

City of Cave Springs, Arkansas

Planning Commission & Board of Zoning Adjustment Meeting

May 1, 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	Absent
Kayleigh Barnes	Present

Planning Commission & BZA Approval:

Fallon Henry 6-5-23
Chair or Vice-Chair Date

Approval of Agenda:

Amendments made to Agenda:

Remove BZA, as there is nothing to discuss at this time.

Add Pledge of Allegiance.

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 April 3, 2023 meeting minutes as presented.

Motion was seconded by Fallon Henry and passed unanimously.

SD #2023-05, BZA #2023-2 – Lot Combination – 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).

Motion was made by Jason Strecker to conditionally approve the Lot Combination presented, based upon the successful Site Plan Review and any amendments that go with it.

Motion was seconded by Fallon Henry and passed unanimously.

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

Staff Comments: Per David Keck, Planning Director, no conditions have changed since last discussion.

Staff Recommendation: At this point in time, Staff feels it would be best to table until full review is done, and everything is received back.

Per Jason Strecker, based on Work Session discussion, there is no reason it needs to be rushed through. There were some fair concerns that the Planning Commission discussed at that time, some being egress and into the property, staging, parking, impacts to adjacent businesses.

Motion was made by Fallon Henry to Table.

Motion was seconded by Nancy Jay and was unanimously voted to Table.

Public Hearing – RZ #2023-5 – 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).

David also added the following, in order to clear up some misinformation that he had been made aware of: "If you are here for an R-4 zoning for multi-family, you are in the wrong meeting because R-4 does not allow for multi-family. It allows for single family homes; a traditional subdivision type home. There is no discussion about multi-family housing that's going to be had here tonight because there is nobody asking for multi-family housing. It's for a single family housing development. They are proposing R-4 zoning, which is just a smaller lot that the City allows. It fits the Future Land Use Plan."

Public comments opened –

Several citizens spoke during Open Comments, with the main topics being R-3 versus R-4 (density) and traffic flow.

Public comments closed.

RZ #2023-5 – Rezone – 1499 W Wallis Rd – HHC Homes – 05-10121-000.

Motion was made by Fallon Henry to table for tonight, in order to do more review at Work Session.

Motion was seconded by Nancy Jay and was unanimously tabled.

Public Hearing – RZ #2023-4 – Rezone – 1017 Ravine St – Top Key Property – 05-10045-132 and 05-10045-126.

Applicant is requesting to rezone 6.08 +/- acres 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).

Staff Comments: City Staff feels that although the Future Land Use Map shows most of that property to be R-E, Residential Estate, this rezoning does not negatively impact any of the adjacent property owners and could help to strengthen the City's utility network and provide better connectivity to the existing medium density subdivision.

Public comments open –

Several citizens spoke during Open Comments, with the main topics being R-3 versus R-4 (density), traffic flow and need for road to go in before new development begins.

Public comments closed.

RZ #2023-4 – Rezone – 1017 Ravine St – Top Key Property – 05-10045-132 and 05-10045-126.

Motion was made by Mark Smittle to recommend to City Council the R-4 zoning.

Motion was seconded by Fallon Henry and was passed unanimously.

Recommendation will go in front of City Council on Tuesday, May 23, 2023.

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

Request – Applicant is requesting a deviation from the site development plans showing a screening fence along the development lines adjacent to their buildings. The screening fencing is shown to be installed along the East and South development lines of the building to the south of Grading Ln. and to the East and West development lines of two buildings to the North of Grading Ln. Previous discussion only involved the removal of the fencing at the property to the South of Grading Ln.

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

Staff Comments: It is staff's understanding that the fencing was required as a screening, not for the adjacent residential properties, but for adjacent less compatible commercial uses. The request states that the neighbors did not want the fencing, but our understanding is that the intent of these sections of fencing were not for residential screening. With the addition of vegetation, adequate screening could be obtained for the adjacent commercial uses and would potentially be more aesthetically pleasing than the chain-link fencing with opaque slats. The application is for more areas than was originally discussed at previous planning meetings and additional discussion is warranted.

Motion was made by Jason Strecker to approve the site plan deviation for the landscape plan to adopt the revised landscape plan presented in lieu of the original plan that went with the site development. Motion was seconded by Kayleigh Barnes and was passed unanimously.

Adjournment:

Motion was made by Nancy Jay to adjourn.

Motion was seconded by Kayleigh Barnes and passed unanimously.

Submitted by: 

Tammy Shook, City of Cave Springs

Approved by: 

Jason Strecker, Planning Commission Chairman