

City of Cave Springs, Arkansas

Planning Commission & Board of Zoning Adjustment Meeting

June 6, 2022, at 6:30 PM

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

Official Meeting:

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

Members:

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



Approval of Agenda:

Motion was made by Fallon Henry to approve the agenda as submitted with the addition of the Pledge.
Motion was seconded by Nancy Jay and passed unanimously.

Approval of Meeting Minutes:

Motion was made by Nancy Jay to approve, as submitted, the meeting minutes from April 4, 2022, and May 2, 2022.
Motion was seconded by Fallon Henry and passed unanimously.

Rezone # 2022-2: 3168 Ozark Acres Drive – Property Owner – Dancing Rabbit, LLC

Rezone Property from A-1 to R-E to allow Estate Single-Family Residential Development > 2 acres

Minimum – Parcel ID # 05-10069-000 -

Rezone - Public Hearing:

Request – Applicant request to rezone 18.42 acres +/- acres located at 3168 Ozark Acres Drive from A-1 Agricultural to R-4 Estate Single-Family Residential.

Representing the property owner – Will A. Kellstrom attorney of Watkins, Boyer, Gray, and Curry, PLLC.

Property owner was present.

Staff report was presented by Tim Reavis, Planning Director.

History –

At the May 2, 2022, Planning Commission Meeting, the commission tabled the applicants request to rezone the property from A-1 to R-1.

The commissioners asked the applicant to consider amending their request to rezone from A-1 to R-E (two acres per lot) instead of R-1 (one acre per lot).

At the May 2, 2022, meeting (public hearing), Residents from the surrounding area expressed concerns about how new development would impact drainage. They questioned how the new lots would be accessed. Staff, Commissioners, and Will, attorney for applicant, stated that their concerns would be addressed during platting process.

Applicant has only submitted a request to rezone.

Applicant has not submitted a preliminary plat for a subdivision.

Public comments opened –

Flooding and traffic were a concern for one resident and he and his wife were opposed to rezone.

Another resident was concerned about the property passing a perk test and wanted to know where the septic would be located.

Attorney's rebuttal – These items will be addressed at plat submittal, not rezone.

Public comments closed.

Rezone # 2022-2: 3168 Ozark Acres Drive – Property Owner – Dancing Rabbit, LLC

Rezone Property from A-1 to R-E to allow Estate Single-Family Residential Development > 2 acres

Minimum – Parcel ID # 05-10069-000 -

Rezone -

Jason Strecker stated the following:

This rezone follows the comprehensive plan that the city adopted.

Motion was made by Fallon Henry to recommend to city council the approval of the requested rezone from A-1 Agricultural to R-E Estate Single-Family Residential.

Motion was seconded by Nancy Jay and passed unanimously.

SD2022-6 – Final Plat – Allen's Mill, Phase 2a, Lots 119-140 & 204-213

Request – Final Plat approval for Allen's Mill Phase 2a

History –

In June of 2017, the applicant was granted multiple variances:

1. Lot Width Requirements – 80' to 70'
2. Side Yard Setback Requirements – 7' to 5'
3. Interior Street ROW reduced from 60' to 50'

In August of 2020, the Planning Commission approved the Preliminary Plat for Allen's Mill, Phase 2

The preliminary plat was for 93 lots, with 89 to be buildable.

The applicant is now proposing the complete phase 2 in "A" and "B" phases.

Summary of improvements from staff report:

- Connecting to City Public Water
- Connecting to City Sewerage with a lift station
- Applicable Storm Drainage
- Street Improvements include Cannon Cove, George Robbins Lane, Jonas Lane, and Post Way
- A drainage culvert replacement along Rainbow Road will be required before phase 2b is considered for a final plat as will the completion of the widening of Rainbow Road.

- The access to the lift station from Rainbow Road is not complete – The applicant has proposed posting a bond for this improvement while providing temporary access through the future 2b phase until the permanent access road is finished.

Adam Osweiler, city engineer from McClelland, updated the commissioners on the lift station.

Conditions for approval presented by staff – Before the plat will be signed, the applicant is to:

1. Provide a performance bond for the lift station access from Rainbow Road and associated retaining wall.
2. Provide a performance bond for improvements to the widening of Rainbow Road.
3. Provide a 2-year maintenance bond for all public improvements, to include, streets, sidewalks, water utilities, drainage, and sewer utilities.
4. Provide water, sewer, and drainage as-built drawings.
5. Complete testing of the lift station.
6. Provide gravel temporary access to the lift station. This is to be inspected by City Engineer.
7. Complete vacuum test for manholes.
8. Provide offsite temporary utility easement to lift station as shown in exhibit, to be abandoned with the acceptance of phase 2b.
9. Provide offsite temporary utility and drainage easement as shown in exhibit, to be abandoned with the acceptance of phase 2b.
10. Provide offsite utility and access easement across future road in phase 2b as shown in exhibits, to be abandoned with the acceptance of phase 2b.
11. Coordinate with city for property at 1499 Wallis Road receiving water via 2" temporary line to connect to 12" main that is to be dedicated.
12. Box culvert along Rainbow Road to be completed before acceptance of phase 2b.

Bradley Bridges, engineer from Crafton Tull, representing the applicant, and others from Buffington were present at the meeting.

Buildable lots – 30

Un-buildable lots – 2

Lift station – perm access prior to any issuances of Certificate of Occupancy.

After lengthy discussion between staff, commissioners, applicants engineer, city engineer, and applicants it was decided to give staff and city engineers the authority to allow project to move forward as required items are completed.

Jason Strecker made a motion to approve the final plat for Allen's Mill, phase 2a with the conditions in the staff report plus the detention pond being complete to code.
Motion was seconded by Fallon Henry and passed unanimously.

Other Business:

Discussion only

Preliminary Plat SD # 2022-7 – Hillcrest Subdivision – Lots 1-136

Owner – Tim Boudrey and Chris Bradley (Landmarc Custom Homes)

Engineer – Tim Sorey (Sand Creek Engineering)

Current Zoning – R-4 Single Family

Location – Burdine Lane – Ford Lane

Request - Preliminary Plat application submitted for the approval of a 136-lot single family subdivision located east of Ford Lane.

Buildable lots = 130

Six lots will be used for 2 lift stations, detention, and a buffer.

The subdivision will be approximately 40 +/- acres.

Proposed improvements include connecting to city water, public sewer, storm drainage, the widening of Ford Lane, per City's Master Street Plan, a 12' multi-use path along Ford Lane, 27' wide local street to access the individual lots, and sidewalks.

Staff report was presented by Tim Reavis, Planning Director.

Present at meeting to represent the applicant was the following:

Mike Self – Landmarc Custom Homes

Steve Vega (Attorney) – Legal representation for Landmarc Custom Homes

Tim Sorey and Anthony - (Sand Creek Engineering)

Tim Sorey presented an update to commissioner regarding correction items from Planning Director and City Engineer.

Tim Sorey presented Master Trail Plans from other surrounding cities. (Copy attached).

Incorporations to trails as pertained to City's Master Street Plan and Active Transportation Plan was discussed at length.

Applicants requested to attend the next "voting" meeting and the next work session in hopes to gain an approval.

Adjournment:

Motion was made by Fallon Henry to adjourn the June 6, 2022, Planning Commission meeting.

Motion was seconded by Nancy Jay and passed unanimously.

Board of Zoning Adjustments Business

Planning Commission BZA Meeting was not called to order – no business.

Submitted by: 
Grace Fielding, City of Cave Springs

Approved by: 
Jason Strecker, Planning Commission Chairman