

Cave Springs Planning Commission & Board of Zoning Adjustment Meeting

April 5, 2021 at 6:30 PM

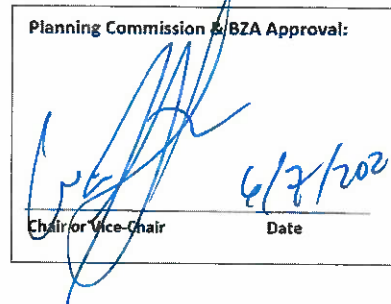
Virtual Meeting

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	Present
Tal Hudson	Present
Kayleigh Barnes	Present



Approval of Agenda:

Add the following:

Approval of the minutes of the February 2021 meeting.

Item #9 - Conditional Use Permit – Pinkie Up, LLC – parcel # 05-10443-000 and 05-10446-000 – Request to table made by applicant.

Motion was made by Nancy Jay to approve the amended agenda.

Motion was seconded by Fallon Henry.

Motion passed unanimously.

Approval of Meeting Minutes:

Motion was made by Mark Smittle to approve both the February 1, 2021 and March 1, 2021 meeting minutes as presented.

Motion was seconded by Nancy Jay.

Motion passed unanimously.

New Business:

1. **Rezone Public Hearing – for applicant Better Remodeling, c/o Daniel Lazenby – Engineering Services Inc.**

Request – Rezone from R-2 Single Family Residential to R-4 Single Family Residential.

Location – 308 E. Johnson Ave – Parcel ID 05-10497-000

Parent Tract – 1.06 acres +/- (lots 25-32, inclusive of 20' alley)

The site is located at the northwest corner of East Johnson Ave. and 3rd Street, approximately ¼ mile east of the North Main Street/ Hwy 112 Intersection.

Staff report was presented by Juliet Richey. (Copy attached).

The lots proposed are similar in size as existing, established lots surrounding the site and meets the minimum required by the R-4 zoning category. Zoning would be consistent with the adopted land use plan for the area. Staff supports the rezoning request from a standpoint and recommends that the rezone be approved.

Public comments opened –

The following questions were asked and addressed by commissioners:

Smaller lot sizes?

Smaller houses?

Site Development Standards:

Minimum lot area - 6,500 ft. – 7,000 ft.

Minimum lot width – 65 – 70 linear feet

Minimum lot depth – 100 linear feet

Minimum yard setback for Residential Dwelling – Front 25', Rear 20', Side Interior 7', Side Corner 25', Waterfront 25',

(Copy of R-4 Single-Family Residential attached)

Public comments closed.

2. Rezone - for applicant Better Remodeling, c/o Daniel Lazenby – Engineering Services Inc.

Request – Rezone from R-2 Single Family Residential to R-4 Single Family Residential.

Location – 308 E. Johnson Ave – Parcel ID 05-10497-000

Parent Tract – 1.06 acres +/- (lots 25-32, inclusive of 20' alley)

The site is located at the northwest corner of East Johnson Ave. and 3rd Street, approximately ¼ mile east of the North Main Street/ Hwy 112 Intersection.

Motion was made by Fallon Henry to recommend the approval of the rezone from R-2 to R-4 to city council.

Motion was seconded by Nancy Jay and passed unanimously.

3. Tract Split – for applicant Better Remodeling, c/o Daniel Lazenby – Engineering Services Inc.

Request – Tract Split to divide a +/- 0.96 acre property into (4) four tracts at +/- 0.24 acres each.

Location – 308 E. Johnson Ave – Parcel ID 05-10497-000

Parent Tract – 1.06 acres +/- (lots 25-32, inclusive of 20' alley)

The site is located at the northwest corner of East Johnson Ave. and 3rd Street, approximately ¼ mile east of the North Main Street/ Hwy 112 Intersection.

Staff report was presented by Juliet Richey. (Copy attached).

Staff Recommendations:

- Given the need for public roadway and sewerage extension to the site, the tract split submitted should be processed as a "Preliminary Plat", as public improvements must be constructed prior to Final Plat.
- Table until several items are adequately addressed by City Staff and/or the Applicant. Lengthy discussion was held between commissioners, staff, applicant, and surrounding property owners Robinson and Martinez.

Motion was made by Fallon Henry to table the tract split as recommended by staff.

Motion was seconded by Kayleigh Barnes and passed unanimously.



4. Site Plan – Pavecon Office / maintenance building, two commercial buildings, and related improvements

Request – Site Plan submittal to redevelop the existing 27.57 acre property with three proposed commercial building, associated access drive, utility extensions, and parking improvements.

On the south side of the site, the applicant is proposing to construct a 9,856 +/- sq. ft. building to house the company's primary base of operations – "Pavecon". In this building, approximately 3,946 +/- sq. ft. would be used as an "Office Use" / "Administrative Area" with the remaining 6,008 +/- sq. ft. area used as a "Maintenance Service Area".

To the north of the office / administrative building, the applicant is proposed to construct two (2) 10,800 +/- sq. ft. buildings, with Ten (10) individual leasable tenant spaces within them. Each of the buildings also provide tenants a materials "lay down" area to the rear of said buildings. The applicant would provide water and sewer via 8" extensions for each utility from hwy 112, near the proposed access drive, then along the north side of the proposed access drive (within a proposed 15" utility easement). Loading and unloading for services and shipping is provided to the rear of two of the three buildings.

Location – 720 S. Main Street

Previously approved Lot Consolidation Plat was recorded with Benton County Clerk's Office on 8/29/2019 (27.57 +/- acres) consolidated parcels: 05-10204-000, 05-10204-003, 05-10204-004, and 05-10204-005.

Project Name – Main Street Commercial

Property Owner – P4 Partners, LTD (Blew and Associates – Surveyor & Engineer)

Zoning – C-2

Staff report was presented by Juliet Richey. (Copy attached).

There were several items discussed (screening, building height, implementation of residential performance standards, and engineering review comments).

Staff recommendations were as follows:

Applicant needs to request a variance for screening. (Screening the proposed outdoor storage/commercial use from the neighboring residential).

Table item.

The City Engineer, Eric Anderson, provided review comment regarding, sewer, curb and gutter, lighting, sidewalks, storm water drainage, streets, and more. Eric will be meeting with Bates and Associates and owner tomorrow.

Juliet and Eric discussed moving forward with project:

"Submit Preliminary Plat and Large Scale Development Plan at the same time"

"Do a conditional approval of the Large Scale based on construction plans for the improvements required, streets, utilities, etc."

"Any Variances could follow in the BZA Meeting, if proper notifications have been sent out."

"In essences all could be approved in one meeting"

"Meeting with Juliet, Eric, Jake from Bates and Ben Shankle in the next few days."

After lengthy discussion the applicant, Ben Shankle requested to table item.

Motion was made by Fallon to adhere to applicants request to table item. Motion was seconded by Nancy Jay and passed unanimously.

5. Conditional Use Permit – Pinkie Up, LLC

Request – To allow a +/- 1 acre property to be used for a micro-brewery and tap room

Location – Property is located at 269 and 365 Lowell Ave. – 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.

The applicant/owner has requested in writing that this item be tabled.

Motion was made by Fallon Henry to table item at the applicant's request.

Motion was seconded by Nancy Jay and passed unanimously.

Other Business:

None

Adjournment:

Motion was made by Nancy Jay to adjourn the April 5, 2021 Planning Commission meeting.

Motion was seconded by Fallon Henry and passed unanimously.

Board of Zoning Adjustments Business

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

Members:

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



Approval of Agenda

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

Motion was seconded by Nancy Jay.

Motion passed unanimously.

Approval of Meeting Minutes:

Motion was made by Nancy Jay to approve the February 1, 2021 and March 1, 2021 meeting minutes as presented.

Motion was seconded by Fallon Henry.

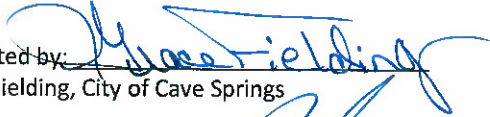
Motion passed unanimously.

Other Business:

None

Adjournment:

Motion was made by Fallon Henry to adjourn the April 5, 2021 Planning Commission BZA meeting.
Motion was seconded by Nancy Jay and passed unanimously.

Submitted by: 
Grace Fielding, City of Cave Springs

Approved by: 
Jason Strecker, Planning Commission Chairman