

City of Cave Springs, Arkansas

Planning Commission & Board of Zoning Adjustment Meeting

December 4, 2023 at 6:30 PM

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

Board of Zoning Adjustments Business

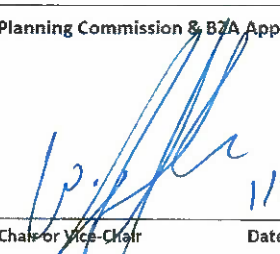
No Business

Official Meeting:

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

Members:

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

Planning Commission & BZA Approval:	
	11/2/24
Chair or Vice-Chair	Date

Approval of Agenda:

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

Motion was seconded by Nancy Jay and passed unanimously.

Approval of Meeting Minutes:

Motion was made by Nancy Jay to approve the minutes as presented, for the November 6th, 2023 meeting.

Motion was seconded by Fallon Henry and passed unanimously.

Old Business:

None

New Business:

Public Hearing – RZ 2023-08 Rezoning Application to rezone 1276 S Main Street (#05-10216-000) – Pathfinders.

Per Planning Director, David Keck, this request will be changing, but since the Public Hearing was already published, it will be done tonight. Per the representative for Pathfinder, they are going to enlist the help of a professional to start working on a PZD document. At this point, it is not on the Agenda for action, however, since the Public Hearing was set in the paper, we are still looking at a Rezoning. They

have not formally requested to change the Rezoning yet, as far as from A-1 to RM-12, therefore it is still formally set at that until they get us an actual revised document.

Jason Strecker explained what Pathfinder was initially wanting to do and explained that after talking through things at the Work Session, it was agreed that it didn't really fit, and it should be looked at a PZD that could more facilitate what they need.

The question was asked about whether there would be another Public Hearing once the changes were decided on, and per Jason Strecker, yes, there would be because it would be under a totally different scope. Most likely it would go through more Work Sessions, another Public Hearing, a Planning vote and then, since it's a Rezone, it would need to go before City Council.

There were several questions from the public that were addressed by Jason Strecker.

Public comments opened.

No comments.

Public comments closed.

Per Jason, this is Applicant Tabled at this time and there is nothing more to address until the PZD comes back.

Public Hearing - RZ 2023-09 Rezoning Application to rezone 1017 Ravine Street (#05-10045-132 and 05-10045-126) from A-1 to R-1 – Top Key Homes.

Applicant: Top Key Homes

Existing Zoning: A-1

Request: Applicant is requesting to rezone approximately 6.08 acres from A-1 to R-1.

Staff report was presented by David Keck, Planning Director. (Copy attached).

Per Jason, the Future Land Use Map had this as an R-E; R-1 is right in line with that, in terms of sizing.

Public comments opened.

No comments.

Public comments closed.

RZ 2023-09 Rezoning Application to rezone 1017 Ravine Street (#05-10045-132 and 05-10045-126) from A-1 to R-1 – Top Key Homes.

Motion was made by Fallon Henry to recommend it on to City Council for approval.

Motion was seconded by Nancy Jay and was unanimously recommend for approval to the Council.

Site Development Plan – 151 Grading Ln – PaveCon Phase 2 – 05-10204-004, 05-10203-004 and 05-10204-000.

Applicant has submitted a site development plan to develop a second phase of the PaveCon property. The new development would consist of two new buildings located to the North of the previously approved site plans. Access to the new buildings would be off Grading Lane, through the existing parking lot/drive, north of Grading Lane. The development will include what appears to be a regional/multi-property detention pond.

Staff report was presented by David Keck, Planning Director. (Copy attached).

Staff Comments: Adam Osweiler, Engineer from MCE would like more detail and insight into the pond, how it interacts with ARDOT right-of-way and the existing culvert that's there right now and how that also is included in future alignment of those improvements along Highway 112. Per Allie with Crafton Tull, they are keeping all improvement outside of ARDOT's dedicated right-of-way. Per David, as far as the large-scale site plan, this is in line with the overall project.

Motion was made by Jason Strecker to approve, contingent upon giving the administrative control to Engineering and Staff to oversee the project if there are any amendments or changes that they deal with that.

Motion was seconded by Kayleigh Barnes and was approved unanimously.

Other Discussion:

There was continuing discussion and an update of City Zoning Maps. David and Juliette have been working on them. City Council has been made aware of this.

Adjournment:

Motion was made by Nancy Jay to adjourn.

Motion was seconded by Kayleigh Barnes and passed unanimously.

Submitted by: _____

Tammy Shook, City of Cave Springs

Approved by: _____

Jason Strecker, Planning Commission Chairman