

# MARCH

## Conway Planning Commission

7:00pm • March 14, 2016 • 810 Parkway Avenue

**CONWAY, ARKANSAS PLANNING COMMISSION MEETING AGENDA**  
 7:00 pm • Monday • March 14, 2016  
 District Court Building • 810 Parkway

**SUBDIVISION COMMITTEE WILL NOT MEET**

- 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

**Planning Commissioners**

- |                              |                 |
|------------------------------|-----------------|
| Mark Lewis, Chairman         | Dalencia Hervey |
| Matthew Brown, Vice-Chairman | Bryan Quinn     |
| Justin Brown, Secretary      | Jerry Rye       |
| Marilyn Armstrong            | Wendy Shirar    |
| Brooks Freeman               | Anne Tucker     |

Contact the Planning Commission by email at [planningcommission@cityofconway.org](mailto:planningcommission@cityofconway.org)

*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](http://www.cityofconway.org).*

*Items reviewed at tonight's Planning Commission meeting may be considered by the City Council as early as March 22, 2016.*

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

**CENTRAL BAPTIST COLLEGE REZONING R-2A (LARGE LOT DUPLEX) TO S-1 (INSTITUTIONAL)**

**APPLICANT**  
 Central Baptist College  
 1501 College Ave  
 Conway, AR 72034

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

**SITE DATA**  
**Location.** Multiple sites in the general area of the Central Baptist College campus. Please refer to the property location map on page 4.

**Site Area.** 6.3 acres total+/- (6.06 acres +/- with the removal of Area G)

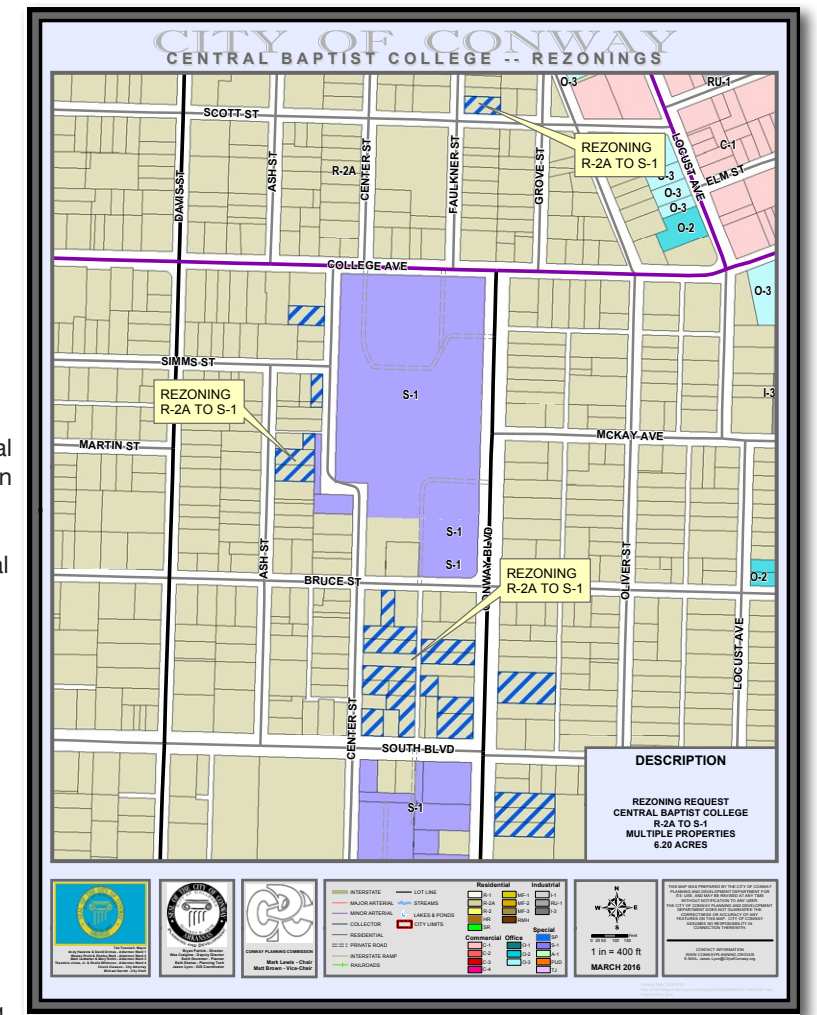
**Current Zoning.** R-2A (Large Lot Duplex)

**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
  - 205, 219, 227, 229 Conway Boulevard - 2 one-story 1950s minimal traditional single family residences and 1 one-story ranch single family residence
  - 1520 South Boulevard - 1 one-story 1960s ranch single-family residence
  - 204, 218, 220, 224, 236 Center Street - 5 one-story 1960s minimal traditional and ranch single-family residences
  - D. 336 & 340 Ash Street - 2 one-story 1930s minimal cottage single family residences
  - E. 1601 Simms Street - 1 one-story 1930s craftsman cottage single family residence
  - F. 413 Center Street - 1 one-story 1920s minimal craftsman cottage single family residence
  - G. 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.



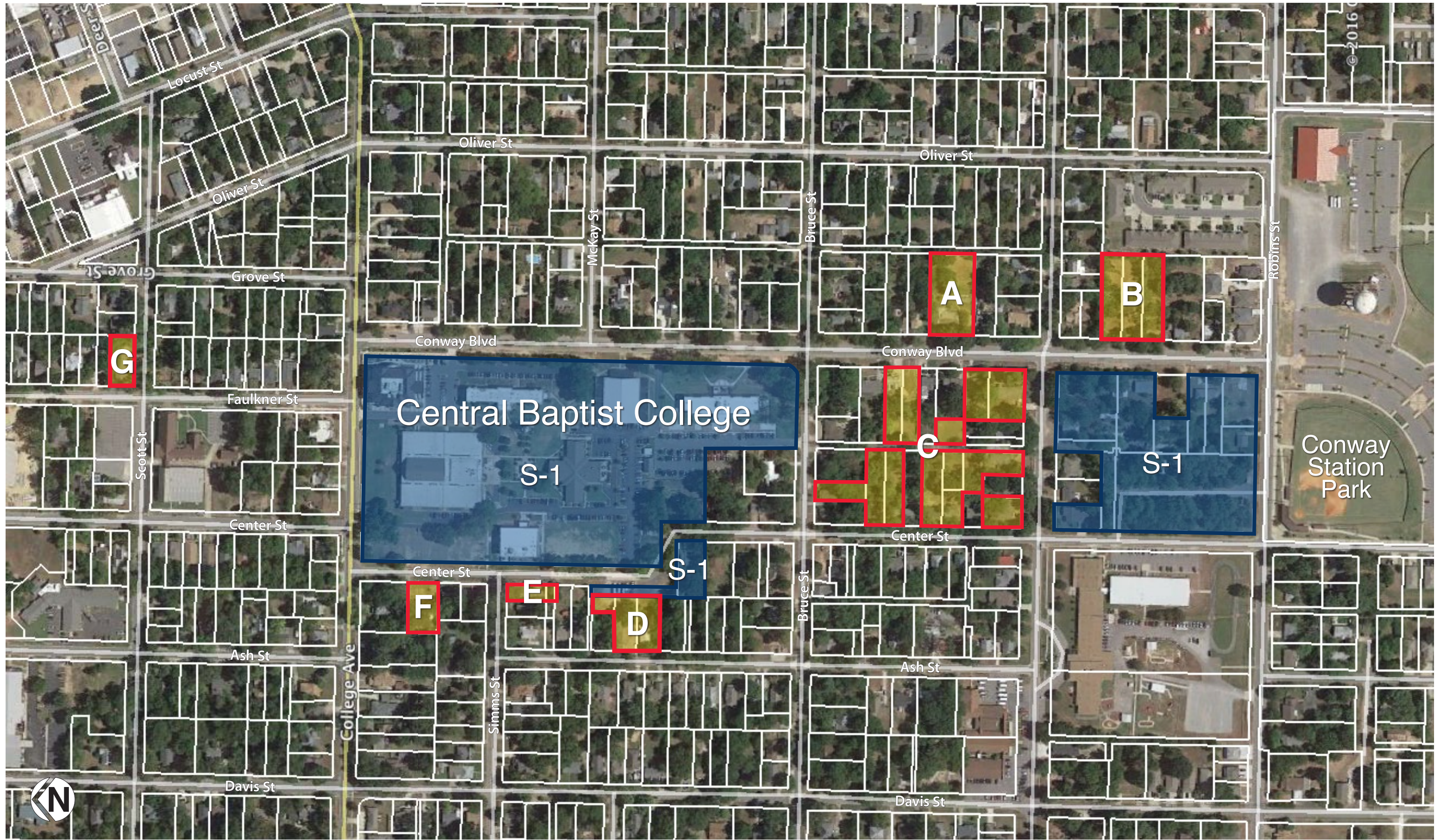
**Projected Traffic Impact.** With the existing R-2A zoning and current residential use, around 190 vehicle trips per day can be expected. Without specific college related uses, it is difficult to predict the amount of traffic generation. Traffic generation manuals state that a college generates 2.38 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.



**STAFF COMMENTS**

**Description of Requested Zoning, Existing Zoning, and Allowed Uses**

Central Baptist College is seeking to rezone several CBC owned residential properties from R-2A duplex to S-1 institutional. No college campus master plan has been shared with the Planning Department. Central Baptist College’s development intentions for the parcels is unknown.

Currently the properties are zoned R-2A which allows a single-family residence or potentially, a duplex. In order for a property to be used as a duplex, it must have 10,000 square feet of area and 100 feet of street frontage. In their current configurations, only Area A could be used as a duplex. Areas B, C, and D could be replatted to create duplex conforming lots. Area G is a grandfathered duplex. A college is allowed in R-2A with a conditional use permit.

**The zoning ordinance describes the S-1 zone as:**

“GENERAL DESCRIPTION AND PURPOSE - The regulations for the S-1 Institutional Zoning District are designed to provide for unified and orderly development of major cultural, educational, medical and governmental facilities. Such developments should meet proper requirements for integration with surrounding neighborhoods. This type of development could be in an undeveloped area or facilitate expansion of a present facility. Limited retail and service uses are permitted as accessories to the principal use.”

S-1 zoning would allow college uses including parking lots. Other “by right” allowed uses include: child care, office, nursing home, shelter for the abused, single-family home, hospital, community recreation facility, church, and school. There are many uses available with a conditional use permit including; hotel, mortuary, retail, adult day care, duplex, fraternity, multi-family, arena, and transmission tower. With a simple zoning request (R-2A to S-1) no conditions may be created. The allowed by right uses will be allowed without further Planning Commission or City Council review.

For a property to be zoned S-1, it must also be a minimum of 1 acre in size or abut an existing S-1 zone. All the requested properties meet this criteria with the exception of Area G. **Area G must be removed from this request.** This does not affect the other requested properties. A decrease in requested rezoning area is allowed an increase is not.

**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.

With a rezoning to S-1, any of the requested property could be developed for college uses such as offices, recreational facilities, classrooms, or parking lots. It would appear that the worst case scenario for parcels outside of the core expansion area is parking lots.

All requested property is within the Old Conway Design Overlay District. Demolition is allowed. However, any new construction including parking lots, must be approved by the Historic District Commission.

Any new structures would be subject to Planning Department development review. Development review would require a structure with 50% minimum masonry siding, landscaped parking areas, residential buffer area, trees, and proper ingress/egress to the property. Platting will also be required which in turn, will require additional street right of way dedication and sidewalks.

**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). An analysis of each area follows:

**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 and 4 are rental. 3 rentals are single family 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 could seek a conditional use permit under R-2A to allow a specific college related activity.

**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 acre lots) there is 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, 2 are rented. There are two multi-family developments on the south and east side of the block; the apartment development has 24 units, the newer development 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 appropriate. 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, Bruce Street, Conway Boulevard, and South Boulevard. There are 24 lots within this block. Central Baptist College owns 14 of these lots. The requested properties are located at 1529 Bruce Street; 205, 219, 229 Conway Boulevard; 1520 South Boulevard; and 204, 216, 218, 222, 224, 236 Center Street. The requested property contains 10 single-family residences. The block contains 16 rentals (including the Central Baptist College properties) and 6 owner occupied residences. Central Baptist owns 3.36 acres of the total block 6.2 acreage. This block is majority owned by CBC and is transitioning towards college use. It is also shown on the Old Conway Design Overlay as a planned expansion of the CBC campus to the south. A rezoning of this area seems appropriate. Any development 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 abutting on the north of the property, is owner occupied. The residence abutting 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 began as a staging area for recent construction and continued to be used post construction. If rezoned, approval of an upgraded parking 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 protrude through to Ash Street and a residential area. Any development will require approval of the HDC and Planning Staff development review.

**Area E.** Area E is located on the southwest corner of Ash and Simms Streets at 1601 Simms. This property is 0.13 acre in area. It contains a single-family residence. The property adjoining to the west is rental. The next property to the west is owner occupied as are the two adjoining properties to the south. The residences at and 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 area. It is vacant except for a small accessory building. Properties adjoining to the north and south are owner occupied. The adjoining rear property (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 possible Robinson Historic District expansion. Although the lot is 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 at 1470/1472 Scott Street. The property is 0.24 acre in area. The property is occupied by a ranch style duplex. The property adjoining on the north is an owner occupied historic structure. Across Faulkner Street to the west, is a parking lot for the Church of the Nazarene. This 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 applicant could seek 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.

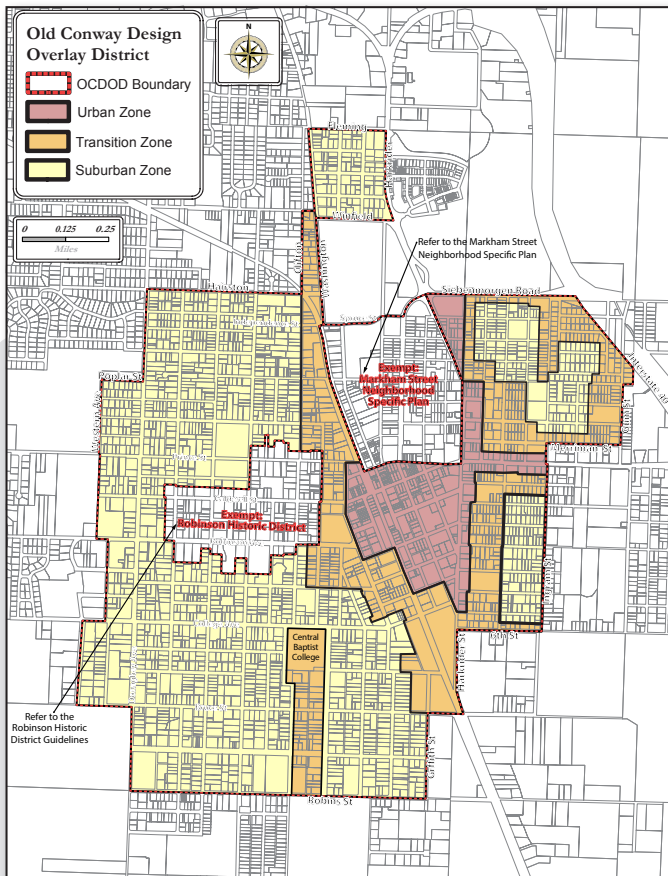
**Area E.** Denial due to the intact residential nature of the surrounding properties and general area. The applicant could seek a conditional use permit under R-2A to allow a specific college related activity.

**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.



Old Conway Design Overlay?  
 Robinson Historic District?  
 Historic District Commission?  
 National Register?

*...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](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.

**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](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