



## 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 and Board of Zoning Adjustments, and Public Hearings

Oct. 4<sup>th</sup>, 2021, at 6:30 p.m.

The meeting will be held at the American Legion Building at 168 Glenwood, Cave Springs, AR

#### **Board of Zoning Adjustments Meeting and Public Hearings**

1. Call to Order
2. Pledge
3. Roll Call
4. Variance (Black Howler Micro-Brewery & Taproom)
  - a. **PUBLIC HEARING: A request for Variance in support of a Site Plan for a proposed micro-brewery and tap room.**  
Specially, the applicant is requesting a variance from Master Street Plan (MSP) right-of-way (ROW) dedication requirements and building setback requirements. The applicant for this request is Pinkie Up, LLC. The property is located at 269 and 365 Lowell Ave., consisting of Benton County Parcels 05-10443-000 and 05-10446-000. The property is located on the southwest side of the intersection at Lowell Ave. (Hwy. 264) and 3rd Street.
  - b. **A request for Variance in support of a Site Plan for a proposed micro-brewery and tap room.**  
Specially, the applicant is requesting a variance from Master Street Plan (MSP) right-of-way (ROW) dedication requirements and building setback requirements. The applicant for this request is Pinkie Up, LLC. The property is located at 269 and 365 Lowell Ave., consisting of Benton County Parcels 05-10443-000 and 05-10446-000. The property is located on the southwest side of the intersection at Lowell Ave. (Hwy. 264) and 3rd Street.
5. Variance (Osage Meadows Subdivision)
  - a. **PUBLIC HEARING: Request for Variance to support a Preliminary Plat for residential subdivision containing 137 lots, with 131 of these lots proposed for single-family residential development.**  
Specifically, the applicant is requesting a Variance from Master Street Plan (MSP) right-of-way (ROW) dedication requirements. The applicant for this request is Mr. Brian Moore (owner representation). The 53.70 +/- acre property is located along the west side of AR. Hwy. 112 / N. Main Street, north of Evening Star Road along Hwy 112, Main Street, inclusive of Benton Co. parcel numbers 05-10274-000 and 05-10285-000.
  - b. **Request for Variance to support a Preliminary Plat for residential subdivision containing 137 lots, with 131 of these lots proposed for single-family residential development.** Specifically, the applicant is requesting a Variance from Master Street Plan (MSP) right-of-way (ROW) dedication requirements. The applicant for this request is Mr. Brian Moore (owner representation). The 53.70 +/- acre property is located along the west side of AR. Hwy. 112 / N. Main Street, north of Evening Star Road along Hwy 112, Main Street, inclusive of Benton Co. parcel numbers 05-10274-000 and 05-10285-000.
6. Variance (McMullen Realty)
  - a. **PUBLIC HEARING: Request for Variances to support a Site Plan submittal to redevelop the site with a proposed office building (first floor) with two (2) temporary lodging units on the second floor.**  
Specifically, the applicant is requesting Variances from off-street parking, driveway access, residential



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compatibility standards, sidewalk construction standards, and sidewalk widths. The applicant for this request is Misty McMullen of McMullen Realty (property owner). The 0.58-acre property is located along the 400 block of AR. 112, addressed as 479 S. Main St. (Benton County parcel no. 05-10433-000). The property is located on the west side of the roadway, northwest of the E. Johnson Ave. intersection.

- b. Request for Variances to support a Site Plan submittal to redevelop the site with a proposed office building (first floor) with two (2) temporary lodging units on the second floor. Specifically, the applicant is requesting Variances from off-street parking, driveway access, residential compatibility standards, sidewalk construction standards, and sidewalk widths. The applicant for this request is Misty McMullen of McMullen Realty (property owner). The 0.58-acre property is located along the 400 block of AR. 112, addressed as 479 S. Main St. (Benton County parcel no. 05-10433-000). The property is located on the west side of the roadway, northwest of the E. Johnson Ave. intersection.

### 7. Other Business

### 8. Adjourn



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**Planning Commission Meeting Business and Public Hearings**

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of September 7<sup>th</sup> Meeting Minutes
5. Boundary Line Adjustment (Bond Property)
  - a. **A request to adjust common property line between six (6) parcels of record to create three (3) proposed tracts.**

The applicant for this request is Mr. Lance Bond (property owner). The 130.17 acre +/- property lies between the west side of AR Hwy. 112 / S. Main Street, approximately ½ mile south of the AR Hwy. 264 / E. Lowell Ave. intersection, and the southeast intersection of Farrar Rd. and Farrar Lane. The majority of the property is vacant, unimproved pasture, save for the existing detached dwelling at the subject property address (599 S. Main St.).
6. Boundary Line Adjustment (Pace Property)
  - a. **A request to adjust common property line between two (2) parcels of record.**

The applicant for this request is Genevieve Pace (property owner). The 14.79 +/- acre property is located at 10356 Roberts Rd. (18-09172-000 @ 7.47 +/- ac.) and 464 Pace Ln. (18-09364-000 @ 7.32 +/- ac.). The property is oriented at the southeast intersection of Roberts Rd. and Pace Ln., in unincorporated Benton County, but within the Territorial Jurisdiction of Cave Springs.
7. Rezoning / PZD (Wallis Neighborhood Storage - Moser Property)
  - a. **PUBLIC HEARING: Rezoning 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.
  - b. **Rezoning 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.
8. Site Plan (McMullen Realty) TO BE TABLED AT THE REQUEST OF APPLICANT
  - a. **Request to approve a Site Plan submission to redevelop the site with a proposed office building (first floor) with two (2) temporary lodging units on the second floor.** The applicant is proposing to construct a mixed-use building, where the first floor would be used as a realtor's office, with the remaining building area allocated for two (2) temporary lodging units. The applicant for this request is



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Misty McMullen of McMullen Realty (property owner). The 0.58-acre property is located along the 400 block of AR. 112, addressed as 479 S. Main St. (Benton County parcel no. 05-10433-000). The property is located on the west side of the roadway, northwest of the E. Johnson Ave. intersection.

**9. Deviation Request (Osage Meadows Subdivision)**

- a. **Request for two deviations to support a Preliminary Plat for residential subdivision containing 137 lots, with 131 of these lots proposed for single-family residential development.** Specifically, the applicant is requesting deviations from the subdivision regulations to exempt the development from connection to the adjacent Evening Star Road and a deviation from the planting screen reservation requirement for lots adjacent to an arterial roadway (HWY112). The applicant for this request is Mr. Brian Moore (owner representation). The 53.70 +/- acre property is located along the west side of AR. Hwy. 112 / N. Main Street, north of Evening Star Road along Hwy 112, Main Street, inclusive of Benton Co. parcel numbers 05-10274-000 and 05-10285-000.

**10. Preliminary Plat (Osage Meadows Subdivision)**

- a. **Request to approve a preliminary plat containing 137 lots, with 131 of these lots proposed for single-family residential development.** Improvements will include connecting to City public water, City public sewerage, as well as applicable storm drainage. The applicant for this request is Mr. Brian Moore (owner representation). The 53.70 +/- acre property is located along the west side of AR. Hwy. 112 / N. Main Street, north of Evening Star Road along Hwy 112, Main Street, inclusive of Benton Co. parcel numbers 05-10274-000 and 05-10285-000.

**11. Site Plan (Black Howler Micro-Brewery & Taproom)**

- a. **A request to approve a Site Plan for a proposed micro-brewery and tap room.** Site plans submitted show a proposed 2,800 sf. brewery / taproom establishment, outdoor deck, parking, and related infrastructure improvements. The applicant for this request is Pinkie Up, LLC. The property is located at 269 and 365 Lowell Ave., consisting of Benton County Parcels 05-10443-000 and 05-10446-000. The property is located on the southwest side of the intersection at Lowell Ave. (Hwy. 264) and 3rd Street.

**12. Preliminary Plat (Rainwater Estates – Subdivision) TO BE TABLED AT THE REQUEST OF APPLICANT**

- a. **A request to create 8 new residential lots, and 1 stormwater detention lot, from an existing tract.** The applicant for this request is Jarrett McLelland (property owner). The property is located at 739 Sands Rd., a +/- 3.41- acre area consisting of Benton County Parcel 05-10094-000. The property is located on the south and east sides of Sands Rd., approximately ½ miles east of Main St. / AR Hwy. 112.

**13. Preliminary Plat (Mollano Property - Subdivision)**

- a. **A request to create three (3) new tracts from an existing tract, total of four (4) tracts; public infrastructure extension, and other required improvements to support redevelopment per Code requirements.** The applicant for this request is Mr. Daniel Lazenby (surveyor / engineer). The site is located at the northwest corner of E. Johnson Ave. and 3rd Street, approx. 1/4 mi. east of the N. Main St. / Hwy. 112. intersection. The property consists of Benton County Parcel 05-10479-000.



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**14. Other Business**

**15. 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/>