Conway Planning Commission

October

7:00pm
Monday, October 19, 2015
810 Parkway Avenue
Call to Order

Introduction & Chairperson Remarks

Minutes: September 21, 2015 and October 5, 2015

1. Subdivision and Replat
   A. Cambridge Village - Sidewalk Variance Request

2. Board of Zoning Adjustment
   A. Ritter Communications Lot Size and Setback Variance Requests
   B. Johnston Lot Size and Lot Depth Variance Request

3. Annexation, Zoning and Conditional Use (Requires Public Hearing)
   A. Thornton-Blasioli Annexation
   B. McMaster Conditional Use Permit Request

4. Discussion
   A. 2016 Planning Commission Nomination Schedule

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
   • Ida Burns Elementary School (1201 Donaghey Ave)
   • Hamilton-Boedeker Office Building (355 Hogan La)
   • Central Arkansas Pediatrics (3010 Fountain Dr)
   • Phoenix Recovery Center, New Office/Clinic Building (1225 Jersey St)

B. Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)
   • None

Planning Commissioners

Lee Washington, Chairman
Mark Lewis, Vice-Chairman
Marilyn Armstrong
Justin Brown
Matthew Brown
Stan Hobbs
Bryan Quinn
Jerry Rye
Wendy Shirar
Anne Tucker

Contact the Planning Commission by email at conwayplanning@gmail.com

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 be considered by the City Council as early as October 27, 2015.
CAMBRIDGE VILLAGE SUBDIVISION VARIANCE TO ALLOW IN-LIEU PAYMENT FOR SIDEWALKS

APPLICANT
Central Arkansas Professional Surveying
1201 Front St.
Conway, AR 72034

DEVELOPERS
Watson Family Properties, LLC
700 Padgett Rd.
Conway, AR 72034

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

SITE DATA
Location. Northwest corner of Meadowlake Road and Market Plaza Drive

Legal Description. On file

Site Area. 1.38 Acres

Existing Structures. Single family attached townhouse are under construction.

Current Zoning, Part of the North Market Plaza PUD

Requested Variance. Payment of an in-lieu fee instead of sidewalk construction. The developers of the property would like to request a variance to the approved preliminary Cambridge Village Subdivision. The Planning Commission approved the preliminary plat in August 2015.

STAFF COMMENTS
This item would normally be sent to the Subdivision Committee however, since this is a simple request, the item was placed on the full Commission agenda for review.

The applicant is requesting a Subdivision Ordinance variance to allow the payment of in-lieu fees for the required sidewalk along Meadowlake Road. The Subdivision Ordinance allows the payment of a sidewalk in-lieu fee for special instances where a sidewalk is not necessary or practical. The City Engineer has stated that Meadowlake Road is scheduled for City improvements. When the street is improved, sidewalks would have to be demolished. Therefore, an in-lieu fee of $15 per linear foot for 333 feet of sidewalk is appropriate ($4995).

STAFF RECOMMENDATIONS
Staff recommends approval of this sidewalk construction in-lieu fee request.
BOARD OF ZONING ADJUSTMENT - RITTER COMMUNICATIONS VARIANCE REQUEST

APPLICANT
Ritter Communications
2400 Ritter Dr
Jonesboro, AR 72401

STAFF REVIEW BY
Bryan Patrick, Director of Planning
1301 Oak Street
Conway, AR 72032

SITE DATA
Location. 1978 Old Morrilton Hwy
Site Area. 06 acre +/-
Existing Structures. None

Current Zoning, C-3 (Highway Shopping District)
Requested Variances. Required Front and Rear Setbacks - To allow a reduction in the minimum required front and rear setbacks.
Overlay District. None

Comprehensive Plan. The Comprehensive Plan shows this property as appropriate for commercial activity.
Projected Traffic Impact. None.

Utility Infrastructure. Conway Corporation Engineering will review and consider the adequacy of existing infrastructure. Extensions and re-routing of utilities may be required.

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

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

Conway 2025. Conway 2025 does not contain any specific statements directly applicable to this request.

STAFF COMMENTS
The applicant is requesting a zoning variance to allow a reduction in the required 40 foot front and 10 foot rear setbacks. A variance for the minimal required lot size, 5000 s.f. is also needed. The applicant proposes to construct a non-occupied telecommunications structure. C-3 setbacks are designed to accommodate commercial shopping structures. The proposed building will be a utility structure with no traffic generation. The utility structure lot is adjacent to abandoned I-40 off-ramp right of way. The proposed front setback would be approximately 30 feet and the rear setback would be approximately 5 feet. The minimal lot area in C-3 is 5000 square feet. The proposed lot will be platted at ~2613 s.f. This lot size is the minimal needed for the telecommunications structure.

STAFF RECOMMENDATIONS
The requested variances seem appropriate in order to allow the construction of an unmanned fiber optic telecommunication structure. The structure is subject to Planning Staff development review.

STAFF RECOMMENDED CONDITIONS
As a Zoning Ordinance variance, the Planning Commission acting as the Board of Zoning Adjustment, may set conditions. Planning Staff has no recommended conditions for this request.
The proposed lot size would be approximately 6500-7000 square feet in size. The existing lot is currently 0.34 acre +/- Entire Lot; .15 acre +/- Proposed Subdivided Lot

Existing Structures. A single family residence, carport, and outbuilding

Current Zoning, R-2A (Large Lot Duplex)

Requested Variances. Required Lot Area - To allow a reduction in the minimum required lot square footage. Required Lot Depth - To allow a 25 foot reduction in the required minimum lot depth.

Overlay District. Old Conway Design Overlay District

Comprehensive Plan. The Comprehensive Plan shows this property as appropriate for single family residential.

Projected Traffic Impact. With a single family use, around 10 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.

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

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

Conway 2025. Conway 2025 does not contain any specific statements directly applicable to this request.

STAFF COMMENTS
The applicant is requesting two zoning variances to allow the division of one existing lot into two lots in order to construct a new single family residential structure:

Lot Size. The proposed lot size would be approximately 6400-7000 square feet in size. The existing lot is currently approximately 14,712 square feet in area. The proposed lot size would be slightly less than the typical R-1 single family residential lot of 7500 square feet. In the Old Conway area, smaller lot sizes are common. There are several neighborhood lots around 6500-7000 square feet in size.

Lot Depth. The proposed lot depth would be 75 feet. The Zoning Ordinance requires 100 feet of lot depth. A 75 foot lot depth is not as prevalent in the neighborhood, however reduced lot depth is generally common in the Old Conway Area.

STAFF RECOMMENDATIONS
The requested variances would allow the division of the existing large corner lot. The requested variances would allow a new single family residence to be constructed. A smaller lot with a smaller residence in the more urban Old Conway area would seem appropriate. The new residence design must be approved by the Historic District Commission. This will allow further scrutiny of the structure and its appropriateness.

STAFF RECOMMENDED CONDITIONS
As a Zoning Ordinance variance, the Planning Commission acting as the Board of Zoning Adjustment, may set conditions. Planning Staff recommends that the following condition be applied to the requested lot size and depth variance:

1. New lot is limited to one single family residence.
THORNTON-BLASIOLI ANNEXATION REQUEST

THORNTON-BLASIOLI ANNEXATION AND ASSIGNMENT OF A-1 ZONING CLASSIFICATION

APPLICANT
CH10, LLC and John Blasioli
PO Box 188
Conway, AR 72033

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

SITE DATA
Location. South of Bronnie Lane immediately west of the I-40 right of way.

Site Area. 22.5 acres +/-

Existing Structures. None

Requested Zoning. A-1 (Agricultural) This is the default introductory zone upon annexation.

Overlay District. None

Comprehensive Plan. The Comprehensive Plan shows this property as appropriate for single family residential. The property will be annexed into the City with an initial A-1 agricultural zoning. It is likely that the owners will seek a rezoning to allow office of commercial use in the future. The new Baptist Hospital zoned O-1 (General Office), is immediately north across Bronnie Lane. Across I-40 to the east, the property is zoned I-3 (Intensive Industrial)

Projected Traffic Impact. With annexation and zoning to A-1, the property could be subdivided into 1 acre single family tracts resulting in 235 vehicle trips per day. However, this number could vary greatly depending on the buildable land in the flood plain/flood way. If the property is eventually rezoned to office or commercial, a much higher amount of traffic generation can 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 majority of both tracts of land is within the flood plain. The southern half of the CH10, LLC property (eastern tract) is likely within flood way. Structures may be constructed within the flood plain with City Engineering approval. No structures may be constructed within the flood way.

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

Conway 2025. Conway 2025 does not contain any specific statements directly applicable to this request.

STAFF COMMENTS
The property is currently outside, but abutting city limits. The property is vacant and has Interstate frontage. It is likely that the property will be developed as office or commercial in the future. The owners must seek a rezoning from the default A-1 zone assigned upon annexation to the city. This annexation creates an “island” of county zoning. If approved, two smaller parcels will be surrounded by Conway city limits. State law allows the City to annex “islands” involuntarily in order to remove unregulated areas from within the City limits.

STAFF RECOMMENDATIONS
Planning Staff recommends approval of this annexation request.
MCMASTER CONDITIONAL USE PERMIT AMENDMENT REQUEST TO EXTEND RESTAURANT OPERATING HOURS

APPLICANT/OWNER
Lettita McMaster
Back Achers Ranch
3725 College Ave
Conway, AR 72034

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

SITE DATA
Location. 3725 College Ave

Site Area. 5.45 acres +/-

Existing Structures. Back Achers Ranch exposition and equestrian center (Legends Restaurant).

Current Zoning. O-1 (General Office) with Conditional Use Permit 1323. CUP 1323 allows the operation of an public stable, equestrian and non-equestrian related event center, and a restaurant.

Requested Conditional Use Permit Amendment. To amend the restaurant hours of operation from 11 a.m. - 11 p.m. to 6 a.m. - 11 p.m.

Overlay District. None

Projected Traffic Impact. A change to allow the restaurant to open 5 hours earlier would create a slight increase in current traffic generation. In January 2013, the Planning Commission heard the original conditional use permit request. That month’s Planning Staff report stated that a restaurant would generate around 145 vehicle trips per day.

Flood/Drainage. The Back Achers facility property is not within any flood plain or flood way. Adjacent property to the west and south is within the flood plain and contains some flood way.

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

Conway 2025. Not directly applicable

STAFF RECOMMENDATIONS
The Planning Department has not received any complaints concerning the restaurant. It would seem appropriate to allow the hours of operation to be extended. Planning Staff recommends approval of this amended conditional use with the following amended condition:

1. Restaurant hours of operation are limited to 6 a.m. to 11 p.m.

All other conditions will remain as approved by the City Council on April 9, 2013 (see page 16).
Proposed Schedule for the Nomination of 2016 Planning Commission Members

The calendar below is presented for discussion.

Two new members will be needed in 2016 to fill Lee Washington’s and Anne Tucker’s positions. Anne Tucker has opted to step in and complete Stan Hobbs’ term, which ends in 2017. The two new 5 year terms will expire in 2020.

City wide representation is a desirable trait of the Planning Commission. Not including the Lee Washington or Stan Hobbs and accounting for Mark Lewis’ recent move, the Planning Commission consists of:

Ward 1: 2 members
Ward 2: 2 member
Ward 3: 1 member
Ward 4: 3 members


Ideally, the new members would represent a combination of Wards 1, 2 and 3.

The nomination schedule below shows a fairly short window for nominee interviews and selection available between November 1 and November 15, 2015.

<table>
<thead>
<tr>
<th>STEP</th>
<th>DATE</th>
<th>ACTION</th>
<th>DAYS PRIOR TO EXPIRATION</th>
<th>DAYS REQ'D PRIOR TO EXPIRATION</th>
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<tbody>
<tr>
<td>1</td>
<td>October 1, 2015 (Thursday)</td>
<td>Planning Commission advertises for nominations</td>
<td>91</td>
<td>90</td>
</tr>
<tr>
<td>2</td>
<td>October 19, 2015 (Monday)</td>
<td>Planning Commission discusses nomination process and creates nomination committee(s)</td>
<td>74</td>
<td>N/A</td>
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<tr>
<td>3</td>
<td>October 30, 2015 (Friday)</td>
<td>Planning Commission closes nominations</td>
<td>63</td>
<td>60</td>
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<tr>
<td>4</td>
<td>November 1 to November 15, 2015</td>
<td>Nominee interviews, discussion and selection</td>
<td></td>
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<tr>
<td>5</td>
<td>November 16, 2015 (Monday)</td>
<td>Planning Commission chooses and submits nominees to the City Council. Nominee choices are released to the media</td>
<td>46</td>
<td>30</td>
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<tr>
<td>6</td>
<td>November 17 to December 7, 2015</td>
<td>City Council takes under advisement for 21 Days (20 )</td>
<td>23</td>
<td>10</td>
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<tr>
<td>7</td>
<td>December 8, 2015 (Tuesday)</td>
<td>First December City Council Meeting</td>
<td>22</td>
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The Trick-or-Treat Test: Good Urban Planning?

Here's the qualities of a neighborhood that's good for trick-or-treating:

• Walkability
  • Reasonable density
  • Good visibility between the street and residences
  • Easily found front door
  • Tree-lined streets designed for walkers more than speeding cars
  • Good visual surveillance through doors, windows, and porches; “Eyes on the street”
  • Connected gridded street network that allows you “read” the neighborhood easily
  • Community completeness - everything you need, nearby

A cul de sac neighborhood of 6 deep-set houses off a busy major street isn’t easily trick-or-treated. A walkable neighborhood of houses set closer to the street, with easily identified front doors, good sidewalks, and traffic calmed streets makes for a much more productive and enjoyable Halloween. These neighborhoods are inviting to the passersby.

The trick-or-treat test is an informal way of gauging whether an area has the characteristics vital to good, livable, healthy communities. Neighborhoods that make for good trick-or-treating make for good places to live in general.

Along with other factors, bad suburban design may have led in recent decades to alternative trick-or-treating trends. Suburban shopping malls advertise themselves as a replacement to unsafe suburban streets and neighborhoods with Halloween events giving out candy.

The “trunk-or-treat” trend; a parking lot filled with the back ends of vans and trucks decorated in a variety of themes with games and treats is an even more auto-centric event.

The real estate site Zillow.com using walkability data from Walkscore.com, ranked America’s most Halloween-friendly cities. Their ranking shows that walkable cities pass the “Trick or Treat Test”. If your neighborhood passes the trick-or-treat test and is one of the popular places to trick-or-treat, it could be because of good urban design.

http://www.zillow.com/blog/trick-or-treat/