DECEMBER
Conway Planning Commission
Staff Report

7:00pm • December 19, 2016 • 810 Parkway Avenue
1. Subdivision Review:
   A. Fox Ridge Preliminary Subdivision (Clearwell Rd/Old Morrilton Hwy)

2. Public Hearing Items:
   A. Conway Corp Request for Rezoning (740 S Harkrider Drive) C-3 to I-3
   B. Superior Manor, LLC Request for Rezoning (626 Tommy Lewis Drive) C-4 to O-1
SUBDIVISION COMMITTEE WILL MEET AT 6:15

Call to Order

Introduction & Chairperson Remarks

Minutes: November 21, 2016

1. Subdivision and Replat
   A. Fox Ridge Addition Preliminary Subdivision

2. Public Hearings*
   A. Conway Corporation Request to Rezone: C-3 to I-3 (732 & 740 S Harkrider Street)
   B. Superior Manor Request to Rezone: C-4 to O-1 (625 Tommy Lewis Drive)

3. Discussion
   A. 2017 Officer and Committee Selections
   B. 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
   • TLC Pediatrics, 955 Carolyn Lane
   • Linen King, 1775 Whitten Road
   • TH-Conway (Conway Hospital), 805 E Oak Street
   • John Daly’s Steakhouse & Lofts @912, 910 and 912 Front Street

B. Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)
   • MNB Replat
   • Ramada Inn Replat

*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 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 December 27, 2016.

*Date is subject to change due to holidays
FOX RIDGE ADDITION PRELIMINARY SUBDIVISION

APPLICANT
Mike Elrod
37 Ranger Road
Edgemont, AR 72044

STAFF REVIEW BY
Scott Grummer, City Planner
1201 Oak Street
Conway, AR 72032

SITE DATA
Location. Property located at the northwest corner of the intersection of Nob Hill Road and Clearwell Road
Site Area. 1:10.07 acres
Current Zoning. R-1 (Single-family residential)
Existing Structures. None
Overlay. None

STAFF RECOMMENDATIONS
This plat creates 9 lots to the northwest of Nob Hill Subdivision.

STREET DESIGN REQUIREMENTS
9. Every subdivision or replat shall be served by a publicly dedicated street system that meets the access requirements of the Subdivision Ordinance.

EASEMENT DESIGN REQUIREMENTS
18. Easements across lots or centered on rear or side lot lines shall be provided for utilities and shall be at least 10 feet in width.

LOT DESIGN REQUIREMENTS
21. The minimum building setback (building line) shall be no less than 25 feet from the right-of-way of the front street, or as required by the Zoning Ordinance.

UTILITY DESIGN REQUIREMENTS
24. Fire hydrants must be placed so that the furthest point of any lot in a residential subdivision is no more than 600 feet from a fire hydrant.
SIDEWALK DESIGN REQUIREMENTS

26. Sidewalks are required along both sides of all streets within all zoning districts within Conway city limits and within the Conway Territorial Jurisdiction. The property owner/developer may request a waiver from the required sidewalk construction. The Planning Commission should grant this money in-lieu of sidewalk construction only in extreme circumstances. The Planning Commission shall review the following factors to determine whether or not to grant this waiver:

- The existence of a sidewalk network in the area.
- The amount of pedestrian traffic likely to be generated by the proposed development.
- The design of the subdivision such that utilities, the location of structures, rights-of-way, easements, etc., create conditions making sidewalks impractical
- The overall need for a sidewalk to be constructed on the lot.

If a waiver is granted, the developer shall contribute an amount of money in lieu of construction equal to $15 per linear foot of the required sidewalk. This in-lieu fee shall be subject to a maximum fee equivalent to one hundred twenty five (125) feet per street frontage. This maximum in-lieu fee will be retroactive to subdivisions filed after January 1, 2008.

This money shall be deposited into a general sidewalk fund to be used solely for the addition of new sidewalks and maintenance of the existing sidewalk network. The dispersal of money from this sidewalk fund shall be at the discretion of the Conway City Council. Contributions to this fund are to be expended within two (2) years to serve a sidewalk project. This in-lieu fee shall be reviewed by the City Council at least every five (5) years. The Planning commission may also grant a waiver to construct an internal pedestrian trail system in lieu of the required sidewalks. The pedestrian trail right-of-way shall be clearly noted on the final plat. Specifications for the right-of-way width, trail pavement, and other specifications shall be determined by the City Engineer and Director of Planning and Development.

A developer may appeal the sidewalk construction requirement/in-lieu fee to the City Council. The City Council shall use the above waiver factors to determine if an exception may be made. If the Council makes an exception, the developer shall construct an equivalent amount of sidewalk in a location designated by the City Council.

AUTHORIZATION TO PROCEED

27. Receipt of an approved or conditionally approved copy of the Preliminary Plat, together with an approved copy of the Improvements Plan shall constitute authorization of the Planning Commission for the developer to proceed with the preparation of the Final Plat, the installation of improvements, and the staking out of lots and blocks. The developer, after conditional approval of the Preliminary Plat, shall complete all improvements required under this regulation.

EXPIRATION OF PLAT

28. Plats will expire at the end of one year from acceptance of the Preliminary Plat unless an extension is requested and granted by the Planning Commission. The Fox Ridge Addition will expire on 09/30/2017.
CONWAY CORPORATION REQUEST TO REZONE: C-3 TO I-3

APPLICANT/OWNER
Conway Corporation
1307 Prairie Street
Conway, AR 72032

STAFF REVIEW BY
Bryan Patrick, Director of Planning and Development
1201 Oak St
Conway, AR 72032

SITE DATA
Location: 732 and 740 South Harkrider Street
Legal Description: on file
Site Area: ± 3.15 acres
Current Zoning: C-3 (Highway Shopping District)
Requested Zoning: I-3 (Intensive Industrial)
Existing Structures: A 6700 s.f. one story commercial building (BBQ Restaurant) and Conway Corporation utility sheds.
Overlay: None

Comprehensive Plan. The Comprehensive Plan shows this as an industrial land use. The requested rezoning is congruent with the Comprehensive Plan.

Projected Traffic Impact. With a rezoning to I-3 and continued use as a restaurant and utility barns, there will be no significant increase in traffic generation. Conway Corporation plans to ultimately phase out the restaurant. At that time, traffic generation will decrease as the property will be used exclusively for utility purposes.

Utility Infrastructure. The proposed rezoning will have no effect on current utility needs.

Flood/Drainage. There are no flooding or drainage problems on this property.

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

Conway 2025. Not applicable.

STAFF COMMENTS
Conway Corporation is seeking a rezoning from C-3 (Highway Shopping District) to I-3 (Intensive Industrial District) with plans to construct additional open utility bays for their trucks and equipment. This request also includes the existing barbecue restaurant which will continue to operate for now. Conway Corporation plans to eventually use this property for utility purposes. All other Conway Corporation property at this location is zoned I-3. A rezoning change to I-3 will unify the Conway Corporation campus I-3 zoning.

STAFF RECOMMENDATIONS
Planning Staff recommends approval of this request. The property is surrounded by I-3 on 3 sides. There is a mini-storage facility abutting on the north. The request is congruent with the comprehensive plan and Conway Corporation’s planned use of the property as additional utility storage buildings matches the requested industrial use. If property is developed along Harkrider in the future, development review regulations will ensure appropriate building materials and landscaping in the "image zone" viewable from the street.
SUPERIOR MANOR, LLC REQUEST TO REZONE: C-4 TO O-1

APPLICANT
Superior Manor, LLC
415 Rogers Ave
Fort Smith AR 72901

OWNER
Jerry Sams
415 Rogers Avenue
Fort Smith, AR 72901

STAFF REVIEW BY
Bryan Patrick, Director of Planning and Development
1201 Oak St
Conway, AR 72032

SITE DATA
Location. 625 Tommy Lewis Drive
Legal Description. on file
Site Area. ± 5.61 acres
Current Zoning. C-4 (Large Shopping Center District)
Requested Zoning. O-1 (General Office District)

Existing Structures. None.
Overlay. None

Comprehensive Plan. The Comprehensive Plan shows this area as appropriate for office use. However, the property has been rezoned to allow auto dealerships, a bank, and a hospital.

Projected Traffic Impact. With a rezoning to O-1 and used as a 120 bed nursing home. Only employee parking would be required. This could be expected to generate 330 vehicle trips per day. An O-1 zoning would allow for the development of a large office structure(s). If the property were developed for maximum office use, 671 vehicle trips per day could be expected. With current C-4 zoning a large retail shopping center could be developed creating 2100 vehicle trips per day. The requested O-1 rezoning would greatly decrease the currently allowed amount of vehicle traffic generation.

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. There are no flood or drainage problems on this property

Street Improvements. There are no current plans for area

street improvements.

Conway 2025. Not specified.

STAFF COMMENTS
The applicant is seeking a rezoning from C-4 (Large Shopping Center) to O-1 (General Office) with plans to construct a 120 bed nursing home. The area is redeveloping as auto dealerships, hospital services, and general retail. The current C-4 zoning was placed on the property in 1999 in anticipation of a large indoor shopping mall. The C-4 zone has development regulations specifically crafted for a large mall and as such, is problematic for other developments. An O-1 zoning will decrease the currently allowed commercial intensity. The planned nursing facility will have little impact on surrounding uses. With the basic O-1 zone, a large office complex could be developed but this to would be much less intensive than the currently allowed commercial land use.

STAFF RECOMMENDATIONS
Planning Staff recommends approval of this request due to the “downzoning” nature of the request.
At the Planning Department, we occasionally receive phone calls with a bit of mystery. Realtors or business representatives will call and ask for zoning information but can’t disclose their employers. This usually leads to disjointed conversations as we try to wrestle enough clues from the potential developer to give accurate information.

So, it wasn’t a surprise when a call came to my desk a few weeks ago. “Hello, this is Bryan, how can I help you.”

“Hello, this is Bernard and I was referred to you by the Conway Development Corporation. Due to climate change we’re being forced to find a new location for our world headquarters and manufacturing facility. We’re looking at Conway because of its central U.S. location. I need Conway zoning information, but I can’t reveal too much about the prospective business. We have several locations we’re considering and don’t want to start any premature rumors or drive up potential real estate prices.”

“Oh, what does your company make?”

“Toys.”

“That sounds pretty innocuous, that would fit into our light manufacturing zone; I-1.”

“We also have a very large research and development department.”

“That sounds like an office use, which is allowed in I-1.”

“We also make electronics.”

“Are you just assembling the electronic components or are you manufacturing the circuit boards?”

“We used to make the whole thing, but since computer chips came along, we’ve outsourced the components. There just so dang small now.”

“Electronic assembly is still allowed in I-1. Is there anything else you make?”

“We do have a metal foundry, sawmill, and plastics processing facility. We’re big on recycling these days. We try to start with as much raw material as possible.”

“All right, I think we just left the I-1 zone. That sounds like I-3, Intensive Industrial.”

“We also need on site housing for several thousand unique people.”

“What do you mean unique? Are they ex-prisoners, drug addicts?”

“No, just small.”

“You mean kids?”

“No, just small. They like to live in small dense multi-story developments. Maybe 500 units per acre.”

“That’s a problem. Multifamily housing isn’t allowed in industrial zones and we don’t allow that density.”

“We also have animals.”

“What kind of animals?”

“Mostly deer, a few hundred. We started out with 8, but you know deer.”

“You’ll need 3 acres for each large animal. We’ll need to check with Animal Control and see if deer qualify as smaller animals, but I think they’re going to be classified as large.”

“What about polar bears?”

“Wild animals are not allowed in Conway.”

“Oh well, they’re not going to like the summers there anyway. So, there’s no zoning that would allow all our different land uses? Did I mention we need a runway?”

“You could request a Planned Unit Development. That requires three meetings; a technical meeting, a public information meeting, and the Planning Commission meeting. A PUD requires specific information to develop a Final Development Plan. We do have an old airport property zoned I-3.”

“That old airport sounds interesting, but the PUD thing sounds complicated. We’re not quite ready for that. Like I said, we’re looking into a few other locations. I believe there’s a town in Indiana that might work for us.”

“You could relocate to Faulkner County, they don’t have any zoning regulations.”

“That’s a thought. Well, thanks for the information. We’ll get back with you if we decide on Conway.”

“Very good, we’d be happy to help… Merry Christmas.”