



**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 and Meeting  
October 5, 2020, 6:30 p.m.  
(Virtual Meeting Only)**

#### Board of Zoning Adjustments Business

1. Call to Order
2. Pledge of Allegiance
3. Roll Call

#### **New Business**

4. **Public Hearing: Variance Request for Marilyn Morgan- 773 Ford Lane**
5. **Variance Request for Marilyn Morgan- 773 Ford Lane**
  - Request for a variance for tract 1 and tract 2 to allow frontage to be less than 200' of frontage (as is required for A- 2 Suburban Agricultural Zone).
6. **Public Hearing: Variance Request for Osage Meadows Subdivision**

Property is located North of Evening Star Road along Hwy 112, Main Street, Cave Springs, Arkansas. This property location is also known as 975 N. Main Street, Cave Springs, AR
7. **Variance Request for Osage Meadows Subdivision**

Property is located North of Evening Star Road along Hwy 112, Main Street, Cave Springs, Arkansas. This property location is also known as 975 N. Main Street, Cave Springs, AR

  - Request - Variance to allow for a reduction in lot width/size for some lots within the proposed subdivision. The property is currently zoned R-3 with a minimum lot width requirement of 80 feet.
8. **Other Business**
9. **Adjourn**

#### Planning Commission Meeting Business

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of September 08, 2020, Meeting Minutes
5. **Public Hearing: Rezoning Request for Marilyn Morgan- 773 Ford Lane**
6. **Rezoning Request for Marilyn Morgan- 773 Ford Lane**
  - Request to rezone the entire property from A-1 Agricultural to A-2 Suburban Agricultural.
7. **Tract Split Request for Marilyn Morgan- 773 Ford Lane**
  - Request to split 12.13 acres into three tracts: tract 1 (4.132 acres), tract 2 (4.916 acres), tract 3 (3.084 acres)
8. **Deviation Request for Osage Meadows Subdivision regarding portions of adjacent street and sidewalk improvements to Evening Star Road and Main Street (HWY 112)**

Proposed Subdivision property is located North of Evening Star Road along Hwy 112, Main Street, Cave Springs, Arkansas. This property location is also known as 975 N. Main Street, Cave Springs, AR

**9. Preliminary Plat Request for Osage Meadows Subdivision**

Proposed Subdivision property is located North of Evening Star Road along Hwy 112, Main Street, Cave Springs, Arkansas. This property location is also known as 975 N. Main Street, Cave Springs, AR

- Request for Preliminary Plat approval for a 147 lot subdivision (141 single family residential lots, 6 common/Drainage/POA lots)

**10. Public Hearing: PZD Rezoning Request for Cave Springs Municipal Property Owners Improvement District No. 3 (Applicant Requests this item be tabled at the Meeting)**

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.

**11. PZD Rezoning Request for Cave Springs Municipal Property Owners Improvement District No. 3 (Applicant Requests this item be tabled at the Meeting)**

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

**12. Other Business**

**13. 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 October 5, 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\\_rltWZ4OvRkm08Pz0CTTboQ](https://us02web.zoom.us/webinar/register/WN_rltWZ4OvRkm08Pz0CTTboQ) (hyperlink)

or

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

Meeting ID: **845 9033 7025**

*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: **845 9033 7025#**

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/>

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**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](mailto:jbrichey@garverusa.com)*