

City of Cave Springs, Arkansas

Planning Commission & Board of Zoning Adjustment Meeting

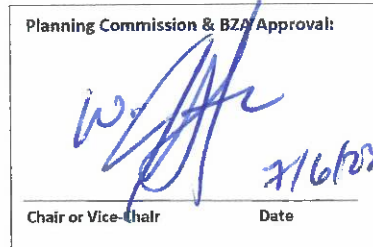
June 5, 2023 at 6:30 PM

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

Board of Zoning Adjustments Business

Members:

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



New Business:

Public Hearing – BZA #2023-02 – Variance – Oelke Construction – 1095 E Lowell Ave

Request – Applicant is requesting a Variance from lots having street frontage. The existing property has an existing access easement shared with the adjoining western parcel. Applicant is proposing to extend the paved drive to the proposed southern lot, terminating with a paved cul-de-sac. In addition to the paved access, Applicant is also dedicating a 20' utility easement for water and sanitary sewer extensions. The intended purpose for a lot to have street frontage is provided with the existing easement and proposed infrastructure being installed by the developer.

Public comments opened.

No public comments.

Public comments closed.

BZA #2023-02 – Variance – Oelke Construction – 1095 E Lowell Ave

Motion was made by Tal Hudson to approve Variance.

Motion was seconded by Nancy Jay and passed unanimously.

Other Business:

None

Adjournment:

Motion was made by Nancy Jay to adjourn the June 5, 2023 BZA meeting.

Motion was seconded by Kayleigh Barnes and passed unanimously.

Official Meeting:

Jason Strecker	Absent
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Handwritten initials "WJS" in blue ink, enclosed in a circular scribble.

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

Approval of Agenda:

Amendments made to Agenda:

Request to move PavCon/P4 Partners Final Site Development Plan from # 7 on the Agenda up to the top of the Agenda.

Motion was made by Fallon Henry to approve the agenda, with amendments.

Motion was seconded by Nancy Jay and passed unanimously.

Approval of Meeting Minutes:

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

Motion was seconded by Kayleigh Barnes and passed unanimously.

Site Development Plan Final – 151 Grading Ln – PavCon/P-4 Partners/Ben Shankle – 05-10204-004.

Request – Applicant is requesting to finalize the Site Development Plan for the PavCon Main St Commercial project. This will encompass only the two buildings on the Northern side of Grading Ln designated as Phase 1-B.

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

Staff Comments: City Staff and Engineer, Adam Osweiler from MCE performed an onsite inspection of the site development project. No major issues were found, however, there were some concerns, for instance, site lighting changes from the original plan that showed light poles, but those haven't been installed. The put lighting on the sides of the buildings. Another concern was showing the access road on the eastern side of the property on the final plat. It was finished out and installed. The load dock didn't have any handrails and they discussed installing railing. And the actual access where the loading dock itself is and how it was added and changed on the plan set. Ben Shankle, Adam Osweiler and Staff discussed potential bonding the street in front of that building where the loading dock was installed. The asphalt is already heavy-duty asphalt for the large, heavy vehicles that are driven up and down there, so bonding, for a time period, was discussed, in case there are any damages that occur. Per Ben Shankle, the appropriate bond quantities and amounts have been submitted for that portion of the roadway. Per Staff, everything so far meets compliance of City Code. Per Ben, the handrail around the loading dock and getting the final bond turned in are the only outstanding conditions. Per David, and Ben agreed, they could potentially add striping and a chain across the loading dock.

Motion was made by Nancy Jay to approve the site plan with those conditions being met that are still outstanding regarding the loading dock area and the bond.

Motion was seconded by Fallon Henry and was passed unanimously.

SD #2023-05 – Site Development Plan – Oelke Construction – 1095 E Lowell Ave – 05-12298-000 and 05-12298-001.

Request – Applicant is proposing to develop the property to allow for two commercial use buildings.

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

Per Engineer, Adam Osweiler, this property is located within the Karst recharge zone, the High Vulnerability Zone and there also is a stream on the South side of that requires a buffer to at least be addressed as part of the drainage code. That is the only item that could potentially change something on the site itself. Right now, they are showing a drainage pipe to address the stream itself, but we do

also need to see something to address the buffer zone requirement and the disturbance permit since it is in the Karst recharge zone.

Per Applicant, it's not exactly a stream, as there is no water there. It's actually the high point of the draw, the starting point, and the water presently washes through there, so our intent is to let it run through a pipe as it goes through there rather than it run over a ditch.

Per Adam, the Recharge Zone map does show it as a stream, so that's what they are going off of, however, that can be discussed. As far as the site is concerned, water, sewer, storm, etc., the comments that we have seen during the 2nd review are minor comments that can be worked out on a Staff level. However, we would like to discuss the South side.

Motion was made by Nancy Jay to approve, with the OK of Engineering and Planning Staff and subject to Karst issues having to go to City Council.

Motion was seconded by Tal Hudson and approved unanimously.

RZ #2023-05 – Rezone – 1499 W Wallis Rd – HHC Homes – 05-10121-000.

Request – Applicant is requesting to rezone a 40+ acre parcel from A-1 to R-4 to allow for a potential new residential development.

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

No major changes from before.

Motion was made by Nancy Jay to approve.

Motion was seconded by Kayleigh Barnes and passed unanimously.

SD #2023-06 – Lot Split – Property adjacent to Farrar Rd and Colonel Myers Rd – David and Janette Welshenbaugh – 18-08307-001 and 18-08393-000.

Request – Applicant is requesting a lot split/line adjustment to create 5 parcels from the two existing parcels. All new tracts would be over 12 acres with the largest being 37.016 acres. All new tracts would have road frontage via Farrar Rd. Cave Springs does not serve the property with any utilities.

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

Due to this being in the County, David sent this to Benton County Planning for their review and their comments were similar to David's (right of ways, setbacks, etc.). They had no significant concerns or problems with it.

Motion was made by Kayleigh Barnes to approve.

Motion was seconded by Nancy Jay and passed unanimously.

Other Discussion:

There was follow-up discussion about the Rezone for 1017 Ravine St (RZ #2023-04).

Item is currently awaiting City Council's decision.

Adjournment:

Motion was made by Kayleigh Barnes to adjourn.

Motion was seconded by Nancy Jay and passed unanimously.

Submitted by: _____
Tammy Shook, City of Cave Springs

Approved by: _____
Jason Strecker, Planning Commission Chairman