

**City of Cave Springs, Arkansas**

**Planning Commission & Board of Zoning Adjustment Meeting**

**July 5, 2022, at 6:30 PM**

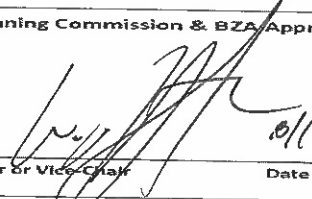
American Legion Building / 168 Glenwood Ave. Cave Springs, Ar. 72718

**Official Meeting:**

Planning Commission Meeting was called to order by Chairman Jason Strecker.

**Members:**

Jason Strecker	Present
Fallon Henry	Present
Kayleigh Barnes	Absent
Nancy Jay	Absent
Mark Smittle	Present
Tal Hudson	Present

Planning Commission & BZA Approval:	
	01/11/22
Chair or Vice Chair	Date

**Approval of Agenda:**

Motion was made by Fallon Henry to approve the agenda as submitted.

Motion was seconded by Mark Smittle and passed unanimously.

**Approval of Meeting Minutes:**

Motion was made by Tal Hudson to approve, as submitted, the meeting minutes from June 6, 2022.

Motion was seconded by Mark Smittle and passed unanimously.

**SD #2022-7: Hillcrest Subdivision, Lots 1-137 – Preliminary Plat of a 137-lot single-family subdivision on Ford Lane**

Property Location: 700 block of Ford Lane – south of Brentwood Subdivision

Parcel Number: 05-10045-322; 05-10045-309; 05-10045-310

Property Owner: Landmarc Custom Homes

Applicant: Sand Creek Engineering – Tim Sorey and his assistant Anthony

Existing Zoning: R4

Request - Preliminary Plat for a 137-lot Single Family Subdivision.

Staff Report was presented by Tim Reavis, Planning Director. (Copy attached)

History - Property was rezoned in July of 2021 to R4 to allow single family with minimum of 6,500 - 7,000 square feet and a minimum lot width of 65'-70'. Discussions between the applicant and the Planning Commission have taken place over the last couple of months regarding the implementation of the City's Active Transportation Plan. At the June 2022 work session meeting, the applicant agreed to explore adding a 10' wide trail along the eastern side of the subdivision to meet the intent of the plan. Today's submittal shows said 10' side path.

The subdivision consists of 130 buildable lots and 7 non-buildable lots to be used for detention, buffer and two lift stations to facilitate sanitary sewer. In total, the property is about 40 acres of largely undeveloped land south of Brentwood. Rustic Creek Drive in the Brentwood Subdivision stubs out on this property's northern boundary, so property would have access from two spots, one from Rustic Creek and one from Ford Lane.

Summary of improvements presented by Tim Reavis –

The improvements proposed are standard to include the construction of new local streets with 50' ROW and 27' wide pavement with sidewalks on both sides. Stormwater retention is shown, and utility easements are shown.

Traffic Considerations –

Planning staff requested that applicant submit a traffic study with the application to understand the effect an additional 130 houses would have on the traffic on Ford Lane, Hwy 264, and the Brentwood Subdivision. On initial submittal, there were potential warrants of a signal, however, the numbers were looked at more closely and as of today, there are not warrants being met to where a signal is being recommended. The study, done by Peters & Associates, recommends Hillcrest Ave contain an inbound and outbound at Ford Ave and that the City of Cave Springs considers monitoring traffic signal warrants in the future at the intersection of Hwy 264 and Ford Lane.

Staff's recommendation – Approve with the following conditions:

1. Provide an access easement for asphalt tapering transition on Ford Lane or provide an alternative that meets City Engineer requirements.
2. Update total lot count in site data box to 137 with 7 unbuildable lots (75, 79, 82, 112, 120, 126 & 137).
3. (Condition added) - Draw up easement along trail and add it to plat.

Motion was made by Jason Strecker for approval of Preliminary Plat.

Motion was seconded by Fallon Henry and passed unanimously.

Motion was made by Jason Strecker for approval of Preliminary Plat, with Conditions added.

Motion was seconded by Fallon Henry and passed unanimously.

**SD #2022-8 – Wallis Road mini-storage facility phase 1 – Plat with site plan review at 2520 W Wallis Road**

Property Location: 2520 Wallis Rd

Property Owner: CPRM LLC

Applicant: Jason Ingalls, PE – Expedient Civil Engineering

Adopted Land Use / Zoning: PZD

Proposed Use(s): Mini-storage & RV / Boat Storage

Request – Plat & Site Plan Review

Zoning History – In January of 2022 the City Council approved PZD rezoning for the subject property. The zoning change allowed a mini-storage development with architectural, lot coverage, landscaping, and other restrictions.

PZD conditions were adopted by city via Ordinance # 2022-02 (Refer to staff Report, page 2 – copy attached)

Staff Report was presented by Tim Reavis, Planning Director. (Copy attached)

Updated Staff Comments dated 7/05/22:

The applicant has provided a resubmittal based on the staff's initial comments. Key comments not addressed in the resubmittal include:

1 – Architecture comment:

A – Provide elevations showing compliance with PZD conditions and identify the building material to be used. Renderings provided by the applicant. Material list still to be provided.

2 – Fire Safety comments:

A – Provide exhibit showing fire truck is capable of making turns inside the site.

B – Provide exhibit showing fire truck will be able to access future phase two.

C – Provide fire hydrants every 400 feet inside the fence. (An agreement reached with the Fire Chief for an alternative).

D – Provide fire extinguishers every 75 feet.

3 – Wastewater comments:

A – Provide a letter from your designated representative stating suitability of the soil at the proposed location of the septic system.

Additional comments from City Engineer, Adam Osweiler - These are not all the items, but the main ones that need to be addressed/submitted:

1. Stormwater

a. Resubmit drainage report with appropriate drainage analysis methodology and gutter spreads.

b. Submit water quality analysis and report.

c. Resubmit CSK disturbance report to include all items outlined in city drainage manual.

2. LSD Plans

a. Submit photometric plan.

b. Submit architectural, material breakdown, etc.

c. Submit missing details (screen walls, monument signs, wall/fence gate, etc.).

d. Provide adequate access to north property line.

e. City/PC recommends building 650' of Wallis Road during this LSD in lieu of 665' of Mt. Hebron Road with Mt. Hebron Road to be completed during the LSD of the western property development.

f. Submit sewer design prior to ADH submittal.

g. Address flat slopes along Wallis Road improvements so that roadway meets minimum slope design standards.

**Discussion with Fire Chief Gary Jordan regarding Wallis Road mini-storage facility phase 1**

**Fire Safety:**

Fire Chief stated the following:

There are water supply issues.

There is no water.

The City of Rogers will not supply water to location.

The fire code requires hydrants within 400 feet.

There are fire hydrants on Wallis located 600 feet or so away. If they had to drop a line on Wallis, they would have to shut the road down

With it being a new structure, they want at least maybe two hydrants, like one in each corner.

Fire Chief met with the Fire Marshall and discussed possibly doing a dry hydrant for the back, where they can set up a hydrant and place up front where the Fire Department can pump into and pump water to the back and the truck can be hooked up in the back.

Jason Ingalls to meet with Fire Chief and discuss.

Staff and City Engineer recommended this item be tabled.

Motion was made by Jason Strecker to table this item.

Motion was seconded by Fallon Henry and passed unanimously.

**SD #2022-9 – Starnes tract split, tracts 1 & 2 – tract split of property in unincorporated Benton County located at 10356 Roberts Road.**

Property Location: 10356 Roberts Road (unincorporated Benton County)

Property Owner: EPH320, LLC

Applicant: Nikki Littrell, Blew & Associates

Existing Zoning: No zoning: outside city limits; inside Cave Springs planning area

Request – Lot Split

Staff Report was presented by Tim Reavis

Property is not likely abutting Cave Springs City Limits, but rather it's one parcel to the west of the City Limits. A single-family house served by a septic system and a well house sits on the southern half of the 3.23-acre property. A metal accessory structure sits on the northern half of the property. The house is accessed via a gravel drive from Roberts Road. Roberts Road is gravel and has a 50' ROW.

The applicant is proposing to divide the property into two equal 1.6-acre tracts. Each property will have 122.19' of frontage along Roberts Road. The applicant proposes 25' front yard setbacks and 10' side and rear yard setbacks.

Staff recommendation - Approve

Motion was made by Fallon Henry for approval of Lot Split.

Motion was seconded by Tal Hudson and passed unanimously.

**SD #2022-10 – Moll Addition, Tracts 2-A – 2D – A four-lot single-family minor subdivision at 462 East Johnson Road.**

Property Location: 462 East Johnson Ave

Property Owner: Ryan & Emily Moll

Applicant: Zach Willhite, E.I.T. – Ozark Civil Engineering

Adopted Land Use / Zoning: R-2 (single-family)

Proposed Use(s): Four single family lots

Request – Minor Subdivision

Staff Report was presented by Tim Reavis, Planning Director

A single-family house and an accessory building sit on an approximately 6.26-acre property. The property has frontage along E Johnson Ave and along N Adler St. Existing sewer infrastructure is placed along most of the frontage for E Johnson. Tract 2-D will connect from a sewer line that runs north along the east side of Tract 2-C. A 6' water line runs along E Johnson in front of the property and along the east side of Adler St.

The applicant is requesting to divide the property into four single-family lots. All proposed lots are over one acre in size. The existing house and accessory structure will remain on the same lot. The eastern most lot, Tract 2-D will be accessed from Adler. Tracts 2-A, 2-B and 2-C will be accessed from E Johnson. The lots will be served by city sewer and water.

The use of the proposed lots, lot sizes, and lot dimensions meet the requirements of the Zoning Ordinance. A 15' utility easement is proposed to run east-west just south of the existing workshop on Tract 2-C and across 2-D to extend all the way to Adler St. This was a request by the city to facilitate a sewer extension to serve a house nearing completion on the east side of Adler. Other required easements are shown. 25' ROW dedication for E Johnson Ave is shown. ROW for Adler is shown to be existing.

Staff recommendation - Approve

Motion was made by Jason Strecker for approval of Minor Subdivision.

Motion was seconded by Fallon Henry and passed unanimously.

**Other Business:**

None

**Adjournment:**

Motion was made by Fallon Henry to adjourn the July 5, 2022, Planning Commission meeting.

Motion was seconded by Tal Hudson and passed unanimously.

**Board of Zoning Adjustments Business**

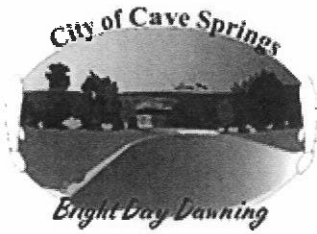
Planning Commission BZA Meeting was not called to order – no business.

Submitted by: \_\_\_\_\_

Tammy Shook, City of Cave Springs

Approved by: \_\_\_\_\_

Jason Strecker, Planning Commission Chairman



**Cave Springs Planning Commission & Board of Zoning Adjustment**  
134 North Main Street / P.O. Box 36, Cave Springs Ar. 72718 ♦ (479) 248-1040  
Tim Reavis ♦ Planning Director ♦ [tim.reavis@cavespringsar.gov](mailto:tim.reavis@cavespringsar.gov)

---

Jason Strecker –Chair  
Mark Smittle

Fallon Henry-Vice Chair  
Nancy Jay

Kayleigh Barnes  
Tal Hudson

### **Agenda**

**Cave Springs Planning Commission and and Public Hearings**

**July 5th, 2022, at 6:30 p.m.**

**American Legion Building at 168 Glenwood, Cave Springs, AR**

#### **Planning Commission Meeting Business Agenda**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of June 6<sup>th</sup> Planning Commission minutes
6. SD #2022-7: Hillcrest Subdivision, Lots 1-137 – Preliminary Plat of a 137-lot single-family subdivision on Ford Lane.
7. SD #2022-8: Wallis Road mini-storage facility phase 1 – Plat and site plan review at 2520 W. Wallis Road.
8. SD2022-9: Starnes tract split, tracts 1 & 2 – tract split of property in unincorporated Benton County located at 10356 Roberts Road.
9. SD2022-10: Moll Addition, Tracts 2-A – 2-D – A four-lot single-family minor subdivision at 462 East Johnson Road
10. Other Business
11. Adjourn