Call to Order

Introduction & Chairperson Remarks

Minutes: February 16, 2016

1. Annexation, Zoning and Conditional Use (Requires Public Hearing)
   A. Central Baptist College Request for Rezoning: R-2A to S-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
   • Verizon Wireless, 975 E Oak Street
   • The Cottages at Conway, Phase II, 1915 Rich Smith Lane

B. Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)
   • Dogwood Estates Replat, Lot 30-A (minor subdivision)
   • Meadowlake Corner II, Replat Lot 6A (minor subdivision)
   • Gifford Replat, (minor subdivision)
   • Woodsland Edge Subdivision - extension granted until March 17, 2017

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.

The Planning Commissioners

Mark Lewis, Chairman
Matthew Brown, Vice-Chairman
Justin Brown, Secretary
Marilyn Armstrong
Brooks Freeman

Dalencia Hervey
Bryan Quin
Jenny Rye
Wendy Shirar
Anne Tucker

Contact the Planning Commission by email at planningcommission@cityofconway.org

CENTRAL BAPTIST COLLEGE REZONING: R-2A TO S-1

CURRENT ZONING

R-2A (Large Lot Duplex)

REQUESTED ZONING

S-1 (Institutional)

EXISTING STRUCTURES

(please refer to location map):
A. 222 Conway Boulevard - 1 one-story 1960s ranch
   single-family residence
B. 124, 130, 136 Conway Boulevard - 2 one-story 1950s
   minimal traditional single-family residences
C. 1529 Bruce Street - 1 one-story 1950s minimal
   traditional single-family residence
D. 205, 219, 227, 229 Conway Boulevard - 2 one-story 1950s
   minimal traditional single family residences and 1
   one-story ranch single family residence
E. 1520 South Boulevard - 1 one-story 1960s ranch
   single-family residence
F. 204, 218, 220, 224, 236 Center Street - 5 one-story 1960s
   minimal traditional and ranch single-family residences
G. 736 & 340 Ash Street - 2 one-story 1930s minimal
   cottage single family residences
H. 1601 Simms Street - 1 one-story 1930s craftsman
   cottage single family residence
I. 413 Center Street - 1 one-story 1920s minimal craftsman
   cottage single family residence
J. 1470/1472 Scott Street - 1 one-story 1960s ranch duplex
   residence

OVERLAY: All requested property rezoning is within the Old
Conway Design Overlay District.

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

PROJECTED TRAFFIC IMPACT

With the existing R-2A zoning and current residential use, around 190 vehicle trips per day can be expected.
Without specific college related uses, it is difficult to predict the amount of traffic generation. Traffic generation manuals state that a college generates 2.38 vehicle trips per student. However, this traffic generation would be spread throughout the entire college campus and would vary depending on specific uses, time of day, and special events.

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 immediate plans for area street improvements.

Conway 2025: Conway 2025 does not contain any specific statements directly applicable to this request.
Central Baptist College rezoning request document.

General Analysis
Central Baptist College has shown a desire to expand the main campus from College Avenue to Robins Street by acquiring property on the two blocks immediately south of the existing campus. The block bounded by Robins Street, Center Street, South Boulevard, and Conway Boulevard is almost completely owned by CBC. Over one half of the block bounded by South Street, Center Street, Bruce Street, and Conway Boulevard is owned by CBC. The Old Conway Design Overlay District was amended to reflect this future campus expansion. A large portion of the requested property is within the planned expansion area (Area C on the location map). However, areas A and B through G are outside of this expansion area.

Analysis of Request By Property Groups
To better understand the requested properties and a rezoning impact, they have been grouped into areas A through G (refer to the location map on page 4).

Area A
Area A is located at 222 Conway Boulevard. It is an approximately 0.72 acre lot with a 3,000 square foot single-story, single-family residence. The property is on the east side of Conway Boulevard. There are 19 homes on this block. 15 homes are owner occupied residences; 1 is a triplex. Rezoning of this property would create an intrusion into the intact residential nature of the block. At this time, S-1 zoning would not seem appropriate. In the future, the applicant may seek to create duplex conforming lots.

Area B
Area B is located at 124, 130, 136 Conway Boulevard and consists of 3 lots on the east side of Conway Boulevard. It is approximately 1.02 acres in size (3.34 acres total) and consists of a chain link fence and old shop on the northeast side of the property. Within the block, there are 7 single-family residences; 5 are owner occupied. The building is a 2 bedroom, 1 bath rental. The walls of the apartment development have 24 units; however, the newer expansion has 8 units. Due to the mixed nature of this block and proximity to the future school campus and baseball complex, an S-1 zone would seem necessary. Any development will require approval of the HDC and Planning Staff development review.

Area C
Area C is located throughout the block bounded by Center Street, Faulkner Street, South Boulevard, and South Conway Boulevard. There are 24 lots within this block. Central Baptist College owns 14 of these lots. The requested properties are located at 1021, 1023, 1025 South Boulevard, 202, 204, 216, 218, 222, 224, 236 Center Street. The requested property contains 10 single-family residences. The block contains 16 properties including the Central Baptist College property and 4 owner occupied residences. Central Baptist owns 3.36 acres of the total block 6.2 acres. This block is majority owned by CBC and is largely residential in nature. The constituent property is the Old Conway Design Overlay as a planned expansion of the CBC campus to the south. A rezoning of this area seems appropriate. Any rezoning request will require approval of the HDC and Planning Staff development review.

Area D
Area D is located at 336 & 340 Ash Street and consists of 3 lots with a combined area of 0.57 acre. There are 2 single-family residences on this property. The property fronts on Ash Street but the rear adjoins existing CBC property on Center Street. The adjoining rear area is currently being used as a gravel parking lot. This lot appears to have been constructed as a staging area for recent CBC construction. The Ash Street residence abuts on the north, is owner occupied. The residence on the south, is rental. Across Ash Street, there are 3 abutting residences; 2 owner occupied, one rental. The rear of the requested rezoning property abuts CBC owned S-1 zoned property in the Center Street "bend". This existing S-1 property and part of the requested area is currently serving as a parking area. It would appear that this parking lot was constructed as a staging area for recent construction and continued to be used post construction. It is a reaction to good planning and the upgrading parked lot should be obtained from the Historic District Commission and constructed. Approval could be considered due to the unique nature of these lots "pinched" between Ash and Center Street. However, rezoning to S-1 does not seem appropriate at this time.

Area E
Area E is located on the southwest corner of Ash and Simms Street. It is approximately 0.13 acre in size. This area is a dense, multi-family area, and consists of 5 rental homes and one owner occupied residence. The property adjoining to the west is rental. The next property to the west is owner occupied and contains the two adjoining properties to the south. The residence at around the requested property appear to be intact and in good repair. When CBC has a specific project for this property, a conditional use permit under R-2A could be sought to allow a specific college related activity.

Area F
Area F is located at 413 Center Street. The property is 0.26 acre in size. It is vacant except for a small accessory building. Properties adjoining to the north and south are owner occupied. The adjoining property west (west) is rental. The adjoining properties seem to be in good condition and are well maintained. The two adjoining College Avenue properties are contributing structures to a potential future Robinson Historic District expansion. Although owners are empty, the surrounding residential uses are intact and in good repair. A rezoning to S-1 would seem inappropriate at this time. When CBC has a specific project for this property, a conditional use permit under R-2A could be sought to allow a specific college related activity.

Area G
Area G is located at the northeast corner is Scott and Faulkner Streets. It is 0.26 acre in size. This property is located on the Church of the Nazarene property is one block north of the CBC Campus. Area G must be removed from this rezoning request. It does not meet the aggregate 1 acre minimum requirement for S-1.

STAFF RECOMMENDATIONS
Planning Staff recommendations are incorporated into the group analysis above. A summary is provided below. Public comment will be critical to the discussion concerning these rezoning requests. Staff recommendations should be evaluated after receiving public input and modified accordingly.

RECOMMENDATION SUMMARY
Area A
Denial due to the intact residential nature of the block. The owner occupied residence could request a conditional use permit under R-2A to allow a specific college related activity.

Area B
Approval due to the mixed use nature of this block.

Area C
Approval due to the transitioning nature of this block and the planned expansion of the CBC campus to the south.

Area D
Possible approval due to the abutting Center Street S-1 property. The property is currently serving as a parking area. If rezoned, Historic District Commission approval for an upgraded parking area should be obtained and constructed.

Area E
Denial due to the intact residential nature of the surrounding properties and general area. The area does not seem appropriate. The applicant could seek a conditional use permit under R-2A to allow a specific college related activity.

Area F
Denial due to the intact residential nature of the surrounding properties and general area. The property also abuts contributing historic structures that could be part of an expanded Robinson Historic District. The applicant could seek a conditional use permit under R-2A to allow a specific college related activity.

Area G
This property is removed from the request due to lack of minimum S-1 size requirement.

One Year Planning Commission Action Time Limitation
If portions of this rezoning request are denied, CBC must wait for one year before another rezoning and/or conditional use permit can be requested. At the Planning Commission meeting, CBC may request that the Planning Commission allow a new request in less than one year’s time. For this request to be approved, a 2/3 majority, or 7 votes in favor are required.

...I’m Confused

Asa P. Robinson Historic District. The Robinson Historic District area was nominated to the National Register of Historic Places in 2003. Shortly thereafter, the Conway City Council ordained the Historic District Commission (HDC) and the Robinson District. By state law, the Historic District Commission oversees locally recognized historic districts. Any exterior changes to structures within a locally recognized historic district, viewable from the public right of way must be approved by the HDC. Interior renovations are not considered. The HDC hears requests for exterior modifications at its monthly meetings. If approved, the HDC issues a “Certificate of Appropriateness” to the applicant and any relevant building permits may be obtained. All HDC decisions are final. No appeal to the City Council is available. A set of guidelines was created to guide owners on appropriate preservation and renovations of the approximately 144 structures within the Robinson District. http://www.cityofconway.org/media/government/boards-commissions/historic-district-commission/Conway_HDC_Guidelines_Final_Low_Def.pdf

Old Conway Design Overlay District. The OCDOD was created by the City Council in 2006 in reaction to what was seen as inappropriate duplex design in the Old Conway area. Guidelines and regulations were created and along with the Old Conway Design Review Board to oversee the area. The Old Conway Design Overlay circles the Robinson District. Many cities have similar overlay districts called, “Historic Conservation Districts”. Since there was a great deal of overlap and similarity between the two boards, in 2011 The Old Conway Design Review Board and the Historic District Commission 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.