

**City of Cave Springs, Arkansas**

**Planning Commission & Board of Zoning Adjustment Meeting**

**July 6, 2023 at 6:30 PM**

American Legion Building, 168 Glenwood Ave, Cave Springs, AR 72718

**Board of Zoning Adjustments Business**

No Business

**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:**

Motion was made by Nancy Jay to approve the agenda, as presented.

Motion was seconded by Fallon Henry and passed unanimously.

**Approval of Meeting Minutes:**

Motion was made by Nancy Jay to approve the June 5, 2023 meeting minutes as presented.

Motion was seconded by Mark Smittle and passed unanimously.

**SD #2023-07 – Tract Split/Lot Line Adjustment – 11817 Farrar Rd – Brian & Shelly Latham – 18-08130-000 and 18-08129-000.**

Request – Property currently consists of two tracts, one encompassing approximately 38.57+/- acres and the other approximately .42+/- acres. Applicant is requesting a split/line adjustment to create a new tract, approximately 2.58 acres+/- around the existing home and 1 agricultural structure. The existing .42 -acre piece will be absorbed into the parent tract.

Staff report was presented by David Keck, Planning Director. (Copy attached).

Motion was made by Fallon Henry to approve.

Motion was seconded by Nancy Jay and passed unanimously.

**Public Hearing – RZ #2023-06 – Rezone/PZD for Osage Meadows, LLC – 975 & 925 N Main St – 05-10274-000 and 05-10285-000.**

Request – Applicant is requesting a rezoning from the previously approved R-3 zoning to a PZD to allow for residential single-family homes and a commercial development area to be allowed on the property.

Commercial is proposed out on the highway frontage with residential behind it to the West. Property is not shown to be in any Karst vulnerability zones, but it is located within a mapped floodplain.

Staff report was presented by David Keck, Planning Director. (Copy attached).

Per David, revised plat was received from Applicant, along with some changes to the PZD document.

David sent revised plat to ARDOT and they were agreeable with the way this is progressing.

Staff Comments: Plan review is currently underway by both staff and MCE. Per Adam Osweiler, MCE, from PZD standpoint, comments are good.

Applicant reviewed concept for clarification. Project will be 5 large commercial lots on Highway 112 with residential concept being rear load, row house style homes, all fronting a public road. All driveways will be on the backs of the homes and all homes will have an alley in the backs of the homes with a rear load garage. There is a stream that runs to the west of the property and will stay as open space that is provided to the public and residents of the subdivision to use, along as a trail. There will be 3 parking spots to people who are travelling to have access to the open space area. The commercial areas will provide a landscape buffer area along the highway.

Per Jason Strecker, the schedule of uses for the commercial area should be closely reviewed again.

Fallon Henry asked for more clarification on type of trail surface, number of benches, what type of landscaping for this project, type of signage, type of landscaping around signs

Public Hearing open –

Several residents were in attendance, some voicing concerns, i.e.:

1. A property owner close by (not within notification area) had concern that people using the creek could end up on their property. If that happened, who is responsible for the
2. There was concern that the sewer line for this project would go through their property.
3. Another property owner feels there is a collective bias, therefore it negates any public comments other than the fact that it is going to be voted on and project will go forward.
4. Resident says he was never notified via any type of postal notification from the developer of this Public Hearing and he went back to June 1. He claims there was no legal notice published about this Hearing.
5. There is concern about the infrastructure.

Public Hearing closed.

Jason addressed and questioned the notification procedure. David provided the list of certified letters that went out (attached).

Jason asked for elaboration on the comment regarding “public safety”. Extra traffic from the project and whether the additional mileage of roads and streets that will be inherited back to the city is within the thought process of being able to maintain.

Per Jason, now that Public Hearing is over for the PZD, we’ll take that into session and discuss further. With PZDs we want to be thorough with them. He’s of the opinion that they are not there yet. We’re not quite refined enough, yet, for how this might look. The foundation is there and there is a product that, as the whole of the community, would benefit from. As with the other PZD that was approved, it was gone through very thoroughly and we want to make sure that is done with this project. This creates some of the buffers, addresses the flood plain, addresses how to create some general-purpose use areas as well. As we look at the Future Land Use Map, and that neighborhood transition type of thing, this starts to blend with that Future Land Use map and the intentions that we adopted as a community. Per Nancy Jay, when we were in the process of developing this vision plan for the City, we got lots of community input, and one of the big, loudly heard needs that we have is for more commercial, restaurants and retail; more of that development in Cave Springs and along Highway 112, especially with what’s going on with the road widening, etc., I think this is probably a good opportunity for the City at this point. Per Jason, for the whole community and that was a voice of the public that was adapted. Per Fallon, regarding access to the water way, it would be great for the PZD to look in to what options you have, like signage wise, or something that could be installed.

**RZ #2023-06 – Rezone/PZD for Osage Meadows, LLC – 975 & 925 N Main St – 05-10274-000 and 05-10285-000.**

Motion was made by Jason Strecker to table for tonight and bring it back to Work Session.

Motion was seconded by Fallon Henry and unanimously tabled.

**SD #2023-08 – Subdivision of Land for Osage Meadows LLC – 975 & 625 N Main St – 05-10274-000 and 05-10285-000.**

Request – Applicant is requesting to plat a new single-family home subdivision with a commercial area along the highway frontage, taking into account the Hwy 112 expansion plans. Commercial is proposed out on the highway frontage with residential behind it to the West. Some of the features included zero lot line residential parcels, and a large greenspace where there are existing wetlands.

Staff report was presented by David Keck, Planning Director. (Copy attached).

This is awaiting approval of PZD and the plat is dependent on the PZD part of it. Tal Hudson asked if traffic study had been done. Per Adam Osweiler, Engineer, there would need to be a new traffic study done based on the new layout. Per Fallon, a traffic study could impact a lot of things on the layout. It's not part of the PZD, but should it be written that there will be one done? Per Adam, it could be written in that one's done prior to approval of the development.

Per Jason, without a PZD, this can't move forward.

Motion was made by Jason Strecker to table, as it can't move forward with successful adoption of the PZD.

Motion was seconded by Fallon Henry and was tabled unanimously.

**Other Discussion:**


None

**Adjournment:**

Motion was made by Nancy Jay to adjourn.


Motion was seconded by Fallon Henry Jay and passed unanimously.

Submitted by:   
Tammy Shook, City of Cave Springs

Approved by:   
Jason Strecker, Planning Commission Chairman

## AFFIDAVIT OF MAILING OSAGE MEADOWS PUD

I hereby certify that I, Joshua Haley, E.I., acting as agent, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the plat application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copies of the notice, mailing receipts, return cards, and any notices that were undeliverable.

Signature: 

Date: 5/25/23

05-10273-000  
LANDIS FAMILY REVOCABLE TRUST -  
KEITH & MELISSA  
3808 BELLE MEAD ST.  
SPRINGDALE, AR 72762

PARCEL NO. 05-10289-000  
MCGARRAH, DENNIS & LINDA B  
868 N MAIN ST  
CAVE SPRINGS, AR 72718

05-10274-002  
ALMARAZ, ABRAHAM  
138 EVENING STAR RD  
CAVE SPRINGS, AR 72718

05-10274-001  
GARCIA, HATTIE & HOLLAND, CATHERINE  
124 EVENING STAR RD  
CAVE SPRINGS, AR 72718

PARCEL NO. 05-10281-000  
WISE TRUST, LYNDA C  
388 EVENING STAR RD  
CAVE SPRINGS, AR 72718

PARCEL NO. 05-10290-000  
CRAIG, CHRISTINE  
PO BOX 418  
CAVE SPRINGS, AR 72718

PARCEL NO. 05-10284-000  
DAVIS, MARIE D  
202 SANDS RD  
CAVE SPRINGS, AR 72718

05-10273-000  
STARNES, ASHLEY L & JOHN R  
383 PACE LN  
BENTONVILLE, AR 72713

PARCEL NO. 05-10275-000  
ARKANSAS STATE  
HIGHWAY COMMISSION  
PO BOX 2261  
LITTLE ROCK, AR 72203

PARCEL NO. 05-10282-000  
SHORES, DON L SR & LOIS IRENE  
PO BOX 40  
CAVE SPRINGS, AR 72718

PARCEL NO. 05-10276-003  
TUCKER FAMILY TRUST - DONALD  
DWAYNE & CANDINE BREEANN  
445 W WALLIS RD  
CAVE SPRINGS, AR 72718

PARCEL NO. 05-10277-000  
MALONEY, JONATHAN JACOB TRUSTEE  
440 W WALLIS RD  
CAVE SPRINGS, AR 72718

05-10274-000  
OSAGE MEADOWS LLC  
1207 S OLD MISSOURI  
SPRINGDALE, AR 72762

PARCEL NO. 05-10281-002  
WISE TRUST, LYNDA C  
388 EVENING STAR RD  
CAVE SPRINGS, AR 72718

**OSAGE MEADOWS PUD**  
**CERTIFIED LIST OF ADJACENT PROPERTY OWNERS**

I, Rodney Woods, PS, hereby certify that, based upon the records of the Circuit Clerk of Benton County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the property to be rezoned.

Signature: Rodney Woods

Date: 5/26/2023

LANDIS FAMILY REVOCABLE TRUST --  
KEITH & MELISSA  
3808 BELLE MEAD ST.  
SPRINGDALE, AR 72762

CRAIG, CHRISTINE  
PO BOX 418  
CAVE SPRINGS, AR 72718

TUCKER FAMILY TRUST -- DONALD  
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