

City of Cave Springs, Arkansas

Planning Commission & Board of Zoning Adjustment Meeting

May 2, 2022, at 6:30 PM

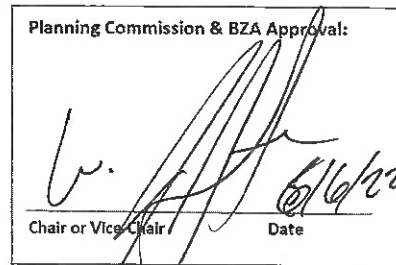
American Legion Building / 168 Glenwood Ave. Cave Springs, Ar. 72718

Board of Zoning Adjustments Business

Planning Commission BZA 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 |



Motion was made by Jason Strecker to strike BZA Meeting from the agenda due to no business.
Motion was seconded by Fallon Henry and passed unanimously.

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 |

Rezone # 2022-2: 3168 Ozark Acres Drive – Property Owner – Dancing Rabbit, LLC
Rezone Property from A-1 to R-1 to allow Single-Family Residential Development –
Parcel ID # 05-10069-000 -

Rezone - Public Hearing:

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

Staff report was presented by Tim Reavis, Planning Director.

Representing the property owner – Will A. Kellstrom attorney of Watkins, Boyer, Gray, and Curry, PLLC.
Will was present and presented applicant's request.

Handwritten initials "w/s" inside a hand-drawn circle.

Public comments opened –

Jason Mitchell – 3105 Emory Court

James Irmen – 520 Chattin Circle

Mark Ryan – 625 Chattin Circle

John Strickland – Ozark Acres

And others voiced concerns regarding the following:

- Flooding
- Traffic through Ozark Acres
- Easements
- R-1 zone could = 18 houses / preferred R-E or A-2 rezone instead of R-1
- Property access
- Access to property

Attorney for applicant addressed concerns as follows:

- No plans to build 18 houses
- Access to property will be at subdivision phase
- Owner has already secured to get access from a landowner on Ozark Acres
- Drainage to be viewed at preliminary plat

Public comments closed.

Rezone # 2022-2: 3168 Ozark Acres Drive – Property Owner – Dancing Rabbit, LLC
Rezone Property from A-1 to R-1 to allow Single-Family Residential Development –
Parcel ID # 05-10069-000 -

Back to session.

Jason Strecker stated the following:

- Questions very valid for the next step if the applicant moves forward and splits the property.
- Tonight's hearing is only a request to rezone to from A-1 to R-1.
- No city sewer at location, minimum land area requirements for septic is 1 acre.

Other zones that could be considered – R-E or A-2 were discussed.

Applicants request stated R-1 – attorney for owner did not know if applicant would consider a zone other than R-1. He would need time to talk to his client.

Motion was made by Nancy Jay to table item to allow time for the applicant to consider 2 acre lots rather than 1 acre lots. (A-2 or R-E).

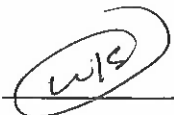
Motion was seconded by Fallon Henry and passed unanimously.

Tract Split # 2022-3 William and Danna Lessly – 1907 Haxton Lane:

(Tabled March 7, 2022, and April 4, 2022)

Request was to split one existing tract of land into two tracts.

Withdrawn by applicant.



Other Business:

Discussion only

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

Applicant has submitted a request for preliminary plat approval of a 136-lot single-family subdivision located east of Ford Lane. One hundred thirty (131) lots will be buildable; Six (6) lots will be used for two lift stations, detention, and a buffer. The subdivision will be approximately forty (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 streets to access the individual lots, and sidewalks.

City Engineer from McClelland, Adam Osweiler gave his report.

Applicant's (Landmarc Custom Homes, Tim Boudrey) engineer, Tim Sorey from Sand Creek wanted to meet with the city regarding sewer.

Lengthy discussion only between commissioners, planning director, engineer for city and applicant was held.

Subdivision update # 2022-6 – Allen's Mill Phase 2a – Lots 119-140 and 204-212

Representing Allen's Mill was Chris Brown from Buffington Homes.


Brief update was given by Mr. Brown.

Adjournment:

Motion was made by Fallon Henry to adjourn the May 2, 2022, Planning Commission meeting.

Motion was seconded by Nancy Jay and passed unanimously.

Submitted by: 
Grace Fielding, City of Cave Springs

Approved by: 
Jason Strecker, Planning Commission Chairman



Cave Springs Planning Commission & Board of Zoning Adjustment
134 North Main Street / P.O. Box 36, Cave Springs Ar. 72718 ♦ (479) 248-1040
Tim Reavis ♦ Planning Director ♦ tim.reavis@cavespringsar.gov

Jason Strecker ~Chair
Mark Smittle

Fallon Henry-Vice Chair
Nancy Jay

Kayleigh Barnes
Tal Hudson

Agenda

Cave Springs Planning Commission and Board of Zoning Adjustments

May 2, 2022, at 6:30 p.m.

American Legion Building at 168 Glenwood, Cave Springs, AR

Board of Zoning Adjustments (BZA) Meeting and Public Hearings Agenda

1. Call to Order
2. Pledge
3. Roll Call
4. New Business
5. Other Business
6. Adjourn

Planning Commission Meeting Business Agenda

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. **Rezone #2022-2:** To rezone property from A-1 to R-1 to allow for single family residential development at 3168 Ozark Acres Dr. (Parcel ID: 05-10069-000)
 - a. **Public Hearing:** Request to rezone an 18.42 acre property at 3168 Ozark Acre Dr. from A-1 to R-1. Applicant is requesting to rezone the property to allow for single family residential development.
 - b. Request to rezone an 18.42 acre property at 3168 Ozark Acre Dr. from A-1 to R-1. Applicant is requesting to rezone the property to allow for single family residential development.
5. Withdrawn by applicant: **SD #2022-3: Tract Split – Lessly Property** (*Tabled at March 7TH and April 4th 2022 meetings*)

The request was to split one (1) existing tract of land into two (2) tracts at 1907 Haxton Ln.
6. **Other Business**
 - a. For discussion only: **SD #2022-7: Preliminary plat Hillcrest Subdivision, Lots 1-136**

Applicant has submitted a request for preliminary plat approval of a 136 lot single family subdivision located east of Ford Lane. 131 lots will be buildable; 6 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 sewage, stormdrainage, the widening of Ford Lane per the City's Master Street Plan, a 12' multi-use path along Ford Ln, 27' wide local streets to access the individual lots, and sidewalks.
 - b. Update: **SD #2022-6: Allen's Mill Phase 2a, lots 119 – 140 & 204-212**

Applicant is working towards completing the required improvements in order to submit the final plat for review.
7. Adjourn