Conway Planning Commission
Staff Report

Hello Summer
CONWAY, ARKANSAS PLANNING COMMISSION MEETING AGENDA
7:00 pm • Monday • June 20, 2016
District Court Building • 810 Parkway

SUBDIVISION COMMITTEE WILL NOT MEET

Call to Order

Introduction & Chairperson Remarks

Minutes: May 16, 2016

1. Public Hearings*
   A. Request to Amend Princeton Village PUD
   B. Salter Acquisitions Conditional Use Permit Request - General Retail & Hotel
   C. Evermore Ranch (formerly Back Acher's Ranch) Request to Amend Conditional Use Permit
   D. De Togni Rezoning Request: R-1 to O-2
   E. Grace Bible Church Conditional Use Permit Request - Religious Activities
   F. Shaver Rezoning Request: R-2A to PUD

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
   • The Shoppes at Centerstone, 2405 Dave Ward Dr
   • Burger King, 2355 Moix Blvd
   • Baptist Medical Office Building, 325 United Dr
   • Arkansas Skin Cancer Center, 1075 Andrews Dr
   • Thornton Mini-Storage Phase 2, 760 S Hogan Rd

B. Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)
   • The Village at Hendrix, Phase 1 Replat Lots 95-R thru 104-R-B [minor subdivision]
   • The Meadows Subdivision, Phase 6 [minor subdivision]

*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 3 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 June 28, 2016.
PRINCETON VILLAGE PUD MODIFICATION (VARIANCE) APPEAL

APPLICATION
Keller Johnson
P.O. Box 1251
Conway, AR 72033

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

SITE DATA
Location: Princeton Village PUD, 438 Princeton Drive
Site Area: 12.15 acres +/-
Current Zoning: PUD (Planned Unit Development)
Existing Structures: Single family residences, accessory buildings, and an office building

Requested PUD Modification. The developer requested a variance via email received on May 24, 2016 stating, “I am requesting that the brick wall as constructed along the south property line be as conforming to the fence height, materials, and construction requirements of the Princeton Village PUD Final Development Plan.”

Due to the specific language of the PUD final development plan concerning the fence height, construction, and neighbor complaints, the Planning Director denied the modification to the Princeton PUD final development plan. The PUD developer is appealing the denial to the Conway Planning Commission.

STAFF COMMENTS
The Princeton Village PUD was approved on December 11, 2012. The Final Development Plan for the PUD included 13 conditions. There have been problems with two conditions concerning the height and materials of the fence as required by conditions 10 and 11:
10. Height of fence must be 8 feet above the finished floor of houses and built on berm that will follow the natural grade. The fence will extend along the entire rear width of the residential lots on the west and south.
11. Fence will be solid brick from each corner to the first pier then completed with a non-wood material.

A brick fence was constructed along the south property line that does not meet the literal interpretation of the above conditions. The fence along the west property line has not yet been constructed. Condition 10 is unclear in stating the actual required height of the fence. It states that the height is to be measured from the houses’ finished floor elevation. However, it does not state which houses. The houses’ finished floor elevations vary throughout the development. If measured from the houses closest to the south property line, the fence would be at an unsafe height estimated at 16-20’ tall. Likewise, the fence was required to be constructed on a berm. Site conditions prevent the ability to construct a berm. A properly constructed berm would have intruded into abutting neighbor’s yards.

Condition 11 is also unclear and states that the fence is to be constructed of solid brick and completed with non-wood material. The fence is solid brick with brick columns.

Although Conditions 10 and 11 are unclear, the intent of the conditions is to provide a fence constructed of quality materials at a height that offers adequate screening for the neighbors to the south.

There has been a complaint from the abutting neighbor to the south concerning the height of the fence. The neighbor has stated that he would like to see wooden panels constructed between the columns to provide additional screening.

STAFF COMPROMISE MODIFICATION
The Planning Director suggested the following PUD modification to the developer:

10. The existing fence extends along the entire south property line of Lots 7-15 on the south side of the alley. This fence is constructed of brick with brick columns approximately 16 feet on center. The existing fence height varies from approximately 6’-9” on the east to 9’-0” on the west exclusive of the brick columns. The brick section height is measured from the base of the fence at ground elevation. The existing brick fence shall not be decreased in height. Wood or wood composite screening panels shall be used on top of the brick sections between the brick columns along Lots 7-12. These panels shall extend to the top of the columns and shall provide maximum screening. These wood or wood composite panels shall be constructed in a quality manner matching homes within Princeton Village and must be approved by the Director of Planning prior to construction.
11. A fence shall extend along the entire west property line of lots 1-7 on the west side of the alley. This fence shall be constructed prior to completion of all residences along Yale Drive. This fence may have brick columns approximately 16 feet on center with brick, wood, or wood composite sections between columns or may be a wood or wood composite privacy fence with no brick columns.

These amended conditions would allow the brick fence “as is” with the addition of some screening panels along lots 7-12. The west side fence can be built with brick or no brick. The developer felt that the brick wall as constructed meets the intent of the Final Development Plan and is therefore, appealing the denial of the modification.

Procedure and Possible Modifications. As an appeal, the Planning Commission’s approval or approval with modifications will stand. No further City Council action will be required. If the Planning Commission denies the modification request and requires a fence to be constructed per original conditions 10 and 11, the developer may appeal the decision onto the City Council.

The Planning Commission may choose to approve or deny the requested modification to allow the fence “as is” or approve a modification that amends the original conditions to better meet the intended measure of screening.

In either case, Staff recommends that the conditions be modified to clarify the intent to provide a quality fence that provides adequate screening for the neighbors.
Keller Johnson Planned Unit Development
Princeton West Subdivision Final Plan Conditions and Submitted Documents
Approved by the City Council on December 11, 2012

December 28, 2012

Planning Staff Conditions from Commission/Council Report

1. Planning shall be required. The plat shall show properly established floodway/floodplain.
2. Setbacks. Building setbacks must be established and shown on plat.
3. Lots 28, 29, and 30 shall be allowed O-2 land uses along with those allowed under restricted retail. Lots 1-27 shall be single-family residential dwellings. These uses are defined in the Conway Zoning Ordinance.
4. A property owners association must be formed in order to provide maintenance for common green space areas.
5. Additional right of way shall be dedicated as requested by the City Engineer for the construction of a roundabout at Prince and College.
6. The street as shown between lots 6, 7, and 8 shall be stubbed out to the west to provide future connectivity. A cross access agreement shall be created allowing future access to the adjoining western property. A stub out will be constructed. The required fence may span this stub out until such time as it is utilized.
7. Development review is required on all commercial and office structures. Proper ingress/egress, driveway widths, etc. shall be determined during this review.
8. Sidewalks shall be constructed throughout the PUD and along Prince Street and College Avenue. Revised 3-21-2016: Commercial sidewalks shown in orange on site plan shall be completed as part of commercial structure construction.

Conditions presented at the Council Meeting by the Applicant:

9. Build fence prior to home construction - after moving dirt.
10. Height of fence must be 8 feet above the finished floor of houses and built on berm that will follow the natural grade. The fence will extend along the entire rear width of the residential lots on the west and south.
11. Fence will be solid brick from each corner to the first pier then completed with a non-wood material.
12. The back row of houses will have “dual fronts”.
13. The Prince Street sidewalk will extend to the east to the first driveway of Jim Stone Elementary School.
SALTER ACQUISITIONS, LLC REQUEST TO ALLOW GENERAL RETAIL & HOTEL IN O-1 ZONING DISTRICT

APPLICANT
Salter Acquisitions, LLC
201 Lee Andrew Ln
Conway, AR 72034

STAFF REVIEW BY
Jason Lyon, Asst. Director of Planning and Development
1201 Oak St.
Conway, AR 72032

SITE DATA
Location: 2195 Dave Ward Dr and 815 S. Donaghey Ave
Site Area: 4.12 acres +/-

Current Zoning: O-1 (General Office District)

Existing Structures: Single Family home located at 2195 Dave Ward Dr

Requested Conditional Use Permit. To allow General Retail and Hotel in O-1 general office district as an amendment to Conditional Use Permit No. 1288 covering adjacent property to the west

Comprehensive Plan. The Comprehensive Plan shows this area as a neighborhood convenience node with underlying land use as multi-family. The requested retail and hotel would be congruent with the surrounding property land use, which includes a mix of multi-family and retail currently with plans for more commercial on the property to the east.

Projected Traffic Impact. If a hotel with 100 rooms were to be built on this site, it would generate an additional 800 trips onto the property per day. Dave Ward Drive is Conway’s major east to west thoroughfare and can accommodate the additional traffic. South Donaghey Avenue was recently widened in this section to allow more traffic however, Moix Blvd to the south is unimproved and there is no roundabout or traffic signal at the ingress/egress to the property on the South Donaghey side. If retail is built similar to the development to the west there could be a large increase in traffic counts to 3000+ trips per day. This would largely depend on the size of the shopping center and types of businesses. Traffic generation should not be an issue as this property provides shared access and cross access to minimize curb cuts on both Dave Ward and South Donaghey.

Flood/Drainage. No part of the requested property is within any flood plain or flood way.

Street Improvements. There are no plans for future improvements for the streets abutting the property.

Conway 2025. Not directly applicable, although public transit would make access available to more citizens and streetscape would be improved along the property. South Donaghey Ave would be improved for higher capacity.

STAFF COMMENTS
The applicant is requesting conditional use permit to allow General Retail and Hotel in an O-1 zoning district. This request is in line with current development of nearby and adjoining properties and would amend Conditional Use Permit No. 1288 originally issued in 2008. The permit was corrected and reissued in 2014. The property to the east is expected to have a drive-thru coffee shop and the properties to the south and west have been developed with a mix of office, restaurant, fast food, and retail. The additional uses requested for the property in question fit with the surrounding area. Traffic impact will be moderate but should have no effect on surrounding commercial and office uses.

STAFF RECOMMENDATIONS
Planning Staff recommends approval of this request.

SUGGESTED CONDITIONS
The following list of conditions is not complete and should be considered a “starting point” for conditions. The Commission should take public comment and revise, add to, or delete from the suggested conditions appropriately. Existing Conditional Use Permit No. 1288 has one condition: 1. Tree Preservation - Removal of any trees over 8 inches or greater in diameter must have approval of the City’s Director of Planning & Development.

As an amendment to the existing Conditional Use Permit No. 1288, the above condition should be retained.
SALTER ACQUISITIONS REQUEST FOR CONDITIONAL USE PERMIT

2195 DAVE WARD DRIVE

View from property NW across Dave Ward Drive

View of property and adjacent properties to the E

View of properties to the W

View of property adjacent to the W

815 S DONAGHEY

View of property looking W

View from property across S Donaghey looking E

View of adjacent property to the S

View of adjacent property to N

PERMIT No 1288 (REISSUED)

(ORIGINALLY SIGNED 11-25-2008)

USE30808CTE1

5141452E

CONDITIONAL USE PERMIT

CITY OF CONWAY, ARKANSAS

PROPERTY DESCRIPTION / ADDRESS / LOCATION:

This conditional use is for property located along the south side of Dave Ward Drive on both sides of Moix Boulevard, starting at Stone Dam Creek and extending about 1,300 feet, with the legal description

TRACT 1:
A part of the NW1/4 SE1/4 of Section 14, Township 5 North, Range 14 West and apart of Lot 7 of Moix Meadows Subdivision as shown in Plat Book K, on page 34, Records of Faulkner County, Arkansas being more particularly described as commencing at the Northeast Corner of said NW1/4 SE1/4 and running thence S69°08'52"W, 149.36 feet to the corner of said Lot 7, said point being the point of beginning; thence run along the West right of way of Moix Boulevard S24°32'46"E, 13.93 feet; thence S02°02'00"N, 440.80 feet; thence leaving said right of way run N87°53'44"E, 397.40 feet; thence run N17°12'12"W, 259.68 feet; thence N19°46'12"W, 164.83 feet to the South right of way of HWY #60 (now HWY 286 aka Dave Ward Drive); thence run along said right of way S60°23'25"E, 30.44 feet; thence N48°25'20"E, 79.01 feet; thence S88°31'37"E, 490.46 feet to the point of beginning. Said Tract contains 4.91 acres more or less.

TRACT 2:
A part of the N1/2 SE1/4 of Section 14, Township 5 North, Range 14 West, Faulkner County, Arkansas, being more particularly described as commencing at the Northeast Corner of the N1/2 SW1/4 of said Section 14 and running thence S33°36'33"W, 94.21 feet to the North right of way of HWY #60 (now HWY 286 aka Dave Ward Drive), said point being the point of beginning; thence run along said right of way the following: N89°03'34"E, 192.31 feet; N89°43'18"E, 165.16 feet; S87°38'52"E, 375.20 feet; thence leaving said right of way run S01°57'26"W, 456.43 feet; thence run N87°33'44"W, 721.80 feet to the East right of way of Moix Boulevard; thence run N02°02'00"E along said right of way 428.39 feet; thence N59°22'53"E, 23.39 feet to the point of beginning. Said tract contains 7.52 acres more or less.

ZONING: O-1

CONDITIONAL USE PERMIT TO ALLOW: Retail -- General and Hotel

DATE OF COUNCIL MEETING ALLOWING PERMITTED USE: October 28, 2008

CONDITIONS ATTACHED TO PERMIT:

Tree Preservation -- Removal of any tree(s) eight (8) inches or greater in diameter must have approval of the city's Director of Planning & Development.

APPROVED:

[Signature]

Tab Townsell, Mayor

Planning Commission Staff Report • June 2016

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EVERMORE RANCH REQUEST TO AMEND CONDITIONAL USE PERMIT

EVERMORE RANCH (FORMERLY BACK ACHERS RANCH) REQUEST TO AMEND CONDITIONAL USE PERMIT NO. 1323 ALLOWING PUBLIC STABLE, EQUESTRIAN RELATED EVENTS, EVENTS CENTER, AND RESTAURANT

APPLICANT/OWNER
Darren and Joan White-Wagoner
Evermore Ranch
3799 Shock Loop
Conway, AR 72034

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

SITE DATA
Location: 3725 College Ave
Site Area: 5.45 acres +/-

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

Requested Conditional Use Permit Amendment. To amend conditional use permit no. 1323 condition number 10 limiting the permit to the Ms. Letitia McMaster, the previous owner.

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

Overlay. None

Comprehensive Plan. The Comprehensive Plan shows this property as appropriate for single family residential. However, the area is zoned for duplex

Projected Traffic Impact. This amendment would not effect current traffic generation.

Flood/Drainage. The 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. Conway 2025 does not contain any specific statements directly applicable to this request.

STAFF COMMENTS
Conditional Use Permit No. 1323 was approved in January 2013. The permit was amended in October 2015 to increase the restaurant hours. The ownership of the property has now changed. Permit condition 10 limited the permit to the original owner of the property, Ms. Letitia McMaster. This condition must be corrected to allow the new owners to continue to operate Evermore Ranch and Legends Bar and Grill.

STAFF RECOMMENDATIONS
Planning Staff recommends approval of this amended conditional use with the following amended condition:

10. This conditional use permit is tied to the applicants, Darren Wagoner and Joan White-Wagoner, only. The permit does not run with the land.

All other conditions will remain as approved by the City Council on April 9, 2013 and as amended on October 27, 2015.
DE Togni Properties LLC Requests to Rezone Property Located at 2522 College Ave From R-1 (Single Family Residential) to O-2 (Quiet Office)

Owner’s Representative
Angela DeFreitas
10 Shady Valley Drive
Conway, AR 72034

Applicant/Owner
Pietro De Togni
De Togni Properties
2605 College Ave
Conway, AR 72034

Staff Review By
Bryan Patrick, Director of Planning & Development
1205 Oak Street
Conway, AR 72032

Site Data
Location: 2522 College Avenue
Site Area: 1.4 acres +/-
Current Zoning: R-1 (Single Family Residential)
Requested Zoning: O-2 (Quiet Office)
Existing Structures: A single family residence and accessory building
Overlay: None.

Comprehensive Plan: The Comprehensive Plan shows this property as appropriate for single family residential development. However, property to the west and south are zoned O-2 Quiet Office.

Projected Traffic Impact: With the existing R-1 zoning and with the property subdivided into 3 lots, around 30 vehicle trips per day can be expected. With a rezoning to O-2 and used as a medical office with a 10,000 square foot building, 360 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: None of the property is within the flood plain or flood way.

Street Improvements: College Ave is planned to be widened to a divided 4 lane similar to Prince Street. However, there is no funding currently available for this project. College widening should not be expected for another 3-5 years. Unbuilt Denison St right of way exists on west side of property.

There is no need or plan for improvement at this time unless applicant/owner chooses to utilize it, at which point it would be required to be brought up to city standards.

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

Staff Comments
The applicant is seeking a rezoning from R-1 (Single Family) zone to O-2 (Quiet Office) in order to construct a medical office. O-2 zoning exists on the property adjoining the west and across College Avenue to the south. There are single family residences abutting on the north on Holly Cove. It is unlikely that this property will be developed as single family residential due to the heavy traffic on College Avenue. Office zoning can be seen as a buffer zone between more intense uses and residential. With office zoning, this property could offer some measure of buffering between the pharmacy and medical offices on the south side of College and the residences along Holly Cove.

Staff Recommendations
Due to the buffering nature of quiet office zoning, planning staff recommends approval of this rezoning request.
DE TOGNI REZONING REQUEST: R-1 TO O-2

2522 COLLEGE AVE
GRACE BIBLE CHURCH REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW RELIGIOUS ACTIVITIES

APPLICANT
Brian Felland
Felland Brothers Construction
2317 Hwy 257
Leslie, AR 72645

OWNER
Grace Bible Church
701 Garland Street
Conway, AR 72032

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

SITE DATA
Location. 701 Garland Street
Site Area. 2.0 acres +/-
Current Zoning. T-4 (Urban Transitional) in the Northeast Old Conway Area Specific Plan
Requested Conditional Use Permit. To allow religious activities
Existing Structures. 7,000 square foot metal building formerly used as the Central Arkansas Cheer All-Stars facility.
Overlay. None

Comprehensive Plan. The Comprehensive Plan does not show guidance for this area as a special study was anticipated, but never completed. The Northeast Old Conway Area Specific Plan shows the area as Urban Transitional which allows residential, office, and commercial mixed-use.

Projected Traffic Impact. The existing structure could be an allowed by right use of a sit down restaurant generating 889 vehicle trips per day. A church use would generate around 64 vehicle trips per day average. During peak worship times, more vehicle trips can be expected.

Flood/Drainage. None of the property is within flood plain or flood way.

Street Improvements. There are no immediate plans for area street improvements.
Conway 2025. Not directly applicable

STAFF COMMENTS
The applicant is requesting a conditional use permit to allow religious activities in an existing 7,000 square foot metal building. The property’s current T-4 zoning allows a restaurant or retail use by right. A church use requires a conditional use permit mainly due to parking concerns. There are around 10 parking spaces on the north side of the building and space for 3-4 more on the east side. The applicant supplied a letter [p.20] from Dr. David Baker, owner of the gravel lot adjacent on the west, stating that parking is available there and at the Baker Eye Institute. In addition, there appears to be ample parking along area streets, especially during service times which would be in off peak hours.

STAFF RECOMMENDATIONS
Planning Staff recommends approval of this request.

SUGGESTED CONDITIONS
The following recommended list of conditions is not complete and should be considered a “starting point” for conditions. The Commission should take public comment and revise, add to, or delete from the suggested conditions appropriately.

1. Church shall be allowed shared parking on the abutting lot to the west and Baker Eye Institute per signed letter from owner, Dr. David Baker.
June 4th, 2018

Dear Conway City Council:

Thank you for considering the request of Grace Bible Church for rezoning. They will definitely improve the appearance of downtown in this former industrial area that needs revitalizing.

Baker Eye Institute will be allowing them to use 131 parking space adjacent to Garland and Memman streets (please see photo). Their use would be on Sundays all day, and Wednesday nights—both times that Baker Eye is closed. Even if there were future development of the Garland and Hankins property, at least one hundred parking spaces could still be used.

Respectfully,

David L. Baker MD
Enclosed: Google Map satellite of area
SHAWER PROPERTIES REZONING REQUEST: R-2A TO PUD

APPLICANT/OWNER
Allen Shaver
Shaver Properties
1263 Harkrider Street
Conway, AR 72032

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

SITE DATA
Location. 420 2nd Street and 401 Monroe St
Site Area. 5.87 acres +/-
Current Zoning. R-2A (Large Lot Duplex)
Requested Zoning. PUD (Planned Unit Development)
Existing Structures. 2 Single family residences and accessory buildings
Overlay. None however, the Old Conway Design Overlay is on the west side of Ingram Street.

Comprehensive Plan. The Comprehensive Plan does not offer guidance for this area. A special area study was called for, but was never conducted. The area surrounding the property is zoned for duplex, multifamily, and commercial.

Projected Traffic Impact. Under current R-2A zoning and developed with 12 duplexes (24 units) 240 vehicle trips per day could be expected. With a rezoning to PUD and developed as proposed with 26 single family residences, 4 duplexes, and 20 duplex town home units, around 500 vehicle trips per day could be expected.

Utility Infrastructure. There are adequate utilities in the area to serve development.

Flood/Drainage. This property is not within the 100 year floodplain or floodway. There is a boxed-in ditch running along Ingram Street and through the property.

Street Improvements. There are no street improvements planned in the immediate future for area streets. New private internal residential streets and alleys will be constructed as part of the PUD. As the old airport redevelops, there is the possibility that Ingram will be widened and improved. Redevelopment plans currently call for 1st Street to be improved, but this could possibly shift to Ingram.

Conway 2025. Two Conway 2025 statements are applicable: “In 2025, Conway has a number of walkable/livable

“villages” that were developed using planning tools such as Traditional Neighborhood Development and form-based zoning.”

“In 2025, the city of Conway has a planning ordinance that accommodates truly high density residential developments.”

STAFF COMMENTS
This project would allow the creation of a denser neighborhood than allowed under current zoning. Due to rising lot and development costs, there have been many requests from the development community to create new standards to allow smaller lot development. The Planning Department is working through draft standards, but they are not quite ready for public release. This project is helping shape this small lot policy as a demonstration project. One critical aspect of denser neighborhood development is actual house/structure design and lot placement. The developer intends to use brick siding and other high quality low maintenance materials throughout the development. Planning staff has been working with the developer to create appropriate structure form, placement, materials, etc. The overall goal is to create an urban neighborhood with an emphasis on people not parking. Garage doors should not be the main front facade feature, and parking areas should be on the sides or rear of structures. whenever possible
SHAVER PROPERTIES REZONING REQUEST: R-2A TO PUD

Type 1: The larger sideyard shall be designated as a rear side yard and used only when attached to a principal roof or wall. A shed roof shall have a pitch of 3 in 12 and be permitted to a slope of 8 in 12. The principal roof shall be a symmetrical gable or hip with a designated slope as shown for all building types.

Type 2. Garages or carports may be built to the side lot line. Garages or carports must maintain a 3-foot minimum side yard setback.

Type 3. The larger sideyard shall abut a lesser side yard. All perimeter yard shall be maintained to maximize privacy.

Type 4. Porch areas are required with the exception of Type 5. Porches Shall have construction specified dimensions.

Type 5. Garages or carports must maintain a 3-foot minimum side yard setback.

Type 6. Minimum and maximum building heights shall be as designated.

Type 7. Exisiting Home

Specifications

Shaver Properties Planned Unit Development Structure Code

Existing Home

- Type 1: Single Family Residence Rear Load Alley
- Type 2: Single Family Residence Front Load Medium Lot
- Type 3: Single Family Residence Front Load Small Lot
- Type 4: Single Family Residence Front Load Large Lot
- Type 5: Duplex Townhome Rear Load
- Type 6: Duplex Front and Rear Load
- Type 7: Existing Home
SHAVER PROPERTIES REZONING REQUEST: R-2A TO PUD

PUD Specific Requirements. Below is an examination of requirements specific to PUD zoning requests:

- **Relation to Utilities and Major Roads** - A PUD shall be located in relation to utility systems, drainage systems, and major roads so that neither extension or enlargement of public facilities shall be at the public’s expense. The proposal would not create any additional expense to the public.

- **Internal Street Network** - A PUD shall include an internal system of streets, parking aisles, and/or cross access drives that can safely and efficiently accommodate vehicular traffic generated by the PUD. The requested PUD would create a new typical 27 foot wide private residential street bisecting the property north/south. Parallel parking will be allowed on the private street. Parallel parking will help create an appropriate streetscape and provide traffic calming. Due to a covered box culvert ditch along Ingra m, the 12 single family lots on the northwest side of the property will be accessed with an alley. All other single family and duplex lots will be front loading from surrounding public streets or the bisecting private street. The town-home duplexes will be accessed via an alley from the private street. Traffic/pedestrian circulation will be adequately addressed through the internal public street network.

- **Sidewalk System** - Unless there are outstanding reasons that warrant otherwise, all internal streets within the PUD shall include pedestrian sidewalks. The proposed street system will include sidewalks both internally and along Monroe, Ingram, and Second Streets.

- **Common Space** - The incorporation of plazas, courtyards, and other outdoor spaces for people to gather is encouraged. A common space area could be provided in the power line easement area west of the private street.

- **Green Space** - PUDs over 3 acres in area shall dedicate a minimum of 20% of the development as green space. Green space is defined as permeable area set aside for open space or landscaping. 20% green space is accomplished through yards and green space easements.

- **Property Owners Association** - PUDs may require the formation of a property owners association to oversee the upkeep of common areas and green spaces. The PUD will be under one ownership. The single family houses, duplexes, and town homes shall be offered as rental units.

- **Required Meetings** - A PUD request requires two specific meetings prior to the Planning Commission public hearing; a development review meeting and a public informational meeting. The development review meeting was held on June 2, 2016. This meeting is a technical meeting between the applicant and city officials to determine any technical development issues. Discussion centered on fire access, connectivity, sanitation service, and utilities. No outstanding problems with the proposed development were noted. On June 11, 2016 a public informational meeting was held at Conway City Hall. One property owner attended the meeting and expressed that he was favor of the development.

- **Signage** - Unless specified otherwise, a PUD is subject to current Conway sign regulations. However, as part of the PUD’s final development plan, signage may deviate from these requirements. There are no special sign variance requests as part of the PUD.

- **Platting, Development Review** - Although the property will be under one ownership as rental property, the plan shows individual lots. The required plat will create the ability to sell individual lots in the future. Platting and staff development review will be required upon approval of the PUD prior to issuance of building permits.

**STAFF RECOMMENDATIONS**
Planning Staff recommends approval of the PUD as submitted with conditions that make the project most compatible with the surrounding area. The reduction in lot sizes, setbacks, and use to create a unique opportunity for denser infill development.

The Planning Department would like the ability to continue to work with the developer to craft a final site plan, final development plan, and project standards that will create a better infill development.

Suggested PUD Final Development Plan Conditions. A list of possible conditions is presented below. The Commission should examine these suggested conditions and delete, modify, or add to as needed.

1. PUD shall be generally developed as shown on site plan sketch. Variations from the submitted plan shall be allowed for technical reasons. However, the density and intent of the site plan shall be followed.

2. Platting shall be required. Any additional right of way, sidewalks, etc. as required by the Subdivision Ordinance shall be dedicated and constructed. An additional 5 feet of right of way shall be dedicated along Ingram Street in anticipation of Ingram being upgraded to a collector street classification.

3. Setbacks, Lot Coverages, Parking Areas and Building Form. As a small lot development, reduced setbacks, increased lot coverages shall be allowed. Defined setbacks, lot coverages, parking areas, and desired building forms shall be defined in the final development plan, plat, and PUD documents.

4. Planning Director approval of structure designs and materials is required. Planning Staff shall use the Old Conway Design Overlay guidelines as the basis for review. Planning staff decisions may be appealed to the Conway Historic District Commission.
SHAVER PROPERTIES REZONING REQUEST: R-2A TO PUD

Planned Unit Development Design by Structure Code Type