I. Pre-Meeting Activities
   Pledge of Allegiance
   Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes September 7, 2021

V. Tabled Items

A. L21-29 Office/Warehouse – Hwy 112 & Marchant Road
   Northwest corner of Hwy 112 and Marchant Road
   B21-82 Variance for deviation of Commercial Design Standards
   (A) Entrances
   (B) Parking lot orientation
   (C) Structure back and sides
   (D) Pedestrian Flow
   (E) Central features and community spaces
   (F) Landscaping
   (G) Screening
   W21-15 Waiver of street improvements for Marchant Road
   Presented by Crafton Tull

B. L21-30 Wagon Wheel Storage
   3652 Wagon Wheel Road
   B21-81 Variance for deviation of Commercial Design Standards
   (A) Entrances
   (B) Parking lot orientation
   (C) Structure back and sides
   (D) Pedestrian Flow
   (E) Central features and community spaces
   (F) Facades and exterior walls
   (G) Detail features
   (H) Roofs
   (I) Materials and colors
   (J) Landscaping
   (K) Screening
   W21-13 Waiver of street improvements for Wildwood Lane
   Presented by Crafton Tull
C. B21-70  **Marco and Angela Valdez**  
3027 Shiraz Lane  
Variance for deviation of rear setback from 20' to 10'  
Presented by Marco Valdez and Jasmin Acosta

VI.  **Public Hearing – Rezoning**

A. R21-54  **Kids Spot, LLC**  
724 Deaver Street  
From Campus Type 1 to Neighborhood Center Type 2  
Presented by McClelland Consulting Engineers

B. R21-55  **Connie Burnett (UStorage Elm Springs Road)**  
5324 Elm Springs Road  
From A-1 to C-5  
Presented by Earthplan Design Alternative (EDA)

VII.  **Public Hearing – Conditional Use**

A. C21-27  **Tim and Jo Anna Rueda (Yuliana Cuevas)**  
3360 North Thompson Street  
Use Unit 41 (Automobile Sales) in a C-2  
Presented by Yuliana Cuevas and Gildardo Contreras

B. C21-28  **Ferguson-Sunset LTD (Elevated Auto Spa)**  
855 Clayton Street  
Use unit 41 (Automobile Sales) in a C-2  
Presented by Danny Debenhan

C. C21-29  **Barry and Stephanie Bryant**  
5962 West County Line Road  
Tandem lot in an A-1  
Presented by Barry and Stephanie Bryant

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

A. PP21-15  **The Peaks at Springdale Phase II**  
1418 Cooper Drive  
Presented by Crafton Tull
IX. Large Scale Developments

A. L21-23 Chad Reed Storage
570 West County Line Road

B21-86 Variance for deviation of Commercial Design Standards
(A) Entrances
(B) Pedestrian Flow
(C) Central Features and Community Spaces
(D) Facades and Exterior Walls
(E) Detail Features
(F) Roofs
(G) Entryways
(H) Lighting
Presented by Swope Engineering and Chad Reed

B. L21-25 Greystone Storage
1790 East Hwy 264

B21-72 Variance for deviation of Commercial Design Standards
(A) Central Features
(B) Foundation landscaping
(C) Screening
(D) Detail features
(E) Materials
(F) Roofs
Presented by Expedient Civil Engineering

C. L21-32 Aspen Park Building C (LSD Modification of L20-06)
TABLED
350 East Robinson Avenue
PER STAFF Presented by Bates and Associates

D. L21-33 Berryfield Apartments Phase II
TABLED
2353 Lowell Road
PER STAFF Presented by Michael Mitchelson

X. Board of Adjustment

A. B21-72 Greystone Storage
1790 East Hwy 264
Variance for deviation of Commercial Design Standards
(A) Central Features
(B) Foundation landscaping
(C) Screening
(D) Detail features
(E) Materials
(F) Roofs
Presented by Expedient Civil Engineering
B. B21-78  **Kacper Lastowiecki**  
117 Pursell Street  
Deviation of required parking spaces from four to two  
Presented by Kacper Lastowiecki

C. B21-79  **Diana Gandert**  
1805 Watson Avenue  
Variance for deviation of driveway requirements – expanding west toward front door  
Presented by Diana Gandert and Dale Baughman

D. B21-80  **Isabel Delgado & Luis Alverenga**  
2975 East Robinson Avenue  
Variance for deviation from utility requirement  
Presented by Isabel Delgado & Luis Alverenga

E. B21-81  **SPE for Ivan LLC & SPE for Chris LLC (Wagon Wheel Storage L21-30)**  
3652 Wagon Wheel Road  
Variance for deviation of Commercial Design Standards  
(A) Entrances  
(B) Parking lot orientation  
(C) Structure back and sides  
(D) Pedestrian Flow  
(E) Central features and community spaces  
(F) Facades and exterior walls  
(G) Detail features  
(H) Roofs  
(I) Materials and colors  
(J) Landscaping  
(K) Screening  
Presented by Crafton Tull

F. B21-82  **Arnold Hollingsworth (Hwy 112 & Marchant Rd. Office/Warehouse L21-29)**  
NW corner of Hwy 112 and Marchant Road  
Variance for deviation of Commercial Design Standards  
(A) Entrances  
(B) Parking lot orientation  
(C) Structure back and sides  
(D) Pedestrian Flow  
(E) Central features and community spaces  
(F) Landscaping  
(G) Screening  
Presented by Crafton Tull

G. B21-83  **William and Julia Hamilton**  
506 Lakeview Drive  
Variance for deviation of rear setback from 20' to 5'  
Presented by William and Julia Hamilton
H. B21-84  **Jake Norton**  
4056 Kings Place  
Variance for deviation of minimum separation for horseshow driveway  
From 150' to 100'  
Presented by Jake Norton  

I. B21-85  **Renita Ward**  
810 Morrison Place  
Variance for deviation of front setback from 30' to 5' and rear setback  
from 20' to 5  
Presented by Renita Ward  

J. B21-86  **Chad and Claire Reed**  
570 West County Line Road  
Variance for deviation of Commercial Design Standards  
(A) Entrances  
(B) Pedestrian Flow  
(C) Central Features and Community Spaces  
(D) Facades and Exterior Walls  
(E) Detail Features  
(F) Roofs  
(G) Entryways  
(H) Lighting  
Presented by Swope Engineering and Chad Reed  

K. B21-87  **Sam's Real Estate Business Trust (Andy's Frozen Custard)**  
1325 S Gene George Blvd.  
Variance for deviation of minimum driveway separation  
Presented by Anderson Engineering  

L. B21-88  **Sam's Real Estate Business Trust (Andy's Frozen Custard)**  
1325 S Gene George Blvd.  
Variance for deviation of Commercial Design Standards  
(A) Building Foundation Landscaping  
Presented by Anderson Engineering  

M. B21-89  **Cynthia Salazar**  
1904 Melissa Lane  
Variance for deviation of driveway requirements – expanding west  
toward front door  
Presented by Cynthia Salazar  

XI.  **Waivers**  

A. W21-13  **Wagon Wheel Storage**  
3652 Wagon Wheel Road  
Waiver of street improvements for Wildwood Lane  
Presented by Crafton Tull
B. W21-15  **Office/Warehouse – Hwy 112 & Marchant Road**  
NW corner of Hwy 112 and Marchant Road  
Waiver of street improvements for Marchant Road  
Presented by Crafton Tull

C. W21-16  **Casey's General Store**  
Northeast corner of East Robinson and Oriole Street  
Waiver of sidewalk requirements  
Presented by Morrison Shipley

XII.  **Planning Director's Report**

XIII.  **Adjourn**
The Springdale Planning Commission met in regular session on Tuesday, September 7, 2021 at 5:00 p.m. in the Wayne Hyden Training Room A205 in the Criminal Justice Building. It should be noted at this time that the meeting was also via Zoom.

Prior to the meeting being called to order, Chairman Kevin 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
Gary Compton
Roy Covert – Vice-Chairman
Shannon Mueller
Kevin Parsley – Chairman
Ben Peters – Secretary-via Zoom
Dale Tyler

Also in attendance were Patsy Christie, Director of Planning and Community Development, Rick Barry, Assistant Director, Ms. Sharon Tromburg, Planning Technician and Taylor Samples, Assistant City Attorney.

Commissioner Payton Parker was absent and Commissioner James David arrived at 5:25 p.m.

Commissioner Compton moved to accept the August 2021 minutes. Commissioner Covert seconded the motion. By a voice vote of all ayes and no nays the August 2021 minutes were approved unanimously.

Table Items

A. R21-47

**Adam's Family Properties, LLC**

3357 Habberton Road

From A-1 to SF-3

Presented by Expedient Civil Engineering

Mr. Jason Ingalls was present on behalf of his client to answer any questions or comments. He said that a large portion of the property is in the flood plain and they are requesting an SF-3 as that it is allows more affordable homes.

Mr. Parsley asked for Staff comments.

Ms. Christie said the original request for this property was for a Planned Unit Development. She further stated that after meeting with the developer they opted to come back and ask for an SF-3 designation.

The adopted Comprehensive Land Use Plan indicates medium 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:**

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

**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, September 28, 2021 at 6:00 p.m. in Council Chambers

B. R21-48 Arnold and Lorene Hollingsworth
Northwest corner of Hwy. 112 & Marchant Road
From A-1 to C-4 and C-5
Presented by Crafton Tull

Ms. Rachel Taylor with Crafton Tull was present on behalf of her client to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie asked what Use Units her client wanted in the C-4 zoning.

Ms. Taylor said they were proposing a mix of offices and warehouse.

Ms. Christie said that she was asking for a Use Unit 16 and a Use Unit 21 as the only allowed Use Units for the C-4. Ms. Christie pointed out that the letter sent to the adjacent property owners listed several Use Units.

Ms. Taylor said that that was correct because they were trying to cover all their bases but after conferring with the developer it was decided Use Unit 16 and 21 were the best fit for the area.
Ms. Christie stated for the record that the C-4 portion of the rezoning is just for Use Units 16 and 21.

Ms. Taylor said that was correct.
Ms. Christie said that the C-5 uses are 1, 4, 5, 16, 17, 18, 19, 20, 21, 27 and 36, 42, and 45 which are all permitted uses.

Ms. Christie said that the rezoning request is recommended for approval.

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: Compton, Covert, Mueller, Parsley, Peters, 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, September 28, 2021 at 6:00 p.m. in Council Chambers

It was decided to go ahead and hear the Large Scale associated with this rezoning.

A. L21-29 Mixed Use – Hwy 112 & Marchant Road
Northwest corner of Hwy 112 and Marchant Road
Presented by Crafton Tull

Ms. Taylor with Crafton Tull was present to answer any questions.

Ms. Christie said that the first comment is that they are going to have to have the C-4 Use Units 16 and 21 on the large scale.

Ms. Taylor said that the developer wants to put four buildings on this property and will add in associated water and sewer, parking, infrastructure as well as a storm water pond to treat excess runoff.

Mr. Barry read the Staff comments for Planning and Ms. Katy Hollingshead read the Engineering Comments.

Planning Comments:
1. Submit Auto Cad and PDF files at time of resubmission. (standard comment)
2. A written response to all comments is required with resubmission. (standard comment)
3. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed
Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.

4. *For variance app* - please sign and date the application, as there are currently no signatures.

5. Have there been any final decisions made on what the intended zonings will be for this property? The cover page is currently showing C-4 and C-5.

6. Please remove the term "Mixed Use" from the plan set, as this is not a mixed use project.

7. This Large Scale Development Plan has been given the number L21-29. This number should be placed on the plan set and all future correspondence and plats pertaining to this large-scale development. (standard comment)

8. There appear to be some gaps in perimeter landscaping along north side of the property.

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

10. Please include a lighting plan.

11. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)

**Commercial Design Standards Comments**

1. Front, side, and rear elevations are required. Elevations shall include type and color of materials used, foundation landscaping, and any architectural features used to comply with the Commercial Design Standards.

2. No more than 60% of the off street parking area for the entire property can be located between the front façade within the front yard of the principal building and the primary abutting street unless the building and/or parking lots are screened from view by outlot development (i.e. restaurants) and additional tree plantings and/or berms.
   a. Variance requested

3. Where a façade faces adjacent residential uses or an area on the Comprehensive Land Use Plan designated for residential use an earthen berm shall be installed, no less than 6’ in height containing at a minimum a double row of evergreen or deciduous trees planted at a 15’ interval plus all landscaping requirements set forth in Chapter 56 of the Springdale Code of Ordinance.
   a. Variance requested

4. Internal pedestrian walkways shall connect focal points of pedestrian activity and shall feature landscaped areas along no less than 50% of their length.
   a. Variance requested

5. A 5’ wide sidewalk along the full length of the building along any side that features a customer entrance is required. This sidewalk shall be setback from the building foundation at least 6’ to provide areas for foundation landscaping.
   a. Variance requested

6. Foundation landscaping is required.
a. Variance requested
7. Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.
   a. Please see commercial design standards for allowable amenities and indicate how the items provided will contribute to the enhancement of community and public spaces.
8. Submit a unified lighting plan per Springdale Commercial Design Standards.

Ms. Christie referred to the Variance request Mr. Barry mentioned. She said it can't be heard as it was not signed nor was the $75.00 application fee paid.

Ms. Hollingshead read the Engineering Comments.

**Engineering Summary:**
**Pending waiver of street improvements**

Engineering Summary:
- Buildings should be 50' from the top of the pond
- Submit maintenance plan for the pond
- Submit filed drainage easement
- Show details for landscape wall
- Replace culvert under Marchant with appropriately sized RCP
- Add note that pond will be sodded from normal WSE to 100 year WSE
- Submit Grading Permit Application
- Show improvements to Marchant Road**
- Show existing and proposed streetlights for both streets**
- Public streetlights should be within ROW

**Engineering Comments:**
1. Chapter 106 – Stormwater Drainage
   - Permanent Lake:
     - Maximum limits of ponding shall be no closer than 50' horizontal from any building, please show 50' building setback from top of pond.
     - Submit maintenance plan – must include aeration, short and long term maintenance activities, and state who is responsible for those activities.
     - Submit Drainage Easement for review before signing/filing.
     - Show details for landscape wall.
     - Replace undersized culvert under Marchant with appropriately sized RCP.
     - Add note that pond shall be sodded to the 100 year WSE (from top of normal WSE).

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.

- Submit Grading Permit package
  - Grading Permit Application
  - $500 fee
  - Notice of Coverage
  - SWPPP
  - Proposed Truck Route

3. Chapter 110 – Streets, Sidewalks and Other Public Places
   (Ord. No. 3258, § 1, 11-12-02)
   - **110.31** - Sidewalks are required one-foot (1’) inside the right-of-way line.
   - **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.
     - Show improvements to Marchant Road (pending waiver).
     - Provide pedestrian connections to Highway 112.

4. Chapter 112 – Subdivisions
   (Code 1973, § 30-1)
   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.
     - Private drive and future drive must comply with the MSP.

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

There were none.

Mr. Parsley stated that it was really hard for him to approve something with so many variances that can't be heard tonight.

Ms. Christie said that the Commission was about to vote on a plan that without the variances doesn't meet the requirements. She said that it is usually better if they vote on everything at one time.

Mr. Parsley asked if they would be willing to table the large scale.

Ms. Taylor said that they were.

It was decided to table the large scale until it could be heard with the variances.

C. R21-49 John H. Hendricks’ Properties, LLC
Mr. Jorge DeQuesne with Blew and Associates was present on behalf of his client to answer any questions or comments. He said that the developer is looking to do a multi-family project which hasn’t been submitted but wants to move forward with the rezoning request.
Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Medium 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.

- 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.

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

Ms. Kathy Fields read a statement as follows:
Mr. Covert called for the vote.

VOTE:

YES: Covert, Mueller, Parsley, Peters, Tyler, Compton

NO: Austin

ABSTAIN: David

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

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, September 28, 2021 at 6:00 p.m. in Council Chambers

D. C21-14 Jose Martinez Sandoval
  3805 Kelley Avenue
  Use Unit 44 (Mobile Vending) in C-2

B21-75 Variance for deviation from utility requirement
  Presented by Stephanie Guevara

Mr. Sandoval and Ms. Guevara were present to answer questions or comments. Ms. Guevara said that they got a utility pole placed for their electricity and they are still working on the water portion for the food trailer. She said that Mr. Sandoval has a friend that has a restaurant and he told Mr. Sandoval that he could dispose of the used cooking oil at his restaurant.

Ms. Christie asked if they had the health department approval to take the used cooking oil to another restaurant for disposal.

Ms. Guevara said they did not and they needed guidance as to how to dispose of it.

Ms. Christie said that that is a health department regulation. She asked where they were going to dispose the waste water.

Ms. Guevara said it would be at the same restaurant.

Ms. Christie said that they would not be able to do that so they need to come up with a plan to dispose the used water.
Ms. Christie said if they were getting a separate pole set for the utilities so that they can plug in to electric.

Ms. Guevara said that it is already done. She said it was inspected by the City.

Ms. Christie asked what their water source would be.

Ms. Guevara said that they are still working on it.

Ms. Christie asked how many parking spaces they had for the site, outside the fence.

Ms. Guevara said that there would be seven.

Ms. Christie said that there are still too many unanswered questions to really move forward with this request. Ms. Christie said that she really hates to recommend approval because Staff still doesn't know how they are going to handle the disposal of the used oil and water. She further stated that they need to get Health Department approval as to how to dispose of the waste. She recommended that they table this again and re-notify the adjacent property owners.

Mr. Stith advised Ms. Guevara that they would need to check with the water and sewer department regarding the water disposal as they must also approve it.

This request was tabled.

E. C21-19  
Cook's Berry Park, LLC  
Hewitt Springs Road, north of Hwy 412 E  
Tandem Lot split in Planning Area  
Presented by Randy Cook

This item was tabled per the applicant.

F. L21-27  
Cards Recycling  
1609 Old Missouri Road  
Presented by McClelland Consulting Engineers, Inc.

Mr. Chris Bakunus with McClelland Consulting Engineers, Inc. and two of the owners were present to answer any questions or comments.

Ms. Christie said that there were several questions last month regarding this Large Scale. She asked if Mr. Bakunus if he would like to go over some of the questions from last month.

Mr. Bakunus said it is a multi-phase development with the first phase will focus on a waste and recycling transfer station for use by Cards and the public. Waste and recyclables will be brought on site. The recyclables will be stored and then sold to third parties. Waste will be collected and transferred out to landfills. All handling of and storage of waste and recyclables will be transferred off site within twenty four (24) hours.
from the time it reaches the facility. It required by the permit and it also mitigates odors and pests. The tipping floor will be cleaned on a weekly schedule. There will a perimeter fence around the property. The hours of operation will be from 8:00 a.m. to 4:00 p.m. Monday through Saturday. The facility in phase one will staff approximately eight (8) employees. Phase one will include employee facilities in the scale house located adjacent to the transfer station. Additional landscaping material has been added along the perimeter and interior to meet code and better provide a buffer for adjacent properties. There was some concern at last month’s meeting regarding the facility on Johnson and although there wasn’t a citation issued Cards wants to be pro-active and plans to add a screening fence and enlarge their parking lot and add additional paving for their equipment.

He said that phase two will include an office building and a truck shop which will meet the intent of the Commercial Design Standards.

He said that a variance has been requested to allow the scale house to be located within fifty (50) foot boundary of the retention pond. The structure will be elevated on a concrete slab.

Ms. Christie said that the variance is not something that the Planning Commission hears and that the Engineering Department will have to make a decision.

Ms. Hollingshead said that Engineering does not take a stand against what the Ordinance is.

Ms. Christie said that it will have to be worked out between Engineering and the developer. She said she understood Mr. Bakunus to say that the structure will be above the height of the berm.

Mr. Bakunus said that was correct.

Ms. Christie asked Mr. Samples how the Planning Commission needs to proceed since they don’t hear this type of variance request.

Mr. Samples wanted to know what exactly was the request.

Ms. Christie said that the structure will encroach on the fifty (50) setback.

Ms. Hollingshead said it is required 50 and Cards has 26 feet for their structure.

Mr. Bakunus withdrew the variance.

Ms. Hollingshead continued with the Engineering comments.
1. Submit a filed drainage easement for the pond
2. A maintenance plan for the pond
3. Submit the grading permit application
4. Any public streetlight should be in the right—of-way.

Mr. Barry continued with the Planning Comments.
1. In the "Detail Sheets" please provide the following:
   a. Show the typical dimensions for regular parking, (9’ x 19’).
   b. Show the typical dimensions for handicapped parking, (11’ x 19’).
   c. Show the width of the handicapped access area, (5’ min.).
   d. Show the details of the handicapped parking signs.
   e. Need to show details of handicapped ramps.

2. All storage areas are to be paved or chip sealed. (standard comment)

3. Frontage and perimeter landscaping is required in accordance with Chapter 56.
   a. In the event that this is to be included with phase 2, applicant must provide bond
      until the time comes that phase 2 is applied for with full landscaping plan. Full
      landscaping plan for current phase will need to be provided in order to indicate the
      correct amount for which to bond.

4. Interior parking area landscaping is required in accordance with Chapter 56. Show the
   total area of the parking lot, the percentage of landscaping required and the percentage
   of landscaping provided include a drawing that identifies all areas included in the
   calculations.

5. An automatic or other irrigation system shall be required for all landscaped areas. Show
   irrigation system or location of hose bibs.

6. Landscaping must be guaranteed for two years.

7. Show the street centerline.

8. This development must comply with the City of Springdale Commercial Design Standards
   or a variance is required. Front, side, and rear elevations, lighting plan, and a written
   response to design standards comments are required at the time of resubmission (3 copies). See attached design standard comments. (standard comment)

9. This development must comply with the City of Springdale Commercial Design Standards
   or a variance is required. Front, side, and rear elevations, lighting plan, and a written
   response to design standards comments are required at the time of resubmission (3 copies). See attached design standard comments. (standard comment)

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

Mr. James Pickney with Imperial Food and Coffee, which is adjacent to the Cards large
scale, said that he was against because of the possibility of rodents, stench and dust.
He said that he is against it for those reasons.

Mr. Covert moved to approve the large scale subject to Staff comments. Mr. Compton
seconded the motion.

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

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

Public Hearing – Rezoning

A.  R21-50  Taqueria M. Guanajuato, LLC & Benigno Morales
     1019 West Sunset
From C-2 to C-5  
Presented by Expedient Civil Engineering

Mr. Jason Ingalls with Expedient Civil Engineering was present on behalf of his client to answer any questions or comments. He said that the applicant is wishing to remodel the existing structure on the property and put in a drive-thru.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates commercial use.

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

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

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

Mr. Danny Wright with the Springdale Police Department spoke. He said the only issue that could possibly pose a problem the C-5 zoning would allow for entertainment.

Mr. Ingalls said that the drive through is what drives it to be a C-5.

Mr. Covert called for the vote.

**VOTE:**

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

The rezoning was approved by a vote of six (6) yes and two (2) no.

Mr. Ingalls asked if they Planning Commission could go ahead and hear his variance as he has another Planning Commission to go to.

**G. B21-71**  
**Gus Roofing**  
4211 Dixie Industrial Avenue  
Variance for deviation of driveway separation from 150' to 116'  
Presented by Expedient Civil Engineering
Mr. Jason Ingalls was present on behalf of his client to answer any questions or comments. He said that this project had already been approved however; they failed to asked for a variance for a driveway separation.

Mr. Parsley asked for Staff comments.

Ms. Christie said that Staff had none.

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

NO: None

The variance was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the rezoning Ordinance that will go to Council on Tuesday, September 28, 2021 at 6:00 p.m. in the Wayne Hyden Training Room, Room A205 in the Criminal Justice Building.

B. R21-51 Mae Etta Mathews Revocable Trust
5515 E. Hwy 264
From SF-1 to C-2
Presented by Mike Overton

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

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates commercial uses.

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

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

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

There were none.

Mr. Covert called for the vote.

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

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the rezoning Ordinance that will go to Council on Tuesday, September 28, 2021 at 6:00 p.m. in the Wayne Hyden Training Room, Room A205 in the Criminal Justice Building.

C. **R21-52**

**Springdale Public Facilities Board**
**Portion of parcel 815-22505-172, 2284 E. Emma Ave**
**From A-1 to I-3**
**Presented by Engineering Services, Inc.**

Mr. Jason Appel, with Engineering Services, Inc., was present on behalf of his client to answer any questions or comments. He said that it was approximately 4/10 of an acre.

Mr. Parsley asked for Staff comments.

Ms. Christie said that this property was purchased by the Public Facilities Board after the other property was acquired.

She then read the Staff comments.

The adopted Comprehensive Land Use Plan indicates commercial use.

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

- Encourage the development of industries that further diversify and stabilize the City’s economic base that are compatible to the labor force, raw materials and industrial climate and provide space for new and expanding high technology industries with low environmental impact.
✓ Assure adequate land allocation for industrial growth protected from encroachment by non-industrial use.

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

There were none.

Mr. Covert called for the vote.

VOTE:

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

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the rezoning Ordinance that will go to Council on Tuesday, September 28, 2021 at 6:00 p.m. in the Wayne Hyden Training Room, Room A205 in the Criminal Justice Building.

D. R21-53 Mustafa Obeidat, Kimberly Donnell, Gina & Lynn Roberts
1.0 acres of the SE corner of 21-00126-000 at 4973 N. Graham Rd.
From A-1 to SF-2
Presented by Mustafa Obediat, Kimberly Donnell

Mr. Mustafa was present 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 use.

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

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

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

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the rezoning Ordinance that will go to Council on Tuesday, September 28, 2021 at 6:00 p.m. in the Wayne Hyden Training Room, Room A205 in the Criminal Justice Building.

**Public Hearing – Conditional Use**

A. **C21-20** Brothers Rentals, LLC
   1815 Bitter Lane
   Use Unit 4 (Cultural, recreational and health facilities) in SF-2
   Presented by Zachary Brothers

The following will be a verbatim account for the conditional use request.

Mr. Parsley: C21-20 Brothers Rentals, LLC 1815 Bitter Lane, Use Unit 4 (Cultural, Recreational and health facilities) in an SF-2 presented by Zachary Brothers.

Mr. Brothers: Hello, my name is Zak Brothers, 222 West Allen Avenue, Springdale. Long term Springdale resident and I have lived in Northwest Arkansas for 40 years. I have a statement that will take about 2 1/2 minutes:

Northwest Arkansas is being called the Mountain Biking capital of the world and in reference to our mountain biking trails; industries insiders are using words like mecca, Disneyland and gold. They are calling our area mountain biking landscape much like a ski town is out west only we will be riding for all four seasons.

A lot of this is, thanks to a group call Oz trails, an entity that develops trails across northwest Arkansas. The Oz trail in Springdale is right over here on Fitzgerald Mountain. Fitzgerald Mountain I pulled from the Oz Trail website where you will find ribbons of dirt punctuated by stretches of boulders that have been expertly knit together in these swelling waves of trails. I think that is all pretty exciting. This is leads to my Conditional Use request.

My partners and I have purchased a six acre parcel on Fitzgerald Mountain that has two of amazing Oz Trail crossing the property. I am requesting a Conditional Use approval for a primitive camp ground. I have interviewed many mountain bikers recently and they say that there is a need for more camping near the trails. They say that most mountain bikers that visit the area camp at Blowing Springs in Bella Vista or Polar in Bentonville and I would like to offer a camping option right here in Springdale at Fitzgerald Mountain.

I believe that this piece of land is not just a good fit but a great fit for this campground. A paved lane terminates on this property. The flat gravel area, where I have already designated two parking spots that are large enough to accommodate a camper van that
many bikers are using these days; there is also room for additional parking spots on the
south side of Bitter Lane.
I have developed a trail that connects the parking to the Butterfield Mountain Bike Trail
which is the first of two Fitzgerald Mountain Bike Trails that goes across the property. I
have communicated with the project manager at Oz Trails, who gave his blessings to
connect to the trail and wished me luck with this endeavor.
I have developed the first two camp sites next to the trails using native stones and pine
needles all sourced from the property. Another fantastic plus for this project, the rest
room facility at Bayyari Park and pavilion is only about a quarter mile away vis the
Butterfield Trail.
Thank you for your consideration of this Conditional Use for this property for this project.

Mr. Parsley: Staff Comments.

Ms. Christie: This is a totally unique project that we have never looked at in this area
before.

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.

N/A Utilities, with reference to locations, availability and compatibility.

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

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

N/A 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 with the following conditions: Addendum to Application for Conditional Use for Zach Brothers / 1815 Bitter Lane

Description of conditional use sought:

A primitive campground (no water or electric service to include):

1. 2 large parking spots (20’ x 20) that will accommodate an RV up to 30’ (estimate up to 6 people per vehicle).
2. 6 additional reserved parking spots (12’ x 20’).
3. 8 tent camp sites approximately 10’ x 12 (estimate up to 6 people per site)
4. 1 grassy "group camp" area for tents (120 x 145’). All paid parking comes with complimentary access to this area, but the expectations is that guests paying for large spots will typically stay in their RV, and some of the guests paying for parking will reserve tent sites. If all guests paying for parking use the group camp, this will put 8 groups of up to 6 in this area (up to 48 people). This area will also be available for up to 6 more groups who hike in or ride in (up to 36 additional people). A full group camp scenario (unlikely) would mean 14 groups have tents pitched. The field is 17,400 SF, and this would give each group 1,242 SF.

Summary: Primitive campground consisting of parking and camping with a Max of 84 people.

Ms. Christie: You are proposing off street parking spaces for eight vehicles?

Mr. Brothers: Six additional vehicles.

Ms. Christie: Six additional vehicles. You are not providing any water or electricity or anything like that?

Mr. Brothers: Correct.

Ms. Christie: All of the campers will have to bring their own and you indicated that the facilities are at Bayyari Park which is at the other end of the trail.

Mr. Brothers: Quarter of a mile away via the trail.

Ms. Christie: No Screening is required. You have some primitive signs to put on the site itself that says parking areas. You don’t propose any other signs.

Mr. Brothers: Correct. Just signs on the property that I already placed.

Ms. Christie: No signs on the street.

Mr. Brothers: Correct
Ms. Christie: Generally it is compatible with this area in its primitive state. I think this something that we will have to try to see if it is going to work. We have some comments that have been received and I believe that you have got a couple of them in your packet from residents at 1852 Dodd Avenue. I can read those into the record or you all can stipulate the ones that were submitted in your packet will be put into the record itself. Those two are in opposition and we received another one this afternoon from a resident at 1840 Dodd Avenue and we can, I believe those were put on the table for you tonight. Do you want me to read these?

Mr. Parsley: They can go directly into the record.

Ms. Christie: Is everybody good with that? O.K.

To Whom It May Concern:

We live at 1840 Dodd Ave, Springdale, AR 72764-1963 and have been here 20 years. Our property is up against the property at 1815 Bitter Lane that is seeking a conditional use for a “primitive” campground. We reject that idea!

Though I’m sure that the owners of 1815 think this is a good use of their property because of the Fitzgerald Mountain Trailway, we would like to state the obvious that this area is still a residential area and not a park or wilderness area. Residential areas have regulations that have to be followed otherwise other people’s properties are put in jeopardy and their values decline. This means the tax assessments on properties surrounding the “primitive” campground will have a lower tax revenue for the county and city. There is also a heightened concern in our neighborhood of the possibility of out of control fires from campfires. Which according to the websites listed below is one of the main causes for wildfires.

Websites:
https://www.fs.usda.gov/detail/ouachita/recreation/camping-cabins/?cid=fseprd727994
and https://www.nps.gov/buff

Primitive or also called dispersed camping is done in National wilderness areas, state parks, recreational areas, or RV parks not residential areas. Because this kind of camping usually has no physical facilities:

- No electricity
- No water
- No trash pick-up
- No bathrooms

No electricity means the possibility of camp stoves, lanterns, and/or campfires. Many wildfires are caused by human activity typically escaping from campfires from dispersed campers. Our property is very wooded and is adjacent to these areas of meadows where the campground is asking to operate. So, will they be installing fire for quick response to any fires or putting fire breaks on their property to protect all of our properties?
No bathrooms mean human waste which in normal primitive campgrounds needs to be buried. Human waste also can attract bears. This is a residential area and recently we had to replace an existing septic system and leach field that cost us several thousands of dollars including for permits to meet regulations set forth by lawmakers. Yet, these campers will be permitted to drop their waste wherever they choose? How is that acceptable and yet I needed to have a large enough septic tank and leach field to accommodate the square footage and number of people living in my home? Having no regulated toilet facilities is not sanitary practices for residential areas and this could lead to campers using our and our neighbors' properties to relieve themselves since our properties are more wooded and have more access to privacy. What is going to keep them off of our property? Will it be staffed day and night to monitor these situations? Are they going to build a fence to keep trespassers off of everyone's properties?

And what about no trash service? There is no guarantee that campers will haul their trash out and our properties could be an easy target to get rid of things they don't want to haul out. Who will pay for that clean up?

And who is to say that there won't be squatters once the word is out. And how will you know unless someone is monitoring the campground. Most of the Hipcamps that I have checked on in our area are further out and on property where the owner lives on the property.

So, we respectfully reject the idea of any kind of campground being put at 1815 Bitter Lane. Perhaps if the owner of 1815 Bitter were building tiny houses and meeting all residential regulations and they wanted to Hipcamp or Vrbo them out for the people wishing to use the trails, we might have a different discussion.

Yours respectfully,

Ramona and Steve Latham
Owners and residents of
1840 Dodd Ave, Springdale, AR 72764
The proposed primitive campground is in the city limits of Springdale and should therefore comply with City standards, rules, regulations & codes.

Concerns:

1. Why do we need a primitive campground within 50' of a city street? Are trail users looking for parking closer to the trail? Has the Walton Foundation requested camping facilities to compliment their trail? Fitzgerald trail, in our opinion, is a “day excursion” destination. We have hiked most of the trails and these can be completed within one day. Typically a primitive campground is found in secluded and remote areas. Destinations could be too many miles to complete in one day, needing a waypoint to sleep before arrival to areas with creature comforts. (Examples are campgrounds in the back area of Hobbs State Park, or areas along the Appalachian Trail).

2. No Restroom Facilities. All outdoor public recreational areas that are in Springdale (parks, playgrounds, Razorback Greenway) have a permanent restroom facility with sinks and flush toilets. This proposed campground would be our westerly neighbor. All our other neighbors have toilets with septic systems or are hooked up to city sewer. One area of the campground is marked “group camping”. Where are these campers going to relieve themselves? If Brothers Rentals and Taldo Properties are planning on using portable toilets, that is unacceptable. Portable toilets are typically used as a temporary facility for construction sites or temporary facility for venues that have large crowds. Portable toilets are visibly objectionable, smelly, and draw flies.

3. Fire Safety Concerns. As many as 90 percent of wildland fires in the United States are caused by people, according to the US Department of Interior. Some human-caused fires result from campfires left unattended, the burning of debris, downed power lines, negligently discarded cigarettes and intentional acts of arson. (source: Insurance Information Institute). The campground area closest to Bitter Lane has knee high grass. There is no close access to water, no fire rings, no elevated metal 3-sided grills. The upper campground east of the barn is very close to the woods, with a lot of dead leaves and wood on the ground. Again, there is no close access to water. There is a fire ring, but the wood lying next to the ring would extend beyond the perimeter of the ring when burned. All homes & property surrounding this campground would be threatened if an accident or negligent camper started a fire. Once the fire reaches the wooded area, it will be difficult to extinguish due to trees, rough terrain and bluffs. Who will provide the appropriate sized firewood for campfires & who will supervise these fires? Are campers going to start chopping down nearby trees for their campfire? Again, the Fitzgerald trail system can be seen in a day. No overnight stay is necessary.

4. Insurance & accountability. The upper area of the campground has a portion of the Fitzgerald Trail running directly through the camping area. Where are the boundaries between Brothers LLC / Taldo LLC and the City of Springdale? Who is legally responsible for an accident or fire in this area?
Do both of the above parties have insurance with regard to fire damages or destruction of adjacent property? If so, how much?

5. Zoning. I believe this area is zoned SF-2 (low / medium density single family residential). Where does a public campground with group camping fit in with SF-2 zoning?

6. Attendant & Supervision. Will there be an attendant on site 24 / 7 to supervise and manage guests at the campground? Will quiet hours between 10 pm and 7 am be observed?

7. Registration: It appears one can register on line for camping sites. Who will make sure all are registered guests? We are concerned about transients.

8. Sanitation. We did not see trash containers in the area. Who is responsible for campground sanitation and cleanliness?

In conclusion, it appears that these companies are trying to implement primitive campsites within the SPRINGDALE CITY limits. This proposed campground is NOT in a distant, secluded and primitive area of the country where sleeping facilities are necessary. Any business offering overnight stays should be held accountable to certain "city" standards including a permanent structured restroom facility and close access to drinkable water.

We would encourage Planning Commission members to visit and hike the Fitzgerald trails to see what a beautiful "gem" we have in this area of Springdale. The scenery, birds and wildlife are here to enjoy. The City of Springdale has a responsibility to the Walton Foundation, who donated the Fitzgerald Trail, and the citizens of Springdale to set and maintain certain standards within their city limits. I don't know of any other primitive campgrounds within the city of Springdale. We don't think the proposed campsite is a good "fit" with the adjacent neighborhood or the City of Springdale.

Note: Your decision could set a negative precedent for future land use.

Thank You.
Opposition Letter for C21-20 Brothers Rentals, LLC

From: Ramona Latham [mailto:ramonalatham2@gmail.com]
Sent: Friday, September 03, 2021 3:27 PM
To: dpounders@springdalear.gov
Subject: 1815 Bitter Lane

To Whom It May Concern:

We live at 1840 Dodd Ave, Springdale, AR 72764-1963 and have been here 20 years. Our property is up against the property at 1815 Bitter Lane that is seeking a conditional use for a “primitive” campground. We reject that idea!

Though I’m sure that the owners of 1815 think this is a good use of their property because of the Fitzgerald Mountain Trailway, we would like to state the obvious that this area is still a residential area and not a park or wilderness area. Residential areas have regulations that have to be followed otherwise other people’s properties are put in jeopardy and their values decline. This means the tax assessments on properties surrounding the “primitive” campground will have a lower tax revenue for the county and city. There is also a heightened concern in our neighborhood of the possibility of out of control fires from campfires. Which according to the websites listed below is one of the main causes for wildfires.

Websites:

Primitive or also called dispersed camping is done in National wilderness areas, state parks, recreational areas, or RV parks not residential areas. Because this kind of camping usually has no physical facilities:
No electricity
No water
No trash pick-up
No bathrooms

No electricity means the possibility of camp stoves, lanterns, and/or campfires. Many wildfires are caused by human activity typically escaping from campfires from dispersed campers. Our property is very wooded and is adjacent to these areas of meadows where the campground is asking to operate. So, will they be installing fire for quick response to any fires or putting fire breaks on their property to protect all of our properties?

No bathrooms means human waste which in normal primitive campgrounds needs to be buried. Human waste also can attract bears. This is a residential area and recently we had to replace an existing septic system and leach field that cost us several thousands of dollars including for permits to meet regulations set...
forth by lawmakers. Yet, these campers will be permitted to drop their waste wherever they choose? How is that acceptable and yet I needed to have a large enough septic tank and leach field to accommodate the square footage and number of people living in my home? Having no regulated toilet facilities is not sanitary practices for residential areas and this could lead to campers using our and our neighbors properties to relieve themselves since our properties are more wooded and have more access to privacy. What is going to keep them off of our property? Will it be staffed day and night to monitor these situations? Are they going to build a fence to keep trespassers off of everyone’s properties?

And what about no trash service? There is no guarantee that campers will haul their trash out and our properties could be an easy target to get rid of things they don’t want to haul out. Who will pay for that clean up?

And who is to say that there won’t be squatters once the word is out. And how will you know unless someone is monitoring the campground. Most of the Hipcamps that I have checked on in our area are further out and on property where the owner lives on the property.

So, we respectfully reject the idea of a any kind of campground being put at 1815 Bitter Lane. Perhaps if the owner of 1815 Bitter were building tiny houses and meeting all residential regulations and they wanted to Hipcamp or Vrbo them out for the people wishing to use the trails, we might have a different discussion.

Yours respectfully,
Ramona and Steve Latham
Owners and residents of
1840 Dodd Ave, Springdale, AR 72764
Debbie Pounders

From: Calvin Scalph <calvin.m.scalph@gmail.com>
Sent: Monday, August 30, 2021 12:22 PM
To: dpounders@springdalear.gov
Subject: 1815 Bitter Lane Camp ground build.

Dear Sir or Maam,

I just wanted to weigh in my two cents for the primitive campground that is getting approval to be built behind my property at 1862 Dodd Ave, Springdale, AR 72764. As my Wife has already sent an email in response. Both me and my wife suffer from PTSD. Within the last 2 years of living at this address, the amount of incidents involving teenagers, and vandals on the property next too mine has grown because of the walking trail. The abandoned property to the east of us has been the hang out spot for not so savory individuals, to include homeless persons, drug users, and vandals. I urge the individuals that are planning to build a camp ground, highly consider they are going to be possibly bringing unwanted attention to our area. If the permission is given to build, then at least the property owners will consider building a at minimum a 6 foot tall hurricane fence around the camp site to prevent unwanted vandalism.

With that being said, I also have the concern that the property taxes will also go up, making our monthly payment go up. At the current time I am not against property value increases, but am worried if we decide to sell the property. Will anyone want to buy our property with a camp ground and walking trail so close?

If the property owner of the camp ground will listen to the neighbors of the adjacent properties, they will find we enjoy separation and quite of what our neighborhood has. In my opinion I do not believe the camp ground will be a good addition to the surrounding area.

However, if the property management team wishes to buy my property now, the offer of 375,000 will be entertained.

With all respect,

Calvin Scalph
Hello my name is Melissa Scalp at 
1862 Dodd,Ave , Springdale AR , I am unable to be there on the 5th due to being 
a mother of 3 small kids.

I do have a concern of this project being approved. I own 3.04 acres off of Dodd 
Ave  1815 Bitter Ln is the small property I do not own on the back half of my 
property.

I am concerned that this project could be a Hazzard liability to my house and 
property as well as I will worry about people wondering and trespassing onto my 
property, people get drunk at campsites. Am I gonna have to worry about an 
intoxicated person wondering my property? Coming to my house? Putting myself 
and kids in danger?

In this household my husband and myself suffer with PTSD. The last thing for our 
health and wondering if we are safe,if our kids are safe on our property? We 
bought this house cause it was mostly secluded and in our price range, we can 
deal with people on the trail during the day. I worrying about if someone's on our 
property we can hear but can't see.

I dont want to prostitute anyone trespassing on my property or sue anyone if any 
damages are done to my property.

ie: if there were camp fires allowed? Someone thought they could have a fire on 
my property, camp fire getting out of hand and my property and or house being 
burnt down due to the camp site behind my house.

I do not want a campground behind my house I don't want to live in fear.

Please! take my concerns and our health I've addressed as consideration on 
your decision.

Thank you so much for your time.

Melissa Scalp
melissanicole30@gmail.com
(254)392-8940
Mr. Parsley: Is there anyone in the audience that has questions or comments? Yes, if will go up to the mic and state your name and address, please.

Ms. Ramona Latham: Yes I'm the one that wrote the letter. I live at 1840 Dodd Avenue and my name is Ramona Latham. Our property butts up against the rezoning in question. There are already signs there and everything. It is a hip camp. Hip camp is primitive, that means fires, no bathroom facilities, people will be burying their poop and because it is too far on the trails to get to a bathroom. The trails are very, I live there, and my husband walks the trails all the time so they are not easy trails. You don't just walk to the bathroom. That is very wooded and have pine droppings and if they have camp fires. I googled it; it brings down property values, this is a residential area. I, last year, had to replace a septic tank that cost thousands of dollars because it is the City's requirements. Here we have a camp ground going in and there is nothing there to keep them off my property. They can dump if they want. If you want to go poop, it is easier to go into the woods. My property is wooded so if you go up to the east mountain, the wooded area, you could go up that way and go to the bathroom but you would be on the trails. It would be easier to go towards my property to the south to dump their trash near the wooded area. Nobody would know the difference. We
also found people riding four wheelers up through there anyway so I just hope that the commission will not allow this to happen. There's elderly people on the property below me. They have been there, I don't know, sixty years and they are in their eighties; actually, Dean is ninety. I would appreciate it that if a fire happened and caught their property on fire, I don't know if they could get out. I just hope the commission will consider not doing this. Thank you.

Mr. Parsley: Thank you. Yeah if you will pull that mic down and state your name and address.

Ms. Janet Haley: My name is Janet Haley and I live on Dodd Avenue, 2500 Dodd Avenue. I'm also speaking for James and Tracy Haley, they live on 2700 Dodd Avenue and my husband lives with me. I didn't hear y'all mention that you have received our letter that I gave to the Planning Commission earlier today. You got it? O.K.

As stated I live on Fitzgerald Mountain and have live there with my husband and family since 1993. James and Tracy Haley have lived on Fitzgerald Mountain since 2009. It is a beautiful area to live in. We keep saying that Fitzgerald Mountain, Fitzgerald Trail, I don't know the background of the Fitzgerald Trail. The Walton Foundation, I understand, purchased the property and built these fantastic trails as Zack mentioned. They left the Mountain intact; it is beautiful. They haven't scarred the, you know they took these little single trails in for bicyclist and hikers to enjoy.

One thing I would mention is, if there is anyone on the Planning Commission that affiliated with the Brothers Rentals, LLC or Taldo Properties, LLC or if this gets approved and goes to Council, if there is anyone affiliated with that, I would hope that they would recuse themselves from voting.

I understand the City of Springdale manages Fitzgerald Mountain Trail, I think that it was donated from the Walton Foundation once they completed the work. The proposed primitive campground is in the City limits of Springdale and there should therefore comply with City standards, rules and regulations in code.

Our concern: number one: why do we need a primitive campground within fifty of a City street? Are trail users looking for a closer to park? Has the Walton Foundation asked for a camping facility to complement their trail?

Fitzgerald Trail, in our opinion, is a day excursion. You can go in the morning, you can ride the trail and you can hike them and by the afternoon you have kind of seen it all and can go home to your home or hotel or where ever. It doesn't need to be an overnight stay. My husband and I have primitive camped some. Typically, primitive campgrounds are found where you are going from point A to some destination; that destination maybe too far to get to in a day so what you need is a way point to sleep so that you can finish your hike the next day and get to creature comforts. An example of this would be Hobbs State Park where you backpack way back five or six or seven miles in and it would take you several miles and several hours to get back out so you would primitive camp right next to the lake.

Another example of that is the Appalachian Trail backpacking into that area and do primitive camping; but not in the City.

Our second concern is no restroom facilities. You know, like Ramona said, everybody have a sewer system or they are on septic. There's nobody that, in this area in our neighborhood that goes outside. Even the recreational facilities in Springdale, the parks, along Razorback Greenway; they all have City water and they have sinks and flush toilets. This proposed campground would be our westerly neighbor. As the crow flies, we are about a quarter of a
mile east of the proposed campground. One area of the campground is even marked group camping. Where are these people supposed to use the restroom and relieve themselves. Like Ramona said, going through the trails down, across Dodd through that trail clear down to the other bathrooms or to a bathroom is, as the crow flies, it might be a quarter of a mile if you walk it. I don't know, anyway it's not doable. There are no lights, during the middle of the night I would hate to make the venture down there and besides when you gotta go you gotta go.

Fire safety concerns; as many as ninety percent of wild land fires in the United States are caused by people according to the United Stated Department of Interior. Some human caused fires result from, first one listed is campfires left unattended, the burning of debris, downed power lines, negligently discarded cigarette and intentional acts of arson. The other ten percent is lightening and lava, which I'm not worried about that. This is from insurance information; the campground area closest to Bitter Lane has knee high grass. There is no close access to water, no fire ring, no elevated metal three sided grills. The upper campground, east of the barn is very close to the woods with a lot of dead leaves and wood on the ground. Again, there is no close access to water. There is a fire ring but the wood lying next to the fire ring would extend beyond the perimeter of the fire ring when burned. I feel like all homes and property surrounded the campground would be threatened if an accident or negligence campers started a fire. Once the fire reaches the wooded area it would be difficult, in my opinion, to extinguish it due to all the trees, rough terrain and bluffs. Also, who is going to provide, if there is campfires, who is going to provide the wood for this? Once they pick up all the debris on the ground are they going to start chopping down green trees? This is on Springdale maintenance Fitzgerald Trail so I don't know how they are going to get firewood.

Again, the Fitzgerald Trail System can be seen in a day; no overnight stay is necessary. Number four: insurance and accountability. The upper area of the camp ground has a portion of the Fitzgerald Trail running directly through the camping area. Where are the boundaries between Brothers Rentals, LLC, Taldo, LLC and the City of Springdale? Who is legally responsible for an accident or a fire in this area? Do the both of the above parties have any insurance with regard to fire damages or destruction to adjacent property, and if so how much?

Number five: zoning, as stated this is zoned SF-2 which low/medium single family residential. Where does a public campground with group camping fit in with SF-2 zoning? I would prefer to keep it SF-2 which is low to medium single family residential.

Attendant and supervision: Will there be an attendant on site 24/7 to supervise and manage guests at the campground? Will quiet hours be observed between 10:00 p.m. and 7:00 a.m.?

Number seven: registration: it appears, like Ramona said you are supposed to register on line at tipcamp.com for the camping site. Who is going to make sure that those sites are attended by registered guests? Who is going to oversee that and we are also concerned about people, just transients coming in and camping because there is a spot there. We don't support that.

Sanitation: we do not see trash containers in the area. Who is responsible for campground sanitation and cleanliness?

In conclusion, it appears that these companies are trying to implement primitive campsites within the Springdale City Limits. This proposed campground is not in a distant, secluded, primitive area of the country where sleeping facilities are necessary. Any business offering
overnight stays should be held accountable to certain City standards including a permanent structure restroom facilities and close access to drinkable water.

We would encourage Planning Commission members to visit and hike the Fitzgerald Trail to see what a beautiful gem we have in the City of Springdale. The scenery and birds and wildlife are here to enjoy. The City of Springdale has responsibilities to the Walton Foundation who donated the Fitzgerald Trail and the citizens of Springdale to set and maintain certain standards within their City Limits.

I don't know of any other primitive campground within the city limits of Springdale. We don't think that the proposed campsite is a good fit with the adjacent neighborhood or the City of Springdale and we would appreciate a no vote on this.

Thank you.

Mr. Parsley: Thank you, appreciate it. Any other questions or comments from the audience.

Mr. Brothers: May I say something real quick? I would be happy to talk to y'all afterwards if you have, if you wanted to talk directly to me but I have never been in the business of doing anything that upsets people so I would love to talk to you about it. I really like working on positive projects and my wife and I are proud to live right here in downtown Springdale and we are just trying to invest and do neat things where we live. I really hope that doing something like this would be a positive thing for the area. I think that area is due to be developed in some way and I think that because the trails are there something like this would be one way to keep a lot of character and the wooded area there without really further developing it. I just wanted to say that I do understand you concerns but I believe that camping in general poses a really positive and healthy activity worth the risk. Thank you.

Mr. Parsley: Thank you. Any other questions or comments? To the commission.

Mr. Compton: I couldn't agree with Zach more what Northwest Arkansas has become, there's really wonderful stuff and you see it everywhere. You can go up all the way to the Missouri line all the way down here to Springdale and find it; trails, great hiking opportunities everywhere. What you see in front of the Jones Center for example, the pump track. It gives little kids to big kids and it just really a wonderful thing to see. I drove up there on Friday afternoon after we got our packets. I also went back today. I have camped all over the United States and I have camped all over Europe. I camped in what was the old Eastern Europe. I know camping well. I am not so sure that this is one commissioner I see the link between the biking and all that is going on in Northwest Arkansas and this particular adventure. I just don't see the link there. I see the potential for problems that could occur everywhere, every day; recreational vehicles, you mentioned up to eighty-four people at a time; no bathroom facilities, no water, no power, fire pits on and on and on I just see the potential for more negative things to occur than I know you do. More positive things, and I know in your heart you believe that, it's I'm just one commissioner. I see that not as something that really lends itself as an amenity to that area or throughout the community.

Mr. Parsley: Any other comments.

Mr. Tyler: I like the idea but I honestly don't believe that this is the proper place for it. It's like Gary said, there are just too many things that can go wrong. It's not that you would want them to go wrong, but in the long term there are just too many things that can go wrong.
Mr. Brothers: As part of my proposal I did give some numbers and parameters so I would like to say that based on some of the feedback that I have had so far, that if there is a possibility to amend it as needed, I'm, actually eighty-four does sound like kind of a high number. What I'm really wanting to do initially is the part that I have already developed which does consist of two parking spaces for the vans that you see the bikers using and two actual spaces. I understand the fire concern. The fires would only be allowed, if approved, in actual campfire rings that are at the reserve spaces not in the field area. The group camp idea that I have is not to fill up that field but to offer an additional space for some additional tents. If there's discussion that needs to happen, like I said, I'm willing to look at some of the numbers that I proposed and say hey I'm very willing to scale back and start with something very small which is what my intention is to start anyway. I just had hoped that if it happened and then it was going well that there would be an option to expand so that's why I included the additional numbers in there. Hipcamp.com was mentioned earlier. Hipcamp.com is the booking platform that I have researched to use for this venture. If anyone is familiar with Airbnb, Hipcamp.com is a similar platform but it is used for campers. Campers have to go in there and they have to reserve the site there and they have to follow the rules that have been setup. They also leave feedback on there so as an owner of a camping area, if I let it get out of hand then I would get negative feedback just as if I had an Airbnb property. It behooves me to take care of it and make sure that it is something I can maintain and be proud of.

Mr. Parsley: Thank you. Any other questions or comments. Make it quick.

Did not identify herself: He's talking about maintaining and taking care of it and keep it I guess it would be primitive but it would be nice. If any of y'all have been up there, there is a concrete structure that is in need of repair. One wall is cracked and almost all the way down; the ceiling has fallen in on itself. If a child went in there and started exploring, I would hate to think what would happen. There is also about a ten foot by ten foot sheet metal roof laying on the ground in that area. It is rusted and you know, a place for snakes, I guess. There is also an upside down rusted stock tank in that area, so to me, the signs have been put up and that's all I have seen that looks like improvements have been made to make it look like a nice camp site.

Mr. Parsley: Thank you.

Mr. Brothers: Do you have any of the photos, by chance?

Mr. Parsley: We have them in our packet. Any other questions or comments from the Commission?

Ms. Christie: Zach, are you asking to change your conditional use request down to two large parking spots with two private tent sites at this point or do you want to let it go as it was submitted?

Mr. Brothers: What is the process if it is not approved to scale it down to the smaller version.
Ms. Christie: If it is denied you have the right to appeal to City Council. You have to do that within fifteen days saying why you think the Commission erred in its decision. If it is denied, you can't apply for the exact same thing for a year. Planning Commission would have to determine that you have made enough modifications to hear a similar request again.

Mr. Brothers: O.K.

Mr. David: Hey, I have a question. Are there any comments from the Fire Department about the risk from fire on the property or how it would be managed since it is within the City limits.

Mr. Christie: I don't think….have you had any discussions with the fire Marshall?

Mr. Brothers: No.

Ms. Christie: Ed do you have any comments?

Mr. Stith: As with any recreational, fire would be limited to three feet and be in a proper fire ring.

Mr. David: So it would be no different if you were doing it there or in your back yard?

Mr. Brothers: I guess what I would like to say; I know that you have already discussed amongst yourselves, but based on the feedback, can you all just tell me right now would I be more likely to have this Conditional Use accepted if I scaled it down to the two van parking spots, two reserved campsites.

Ms. Christie: I was going to clear that up for Laurinda. This has not been discussed.

Mr. Parsley: You can hear it as it and as Patsy said if we deny it then you can contest that to City Council. When you go to City Council, I think that if you wanted to amend it down, at that point is that something that he could do?

Ms. Christie: You can make an amendment at that time. If it gets denied and you appeal it to City Council you can revise your request to the City Council. The City Attorney is shaking his head that yes, you can do that.

Mr. Brothers: Let's hear it as is but I want concerned parties to know that my plan isn't necessarily to create this huge thing; my plan is really to start with two reserved campsites and two van parking spots.

Mr. David: I'm sorry Patsy; I just want to make sure I'm clear on what I heard. So from a buyer's standpoint, he is not asking to do anything he wouldn't be allowed to do if he had a house and wanted a fire in his back yard.

Ms. Christie: That is correct. That was what Ed was indicating.

Mr. David: O.K., thank you.
Mr. Parsley: 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: Covert – no; David – yes; Mueller – no; Parsley – no; Peters – yes, Tyler – no; Austin – no; Compton – no.

Mr. Parsley: This does not pass six to two.

Ms. Christie: As I said you have the right to appeal to City Council. Your appeal has to be filed with the City Clerk within fifteen days indicating why you think that the Planning Commission erred in its decision and you have to notify all the adjacent property owners and then it will be placed on the City Council agenda, more than likely it will not go until the September 28 meeting because we have to have time to prepare all the records to send with the appeal, if you appeal.

Mr. Parsley: Alright, thank you.

B. C21-21 Mao Lee
107 S. Old Missouri Road
Use Unite 44 (Mobile Vending) in a C-2
Presented by Mao Lee and Teng Her

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

Ms. Christie said that there had been an existing food truck at this location and Ms. Lee is now the new owner.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

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

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.

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

Acceptable  Yard requirements and other open space requirements.

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

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

Acceptable  General compatibility with adjacent properties and other property in the general district with the following conditions:

1. May not operate between the hours of 10:00 p.m. and 7:00 a.m.
2. No obstruction of parking spaces required for the operation of any other use on the site
3. Maintain on the site a minimum of three parking spaces designated for their use.
4. If a health certificate is required, display the health certificate in a manner visible to customers.
5. No obstruction of pedestrian or motor vehicle traffic flow.
6. No obstruction of traffic signals or regulatory signs.
7. No vending upon a public way.
8. South any device that produces a loud and raucous noise in violation of city ordinance, or violate any other city ordinances in connection with the vending operation.
9. Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. All trash or debris accumulating within twenty (20) feet of any vending stand collect and deposit into a trash container.

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, Parsley, Peters, Tyler, Austin, Compton, Covert
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, September 28, 2021 at 6:00 p.m. in the Wayne Hyden Training Room, Room A205, Criminal Justice Building.

C. B21-22  
Luis Alvarenga and Isabel Delgado  
2975 E. Robinson Avenue  
Use Unit 44 (Mobile Vending) in C-6  
Presented by Luis Alvarenga & Isabel Delgado

Mr. Alvarenga and Ms. Delgado were both present to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie asked if the food truck will be placed on the side where the grass is or on the pavement side.

Ms. Delgado said it would be on the pavement.

Ms. Christie asked if were a car dealership.

Ms. Delgado said that it was.

Ms. Christie asked where they parked the cars.

Ms. Delgado said they would be located on the east side and the entrance to the dealership is on the west side.

Ms. Christie asked if they parked their vehicles on the grass.

Ms. Delgado said they did not.

Ms. Christie asked how many vehicles they park.

Ms. Delgado said around eight.

Ms. Christie said that they are showing three parking spaces that are adjacent to the building.

Ms. Delgado said that was correct.

Ms. Christie asked if they weren't used for the automobile sales.

Ms. Delgado said no that those spaces are for their customers.

Ms. Christie asked where the dealership parks their cars.

Ms. Delgado said that they have their own spots on their side and they will not be using their parking spots at all. She further stated that there are two entrances; one of the driveway
goes into the main auto dealer part and the other entrance will go directly to the food truck. Also, they will have their vehicles on their side.

Ms. Christie asked if they were hooking to any utilities.

Ms. Delgado said they were getting their own electric pole.

Ms. Christie said that they would need to get a variance to do that.

Ms. Christie asked how they handle their water supply and waste water.

Ms. Delgado said they take it to the Springdale Water Utilities Waste Water Plant.

Ms. Christie asked if they would have other signage.

Ms. Delgado said just on the food truck.

Ms. Delgado said that they are going to be using a generator but that in the long run they would hook up to a power source.

Ms. Christie then stated the other conditions that would need to be met.

1. May not operate between the hours of 10:00 p.m. and 7:00 a.m.
2. No obstruction of parking spaces required for the operation of any other use on the site
3. Maintain on the site a minimum of three parking spaces designated for their use.
4. If a health certificate is required, display the health certificate in a manner visible to customers.
5. No obstruction of pedestrian or motor vehicle traffic flow.
6. No obstruction of traffic signals or regulatory signs.
7. No vending upon a public way.
8. South any device that produces a loud and raucous noise in violation of city ordinance, or violate any other city ordinances in connection with the vending operation.
9. Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. All trash or debris accumulating within twenty (20) feet of any vending stand collect and deposit into a trash container.

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, Parsley, Peters, Tyler, Austin, Compton, Covert, David  
**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, September 28, 2021 at 6:00 p.m. in the Wayne Hyden Training Room, Room A205, Criminal Justice Building. She further stated that they would need to verify the number of parking spaces before the 28th.

D. C21-23 QOF Investments, LLC
909 Backus Avenue
Use Unit 44 (Mobile Vending) in a C-2
Presented by Gregory Brown

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

Ms. Christie said that there was a laundry mat and it will be placed on the northwest corner of the property.

Ms. Christie read the Staff comments.

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

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

Unknown Not Refuse and service areas, with particular reference to the item in 1 and 2 shown on map above.

Acceptable Utilities, with reference to locations, availability and compatibility. Fully self-contained

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

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

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. **Mobile vending site subject to the following conditions:**

1. Cannot operate between the hours of 10:00 p.m. and 7:00 a.m.
2. No obstruction of parking spaces required for the operation of any other use on the site.
3. Maintain on the site a minimum of three parking spaces designated for their use.
4. If a health certificate is required, display the health certificate in a manner visible to customers.
5. No obstruction of pedestrian or motor vehicle traffic flow.
6. No obstruction of traffic signals or regulatory signs.
7. No vending upon a public way.
8. Sound any device that produces a loud and raucous noise in violation of city ordinance, or violate any other city ordinances in connection with the vending operation.
9. Keep vending site clean and free of paper or refuse of any kind generated from the operation of their business. All trash or debris accumulating within twenty (20) feet of any vending stand collect and

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

There were none.

Mr. Covert called for the vote.

**VOTE:**

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

**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, September 28, 2021 at 6:00 p.m. in the Wayne Hyden Training Room, Room A205, Criminal Justice Building. She further stated that they would need to verify the number of parking spaces before the 28th.

E. C21-24 Nanci and Mark Mabry
1580 North Monitor Road
Use Unit 50 (Agricultural Occupation) in A-1
Presented by Nanci Mabry

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

Ms. Christie asked Ms. Mabry to explain what she would like to do.
Ms. Mabry said that she wanted to start a small batch of hand crafted candy business.

Ms. Christie read the Staff comments.

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

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

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

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

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

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

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

**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:  **With the following conditions:**

1. Proposed residential structure and/or accessory structure must be contained on a lot, parcel or tract that meets the lot requirements for an agricultural zone.

2. No outside storage of materials required for the operation of the business.

3. Operated only by the resident members of the household and shall not have any employees, concessionaires or any other form of operator or helper whether such business is conducted on the premises or off the premises.
4. Require the use of an area no greater than thirty (30) percent of the total heated living space of the residential structures or in an accessory structure an area to greater than the size of the residential structure.
5. Generates no traffic, parking, and sewage or water use in excess of what is normal for agricultural uses.
6. Will not produce any fumes, odors, noise or any other offensive effects that are not normal to agricultural activity.
7. Stock in trade shall not exceed ten (10) percent of the floor area of the accessory use.
8. Will not require or cause the consumption of the premises of any food product produced thereon.
9. Will not provide medical treatment, therapeutic massage or similar activities.
10. No alteration of the outside appearance of the residential and/or accessory structure or provision of a separate outside entrance for the business areas of the residential structure.

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: Peters, Tyler, Austin, Compton, Covert, David, Muller, 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, September 28, 2021 at 6:00 p.m. in the Wayne Hyden Training Room, Room A205, Criminal Justice Building. She further stated that they would need to verify the number of parking spaces before the 28th.

F. C21-25 Springdale Public Facilities Board
  815-28719-010 Angell Drive
  Tandem lot in I-1
  Presented by Engineering Services, Inc.

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

Mr. Parsley asked for Staff comments.
Ms. Christie said that the access to the remnant will be along the drive.

Mr. Appel said that that was correct.

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

There were none.

Ms. Mueller called for the vote.

**VOTE:**

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

**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, September 28, 2021 at 6:00 p.m. in the Wayne Hyden Training Room, Room A205, Criminal Justice Building. She further stated that they would need to verify the number of parking spaces before the 28th.

G. C21-26 Wayne & Brenda Lockard Living Trust  
APN 815-29349-000 Annie Laurie Avenue  
Tandem lot in an SF-2  
Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present to answer any questions or comments. He said that this was approximately two acres and they are going to split it into two one acre lots. He said that there was a Right-of-Way vacation that took place about a month ago. He said that they are proposing a driveway into these properties.

Mr. Parsley asked for Staff comments.

Ms. Christie asked if the driveway would be paved.

Mr. Appel said that it would be.

Ms. Christie said that this is a unique property and Staff doesn't have any 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:** Austin, Compton, Covert, David, Mueller, Parsley, Peters, Tyler

**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, September 28, 2021 at 6:00 p.m. in the Wayne Hyden Training Room, Room A205, Criminal Justice Building. She further stated that they would need to verify the number of parking spaces before the 28th.

**Large Scale Developments**

A. **L21-29 Mixed Use – Hwy 112 & Marchant Road**  
Northwest corner of Hwy 112 and Marchant Road  
Presented by Crafton Tull

Ms. Libby Topping with Crafton Tull was present on behalf of her client to answer any questions or comments. She said that this is a warehouse office building and five self-storage buildings.

Mr. Parsley asked for Staff comments.

Ms. Christie asked where the variance was for this large scale as it did not get filed with the large scale.

Mr. Berry said that it was unsigned, a day late and the fee wasn't paid.

Ms. Christie stated that the Staff did not get the variance and that Crafton Tull is requesting just about everything relating to Commercial Design Standards.

Mr. Parsley said that it would be hard for the Commissioners to listen to the large scale and not knowing exactly how it is going to look without the variance.

Ms. Topping said she understood and would be willing to table it at this time.

B. **L21-30 Wagon Wheel Storage**  
3652 Wagon Wheel Road  
**W21-13 Waiver of street improvements for Wildwood Lane**  
Presented by Crafton Tull

Ms. Topping was present on behalf of her client; however, it was mutually decided to table this project as well. She did address the waiver request, she said that the only curb cut that would be on Wildwood Lane would be for an emergency exit.

Ms. Christie said that Staff is looking at a large scale development across the street and they will be responsible for improving their side of the street. She just asked Ms. Topping to keep that in mind.

Mr. Marlon Wallace said that his property and home borders on the north side of the development. His question was in regards to the sidewalk variance. He said that Carpet One
had built a sidewalk along their side. He further stated that Ms. Topping had alluded to the curb cut is for an emergency exit, however, he thought that further up on Wildwood there was an ingress and egress into the storage facility about half way up Wildwood. He said they have questions regarding water and sewer on Wildwood Lane; as to what the large scale would have to do as far as water and sewer is concerned.

Ms. Christie said they are not extending anything to the north because that will be all storage units which do not require water or sewer.

**Board of Adjustment**

A. B21-85  
Mark and Melody Sebastian  
2210 Wagon Wheel Road  
Variance for deviation of driveway requirements – expanding to the west, toward the front door.  
Presented by Mark and Melody Sebastian

Mr. and Mrs. Sebastian were both present to answer any questions or comments.

Mr. Parsley asked them to explain what they are trying to do.

Mr. Sebastian said that there is a lot going on, on the east side of their house. He said that when it rains, especially if it is a hard rain, most of it goes over to his east side.

Mr. Parsley asked for Staff comments.

Ms. Hollingshead said that the driveway expansion Ordinance is not written for this type of expansion but rather for one extra spot. It is designated that it has to be opposite the front door and a curb cut can be done if it is necessary. She further stated that when this variance came in, they weren't sure how to handle it as it does not meet the guidelines. Also, inspection told them that there was an abandoned right-of-way in the back (north) of the house.

Mr. Ernest Cate, City Attorney, said that he wanted to make sure that the Commission is aware of the history of this. He said that traditionally Planning Commissioners want to know if someone has been sited with an Ordinance violation. He displayed pictures that were taken on June 3rd; the other picture was taken when Code Enforcement wrote a citation on June 15, 2021. Mr. Cate said that he wanted on the record that Mr. Sebastian was told by him and Mr. Ron Findley, Code Enforcement that he could not put gravel down and he did so anyway.

Mr. Sebastian was given a notice to remove the gravel or he would be written a citation to court. He was advised at that time he could apply for a variance; he did neither and a ticket was written. The ticket is still pending in court. He did tell Mr. Sebastian that he would move his case off until he had an opportunity to apply for a variance; but didn't apply for a variance until after he put the gravel down and he had been cited into court.

Ms. Christie asked Mr. Cate about vacating the public right-of-way.
Mr. Cate said that it was discovered that there was a plat that was filed in or around 1964 that there was actually there was a platted street to the north of the property. The City Council passed an Ordinance on June 10 vacating that street. He stated that Mr. Sebastian put the gravel down the next day.

The reason for the vacation of the street is because there was some concern that Mr. Sebastian would try to access his property.

He further stated that both he and Mr. Findley met with Mr. Sebastian once or twice and told him that if he wanted to access the back of his property he would have to go to the east side by Ordinance or ask for a variance.

He also said that he has received information that Mr. Sebastian has been parking in the back yard which isn’t allowed. He said that his understanding is that the variance location is only for the location of the drive and he is not asking for a variance for the paving; so if the variance was granted he would be required to pave it and wouldn’t be allowed to have gravel in any event.

Ms. Gail Black said that she has some drainage pictures to show the Commission. She said that they have not initiated anything and are only responding. She said that they did not want the drive on her side of the house. She said that she can empathize about the drainage because there is a lot of water that comes off Callahan Mountain. She said that she is concerned about the paving creating more of a drainage problem for her.

Mr. Maurice Applegate said that on May 17 Mr. Sebastian went before the committee of the whole also known as the City Council and wanted the City to pave that thirty foot wide street. He said that he attended that meeting and during that meeting and in a subsequent conversation Mr. Sebastian said that he wanted to put his concrete business equipment back behind his house and essentially nobody was going to stop him. He referred to the Ordinance that vacated the street behind them. He said that a few days later Mr. Sebastian laid down the gravel. He said that he is one of several residents of Callahan Mountain and some of them are in attendance.

Mr. Jerry White (?) said that he is Mr. Sabastian's east neighbor. He was there in support of Mr. Sabastian.

Mr. Sabastian apologized if he offended anyone. He said he bought his house in December and wants to put his garage in the back of his house. He said that he was very sorry for putting down the gravel and had he known it was going to cause such turmoil he would never have done it.

He said that he is remodeling house and has most of the front of it done. He said that he needs to remodel the back two rooms of the house and he has been waiting since December because driving around his house and he doesn't want to go around on the right side because of the large tree. He said that he has always known that gravel cannot be a permanent anything in the yard but at the time he was still trying to get things done that didn’t require a permit and he was just trying to get around to the back of his house with
making ruts in his yard. He said that putting down the gravel; he was trying to prevent mud holes and ruts and ruining his grass.

He denied ever saying that he was going to put his business at his residence that Mr. Applegate stated he said. He said that he wanted to be a good steward in Springdale and he has no intentions or desires to place a commercial endeavor at his location.

Mr. Covert called for the vote.

**VOTE:**

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

The variance request was denied by a unanimous vote.

Ms. Christie stated for the record that Mr. Sebastian can appeal the Commission's decision through Circuit Court.

B21-66  
Melissa and Stephen Hotchkiss  
2409 Falcon Road  
Variance for deviation of paving requirements – gravel on the west side  
Presented by Melissa and Stephen Hotchkiss

Mr. & Mrs. Hotchkiss were both present to answer any questions or comments. They stated that they were having issues with drainage when they keep their camper and were asking to put down gravel so as to prevent rutting. They further stated that they couldn't put down a hard surface as there is a water line in that area.

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

Ann and Gary Justus were present in support of the Hotchkiss'.

Ms. Mueller called for the vote.

**VOTE:**

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

The variance was approved by a vote of seven (7) yes and one (1) no.

C.  
B21-67  
Dennis and Leslie Hollard  
919 East Apple Blossom Avenue  
Variance for deviation of side setback from 15’ to 10’  
Presented by Dennis Holland

Mr. Holland was present to answer any questions or comments. He said that he thought that the setback was 8’. He said that the 15 feet is from the original plat of 1993.
Ms. Christie pointed out that he was originally in Bethel Heights and at the time it was platted was a 15' setback.

Ed Stith, Building Inspection said that Mr. Holland started working on his project. He said that Code Enforcement sent him a letter stating that he needed a building permit. He said that they have no problem with what Mr. Holland wants to do.

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, Parsley, Peters, Tyler, Austin, Compton, Covert

**NO:** David

The variance was approved by a vote of seven (7) yes and one (1) no.

D. B21-68 Efrain and Maria Anaya
757 Golden Meadow Avenue
Variance for deviation of front setback from 30' to 20'
Presented by Efrain Anaya

Mr. Anaya and his daughter, who served as his interpreter, were present to answer any questions or comments. The daughter said that he wanted a porch. They couldn't put it on what they considered the back side so they wanted to build it on the side.

Ms. Christie pointed out that the house is a unique situation as it is fronted by three streets, making it have three fronts with 30' setbacks.

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, Parsley, Peters, Tyler, Austin, Compton, Covert, David

**NO:** None

The variance was approved by a unanimous vote.

E. B21-69 Alejandro Torres
715 Crutcher Street
Variance for deviation of front setback from 40’ to 30’
Presented by Alejandro Torres and Eric Hernandez

Mr. Torres was present on his own behalf to answer any questions or comments.

Ms. Christie asked Mr. Stith how they came up with the 40’.

Mr. Stith said that he thought that is was a miss-interpretation by the inspector that went to the house. He said that when they do something with a curb cut it is normally 40’ back of curb is about the same thing as a 30’ setback. He said that Mr. Torres needs to find his pin as it appears that house is closer to 30’ and then they can decide how big of a variance Mr. Torres needs. Without a survey, the Buildings Department has no idea where he can build.

Ms. Christie asked where they were adding to the building.

Mr. Torres said to the back.

Mr. Stith said that if that was the case it would become non-conforming.

Ms. Christie said Staff needs to know the dimensions. She said that it is a corner lot making it have two fronts making two 30’ setbacks and two 8’ setbacks. She said they need to come by the office and sit down so that Staff can look at it. She suggested tabling it so that they could come by and sit down with Staff to decide what they are planning to do.

F. B21-70 Marco and Angela Valdez
3027 Shiraz Lane
Variance for deviation of rear setback from 20’ to 10’
Presented by Marco Valdez and Jasmin Acosta

Ms. Acosta was present along with her father to answer any questions or comments. She said that he is wants to put in a pool.

Ms. Christie asked if it would be built in the utility easement.

Ms. Acosta said that they shouldn't be in the utility easement just in the remaining 10’.

Ms. Christie asked if they had a drawing.

Ms. Acosta said that she thought her father did a drawing.

Ms. Christie said that Staff didn't receive a drawing. She asked if they had a survey of the property.

Ms. Acosta said they did not.

Ms. Christie said Staff will need a to scale drawing of the placement of the pool and showing the setbacks and how much of an encroachment in the setback there will be.
It was decided to table this item until the October meeting so that Staff can go over it with them.

G. B21-71 Gus Roofing  
4211 Dixie Industrial Avenue  
Variance for deviation of driveway separation from 150' to 116'  
Presented by Expedient Civil Engineering

This was heard with another item as Mr. Ingalls had another Planning Commission meeting to attend. It was passed by a unanimous vote.

H. B21-73 Springdale School District #50  
1498 E. Emma Avenue  
Variance for deviation of minimum distance between drives on a Single tract from 150' to 75'  
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 they are trying to improve the front half of the above site. He said there are two driveways which are 47 feet apart and he said he thought that they could get them to 75' apart.

Mr. Parsley asked for Staff comments.

Ms. Christie said that the way they use the property this is about the only way that they can make it work.

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

Mary Wolford said that she owns the property at 1516A. Her question was how it was going to affect her ability to access her property.

Ms. Christie asked if she had a written access agreement with the previous owner of the property before the School District bought it. She said that it looks like she has shared the driveway for a long time.

Ms. Wolford said that she didn't think she had that kind of document. She said that they purchased the property from Arvest that had gone back to them.

Ms. Christie said that they are not proposing any changes to the driveway on that side. She suggested that she go to the School District and see if she could get an access easement for both entities to continue to use it.

Mr. Covert called for the vote.

VOTE:  
YES: Parsley, Peters, Tyler, Austin, Compton, Covert, David Mueller  
NO: None
The variance was approved by a unanimous vote.

I. B21-74 Anthony and Marco Vazquez
2617 Fruit Tree Avenue
Variance for deviation of driveway requirements – expanding towards
Front door
Presented by Anthony & Marco Vazquez

Mr. Anthony Vazquez was present to answer any questions or comments. He said they want to widen their driveway so that they can accommodate a third vehicle going across. He said they have a fifth vehicle and they are looking at a sixth one to purchase.

Mr. Parsley asked for Staff comments.

Ms. Christie asked Ms. Hollingshead if she would address this request.

Ms. Hollingshead said that they had come into the Engineering office and applied for a driveway expansion. She said they approved it for the side opposite of the front door. She said that they told them if they wanted to expand on both sides of the driveway. She told them that for the side closest to the front door they would have to apply for a variance.

Ms. Christie stated that the side on the driveway side does not require a variance for that side of the expansion.

Ms. Christie asked how wide they wanted to make the expansion on the side of the front door.

Mr. Vazquez said no more than 4' or 5'.

Ms. Christie how many cars wide will they be parking.

Mr. Vazquez said three wide in total.

Ms. Christie said that if you park them deep enough they could park six cars.

Mr. Vazquez said that was correct.

Ms. Hollingshead said that if they do get the variance they must remember that there can be no more than 40% concrete in the front and stay three feet off of the property line and they can't have a driveway wider than forty feet.

Ms. Christie asked if they had calculated the area and would they be below 40%.

Mr. Vazquez said that they had done the calculations and that they would be below the 40% total area.

Mr. Parsley asked if there were those in the audience with questions or comments.
Mr. Covert called for the question.

**VOTE:**

**YES:** Peters, Austin

**NO:** Tyler, Compton, Covert, David, Mueller, Parsley

The variance was denied by a vote of six (6) no and two (2) yes.

Ms. Christie said that they could appeal to the Council. They will have to appeal the denial in writing to the City Clerk's office within fifteen (15) day stating why they think the Commission erred in their decision and they must re-notify the adjacent property owners.

J. B21-75

Jose Jesus Martinez

3805 Kelley Avenue

Variance for deviation from utility requirement

Presented by Stephanie Guevara

This was tabled in conjunction with the Conditional Use request.

K. B21-76

Michael Voudrie

1801 Colby Circle

Variance for deviation of fence height requirement in front yard from 3' to 5'

Presented by Michael Voudrie

This was tabled per the applicant’s request.

L. B21-77

Andy Chen (PSC Indoor Soccer)

Highway 412 and Crossover Road

Variance for deviation of Commercial Design Standards

A. Facades and Exterior Walls

B. Detail Features

C. Materials and Colors

Presented by Harrison, French, & Associates

Ms. Lorrie Filbeck with Harrison, French & Associates was present on behalf of her client to answer any questions or comments. She said that this is an indoor soccer facility. She said that because it is a clear span requirement for a soccer field, the metal building is really the best way to do this structure and because of that the metal panel is the best option other than building another structure outside of it.

She said that they are proposing waivers three of the design standards; the first one being the development of this façade over 100’ with recesses a minimum of three feet. They have the required number of recesses on three of the facades; they just don’t go three feet deep because of the inherent structural quality of a metal building. They have done inline gerts and outside gerts which provide about eight inches of depth and does give some texture to the building over the three facades. The façade that does not have any recesses is on the east side which abuts against the…
She further stated that they are not quite meeting the parking requirements as of the last submittal; however, the owner is in the process of purchasing property to the east of his property so he can meet the requirement. In the meantime, they wanted to see what the Planning Commission thought of the building. She said that it is a nice building in that it has texture on three sides and windows along with doors and canopies.

Ms. Christie said that it is hard to ask the Commission to approve the variances without seeing the complete work. She asked if they were planning on submitting the large scale to be heard in October.

Ms. Filbeck said it may not make it to the October meeting but they are hoping they will be able to submit it for the November Planning Commission.

Mr. Parsley said he had concerns not only with the parking but also with the ingress and egress and its proximity to the auto repair place and the Kum and Go.

Ms. Christie said that if the Commission could see this as a complete package, it would make better sense.

Mr. Parsley suggested tabling and Ms. Filbeck agreed.

**Waivers**

A. **W21-13**  
   Wagon Wheel Storage  
   3652 Wagon Wheel Road  
   Waiver of street improvements for Wildwood Lane  
   Presented by Crafton Tull

This was tabled in conjunction with the large scale.

B. **B21-14**  
   Andi and Randy Brown  
   2350 North 48th Street  
   Waiver of sidewalk requirement  
   Presented by Andi and Randy Brown

Andi and Randy were both present to answer any questions or comments concerning their waiver request. Andi said that they are building a house on 48th Street and she said the inspector suggested that they ask for a waiver of sidewalk requirements because where it would go is an eleven foot wide ditch and it is seven feet deep. She said basically there is no place to put it.

Mr. Parsley asked for Staff comments.

Ms. Christie said that normally she doesn't recommend approval for a sidewalk waiver; however, this is a unique case and the Browns really don't have a place to put the sidewalk. She asked if they would be willing to make payment in-lieu of.
The Browns said that they would prefer that they vote on it as requested.

Mr. Covert moved to forward to Council with a recommendation to waive the sidewalk requirement. Ms. Mueller seconded the motion.

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

The recommendation to forward to Council recommendation to waive the sidewalk requirement was approved by a vote of seven (7) yes and one (1) no.

Ms. Christie stated for the record that Staff would prepare the Resolution to go to Council on Tuesday, September 28, 2021 at 6:00 p.m. in the Wayne Hyden Training Room, Room A205, Criminal Justice Building.

**Planning Director's Report**

- Council actions in August
  - Appeal of the Planning Commission denial of a conditional use requests for a church at 1880 S Pleasant – withdrawn by property owner
  - Approved Rezonings
    - 316 & 321 N. West End – C-1 to MF-4
    - 1790 E Highway 264 – A-1 to C-2
  - Approved Conditional Use
    - Tandem Lot Split – 702 N Thompson – Dandy Oil
    - Tandem Lot Split – 1252 Cooper Drive – The Peaks
  - Approved Waiver of street improvement as recommended for Howard Anderson and Butterfield Coash Road in connection with Preliminary Plat Whispering Springs
  - Approved amendment to the zoning ordinance to allow variances to be appealed to the City Council and setting requirement that if denied a variance cannot be resubmitted for one year
  - Authorized submission for grant applications for Luther George Park – Land and Water Conservation Fund (WFC) State and Local Assistance Program and Outdoor Recreation Legacy Partnership (ORLP) Program and Greenway Market – Outdoor Recreation Matching Grand from the Arkansas Department of Parks, Heritage and Tourism
  - Appointed Angela Jatko is the Housing Authority

- Work Session
Work Session – September 21st – Presentation of materials for multifamily residential projects and Comprehensive Land Use Plan Update

Adjourn

There being no further business to discuss the meeting was adjourned at 8:12 p.m.

Kevin Parsley, Chairman

Ben Peters, Secretary

Patsy Christie, Director Planning and Community Development

Debbie Pounders, Recording Secretary
Memo

To: Planning Commission
From: Staff
Date: September 30, 2021
Re: L21-29 Large-Scale Mixed Use – Hwy 112 & Marchant Road

Planning Comments:

1. Submit Auto Cad and PDF files at time of resubmission. (standard comment)
2. A written response to all comments is required with resubmission. (standard comment)
3. On cover page, please replace "LSDP #21-29" with "L21-29".
4. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
5. Lighting plan shows footcandles below the 1.0 required for pedestrian areas (this was discussed with R. Koehler on 9.28.2021 and email declares that they will be providing updated lighting plan).
   a. Please integrate lighting plan into plan set.
6. Street improvements on Wildwood Ln
   a. Waiver requested
7. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)

Commercial Design Standards Comments

1. No more than 60% of the off street parking area for the entire property can be located between the front façade within the front yard of the principal building and the primary abutting street unless the building and/or parking lots are screened from view by outlot development (i.e. restaurants) and additional tree plantings and/or berms.
   a. Variance requested
2. Where a façade faces adjacent residential uses or an area on the Comprehensive Land Use Plan designated for residential use an earthen berm shall be installed, no less than 6’ in height containing at a minimum a double row of evergreen or deciduous trees
planted at a 15' interval plus all landscaping requirements set forth in Chapter 56 of the Springdale Code of Ordinance.
   a. Variance requested
3. Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan.
   a. Variance requested
4. A 5' wide sidewalk along the full length of the building along any side that features a customer entrance is required. This sidewalk shall be setback from the building foundation at least 6' to provide areas for foundation landscaping.
   a. Variance requested
5. Foundation landscaping is required.
   a. Variance requested
6. Direct access to public sidewalk network.
   a. Variance requested.

Building and Fire Departments:

Development is for a site to construct four 9,300 sf buildings for mixed use (occupancy groups S-1, F-1, B, M) Buildings shall be non-combustible construction (Type IIB) All references are to the Arkansas Fire Prevention Code Vol I Fire unless otherwise noted.

A minimum fire flow of 2000 GPM @ 20 psi with two fire hydrants is required for a non-sprinklered 9300 sf type IIB constructed building. (Vol I Table B105.1) Site is serviced by a 12 inch main. Obtain a flow test from the hydrant at Marchant Road and Roma Street from the water utility. Provide flow test report to the building department prior to planning commission approval.

Commercial building permit plan review guidance is available at http://www.springdalear.gov/DocumentCenter/View/4558/Commercial-Plan-Reviewpdf

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

Engineering Summary:

- Submit grading permit application
- Storm pipe along Hwy 112 should be minimum 18"
- Add note that detention pond shall be sodded
- Drainage Report
- Submit a PDF of the signed and sealed Drainage Report to Engineering
- The maximum allowable length for sheet flow shall be 100 feet unless there is documented engineering justification to use a longer length, please revise
- Easements
- Please submit a draft of the drainage and access easements. Certificate of Occupancy will be contingent on all easements being filed.
- Drainage Easement around pond is called out but boundary is not shown on grading plan
- 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.
- **Pending waiver request**
Engineering Comments:

1. Chapter 106 – Stormwater Drainage
   - Permanent Lake:
     - Maximum limits of ponding shall be no closer than 50' horizontal from any building, please show 50' building setback from top of pond.
     - Submit maintenance plan – must include aeration, short and long term maintenance activities, and state who is responsible for those activities.
   - Submit Drainage Easement for review before signing/filing.
   - Show details for landscape wall.
   - Replace undersized culvert under Marchant with appropriately sized RCP.
   - Add note that pond shall be sodded to the 100 year WSE (from top of normal WSE).

2. Chapter 107 – Stormwater Pollution
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)
   - 107.3
     - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
   - Submit Grading Permit package
     - Grading Permit Application
     - $500 fee
     - Notice of Coverage
     - SWPPP
     - Proposed Truck Route

3. Chapter 110 – Streets, Sidewalks and Other Public Places
   (Ord. No. 3258, § 1, 11-12-02)
   - 110.31 - Sidewalks are required one-foot (1') inside the right-of-way line.
   - 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.
     - Show improvements to Marchant Road (pending waiver).
     - Provide pedestrian connections to Highway 112.

4. Chapter 112 – Subdivisions
   (Code 1973, § 30-1)
   - 110.111 - 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.
     - Private drive and future drive must comply with the MSP.
- Show all Street improvements all the way to highway 112
  - 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
        - Street Lights should be located within the street right of way.
        - Show street lights for all streets.

5. Chapter 130 – Zoning Ordinance
   (Ord. No. 3307, 3-25-03)
   - 130.7.6.1 ADA requirements.
     - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current ADA and as may from time to time be amended.
       - This note is left in place throughout the design process to insure that access is maintained.

6. Other:
   - Permitting: Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.
   - Construct-ability Review – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.
September 15, 2021

Community Development
Planning Division
206 S. Blair St.
Springdale, AR 72764

RE: HWY112 & Marchant Rd. Office / Warehouse
CTA Job No. 21106900
L21-29

Planning Staff:

The proposed development titled HWY 112 & Marchant Rd. Office / Warehouse, to be located NW of the intersection of HWY 112 and Marchant Rd. in Springdale, AR has multiple variances requested. The variances requested are from the Commercial Design Standards and are listed below along with specific details and reasons for requesting them.

1. **For Entrances:**

   To allow the southernmost building to have primary entrances directly facing HWY 112 but not Marchant Rd.

   Due to the layout of the loading areas, parking, and drainage for the site, pedestrian access to the building along the south side facing Marchant Rd. is not practicable. Pedestrian access through a side door into the loading zone could present a hazard to patrons. Steep slopes away from the building and toward the permanent retention pond, necessary to accommodate site drainage, could present a further hazard. To avoid these hazards, limiting pedestrian interaction with this area is desirable. Concentrating pedestrian access to the same side of the building as the other buildings also aids in creating a cohesive visual appearance in this development. All pedestrian entrances are provided along the eastern building faces, with secondary egress points provided along the west side of the buildings. Entrances have been designed with both architectural features and landscaping to create an inviting, attractive appearance for this development, meeting the intent of the code while limiting potential hazards.
2. For Parking Lot Orientation:

To allow more than 60% of the onsite parking to be located between the public ROW and front building façade.

Due to the nature of the warehouse portion of the proposed buildings, access to the front of the buildings is required. If parking were provided along the north or south sides of the building, adequate loading zones would not be available to each building. Offsite drainage conditions would bring flooding concerns if access were moved to the west side of the buildings. Including parking in front of the buildings (the east side) allows appropriate loading space for the building use which would otherwise be unavailable. Landscaping has been provided along the parking lot to screen parking from the right-of-way along HWY 112, meeting the intent of the code. Additionally, future development on eastern outparcels will further screen the onsite parking.

3. For Pedestrian Flow / Central Features and Community Spaces:

a. To allow construction of sidewalk connections to the right-of-way for Marchant Road, but not extension of public sidewalk along Marchant Road.

b. To allow dedication of appropriate easement space along the private drive connecting the development to HWY 112, but not construction of new sidewalk along this road prior to development of outparcels.

Currently, no public receiving sidewalk exists along HWY 112 or Marchant Rd. Sidewalk is proposed to connect the development to the right-of-way for Marchant Road, as required per the Master Street Plan. Ramps will be constructed for future sidewalk connections on Marchant Road, but ARDOT construction of the roundabout on HWY 112 makes construction of public sidewalk within the ROW illogical at the current time. Appropriate easement space will be dedicated for the drive connecting the development to HWY 112, allowing sidewalk to be constructed to this right-of-way as outparcels are developed. The dedicated right-of-way and connections provided on Marchant Rd. meet the intention of the code as much as possible given the current conditions with ARDOT's intent to construct the roundabout.
c. To allow pedestrian walk along the front building façades to directly abut the building, rather than including a 6’ greenspace between the sidewalk and the façades.

Sidewalk is provided along the full length of building facades and appropriate customer entrances are provided. However, due to the nature of these buildings and the loading zones required, the 6’ greenspace required by the code cannot be implemented. Landscaping has been included along as much of the sidewalk as possible, including between buildings and in front of customer entrances to meet the intent of the code as much as possible.

4. For Landscaping:

To allow for foundation plantings along the back and sides of each building, but not continuously across the front of each building.

As stated in request 3.c., continuous plantings along the front façade of each building would prevent the intended use of the building. The proposed buildings have portions dedicated to warehouse use and therefore require loading zones with direct access through the front of each building. Foundation plantings have been placed along the building on all four sides in efforts to meet the intent of the code by softening the building façade and create an inviting space for guests to visit the development while also allowing for the planned use of the buildings.

5. For Structure Back and Sides and Screening:

To allow included fence and landscaping to replace the earthen berm required when façades face areas indicated for residential use by the Comprehensive Land Use Plan.

The City’s Comprehensive Land Use Plan shows adjacent properties to the north and west as being zoned for light residential uses, which would require an earthen berm with trees and landscaping along building facades. The code requires a 6’ berm, which would require a minimum of 39’ of dedicated space to meet maximum slope requirements for maintenance of the berm. Due to offsite grades, and the natural existing drainage of this area, if these spaces were dedicated to a berm along the west and north property lines, the development would be creating an adverse drainage situation for adjacent property owners along both property lines. Landscaping and screening fences are provided along the length of the property lines to meet the intent of the code without unfavorably impacting neighboring properties.
Thank you for your consideration in approving these variance and waiver requests. Should you have any questions, please contact us at your earliest convenience.

Sincerely,
Crafton Tull & Associates, Inc.

Rachael Koehler, E.I.
Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted: 9/15/21
Date Accepted as Complete: 9/15/21
Project Number: B21-82

APPLICATION CONTACTS:
Indicate one person of contact for this request: _____________ Property Owner Crafton Tull Representative

Applicant (person making request)
Name: Crafton Tull
E-mail: Rachael.Koehler@CraftonTull.com
Address: 901 N 47th St., Ste. 400, Rogers, AR 72756
Phone: 479-636-4838
Site/ Location: NW of the intersection of HWY112 and Marchant Rd.
Assessor's Parcel Number(s): 21-00273-322

Property Owner (if other than Applicant):
Name: Arnold Hollingsworth
E-mail: __________________________
Address: 4022 Als Dr, Springdale, AR 72762
Phone: 479-366-8090
Current Zoning District: C-4 & C-5
Rezone required: No
Total Acreage: +/- 10.45ac

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Check item(s) for which variance is requested:

- [x] ENTRANCES – one customer entrance on all sides of principal building directly facing abutting public right-of-way
- [x] PARKING LOT ORIENTATION – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building
STRUCTURE BACK AND SIDES
- Minimum setback according to zoning district requirements
- Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

PEDESTRIAN FLOW
- Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
- 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
- 5' sidewalk along the full length of building on façade featuring customer entrance and façade abutting public parking areas 6' from façade of building
- Weather protection features within 30' of all customer entrances, constructed parallel to building façade
- Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

CENTRAL FEATURES AND COMMUNITY SPACES
- Provision of at least 2 central features
- Direct access to public sidewalk network

MULTIPLE BUILDINGS IN COMMERCIAL CENTERS
- Use of similar building materials
- Use of similar architectural styles or theme

OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS
- Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
- Incorporated into the overall design of the building
- Screening material similar to principal materials of the building and landscape
- Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
- Landscaped so not attention is attached to the function by the use of screening material and no attention is attached to the function by the use

FACADES AND EXTERIOR WALLS – face over 100' in linear length incorporate wall projections or recesses
- Minimum 3’ depth
- Minimum of 20 contiguous feet within each 100’ of façade length
- Extends 20% of the façade

DETAIL FEATURES
- Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- At least one element repeating horizontally
- Elements repeat at intervals of more than 30’ horizontally or vertically
- Change in plane no less than 12” in width (offset, reveal or projecting rib)

ROOFS – change in height every 100 liner feet in building length

MATERIALS AND COLORS
- Predominate exterior materials high quality materials
- Façade color – low reflectance, subtle, neutral or earth tone

ENTRYWAYS – 3 defined, highly visible customer entrances
☐ LANDSCAPING
☐ Entryway landscaping
☐ Parking lot landscaping
☐ Perimeter parking area landscaping
☒ Building foundation landscaping

☐ SCREENING
☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
☐ Exterior ground-mounted or building-mounted equipment
☐ Rooftop equipment
☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
☐ Required screening fence or wall maximum height 8', high quality materials
☐ Required screening fence or wall maximum continuous length of 50'
☒ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☐ LIGHTING
☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5’ above grade
☐ Uniformity ratios throughout parking 1 – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

See associated Civil/Landscape Plans and Architectural Renderings.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

The nature of the loading spaces for the warehouse buildings prohibit the design from meeting the commercial standards in various respects. Please see attached letter for further information.
Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

The nature of the loading spaces for the warehouse buildings prohibit the design from meeting the commercial standards in various respects. Without these variances, there would be a significant hardship in the design of this project, which is allowed by right in a C-4 zoning. Please see attached letter for further information.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

The nature of the loading spaces for the warehouse buildings prohibit the design from meeting the commercial standards in various respects. An earnest effort has been made to meet the intent of the code while allowing for the intended use of this development. Please see attached letter for further information.

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

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

APPLICANT SIGNATURE(S)  

DATE: 9/14/21
September 15, 2021

City of Springdale
Engineering Department
128 Spring Street
Springdale, AR 72764

RE: HWY112 & Marchant Rd. Office/Warehouse
Waiver Request
CTA Project #21106900, Springdale Project #L21-29

I am writing this letter to request the following waiver:

1. To allow a waiver from improving Marchant Rd. to a Minor Collector Street.

   The City of Springdale Master Street Plan calls for a minor collector to have 60 feet of right of way. This would consist of a 36 ft. B/B street width, 4 feet of greenspace on each side, and a 5 ft. sidewalk on each side of the street.

   We are requesting a waiver from providing improvements to Marchant Road. The proposed curb cut is adjacent to planned ARDOT improvements on HWY112 which will directly impact the intersection of HWY 112 and Marchant Rd. The precise limits of the improvements to be included in the ARDOT construction are not currently publicly available. We are dedicating the appropriate amount of right-of-way per the City of Springdale Master Street Plan. Because of the pending improvements ARDOT will make to Marchant Rd. and their unknown extents, we are requesting a waiver from providing street improvements to Marchant Rd.

Thank you for your consideration in approving this waiver request. Should you have any questions, please contact us at your earliest convenience.

Sincerely,
Crafton Tull & Associates, Inc.

[Signature]
Rachael Koehler, E.I.
CERTIFICATE OF AUTHORIZATION:

479.636.4838 t    479.631.6224 f
Rogers, Arkansas 72756
901 N. 47th St., Suite 400

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DRAWING:
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LAYOUT:
SITE PLAN
LAST SAVED: ML514, 8/19/2021 1:13 PM

PLOTTED BY:
RACHAEL KOEHLER, 9/23/2021 4:10 PM

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PRELIMINARY PLANS
MARCHANT & HIGHWAY 112
SPRINGDALE, ARKANSAS

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MARCHANT & HIGHWAY 112
SPRINGDALE, ARKANSAS

PRELIMINARY PLANS

No. 109

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MARCHANT & HIGHWAY 112
SPRINGDALE, ARKANSAS

PRELIMINARY PLANS

© 2021 Crafton, Tull & Associates, Inc.
**Key Plan**

No. | Description | Date
--- | --- | ---

**PROJECT NO:**

**ISSUE DATE:**

**CONTACT:**

**CHECKED BY:**

---

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**DRAWING:**

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**LAYOUT:**

STANDARD DETAILS 2

**LAST SAVED:**

ML514, 9/21/2021 9:17 AM

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RACHAEL KOEHLER, 9/23/2021 4:16 PM

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CONCRETE WASH-OUT BASIN

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<thead>
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<th>Description</th>
<th>Date</th>
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<tr>
<td>EROSION CONTROL DETAILS</td>
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PLOTTED BY: RACHAEL KOEHLER, 9/23/2021 4:16 PM

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No. 109

MARCHANT & HIGHWAY 112
SPRINGDALE, ARKANSAS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT
Arkansas One Call
Know what's below.
Call before you dig.

- L-501 PLANTING DETAILS

NOTES:
1. TREES SHALL BE OF CLASS I AND II SPECIFIED ON PLAN.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 1.5 TIMES THE DIA. OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY STRANDS OR CHAINS FROM TREE.
5. EXCAVATE AND REMOVE EXCESS SOIL AND SOD, NECESSARY, AS DIRECTED ON PLAN.

STEEL EDGING DETAIL

- SET THE PLANTS AS SPECIFIED ON THE PLANTING PLAN.
- SET THE PLANTS 0.5' OF ORANGE WASHED NO CRYSTAL WHICH SHALL BE USED.
- EXCAVATE AND REMOVE EXCESS SOIL AND SOD, NECESSARY, AS DIRECTED ON PLAN.
- NECK SHALLOW HOLES 0.5' HIGHER OR LOWER THAN THE HOLES.
- SHOVE DOWNSHORE OF THE HOLE.

NOTE:
- AREAS WHERE GROUNDCOVER OR SHRUB MASS PLANTING BORDER CURB, WILL NOT HAVE EDGING.
- CHAMFER EDGING TO BE FLUSH WITH FINISHED GRADE ADJACENT TO PAVING OR CURBS.

- STAKE AS PER MANUFACTURER'S RECOMMENDATIONS.

MARCHANT & HIGHWAY 112
SPRINGDALE, ARKANSAS
**IRRIGATION NOTES**

1. **Spray Head Next to Curb or Wall**: 1" minimum, 2" maximum. Spray head next to curb or wall is acceptable. (TYPICAL)
2. **PVC Cap**: (TYPICAL)
3. **Spray Head Next to Curbing or Wall**: 1" minimum, 2" maximum. Spray head next to curbing or wall is acceptable. (TYPICAL)
4. **PVC Cap**: (TYPICAL)
5. **Eliminate All Ill-Lit Areas**: (TYPICAL)
6. **Avoid Shadows**: Avoid shadows when positioning spray heads near curbs or walls. (TYPICAL)

**NOTES:**
1. **All Pipes to Be Solvent Welded and Watertight**: (TYPICAL)
2. **All PVC Irrigation Sleeves to Be Schedule 40 Pipe**: To 24-inches minimum above finish grade. (TYPICAL)
3. **PVC Sleeves**: Must be Schedule 40 pipe. (TYPICAL)
4. **4" Minimum Clearance**: (TYPICAL)
5. **Paving Notes**: (TYPICAL)
6. **ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT**: (TYPICAL)

**SLEEVING**
- Sprinkler piping and low-voltage wiring in pipe section view.
- Sprinkler piping and low-voltage wiring in plan view.
- Sprinkler piping and low-voltage wiring in lateral and wiring in mainline, the same trench.

**TIES**
- Tie a 24-inch loop in the trench as shown.
- Untie or greater. Untie in the direction of 30° or greater.
- Plastic piping to all solvent weld be snaked in.

**WIRING**
- Run wiring beneath 10-foot intervals.
- Tape and bundle at and beside mainline.

**VALVE BOX WITH COVER**
- 3/4-inch washed gravel 3-inch minimum depth of finish grade/top of mulch.
- Quick-coupling valve:
  - PVC Sch 40 ell
  - PVC Sch 40 street ell
  - PVC Sch 40 tee or ell

**FITTINGS AND PIPING**
- Nominal quick coupling valve inlet size.
- Furnish fittings and piping nominally sized identical to stainless steel gear clamps or equivalent.

**QUICK-COUP VALVE**
- Provide (2) 55-K-1 keys and (1) SH-1 swivel per quick coupling valve.

**ROOT WATERING SYSTEM**
- For pipe and wire burial depths see specifications.
- Diameter of the pipe or wire bundle within.

**Arkansas One Call**
- Know what's below.
- Call before you dig.
FILE NO. B21-82
APPLICANT: Hwy 112 & Marchant Rd - Office/Warehouse
REQUEST: Variance for deviation of Commercial Design Standards

PLANNING COMMISSION MEETING
October 5, 2021
Memo

To: Planning Commission
From: Staff
Date: September 30, 2021
Re: L21-30 Large-Scale Wagon Wheel Storage

Planning Comments:

1. Submit PDF files at time of resubmission. (standard comment)
2. A written response to all comments is required with resubmission. (standard comment)
3. Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
4. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall e submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
5. Please remove the phrase "Mixed Use" from the project, as it doesn't appear to be a mixed use development.
6. *For variance app – there aren't any signatures*
7. Elevations show a building that doesn't appear to meet commercial design standards (see attached).
   a. Variance requested
8. A screening fence is required in accordance with Chapter 56. Show trees associated with screen.
   a. Fencing plan will be provided by the developer
9. Show the size and location of all freestanding signs. Show distances from street right-of-way.
   a. Currently awaiting determination of sign location
10. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
11. Please provide a lighting plan for the project.
12. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)

Commercial Design Standards Comments

1. All sides of a principal building that directly faces an abutting public right-of-way shall feature at least one customer entrance unless, the principal building directly faces more than 2 abutting rights-of-way then only 2 entrances are required, one along the primary street and one along a secondary street.
   a. Variance requested
2. Where a façade faces adjacent residential uses or an area on the Comprehensive Land Use Plan designated for residential use an earthen berm shall be installed, no less than 6’ in height containing at a minimum a double row of evergreen or deciduous trees planted at a 15’ interval plus all landscaping requirements set forth in Chapter 56 of the Springdale Code of Ordinance.
   a. Variance requested
3. Central features and community spaces shall have direct access to the public sidewalk.
   a. Variance requested
4. When multiple buildings are constructed in a commercial center, similar building materials and architectural themes and styles must be used.
   a. Variance requested
5. Façades over 100’ in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.
   a. Variance requested
6. Building façades shall include a repeating pattern with no less than three of the following: color change; texture change; material module change; expressions of architectural or structural bay through a change in plane no less than 12 inches in with, such as an offset, reveal, or projecting rib. At least one element must repeat horizontally and no element shall repeat at intervals of greater than 30’ horizontally or vertically.
   a. Variance requested
7. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
   a. Variance requested
8. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view.
   a. Variance requested
9. Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).
   a. Variance requested
10. Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
   a. Variance requested
11. Façade colors shall be low reflectance, subtle, neutral, or earth tone colors.
   a. Variance requested
12. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring any three (3) of the following: canopies or porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patios, display windows, integrated tile work and/or moldings, integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
   a. Variance requested
13. All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.
   a. Variance requested
14. Submit a unified lighting plan per Springdale Commercial Design Standards.
   a. Variance requested

Building and Fire Departments:

Development is for a site to construct 7 buildings 1 25,000 sf warehouse and 6 self-storage buildings. (occupancy group S-1) Buildings shall be non-combustible construction (Type IIB)
All references are to the Arkansas Fire Prevention Code Vol I Fire unless otherwise noted.

Removal of the existing building will require a demolition permit from the building department. Prior to issuing a demolition permit; an inspection for asbestos containing materials must be performed by a licensed asbestos inspector and a Notice of Intent must be submitted to the Arkansas Department of Environmental Quality - Air Division - Asbestos Section, http://www.adeq.state.ar.us/air/program/ 501-682-0773.

If it is the developers intention to request for the early use of the 2021 IBC Section 903.2.9 in accordance with Section 104.11, Alternative materials, design and methods of construction and equipment, specifically Section 903.2.9.3, request shall be in writing to the building department.

Building 7 has an office with required bathroom. Show sanitary service line to the east side of this building prior to issuance of building permit.

Engineering Summary:

- Submit draft drainage easement
- Add temporary erosion control within the pond
- Show street improvements on Wildwood Lane
- **pending waiver request**
- Driveway on Wagon Wheel needs to match Springdale commercial driveway detail, and not encroach upon the neighbor.
- Show ROW on both streets
- Show existing and proposed streetlights

**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.

2. **Chapter 106 – Stormwater Drainage**
   - Submit Drainage Easement to be reviewed before filing.
   - Erosion Control Plan.
   - Add temporary erosion control within detention pond (check dams, inlet protection).

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.
       - Submit Grading Permit package
       - Grading Permit application
       - Notice of Coverage
       - SWPPP
       - $500 fee
       - Proposed Truck Route

     - 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.

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.
   - 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.
     - Show street improvements on Wildwood Lane.
     - Driveway on Wagon Wheel encroaches on neighbor to the west; if it can't be shifted then an access easement must be filed.
     - Call out ROW on both streets (existing and proposed where necessary).

5. **Chapter 112 – Subdivisions**
   *(Code 1973, § 30-1)*
112-4 - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.

- The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
  - Label all lights as Proposed or Existing
  - Show the direction of the mast arm
  - Show the size and type of lights based on the location and classification of the street
  - Add note to determine if the light is designed for area parking lot lights or as a street illuminator
  - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing
    - Show existing and proposed street lights.
    - Include all information requested above.

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

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

- Construct-ability Review – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.
September 15, 2021

Community Development
Planning Division
206 S. Blair St.
Springdale, AR 72764

RE: Wagon Wheel Road Storage
CTA Job No. 21107200
L21-30

Planning Staff:

The proposed development titled Wagon Wheel Road Storage to be located NW of the intersection of Wagon Wheel Road and Wildwood Lane in Springdale, AR, has multiple variances requested. For clarity, the variances requested here are broken down based on the portion of the development they most nearly reference. The majority of the variances pertain to the mini-storage buildings located on the north end of the site (denoted Building 6-10 on the associated Large Scale Development plans). Due to the topography of the site, the majority of these buildings will be screened from view from both Wildwood Ln and Marchant Rd. A limited number of variances are associated with the principal site building (denoted Building 1 on the associated Large Scale Development plans), and some to the overall site. The specific variances requested, as well as details regarding them and the reason for the requests, are provided below.

I. Overall Site Variance Requests.
   1. For Structure Back and Sides and Screening—To allow an exception from the required earthen berm installation along facades facing adjacent residential uses or areas on the Comprehensive Land Use Plan.

   The easternmost portion of this site directly abutting Wildwood Ln. faces parcels zoned for light residential use per the Comprehensive Land Use Plan. However, the adjacent properties for the entire length of this portion are currently owned by Carpet 1, a commercial entity, and a new Large Scale Development is currently being processed by the City to expand Carpet 1’s current operation to the north. Based on these circumstances, it is unlikely that the adjacent sites will be transitioned to residential uses in the future. Additionally, the grading shows the buildings on the site will sit from 2-20’ higher than Wildwood Ln. Inclusion of a 6’ earthen berm to further screen the site would severely constrict the developable area of the site due to topography. Screening in the form of plantings along Wildwood Ln. is included to meet the intent of the code while still allowing for emergency access.
2. **For Pedestrian Flow** – To allow an exception from including sidewalk along the east side of the lot where it abuts public right-of-way on Wildwood Ln.

The topography of this lot is very steep, and grades between Wildwood Ln. and the buildings within this development strictly prohibit inclusion of sidewalk along the eastern lot line. Continuous pedestrian access is provided through the southwest portion of the lot around Building 1, but pedestrian access along Wildwood Ln would be unsafe due to the steep slope toward the road.

3. **For Central Features and Community Spaces** – To allow direct access to public sidewalk network at Wagon Wheel Rd., but not at Wildwood Ln.

Direct access to this development is provided from existing public sidewalk located along the north side of Wagon Wheel Rd. Currently, no public sidewalk exists along the west side of Wildwood Ln. As stated in variance request I.2, topography on this site is such that future construction of public sidewalk along this side of Wildwood Ln is highly unlikely. Construction of sidewalk to the public right-of-way would result in a dead-end at Wildwood Ln.; therefore, we are requesting a variance from this requirement of the Commercial Design Standards.

II. **Building 1 (Principal Building) Variance Requests.**

1. **For Entrances** – To allow Building 1 to have primary entrances directly facing Wagon Wheel Rd. but not Wildwood Ln.

Pedestrian access to the building along the east side facing Wildwood Ln. is not possible due to topography. In order to provide a circular drive around the primary building, where loading zones are provided, while tying to existing grades along Wildwood Ln., the greenspace adjacent to the building and the drive itself are steeply sloped. A customer entrance over such irregular slopes would present a potential hazard to patrons. Five entrances are included along the front façade, each designed with both architectural features and landscaping to create an inviting, attractive appearance for this development. Entrances are provided at the rear of the building to meet emergency egress requirements. The provided entrances offer easy access from the parking area to the different units of the building, meeting the intent of the code while limiting potential hazards.
2. For Parking Lot Orientation – To allow onsite parking to be located between the front façade within the front yard of the principal building.

The steep topography of this project site represented one of the principle constraints in site layout for the development. In order to provide access to both the front and back of Building 1 as required by its office/warehouse nature, meet all access requirements, and maximize developable area, the optimal location for parking is the south side of the principle building. Due to the nature of the warehouse portion of the proposed buildings, access to the back of the buildings is required. If parking were provided along the north side of the building, the orientation of the building would have to be mirrored, and loading zones would be provided along the south. This alternative would be less desirable in terms of aesthetics, as drivers on Wagon Wheel Rd. would pass the loading zones rather than viewing the primary building frontage. Additionally, this would increase pedestrian interaction with loading vehicles, as pedestrians entering the development from the public right-of-way would have to pass by the loading zones to reach the primary access points on the building. Landscaping has been provided along the parking lot to screen parking from the right-of-way along Wagon Wheel Rd., meeting the intent of the code.

3. For Landscaping – To allow building foundation landscaping to be provided on 3 sides of Building 1.

As stated under request I. 2., the nature of this building requires inclusion of loading zones along its rear façade. The requirement for continual vehicular / human access to the back of the building prohibits inclusion of foundation plantings along this façade.

III. Buildings 6-10 (Mini-Storage Building) Variance Requests.

1. For Entrances – To allow no entrances on the eastern façade of Building 6 and Building 7.

The curb cut proposed on Wildwood Ln. is for emergency access only; hence, no patrons should be seeking access to Building 6 or Building 7 from their eastern façades. These buildings are not the type of large retail center described in the Commercial Design Standards, and typically mini-storage buildings do not have side entrances unless the entrance leads to an office. Foundation landscaping will be provided around these facades to soften their appearance and elevate the aesthetic appeal of this development.
2. For Pedestrian Flow – To allow an exemption from 5’ sidewalk with 6’ greenspace along the full length of building on façade for Buildings 6-10.

   To allow Buildings 6-10 to be used as intended, pavement must directly abut the front building faces, allowing patrons to drive into units available for RV and boat storage and drive up to units designed for traditional mini-storage. Due to the nature of these buildings and the loading zones required, the 6’ greenspace between the sidewalk and the façade cannot be implemented. The stated intention for the Pedestrian Flow guidelines within the Commercial Design Standards is to, “provide user-friendly pedestrian access as well as pedestrian safety, shelter, and convenience within the project area.” RV, boat, and mini-storage facilities are, by nature, not intended for exclusive or direct pedestrian access, and encouraging pedestrian activity within the northern portion of this development (where Buildings 6-10 are located) could lead to adverse interactions between vehicles and pedestrians. To moderate these safety concerns, we are requesting a variance from requiring continuous pedestrian walkways along the faces of Buildings 6-10.

3. For Pedestrian Flow – To allow a variance from requiring 5’ continuous internal pedestrian walkways from public sidewalk to Buildings 6-10.

   Access is provided from Building 1 (the principle building of this development) to the public sidewalk on Wagon Wheel Road, and no public sidewalk currently exists along Wildwood Ln. Buildings 6-10 are RV, boat, and mini-storage facilities. As stated in request III.2, such buildings typically do not include continuous pedestrian access points, and increasing pedestrian traffic through this portion of the site could result in unnecessary vehicular/pedestrian interaction. To moderate these safety concerns, we are requesting a variance from requiring continuous internal pedestrian walkways from public sidewalk to these buildings.

4. For Pedestrian Flow – To allow a variance from including weather protection features within 30’ of all customer entrances.

   Including weather protection along customer entrances would require canopies along the entire building face for Buildings 6-10. The stated intention for the Pedestrian Flow guidelines within the Commercial Design Standards is to, “provide user-friendly pedestrian access as well as pedestrian safety, shelter, and convenience within the project area.” RV, boat, and mini-storage facilities are, by nature, not intended for exclusive or direct pedestrian access, and encouraging pedestrian activity within the northern portion of this development (where Buildings 6-10 are located) could lead to adverse interactions between vehicles and pedestrians. If pedestrians seek shelter under canopies during poor weather conditions, these adverse interactions could increase.
To moderate these safety concerns, we are requesting a variance from requiring weather protection features along the faces of Buildings 6-10.

5. For Facades and Exterior Walls – To allow over 100’ in linear length without wall projections or recesses.

Projections and recesses are included on the principle building of this development. Within the storage portion of this development, wall projections and recesses will likely become a maintenance concern as they can easily accumulate trash/debris. Buildings 6-10 will be screened from view by wooden privacy fences with masonry columns, landscaping, and site topography. Because of the stated maintenance concern and the screening provided between the buildings and public right-of-way, we are requesting a variance from this portion of the code for Buildings 6-10.

6. For Detail Features – To allow storage facilities to be composed of metal paneling and brick without repeating patterns or elements.

As stated in request III.5., the majority of the facades for Buildings 6-10 will be screened from public view. Only small portions of the eastern facing facades of Buildings 6 and 7 and the southern facing facades of Buildings 7 and 10 will be visible from the public right-of-way. Continuously viewable portions of these facades should be ~50’ or less. Because these visible portions are limited and screening in the form of privacy fencing and landscaping are provided, we are requesting a waiver from this portion of the code.

7. For Roofs – To allow exemptions from the required change in height every 100’ in building length for the screened portions of Buildings 6-10.

False parapets are provided on the facades of Buildings 6, 7, and 10 where they are visible from the public right of way. Because the remainder of the roof sections should be screened from the public right-of-way, we are requesting a waiver from this portion of the code.

8. For Materials and Colors – To allow predominate exterior materials of Buildings 6-10 to be metal paneling, with the portions visible from public right-of-way being composed of brick.

As stated in variance request III.5. and III.6., the majority of Buildings 6-10 will be screened from the public right-of-way. Because this screening is being provided, we are requesting for the screened portions of the storage buildings to be built of metal paneling.
9. For **Landscaping** – To allow building foundation landscaping for Buildings 6-10 to be limited to portions of the buildings which do not provide direct vehicular access.

The majority of the building facades for Buildings 6-10 are used as access points for storage units within the buildings. To allow these units to function as required, paving must be continuously provided to the doors of the storage facilities, and foundation landscaping would prohibit the planned use of the building. In place of foundation landscaping on all sides of the storage buildings, extensive screening in the form of landscaping, site topography, and wooden privacy fencing with masonry columns has been included. For every building, foundation landscaping has been provided where possible. Every effort has been made to meet the intent of the code in providing a striking and inviting-looking development while allowing for the desired use.

Thank you for your consideration in approving these variance and waiver requests. Should you have any questions, please contact us at your earliest convenience.

Sincerely,
Crafton Tull & Associates, Inc.

Libby Topping, E.I.
**Application for Variance – Commercial Design Standards**

<table>
<thead>
<tr>
<th>STAFF USE ONLY</th>
<th>9/15/21</th>
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</thead>
<tbody>
<tr>
<td>Date Application Submitted:</td>
<td>Date Accepted as Complete:</td>
</tr>
<tr>
<td>B21-81</td>
<td></td>
</tr>
</tbody>
</table>

**APPLICATION CONTACTS:**
Indicate one person of contact for this request: _____________ Property Owner  _____________ Representative

<table>
<thead>
<tr>
<th>Applicant (person making request)</th>
<th>Property Owner (if other than Applicant):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Crafton Tull</td>
<td>Name: Crossland Construction Company, Inc.</td>
</tr>
<tr>
<td>E-mail: <a href="mailto:Libby.Topping@CraftonTull.com">Libby.Topping@CraftonTull.com</a></td>
<td>E-mail: <a href="mailto:cjs@crossland.com">cjs@crossland.com</a></td>
</tr>
<tr>
<td>Address: 901 N 47th St., Ste. 400, Rogers, AR 72756</td>
<td>Address: 1800 S. 52nd St. Suite #410 Rogers, AR 72758</td>
</tr>
<tr>
<td>Phone: 479-636-4838</td>
<td>Phone: 479-464-7077</td>
</tr>
<tr>
<td>Site/ Location: NW of the intersection of Wagon Wheel Rd and Wildwood Ln</td>
<td>Current Zoning District: C-5</td>
</tr>
<tr>
<td>Assessor’s Parcel Number(s): 21-00166-070</td>
<td>Rezone required: No</td>
</tr>
<tr>
<td>Total Acreage: +/- 7.97 ac</td>
<td></td>
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</tbody>
</table>

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Check item(s) for which variance is requested:

- **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right-of-way
- **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building
STRUCTURE BACK AND SIDES
- Minimum setback according to zoning district requirements
- Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

PEDESTRIAN FLOW
- Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
- 5’ continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
- 5’ sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6’ from façade of building
- Weather protection features within 30’ of all customer entrances, constructed parallel to building façade
- Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

CENTRAL FEATURES AND COMMUNITY SPACES
- Provision of at least 2 central features
- Direct access to public sidewalk network

MULTIPLE BUILDINGS IN COMMERCIAL CENTERS
- Use of similar building materials
- Use of similar architectural styles or theme

OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS
- Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
- Incorporate into the overall design of the building
- Screening material similar to principal materials of the building and landscape
- Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
- Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

FACADES AND EXTERIOR WALLS – face over 100' in linear length incorporate wall projections or recesses
- Minimum 3’ depth
- Minimum of 20 contiguous feet within each 100’ of façade length
- Extends 20% of the façade

DETAIL FEATURES
- Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- At least one element repeating horizontally
- Elements repeat at intervals of more than 30’ horizontally or vertically
- Change in plane no less than 12” in width (offset, reveal or projecting rib)

ROOFS – change in height every 100 liner feet in building length

MATERIALS AND COLORS
- Predominate exterior materials high quality materials
- Façade color – low reflectance, subtle, neutral or earth tone

ENTRYWAYS – 3 defined, highly visible customer entrances
LANDSCAPING
- Entryway landscaping
- Parking lot landscaping
- Perimeter parking area landscaping
- Building foundation landscaping

SCREENING
- Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- Exterior ground-mounted or building-mounted equipment
- Rooftop equipment
- Solid fence or wall not less than 6’ in height along all rear and side property lines common to property zoned for residential purposes
- Required screening fence or wall maximum height 8’, high quality materials
- Required screening fence or wall maximum continuous length of 50’
- Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

LIGHTING
- Pedestrian walkway lighting – 4’ maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- Parking lot lighting – 35’ maximum mounting fixture height with all parking areas maintaining 3 footcandles
- Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5’ above grade
- Uniformity ratios throughout parking – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED
Variance requested: (attach visual representation of request)
See associated Civil/Landscape Plans and Architectural Renderings.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)
Topography of this site and requirements for building use constrain possibility of meeting some of the code requirements for the overall site and the principle building. Use and construction type of self storage components and exterior doorways also limit compliance to Design standards for the storage buildings. All areas visible from the ROW are designed to comply with the intent of the Standards, with other areas being screened from public view. Please see attached letter for further information.
Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

Self storage does not have the same traffic flow or pedestrian activity as other, traditional commercial sites. Without these variances, there would be a significant hardship in the design of these self storage units, which are allowed by right in a C-5 zoning. All areas visible from the Right of Way are designed to comply with the Design Standards. All other areas are screened from public view by topography, landscaping, and privacy fencing.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

The Commercial Design Standards are being met on all areas that are visible and accessible from the right-of-way. The self storage units will only be accessible via gate, and thus are not publicly accessible. Anything not meeting the Commercial Design Standards will be screened from public view.

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

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

APPLICANT SIGNATURE(S)  

DATE: 9/14/21
September 15, 2021

City of Springdale
Engineering Department
128 Spring Street
Springdale, AR 72764

RE:    Wagon Wheel Storage
       Waiver Request
       CTA Project #21107200, Springdale Project #L21-30

I am writing this letter to request the following waivers:

1. To allow a waiver from improving Wildwood Lane to a High Volume Local Street.

   The City of Springdale Master Street Plan calls for a local street to have 45 feet of right of way. This would consist of a 23 ft. B/B street width, 6 feet of greenspace on each side, and a 5 ft. sidewalk on each side of the street.

   We are requesting a waiver from providing improvements to Wildwood Lane. The proposed drive on Wildwood Lane will serve as an emergency exit only, so this development will not significantly increase trips generated on the roadway or have negative impacts on the roadway conditions. We are dedicating the appropriate amount of right-of-way per the City of Springdale Master Street Plan and are requesting a waiver from providing street improvements in the form of curb and gutter addition to Wildwood Ln.

2. To allow a waiver from providing a 5 ft. sidewalk along Wildwood Lane.

   The City of Springdale Master Street Plan calls for a local street to have 45 feet of right of way. This would consist of a 23 ft. B/B street width, 6 feet of greenspace on each side, and a 5 ft. sidewalk on each side of the street.

   We are requesting a waiver from providing improvements to Wildwood Lane. The proposed drive on Wildwood Lane will serve as an emergency exit only, so this development will not significantly increase trips generated on the roadway or have negative impacts on the roadway conditions. Site topography strictly prohibits inclusion of sidewalk within the right-of-way to the west of Wildwood Ln. We are dedicating the appropriate amount of right-of-way per the City of Springdale Master Street Plan and are requesting a waiver from providing street improvements to Wildwood Ln.

3. To allow a waiver from providing a 28’ curb radius on Wildwood Lane.

   The drive that is accessed off of Wildwood Lane is being proposed as an emergency exit and will not be used for daily site traffic. We are providing a 20’ and 25’ radius on Wildwood Lane. A larger radius will not fit with the current site layout. We do not feel this opposes any safety concerns and will still provide safe access from the proposed development to Wildwood Lane. We are requesting a waiver request from the required curb radius.
Thank you for your consideration in approving these waiver requests. Should you have any questions, please contact us at your earliest convenience.

Sincerely,
Crafton Tull & Associates, Inc.

Elizabeth Topping, E.I.
Erosion Control Plan

Key Plan

No. Description

PROJECT NO: ISSUE DATE: CONTACT: CHECKED BY: This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.


NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS.
SILT DIKE FOR GRATED INLET
SILT DIKE FOR CONTINUOUS BARRIER
SILT DIKE ALONG CURB
SILT DIKE (FOR CONTINUOUS BARRIER)
IP1 BLOCK AND AGGREGATE INLEDT SEDIMENT DEVICE
IP2 CURB INLET GRAVEL SEDIMENT FILTER
IP3 CURB INLET GRATE SEDIMENT FILTER
LEAK DETECTION METER ASSEMBLY

TYPICAL PIPE TRENCH

EXISTING PUBLIC WATER MAIN
P 30" E 15" M 30"

TYPICAL PIPE TRENCH

PUBLIC P 30" E 15" M 30"

PRIVATE P 30" E 15" M 30"

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This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

SECTION A-A

SECTION B-B CURBED ISLAND BEHIND WALK

ARKANSAS STATE HIGHWAY COMMISSION
DETAILS OF DRIVEWAYS & ISLANDS
STANDARD DRAWING 0R-1
This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

This document is preliminary in nature and is not a final, signed and sealed document.
This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

Key Plan

No. Description

PROJECT NO: ISSUE DATE: CONTACT: CHECKED BY:

This document is preliminary in nature and is not a final, signed and sealed document.

Arkansas One Call
Know what's below.
Call before you dig.
NOTES:
1. Trees shall be of caliper and height specified on plan.
2. The hole for the tree shall be excavated to the size of the root ball.
3. Grade shall be maintained and as graded by the project engineer.
4. Remove any three rock, flanking, and grading from tree.
5. Provide drainage, if broken stands or double beams at time of planting.
6. Footings - root collar shall be visible, excessive soil, more than 1 ft. of soil shall be removed. Use a planting mix, cut away on either side of tree, 3 ft. of root ball, 1 ft. of tree, and fill with gravel. Plant tree in planting mix and remove any excess of soil material.

Arkansas One Call
Know what's below.
Call before you dig.
FILE NO. B21-81
APPLICANT: Wagon Wheel Storage
REQUEST: Variance for deviation of Commercial Design Standards
Application for Variance – Board of Adjustment

STAFF USE ONLY
Date Application Submitted: 8-16-21
Date Accepted as Complete: 8-16-21
Project Number: B21-70

APPLICATION CONTACTS:
Indicate one person of contact for this request: X Property Owner Representative

Applicant (person making request)
Name: Marco and Angela Valdez
E-mail:
Address: 3027 Shiraz Lane
Springdale, AR 72764
Phone: 479-365-0851 (Jasmine)
Site/ Location: 3027 Shiraz Ln.
Assessor's Parcel Number(s): 815-36847-000

Property Owner (if other than Applicant):
Name: 
E-mail: 
Address: 
Phone: 870-327-791-8124 Marco

Current Zoning District: SF-2
Rezone required: NO
Total Acreage: N/A

Variance requested: (attach visual representation of request)
Reduction of rear setback from 20' to 10'

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)
Not enough space to build the pool

Planning and Community Development Division
(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764
Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant) will have enough space to build pool.

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

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

APPLICANT SIGNATURE(S)  

DATE: 012-21
3027 Shiraz Lane has 10' Utility Easement in the rear. Applicant does not want to encroach.
FILE NO. B21-70
APPLICANT: Marc & Angela Valdez
REQUEST: Variance for deviation of rear setback from 20' to 10'

For Location Reference Only
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 KIDS SPOT, LLC

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

Legal Description:

PER WARRANTY DEED DOCUMENT 2021-10052

LOTS 1, 2, AND 3, BLOCK 6, DEAVER'S ADDITION, AN ADDITION TO THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

Layman's Description: 0.68 ACRES AT THE CORNER OF DEAVER AND MAPLE

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) CAMPUS TYPE 1 (C1)

TO (proposed zoning) NEIGHBORHOOD CENTER TYPE 2 (NC2)
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 **CHILDRENS THERAPY CLINIC**.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: **MINIMAL EFFECT IS ANTICIPATED, NORTH OF THE PROPERTY ALONG WEST MAPLE IS ALREADY ZONED NC-2**.

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: **McCLELLAND CONSULTING ENGINEERS, INC.**

Address: **1580 EAST STEARNS STREET, FAYETTEVILLE, AR 72704**

**PETITIONER/OWNER**

MAILING ADDRESS: **SILF SEYMUR L A Sprinado AR 72762**

TELEPHONE: **419 520 7305** DATE: **9/14/21**
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)

(Property Owner)

State of Arkansas )
County of Washington ) ss.

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

Notary Public

STEPHEN BOYD
MY COMMISSION # 12400109
EXPIRES: August 5, 2024
Washington County
SURVEY NOTES:

2) Basis of Bearings: Arkansas State Plane Coordinate System, North Zone.
3) All distances are ground distance.
4) The following survey plats were reviewed as part of this survey:
5) The Springdale 2020 Master Street plan classifies West Maple Avenue as a "Minor Collector" street.
   Minor Collector streets have a minimum 60-foot-wide right way.
6) Project Benchmark is north rim of sanitary sewer manhole in Deaver Street, approximately 54.5' northeast of the southeast property corner.
   Benchmark elevation = 1327.29.

.IMPORTANT RULES:
- DESCRIPTION AND SIZE OF ALL BUILDINGS AND UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN DETERMINED WITH ONE GAM AND CORED. USING CURRENT TECHNIQUES, EQUIPMENT, AND PROPER ACCURACY VERIFICATION PROCEDURES. HOWEVER, INFORMATION SHOWN HEREIN IS NOT GUARANTEED TO BE EXACT. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY ANY INFORMATION SHOWN HEREIN. NO REPRESENTATION IS MADE AS TO THE ACCURACY OF ANY INFORMATION SHOWN HEREIN.
- WATER LINE INFORMATION AS SHOWN ON THIS DRAWING WAS OBTAINED FROM SPRINGDALE WATER UTILITY'S DATA MAP AND WAS NOT OBTAINED FROM MARKS ON THE GROUND.
FILE NO. R21-54
APPLICANT: Kids Spot, LLC
REQUEST: Rezoning from Campus Type 1 to Neighborhood Center Type 2
Memo

To:          PLANNING COMMISSION MEMBERS
From:  Patsy Christie, Planning Director
Date:  October 5, 2021
Re:  R21-55    Rezone

A request by Connie G. Burnett for Planning Commission approval of a zone change from Agricultural District (A-1) to Thoroughfare Commercial District (C-5) for a tract of land containing 3.45 acres.

LOT LOCATION AND SIZE
The 3.45 acre tract is located at 5324 Elm Springs Road, north side of Elm Springs Road, west of Oak Grove 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.

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

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

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

No article or material stored or offered for sale in connection with the permitted or conditional uses listed herein shall be stored or displayed outside the confines of the building unless it is so screened by a permanent opaque screening fence or wall so that it cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the C-5 open display district:

b. Automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.

c. No permanent open display will be permitted on sidewalks, or public right-of-way.

d. Automobile service stations shall be permitted open display of merchandise commonly sold by such operations as long as the area of said display is not taller than the building nor larger than an area equal to one-half of the façade areas of the front of the building.

e. Automobile service stations may be used for the storage of rental trucks or trailers, provided, however, the storage space shall be paved, shall not exceed four thousand (4,000) square feet in area and the above screening requirements are met.

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

ACCESSORY USES
See Article 6 Section 3.1 of this chapter.

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

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

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

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

GREENSPACE
Each developed lot shall provide and maintain:
1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5’ landscaped area and a six (6) foot opaque screen shall be required.

2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

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

**SURROUNDING ZONING AND LAND USE**
Zoning of the surrounded area is shown on the attached map. The tract contains a single family structure. The area to the north contains single family dwellings in A-1 zoning. The area to the east and south is undeveloped in C-5 zoning. The area to the west contains a single family dwelling in SF-2 zoning.

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

The Master Street Plan indicates Elm Springs Road as a major collector.

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

- 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.
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

Burnett, Connie G

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

Legal Description:

PT NW NW 3.45 AC
FURTHER DESCRIBED FROM 2013-34803 AS: A
part of the Northwest Quarter (NW 1/4)
of the Northwest Quarter (NW 1/4)
of Section Thirty-Three (33), Township
Eighteen (18) North, Range Thirty (30)
West, being more particularly described
as follows: From the Southeast (SE)
corner of the Northwest Quarter (NW
1/4) of the Northwest Quarter (NW
1/4) of
said Section Thirty-Three (33), run
North 88 degrees 25 minutes 43 seconds
West along the Forty (40) line 330 feet
to the Point of Beginning, and running
thence North 88 degrees 25 minutes 43
seconds West along the same Forty (40)
line 165.0 feet; thence North 1 degree
11 minutes 37 seconds East 660.0 feet;
thence South 88 degrees 25 minutes 43
seconds East 345.0 feet; thence South 1
degree 11 minutes 37 seconds West 230.0
feet; thence North 88 degrees 25
minutes 43 seconds West 180.0 feet;
thence South 1 degree 11 minutes 37
seconds West 430.00 feet, to the Point
of Beginning, and containing 3.45
acres,
more or less.

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) C-5
The Petitioner's immediate intentions are to:

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

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

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: **Minimal as the surrounding area is zoned C-5 to the east and south, SF-2 to the west and A-1 to the north and east. The majority of land around has not been developed and Elm Springs Rd has been recently widen to a 5 lane road so development is forth coming to this 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: **James Geurtz with EDA**

Address: **134 W Emma Ave, Springdale AR**

PETITIONER/OWNER **SIGNATURE** Connie G Burnett

MAILING ADDRESS: 5324 ELM SPRINGS RD SPRINGDALE, AR 72762

TELEPHONE: **(479) 751-2712** DATE: **09/09/2021 3:15 PM CDT**
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 7th day of September, 2021.

[Notary Public Seal]

[Signature]

Notary Public
September 15, 2021

Springdale Planning Department  
Attention: Patsy Christie  
201 Spring Street  
Springdale, AR 72764

RE: UStorage Elm Springs Rd  
Cover Letter/Explanation Letter

Ms. Christie,

Please find included a submittal for a Rezone for the project known as UStorage Elm Springs Rd. The property is currently zoned Agriculture (A-1). We are requesting Thoroughfare Commercial District (C-5) zoning for this property. The Seller intends to sell to a buyer who intends to construct an indoor storage facility and to have some rental vans and trucks stored on the property. C-5 Zoning is specifically needed over C-2 zoning in order to allow the rental part of the business. Both indoor storage and rental vans and trucks are very quiet land uses with low traffic volumes.

We feel that the stated use of this property is in line with how this area of Springdale is growing. A large amount of C-5 zoning is located to the east of our subject site where a Walmart Supercenter, a retail center, an Arvest bank, a McDonald's, a Macadoodles, and a Panda Express are located around 1,100 linear feet to the east. Also, a Jiffy-Lube is located around 420' to the east, and 4.70 acres to the immediate south of our site is zoned C-5. There is much property zoned A-1 around our property because it was annexed into the city and therefore was annexed with A-1 zoning attached. With the location of the above-mentioned businesses, a five-lane road and major intersection feeding Elm Springs Road, a large round-about traffic circle close to our west, and with the Mercy Hospital being located across from the Wal-Mart, we feel that our proposed storage business is well-suited for C-5 zoning based off the road infrastructure and substantial large businesses. We also feel that the use of a storage facility at this location would offer a quiet business option as a buffer between the business and interstate and less intense land uses in this area.
Please contact us if additional documentation is needed to process this Rezone request. We look forward to working with your staff to complete the review of this proposed rezone.

Respectfully,

James R. Geurtz, PE
jrg@eda-pa.com
FILE NO. R21-55
APPLICANT: Connie G. Burnett (UStorage Elm Springs Rd)
REQUEST: Rezoning from A-1 to C-5
Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: October 5, 2021
Re: C21-27 Conditional Use

A request by Yuliana Cuevas for a Conditional Use Permitted on Appeal as a Use Unit 41 (Automobile Sales) in a General Commercial District (C-2).

LOCATION

3360 North Thompson

EXISTING CONDITIONS

Commercial Building

SITE PLAN REVIEW REQUIRED: _X_ Yes _____No

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES

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

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

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

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

Yard requirements and other open space requirements.

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

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

General compatibility with adjacent properties and other properties in the general district. Same site plan for previously approved conditional use. Request was made for landscaping to be added to the site with approval. Landscaping not shown on Site plan.
APPLICATION FOR CONDITIONAL USE
CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Yuliana Rueda
   Address: 3300 N Thompson St
   Phone: 479-715-7505
   Property: Non-Profit

2. Property Location (street address or layman's description):
   3300 N Thompson St
   Springdale, AR 72764

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

4. Use Unit requested 41 in C-2 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   Currently is a car lot. Several car lots down the street from this location and on 71 business.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   None

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)

Yuliana Cuebas

Date: 09/13/2021

Signature of Applicant

Date: 09/13/2021

VERIFICATION

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

State of Arkansas )

County of Washington) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 13 day of September, 2021

Notary Public

My commission expires: 08/22/2028

Celina Bustamante
Notary Public
Washington County, Arkansas
Comm. Exp. 08-22-2028
Commission No. 12705212
PROPERTY OWNER: T.M. AND JOANNA RUEDA
400 LINWOOD DRIVE
LOMEL, AR 72745
ZONING: C-2 (GENERAL COMMERCIAL)
SITE ACREAGE: 0.39 ACRES (ASSessor DATA)
PARCEL NUMBER: 21-00212-000 (BENTON C.O.)
CUSTOMER/STAFF PARKING: 9 SPACES (INCLUDING 1 ADA)
INVENTORY VEHICLES PARKING: 18 SPACES

NO FIELD DATA WAS COLLECTED TO PREPARE THIS DRAWING. ALL FEATURES, LOCATIONS, AND DIMENSIONS ARE APPROXIMATE BASED ON WARRANTY DEED (BOOK 2015 PAGE 1117), AERIAL PHOTOGRAPHY, AND GIS DATA.

THIS IS NOT A BOUNDARY SURVEY. IT IS NOT INTENDED FOR THE TRANSFER OF TITLE. THIS EXHIBIT IS STRICTLY FOR GENERAL ILLUSTRATIVE PURPOSES IN SUPPORT OF A CONDITIONAL USE APPLICATION. PROPERTY OWNER METHOD OF PREPARATION IS NOT SUITABLE FOR USE FOR ANY OTHER PURPOSE.

LEGAL DESCRIPTION (FROM WARRANTY DEED):

PART OF THE NE1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 3D WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO WT, BEGINNING AT A POINT 325 FEET N 014° 4 W AND 40 FEET N 86° 18' W OF THE SOUTHEAST CORNER OF 40 ACRE TRACT, RUNNING THENCE N 86° 18' W 85.15 FEET, THENCE SOUTH 83.05 FEET, THENCE S 81° 54' 30" E 62.75 FEET TO A POINT IN THE WEST RIGHT OF WAY OF U.S. HIGHWAY 71, THENCE RUNNIG ALONG SAID RIGHT OF WAY N 014° 4 W 187.13 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RECORDED INSTRUMENTS, COVENANTS, RIGHTS OF WAY, AND EASEMENTS, SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

CONDITIONAL USE EXHIBIT
Tim and Joanna Rueda
3360 N. Thompson Street
Springdale, Benton County, Arkansas

DATE: September 1, 2017
SCALE: 1" = 30'
FILE NO. C21-27
APPLICANT: Tim & Jo Anna Rueda (Yuliana Cuevas)
REQUEST: Conditional Use - Use Unit 41 (Auto Sales) in a C-2

PLANNING COMMISSION MEETING
October 5, 2021
APPLICATION FOR CONDITIONAL USE
CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Elevated Auto Spa, owner: Ferguson-Sunset LTD
   Address: 855 Clayton St. Suite B
   Phone: 479-330-3646

2. Property Location (street address or layman’s description):
   855 Clayton St. Suite B
   Springdale, AR 72762
   APN: 815-34771-000

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

4. Use Unit requested 41 (Sales) in C-Z Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   WE WANT TO ADD A USED CAR DEALER LICENSE TO OUR DETAIL SHOP

6. What effects would the proposed conditional use have on the character of the
   neighborhood and residents?
   NO EFFECTS AT ALL. WE WOULD HOUSE INVENTORY INSIDE FOR
   SECURITY PURPOSES IF WE ARE ON A CUL-DE-SAC AT THE END OF A
   COMMERCIAL/INDUSTRIAL WAREHOUSE Filled STREET

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)  
Fergus on Swaert Limited Partnership  
By: William L. Ferguson, general partner  
By: Chistie Mace & Kaneta Malone  
Date: 9/14/21  

Signature of Applicant  
DANNY ONSHMAN  
Date: 8/23/21

VERIFICATION

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.

DANNY ONSHMAN

State of Arkansas  
County of Washington  
s.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 8th day of September 2021.

Natalie Pridmore  
Notary Public  
My commission expires: 07/02/2030

Natalie M. Pridmore  
Notary Public - Arkansas  
Washington County  
Commission # 12711027  
My Commission Expires Jul 2, 2030

N:\Planning\Sue\SueHand Outs-Forms to copy\APPLICATION FOR CONDITIONAL USE.doc

Revised 3/24/05
No site plan submitted, applicant does not intend to have automobiles displayed outdoors.

We have 7 parking spots marked off in our parking lot. These are all allocated for our staff and customers. We don’t display any vehicles for sale as we house our inventory inside. We are a very low volume “warehouse dealer” that simply markets our 1-3 car inventory strictly online and meet folks at our detail shop office.
I hope this is sufficient for what we are needing, please let me know if there is anything else that we might need.
Thank you

Create a Great Day
Danny Debenham
479-330-3645

Sent from my iPhone
FILE NO. C21-28
APPLICANT: Ferguson-Sunset LTD Partnership
REQUEST: Conditional Use - Use Unit 41 (Auto Sales) in a C-2 District
APPLICATION FOR CONDITIONAL USE
CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Stephanie Bryant
   Address: 5962 W. County Line Rd  inspiredbryant@gmail.com
   Phone: 1-501-920-3741  Profit: Non-Profit

2. Property Location (street address or layman’s description):
   5962 W. County Line Rd, AR 72762
   SPRINGDALE, AR 72762

3. Record Title Holder of Property: Stephanie Bryant
   (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:
   30 foot private road to the beach. Access from County line Rd. See attached. Reason for road is tandem lot split.

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

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)  
Stephanie Brent

Signature of Applicant  
Stephanie Brent

Date: 9/14/21  
Date: 9/14/21

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.

Stephanie Brent

State of Arkansas  )  ss.
County of Washington  

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 15th day of September, 2021.

Notary Public

My commission expires: Dec 25, 2029

LEVI HODGES  
Notary Public - Arkansas  
Washington County  
Commission # 12709505  
My Commission Expires Dec 25, 2029
FILE NO. C21-29
APPLICANT: Barry & Stephanie Bryant
REQUEST: Conditional Use - Tandem Lot Split in A-1 District
Memo

To: Planning Commission
From: Staff
Date: September 30, 2021
RE: PP21-15 Preliminary Plat The Peaks

Planning Comments:

1. Submit PDF files at time of resubmission.
2. Show the Parcel Number of the property in a prominent font above the legal description.
3. Please display the full list of setbacks for MF-24 per Code of Ordinance.
4. Need locations and sizes of all utilities, including storm sewer.
5. Need dimensions of lot lines, rights-of-way, street centerlines, and utility easements.
6. Show existing surface features.
7. Show existing utilities.
8. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.

Building and Fire Departments:

The Building and Fire Departments have no comment on this Informal Plat

Engineering Comments:

None.
### Parcel Line Table

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The document includes a map and detailed measurements for a project, along with signatures and certifications. It is protected by copyright and cannot be used without permission from Crafton, Tull & Associates, Inc.
Memo

To: Planning Commission
From: Staff
Date: September 30, 2021
Re: L21-23 Large-Scale Chad Reed Storage

Planning Comments:

1. Submit PDF files at time of resubmission. (standard comment)
2. A written response to all comments is required with resubmission (standard comment)
3. This Large Scale Development Plan has been given the number L21-23. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (standard comment)
4. The perimeter of the parking area adjacent to the side or rear lot line shall be provided with wheel guards, bumper guards or curbs when the parking area is located ten feet (10') or less from the lot line.
5. An automatic or other irrigation system shall be required for all landscaped areas. Show irrigation system or location of hose bibs.
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
7. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)

Commercial Design Standards Comments

1. Please provide calculations of building materials.
2. All sides of a principal building that directly faces an abutting public right-of-way shall feature at least one customer entrance unless, the principal building directly faces more than 2 abutting rights-of-way then only 2 entrances are required, one along the primary street and one along a secondary street.
a. Variance requested
3. Internal pedestrian walkways shall connect focal points of pedestrian activity and shall feature landscaped areas along no less than 50% of their length.
   a. Variance requested
4. Internal pedestrian walkways must be distinguishable from driving surfaces through the use of low maintenance surface material such as pavers, bricks, or scored concrete.
   a. Variance requested
5. Weather protection features such as awnings or arcades are required within 30’ of all customer entrances, shall be constructed parallel to the façade of the building, and cannot extend into the parking area or drive aisle.
   a. Variance requested
6. A 5’ wide sidewalk along the full length of the building along any side that features a customer entrance is required. This sidewalk shall be setback from the building foundation at least 6’ to provide areas for foundation landscaping.
   a. Variance requested
7. Foundation landscaping is required.
   a. Variance requested
8. Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.
   a. Variance requested
9. Central features and community spaces shall have direct access to the public sidewalk.
   a. Variance requested
10. Façades over 100’ in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.
   a. Variance requested
11. Building façades shall include a repeating pattern with no less than three of the following: color change; texture change; material module change; expressions of architectural or structural bay through a change in plane no less than 12 inches in with, such as an offset, reveal, or projecting rib. At least one element must repeat horizontally and no element shall repeat at intervals of greater than 30’ horizontally or vertically.
   a. Variance requested
12. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
   a. Variance requested
13. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view.
   a. Variance requested
14. Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).
   a. Variance requested
15. Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
   a. Variance requested
16. Façade colors shall be low reflectance, subtle, neutral, or earth tone colors.
   a. Variance requested
17. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring any three (3) of the following: canopies or porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patios, display windows, integrated tile work and/or moldings, integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
   a. Variance requested
18. Entryway landscaping is required per Springdale Commercial Design Standard.

**Building and Fire Departments:**

Development is for a site to construct 11 buildings for self-storage (occupancy group S-1) and a 400 sf maintenance building. (occupancy group S-1) Storage buildings shall be non-combustible construction (Type IIB) All references are to the Arkansas Fire Prevention Code Vol I Fire unless otherwise noted.

If it is the developer's intention to request for the early use of the 2021 IBC Section 903.2.9 in accordance with Section 104.11, *Alternative materials, design and methods of construction and equipment*, specifically Section 903.2.9.3, request shall be in writing to the building department prior to building permit approval.

A minimum fire flow of 2000 GPM @ 20 psi and two fire hydrants are required for a non-sprinklered 9360 sf type IIB constructed building. (Vol I Table B105.1) Buildings less than 20 feet apart without fire rated exterior walls (Building code section 705.5 re table 602) were considered as one building in accordance with section 503.1.2 of the building code. Site is serviced by an 8 inch looped main. Hydrant in front of site is identified as blue topped indicating a flow of greater than 1500 gpm. **Obtain a flow test from the water utility of the hydrant in front of the site. If fire flow is less than 2000 psi buildings must be separated by 20 feet so no group of buildings exceeds 7900 sf. combined area**

Hydrant location is acceptable
Fire access is acceptable

**Engineering Comments:**

- Show drainage easement around bypass storm pipe and swale.
- Submit draft of drainage easement (C of O will be contingent on filing all easements).
- Drainage Report:
- Maximum length of sheet flow is 100'.
- Update drainage report, pond report still shows 12” outlet pipe.
- Bypass channel velocity is greater than 3fps, channel must be lined with concrete.
- Show outlet structure detail
- Show silt fence on erosion control plan
- Submit Grading permit application
- Add stockpiling note to site plan
- 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.
  - **Pending waiver request**
- Adjust entrance drive radius to 28'
- Show modified curb at entrance drive and provide detail
- Submit grading permit application
Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted: 9/15/21
Date Accepted as Complete: 9/15/21  Project Number: B21-86

APPLICATION CONTACTS:
Indicate one person of contact for this request: _____________ Property Owner _______________ Representative

Applicant (person making request)
Name: NATHAN MORTON
E-mail: NMORTONBUILDING@GMAIL.COM
Address: 716 W WHILLOCK ST
          FAYETTEVILLE, AR 72701
Phone: 918.776.5253
Site/ Location: 560 W COUNTY LINE
               SPRINGDALE, AR 72764
Assessor’s Parcel Number(s): 21-00265-002

Property Owner (if other than Applicant):
Name: CHAD REED
E-mail: chad.michael.reed@gmail.com
Address: 2202 E Elaine Ave
        Fayetteville, AR 72703
Phone: 573.429.6902
Current Zoning District: C-2
Rezone required: C-2
Total Acreage: 3.02

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Check item(s) for which variance is requested:

☒ ENTRANCES – one customer entrance on all sides of principal building directly facing abutting public right-of-way
☐ PARKING LOT ORIENTATION – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building
STRUCTURE BACK AND SIDES
☐ Minimum setback according to zoning district requirements
☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

PEDESTRIAN FLOW
☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
☐ 5' sidewalk along the full length of building on façade featuring customer entrance on façade abutting public parking areas 6' from façade of building
☒ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
☒ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

CENTRAL FEATURES AND COMMUNITY SPACES
☒ Provision of at least 2 central features
☒ Direct access to public sidewalk network

MULTIPLE BUILDINGS IN COMMERCIAL CENTERS
☐ Use of similar building materials
☐ Use of similar architectural styles or theme

OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS
☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
☐ Incorporated into the overall design of the building
☐ Screening material similar to principal materials of the building and landscape
☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

FACADES AND EXTERIOR WALLS – face over 100' in linear length incorporate wall projections or recesses
☒ Minimum 3’ depth
☒ Minimum of 20 contiguous feet within each 100' of façade length
☒ Extends 20% of the façade

DETAIL FEATURES
☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
☐ At least one element repeating horizontally
☒ Elements repeat at intervals of more than 30' horizontally or vertically
☒ Change in plane no less than 12” in width (offset, reveal or projecting rib)

ROOFS – change in height every 100 liner feet in building length

MATERIALS AND COLORS
☐ Predominate exterior materials high quality materials
☐ Façade color – low reflectance, subtle, neutral or earth tone

ENTRYWAYS – 3 defined, highly visible customer entrances
LANDSCAPING

- Entryway landscaping
- Parking lot landscaping
- Perimeter parking area landscaping
- Building foundation landscaping

SCREENING

- Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- Exterior ground-mounted or building-mounted equipment
- Rooftop equipment
- Solid fence or wall not less than 6’ in height along all rear and side property lines common to property zoned for residential purposes
- Required screening fence or wall maximum height 8’, high quality materials
- Required screening fence or wall maximum continuous length of 50’
- Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

LIGHTING

- Pedestrian walkway lighting – 4’ maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- Parking lot lighting – 35’ maximum mounting fixture height with all parking areas maintaining 3 footcandles
- Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5’ above grade
- Uniformity ratios throughout parking I – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

ARCHITECTURAL SITE PLAN AND ELEVATIONS INCLUDED WITH PROPOSAL

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

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<td>1 CENTRAL FEATURES ARE NOT CONSISTENT WITH A MINI STORAGE USE</td>
<td>2 DIRECT ACCESS WOULD THREATEN SECURITY</td>
<td>1 NOT TYPICAL FOR A MINI-STORAGE OR PRACTICAL FOR THE USE</td>
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Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

VARIANCE WOULD ALLEVIATE THE DESIGN GUIDELINES
NOT PRACTICAL FOR AN OFFICE FREE MINI-STORE

Harmony with intended purpose of the standards: (how the proposed development will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

WOULD BE IN KEEPING WITH SIMILAR FACILITIES
MAINTENCE HUT IS INTENDED TO DRAW ATTENTION FROM ROAD AND HAS BEEN PROPOSED AS A 100% MASONRY FACADE.
BRICK COLUMN/WROUGHT IRON FENCE AND DUMPSTER SCREEN AND PROPOSED IN MASONRY.
FIRST FIVE BUILDING HAVE A MIXTURE OF MASONRY AND METAL TO MAKE THE MORE APPEALING FROM THE VIEW OF THE STREET

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

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

APPLICANT SIGNATURE(S)  __________________________________________
__________________________  __________________________________________

DATE: __________________

9.15.2021  NATHAN MORTON
A NEW STORAGE FACILITY FOR
560 W COUNTY LINE ROAD SPRINGDALE, AR 72764

9.23.2021

BUILDING "C" ELEVATIONS

1/4" = 1'-0"
A NEW STORAGE FACILITY FOR
560 W COUNTY LINE ROAD SPRINGDALE, AR 72764

9.23.2021

1/4" = 1'-0"
MAINTENANCE HUT ELEVATIONS

BUILDING "A" ELEVATIONS
BUILDING "B" ELEVATIONS

1/4" = 1'-0"
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS.

Exterior Elevations

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CONSTRUCTING IN ACCORDANCE WITH THE EXTERIOR ELEVATIONS.

Testing of Materials

THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF MATERIALS.

Cover Sheet

THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT MEASUREMENTS. SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE THAT NO DAMAGE OCCURS TO THE ENVIRONMENT.

Lighting Plan

Grading Plan

Detail Sheet

R:\~SWOPE\21-131 CHAD REED STORAGE\CIVIL DRAWINGS\21-131PR.DWG

@ A SCALE OF 1"=20' = 1

CASSY

General Notes:

· THE DESIGN ENGINEER, THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE ADDITIONAL OR COMPLETELY DIFFERENT MATERIALS.
· CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO AVOID ADDITIONAL COST TO THE CONTRACT.
· ENGINEER OF RECORD HAS RESOLVED SAID DISCREPANCY.
· AND NOTIFY THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
· WORKS.
· UNDERGROUND UTILITIES ARE NOT SHOWN ON PLAN AND/OR CONFLICT WITH PROPOSED CIVIL WORKS.
· PROVIDING A PROFESSIONAL ENGINEER ON-SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE THE CONTRACTUAL REQUIREMENTS.
· INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. SWOPE CONSULTING, ACCEPTS NO LIABILITY TO THE BIDDER FOR ANY OMISSIONS OR ERRORS IN THE PLANS AND SPECIFICATIONS.
· REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED."
General Notes:

- A site map must be drawn for the use of the Contractor and the City of Springdale. The contractor shall be responsible for the construction of the entire project and shall be required to provide a complete and accurate site plan at the time of bid. This plan shall include all existing utilities and their location as shown on the plans.
- All utilities must be located prior to the commencement of any work. The contractor shall be responsible for the protection of all existing utilities and shall be required to provide a complete and accurate site plan at the time of bid. This plan shall include all existing utilities and their location as shown on the plans.
- All work shall be performed in accordance with the American National Standards Institute (ANSI) A108.2-1994 (R2004) Standard for the Site Plan. This plan shall include all existing utilities and their location as shown on the plans.

Erosion General Notes:

- All work shall be performed in accordance with the American National Standards Institute (ANSI) A108.2-1994 (R2004) Standard for the Site Plan. This plan shall include all existing utilities and their location as shown on the plans.
- The contractor shall provide a complete and accurate site plan at the time of bid. This plan shall include all existing utilities and their location as shown on the plans.
- All work shall be performed in accordance with the American National Standards Institute (ANSI) A108.2-1994 (R2004) Standard for the Site Plan. This plan shall include all existing utilities and their location as shown on the plans.

Demolition Notes:

- All work shall be performed in accordance with the American National Standards Institute (ANSI) A108.2-1994 (R2004) Standard for the Site Plan. This plan shall include all existing utilities and their location as shown on the plans.
- All work shall be performed in accordance with the American National Standards Institute (ANSI) A108.2-1994 (R2004) Standard for the Site Plan. This plan shall include all existing utilities and their location as shown on the plans.
- All work shall be performed in accordance with the American National Standards Institute (ANSI) A108.2-1994 (R2004) Standard for the Site Plan. This plan shall include all existing utilities and their location as shown on the plans.

Sequence Of Construction:

- All work shall be performed in accordance with the American National Standards Institute (ANSI) A108.2-1994 (R2004) Standard for the Site Plan. This plan shall include all existing utilities and their location as shown on the plans.
- All work shall be performed in accordance with the American National Standards Institute (ANSI) A108.2-1994 (R2004) Standard for the Site Plan. This plan shall include all existing utilities and their location as shown on the plans.
- All work shall be performed in accordance with the American National Standards Institute (ANSI) A108.2-1994 (R2004) Standard for the Site Plan. This plan shall include all existing utilities and their location as shown on the plans.

Grading Notes:

- All work shall be performed in accordance with the American National Standards Institute (ANSI) A108.2-1994 (R2004) Standard for the Site Plan. This plan shall include all existing utilities and their location as shown on the plans.
- All work shall be performed in accordance with the American National Standards Institute (ANSI) A108.2-1994 (R2004) Standard for the Site Plan. This plan shall include all existing utilities and their location as shown on the plans.
- All work shall be performed in accordance with the American National Standards Institute (ANSI) A108.2-1994 (R2004) Standard for the Site Plan. This plan shall include all existing utilities and their location as shown on the plans.

Utility Notes:

- All work shall be performed in accordance with the American National Standards Institute (ANSI) A108.2-1994 (R2004) Standard for the Site Plan. This plan shall include all existing utilities and their location as shown on the plans.
- All work shall be performed in accordance with the American National Standards Institute (ANSI) A108.2-1994 (R2004) Standard for the Site Plan. This plan shall include all existing utilities and their location as shown on the plans.
- All work shall be performed in accordance with the American National Standards Institute (ANSI) A108.2-1994 (R2004) Standard for the Site Plan. This plan shall include all existing utilities and their location as shown on the plans.
EROSION CONTROL DETAILS

Undisturbed

1. Baffle - 1/4" thick Metal Plate
2. 24" t
3. 23-3/4" x 20-3/4"

FIRST SUBMITTAL

MARK 1 DETAIL

For Wire Mesh Supported

Subgrade

Gravel

Concrete Washout

Anti-Vortex Device

Concrete Base

Concrete Footing

Ground Section

Profile

Not to Scale

Scale: As Noted

(L21-23)
Landscaping must be guaranteed over two years.
1/2" EXPANSION JOINT MATERIAL

2" TYP. VARIES (SEE GRADING PLAN)

PLAN 1.5'R

SECTION A-A CURB 6" 12"

2'-0" (MIN)

SECTION B-B 1'-0"

6" 6" 6x6 - W 2.1 X W 2.1

COMPACTED SUBGRADE

WELDED WIRE FABRIC

P.C. CONCRETE 6"

SEE GRADING PLAN FOR LENGTH

SECTION B-B 2'-0" (MIN)

6" 6"

TYPICAL JUNCTION BOX

CONCRETE 5' 1"

GRASS

*
BUILDING "B" ELEVATIONS

1/4" = 1'-0"
Memo

To: Planning Commission
From: Staff
Date: September 30, 2021
Re: L21-25 Large-Scale Greystone Storage

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)

Commercial Design (Site)
1. Continuous internal pedestrian walkways, no less than five (5) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than fifty (50) percent of their length.
   a. Variance requested

Commercial Design (Architectural)
1. 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.

a. Variance requested

2. Building façades shall include a repeating pattern that shall include no less than three (3) of the elements listed below. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.

- Color change
- Texture change
- Material module change
- Expressions of architectural or structural bay through a change in plane no less than twelve (12) inches in width, such as an offset, reveal, or projecting rib.

a. Variance requested

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

a. Variance requested

4. Predominant exterior building materials shall be high quality materials. These include, without limitation:

- Brick
- Native/natural stone
- Synthetic Stone
- Concrete masonry units—standard smooth face units with integral color or Synthetic stucco/EIFS
- Architectural precast concrete
- Decorative face concrete masonry units, such as splitface, scored, fluted, ground face, burnished, etc.
- Glass
- Wood – natural or composite

a. Variance requested

5. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring any three (3) of the following:

- Canopies or porticos
- Overhangs
- Recesses/projections
- Arcades
- Raised corniced parapets over the door
- Peaked roof forms
- Arches
- Outdoor patios
- Display windows
- Architectural details such as tile work and moldings which are integrated into the building structure and design
- Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

a. Variance requested

**Building and Fire Departments:**

Development is for a site to construct 11 buildings for self-storage (occupancy group S-1) Buildings shall be non-combustible construction (Type IIB) All references are to the Arkansas Fire Prevention Code Vol I Fire unless otherwise noted.

Fire access roads are acceptable.

Provide man gates through fence between two eastern buildings, NE corner of NE building, and SW corner of SE building.

Fire hydrant location is acceptable.

Please see Guidance for Automatic Electric Gates. The Knox key switch shall be mounted between 5½ and 6 feet above grade (location shown on plan) on ENTRANCE side of gate. An additional key switch is required on the EXIT side of the gate when the
gate does not automatically open on approach. The Knox key switch shall be located within 12 inches of signage labeled “FD ACCESS”.

**Engineering Summary:**
- Submit Grading permit application
- There is a discrepancy in the grading plan and the outlet box detail. Please provide updated drainage report and clarify invert elevation of the outlet structure.
- Easements
  - Please submit a draft of the drainage and access easements. Certificate of Occupancy will be contingent on all easements being filed
  - 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.
  - *ArDOT has expressed that curb and gutter is not desired at this location. Sidewalks and streetlights are still required unless a waiver is granted.*

**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 the following:**
       - Grading Permit application.
       - SWPPP.
       - NOC.
       - Truck Route.
       - $500 fee.
     - **Submit filed drainage easement.**

2. **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.

- Show the required improvements to Hwy 264 including sidewalks 1' inside the R.O.W. line; Curb and gutter; drainage improvements and lighting. (If ArDOT will not allow improvements then a Payment in Lieu should be applied to this project to cover those improvements at some point in the future.)

3. 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.
    - Depending on the ArDOT determination, this improvement may not be completed with this project.

- 130.7.6.1 ADA requirements.
  - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current ADA and as may from time to time be amended.
    - This note is left in place throughout the design process to insure that access is maintained.

4. Other:

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

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

Application for Variance - Board of Adjustment

STAFF USE ONLY

Date Application Submitted: 9/15/21

Date Accepted as Complete: 9/15/21

Project Number: B21-72

APPLICATION CONTACTS:
Indicate one person of contact for this request: __________________________ Property Owner __________________________ Representative

Applicant (person making request)

Name: Jason Ingalls/Expedient Civil Engineering, PLLC

E-mail: jason@ece-pllc.com

Address: P.O. Box 5484
Bella Vista, AR 72714

Phone: 479-367-2924

Site/Location: 1790 E AR 264 Highway
Springdale, AR 72764

Assessor's Parcel Number(s): 815-07961-060-000

Property Owner (if other than Applicant):

Name: John W Hendricks Properties, LLC

E-mail: thegreybarn@gmail.com

Address: 2736 Wilson Ln
Fayetteville, AR 72703

Phone: 479-409-5927

Current Zoning District: C-2

Rezone required: No

Total Acreage: 6.18

Variance requested: (attach visual representation of request)

1. Foundation landscaping - All sides of buildings facing asphalt pavement have overhead doors.
2. Sidewalk improvements and sidewalk connection to public sidewalk along Highway 264 - There is a sidewalk on either side of Highway 264 for miles each direction and there is a very large (3' deep) ditch along the highway frontage.
3. Opaque screening fence from 8' to 6' along the west side - owner on west side is also developer of this site. Developer recently installed a new 6' wood privacy fence along approximately 100' of the west side. Requesting reduction in height to keep new fencing.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

1. All sides of buildings facing asphalt pavement have overhead doors. This is typical for self-storage buildings and difficult to obtain with these types of structures.
2. There is a sidewalk on either side of Highway 264 for miles each direction and there is a very large (3' deep) ditch along the highway frontage. The safety of pedestrians that would use the sidewalk would be compromised. ArDOT has waived the requirement for street improvements along the street frontage.
3. Developer recently installed 6' wood privacy fence for approximately 100' along the west side and would like to retain the newly constructed fence if possible. Trees are shown behind the fencing.

Planning and Community Development Division

(479) 750.8550 phone  |  (479) 750.8539 fax  |  201 Spring Street  |  Springdale, Arkansas 72764
Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

Removing sidewalk requirements would remove a safety concern for pedestrians due to the existing deep ditch.
Foundation landscaping cannot be installed along self-storage units with overhead doors.
Rather than wasting materials for an existing fence recently constructed.

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

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

APPLICANT SIGNATURE(S)

DATE:  8/18/2021
Application for Variance – Commercial Design Standards

STAFF USE ONLY
Date Application Submitted: 8-18-21
Date Accepted as Complete: 8-18-21  Project Number: B21-72

APPLICATION CONTACTS:
Indicate one person of contact for this request:

Property Owner  x  Representative

Applicant (person making request)
Name: Dave Burris
E-mail: dave@burrisearch.com
Address: 300 Tiger Blv, Suite 4
Bentonville, AR 72712
Phone: 479-319-6045
Site/Location: 1790 E AR 264 Highway
Springdale, AR 72764
Assessor’s Parcel Number(s): 21-00012-000

Property Owner (if other than Applicant):
Name: John W Hendricks Properties, LLC
E-mail: thegraybarn@gmail.com
Address: 2736 Wilson Ln
Fayetteville, AR 72703
Phone: 479-409-5927
Current Zoning District: A-1
Rezone required: No
Total Acreage: 6.19

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Check item(s) for which variance is requested:

☐ ENTRANCES – one customer entrance on all sides of principal building directly facing abutting public right of way

☐ PARKING LOT ORIENTATION – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

Planning and Community Development Division
(479) 750.8550 phone  |  (479) 750.8539 fax  |  201 Spring Street  |  Springdale, Arkansas 72764
LANDSCAPING
- Entryway landscaping
- Parking lot landscaping
- Perimeter parking area landscaping
- Building foundation landscaping

SCREENING
- Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- Exterior ground-mounted or building-mounted equipment
- Rooftop equipment
- Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- Required screening fence or wall maximum height 8', high quality materials
- Required screening fence or wall maximum continuous length of 50'
- Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

LIGHTING
- Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- Uniformity ratios throughout parking 1 – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

Building Design, Materials, & Detail Features, Roof Changes, See proposed elevations & renderings.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

Use and construction type of self storage components and exterior doorways do not lend itself to the Design Standards. All areas visible from row are designed with the Design Standards. All other areas are screened from public view.
Know what's below.
Call before you dig.

21-1011.dwg

NOT FOR CONSTRUCTION

GRAYSTONE STORAGE
2736 WILSON LANE FAYETTEVILLE, AR, 72704

GRANDSTONE ARCHITECTURE
1790 E AR 264 HWY
SPRINGDALE, AR

PER CITY COMMENTS
7/22/2021

PER CITY COMMENTS
9/1/2021

PER CITY COMMENTS
9/23/2021

DETAIL 4 - ACCESSIBLE PARKING SIGN
NOT TO SCALE

DETAIL 5 - ACCESSIBLE PARKING STRIPING
NOT TO SCALE

DETAIL 6 - PRECAST CONCRETE WHEEL STOP
NOT TO SCALE

DETAIL 7 - STANDARD ASPHALT PAVEMENT SECTION
NOT TO SCALE

DETAIL 8 - 4" STANDARD CONCRETE GUTTERWALK
NOT TO SCALE

DETAIL 9 - TYPICAL BOLLARD DETAIL
NOT TO SCALE

DETAIL 10 - IN BUILDING FIRE LINE
NOT TO SCALE

DETAIL 11 - DRAINAGE DITCH
NOT TO SCALE

DETAIL 12 - GORICE PLATE
NOT TO SCALE

DETAIL 13 - CURBS AND GUTTER
NOT TO SCALE

DETAIL 14 - GRAND INLET BOX
NOT TO SCALE

NOTE:
1. NO CONCRETE MIX FOR CURB
2. PROVIDE A BARRED ORFORMED CURB AT 6" HIGH AT CURB STRETCHES OVER 50 FEET
3. PROVIDE A 1/2" HSEX FILTERS AT THESE SPACES AND A MAXIMUM SPACING OF 300

O: (479) 364-0028
D: (479) 367-2924
M: (509) 759-5300
EMAIL: jason@ece-pllc.com

O: (479) 364-0028
D: (479) 367-2924
M: (509) 759-5300
EMAIL: jason@ece-pllc.com
Know what's below.
Call before you dig.

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
D: (479) 367-2924
M: (509) 759-5300
EMAIL: jason@ece-pllc.com

2736 WILSON LANE FAYETTEVILLE, AR, 72704
GRAYSTONE STORAGE
1790 E AR 264 HWY
SPRINGDALE, AR
BURRIS ARCHITECTURE

PER CITY COMMENTS
7/22/2021
PER CITY COMMENTS
9/1/2021
PER CITY COMMENTS
9/23/2021
DETAIL 19 - BLACK CHAIN-LINK FENCE

DETAIL 20 - WROUGHT IRON FENCE

DETAIL 21 - WOODEN FENCE

Know what's below.
Call before you dig.

21-1011.dwg

9-200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
D: (479) 367-2924
M: (509) 759-5300
EMAIL: jason@ece-pllc.com

2736 WILSON LANE FAYETTEVILLE, AR 72704
GRAYSTONE STORAGE
1790 E AR 264 HWY
SPRINGDALE, AR
BURRIS ARCHITECTURE
1
PER CITY COMMENTS
7/22/2021
2
PER CITY COMMENTS
9/1/2021
3
PER CITY COMMENTS
9/23/2021

C9.0
DETAILS
JEI
21-1011

NOT FOR CONSTRUCTION
NOTES:
1) Fixture Mounting Heights (MH) are calculated for each fixture.
2) All fixtures labeled with "_alt" will be replaced with an alternative fixture different from what was listed in the fixture schedule received.
3) Includes reflections (90% to 60% reflectances) .
4) Quantity (QTY) indicated in HPS luminaire Schedule is for what is included in this calculation study only. Final field counts.
5) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

Calculation Summary

Label | CalcType | Units | PtSpcLr | PtSpcTb | Avg | Min | Avg/Min | Max/Min | Description
--- | --- | --- | --- | --- | --- | --- | --- | --- | ---
Overall Area Planar | Illuminance | Fc | 1.89 | 5.0 | 0.0 | N.A | N.A | Readings taken at 0° AMF
Drive Areas & Parking Spots | Illuminance | Fc | 1.89 | 5.0 | 0.0 | N.A | N.A | Readings taken at 0° AMF

Top View - Greyscale (Luminance)
Memo

To: Planning Commission
From: Staff
Date: September 30, 2021
Re: L21-32 Large-Scale Aspen Park Building (LSD Modification of L20-06)

Planning Comments:

1. Submit Auto Cad and PDF files at time of resubmission. (standard comment)
2. A written response to all comments is required with resubmission. (standard comment)
3. On cover page, please separate Planning Dept and Engineering Dept. Engineering Dept phone number is 479-750-8105.
4. Please provide an application that has been signed by property owner and developer.
5. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
6. This Large Scale Development Plan has been given the number L21-32. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development. (standard comment)
7. Need to identify the ownership, address, parcel number and zoning of all the adjacent properties.
8. Show the gross area of the site.
9. Show the net area of the site (gross area less street r/w).
10. Show the floor area of commercial units divided between their usages. The usage must be shown.
L21-32 Tabled per Staff

11. Show the rate at which the parking spaces were calculated for each use.
12. Show the number of parking spaces per usage.
13. Show the total number of parking spaces required.
14. Show the total number of handicapped spaces required.
15. Show the total number of parking spaces provided.
16. Show the total number of handicapped spaces provided.
17. On the details page(s), please provide:
   a. Show the typical dimensions for regular parking, (9' x 19').
   b. Show the typical dimensions for handicapped parking, (11' x 19').
   c. Show the width of the handicapped access area, (5' min.).
   d. Show the location of the handicapped parking signs.
18. Need to show details of handicapped ramps.
19. Truncated domes are required as per ADA requirements. Show detail of truncated domes.
20. A minimum of three feet (3') of clear width, excluding vehicle overhang, must be provided as an accessible circulation route. Therefore, the sidewalk must either be five feet (5') wide or have wheel blocks between the handicapped access point and the doorway.
21. All drives and parking areas are required to be paved.
22. All storage areas are to be paved or chip sealed.
23. All open storage areas must be screened with an 8' opaque screening fence.
24. All other areas are to be shown as undisturbed.
25. Must show a twelve-foot (12') by thirty-foot (30') loading space for every 20,0-00 s.f. or fraction thereof if commercial building is greater than 5,000 s.f.
26. In areas where a parking area is located ten feet (10') or less from the street right-of-way a continuous raised concrete curb of not less than six inches (6") in height shall be constructed along the perimeter of the parking area and parallel with the abutting street right-of-way line, except for the driveway openings.
27. The perimeter of the parking area adjacent to the side or rear lot line shall be provided with wheel guards, bumper guards or curbs when the parking area is located ten feet (10') or less from the lot line.
28. Except for permitted entrance and/or exit drive, every off-street parking area shall be set back from the street right-of-way line a minimum of five feet (5').
29. No off-street parking area, exclusive of access drives, shall be located within three feet (3') of any property line.
30. A screening fence is required in accordance with Chapter 56. Show trees associated with screen.
31. Setback lines for all structures other than residential shall be fifty feet (50') when parking is permitted between building and street right-of-way. If no parking is allowed, then it can be reduced to thirty feet (30').
32. Frontage landscaping is required in accordance with Chapter 56.
33. Perimeter landscaping is required in accordance with Chapter 56.
34. Landscape islands are required at a rate of 1 per 15 parking spaces, in accordance with Chapter 56.
35. Interior parking area landscaping is required in accordance with Chapter 56. Show the total area of the parking lot, the percentage of landscaping required and the
percentage of landscaping provided. Include a drawing that identifies all areas included in the calculations.

36. Need a landscape plan that shows the details of the landscaped areas including type, size and location of plants.

37. An automatic or other irrigation system shall be required for all landscaped areas. Show irrigation system or location of hose bibs.

38. Landscaping must be guaranteed for two years.

39. Minimum width of drive for two-way traffic is twenty-four feet (24’).

40. Minimum width of a drive for a one-way traffic is fifteen feet (15’).

41. Maximum width of a drive, exclusive of radii, is forth feet (40’).

42. Minimum radius to the face of the curb for driveways is twenty-five feet (25’).

43. Minimum distance between driveways on adjoining properties is fifty feet (50’) and 150’ on a single tract.

44. Minimum distance of a drive from the projected curb line at the street intersection is forty feet (40’) for a local or minor collector street, seventy-five feet (75’) for a major collector, and one hundred feet (100’) for an arterial street.

45. Show the street right-of-way.

46. Show the street centerline.

47. Show all utility lines.

48. Show all existing easements.

**Engineering Summary:**

No Comments.

**Engineering Comments:**

1. **Chapter 106 – Stormwater Drainage**
   - Show drainage easement for swale and pond on plans.
   - Verify that any fences within drainage easements will not impede flow.
   - Swales and open drainage ditches should be sodded for velocities less than 3fps. When velocities exceed 3 fps, concrete lining is required. Please provide justification for B stone in the channel as opposed to either sod or concrete.

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

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:
- Include details for any proposed improvements such as swale, fence, etc.

"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.
RUNOFF
6' MAX
30"
GROUND LINE
BACKFILL & COMPACT MATERIAL; THEN SEED IMMEDIATELY
Memo

To: Planning Commission
From: Staff
Date: September 30, 2021
Re: L21-33 Large-Scale Berryfield Apartments Phase II

Planning Comments:

1. Submit PDF files at time of resubmission. (standard comment)
2. A written response to all comments is required with resubmission. (standard comment)
3. Please create a comprehensive plan set for this project.
   a. Including elevations, landscaping plans, lighting plans, etc.
4. If you are going to include this project into the existing Berryfield Apts, you will need to complete a rezone and informal plat (lotline adjustment), as the location of the proposed structure appears to straddle the property line of two parcels, one is zoned C-2 (doesn’t allow)
5. This Large Scale Development Plan has been given the number L21-33. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development.
   a. Please display this on the cover page of the plan set.
6. Landscape islands are required at a rate of 1 per 15 parking spaces, in accordance with Chapter 56.
   a. Parking area on the west side of building doesn’t comply.
7. The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-AA9W/LED/UE-MSV-IPC-PC-COS. (standard comment)
8. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
9. 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)
Building and Fire Departments:

Development is to construct an additional 26,700 sf apartment building (occupancy groups R-2) in an existing apartment complex. All references are to the Arkansas Fire Prevention Code Vol I Fire unless otherwise noted.

The reviewer has scaled the building at approximately 8900 sf. per floor in accordance with chapter 2 definitions "Area, Building."

Minimum fire flow is 1500 GPM @ 20 psi and 1 fire hydrant, for a 26,700 sf sprinklered type VB constructed building. Number of hydrants for project will be driven by required FDC's and placements.

FDC shall be mounted on the addressable street side of the building. FDC shall be fully visible and recognizable from the street or nearest point of fire department vehicle access. An additional fire hydrant will be needed. Hydrant shall be within 100 feet of the FDC without crossing the required front fire access road. (507.5.4, 912.3, 912.2). Show FDC, Hydrant and leak detection meter location on drawings prior to approval for construction.

Water utility G.I.S. shows a sanitary sewer manhole NW of the proposed building. Locate and confirm this manhole location and rim elevation. It appears the finished floor elevation will be lower than the elevation of this upstream manhole cover and will require backflow valves. (Ark Plumbing Code 715) Show location of sewer backflow valve on drawings prior to approval for construction.

Engineering Summary:

- Drainage Report
  - See Chapter 106 for Drainage Report requirements
- Add trickle channel to pond
- Add drainage easement around pond
- Show all existing easements
- Add Detention Certification note to site plan
- Show all storm sewer piping. Label as existing or proposed
  - All proposed storm sewer in drainage easement or ROW must be 18" minimum RCP
- How tall is the retaining wall? Provide detail
- Is there a curb cut at the east end of the parking lot or another way to let water drain?
- Submit grading permit application

Engineering Comments:

1. Chapter 106 – Stormwater Drainage
L21-33 Tabled per Staff

106.1.2** - Submit a preliminary drainage report, as outlined in the City of Springdale Drainage Criteria Manual.

- Need to provide the City Staff with detailed calculations to support all drainage improvements.
- Please see Chapter 106 Drainage Criteria Manual for drainage report requirements. Need to provide soil study, FIRM panel, hydrographs, pond summary, drainage maps etc.
- Submit a PDF of the signed and sealed Drainage Report to Engineering.

106.2.3.6** - The maximum allowable length for sheet flow shall be 100 feet unless there is documented engineering justification to use a longer length.

106.4.6** - All piping in right of way and easements must be reinforced concrete.

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

Easements

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.

- Show 20’ drainage easement around pond. Easement should be measured from the 100 year WSE elevation.
- Show all existing easements.

106.5.4.11.1** - A General Note is needed on the Site Plan stating that “A City of Springdale Detention/Retention Certification form must be completed, stamped, and signed by a Certified Professional Engineer, post-development and submitted to the City of Springdale Engineering Department.”

- Add note above to Site Plan.
- Show outlet structure details.
- Show all storm piping. Label as existing or proposed.
- All proposed storm sewer in drainage easements or ROW should be RCP, minimum 18”.
- Is there a curb cut at the east end of the parking lot for stormwater?
- How tall is the retaining wall?

2. Chapter 107 – Stormwater Pollution

(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220, § 1, 10-24-17)

- 107.3
  - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
3. Chapter 130 – Zoning Ordinance

(Ord. No. 3307, 3-25-03)

- 130.7.6.1 ADA requirements.
  - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current ADA and as may from time to time be amended.
    - This note is left in place throughout the design process to insure that access is maintained.

4. Chapter 50 – Floods

(Ord. No. 4110, § 1, 9-11-07)

- 4110.6.2 Need to submit a floodplain development application at the time of resubmittal. See Applications & Forms / Floodplain at http://www.springdalear.gov/298/Forms-Documents

5. Other:

- Add a detail for the Asphalt Trail, if part of this project.
- Add a Landscape Plan.
- Make a clearer designation between the existing and proposed contour lines on the grading plan. (Might be the way the PDF was made?)

- 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.
CONSTRUCTION PLANS FOR BERRYFIELD APARTMENTS
SPRINGDALE, AR

PROJECT LOCATION
PARCEL #815-26918-000

NOTES:

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.

THE CONTRACTOR SHALL KEEP ON SITE A CURRENT SET OF THE APPROVED CONSTRUCTION WORKING DRAWINGS AT ALL TIMES. THE CONTRACTOR SHALL MARK (IN RED INK) ALL APPROVED CHANGES INCURRED FOLLOWING PUBLIC WORKS DEPARTMENT APPROVAL OF THE INITIAL DRAWINGS. THESE CHANGES MAY BE INITIATED FROM FIELD CONDITIONS OR CHANGES MADE BY THE DESIGN ENGINEER OR THE PUBLIC WORKS ENGINEER. EXCEPT FOR MINOR FIELD ADJUSTMENTS, ALL CHANGES SHALL BE REVIEWED AND AGREED TO BY THE DESIGN ENGINEER AND THE PUBLIC WORKS ENGINEER PRIOR TO FINAL APPROVAL OF THE PROJECT. THE CONTRACTOR SHALL SUBMIT THE WORKING DRAWINGS TO THE ENGINEER OF RECORD (DESIGN ENGINEER) AFTER FINAL INSPECTION OF PROJECT TO SERVE AS A BASIS FOR DEVELOPMENT OF FINAL AS-BUILT RECORD DRAWINGS.
GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND LOCATIONS HAVE BEEN VERIFIED BY THE OWNERS OF SOWN LINES. THE EXACT LOCATIONS AND DEPTHS OF THE UNDERGROUND LINES ARE THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO ANY EXCAVATION.
3. CONSTRUCTION OBSERVATIONS SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISIONS OF BONDS AND INSURANCE AS REQUIRED.
4. ALL WASTE OR SPILLOUTS SHALL BE TAIRED TO A CITY-APPROVED SITE OR SPREAD IN AREAS OUTSIDE OF THE STREET RIGHTS OF WAY AS DIRECTED BY THE OWNER AND CONSTRUCTION.
5. THE CONTRACTOR SHALL REPAIR ANY DAMAGES CAUSED TO CONSTRUCTION TRAFFIC OR OPERATIONS.
6. CONTRACTOR TO SUPPLY TEMPORARY CHAIN LINK FENCING FOR THIS PROJECT.
7. CIW, ENGINEER WILL NOT INTERPRET SOILS REPORTS OR ACCEPT RESPONSIBILITY FOR ALTERNATIVE METHODS PROPOSED BY THE CONTRACTOR.
8. GENERAL CONTRACTOR SHALL MONITOR INSTALLATION OF SERVICE PEDESTALS AND SHALL ACCEPT CONDITION OF THE WORK BY OTHERS, AND SHALL BE RESPONSIBLE TO EMPLOY CONTRACTORS AS NECESSARY TO CORRECT POOR MIMNUNING OR UNSATISFACTORY INFLUENCE CONDITIONS.
9. CONTRACTOR AND ALL RELATED CONSTRUCTION ACTIVITIES ARE REQUIRED TO MAINTAIN NORMAL NOISE LEVELS AND EQUIPMENT AND VEHICLES ARE REGID TO BE PROPERLY BIFFED.

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A DEMOLITION PERMIT FROM THE CITY. PRIOR TO STARTING DEMOLITION ACTIVITIES, CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH DEMOLITION PERMIT.
2. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES (LOCAL, STATE AND FEDERAL) FOR DEMOLITION, DUST CONTROL, EROSION CONTROL, AND OR, DEMOLITION MATERIAL AND DEBRIS.
3. EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND LOCATIONS HAVE BEEN VERIFIED BY THE OWNERS OF SOWN LINES. THE EXACT LOCATIONS AND NOTIFICATIONS OF THE PROPER AGENCY IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO ANY EXCAVATION.
4. SURVEY INFORMATION PROVIDED BY OWNER.

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CURB, AND ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL KEEP THE SITE CLEARING CONSTRUCTION AND SUPPLY CONSTRUCTION CONTAINERS OR DUMPSTERS TO MAINTAIN ALL TRASH AND DEBRIS.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
4. REFER TO ELECTRICAL PLANS FOR SITE LIGHTING DETAILS.
5. ALL PAVING MATERIALS & CONSTRUCTIONS METHODS SHALL BE IN CONFORMANCE WITH CITY DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE ACCURACY AND LOCATION OF SITE BOUNDARY, AND CONDITIONS, ANY DISCREPANCIES DISCOVERED BETWEEN FIELD VERIFIED LOCATIONS AND PLANS LOCATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR PRIOR TO BEGINNING WORK.
7. SURVEY INFORMATION PROVIDED BY OWNER.

GRADING NOTES

1. ALL CONTURS DENOTE TOP OF FINISHED GRADES OR GRADING AREAS AS INDICATED. ALL SPOT GRADES ARE TANGENT AND FINISHED GRADE, UNLESS NOTED OTHER.
2. ALL EXISTING UTILITY LOCATIONS SHOW ARE APPROXIMATE, IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND FIELD VERIFY LOCATION AND MAKE ADJUSTMENT AS NEEDED.
3. KEEP ALL CLEAN OUT RINGS, MANHOLE COVERS, AND IN-LINE AND METER BOXES TO FINISHED GRADE.
4. NOTIFY ENGINEER IF EXISTING GROUND CONDITIONS VARIES FROM THOSE SHOWN ON PLANS.
5. KEEP ALL EXISTING GRADES AS SHOWN ON PLANS.
6. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES ANY DAMAGED UTILITIES CAUSED BY THE CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORDON TO DEMARCI AND STABLIZE ANY EXIST SOWS AS DEEMED TO REACH OPTIMUM SOIL CONDITIONS.
8. ALL DISTURBED AREAS SHALL BE SODDED, CONTRACTOR SHALL BE RESPONSIBLE FOR SODDING AREAS UNTIL GROWTH IS ESTABLISHED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISIONS OF BONDS AND INSURANCE AS REQUIRED.

GENERAL UTILITY NOTES

1. ELECTRIC AND IRRIGATION LINES CONDUCTS AND SLEEVES SHALL BE SCHEDULED 6 PVC.
2. THE FOLLOWING IS A MINIMUM DEPTH OF COVER OVER THE UTILITIES PIPES. THE CONTRACTOR EXISTING WORK ORDERS FOR EXCAVATING THE COVER WITH THE JURISDICTIONAL AUTHORITIES: WATER -4", SANITARY - 30".
3. EXISTING UTILITIES SHOWN ON THESE PLANS ARE NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF THESE UTILITIES BEFORE COMBING OR REMOVING EXISTING UTILITIES SHOWN ON THE SITE.
4. THE CONTRACTOR SHALL COMPLY WITH THE OCCUPATIONAL, SAFETY AND HEALTH ADMINISTRATION (OSHA) AND MAINTAIN VISIBLE TRAFFIC SAFETY SYSTEM AT ALL TIMES.
5. THE CONTRACTOR SHALL COORDINATE WITH THE CITY FOR INSPECTION OF PRIVATE WATER AND SEWER CONNECTION.
6. ALL BILLS FOR ELECTRIC SERVICE SHALL BE 46 INDICES ORGANIZED STEEL COATED WITH ASHALT COMPOUND.
7. CONTRACTOR TO COORDINATE THE INSTALLATION OF UTILITIES SERVICE WITH UTILITIES PRIOR TO THE INSTALLATION OF PAVING. SIWALLS, CURB, GUTTERS, AND OTHER PERMANENT FEATURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS AND INSPECTIONS, PAYING ANY FEES AND POSTING ANY REQUIRED BONDS, PRIOR TO BEGINNING ANY DEMOLITION OR CONSTRUCTION.
9. THE UTILITY CONTRACTOR IS RESPONSIBLE FOR REMOVING EXCESS TRENCHING MATERIAL FROM THE SITE OR STAYING ACCEPTABLE MATERIAL FOR DRAIN AND DRAINING CONTRACTORS USE AND BENEFIT.
10. CONTRACTOR SHALL COORDINATE AND PROVIDE ALL STAKING NECESSARY TO INSTALL UTILITIES SUITABLE FOR UTILITIES AND IRRIGATION SERVICES WINDERS OR NOT SHOWN ON THE CIW ENGINEERS PLANS.

EROSION CONTROL

ALL DISTURBED AREAS THAT ARE NOT PAVED, OR BUILDING PORCHS, SHALL BE LANDSCAPED OR REVEGETATED WITH A TEMPORARY OR PERMANENT COVER DEPENDING ON THE PLANNED USE.

EBRERRYFIELD APARTMENTS

PERMANENT PRACTICES

1. ALL GRADING SHALL BE COMPLETE PRIOR TO PAVING SOIL.
2. THE SUBGRADE SHALL BE LOOSENED EXCEPT TO A DEPTH OF 2 1/2 INCHES AND TO 10 PERCENT OF THE SCHEDULED SOIL FOR 40,000 LBS PER AC. SHALL BE MIXED AND TURFED.
3. ALL SEDIMENT FILTERS AND SEDIMENT BARRIERS SHALL BE BOXED WITH THE EXIST AMOUNT WHICH PROVIDES NINETY TIMES THE EXISTING SOIL.
4. THE SOILS SHOWN TO BE HIGHLY AQUIC CLAY. SHALL BE LINE TREATED.
5. THE AREA SHALL BE FURRED EXCEPT TO MAINTAIN RECOMMENDED SOIL MOISTURE UNTIL PROPER ESTABLISHMENT IS ESTABLISHED.

SEDIMENTATION & EROSION CONTROL NOTES

1. ALL PERIMETERS EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE EXECUTION OF ANY DEMOLITION OR GRAVING WORK AND SHALL BE MONITORED BY THE GRADING CONTRACTOR FOR THE DURATION OF THE PROJECT.
2. SEDIMENT FILTERS, SEDIMENT BARRIERS, AND STABILIZATION CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED PER LOCAL, JURISDICTIONAL REQUIREMENTS.
3. SEDIMENT COLLECTED BEHIND THE SEDIMENT FILTERS AND SEDIMENT BARRIERS SHALL BE REMOVED WHEN GRAVING PAUSING ON THE HEIGHT OF THE BarW.
4. SEDIMENT FILTERS AND SEDIMENT BARRIERS SHALL BE PROVIDED AND MAINTAINED LESS THAN THREE TIMES OR WITHIN A RAINFALL EVENT OF 0.0 INCHES OR MORE MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO SEDIMENT REMOVAL, BARRIER REPAIR AND OR REPLACEMENT.
5. CONSTRUCTION SITE ENTRANCES, THE CONTRACTOR SHALL CONSTRUCT A MINIMUM ONE STABILIZED SEDIMENT CONTROL ENTRANCE PER ADDITIONAL, INGRESS OR EGRESS TO THE CONSTRUCTION SITE IS REQUIRED. THE CONTRACTOR SHALL CONSTRUCT THE ENTRANCE TO REMAIN PERPETUAL TRACKING OR FLOWING OFngr IP LAND IP RIGHT OF WAY AND ARTERIAL ENTRANCES. THE MINIMUM REQUIREMENTS PER 1000 SQUARE FEET OR 450 POUNDS PER ACRE SHALL BE 5" SLOPE, 9'-10" DEPTH.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE COVER WITH THE JURISDICTIONAL AUTHORITIES: WATER -4", SANITARY - 30".
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN RECOMMENDED SOIL CONDITIONS.
8. ALL DISTURBED AREAS SHALL BE SODDED, CONTRACTOR SHALL BE RESPONSIBLE FOR SODDING AREAS UNTIL GROWTH IS ESTABLISHED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISIONS OF BONDS AND INSURANCE AS REQUIRED.
10. THE CONTRACTOR SHALL CONFORM TO THE OCCUPATIONAL, SAFETY AND HEALTH ADMINISTRATION (OSHA) AND MAINTAIN VISIBLE TRAFFIC SAFETY SYSTEM AT ALL TIMES.
11. THE CONTRACTOR SHALL COORDINATE WITH THE CITY FOR INSPECTION OF PRIVATE WATER AND SEWER CONNECTION.
12. ALL BILLS FOR ELECTRIC SERVICE SHALL BE 46 INDICES ORGANIZED STEEL COATED WITH ASHALT COMPOUND.
13. CONTRACTOR TO COORDINATE THE INSTALLATION OF UTILITIES SERVICE WITH UTILITIES PRIOR TO THE INSTALLATION OF PAVING. SIWALLS, CURB, GUTTERS, AND OTHER PERMANENT FEATURES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS AND INSPECTIONS, PAYING ANY FEES AND POSTING ANY REQUIRED BONDS, PRIOR TO BEGINNING ANY DEMOLITION OR CONSTRUCTION.
15. THE CONTRACTOR SHALL CONFORM WITH ALL APPLICABLE CODES (LOCAL, STATE AND FEDERAL) FOR DEMOLITION, DUST CONTROL, EROSION CONTROL, AND OR, DEMOLITION MATERIAL AND DEBRIS.
16. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE ACCURACY AND LOCATION OF SITE BOUNDARY, AND CONDITIONS, ANY DISCREPANCIES DISCOVERED BETWEEN FIELD VERIFIED LOCATIONS AND PLANS LOCATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR PRIOR TO BEGINNING WORK.
17. SURVEY INFORMATION PROVIDED BY OWNER.
DEMOLITION KEYNOTES

1. REMOVE CURB & GUTTER
2. REMOVE PAVEMENT TO SAW CUT LINE
3. PROTECT IN PLACE: STORM INLET

A NEW DEVELOPMENT FOR FERGUSON PROPERTY GROUP:

BERRYFIELD APARTMENTS
2353 LOWELL RD
SPRINGDALE, AR 72764

ARCHITECTS
NSPJ
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208

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ARCHITECURE.COM

TECHNICAL PLAN COMMENT RESPONSE:

Walter P Moore and Associates, Inc.
7666 East 61st Street, Suite 251
Tulsa, Oklahoma 74133
918.806.7200 main
918.806.7250 fax

DEMOLITION PLAN C1.0
NOTE:

1. IMPERVIOUS TABLE CHART

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Disturbed Area</td>
<td>113</td>
</tr>
<tr>
<td>Present Impervious Area</td>
<td>685</td>
</tr>
<tr>
<td>Increased Impervious Area</td>
<td>26800</td>
</tr>
<tr>
<td>Total Impervious Area</td>
<td>27485</td>
</tr>
</tbody>
</table>

LEGEND

- PROPOSED 6" CURB & GUTTER
- PROPOSED PAVEMENT
- EX ROW/PROPERTY LINE
- EX EASEMENT LINE

CONSTRUCTION KEYNOTES

- 4" CURB
- SAW-CUT PAVING TO FULL DEPTH, MEET AND MATCH EXISTING
- TRASH ENCLOSURE RE: ARCH. PLANS
- 4" TRAFFIC WHITE STRIPING 2" O.C. (TYP.) OR COLOR AS SPECIFIED BY LOCAL CODES
- PAINTED ACCESSIBLE PARKING SYMBOL AS SPECIFIED BY LOCAL CODES
- PROPOSED SIGN: NO PARKING FIRE LANE
- RETAINING WALL, CONTRACTOR TO PROVIDE DETAILED DRAWINGS SIGNED BY AN ARKANSAS LICENSED ENGINEER

NOTE:

- Stockpiling of construction spoil material at aggregate locations shall only be allowed for a limited time period, not to exceed 6 months. Prior to 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,
  b) The disturbed soil area is observed to have 80% grass coverage and 100% stability,
  c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering,
  d) Notice of violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering,
  e) All heavy equipment, stockpiles, and construction site materials have been removed from the construction site.
UPDATE KEYNOTES

CONSTRUCTION KEYNOTES

- CONSTRUCT 6" DOMESTIC WATER SERVICE LINE. RE: MEP FOR METER SIZE
- CONSTRUCT 6"X6" TAPPING SLEEVE AND 6" TAPPING VALVE. COORDINATE CONNECTION TO EXISTING WATER MAIN WITH CITY OF NORMAN. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING WATER MAIN PRIOR TO CONSTRUCTION.

CONTRACTS TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING WATER MAIN PRIOR TO CONSTRUCTION.

- CONSTRUCT 6" FIRE LINE
- CONSTRUCT FDC. SEE PLUMBING.
- CONSTRUCT 3-WAY FIRE HYDRANT ASSEMBLY AND 6" GATE VALVE
- CONSTRUCT #" PRIVATE SANITARY SEWER SERVICE LINE, TO BE BACKFILLED WITH FILL DEPTH ARDOT CLASS 7 AGG BASE

SEE PLUMBING PLANS FOR WATER CONTINUATION
SEE PLUMBING PLANS FOR SANITARY SEWER CONTINUATION

CONSTRUCT DOWNSPOUT CONNECTION AT ROOF DRAIN, SEE DETAILS.

CONSTRUCT 6" ROOF DRAIN PIPING FROM DOWNSPOUT CONNECTION TO TERMINATION POINT AS SHOWN. COMPLETE CONNECTION AND CHANGES IN DIRECTION WITH TEES, WYES AND FITTINGS, ALL ROOF DRAIN PIPING SHALL BE SLOPED AT A MINIMUM OF 1% AWAY FROM THE DOWNSPOUT TO THE TERMINATION POINT. NEENAH R-3262 CURB HOODS SHALL BE USED.
RE: PAVING

FACE OF 1'-6" SIDEWALK

1. **GENERAL NOTES:**
   - **1.1** PAVING SHALL BE CLASS B. WORK SHALL BE HAND COMPACTED TO MEET THE MINIMUM DENSITY OF THE ASTM D-1557. USE SPECIFICATIONS FOR OPERATIONS.
   - **1.2** ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D-1557.
   - **1.3** ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D-1557.
   - **1.4** ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D-1557.
1. Stone size shall be N/A. P.C. (2") TO (1") CONCRETE AGGREGATE WITH A GEOTEXTILE UNDERLAYER.

2. Geotextile shall be placed at all points of access or egress, or as indicated on the plans.

3. Ramps shall be constructed with 4" thick concrete.

4. All ramps shall be constructed with a 4" thick concrete base.

5. Geotextile shall be used to protect side slopes and edges of ramps.

6. Geotextile shall be placed at all points of access or egress, or as indicated on the plans.

7. Geotextile shall be used to protect side slopes and edges of ramps.

8. Geotextile shall be placed at all points of access or egress, or as indicated on the plans.

9. Geotextile shall be used to protect side slopes and edges of ramps.

10. Geotextile shall be placed at all points of access or egress, or as indicated on the plans.

DETAILS NOTES:

1. Stone size shall be N/A. P.C. (2") TO (1") CONCRETE AGGREGATE WITH A GEOTEXTILE UNDERLAYER.

2. Geotextile shall be placed at all points of access or egress, or as indicated on the plans.

3. Ramps shall be constructed with 4" thick concrete.

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7. Ramps shall be constructed with 4" thick concrete.

8. Geotextile shall be placed at all points of access or egress, or as indicated on the plans.

9. Geotextile shall be used to protect side slopes and edges of ramps.

10. Geotextile shall be placed at all points of access or egress, or as indicated on the plans.

ỊN TRAFFIC AREAS, 2" - 3" CLEAN STONE.

12. Minimum thickness of 8" to 10" in traffic areas, 2" - 3" clean stone.
PROJECT CONTACTS

OWNER:
BERRYFIELD VENTURES, LLC
8908 SOUTH YALE, SUITE 415
TULSA, OK 74137
TEL: (901) 825-8172
EMAIL: GLENN@FERGUSON-APTS.COM
CONTACT: GLENN FERGUSON

OWNER:
WALTER P MOORE
7666 EAST 61ST ST. SUITE 251
TULSA, OK 74133
TEL: (918) 806-7200
EMAIL: HALLEN@WALTERPMOORE.COM
CONTACT: HOLLIS ALLEN, JR. P.E.

CIVIL ENGINEER:
BC ENGINEERS
5720 REEDER ST.
SHAWNEE, KS 66203
TEL: (913) 262-1772
EMAIL: RICHARD@BCENGINEER.COM
CONTACT: RICHARD CURRY, P.E.

MEP ENGINEER:
NSPJ ARCHITECTS, P.A.
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
TEL: (913) 831-1415
FAX: (913) 831-1563
EMAIL: THOMBURG@NSPJARCH.COM
CONTACT: TIM HOMBURG, AIA

UTILITY PROVIDERS:
WATER AND SEWER
SPRINGDALE WATER
(479) 751-5751
ELECTRIC
AEP-SWEPCO
1-888-216-3523
TRASH
ORION WASTE
ACCOUNT MANAGER: TED BRUMBELOW
(479) 640-0658

LEGAL DESCRIPTION:
PARCEL #815-001
A COMBINATION OF THE 160-ACRE WIDE LOT IN SECTION 25, TOWNSHIP 11, RANGE 99, W.I., ORIGINALLY PLACED IN CIRCUIT COURT CASE NO. 2012V-12, AS DESCRIBED IN DOCUMENT NUMBER 610109, ORIGINALLY PLACED IN CIRCUIT COURT CASE NO. 2012V-12, AS DESCRIBED IN DOCUMENT NUMBER 610109, ORIGINALLY PLACED IN CIRCUIT COURT CASE NO. 2012V-12
PARCEL #815-001
A COMBINATION OF THE 160-ACRE WIDE LOT IN SECTION 25, TOWNSHIP 11, RANGE 99, W.I., ORIGINALLY PLACED IN CIRCUIT COURT CASE NO. 2012V-12, AS DESCRIBED IN DOCUMENT NUMBER 610109, ORIGINALLY PLACED IN CIRCUIT COURT CASE NO. 2012V-12
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PARCEL #815-001
A COMBINATION OF THE 160-ACRE WIDE LOT IN SECTION 25, TOWNSHIP 11, RANGE 99, W.I., ORIGINALLY PLACED IN CIRCUIT COURT CASE NO. 2012V-12, AS DESCRIBED IN DOCUMENT NUMBER 610109, ORIGINALLY PLACED IN CIRCUIT COURT CASE NO. 2012V-12

ZONING:
EXISTING ZONING DESIGNATION: MF-12, C-2
PROPOSED ZONING DESIGNATION: MF-16

SITE DATA

PROPOSED
GROSS LAND AREA 62,291 SF (1.43 ACRE)
GROSS BUILDING FOOTPRINT 8,287 SF
STREET (R/W) AREA 13,903 SF
NET LAND AREA 40,101 SF
TOTAL BUILDING AREA (3-STORY) 24,861 SF
BUILDING AREA PER FLOOR 8,287 SF
TOTAL RESIDENTIAL UNIT COUNT 24 UNITS
1-BR UNITS: 4 PER FLOOR (670 SF) 12 UNITS (8,040 SF)
2-BR UNITS: 4 PER FLOOR (1,016 SF) 12 UNITS (12,192 SF)

PARKING DATA

VEHICLE PARKING
TOTAL PARKING SPACES REQUIRED 42
REQUIRED ACCESSIBLE (2%) 1
TOTAL PARKING SPACES PROVIDED 44
ACCESSIBLE VAN 5% 2

TRASH
ORION WASTE
ACCOUNT MANAGER: TED BRUMBELOW
(479) 640-0658

NOT FOR CONSTRUCTION

RAWING    ELEASE   OD R L
ARCH D 24" x 36"
ENTITLEMENT

2353 LOWELL ROAD, SPRINGDALE, AR 72764
BERRYFIELD APARTMENTS
A PROJECT EXPANSION FOR:

1/2" = 1'-0"
1 1/2" = 1'-0"
3" = 1'-0"

FRONT ELEVATION
RIGHT ELEVATION
2353 Lowell Road, Springdale, AR 72764
Berryfield Apartments

A PROJECT EXPANSION FOR:

REVISIONS:

NOT FOR CONSTRUCTION

LEFT ELEVATION

REAR ELEVATION

3" = 1'-0"
Application for Variance – Board of Adjustment

STAFF USE ONLY
Date Application Submitted: August 2021
Date Accepted as Complete: 9-13-2021
Project Number: B21-78

APPLICATION CONTACTS:
Indicate one person of contact for this request:

X Property Owner
Representative

Applicant (person making request)
Name: Kacper Lastowiecki
E-mail: kacperlastowiecki@gmail.com
Address: 2004 S Florida Way
Fayetteville, AR 72701
Phone: (708) 502-8440

Site/Location: 117 Pursell St. Springdale, AR
Assessor's Parcel Number(s): 815-28493-000

Property Owner (if other than Applicant):
Name: 
E-mail: 
Address: 
Phone: 

Variance requested: (attach visual representation of request)
Change in required spaces per dwelling unit requirement from two (2) off-street spaces to one (1) off-street space per unit. (See Attachment)

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)
The NR-2 Zoning District building envelope standards allows the property at 117 Pursell St to be used for a duplex bungalow. However, given this extremely narrow lot, (only 50') the parking requirement of 2 spaces per dwelling unit is unreasonably burdensome and restrictive. In essence, the parking provision of the code negates the building envelope standard portion of the code which allows for a duplex to be constructed on this site. In order to comply with the parking standard, a four space parking lot would have to be built on this site which would take up almost the entire width of the property; proving an unsightly and unneighborly presence in the community.

Planning and Community Development Division
(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764
Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

In lowering the parking requirement from two (2) spaces per dwelling unit to one (1) space per dwelling unit, the variance would alleviate the hardship caused by the extraordinarily narrow lot. Given the small dwelling unit sizes proposed for this lot, it is extremely unlikely that more than one car per unit would be parked overnight on the property, making two spaces an appropriate amount of parking for this particular project. Nevertheless, the project proposes a parking area which not only allows for two overnight parking spaces, but allows for an additional two spaces for guests or visitors on a temporary basis (Refer to included drawings for illustration).

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

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

APPLICANT SIGNATURE(S) 

DATE: 8/23/21
ON OCCASIONS OF GUESTS OR VISITORS COMING TO THE PROPERTY, THE DRIVeway DESIGN ALLOWS FOR TWO MORE VEHICLES TO BE TEMPORARILY PARKED SAFELY OFF-STREET AND BEHIND THE FRONT FACADE OF THE BUNGALOW, MINIMIZING THE DISRUPTION TO TRAFFIC FLOW AND NEIGHBORHOOD AESTHETICS.
REQUEST: Variance for deviation of required parking spaces from four to two

APPLICANT: Kacper Lastowiecki

FILE NO. B21-78

PLANNING COMMISSION MEETING
October 5, 2021
# Application for Variance – Board of Adjustment

**STAFF USE ONLY**

Date Application Submitted: **9-8-2021**  
Date Accepted as Complete: **9-8-2021**  
Project Number: **B21-79**

**APPLICATION CONTACTS:**  
Indicate one person of contact for this request:  
✓ Property Owner  
Representative

<table>
<thead>
<tr>
<th>Applicant (person making request)</th>
<th>Property Owner (if other than Applicant):</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Dianna Gandert</td>
<td><strong>Name:</strong></td>
</tr>
<tr>
<td><strong>E-mail:</strong> <a href="mailto:diannahue30@gmail.com">diannahue30@gmail.com</a></td>
<td><strong>E-mail:</strong></td>
</tr>
<tr>
<td>Address: 1905 Watson Ave, Springdale, Ar 72762</td>
<td><strong>Address:</strong></td>
</tr>
<tr>
<td><strong>Phone:</strong> 479-852-1258</td>
<td><strong>Phone:</strong></td>
</tr>
<tr>
<td><strong>Site/Location:</strong> Front Yard</td>
<td><strong>Current Zoning District:</strong> SF-2</td>
</tr>
<tr>
<td><strong>Driveway</strong></td>
<td><strong>Rezone required:</strong> No</td>
</tr>
<tr>
<td><strong>Assessor’s Parcel Number(s):</strong> 815-21182-000</td>
<td><strong>Total Acreage:</strong> N/A</td>
</tr>
</tbody>
</table>

Variance requested: (attach visual representation of request)  
Drive way & Front porch expansion

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)  
This will not cause any hardships or difficulty

Planning and Community Development Division  
(479) 750.8550 phone  |  (479) 750.8539 fax  |  201 Spring Street  |  Springdale, Arkansas 72764
Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

NONE

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

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

APPLICANT SIGNATURE(S)

______________________________

DATE: 09/01/2021
FILE NO. B21-79
APPLICANT: Diana Gandert
REQUEST: Variance for deviation of driveway requirements
(expanding toward front door)
Application for Variance – Board of Adjustment

STAFF USE ONLY
Date Application Submitted: 9-14-21
Date Accepted as Complete: 9-14-21
Project Number: B21-80

APPLICATION CONTACTS:
Indicate one person of contact for this request: Property Owner X Representative

<table>
<thead>
<tr>
<th>Applicant (person making request)</th>
<th>Property Owner (if other than Applicant):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Isabel Delgado</td>
<td>Name: Trejo Investments, LLC</td>
</tr>
<tr>
<td>E-mail: <a href="mailto:isabel.delgado.713@yahoo.com">isabel.delgado.713@yahoo.com</a></td>
<td>Lazaro Trejo</td>
</tr>
<tr>
<td>Address: 2001 Bluebird Drive</td>
<td>E-mail:</td>
</tr>
<tr>
<td>Phone: 479-347-0790</td>
<td>Address:</td>
</tr>
<tr>
<td>Site/Location: 2975 E. Robinson</td>
<td>Phone:</td>
</tr>
<tr>
<td>Assessor's Parcel Number(s): 815-30611-000</td>
<td>Current Zoning District: C-6</td>
</tr>
<tr>
<td>Rezone required: NO</td>
<td>Total Acreage: N/A</td>
</tr>
</tbody>
</table>

Variance requested: (attach visual representation of request)
Variance for deviation of utility requirement. We want to utilize utility pole for food truck power. Mobile vending conditional use was approved 9-7-2021.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)
It's more expensive and time consuming using a generator to power the food truck. We can better serve customers by using electric pole.

Planning and Community Development Division
(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764
Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

Utilizing the electric pole would be more cost effective and easier for our business.

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

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

APPLICANT SIGNATURE(S) 

DATE: 9/14/21
A Conditional Use for this food truck was approved at the September 2021 Planning Commission meeting. Applicant now wants to utilize the electric pole rather than use generator.
FILE NO. B21-80
APPLICANT: Isabel Delgado & Luis Alverenga
REQUEST: Variance for deviation of utility requirements
Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: 9-15-2021
Date Accepted as Complete: 9/15/21
Project Number: B21-83

APPLICATION CONTACTS:
Indicate one person of contact for this request: X Property Owner Representative

Applicant (person making request)
Name: William J. Julia Hamilton
E-mail: northwestmh@gmail.com
Address: 506 W. Lakeview Dr.
Phone: 971-223-9338
Site/ Location: 504 W. Lakeview Dr.
Assessor's Parcel Number(s): 815-29516-000

Property Owner (if other than Applicant):
Name: 
E-mail: 
Address: 
Phone: 
Current Zoning District: SF-2
Rezone required: No
Total Acreage: N/A

Variance requested: (attach visual representation of request)
Deviation of rear setback from 20' to 5'

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)
Requesting variance for small pool, approx 9'x15'. Difficult due to limited space from back of house to property line (22 feet). Variance would allow pool installation and accessibility around all sides of pool.

Planning and Community Development Division
(479) 750.8550 phone  |  (479) 750.8539 fax  |  201 Spring Street  |  Springdale, Arkansas 72764
Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

Variance would allow safe accessibility around all sides of proposed pool.

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

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

APPLICANT SIGNATURE(S)

DATE: 9-15-21
FILE NO. B21-83
APPLICANT: William & Julia Hamilton
REQUEST: Variance for deviation of rear setback from 20' to 5'

PLANNING COMMISSION MEETING
October 5, 2021
Application for Variance – Board of Adjustment

STAFF USE ONLY
Date Application Submitted: 9-15-2021
Date Accepted as Complete: 9/15/21
Project Number: B21-84

APPLICATION CONTACTS:
Indicate one person of contact for this request: X Property Owner Representative

Applicant (person making request)
Name: Jake Norton
E-mail: jakenorton83@gmail.com
Address: 4056 Kings Place
Phone: 479-200-3088
Site/Location: 4056 Kings Place
Assessor’s Parcel Number(s): 815-31962-000

Property Owner (if other than Applicant):
Name: William Jacob Norton
E-mail: 
Address: 
Phone: 
Current Zoning District: SF-2
Rezone required: NO
Total Acreage: N/A

Variance requested: (attach visual representation of request)
Variance for deviation of minimum separation for horseshoe driveway from 150’ to 100’

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)
Under the current 150’ minimum rule, this prevents me from having an additional and safer access to my property. With the proposed expansion, I worry about more traffic.

Planning and Community Development Division
(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764
Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

The ease of access to the home and future shop building will make for a more safe and accessible entry to any property. It's under the minimum but still important and a large space between both driveways.

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

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

APPLICANT SIGNATURE(S)  

DATE: 9/13/21
Please submit your application for a Driveway Expansion Permit and a member of Engineering Staff will review your request as soon as possible. Your application must include a sketch of the proposed expansion.

Property Owner Name:*  
William "Jake" Norton

Phone Number:*  
4792003088

Physical Address*  
4056 Kings Place, Springdale AR 72762

Email Address:*  
jakenorton83@gmail.com

Expansion Request*  
- □ Driveway Expansion
- □ Curb Cut

Document Submission:*  
4056 Kings Place - Curb and driveway picture 9-13-2021.pptx

Electronic Signature Agreement*  
By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

□ I agree.
B21-84 Application submitted to Engineering Dept.

Current State:
4056 Kings Place

* Fence added Oct 2020

Future State:
4056 Kings Place

* Add in curb cut and driveway approximately 100’ from existing drive way.

The goal is to do this in parallel to the 40th Street expansion. Not exactly sure where the road and new bike lane will land though.
DRIVEWAY STANDARDS ON LOCAL (two-way residential) STREETS

Minimum width of driveway is 24 feet
Maximum width of driveway is 40 feet
Minimum distance between driveways on adjoining properties is 50 feet
Minimum distance between driveways on a single tract is 150 feet
Minimum distance of driveway from the curb line at the street intersection is 40 feet.
FILE NO. B21-84
APPLICANT: Jake Norton
REQUEST: Variance for deviation of minimum separation for horseshow driveway from 150' to 100'

PLANNING COMMISSION MEETING
October 5, 2021
Application for Variance – Board of Adjustment

STAFF USE ONLY
Date Application Submitted: 9-15-2021
Date Accepted as Complete: 9/15/21  Project Number: B21-85

APPLICATION CONTACTS:
Indicate one person of contact for this request: ☑ Property Owner  Representative

Applicant (person making request)
Name: Renita Ward
E-mail: rfward966@adl.com
Address: 810 Morrison Place
Springdale, AR 72762
Phone: 479-871-8755
Site/Location: Same
Assessor's Parcel Number(s): 815-21651-000

Property Owner (if other than Applicant):
Name:
E-mail:
Address:
Phone:
Current Zoning District: SF-2
Rezone required: NO
Total Acreage: N/A

Variance requested: (attach visual representation of request)
Variance for deviation of front setback from 30' to 5' and rear setback from 20' to 5'

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)
My yard is not big enough to accommodate these restrictions. If we had to move the shed, we would have to cut down trees that I would like to keep.

Planning and Community Development Division
(479) 750.8550 phone  (479) 750.8539 fax  201 Spring Street  Springdale, Arkansas 72764
Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

My Shed is almost complete - lacking roofing, Door and paint. Relocating would add an extra cost over/Above what I have already invested in the shed. Allowing it to stay where it is would prevent the added cost. It would also prevent having to cut down trees in my yard.

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

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

APPLICANT SIGNATURE(S)   

DATE: 15 SEP 21
5' 5/8" back fence
4' 7.5" side fence
56' 2" brother johns fence
FILE NO. B21-85
APPLICANT: Renita Ward
REQUEST: Variance for deviation of front setback from 30' to 5' and rear setback from 20' to 5'
Application for Variance – Board of Adjustment

Date Application Submitted: 9-15-21
Date Accepted as Complete: 9-15-21
Project Number: B21-87

APPLICATION CONTACTS:
Indicate one person of contact for this request: Property Owner  X  Representative

Applicant (person making request)
Name: Molly Robb, PE (Anderson Engineering, Inc.)
E-mail: mrobb@ae-inc.com
Address: 5311 W. Village Pkwy., Rogers, AR 72758
Phone: 479-286-8181
Site/Location: 1325 Gene George Blvd. Springdale, AR Lot 1, Block 3, Sams Club Addition
Assessor's Parcel Number(s): 815-38512-000

Property Owner (if other than Applicant):
Name: Andy's Frozen Custard
E-mail: kevin.clark@eatandy's.com
Address: 211 E. Water Street, Springfield, MO 65806
Phone: 417-881-3500
Current Zoning District: C-5
Rezone required: C-5
Total Acreage: 1.47

Variance requested: (attach visual representation of request)
Driveway Separation.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)
This property will require two driveways in order to accommodate a drive thru. Due to the property frontage, the minimum driveway separation cannot be provided.
Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

This variance allows for one full access driveway and one exit only driveway to be provided so that customers and emergency vehicles can safely enter and exit the site.

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

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

APPLICANT SIGNATURE(S)

DATE: 9-15-2021
Application for Variance – Commercial Design Standards

STAFF USE ONLY
Date Application Submitted: 9-15-21
Date Accepted as Complete: 7-15-21 Project Number: B21-68

APPLICATION CONTACTS:
Indicate one person of contact for this request: Property Owner x Representative

Applicant (person making request)
Name: Molly Robb, PE (Anderson Engineering, Inc.)
E-mail: mrobb@ae-inc.com
Address: 5311 W. Village Pkwy., Rogers, AR, 72758
Phone: 479-286-8181
Site/ Location: 1325 Gene George Blvd., Springdale, AR Lot 1, Block 3, Sams Club Addition
Assessor’s Parcel Number(s): 815-35612-000

Property Owner (if other than Applicant):
Name: Andy’s Frozen Custard
E-mail: kevin.clark@eatandsys.com
Address: 211 E. Water Street, Springfield, MO 65806
Phone: 417-881-3500
Current Zoning District: C-5
Rezone required: C-5
Total Acreage: 1.47

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Check item(s) for which variance is requested:

☐ ENTRANCES – one customer entrance on all sides of principal building directly facing abutting public right of-way
☐ PARKING LOT ORIENTATION – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

Planning and Community Development Division
(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764
STRUCTURE BACK AND SIDES
- Minimum setback according to zoning district requirements
- Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

PEDESTRIAN FLOW
- Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
- 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
- 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
- Weather protection features within 30' of all customer entrances, constructed parallel to building façade
- Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

CENTRAL FEATURES AND COMMUNITY SPACES
- Provision of at least 2 central features
- Direct access to public sidewalk network

MULTIPLE BUILDINGS IN COMMERCIAL CENTERS
- Use of similar building materials
- Use of similar architectural styles or theme

OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS
- Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
- Incorporated into the overall design of the building
- Screening material similar to principal materials of the building and landscape
- Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
- Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

FACADES AND EXTERIOR WALLS – face over 100' in linear length incorporate wall projections or recesses
- Minimum 3’ depth
- Minimum of 20 contiguous feet within each 100' of façade length
- Extends 20% of the façade

DETAIL FEATURES
- Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- At least one element repeating horizontally
- Elements repeat at intervals of more than 30' horizontally or vertically
- Change in plane no less than 12" in width (offset, reveal or projecting rib)

ROOFS – change in height every 100 liner feet in building length

MATERIALS AND COLORS
- Predominate exterior materials high quality materials
- Façade color – low reflectance, subtle, neutral or earth tone

ENTRYWAYS – 3 defined, highly visible customer entrances
LANDSCAPING
- Entryway landscaping
- Parking lot landscaping
- Perimeter parking area landscaping
- Building foundation landscaping

SCREENING
- Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- Exterior ground-mounted or building-mounted equipment
- Rooftop equipment
- Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- Required screening fence or wall maximum height 8', high quality materials
- Required screening fence or wall maximum continuous length of 50'
- Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

LIGHTING
- Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- Uniformity ratios throughout parking lot – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED
Variance requested: (attach visual representation of request)
Code Section 2.5 e. Building landscaping (1): Building foundations are encourage to be planted... The code only encourages building landscaping & doesn't require it. This location cannot provide the building landscaping due to the unique walk-up and drive-thru configuration of this project. However, the plantings are still be provided on-site away from the building. Refer to Landscape Plan.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)
The code specifically notes that building landscaping along the building is only encouraged. Andy's Frozen Custard business is unique in that all business is conducted by walk-up windows and through the drive thru. Building landscaping is not possible since the business is conducted immediately outside the building. The landscaping is still provided on-site but away from the building which meets the landscaping intent by still beautifying the site.
Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

The code specifically notes that building landscaping along the building is only encouraged. This project is unique in that all business is conducted by walk-up windows and through the drive-thru. There is not entry into the building. Building landscaping is not possible since all business is conducted immediately outside the building. The landscaping is still provided on-site but just away from the building which meets the intent by still beautifying the site.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

The quantity & quality of landscaping is still being provided on-site but just away from the building which meets the intent by still beautifying the site. This maintains harmony with the landscaping code intent.

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

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

APPLICANT SIGNATURE(S)

DATE: 9-15-2021
KEY NOTES:
1. NEW CURB AND GUTTER PER DETAIL C1.6.
2. INSTALL ACCESSIBLE SYMBOL PER DETAIL C1.6.
3. MATCH NEW PAVEMENT FLUSH WITH EXISTING PAVEMENT.
4. INSTALL NEW LIGHT POLES INVICTA PER DETAIL C1.6.
5. INSTALL RAMP REFER TO SHEET C1.8.
6. INSTALL NEW HEAVY DUTY CONCRETE PAVEMENT PER DETAIL C1.6.
7. INSTALL NEW HEAVY DUTY ASPHALT PAVEMENT PER DETAIL C1.6.
8. INSTALL STANDARD DUTY ASPHALT PAVEMENT PER DETAIL C1.6.
9. INSTALL RAMP REFER TO DETAIL C1.6.
10. INSTALL NEW STANDARD DUTY ASPHALT PAVEMENT PER DETAIL C1.6.

PAVEMENT LEGEND
- HEAVY DUTY CONCRETE
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- SIDEWALK

SITE LAYOUT PLAN
SCALE: 1" = 20'
REQUIRED LANDSCAPING:

SITE GREENSPACE:
- Minimum Required Greenspace: 10% of the Total Site
- Total Site Area = 64,115 SF
- Required Greenspace = 6,412 SF
- Provided Greenspace = 34,804 SF

ENTRANCE LANDSCAPING:
- Required: Main entryway shall be planted with ornamental plant material
- Provided: Entrance has been planted with shrubs and perennials

INTERIOR PARKING LOT LANDSCAPING:
- Minimum landscaped area:
  - Total Area of Parking Lot = 10,080 SF
  - Minimum % landscaped area = 8%
  - Required minimum landscaped area = 807 SF
  - Provided landscaped area = 1,260 SF
- Minimum required trees:
  - Minimum of one tree per 125 SF of parking lot landscaping areas
  - Minimum required trees = 10
  - Provided trees = 10

STREET FRONTAGE BUFFER LANDSCAPING:
- Required width = 30'
- Required trees = 1 shade tree per 40 LF of frontage
- Mathias Drive: 160 LF of frontage = 4 trees
- Provided = 30' buffer, 4 trees

PERIMETER LANDSCAPING:
- Width required = 7'
- Width provided = 7'
- Trees required = 1 tree per 25 LF, 650 LF of side and rear lot lines
- Trees required = 26 trees
- Trees provided = 27 trees

PLANT SCHEDULE:

<table>
<thead>
<tr>
<th>QTY</th>
<th>Botanical Name / Common Name</th>
<th>Size</th>
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</thead>
<tbody>
<tr>
<td>6</td>
<td>SHANTUNG MAPLE / ACER TRUNCATUM, OR APPROVED EQUAL</td>
<td>2.5&quot; CAL. 8', B&amp;B</td>
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<tr>
<td>13</td>
<td>CERCIS CANADENSIS / OKLAHOMA REDBUD, OR APPROVED EQUAL</td>
<td>2.0&quot; CAL. 6', B&amp;B</td>
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<tr>
<td>9</td>
<td>CORNUS FLORIDA, EASTERN FLOWERING DOGWOOD, OR APPROVED EQUAL</td>
<td>2.0&quot; CAL. 6', B&amp;B</td>
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<td>10</td>
<td>NYSSA SYLVATICA / BLACK GUM, OR APPROVED EQUAL</td>
<td>2.5&quot; CAL. 8', B&amp;B</td>
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<td>BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM BOXWOOD, OR APPROVED EQUAL</td>
<td>5 GAL.</td>
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<td>13</td>
<td>JUNIPERUS CONFERTA / SHORE JUNIPER, OR APPROVED EQUAL</td>
<td>5 GAL.</td>
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<td>2</td>
<td>MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS, OR APPROVED EQUAL</td>
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<td>21</td>
<td>SPIRAEA JAPONICA / JAPANESE SPIREA, OR APPROVED EQUAL</td>
<td>3 GAL.</td>
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</table>
FILE NO. B21-88
APPLICANT: Andy's Frozen Custard
REQUEST: Variance for deviation of
Commercial Design Standards
**Application for Variance – Board of Adjustment**

**STAFF USE ONLY**
Date Application Submitted: **9-15-2021**
Date Accepted as Complete: 
Project Number: **B21-89**

**APPLICATION CONTACTS:**
Indicate one person of contact for this request:  
Property Owner  
Representative

<table>
<thead>
<tr>
<th>Applicant (person making request)</th>
<th>Property Owner (if other than Applicant):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: <strong>Cynthia Salazar</strong></td>
<td>Name: <strong>Ronni + Rhuanie McClung</strong></td>
</tr>
<tr>
<td>E-mail: <strong><a href="mailto:KennedyGJF@gmail.com">KennedyGJF@gmail.com</a></strong></td>
<td>E-mail: <strong>NA</strong></td>
</tr>
<tr>
<td>Address: <strong>1904 Melissa Ln</strong></td>
<td>Address: <strong>455 Remson Lane</strong></td>
</tr>
<tr>
<td><strong>Springdale AR 72762</strong></td>
<td><strong>Springdale 72762</strong></td>
</tr>
<tr>
<td>Phone: <strong>479-306-1003</strong></td>
<td>Phone: <strong>479-790-8608</strong></td>
</tr>
<tr>
<td>Site/ Location:</td>
<td>Current Zoning District: <strong>Washington</strong></td>
</tr>
<tr>
<td>Assessor’s Parcel Number(s):</td>
<td>Rezone required:</td>
</tr>
<tr>
<td></td>
<td>Total Acreage:</td>
</tr>
</tbody>
</table>

**Variance requested:** (attach visual representation of request)

Extend driveway towards front door. 2 - 3 feet

Expanding West

**Difficulty or hardship:** (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

Park more cars giving us more space so that we don't have to walk on the grass.
Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

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

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APPLICANT SIGNATURE(S)  

DATE: 9-15-21
FILE NO. B21-89
APPLICANT: Cynthia Salazar
REQUEST: Variance for deviation of driveway requirements - expanding driveway toward front door
September 9, 2021

City of Springdale Planning Department
Attention: Patsy Christie
201 Spring Street
Springdale, AR 72764
Telephone: (479) 750-8550

RE: Casey’s General Store
2100 E Robinson Avenue
Springdale, AR

City of Springdale:

Construction is underway for the Casey’s General Store located at the northeast corner of E. Robinson Avenue and Oriole Street. As a part of this project, a new 10’ wide sidewalk is being installed along the north side of E. Robinson Avenue. The proposed sidewalk location varies from approximately 10’ to 15’ from E. Robinson back of curb. The proposed plans show approximately 226 L.F. of new 10’ wide sidewalk and a driveway crossing. We are submitting a waiver request for review by the City of Springdale and Springdale Planning Commission pertaining to a portion of this new sidewalk.

The concerns leading to this waiver request relate to the existing topography of the eastern side of Casey’s site and the western side of the neighboring site to the east. Casey’s lot and the property east of Casey’s lot primarily slope away from E. Robinson Avenue. The shared eastern property line slopes away from E. Robinson at approximately 25%. It is typical for a new street sidewalk to slope towards the street at no more than 2% slope. Extending the sidewalk to the east boundary line will result in the sidewalk being approximately 3’ higher than the parking lot immediately east of the site. We are requesting to provide a fee-in-lieu of construction for 13 L.F. of the sidewalk between Casey’s southern entrance drive and the east boundary line. The fee amount will be coordinated with Springdale Planning Department and Springdale Engineering Department. The current estimate under city review is $820.00.

Approval of this waiver will provide the following:
1. Space to provide a maintainable slope and maintainable surface between the sidewalk stub-out and the shared east boundary line.
2. It will avoid grading conflicts, ponding, or walls between the sidewalk stub-out and the neighboring property.
3. This will allow space to provide a connection between the new 10’ sidewalk and the potential future 10’ sidewalk when the site to the east is regraded to account for the 10’ sidewalk.

4. The FILO will provide funds that can be utilized to make the connection once the grading for the future trail is determined and will provide space for a smooth transition for the trail connection.

Exhibits are included with this letter, showing the location of the subject sidewalk and the location of the grade conflicts. Thank you for your review and consideration of this waiver request. If you should have any questions or need additional information, please call.

Sincerely,

Morrison-Shipley Engineers, Inc.

[Signature]

Kevin McClaffin
Project Manager

Cc: Casey’s Marketing Company, file
FILE NO. W21-16
APPLICANT: Morrison Shipley
REQUEST: Waiver of sidewalk requirements