



City of Cave Springs Arkansas  
Planning Director, David Keck

134 N. Main Street Cave Springs, AR 72718  
Office: (479)248-1040

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## **Agenda**

### **Cave Springs Planning Commission Work Session**

**August 21<sup>th</sup>, 2023**

**American Legion Building at 168 Glenwood, Cave Springs AR 6:30p.m.**

1. RZ2023-06: PZD/Rezoning for Osage Mills LLC, 925 and 975 N Main St. Cave Springs AR. 72718. Parcel's 05-10274-000 and 05-10285-000.
2. SD2023-08: Subdivision for Osage Mills LLC, 925 and 975 N Main St. Cave Springs AR. 72718. Parcel's 05-10274-000 and 05-10285-000.
3. SD2023-10: Lot line adjustment for Welshenbaugh Revocable Trust, Property adjacent to Farrar Rd. Benton County AR. Parcels 18-08307-006 and 18-08307-004.
4. RZ2023-07: Barnes PZD/Mixed Use Development, 260 N Main St. Cave Springs AR. 72718. Parcels 05-10145-000, 05-10144-001, and 05-10144-000



## RZ2023-07 Barnes PZD Mixed Use Development

City of Cave Springs

Staff Report

08/21/2023

### PROJECT / APPLICATION INFORMATION

Project Name:	Barnes Mixed Use Development	Application Type:	Planned Zoning Development
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### PROJECT / SITE INFORMATION

Location: 206 N Main St. Cave Springs AR. 72718  
Parcel #: 05-10145-000, 05-10144-000 and 05-10144-001  
Property Owner: Rodney and Kayleigh Barnes  
Applicant: Earthplan Design Alternatives-on behalf of owners  
Adopted / Zoning: A-1 per the Zoning Map  
Proposed Use(s): Two new buildings with mixed use commercial and residential infill potential.

#### **Existing Conditions:**

Three parcels of land all bordering N Main St/Hwy 112, one vacant and two others supporting residences. The primary development parcel, 1.36 acres, previously supported a residential structure that has since been demolished. Another parcel of land, 7.16 acres, that is primarily used to access a larger tract of land to the East with a residence. The Northern most parcel, .51 acres, has its own access to Main St and multiple structures including a residence and multiple agricultural.

#### **Summary of request:**

The applicant is requesting to develop through a PZD two new commercial buildings on the 260 Main St parcel, the majority of the development will take place on this lot. The development will consist of two new buildings capable of supporting commercial infill on the ground floors with room for multiple residences located above.

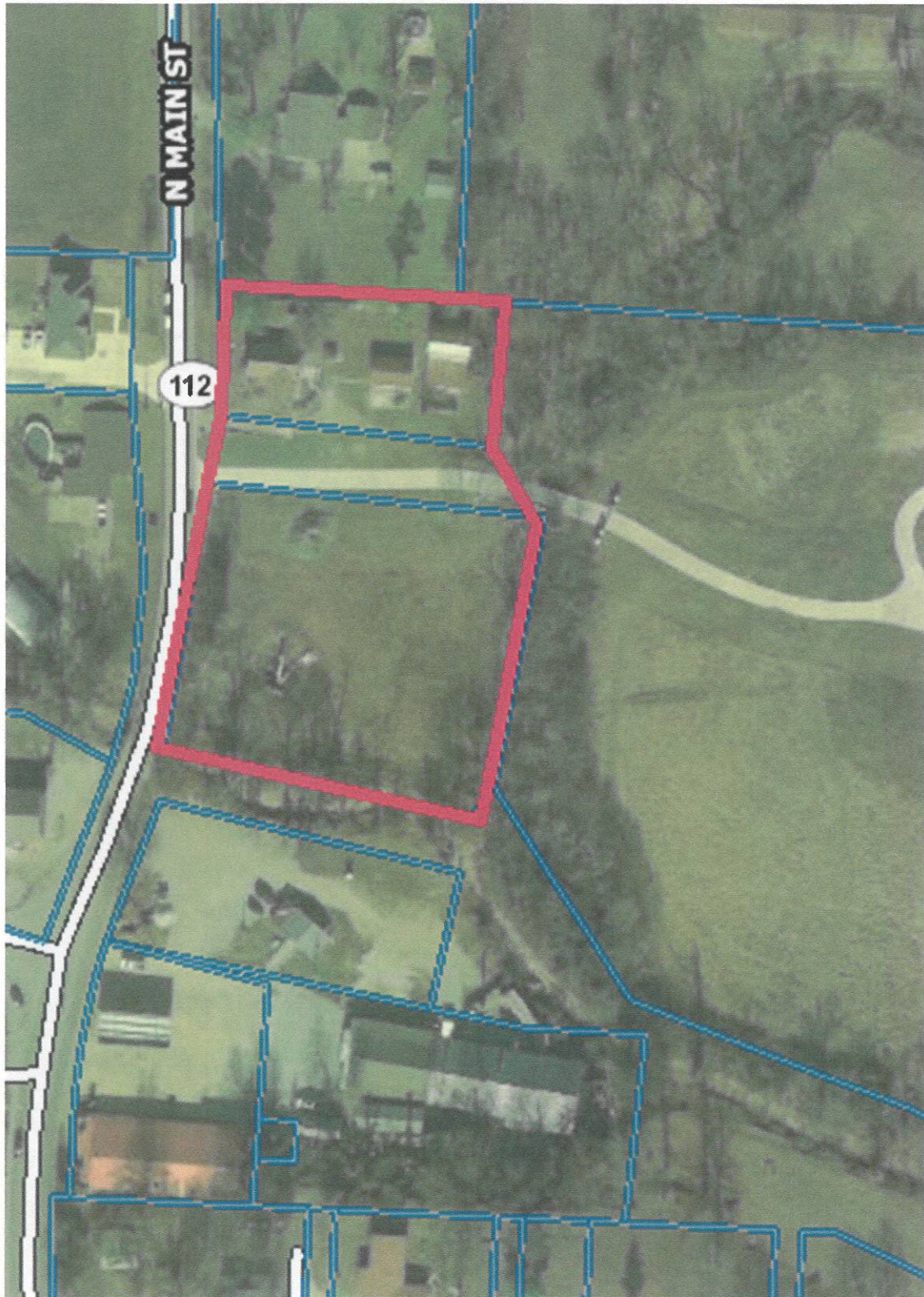
#### **Zoning History:**

A-1 per the Cave Springs zoning map

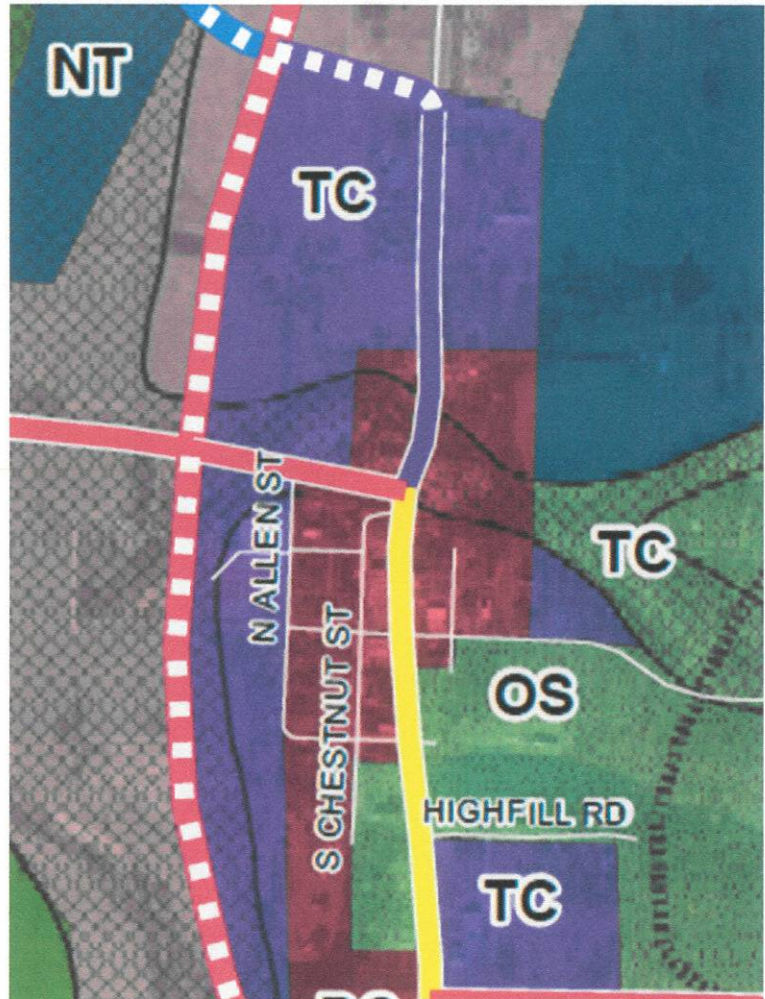
#### **Comments:**

Staff has previously met with the applicant and discussed the development potential for this lot. Review is currently underway. Additional review will be required once the zoning is finalized.

Ortho Map



Future Land Use Map





## RZ2023-07 Barnes PZD Mixed Use Development

City of Cave Springs  
Staff Report

08/21/2023

### PROJECT / APPLICATION INFORMATION

Project Name:	Barnes Mixed Use Development	Application Type:	Planned Zoning Development
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### PROJECT / SITE INFORMATION

Location: 206 N Main St. Cave Springs AR. 72718  
Parcel #: 05-10145-000, 05-10144-000 and 05-10144-001  
Property Owner: Rodney and Kayleigh Barnes  
Applicant: Earthplan Design Alternatives-on behalf of owners  
Adopted / Zoning: A-1 per the Zoning Map  
Proposed Use(s): Two new buildings with mixed use commercial and residential infill potential.

#### **Existing Conditions:**

Three parcels of land all bordering N Main St/Hwy 112, one vacant and two others supporting residences. The primary development parcel, 1.36 acres, previously supported a residential structure that has since been demolished. Another parcel of land, 7.16 acres, that is primarily used to access a larger tract of land to the East with a residence. The Northern most parcel, .51 acres, has its own access to Main St and multiple structures including a residence and multiple agricultural.

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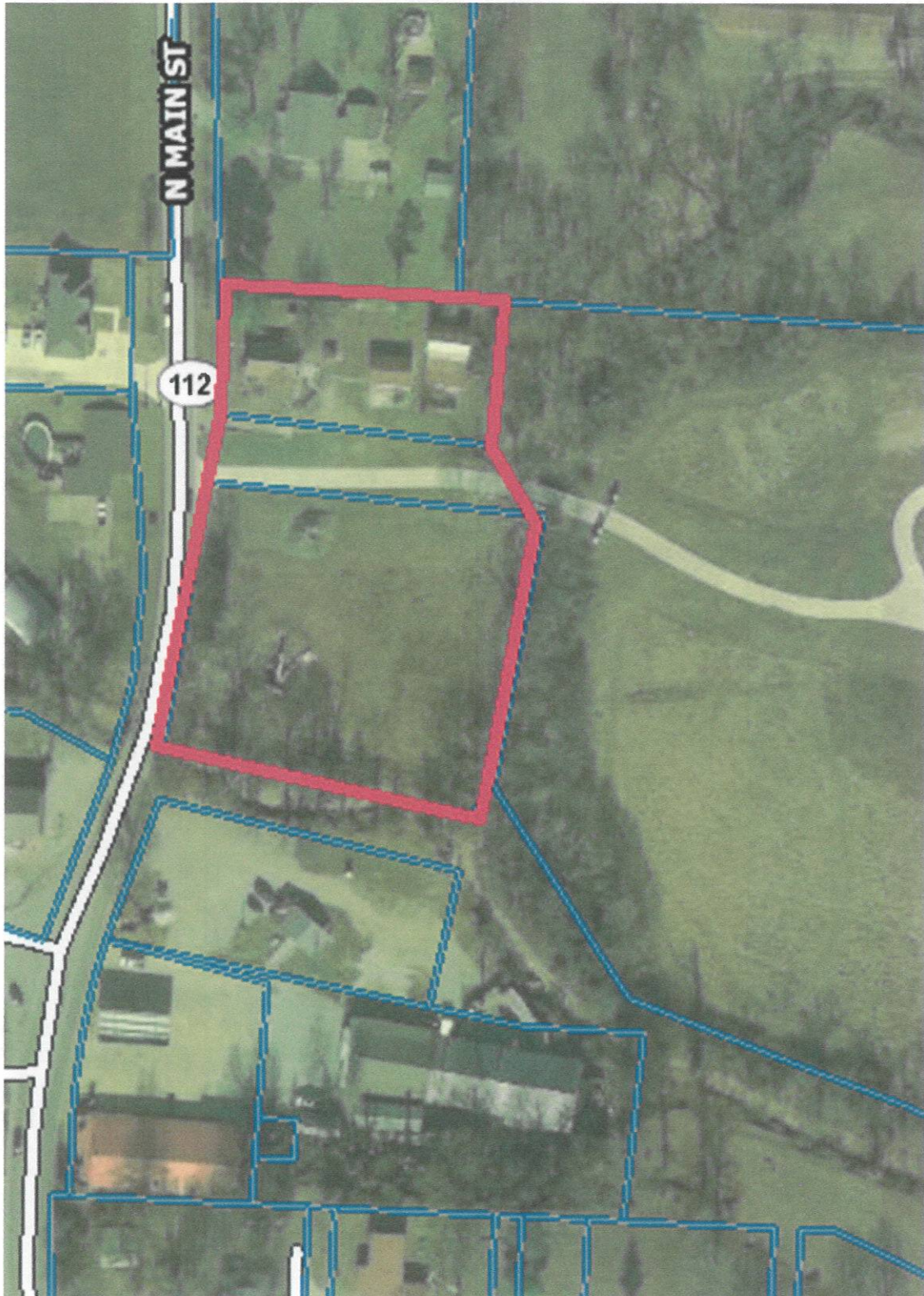
#### **Zoning History:**

A-1 per the Cave Springs zoning map

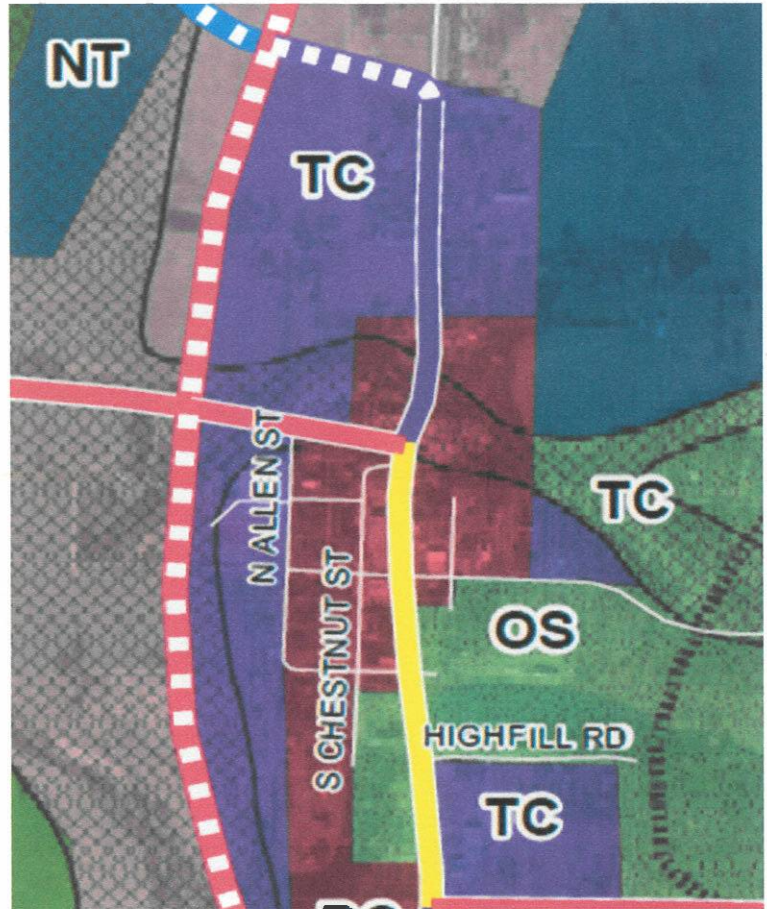
#### **Comments:**

Staff has previously met with the applicant and discussed the development potential for this lot. Review is currently underway. Additional review will be required once the zoning is finalized.

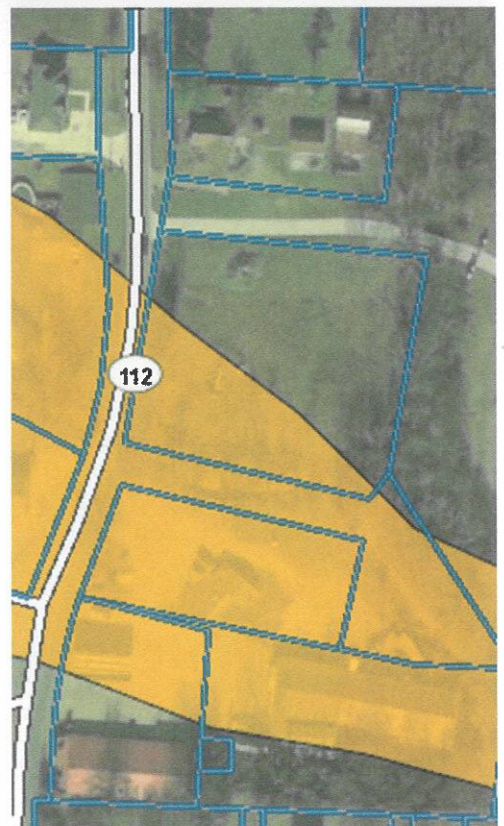
Ortho Map



## Future Land Use Map



## Floodplain





## RZ2023-06 and SD2023-08 Osage Meadows

City of Cave Springs  
Staff Report

08/21/2023

### PROJECT / APPLICATION INFORMATION

Project Name:	Osage Meadows Development	Application Type:	PZD and Subdivision
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### PROJECT / SITE INFORMATION

Location: 975 and 925 N. Main St Cave Springs AR. 71728  
Parcel #: 05-10274-000 and 05-10285-000  
Property Owner: Osage Meadows LLC  
Applicant: Engineering Services INC.  
Adopted / Zoning: R-3 Per the Zoning Map  
Proposed Use(s): Mixed use development with commercial along the highway frontage and residential behind to the West

#### **Existing Conditions:**

Two existing parcels of land one encompassing 52.76 acres with abandoned residential and agricultural structures in various states. The other is 2.81 acres and includes a single-family home and other agricultural structures. The property was previously used for agricultural purposes with multiple areas fenced and cross fenced.

#### **Summary of request:**

The applicant is requesting PZD to be allowed to subdivide and develop the property with combined Commercial and Residential occupancies. Commercial is proposed out adjacent to the highway frontage with residential behind it to the West. Some of the features include zero lot line residential parcels, and a large greenspace/park located in the floodplain and existing wetlands. The property is not shown to be in any Karst vulnerability zones but it is located within a mapped floodplain.

#### **Zoning History:**

Zoned R-3 per the Zoning Map. Staff understanding is this was rezoned previously to allow for a residential only subdivision.

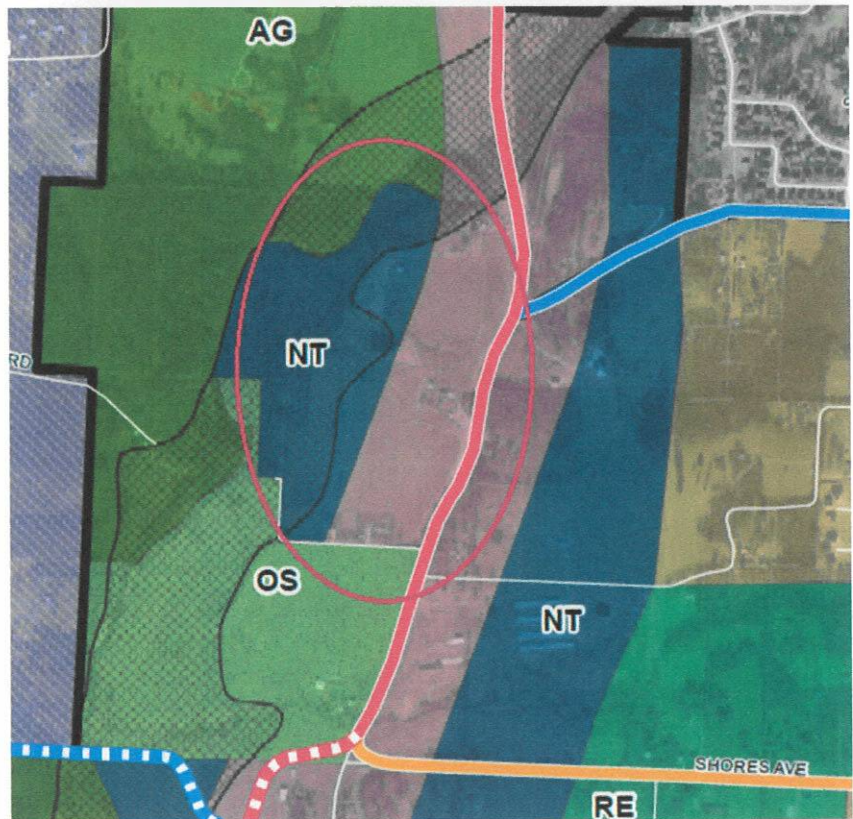
#### **Comments:**

Until the PZD document can be finalized and worked out Staff and MCE have paused a more in-depth review of the subdivision.

Ortho Map



Future Land Use Map



**Zoning Map**

