



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

AGENDA

Cave Springs Planning Commission – Special Meeting and Worksession Meeting
November 15th, 2021 at 6:30 p.m. at the American Legion Building at 168 Glenwood, Cave Springs, AR

Special Planning Commission Meeting Business

1. Call Meeting to Order
2. Roll Call
3. Approval of Agenda
4. Public Hearing: Conditional Use Permit (CUP) Karst Groundwater Recharge Zone – in support of a proposed self-storage business (*see with Wallis Neighborhood Storage PZD request*)
 - a. **PUBLIC HEARING: Karst CUP for the 21.18 acre +/- property.**

The applicants for this request are Jack W. and Michael W. Moser (property owners). The property is located along the 2000 block of W. Wallis Rd., addressed as 2050 W. Wallis Rd. (Benton County parcels 05-10073-003, 05-10073-003). The property is located on at the northeast corner of W. Wallis Rd. and S. Liberty Bell Rd., approximately one-half mile west of the S. Pinnacle Hills Pkwy. intersection. The property is located within the Karst Groundwater Recharge Zone, and as required under section 7.1.2, the applicant is requesting approval for a Conditional Use for development within the Karst Groundwater Recharge Zone.
 - b. **Request for a Karst CUP for the 21.18 acre +/- property.**

The applicants for this request are Jack W. and Michael W. Moser (property owners). The property is located along the 2000 block of W. Wallis Rd., addressed as 2050 W. Wallis Rd. (Benton County parcels 05-10073-003, 05-10073-003). The property is located on at the northeast corner of W. Wallis Rd. and S. Liberty Bell Rd., approximately one-half mile west of the S. Pinnacle Hills Pkwy. intersection. The property is located within the Karst Groundwater Recharge Zone, and as required under section 7.1.2, the applicant is requesting approval for a Conditional Use for development within the Karst Groundwater Recharge Zone.
5. **Rezoning (*Continued from Nov. 1st*): Planned Zoning District (PZD) – Wallis Neighborhood Storage**
 - a. **Request to rezone 21.18 acre +/- property to a Planned Zoning District (PZD)**

The applicants for this request are Jack W. and Michael W. Moser (property owners). The property is located along the 2000 block of W. Wallis Rd., addressed as 2050 W. Wallis Rd. (Benton County parcels 05-10073-003, 05-10073-003). The property is located on at the northeast corner of W. Wallis Rd. and S. Liberty Bell Rd., approximately one-half mile west of the S. Pinnacle Hills Pkwy. intersection. Applicant is requesting PZD designation to facilitate the development of the site into a mini-warehouse storage business.
6. Other Business
7. Adjourn

Planning Commission Worksession Meeting Business

1. Call Meeting to Order
2. Roll Call
3. Discussion Items
 - a. Rainwater Estates Preliminary Plat
 - b. Upcoming Code Revision Discussions:
 - Wireless Facilities (cell tower) regulations
 - Regulations enabling the city to recoup consulting review costs associated with a specific development
 - c. 2022 Planning and Development / Planning Commission Meeting Schedule
4. Other Business
5. Adjourn

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/>