

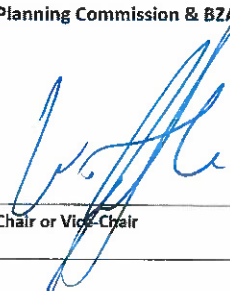
**City of Cave Springs, Arkansas**  
**Planning Commission Special Meeting**  
**November 15<sup>th</sup>, 2021, at 6:30 PM**

American Legion Building / 168 Glenwood Ave. Cave Springs, Ar. 72718

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

**Members:**

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

Planning Commission & BZA Approval:	
	3/17/21
Chair or Vice-Chair	Date

**Approval of Agenda:**

Motion was made by Nancy Jay to approve the agenda as presented.  
Motion was seconded by Kayleigh Barnes and passed unanimously.

**Public Hearing – Conditional Use Permit (Karst Overlay District) (Karst Groundwater Recharge Zone – in support of a proposed self-storage business – Wallis Neighborhood Storage – 2050 W. Wallis Road:**

Applicant – Jack W. and Michael W. Moser

Applicants are requesting a Conditional Use Permit to allow a self-service mini-storage business use at the property per the Cave Springs Karst Overlay district requirements.

The property is located along the 2000 block of W. Wallis Road, addressed as 2050 W. Wallis Road.

Benton County Parcel # 05-10073-003 and 05-10073-004.

The property is located at the northeast corner of W. Wallis Road and South Liberty Bell Road, approximately one-half miles west of the South Pinnacle Hills Parkway 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 Permit for development within the Karst Groundwater Zone.

Total acreage – 21.18 +/- acres

Staff report was presented by Juliet Richey.

Public Hearing opened and closed with no comments.

Commissioners, Staff and City Engineer reviewed the application and recommended the following conditions:

1. A Spill Prevention Control and Countermeasure Plan or similar type of plan shall be created by an environmental professional and submitted to the City for review during the site plan process. The plan shall address, but is not limited to, the following items:
  - Facility Description
  - List of items or activities that are not allowed for storage within general storage areas (non-vehicular)
  - List and amounts of hazardous fuels, oils, liquids, allowable for storage and maximum storage capacities in vehicular, boat, and RV storage areas.
  - Site map showing -
    - Refuse areas – Dumpsters
    - Vehicle Parking Area
    - Spill Kit Locations – Spill kits should be separately delineated by kit size / capacity
    - Delineation of paved and unpaved areas
    - Any drains/ditches or other water conveyance and flowline directions
    - Dumpster and refuse area containment and BMP areas for drainage from refuse area
  - Spill Prevention and Containment Measures –
    - Quantity of spill kits kept onsite
    - Mitigation capacity of each spill kit
  - Plan must indicate signage in areas giving instruction who to notify and steps to take if there has been a leak or spill
  - All site runoffs must be directed into an appropriate bmp treatment area as approved by the city engineer
  - Description of personnel training for employees regarding inspections, record keeping, spills, leaks, and cleanup procedures.
2. Provide a plan notation that all interior driving surface materials will be asphalt.
3. Add a plan note stating that all recreational vehicles, boats, and any other motorized equipment shall be stored inside an enclosed building with hard surface floors, so as to prevent any leakage of hazardous fluids into the underlying soil.

**Conditional Use Permit (Karst Overlay District) (Karst Groundwater Recharge Zone – in support of a proposed self-storage business – Wallis Neighborhood Storage – 2050 W. Wallis Road:**

Applicant – Jack W. and Michael W. Moser

Applicants are requesting a Conditional Use Permit to allow a self-service mini-storage business use at the property per the Cave Springs Karst Overlay district requirements.

The property is located along the 2000 block of W. Wallis Road, addressed as 2050 W. Wallis Road.

Benton County Parcel # 05-10073-003 and 05-10073-004.

The property is located at the northeast corner of W. Wallis Road and South Liberty Bell Road, approximately one-half miles west of the South Pinnacle Hills Parkway 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 Permit for development within the Karst Groundwater Zone.

Total acreage – 21.18 +/- acres

Motion was made by Nancy Jay to recommend to city council the approval of the CUP subject to above recommendations and with hard surface floors defined.

Motion was seconded by Kayleigh Barnes and passed unanimously.

**Rezoning / Planning Zoning District – Wallis Neighborhood Storage**

**Continued from November 1, 2021, Planning Commission meeting –**

**Jack and Michael Moser – 2050 W. Wallis Road:**

Request – Applicant request to rezone 21.18 acres +/- property to a Planned Zoning District (PZD).

Applicant is requesting PZD designation to facilitate the development of the site into a mini-warehouse storage business.

Location – The property is located along the 2000 block of W. Wallis Road. Benton County Parcels – 05-10073-003 and 05-10073-004. The property is located at the northeast corner of West Wallis Road and South Liberty Bell Road, approximately one-half mile west of the South Pinnacle Hills Parkway Intersection.

Staff report was presented by Juliet Richey.

There were several members of the public present at the meeting.

One member requested to speak – Suzanne Clark, attorney representing Richardson Investment Irrevocable Trust. (Letter from attorney is attached).

Chairman Strecker stated that the public hearing for the PZD was held at the October 4, 2021, meeting and that no additional comment is required to be taken tonight.



After review and discussion, the following stipulations/notes were recommended to be conditions of the PZD approval:

1. Additional Planning Commission PZD Stipulation –  
The western buildings in phase 1 shall be adequate in architectural treatment to be contingent with the look of all other exterior buildings on the site in the circumstance that phase 2 never takes place.
2. General note regarding public right-of-way improvements tapers –  
The site plan shows roadway tapers from several public right-of-way transitions, the first being Liberty Bell Road along the site's northwestern corner, with the second being Wallis Road along the site's southeastern corner. These taper lengths and locations should be considered conceptual only and required designs will likely vary from what is shown as proposed. The city engineer has not reviewed these tapers for compliance and safety.
3. General note regarding Fire Code –  
The city engineer will evaluate fire code and safety access to site at the time of site plan submittal. This has not been completed at the conceptual plan stage and some changes may be required to the concept plan based upon that review. At the time of site plan review, the city engineer will evaluate turning radius, and possible need for an additional fire access point along Liberty Bell Road or Mt. Hebron Road. Additionally at that time there will be an evaluation of whether or not any building will need to be sprinklered, and whether within an adequate distance there is the ability to provide adequate water pressure for fire suppression.
4. General note –  
Approval of Karst Conditional Use Permit by City Council will be necessary prior to approval of any site plan development.

Motion was made by Jason Strecker to forward the PZD/Rezoning to the city council with a recommendation for approval. The approval to be based on the PZD package documents submitted by applicant including a PZD narrative document, a conceptual site plan, conceptual landscape plan, and conceptual lighting plan. The above listed stipulations/notes were as well recommended conditions. Motion was seconded by Nancy Jay and passed unanimously.

**Other Business:**

None

**Adjournment:**

Motion was made by Nancy Jay to adjourn the November 15, 2021, Planning Commission meeting.  
Motion was seconded by Kayleigh Barnes and passed unanimously.

Submitted by: \_\_\_\_\_

Grace Fielding, City of Cave Springs

Approved by: \_\_\_\_\_

Jason Strecker, Planning Commission Chairman