



Cave Springs Planning Commission
134 N Main Street P.O Box 5 Cave Springs, Arkansas 72718
(479)248-1040 x 2
(479)248-7521 fax

Agenda

**Cave Springs Planning Commission & Board of Zoning Adjustments Meeting & Public Hearings
December 7, 2020, 6:30 p.m.
(Virtual Meeting Only)**

Planning Commission Meeting Business

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of October 5 and November 2, 2020, Meeting Minutes
5. **Public Hearing: For the adoption of the Cave Springs Vision Plan, an updated comprehensive plan for the City of Cave Springs which contains both a proposed future land use plan and a master street plan in addition to other information.**
6. Planning Commission consideration of adoption of the Cave Springs Vision Plan, an updated comprehensive plan for the City of Cave Springs which contains both a proposed future land use plan and a master street plan in addition to other information.
7. **Public Hearing: for proposed amendments to the City of Cave Springs Zoning Regulations.**
 - a. Amendment to Ordinance 2020-16, Outdoor Lighting
 - b. Amendment to Ordinance 2016-16, Section 5.1 Zoning Districts Established
8. **Planning Commission Consideration of proposed amendments to the City of Cave Springs Zoning Regulations.**
 - a. Amendment to Ordinance 2020-16, Outdoor Lighting
 - b. Amendment to Ordinance 2016-16, Section 5.1 Zoning Districts Established
9. **Tract Split Request, Phillips-Lantz Property**

10900 Blk. Murdock Rd., (located to the south and west of the intersection of Evening Star and Murdock Roads) Parcel ID - 18-09343-000

 - Request to split the 77.74 ac. +/- property into two tracts: tract 1 (1.5 ac.), tract 2 (76.24 ac.)
10. **Public Hearing: Rezoning Request for Jianfei Lin**

3160 Ozark Acres Dr. Parcel ID 05-10497-000
11. **Rezoning Request for Jianfei Lin**

3160 Ozark Acres Dr., Parcel ID 05-10497-000

 - Request to rezone the 6.52 acre +/- property from A-1 Agricultural to A-2 Suburban Agricultural.
12. **Tract Split Request, Lin Property**

3160 Ozark Acres Dr., Parcel ID 05-10497-000

 - Request to split the 6.52 acre +/- property into two lots, each meeting a 2-acre minimum size.
 - i. Proposed lot 9A (3.98 ac.) would retain the existing dwelling
 - ii. Proposed lot 9B (2.54 ac.) would be planned for a single-family residence
13. **Public Hearing: Rezoning Request – P4 Partners, Ltd.**

700 Blk. South Main St. (located along the east side of S. Main St. / Hwy. 112., approx. 1/3 mi. south of the E. Lowell Ave. / Hwy. 264 intersection. Adjacent to 706. S Main Street, also known as Pave Con.) Parcel ID(s) - 05-10203-000, 05-10203-004

14. Rezoning Request – P4 Partners, Ltd.

700 Blk. South Main St. (located along the east side of S. Main St. / Hwy. 112., approx. 1/3 mi. south of the E. Lowell Ave. / Hwy. 264 intersection. Adjacent to 706. S Main Street, also known as Pave Con.) Parcel ID(s) - 05-10203-000, 05-10203-004

- Request to rezone the 15.98 acre +/- property from A-1 Agricultural to C-2 General & Highway Commercial.

15. Site Plan Approval Request for Pave Con Office Building and related improvements.

700 Blk. South Main St. (located along the east side of S. Main St. / Hwy. 112., approx. 1/3 mi. south of the E. Lowell Ave. / Hwy. 264 intersection. Adjacent to 706. S Main Street, also known as Pave Con.) Parcel ID(s) - 05-10203-000, 05-10203-004

- Request is to develop a portion of the 15.98 acre +/- property with a proposed 8,000 sq. ft. office / storage building, with associated access drives, utility extensions, and parking improvements.

16. Public Hearing: PZD Rezoning Request for Cave Springs Municipal Property Owners Improvement District No. 3 (Staff Requests this item be tabled at the Meeting due to lack of resubmittal; previously tabled at the October and November PC Meetings)

Property is located on the north side of Highway 264 just east of Otter Creek Subdivision, Cave Springs, Arkansas. This property location is also known as 850 E. Lowell Avenue, Cave Springs, AR.

17. PZD Rezoning Request for Cave Springs Municipal Property Owners Improvement District No. 3 (Staff Requests this item be tabled at the Meeting due to lack of resubmittal; previously tabled at the October and November PC Meetings)

Property is located on the north side of Highway 264 just east of Otter Creek Subdivision, Cave Springs, Arkansas. This property location is also known as 850 E. Lowell Avenue, Cave Springs, AR.

- Request to rezone to a PZD – Planned Zoning District, Proposed split of property into 1-acre minimum lots with a 5-acre self-storage

18. Other Business

19. Adjourn

Board of Zoning Adjustments Business

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of October 5 Meeting Minutes
5. Adjourn

Due to measures taken to protect the health, safety, and welfare of citizens of Cave Springs, City Staff, and City Commission Members, during the COVID-19 pandemic disaster the December 7th, 2020, Planning Commission Meeting will be a *virtual meeting*. Details for all Virtual Meeting Participation opportunities are outlined on page 3 (the following page) of this agenda.



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**Cave Springs Planning Commission & Board of Zoning Adjustments Meeting,
Public Hearings and Work Session
Virtual Meeting Participation Opportunities**

Zoom Meeting:

To participate *interactively* in the meeting, you may participate in the meeting via Zoom:

- **By PC, Mac, iOS (iPhone), or Android:**

Join Zoom Meeting:

https://us02web.zoom.us/webinar/register/WN_ZfejutC8SkCqbzq1G3VpBw (hyperlink)

or

<https://zoom.us/join> (then enter the meeting ID number below)

Meeting ID: **899 9286 6727**

The link above requires you to “register” to participate in the meeting. This consists of signing in with your name, address, etc., as you would at a public meeting. Registering to attend the meeting does not require you to create a zoom account to participate.

Please register prior to the meeting if possible.

Please use your full name (first and last names) as screen name.



- **Join by phone only:**

+1 (312) 626-6799

When prompted for Meeting ID: **899 9286 6727#**

If you do not have a Participant Number: press #

- **To comment:**

Use “Raise hand” function when comment for an item is requested

For phone, raise hand to be recognized with *9

Phone numbers used to dial in to meeting will be masked for privacy

All participants will be muted automatically when joining the meeting

Facebook Live Stream:

If you wish to watch Online *without* interactively participating, you can stream the meeting online via Facebook Live from our Facebook page:

- **By PC, Mac, iOS (iPhone), or Android:**

Log onto the City’s Facebook page: <https://www.facebook.com/Cavespringshumanresources/>

NEW TO ZOOM? Watch tutorial videos at: <https://support.zoom.us/hc/en-us>

*For assistance logging into the meeting, please contact Juliet Richey,
Garver Urban Planner, at (479) 287-4640, or email at jbrichey@garverusa.com*