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MAY 2015 AGENDA ITEMS:
1A. RORY THOMPSON -- REZONING
1B. PAT MOIX -- REZONING
Call to Order

Introduction & Chairperson Remarks

Minutes: April 20, 2015

1. Annexation, Zoning and Conditional Use (Requires Public Hearing)
   A. Thompson Rezoning Request: R-2A to O-2
   B. Moix Rezoning Request: A-1 to R-1

2. Discussion
   A. Items as decided by the Planning Commission

Adjourn

Planning Staff Development Review/
Minor Subdivision Reports to the Planning Commission

The following items have been reviewed and approved by the Director of Planning and Development and are being reported to the Planning Commission as required by the Zoning and Subdivision Ordinances:

A. Development Reviews
   • Andy's Frozen Custard, 2375 Dave Ward Drive

B. Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)
   • Shaver's 1st Street Replat
   • Centerstone Phase IV Replat, Lots 5-7

The Conway Planning Commission makes recommendations to the City Council on public hearing items. The City Council will make a final decision on these items using the Planning Commission recommendations as a guide.

Items not approved by the Planning Commission may be appealed to the City Council within 30 days after Planning Commission denial. If an item is appealed to the City Council, a public notice sign will be placed on the property at least 7 days prior to the City Council meeting. A public notice will also be placed on the City’s website: www.cityofconway.org.

Items reviewed at tonight's Planning Commission meeting may considered by the City Council as early as May 26, 2015.
RORY THOMPSON REQUEST FOR REZONING: R-2A (TWO-FAMILY RESIDENTIAL) TO O-2 (QUIET OFFICE)

APPLICANT
Rory Thompson
2415 Prince Street
Conway, AR 72034

OWNER
Wells Fargo Bank (Foreclosure)
West Palm Beach, FL 33409

STAFF REVIEW BY
Bryan Patrick, Director of Planning
1201 Oak Street
Conway, AR 72032

SITE DATA
Location: 829 and 831 Faulkner Street. Property across the street from the Faulkner County History Museum.

Site Area: .17 acres +/-

Existing Structures: Duplex and driveways

Current Zoning: R-2A Large Lot Duplex

Requested Zoning: O-2 Quiet Office

Overlay District: Asa P. Robinson Historic District

Comprehensive Plan: The Comprehensive Plan shows this property as appropriate for single family residential. However, the property is currently zoned for, and used as a duplex. Abutting properties on the south are duplexes. Office zoning exists to the north and further south.

Projected Traffic Impact: With the existing duplex under R2-2 zoning, around 20 vehicle trips per day could be expected. With a rezoning to O-2 and using the structure as an office space, 16 vehicle trips per day could be expected.

Utility Infrastructure: Conway Corporation Engineering will review and consider the adequacy of existing infrastructure. Extensions and re-routing of utilities may be required. Easements will likely be required to provide for future area development.

Flood/Drainage: The property is not within any flood plain or flood way.

Street Improvements: There are no area street improvements planned in the near future.

Conway 2025: The following Conway 2025 statements could be seen as applicable to this request:

In 2025, Conway’s commercial buildings are built to a scale that is consistent with nearby buildings.

STAFF COMMENTS
The property is currently zoned for duplex residential use. The applicant would like to renovate the existing duplex into an office. The office space would be used by one realty and one property appraisal company. The property abutting on the north is zoned O-2. The two lots abutting on the south are zoned R-2A. One lot is vacant, the other has a duplex structure very similar to the requested rezoning property structure. Across Faulkner Street, is the Faulkner County courthouse campus and particularly, the Faulkner County History Museum.

The requested property is within the Robinson Historic District. The structure is a “non-contributing” structure; one that has lost or does not have historic value. However, the property is still subject to Robinson Historic District regulations. Any exterior changes viewable from the public right of way will require Historic District Commission approval.

STAFF RECOMMENDATIONS
Due to the civic/commercial/office use of adjoining property and property across Faulkner Street, Planning Staff recommends approval of this rezoning request.
ROBINSON AVE
FAULKNER ST
CENTER ST
ASH ST

THOMPSON REZONING REQUEST: R-2A TO O-2

Requested Rezone Area

Requested Rezoning Area
THOMPSON REZONING REQUEST: R-2A TO O-2
PATRICK MOIX REQUEST FOR REZONING FROM A-1 (AGRICULTURAL) TO R-1 (RESIDENTIAL)

APPLICANT
Patrick Moix
1680 S. Salem Road
Conway, AR 72034

STAFF REVIEW BY
Bryan Patrick, Director of Planning
1201 Oak Street
Conway, AR 72032

SITE DATA
Location: 1674 South Salem Road. Property is on the north side of Pulaski Drive and is immediately west of the new Salem Woods Subdivision.

Site Area: .9 acre +/-

Existing Structures: None

Current Zoning: A-1 Agricultural

Requested Zoning: R-1 Single Family Residential

Overlay District: None

Comprehensive Plan: The Comprehensive Plan shows this property as appropriate for single family residential. The request is congruent with the Plan.

Projected Traffic Impact: Current A-1 zoning allows one single family residence per acre. With A-1 zoning this property could generate around 10 vehicle trips per day. There would be no change in traffic generation as the subdivided property will be .26 acres with one residence.

Utility Infrastructure: Conway Corporation Engineering will review and consider the adequacy of existing infrastructure. Extensions and re-routing of utilities may be required. Easements will likely be required to provide for future area development.

Flood/Drainage: The property is not within any flood plain or flood way.

Street Improvements: There are no area street improvements planned in the near future. Pulaski Drive was recently constructed to serve the newly created Salem Woods Subdivision to the east and northeast of this property.

Conway 2025: Not applicable.

STAFF COMMENTS
The property is currently zoned for agricultural use. The applicant has begun preliminary drawings to subdivide the property creating a residential lot less than 1 acre in area. Agricultural zoning requires that a lot must be 1 acre in size for each residence. The proposed lot will be around .26 acres in size. This lot will be on the north side of Pulaski Drive and immediately east of the Salem Woods Subdivision detention pond. This request fits with other area residential development and makes use of an otherwise unbuildable property. The proposed subdivision is proposed to be named Salem Landing Subdivision (refer to proposed preliminary plat on page 7). It consists of 4 residential lots and will be approved as a minor subdivision.

STAFF RECOMMENDATIONS
Planning Staff recommends approval of this rezoning.
PATRICK MOIX REZONING REQUEST: A-1 TO R-1

Requested Rezone Area

EGGMAN LN
YORK LN
S SALEM RD
FAYRE

Area Aerial Photo

...I’m Confused

were combined. The Old Conway Design Overlay guidelines may be viewed at http://www.cityofconway.org/media/government/boards-commissions/historic-district-commission/2011_OCDOD_Revised_Pattern_Book_Final_Smaller.pdf

So What’s the Difference Between the National Register of Historic Places, the Old Conway Design Overlay and the Robinson Historic District?

The National Register of Historic Places is an honorary designation administered by the National Park Service through State Preservation Offices. By state law, before an area may become a locally recognized historic district, it must first be placed on the National Register. There are 30+ structures and four areas in Conway on the National Register. The areas are; the Robinson District, part of UCA’s campus, part of downtown, and the Hendrix Addition. Again, a National Register designation is only honorary, however it does make some preservation activities eligible for state and federal tax credits.

The Old Conway Design Overlay can be seen as “preservation light”. A review for appropriateness is largely triggered by a building permit, such as; a new addition, a new accessory building, a new parking lot, etc. Fencing, window replacement, new roofing, new siding, etc. do not require building permits and do not require review by the HDC. Demolition is also permitted without review. Freestanding signage is also further regulated in the Old Conway Overlay.

The Robinson Historic District is a true “preservation district”. Any changes to the exterior of a structure within the district and viewable from the public right of way must have HDC approval. This includes; window replacement, re-roofing, re-siding, changes of materials, etc. Interior modifications do not require approval. Any demolition must also be approved. Any signage also requires HDC approval.

Land Use Decisions. In both the Old Conway Overlay District and the Robinson District, land use decisions are left to the Planning Commission and the City Council. The Historic District Commission only reviews and issues certificates of appropriateness for structural modifications, not actual uses. For example, the HDC may not approve a residential structure to be used as a restaurant. However, if the Planning Commission and City Council did approve such a land use change, HDC approval would be needed for an addition to the structure or to place a freestanding sign.