contain the 100 year WSE, FFEs for lots adjacent to the creek need to be set 1’ above 100 year WSE
- Need culvert under Street F and under the walking trail where appropriate
- Culverts under Street E are shown as 18" – is this correct?
- Can the walking trail follow lot lines instead of cutting through lots 57-61?
- Trickle channels needed
- Show silt fence or wattle around disturbed area
- Maximum 4% grades within 100 ft of an intersection
- Provide justification for speed tables and mid-block sidewalk/crosswalks
- 48th St needs to be improved to Master Street Plan standards
- Sidewalk on 56th St should go to the southern property line
- Provide justification for the gate at the 48th St access
- Street section does not match MSP
- Provide signage plan
- Dead end at far north needs a turnaround

**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)

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.
     - Add trickle channel.
     - Set Minimum FFES for lots adjacent to ponds and swales.
     - Provide an Erosion Control plan for the grading phase of the project.
     - Show silt fence or wattle around disturbed area.

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** 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.

     o Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4”) per foot.
     o The sidewalk shall have a minimum width of five feet (5’) and a minimum thickness of four inches (4”).
     o 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.
     o 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.

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

- **112.7 - Street Design Standards**
  
  - Sight Distance: 90-ft Ordinary / 70-ft hilly
  - Max grades w/in 100-ft of intersection: 4%
  - Min intersection angle: 75°
  - Min curb radius 25-ft 28-ft minor St / 50-ft collector St
  - The right-of-way must be graded so that the entire width slopes toward the street at a 2% slope toward the street centerline.

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.
PLANS FOR A
PRELIMINARY PLAT
FOR
DEERE CREEK SUBDIVISION
IN THE CITY OF
SPRINGDALE, ARKANSAS
PP21-06

April 22, 2021

BY
ENGINEERING SERVICES INC.

CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM
DETAIL "A"

- Top of panel
- Part O.A.
- 36.000
- Internal embedment
- 24.000
- Flange @ 3" C/C
- 0.625" Dia. hole
- Details

DETAIL "B"

- 21.710
- 1.670
- 1.145
- 13 - 13 equal spaces
- 1.145
- 1.145
- 1.670
- 1.670

DETAIL "C"

- 6.000
- Flange @ 3" C/C (See plan for orientation)
- +2° A/S Draft
- 0.188
- 0.450
- 0.1875
- TYP.
- 1.375
- 0.250
- 0.750
- Equal spaces of .750
- 0.090
- 0.090
- .1875
- .045
- 90°
- 0.625" Dia. hole
- E embedment flanges
- As shown in plan
- 0.900
- 0.200
- .060
- .900
- .060
- .750
- 90°
- .045
- .045

DATE
DRAWING NO.
MATERIAL
TACTILE WARNING SURFACE
TRADE
2436IDPAV1_
PART NO.
PROJECT
CAST-IN-PLACE TACTILE WARNING SURFACE UNIT
1.670" IN LINE TRUNCATED DOME PATTERN
PART SIZE: 24" x 36"
PLANS AND DETAILS
ADA-CIP2436_1
06-11-12
SMC COMPOSITE
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM
WWW.ADATILE.COM

SECTION A-A
TYPICAL SWALE SECTION
TYPICAL SECTION 6" UTILITY DRAIN
DETEIL DETAIL
DIAGRAM DETAIL
WET WELL DETIAL
TYPICAL DETAIL 8" DRILLED PILOT HOLE
MATERIAL DETAIL 10" LEVEED BARRIER
Memo

To: Planning Commission
From: Staff
Date: March 2, 2021
RE: PP21-07 Preliminary Plat Whispering Springs

Planning Comments
1. The Hylton Rd. improvement gap which will not be handled within the development of these three subdivisions will still need to be addressed. Who will be responsible for these improvements?

2. Will the developer be contributing their proportionate share of delayed improvements by way of either bill of assurance or bond to the future minor collector shown on the North?

3. Will the developer be contributing their proportionate share of necessary improvements to Howard Anderson Rd? This access is currently sub-standard and will need to be improved.

Engineering Summary
- Provide turnaround for west end of street 4
- Sidewalks should go to property line (near the Howard Anderson connection)
- Provide Signage Plan
- Street section does not match MSP

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**
   
   - Erosion Control Plan – Please provide an erosion control plan for the grading phase, also include phasing plan for grading approx. 10 acres at a time.
   
   - Submit Retention Pond Maintenance plan as part of POA bylaws.
   
   - **106.4.6** - All piping in right of way and easements must be reinforced concrete.
   
   - Show pipe materials and sizes.

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 Mud Abatement and Concrete Washout.

   - **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.D.6** - 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)

   - **110.111** - 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.
     
     - How will this project be accessed prior to street improvements that will be needed to reach the project?
Howard Anderson Road and Hylton Road must be improved to Springdale MSP (see Sec. 112-4.1c).

Does Street 4 connect to anything on the west side?

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.

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:**

"Review of these plans is limited to compliance with City codes and regulations. By reviewing and approving these plans the reviewer 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. The City of Springdale, however, reserves the right to require corrective action if any inadequacies are found after the improvements are constructed."

- Add this disclaimer statement to the title page

- **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.
REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER 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. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

April 22, 2023

BY

ENGINEERING SERVICES INC.

CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

PROJECT LOCATION

VICINITY MAP
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION SIXTEEN (16) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SEVENTEEN (17), ALL IN TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 16, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1429";

AND SUBJECT TO THE RIGHT OF WAY OF HOWARD ANDERSON ROAD AT THE SOUTHWEST CORNER THEREOF AND ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.
Memo

To: Planning Commission
From: Staff
Date: March 2, 2021
RE: PP21-08 Preliminary Plat Nature Walk

Planning Comments:
1. Please provide the extent of the proposed zonings on the preliminary plat.
2. Please provide details regarding tree preservation fencing for the vegetative buffer that will maintained between this subdivision and the Greenway on the East on the construction drawings.

Engineering Summary:
- Grade a swale through the back of lots 13-20 for drainage and contain in a drainage easement
- Submit Floodplain Development Permit application
- Submit No Rise Certification (walking trail in Floodway)
- Recommend connection to south through Pleasant St, not Thelma
- Provide Signage Plan

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**
   - Grade a swale through the back of lots 13-20 for drainage and contain in a drainage easement.

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)
   - **107.3**
     - 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.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.
   - **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.
     - Provide details for the trail. Layout of the trail should allow bicycle use safely.
     - Is the trail within an easement? What are the dimensions of the easement? The easement should be wide enough to maintain the trail and any amenities of the trail, such as lighting, seating, landscaping, etc.
     - Is there an access easement for the existing gravel drive off Cheyenne?
- Need to pave an apron off of Cheyenne for the existing gravel drive as part of the street improvements.

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.

   - **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. 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.
     - Floodplain permits are required for any development that has floodplain on the property.
- Walking trail is in the floodway, please provide No Rise Certification with appropriate documentation of no-rise (a cut and fill summary showing no additional fill will be added in floodway is adequate for a walking trail)

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.
PLANS FOR

PRELIMINARY PLAT

TO SERVE

NATURE WALK SUBDIVISION

IN THE CITY OF

SPRINGDALE, ARKANSAS

PP20-O1

April 22, 2021

ENGINEERING SERVICES INC.

CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM
Memo

To: Planning Commission
From: Staff
Date: March 2, 2021
RE: PP21-09 Preliminary Plat Hylton Place Phase III

Planning Comments:
1. Will the developer be contributing their proportionate share of delayed improvements by way of either bill of assurance or bond to the future minor collector shown on the South?

Engineering Summary:
- Further engineering comments pending construction plans

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 Minimum Finished Floor Elevation [FFE] on proposed structures adjacent to pond and swales.
       - Show 100 Year WSE for pond.
2. Chapter 106 – Stormwater Drainage
   - 106.4.6** - All piping in right of way and easements must be reinforced concrete.
     ▪ Show pipe materials and sizes.
   - 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.
     ▪ Add trickle channel to pond.
     ▪ Hylton Place Phase II may need to be revised to account for changes to Hamlet Street and lot lines.

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. (Construction Entrance)
   - 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.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)
   - 110.111 - 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.
     ▪ Since the street on the southern property line is not being built with this project, is there a payment-in-lieu set up?
     ▪ Hylton Road must be improved on both sides.

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:**

   "Review of these plans is limited to compliance with City codes and regulations. By reviewing and approving these plans the reviewer 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. The City of Springdale, however, reserves the right to require corrective action if any inadequacies are found after the improvements are constructed."
- **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.
PLANS FOR

PRELIMINARY PLAT

HYLTON PLACE PHASE 3

IN THE CITY OF

SPRINGDALE, ARKANSAS

PP21-09

April 18, 2021

BY

ENGINEERING SERVICES INC.

CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM
Memo

To: Planning Commission
From: Staff
Date: March 2, 2021
RE: FP21-01 Final Plat Sam's Club

Planning Comments:

1. Provide required signatures.

Engineering Comments:

- Add required Signatures.
Replat
Sam's Club Addition
1517 Gene George Blvd.
City of Springdale, Washington County, Arkansas
Replat
Sam's Club Addition
1517 Gene George Blvd.
City of Springdale, Washington County, Arkansas

Property Line Table

<table>
<thead>
<tr>
<th>Line #</th>
<th>Direction</th>
<th>Length</th>
</tr>
</thead>
<tbody>
<tr>
<td>L1</td>
<td>N34°22'48&quot;E</td>
<td>16.93'</td>
</tr>
<tr>
<td>L2</td>
<td>S86°32'21&quot;E</td>
<td>25.86'</td>
</tr>
<tr>
<td>L3</td>
<td>S77°43'20&quot;E</td>
<td>15.74'</td>
</tr>
<tr>
<td>L4</td>
<td>N89°59'43&quot;E</td>
<td>34.96'</td>
</tr>
<tr>
<td>L5</td>
<td>S03°46'21&quot;W</td>
<td>25.84'</td>
</tr>
<tr>
<td>L6</td>
<td>N03°45'36&quot;E</td>
<td>30.01'</td>
</tr>
<tr>
<td>L12</td>
<td>S87°41'13&quot;E</td>
<td>11.57'</td>
</tr>
<tr>
<td>L13</td>
<td>N02°18'47&quot;E</td>
<td>56.00'</td>
</tr>
<tr>
<td>L14</td>
<td>N87°41'13&quot;W</td>
<td>24.63'</td>
</tr>
<tr>
<td>L15</td>
<td>N00°33'36&quot;E</td>
<td>29.15'</td>
</tr>
<tr>
<td>L16</td>
<td>N01°34'50&quot;E</td>
<td>18.39'</td>
</tr>
</tbody>
</table>

Property Curve Table

<table>
<thead>
<tr>
<th>Curve #</th>
<th>Radius</th>
<th>Length</th>
<th>Delta</th>
<th>Chord Bearing</th>
<th>Chord Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1</td>
<td>25.00'</td>
<td>25.78'</td>
<td>59°04'51&quot;</td>
<td>N63°55'13&quot;E</td>
<td>24.65'</td>
</tr>
<tr>
<td>C2</td>
<td>19.50'</td>
<td>17.92'</td>
<td>52°38'23&quot;</td>
<td>N65°59'35&quot;E</td>
<td>17.29'</td>
</tr>
<tr>
<td>C3</td>
<td>19.50'</td>
<td>17.92'</td>
<td>52°38'48&quot;</td>
<td>N61°21'49&quot;W</td>
<td>17.29'</td>
</tr>
<tr>
<td>C4</td>
<td>19.50'</td>
<td>17.59'</td>
<td>51°41'42&quot;</td>
<td>N66°27'56&quot;E</td>
<td>17.00'</td>
</tr>
<tr>
<td>C5</td>
<td>19.49'</td>
<td>18.24'</td>
<td>53°37'20&quot;</td>
<td>N60°53'29&quot;W</td>
<td>17.58'</td>
</tr>
<tr>
<td>C6</td>
<td>524.93'</td>
<td>58.81'</td>
<td>6°25'08&quot;</td>
<td>N0°03'58&quot;E</td>
<td>58.78'</td>
</tr>
<tr>
<td>C7</td>
<td>19.52'</td>
<td>19.56'</td>
<td>57°24'54&quot;</td>
<td>N63°35'07&quot;E</td>
<td>18.75'</td>
</tr>
<tr>
<td>C8</td>
<td>19.52'</td>
<td>14.88'</td>
<td>43°40'03&quot;</td>
<td>N65°52'18&quot;W</td>
<td>14.52'</td>
</tr>
</tbody>
</table>

Lot Line Table

<table>
<thead>
<tr>
<th>Line #</th>
<th>Direction</th>
<th>Length</th>
</tr>
</thead>
<tbody>
<tr>
<td>L17</td>
<td>N86°43'27&quot;W</td>
<td>19.99'</td>
</tr>
<tr>
<td>L18</td>
<td>N86°44'21&quot;W</td>
<td>45.77'</td>
</tr>
<tr>
<td>L19</td>
<td>N81°59'52&quot;W</td>
<td>70.21'</td>
</tr>
<tr>
<td>L20</td>
<td>S25°48'08&quot;E</td>
<td>4.23'</td>
</tr>
<tr>
<td>L21</td>
<td>S70°40'11&quot;E</td>
<td>34.22'</td>
</tr>
<tr>
<td>L22</td>
<td>S16°48'38&quot;E</td>
<td>17.25'</td>
</tr>
<tr>
<td>L23</td>
<td>N86°43'27&quot;W</td>
<td>24.07'</td>
</tr>
</tbody>
</table>
Memo

To: Planning Commission
From: Staff
Date: May 4, 2021
Re: L21-15 Large-Scale PM Industries, Inc.

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 L21-15. This number should be placed on the plans and all future correspondence and plats pertaining to this development. (Standard comment)
5. Please make formal application for a waiver of street improvements if the client does not wish to meet these requirements. Although sidewalks may have been waived in the past there are several recent developments within the subdivision which have installed sidewalks.

Engineering Summary:
- Submit Grading Permit Application
**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**  
     - 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.  
       - Submit Grading Permit Application, SWPPP, Notice of Coverage, and fee

2. **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.  
   - **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.  
     - If you believe that because the final plat for the Springdale Industrial Park II Phase III subdivision (Dated August, 1997) waived the sidewalk requirements, you will need to ask for a waiver for this project.

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:**  
   - **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.
<table>
<thead>
<tr>
<th>DRAWING NO.</th>
<th>QA/QC BY</th>
<th>DIMENSIONS</th>
<th>MATERIALS</th>
<th>REV.</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>019-0222/20-3095</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**GENERAL NOTES**

- C0.1

**PM INDUSTRIES INC. BUILDING EXPANSION**

- SPRINGDALE, ARKANSAS

- 2021

- TEL 479.443.3404

- www.olsson.com

- 302 East Millsap Road

- Fayetteville, AR 72703

---

**LANDSCAPE NOTES**

- IRRIGATION NOTES:

---

**ISSUED FOR REVIEW**

- 237

---

**REVIEWS**

- 04-01-2021
25' Utility Easement

30' Utility Easement

50' Building setback line

Owner: WPM LLC, Parcel 815-33840-000, Book 2004, Page 30926 Lot 9 in Replat of Final Plat of Lot 1 Block Three and Lots 4 and 5 of Block Four of Springdale Industrial Park Number Two Final Plat of Springdale Industrial Park II Phase III, Filed in Plat Book 15, Page 44

18" RCP

18" RCP with FES

FL 1339.86

Turnbow Avenue

Curb Inlet

Top 1341.72

B

C

B

PM INDUSTRIES INC. BUILDING EXPANSION

SPRINGDALE, ARKANSAS

2021

PTT

MKL

MKL

019-0222/20-3095

ABC.DWG

04-01-2021

SITE & UTILITY PLAN

ZONING TABLE

SITE DATA TABLE

ISSUED FOR REVIEW

DESCRIPTION

ISSUED FOR REVIEW

238

238
PLAN
SECTION CONCRETE WASHOUT DETAIL NOTE TO SCALE

ROCK Trench Check Details

PROFILE

NOTES

1. Prepare a plans to locate the concrete and the locations of riprap.
2. Ensure that the concrete and riprap are placed in the correct locations.
3. Verify that the concrete is properly compacted.
4. Ensure that the riprap is properly placed.
5. Verify that the concrete and riprap are properly cured.
6. Ensure that the concrete and riprap are properly finished.
7. Verify that the concrete and riprap are properly protected.

RIP-RAP APPRON DETAIL PROFILE VIEW

CLASSIFICATION & GRADATION OF RIP-RAP

PERCENT (%) SMALLER THAN GIVEN BY WEIGHT

INTERMEDIATE ROCK DIMENSION (INCHES)

<table>
<thead>
<tr>
<th>CLASSIFICATION</th>
<th>GRADATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 - 20</td>
<td>20 - 40</td>
</tr>
<tr>
<td>5 - 10</td>
<td>10 - 20</td>
</tr>
<tr>
<td>2 - 5</td>
<td>5 - 10</td>
</tr>
</tbody>
</table>

ROCK DITCH CHECK DETAILS

SECTION A-A

NOTES

1. Prepare a plans to locate the concrete and the locations of riprap.
2. Ensure that the concrete and riprap are placed in the correct locations.
3. Verify that the concrete is properly compacted.
4. Ensure that the riprap is properly placed.
5. Verify that the concrete and riprap are properly cured.
6. Ensure that the concrete and riprap are properly finished.
7. Verify that the concrete and riprap are properly protected.

WASHOUT SIGN

EROSION CONTROL DETAILS

C2.1

SILT FENCING DETAIL

REVISIONS

NO.

REV.

DATE

REVISIONS DESCRIPTION

PROJECT NO.:

APPROVED BY:

CHECKED BY:

DRAWN BY:

DRAWING NO.:

QA/QC BY:

DATE:

SHEET

BY

www.olsson.com

TEL  479.443.3404

302 East Millsap Road

Fayetteville, AR 72703

PM INDUSTRIES INC. BUILDING EXPANSION

SPRINGDALE, ARKANSAS

2021

PTT

MKL

MKL

MKL

019-0222/20-3095

ABC.DWG

04-01-2021

ISSUED FOR REVIEW

ISSUED

FOR

REVIEW

240

240
BUILDING NOTES:
1. SIDEWALK REQUIREMENTS FOR THIS SUBDIVISION WERE REVISED BY THE SPRINGDALE PLANNING COMMISSION ON JUNE 3, 1997.

2. STORM DRAINAGE ON THIS PROJECT IS SHALLOW WITH 1 TO 2 FEET OF DRAINAGE TO THE CURB. LOCATE STORM DRAIN LINES PRIOR TO CONSTRUCTION TO AVOID DAMAGE TO THESE LINES.

LEGAL DESCRIPTION:
Portion of the North Half (NE\(\frac{1}{4}\)) of the Northeast Quarter (NE\(\frac{1}{4}\)) of Section 6, Township 17 North, Range 24 West, Springfield, Arizona, being more particularly described as follows: Beginning at a concrete monument at the southwest corner of said NE\(\frac{1}{4}\) NE\(\frac{1}{4}\); thence N\(\frac{1}{2}\) W\(\frac{3}{4}\) for a distance of 400.66 feet; thence W\(\frac{1}{2}\) N\(\frac{3}{4}\) for a distance of 400.66 feet; thence S\(\frac{3}{4}\) E\(\frac{1}{2}\) for a distance of 400.66 feet; thence E\(\frac{1}{2}\) S\(\frac{3}{4}\) for a distance of 400.66 feet; thence N\(\frac{1}{2}\) W\(\frac{3}{4}\) for a distance of 400.66 feet to the point of beginning.

CERTIFICATION OF ACCEPTANCE:
The undersigned, hereby certify that this plat meets current regulations of the City of Springfield and regulations of the Arizona State Board of Health, as shown upon this plat and to the City of Springfield, as shown by this plat.

ACCENT OF EASEMENTS:

[Diagram and text indicating accepted easements and access points]

[Signature block with names and dates of endorsement]

EXISTING ZONING:
Heavy Commercial and Limited Industrial

PROJECT LOCATION:

[Map indicating the project location and vicinity]

VICTORIA M. MCKINNON
Chairman of the Board
May 15, 1997

R. L. MERRILL
City Attorney
May 15, 1997

SHEET 1 OF 2

SCALE 1" = 100'

[Scale indication and other plat details]
Streetlight 6,800 lumen
should be required.
NE Corner Lot 2
SW Corner Lot 19
NW Corner Lot 4
NE Corner Lot 6
SW Corner Lot 13
NE Corner Lot 9

"Our mission is to provide quality engineering and surveying services to public and private sector clients."
Memo

To: Planning Commission
From: Staff
Date: May 4, 2021
Re: L21-16 Large-Scale Modern Storage, Hwy 412 Development

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 L21-16. This number should be placed on the plans and all future correspondence and plats pertaining to this development. (standard comment)
5. The Northern façade of building 2 appears to be roughly 20' from the property line.

Commercial Design Standards (Site)

1. 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.

2. 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. **Internal pedestrian walkway is currently shown with striping.**

3. General Lighting Standards
   i. Pedestrian Walkway Lighting – pedestrian-level, bollard light, ground-mounted lighting, or other low, glare-controlled fixtures mounted on building or landscape walls shall be used to light pedestrian walkways. **Wall packs lighting pedestrian walkways are shown with a mounting height of 25’.**

**Commercial Design Standards (Architectural)**

1. Predominant exterior building materials shall be high quality materials. These include, without limitation: o Brick o Native/natural stone o Synthetic Stone o Concrete masonry units—standard smooth face units with integral color o Synthetic stucco/EIFS o Architectural precast concrete o Decorative face concrete masonry units, such as split face, scored, fluted, ground face, burnished, etc. o Glass o Wood – natural or composite **Application for variance will be required for overall predominate materials as shown. (Pre-fabricated metal panels)**

2. Developments with façade 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 within each one hundred (100) feet of façade length and shall extend over twenty (20) percent of the façade. Developments shall use articulating features such as arcades; display windows, entry areas, or awnings along at least sixty (60) percent of the façade. **Perimeter Facades**

**Engineering Summary:**
- Submit Grading Permit Application
- Revise drainage easement around detention pond
- Include outlet structure detail
- Detention pond should be built with phase 1
- Submit offsite drainage easement

**Engineering Comments:**

1. Chapter 106 – Stormwater Drainage
   - **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.

- Drainage Easement needs to be a full 20 feet around 100 year WSE on all sides.
- Limits of maximum ponding elevation cannot be closer than 20' horizontally from any building.
- Include detail for detention pond outlet structure.
- Detention pond needs to be included in Phase 1, add note to clarify.
- Provide erosion control plan for grading phase.
- Submit offsite drainage easement.

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.
     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.

3. Chapter 130 – Zoning Ordinance
   (Ord. No. 3307, 3-25-03)
   - 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.

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.
## North Elevation

<table>
<thead>
<tr>
<th>Description</th>
<th>Tag</th>
<th>Color/Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dark Grey</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building</th>
<th>North</th>
<th>East</th>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-N</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2-N</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3-N</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## South Elevation

<table>
<thead>
<tr>
<th>Description</th>
<th>Tag</th>
<th>Color/Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light Grey</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building</th>
<th>North</th>
<th>East</th>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-S</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9-S</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7-S</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-S</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5-S</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4-S</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## East Elevation

<table>
<thead>
<tr>
<th>Description</th>
<th>Tag</th>
<th>Color/Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>Silver</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building</th>
<th>North</th>
<th>East</th>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-E</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3-E</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14-E</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## West Elevation

<table>
<thead>
<tr>
<th>Description</th>
<th>Tag</th>
<th>Color/Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>25%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building</th>
<th>North</th>
<th>East</th>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-W</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3-W</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4-W</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8-W</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9-W</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

Elevations http://www.highway412development.com

Ph: 501-753-5666

©2015 DESIGN GROUP, INC. 9802 Maumelle Blvd North Little Rock, AR 72113

Fx: 501-753-5661

Architecture

Highway 412 Development

Springdale, Arkansas
Gate to be U-Frame Style built with
2" square U-frame
Channel to be 2"
Pickets to be 3/4"

United Fence & Construction Co., Inc.
3023 E. Washington Ave.
North Little Rock, Ar. 72114

501-945-1000
501-831-7021

Drawing Copyright 2020
**LARGE SCALE DEVELOPMENT PLANS FOR:**

**HIGHWAY 412 DEVELOPMENT**

**L21-16**

**ZONED C-5**

**AN ADDITION TO THE CITY OF SPRINGDALE**

**WASHINGTON COUNTY, ARKANSAS**

---

### SHEET LIST TABLE

<table>
<thead>
<tr>
<th>SHEET NUMBER</th>
<th>SHEET TITLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>TITLE SHEET</td>
</tr>
<tr>
<td>02</td>
<td>SITE PLAN</td>
</tr>
<tr>
<td>03</td>
<td>SITE PLANNING PLANS</td>
</tr>
<tr>
<td>04</td>
<td>EROSION CONTROL PLAN</td>
</tr>
<tr>
<td>05</td>
<td>OVERALL GRADING PLAN</td>
</tr>
<tr>
<td>06</td>
<td>ENLARGED GRADING PLANS</td>
</tr>
<tr>
<td>07-09</td>
<td>STANDARD DETAILS - WATER SYSTEM</td>
</tr>
<tr>
<td>10-11</td>
<td>STANDARD DETAILS - GRADING, PAVING &amp; DRAINAGE</td>
</tr>
<tr>
<td>12</td>
<td>PLAN &amp; PROFILE - SANITARY SEWER</td>
</tr>
<tr>
<td>13</td>
<td>STANDARD DETAILS - SANITARY SEWER</td>
</tr>
<tr>
<td>14</td>
<td>PLAN - WATER SYSTEM</td>
</tr>
<tr>
<td>15-16</td>
<td>STANDARD DETAILS - WATER SYSTEM</td>
</tr>
</tbody>
</table>

---

**LEGAL DESCRIPTION**

PART OF THE NW1/4 OF THE SE1/4 OF SECTION 4, T-17-N, R-30-W, WASHINGTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NW1/4 SE1/4, SECTION 4, THENCE N87°10'14"W ALONG THE SOUTH LINE OF THE NW1/4 SE1/4 OF SECTION 4, A DISTANCE OF 328.96' TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE N87°10'14"W-323.79'; THENCE LEAVING SAID SOUTH LINE N02°29'08"E-399.98'; THENCE 87°11'26"W-326.07; THENCE N02°31'54"E-436.05'; THENCE S87°33'46"E-176.58'; THENCE N02°32'04"E-175.52'; THENCE S87°37'35"E-150.00'; THENCE S02°44'26"W-97.90'; THENCE S87°42'38"E-326.68'; THENCE S02°42'09"W-919.01' BACK TO THE POINT OF BEGINNING. CONTAINING 10.730 ACRES, MORE OR LESS.

---

**NOTE:** A CITY OF SPRINGDALE DETENTION/RETENTION CLARIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

**NOTE:** REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ACCURACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY ERRORS OR OMISSIONS ARE FOUND POST THE IMPROVEMENTS ARE CONSTRUCTED.

---

**UTILITY CONTACT INFORMATION**

<table>
<thead>
<tr>
<th>CABLE</th>
<th>COX COMMUNICATIONS</th>
<th>FREE: CITY OF SPRINGDALE, SPRINGDALE, AR</th>
<th>WATER &amp; SEWER</th>
<th>SPRINGDALE WATER UTILITIES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>SPRINGDALE, AR 72764</td>
<td></td>
<td>SPRINGDALE, AR 72764</td>
</tr>
<tr>
<td>CITY</td>
<td>CITY OF SPRINGDALE</td>
<td>BLACK HILLS ENERGY</td>
<td>WATER &amp; SEWER</td>
<td>SPRINGDALE, AR 72764</td>
</tr>
<tr>
<td></td>
<td>ENGINEERING &amp; PLANNING</td>
<td>SPRING STREET, SPRINGDALE, AR</td>
<td></td>
<td>SPRINGDALE WATER UTILITIES</td>
</tr>
<tr>
<td></td>
<td>SPRINGDALE, AR 72764</td>
<td>SPRINGDALE, AR 72764</td>
<td></td>
<td>SPRINGDALE, AR 72764</td>
</tr>
<tr>
<td></td>
<td>Phone (479) 442-3107</td>
<td>Phone (479) 225-0813</td>
<td></td>
<td>Phone (479) 571-5751</td>
</tr>
<tr>
<td></td>
<td>Fax (479) 442-3107</td>
<td>Phone (479) 571-5751</td>
<td>ME: SPRINGDALE WATER UTILITIES</td>
<td>Phone (479) 442-3107</td>
</tr>
<tr>
<td></td>
<td>SPRINGDALE, AR 72764</td>
<td>SPRINGDALE, AR 72764</td>
<td></td>
<td>SPRINGDALE, AR 72764</td>
</tr>
<tr>
<td></td>
<td>Phone (479) 225-0813</td>
<td>Phone (479) 571-5751</td>
<td></td>
<td>Phone (479) 442-3107</td>
</tr>
<tr>
<td></td>
<td>Phone (479) 571-5751</td>
<td>SPRINGDALE, AR 72764</td>
<td></td>
<td>SPRINGDALE, AR 72764</td>
</tr>
<tr>
<td></td>
<td>SPRINGDALE, AR 72764</td>
<td>SPRINGDALE, AR 72764</td>
<td>ME: SPRINGDALE WATER UTILITIES</td>
<td>Phone (479) 442-3107</td>
</tr>
</tbody>
</table>

---

**VICINITY MAP**

(1"=1000')
05 - EROSION CONTROL PLAN

1. Contractor shall obtain all permits required from ADEQ and City of Springdale regarding runoff, erosion control, and grading before beginning construction.

2. Contractor shall provide erosion control devices as necessary to control storm water runoff during the grading process.

3. All erosion & sediment control devices shall be maintained and properly replaced throughout the construction process.

4. All erosion and sediment control devices shall be installed before construction begins. Those items shall remain in place until construction is complete.

5. For Erosion Control, place Hay Bales and Silt Fence in place prior to construction.

6. All disturbed areas shall be Fertilized, Seeded and Mulched (or landscaped) as soon as practical.

7. The Contractor shall be responsible for filing a Notice of Intent and a Storm Water Pollution Prevention Plan as required by ADEQ. All permits shall be acquired prior to the start of construction.

8. The Contractor shall notify, supplement or alter the erosion and sediment control measures shown on the General Contract Plans as necessary to control storm water runoff during the various stages of construction & comply with the SWPPP as approved by ADEQ.

9. Entire site to be seeded (or sodded) as soon as possible.

10. Total disturbed area is 10.7 Acres +/-.
06 - OVERALL GRADING PLAN

NOTE:
A CITY OF SPRINGDALE DETENTION/RETENTION CLARIFICATION FORM MUST BE COMPLETED, STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

NOTE:
ENTIRE SITE TO BE SEEDED (OR SODDED) ONCE THE ON-SITE GRADING CONSTRUCTION IS COMPLETED.

STORM WATER DETENTION AREA (100-YEAR FLOOD ELEVATION 1335.14')
AN ADDITION TO THE CITY OF SPRINGDALE
WASHINGTON COUNTY, ARKANSAS

JOE WHITE
& ASSOCIATES, INC.

CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING

08 - ENLARGED GRADING PLAN 2

NOTE:
A CITY OF SPRINGDALE DETENTION/RETENTION
CLARIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A PROFESSIONAL
ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING
DEPARTMENT.
SEE GRADING PLAN

CRUSHED STONE BASE COURSE
8" COMPACTED

SEE GRADING PLAN

12" THICK COMPACTED SUB-GRADE
95% MODIFIED PROCTOR

SEE GRADING PLAN

TYPE NO. 1 CURB AND GUTTER
POUR ALL JOINTS WITH
ACCEPTABLE BITUMINOUS
JOINT FILLER.

8" DIAMETER POST
4 EACH
8"
WITH NO. 4 BARS

NOTE:
SPILLOUT CURB
ON HIGH SIDE.

NOTE:
SLOPE VARIES
ON HIGH SIDE.

SLOW VARES
8" COMPACTED
CRUSHED STONE BASE COURSE

3" HMAC WEARING SURFACE

10 - STANDARD DETAILS
GRADING, PAVING & DRAINAGE
AN ADDITION TO THE CITY OF SPRINGDALE
WASHINGTON COUNTY, ARKANSAS

JOE WHITE & ASSOCIATES, INC.

CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING

11 - STANDARD DETAILS
GRADING, PAVING & DRAINAGE
KOR-N-SEAL BOOT TO BE UTILIZED.

CONTACT CITY OF SPRINGDALE ENGINEERING DEPARTMENT

TO OBTAIN PERMIT.

STA = 0+00.00

INV OUT = 1326.09'

RIM = 1334.84'

INV IN = 1326.19'

8" SDR-35

49.36' OF

@ 3.67%

MH 1

STA = 0+49.36

INV OUT = 1328.00'

INV IN = 1328.10'

RIM = 1335.35'

1+00

2+00

3+00

4+00

5+00

6+00

7+00

8+00

9+00

Sanitary Sewer

MH 2

STA = 4+08.86

INV OUT = 1332.50'

INV IN = 1332.60'

RIM = 1343.24'

MH 3

STA = 7+96.86

INV = 1332.50'

RIM = 1343.31'

MH 2

STA = 4+08.86

359.50' OF 8" SDR-35 @ 1.22%

388.00' OF 8" SDR-35 @ 0.49%

ESMT. (TYP)

6+00

7+00

8+00

9+00

10.

11.

12.

13.

Marking tape shall be used on all plastic water and sewer lines. These wires shall be used on all recoverable water lines.
Memo

To: Planning Commission
From: Staff
Date: May 4, 2021
Re: L21-17 Large-Scale Burger King

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 L21-17. This number should be placed on the plans and all future correspondence and plats pertaining to this development. (standard comment)

Engineering Summary:
• Submit Grading Permit Application
• Sidewalks should be 1’ inside ROW

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)
   - 107.1 - 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. Include all items that are to 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.
  - Submit Grading Permit Application, SWPPP, Notice of Coverage, and fee

2. 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.
     - Move sidewalk 1’ inside the R.O.W. line.

3. 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

4. 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.
5. 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.
The Estimated Gas Service Total Connected Load is 1214 MBH.

10. The Estimated Daily Fixture Unit is 98.

11. The Estimated Electric Total Connected Load for this Project is xx Phase, xxx Amp.

12. The Estimated Peak Water Demand for this Project is 60 GPM.


14. All Electric, Telephone, And Gas Extensions Including Service Lines Shall Be Installed To The Appropriate Utility Company Specifications And Requirements. All Utility Easements That Are Necessary For The Installation And Maintenance Of All Proposed Utilities. Easements Must Be Obtained Prior To Beginning Any Public Utility Installation.

15. The Estimated Gas Service Total Connected Load is 1214 MBH.

16. All Public Water And/Or Sewer Requirements to be in accordance with Springfield Water & Sewer department specifications.
**DRAINAGE PROFILE AND DETAILS**

**Section "A-A"**

1. See Detail for Wall Corner Reinforcement.
2. Vertical Rebar Around Corners or Lapped as Shown.
3. Horizontal Rebar Shall be Continuous.
4. See Curb Inlet Opening Detail.
5. See Drainage During Construction.

**NOTES:**

- Vertical Rebar: 12" min.
- Horizontal Rebar: 6" @ 12" Each Way.
- Vertical Rebar: 4 Add'l # 5's Diagonal.
- See Plans for Dimensions "B" and "W" (Noted B x W).
- Wall Adjacent to Pavement, 5' Max. Spacing.
- Each Way #4 @ 12".
- Each Way 2 #4's.
- Expansion Joint 1 1/2" clr.
- Wall Adjacent to Pavement: 5 - #4 @ 6" horiz. for B ≤ 7'.
- Wall Adjacent to Pavement: 7' ≤ L > 10', Make Extension Equal on Each Side of Inlet.

**PLAN**

- Each Way #4 @ 12".
- Each Way 2 #4's.
- 4" Conc Support @ 1 1/2" clr.
- Back of Curb & Gutter (typ.) 6" + Pipe Wall.
- Curb Inlet: 1 1/2" clr.
- #4's @ 12" Each Way.
- 4 Add'l # 5's Diagonal.
- Heavy Duty 24" MH Ring & Cover.

**NOTICE TO AUTHORIZED LICENSEES OF BURGER KING CORPORATION:**

These plans may not comply with all federal, state, and local laws and codes, including, but not limited to, the Americans with Disabilities Act. Authorized licensees and their architects and advisers are responsible to conform these plans to all applicable federal, state, and local laws and codes.

These plans are being delivered to you for use to construct a specific Burger King Restaurant. The plans may not be reused for all modifications of these plans and specifications. These plans shall become the sole and exclusive property of Burger King Corporation. C 1998, Burger King Corporation.
3 Days
MASS GRADING START DATE:

2 Days

0 Days

1 Day

4 Days

GRADING ACTIVITIES COMPLETE

8''W

E

6

1321

SAMS CLUB PLACE

1320

3,534 SF

N.Rim= 1319.99

N.Rim= 1320.04

1. Install Temporary Construction Entrance For Construction Traffic At Screened Entrance When It Becomes Saturated With Mud To Ensure It Works As Intended.

2. Begin Demolition. Rough-grade The Driveways, Parking Lots, And Site Erosion Control General Notes:

3. Provide Temporary Construction Entrance, Silt Fence, Inlet Protection, And Other Erosion Control Measures.

4. Dust Control On-site Shall Be Minimized By Spraying Water On Dry Areas Of The Site.

8''W

41. The Contractor Shall Inspect, Repair, And Add Stone To The Stabilized Construction

5. All Erosion And Sedimentation Controls Shown On The Plans Shall Be Constructed In

6. The Contractor Shall Inspect, Repair, And Add Stone To The Stabilized Construction

7. Become Necessary During Construction.

8. Dust Control On-site Shall Be Minimized By Spraying Water On Dry Areas Of The Site.

9. All Erosion Control Shown Functions As A Guide. It Is The Contractor's Responsibility To

10. All Erosion And Sedimentation Controls Shown Shall Be Constructed In

The Contractor Shall Inspect, Repair, And Add Stone To The Stabilized Construction

50'

Drainage &

Setback Line

Establish Additional Vehicle Wash Areas At Construction Traffic Exit Points. Rinse-Off
Ex. Curb Inlet

Entrance When It Becomes Saturated With Mud To Ensure It Works As Intended.

Perimeter Erosion Control

Erosion Control Devices, As May Be Required, To Control Soil Erosion During All Phases

Phases Of Construction And All Disturbed Areas Have Been Stabilized. Additional

Permanent Vegetation Is Established.

Erosion Control Measures.

Phases Of Construction And All Disturbed Areas Have Been Stabilized. Additional

Permanent Vegetation Is Established.

Sod All Areas Disturbed By Construction That Will Not Be Paved Or

Phased Out To Prevent Silt From Washing Off The Construction Site And

Entering The Streets, Storm Sewer System, Or Adjacent Properties.

When Underground Utility Installation Is Complete, Fine-grade The

Building Pad. Perform Mass Grading Of The Site.

Site Where Construction Activities Have Temporarily Or Permanently Ceased. Following

Phases Of Construction And All Disturbed Areas Have Been Stabilized. Additional

Permanent Vegetation Is Established.

And/Or Off-Site Sediment. All Temporary Control Devices Shall Be Removed Once

Phases Of Construction And All Disturbed Areas Have Been Stabilized. Additional

Permanent Vegetation Is Established.

Sod All Areas Disturbed By Construction That Will Not Be Paved Or

Phased Out To Prevent Silt From Washing Off The Construction Site And

Entering The Streets, Storm Sewer System, Or Adjacent Properties.

When Underground Utility Installation Is Complete, Fine-grade The

Building Pad. Perform Mass Grading Of The Site.
NOTES:

1. All dimensions are approximate. Refer to the original drawings for detail.
2. All wall materials install and all sizes shall be read from the wall surface.
3. Dimensions shall be shown at all areas. Dimensions shall be shown to the nearest 1/4 inch.
4. All wall materials install and all sizes shall be read from the wall surface.
5. Dimensions shall be shown at all areas. Dimensions shall be shown to the nearest 1/4 inch.
6. All wall materials install and all sizes shall be read from the wall surface.
7. Dimensions shall be shown at all areas. Dimensions shall be shown to the nearest 1/4 inch.
8. All wall materials install and all sizes shall be read from the wall surface.
9. Dimensions shall be shown at all areas. Dimensions shall be shown to the nearest 1/4 inch.
EROSION CONTROL DETAILS

EC-12: SILT FENCE

NOTES:
1. Filter Fabric Shall Be 5' X 6' Crisscross Fence.
2. Lose The Entrance Or Exit Area Of All Vegetation, Roots, And Other Objectionable Material On Or Around The Fence.
3. Place The Aggregate On The Grade And Gravel The Entrance Or Exit Area To The Fence.
4. Maintain The Fence In A Condition To Prevent Mud Or Sediment From Leaving The Site. Immediately Remove All Objectionable Materials Spilled, Washed, Or Tracked Onto Public Roadways.

EC-30: TEMPORARY CONSTRUCTION ENTRANCE

NOTES:
1. Place Concrete Blocks In A Single Row Around Perimeter Of Inlet On Their Sides, With Ends Of Adjacent Blocks Abutting.
2. Height Of Barrier Varies. Use Stacks Of 4-inch, 8-inch, Or 12" Blocks. Min. Height Of Barrier 12" And Max. Height 24".
3. Place Hardware Cloth/Wire Mesh W/ Max. 1/2" Openings Over Vertical Face Of Concrete Blocks.
4. The Sediment Filter Shall Be Any Non-erodible Material Such As Loose Rock, Broken Concrete That Will Slow The Flow Of The Water And Allow It To Filter Through And Over The Material Before Entering The Culvert.

EC-41: SILT FENCE INLET PROTECTION

NOTES:
1. Concrete Washout Area Shall Be Installed Prior To Any Concrete Placement On Site.
2. Vehicle Tracking Control Is Required At Concrete Washout Entrance If Access To Concrete Washout Area Is Off Pavement.
3. The Concrete Washout Area Shall Be Repaired And/or Enlarged As Necessary To Maintain Capacity For Waste Concrete.
4. Waste Material From Concrete Washout Operations Must Be Removed And Legally Disposed Of When It Has Accumulated Two-Thirds Of The Wet Storage Capacity Of The Structure.
5. At The End Of Construction, All Concrete Shall Be Removed From The Site And Legally Disposed Of At An Approved Waste Site.
6. When The Concrete Washout Area Is Removed, The Disturbed Area Shall Be Seeded And Mulched Or Otherwise Stabilized.
APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Anna Brown

Applicant's Mailing Address:
4585 Sequoia Ave
Springdale, AR 72762

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

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

Address of Variance Request: 4585 Sequoia Ave, Springdale, AR 72762

Zoning District: SF-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:**

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

<table>
<thead>
<tr>
<th>Required: Front:</th>
<th>Side:</th>
<th>Back:</th>
</tr>
</thead>
<tbody>
<tr>
<td>30</td>
<td>8</td>
<td>20</td>
</tr>
<tr>
<td>(This is the minimum required by the Springdale Code of Ordinance)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Requested: Front:</th>
<th>Side:</th>
<th>Back:</th>
</tr>
</thead>
<tbody>
<tr>
<td>30</td>
<td>8</td>
<td>0</td>
</tr>
<tr>
<td>(If granted what the setback would be.)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Variance: Front:</th>
<th>Side:</th>
<th>Back:</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>N/A</td>
<td>20</td>
</tr>
<tr>
<td>(The difference between the &quot;Required&quot; and the &quot;Requested&quot; setback)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**VARIANCES OTHER THAN SETBACK:**

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.

Pool will be encroaching on setback

We want to request a variance for the pool sitting on the setback

The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board’s opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds ALL of the following:
*The Applicant must respond to items 1, 2, and 3.*

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

   Building a pool that will be sitting on the setback

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):**

   Trying to build a pool and it will be sitting on the setback that is currently not being used.

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):**

   Currently trying to build a pool and we encroach on our setbacks.
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 ) ss.
County of Washington )

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 12th day of March, 2021.

Notary Public
BURTON CONSTRUCTION, LLC.

- 6121 South Zero St. – Fort Smith, AR 72903 – (479) 648-3483
- 725 S. 48th St. – Springdale, AR 72762 – (479) 756-5511

www.burtonpools.com

CUSTOMER: WADE AND GINA BROWN

ADDRESS: 4585 SEQUOIA AVE

CITY: SPRINGDALE

PHONE:

EMAIL:

PHONE:

EMAIL:

CITY: AR

ZIP: 72762

POOL INFORMATION:

SITE:

FALL: □ AMOUNT OF FALL

□ REMOVE FILL

□ LEAVE FILL

□ COPING HEIGHT 1" ABOVE HUB

□ HUB LOCATION OUTSIDE EDGE OF PATIO

DRAWING KEY

*NOT TO SCALE

- LED Lights
- Umbrella Anchor
- Return
- Waterfall Plumbing
- Waterfall
- Backwash Pop Up
- Well Point
- Gear Box
- Diving Board
- HUB

OTHER: TIE-IN GUTTER

POURED SWIMMER'S BENCH

220 SQ FT EXTRA DECK ALLOWED

SANDSTONE / NUTMEG POURED BORDER

SET (1) UMBRELLA ANCHOR- CONFIRM LOCATION

CUSTOM TANNING Ledge IS 10" WATER DEPTH

HOMEOWNER APPROVAL (WITH CHANGES)

Moving pool may result in additional charges.

HOMEOWNER APPROVAL (AS IS) 297
FILE NO. B21-32
APPLICANT: Gina & Chris Brown
REQUEST: Variance - Deviation of rear setback from 20' to 0'

PLANNING COMMISSION MEETING
May 4, 2021
APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant’s Name: DARKELL (Scott) + GRETCHEN SILVA

Applicant’s Mailing Address:
1892 WESTWOOD AVENUE
Springdale, AR 72762

Telephone Number
(479) 790.1648 or (479) 790.1649

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

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

Address of Variance Request: 1892 WESTWOOD AVENUE

Zoning District: SF-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:

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

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

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

Variance:  
Front: 0'  
Side: 0'  
Back: 10'  
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

[ ] Not Applicable

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

Springdale City Ordinance Rear Variance is 20'. We are wanting to put in an inground pool that is 27' in length. We are asking for a 10' setback reduction to put this pool in.

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):**

   SF. 2 Code says 20' variance in back. We would like a 10' set back variance to put in an inground swimming pool.

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

   The inground swimming pool we would like to put in is 27' in length. This cannot be done without getting a set back variance.

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 would really like to have an inground swimming pool. Without the set back variance we don't have the necessary room.
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 Washington  ) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this ___ day of 
April, 2024.

Notary Public
FILE NO. B21-33

APPLICANT: Darrell Scott & Gretchen Silva

REQUEST: Variance - Deviation of rear setback from 30' to 10'

PLANNING COMMISSION MEETING
May 4, 2021
APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Kevin D. Doffin

Applicant's Mailing Address:

1903 Melissa Ln
Street Address or P.O. Box
Springdale, AR 72762
501-712-5834
Telephone Number

Property Owner's Name
(If different from Applicant): Kevin D. Doffin

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

1903 Melissa Ln
Street Address or P.O. Box
Springdale, AR 72762
501-712-5834
Telephone Number

Address of Variance Request: 1903 Melissa Ln

Zoning District: SF-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.

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

Requested: Front: 30 Side: 8 Back: 7.5
(if granted what the setback would be.)

Variance: Front: 0 Side: 0 Back: 12.5
(The difference between the "Required" and the "Requested" setback)

VARIAENCES OTHER THAN SETBACK:

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

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

306
The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):
There is a high traffic driveway and football stadium at the rear of the property. There is only grass and a utility easement between the subject property and the high traffic driveway.

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):
The applicant is deprived of the ordinary use of the rear yard as a place of peaceful solitude and privacy due to the high traffic driveway and stadium to the rear.

3. That the special conditions and circumstances do not result from the actions of the applicant. Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):
The church and/or school built a high traffic driveway and stadium adjacent to the property formerly owned by my Grandmother and currently owned by me.
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, hereby 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*
(If different from 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 5th day of
April, 2021.

[Signature]  
Notary Public
Structure to be built up by applicant with reclaimed materials. Proposed materials include batton board, fence pickets, dimensional lumber such as 2x4, etc.
Structure to have metal roof and be 16' in height.

Lot: 10,880 sq. ft.

House: 2,184 sq. ft.

Proposed shop: 1,560 sq. ft.

Total of buildings: 3,744 sq. ft.
Pictures submitted by neighborhood resident.
Pictures submitted by neighborhood resident.
Pictures submitted by neighborhood resident.
FILE NO. B21-34
APPLICANT: Kevin Doffin
REQUEST: Variance - Deviation of rear setback from 20' to 7.5'

PLANNING COMMISSION MEETING
May 4, 2021
APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Wanda George

Applicant's Mailing Address:
503 Crestwood
Springdale, AR 72762

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

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

Address of Variance Request: 503 Crestwood

Zoning District: SF-2 Zone

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: 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:

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.

Ms. George is seeking a variance for her son to park a work truck and trailer on a chat driveway expansion installed without knowledge of the city’s permitting or construction requirements. If the variance is not granted, the chat will remain with the area being converted to a flowerbed because Ms. George is not financially able to invest more funds in chat removal and/or the installation of concrete.

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):**

Ms. George's son lives with her and requires safe and suitable parking for a work truck and trailer in a location that does not dangerously impede Ms. George's vehicular access to the garage. Parking on the street (Crestwood) is allowed but not preferred because of the amount of traffic in this area and negative impacts on the appearance of the neighborhood.

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):**

Numerous residential properties in the area currently utilize less attractive and poorly constructed gravel parking areas adjacent to concrete or paved areas. Addresses and photographs of these commonly enjoyed uses by other nearby city residents can be supplied if requested. Ms. George's neighbor to the south (Steven Brown, 501 Crestwood) is the closet to the area at issue. He does not object to the improvement and much prefers it over parking in the grass in the same area which is allowed by city ordinance.

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):**

Ms. George is a senior citizen living on a fixed income. She spent significant funds to install a compacted and professional grade parking area which includes an iron border to maintain definition and stability for the surface. She relied upon the existence of other, less professionally installed, gravel parking areas in her neighborhood. She also incorrectly believed that a permit was required only for paved parking areas or driveway expansions involving a "cut" in or alteration to city 316et curbs.
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 Benton ) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this _______day of April, 2021.

Notary Public
ESSABIA ANDERSON
No. 12403152
WASHINGTON COUNTY
Commission Expires 1-9-2025
**WARNING NOTICE** - 3/25/2021 12:45 PM (Ricardo)

Form Started: 3/25/2021 12:47:48 PM  
Form Submitted: 3/25/2021 12:47:48 PM  
Status: **WARNING**/ 7 DAY REINSPECT  
Order #: CCRE503-03

Form Fields:
City of Springdale Neighborhood Services Division  
Date of **WARNING**
Address of Violation

City Requirements

NARRATIVE - VIOLATIONS IDENTIFIED ON YOUR PROPERTY INCLUDE, BUT ARE NOT LIMITED TO

Code Violated: Section / Title  
THIS IS ONLY A NOTICE! Please remove the violation from the property before the reinspect date, and NO further action will be necessary. If the violation(s) are not removed by the reinspect date, a citation may be issued.  
Re-inspect Date
Pictures of Violations

Officer R. Calderon (479-263-4217)  
3/25/2021 11:45 AM  
503 crestwood  
Requirements of city code include removing all tall grass, weeds, construction materials, junk, trash, brush and debris from the property. The property consists of the front, back and side yards (WHETHER FENCED OR UNFENCED), open porches, carports and patios along with any weeds in the flower beds and/or bordering the house and fence. City code also requires that all trash cans be kept in the side or back yard, behind the front corner of the structure. ITEMS ALLOWED OUTSIDE WOULD BE TOYS, LAWN EQUIPMENT (NO CHEMICALS), GRILLS, PET HOUSES/STRUCTURES AND OUTDOOR RECOGNIZED FURNITURE.

Please remove gravel on property city ordinance does not allow for any gravel to be placed on the property if needing a driveway expansion please contact public works and ask for a driveway expansion permit.  
#130 Zoning  
Article 7 Section 8 Surfacing

4/2/2021

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

Applicant's Name: Jimmie Cook

Applicant's Mailing Address:
98 W. Bailey Ar
Springdale Ar. 72764

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

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

Street Address or P.O. Box

City, State & Zip Code

Address of Variance Request: 98 W. Bailey Ar. Springdale Ar. 72764

Zoning District: SF

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
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 is an old neighborhood and the homes are close together not allowing a lot of space between them. A window now and I need carpet to help me in bad weather.

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):

   I need the 8' changed to 3' so there will be room for a carpet over my driveway, to protect me from this as other people do.

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 houses in my area were built in the 1940's, my house was built in 1947.
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: 30' Side: 8' Back: 20'
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front: 9' Side: 3' Back: 
(if granted what the setback would be.)

Variance: Front: 21' Side: 5' Back: 
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK: 

Not Applicable

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

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

Applicant Signature*

(If different from Applicant)

Property Owner 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 12th day of April, 2021.

Sharon Christine Tromburg
Notary Public

My Commission Expires Apr 18, 2030
FILE NO. B21-36
APPLICANT: James Allene Cook
REQUEST: Variance - Deviation of (A) front setback from 30’ to 9’; (B) side setback from 8’ to 3’

PLANNING COMMISSION MEETING
May 4, 2021
APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: S. CRAIG DAVIS, PLS, ENGINEERING SERVICES, INC.

Applicant's Mailing Address:
1207 S. OLD MISSOURI RD  (479) 751-8733
Street Address or P.O. Box  Telephone Number
SPRINGDALE, AR 72764
City, State & Zip Code

Property Owner's Name
(If different from Applicant): STANLEY & IOLA WALTON

Property Owner's Mailing Address:
(If different from Applicant):
4169 BEL AIR ROAD  (479) 365-7485
Street Address or P.O. Box  Telephone Number
SPRINGDALE, AR 72762
City, State & Zip Code

Address of Variance Request: 4169 BEL AIR ROAD, SPRINGDALE, AR 72762

Zoning District: SPRINGDALE - ZONE SF- 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.

MR. & MRS. WALTON ARE ASKING FOR A VARIANCE NOT TO PAVE THE 25' BY 278' OF ACCESS EASEMENT AS SHOWN ON THE ATTACHED DRAWING. THIS ACCESS IS TO PROVIDE INGRESS & EGRESS TO A SINGLE FAMILY TRACT OF LAND THAT BORDERS THEIR HOME ON THE SOUTH SIDE.

IT WOULD ALSO BE COST PROHIBITIVE FOR THE WALTONS, LIVING ON A FIXED INCOME.

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):

   MR. & MRS. WALTON ARE ATTEMPTING TO SELL A 2.25 ACRE TRACT OF LAND WITH A 25' WIDE ACCESS EASEMENT FOR THE PROSPECTIVE BUYERS. IT IS BEYOND THEIR FINANCIAL CAPABILITY, RIGHT NOW, TO PAVE THIS ACCESS EASEMENT, AND ARE ASKING THE BOARD FOR A VARIANCE TO DELAY SUCH PAVING SO THEY CAN SELL THE 2.25 ACRES.

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

   THE WALTONS ARE NOT ABLE TO SELL, AND THE NEW OWNERS ARE NOT ABLE TO BUILD ON THIS 2.25 ACRES TRACT UNLESS A VARIANCE IS GRANTED BY THE BOARD. THE HOPE IS TO SELL THE 2.25 ACRE TRACT TO HELP SUPPORT THEIR RETIREMENT AND FIXED INCOME.

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

   THE SPECIAL CONDITIONS OCCURRED WHEN THE WALTONS ATTEMPTED TO SPLIT THEIR 3.25 ACRE PROPERTY. THEY ARE KEEP 1 ACRE ON THE NORTH SIDE, AND TRYING TO SELL A 2.25 ACRE TRACT ON THE SOUTH SIDE. THEIR HOPES WERE THAT THEY WOULD NOT INCUR ANY ADDITIONAL COSTS FOR PAVING 15' OF THE ACCESS EASEMENT.
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]

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 a 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
FILE NO. B21-37
APPLICANT: Iola Walton
REQUEST: Variance - Deviation of paving requirements

PLANNING COMMISSION MEETING
May 4, 2021
APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Allen M. Hignite, Mary J. Hignite

Applicant's Mailing Address:
3904 Meyer Ave. 479.783.1995 (Mike)
Springdale, AR 72762 Telephone Number 479.783.0215 (Marsa)

City, State & Zip Code

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

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

Same as above

Street Address or P.O. Box

City, State & Zip Code

Telephone Number

Address of Variance Request: 3904 Meyer Ave., Springdale, AR 72762

Zoning District: SF-2 Classification

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.

Requested variance is for approval to install 60" fence instead of 36" fence for short section of fencing to be installed on one-half of residence front (Sec. 2.3 Fences, Walls and hedges on residential lots) to also comply with 91-67 Enclosures, pools.

The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds ALL of the following:
The Applicant must respond to items 1, 2, and 3.

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

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): See next page.

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): See next page.
3904 Mayes Ave. Variance Request from 36” to 60 “fencing

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 building 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.

3904 Mayes Ave. is a cul de sac address with an odd shaped lot due to adjustment that occurred when 40th Street was widened. Our residence was placed to the far east of the lot to increase distance from whatever future commercial property might go in at the corner of 40th and Sunset. During construction of our residence, that property was occupied by a residential structure that served as an office for an accountant, but there were already plans for that to be removed to open the lot for larger commercial development. Applebee’s Restaurant now occupies that space. The north part of the lot was and still is bordered by another commercial space, NW Family Care. No other lot in the subdivision is bordered on two sides by commercial property. There are commercial developments to the west that include Planet Fitness, Lowe’s, Office Depot, and the Links Apartment complex south of that. Those destinations resulted in routine foot traffic from east to west with pedestrians climbing the Applebee’s fence on the west side of our residence. We planted bushes and shrubs to deter this activity for security and maintenance reasons. The hedge row curves away from the house to influence any fence climbers to do so farthest from our house and the south and west windows. This has reduced the known incidence of people going through the yard and climbing the fence.

2. That the literal interpretation of the provision of the Springdale Code of Ordinances would deprive the applicant of rights commonly enjoyed by other properties in the same district.

The location on the lot for the residence provided a large side yard, but underground utilities run the length of the property on the west side of the lot, as well as the north side of the lot, with a utility junction box in the northwest corner. Because of the utility locations, any future in-ground pool could only be located towards the southwest corner of the residence, with some of the pool located to the south of the house front. We are planning a 5’ fence that follows the hedge row, but would extend left of center of the front of the house to meet the west fence of Applebee’s. We ask for the variance to the 36” fence height in front of the residence (required by Sec. 2 Residential districts in general, 2.3 Fences, walls and hedges on residential lots) so that the height meets the minimum 48” height for enclosures (Sec. 91-67) required by ordinance for water in excess of 24”, while also deterring foot traffic by having a 5’ fence height the length of the fence. Access to the front door would be unimpeded by newly installed fence.

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

The adjustments to our lot occurred prior to our construction and after. The widening of 40th Street resulted in a narrow strip of land being taken from 3904 Mayes and 3903 Mayes, and the lot in between, so that the property at 40th and Sunset could remain a commercial property. When Applebee’s was constructed, the gas lines were moved to the east, running north/south along our west property line. This resulted in a narrowing of our lot’s use. In the last couple of years, OzarksGo added fiber optic lines on the north end of our property as well as the west end of our property, further reducing the available space for a future in-ground pool.
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*

Applicant Signature*

Property Owner 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 )
County of Washington ) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 13 day of

April, 2021.

Notary Public
FILE NO. B21-38
APPLICANT: Allen & Marjorie Hignite
REQUEST: Variance - Deviation of fence height requirement from 3' to 5'

PLANNING COMMISSION MEETING
May 4, 2021
APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Matthew Boring; Jessica Boring

Applicant's Mailing Address:
5286 N. Graham Rd.
Springdale, AR 72762

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

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

Address of Variance Request: 5286 N. Graham Rd. Springdale, AR 72762

Zoning District: A-1

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation (If the Property Owner will not be present at the meeting.)
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. 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.

Variance for deviation of paved access requirement with a two year Bill of Assurance

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):

I am sharing an easement to get to the property I own and would like to build on.

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):

Building of my home, the cost of $160,000 dollars I costs spent for a builder.

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):

Because of tender lot split
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  )  ss.
County of Washington )

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

Notary Public

JACOB G. BARNES
Notary Public - Arkansas
Washington County
Commission # 12350678
My Commission Expires Sep 14, 2026
Mr. Reid was present on behalf of his client to answer any questions or comments.

Ms. Christie said that this is a 15 acre tract that will be divided into three lots; one tandem lot in the back. She asked if the access was paved all the way to the back lot.

Mr. Reid said that it was; it is concrete.

Mr. Tom Joseph with Griffin Real Estate said that the concrete goes all the way from the entrance gate all the way to the tandem lot.

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

Ms. Mary Michaeletto(?) spoke. She said she tried to build a house some years ago and was told she couldn't because she did not have enough frontage. She said that the Duggar's land doesn't have enough and wanted to know how they could build on that property.

Ms. Christie said that is why they are asking for a tandem lot because that will allow them to build on the back tract.

Ms. Michaeletto said that she didn't think that it was fair to allow the Duggars to build when she couldn't.

Ms. Christie asked her if she had asked for a variance.

Ms. Michaeletto said that they have four acres but she doesn't know the frontage.

Ms. Christie said that she needs to ask for a variance and she would be able to keep the A-1 designation.

Mr. Covert asked if there were any others with questions or comments.

There were none.

Ms. Mueller called for the vote.

**VOTE:**

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

**NO:** None

The Conditional Use for a tandem lot split was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, July 28, 2020 at 6:00 p.m.
FILE NO. B21-39
APPLICANT: Mathew & Jessica Boring
REQUEST: Variance - Deviation of paving requirements

PUBLIC HEARING SIGN POSTED PRIOR/ON: 04/23/2021
PUBLIC HEARING SIGN POSTED BY: RB
PUBLIC HEARING SIGN LOCATION

PLANNING COMMISSION MEETING
May 4, 2021
APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Omar Cortes-Pias

Applicant's Mailing Address:
3934 Serene St.
Springdale AR 72764

Property Owner's Name
(If different from Applicant): Omar Cortes-Pias

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

Street Address or P.O. Box
City, State & Zip Code

Address of Variance Request: 3934 Serene St. Springdale, AR 72764

Zoning District: SF-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: 30' Side: 8' Back: 20'
(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 would like to build a porch with a roof by the backyard sliding door to protect the door from the weather.

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):**
   
   Not having any roof or cover by the sliding door is causing a lot of humidity indoors. **The covered porch would protect from rain causing moisture.**

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

   
   
   
   

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**
   
   The property is in a flood zone, we are working on drain installing proper drainage to help with the damage. This may help. The flood zone takes away from the value of the property. I believe adding this covered porch would add value.
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 of 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 14 day of April, 2021.

DEBBIE A. POWDERS
OFFICIAL SEAL - NOTARY PUBLIC
WASHINGTON COUNTY ARKANSAS
COMMISSION # 12402005
MY COMMISSION EXPIRES 12-10-2024

354
FILE NO. B21-41

APPLICANT: Omar Cortes-Rios

REQUEST: Variance - Deviation of side setback from 8' to 5'

Public Hearing Sign Posted Prior/On: 04/23/2021
Public Hearing Sign Posted By: RB

Public Hearing Sign Location
Huey & Betty Couch  
2676 McRay Avenue  
Springdale, AR 72762  

Subject: **Waiver of Sidewalk Requirement**  
Location: **2675 N. 56st Street, Springdale, AR 72762**

- **New house under construction**, located some **600 feet off the road**  
  - on the east side of N. 56th street

- **House being built is on an 8 acre plot** with **330 foot frontage** to N. 56th

- **No sidewalks currently exist on N. 56th** except in front of Vicenza Villa, 1670 N 56 street, and at the Saddle Ridge Cul-de-sac

- Previously my son, James Brent Couch, built on 2 acres at the back of the property I am currently on - and he was granted a **Waiver of Sidewalk Requirement** for his house

Thanks for your consideration.

Huey & Betty Couch
FILE NO. W21-05
APPLICANT: Huey & Betty Couch
REQUEST: Waiver of sidewalk requirement
Waiver of sidewalk 8246 W Wagon Wheel Rd

Wendall Adams <adamswld@yahoo.com>

You replied to this message on 4/23/2021 1:47 PM.

Sent: Fri 4/23/2021 1:46 PM
To: stromburg@springdalear.gov

To whom it may concern: This request is to be placed on the agenda for the next city council meeting for the purpose of waiving the sidewalk at 8246 W Wagon Wheel Rd for Scott and Cheryl Scruton, property owners.

To become more familiar with the situation, a visit to the location may be helpful.

Thanks for your consideration of the matter.

Wendall Adams, Adams Investments of NWA, LLC 1-479-841-8686

Sent from my iPhone
FILE NO. W21-06
APPLICANT: Wendall Adams
REQUEST: Waiver of sidewalk requirement