



# DECEMBER

**Conway Planning Commission  
Staff Report**

7:00pm • December 18, 2017 • 810 Parkway Avenue

# CONWAY PLANNING COMMISSION AGENDA

December 18, 2017 • 7:00 pm • 810 Parkway Street



Anne Tucker, Chairman

Jerry Rye, Vice-Chairman

Justin Brown, Secretary

Marilyn Armstrong

Brooks Freeman

Dalencia Hervey

Arthur Ingram

Bryan Quinn

Brandon Ruhl

Wendy Shirar

Contact the Conway Planning Commission 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 reviewed at tonight's Planning Commission meeting may be considered by the City Council on **January 9, 2018**.

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 and a public notice will be placed on the City's website: [www.cityofconway.org](http://www.cityofconway.org).

## A. Call to Order

## B. Approval of Minutes

1. November 20, 2017

## C. Public Hearings

1. Soul Food Café Mission request for Conditional Use Permit to allow Religious Activities in A-1 zoning district for property located at 1715, 1717, & 1727 S Donaghey Ave
2. Independent Living Services request to rezone from R-2 to MF-3 property located at 385 Denison St
3. Alpha Holdings request for Conditional Use Permit to allow up to 12 dwelling units per acre in R-2 zoning district for property located at 1405 E Siebenmorgen Rd
4. Consideration to amend the Conway Master Street Plan\*  
*\*Public hearing for this item will be postponed to the January 16, 2018 Planning Commission meeting.*

## D. Discussion

1. Selection of 2018 Officers & Committee Members
2. 2018 Meeting Schedule

## E. Adjourn

## Planning Staff Review reports to the Planning Commission

The following items (development reviews, minor subdivisions, plats filed for record, etc) 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:

## F. Development Reviews

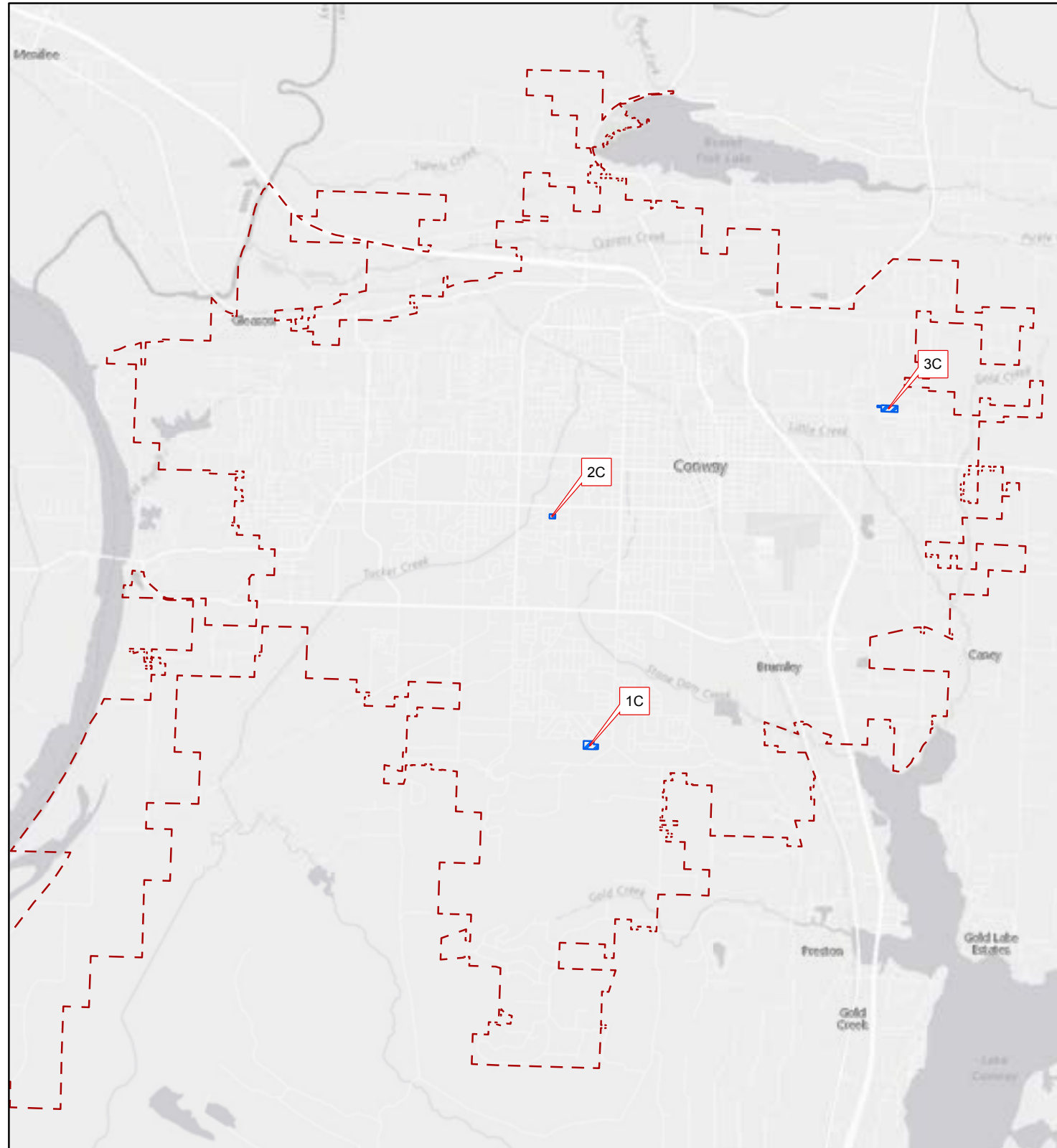
- Pelican Pointe, 1637 Clifton St

## G. Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)

- Winterbrook Subdivision, Phase 2 (L-347)

## H. Lot Splits, Lot Mergers, Minor Subdivisions, and Major Finals (submitted for review)

- Browne Replat 2
- Wilhelmina Cove, Phase 2



- C. Public Hearings
1. Soul Food Cafe Mission request for Conditional Use Permit for Religious Activities in A-1, 1715, 1717, & 1727 S Donaghey.
  2. Independent Living Services request to rezone from R-2 to MF-3 property located at 385 Denison.
  3. Alpha Holdings, Conditional Use Permit to allow up to 12 dwelling units per acre in R-2, 1405 E Siebenmorgen.
  4. Consideration to amend the Conway Master Street Plan\*
- \*Public hearing for this item will be postponed to the January 16, 2018 Planning Commission meeting.

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## C1 SOUL FOOD CAFÉ MISSION REQUEST FOR CONDITIONAL USE PERMIT

### SOUL FOOD CAFÉ MISSION REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW RELIGIOUS ACTIVITIES FOR PROPERTY LOCATED AT 1717 S DONAGHEY AVE

#### APPLICANT

Soul Food Café Mission  
P.O. Box 1555  
Conway, AR 72033

#### STAFF REVIEW BY

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

#### SITE DATA

**Location.** 1717 South Donaghey Avenue

**Site Area.** ±6.08 acres

**Current Zoning.** A-1 (Agricultural)

**Existing Structures.** A warehouse structure - Soul Food Café Mission (approximately 14,000 s.f.), a historic barn (approximately 10,000 s.f), and various accessory structures including a caretaker's residence.

**Requested Conditional Use.** Religious activities in an A-1 zoning district.

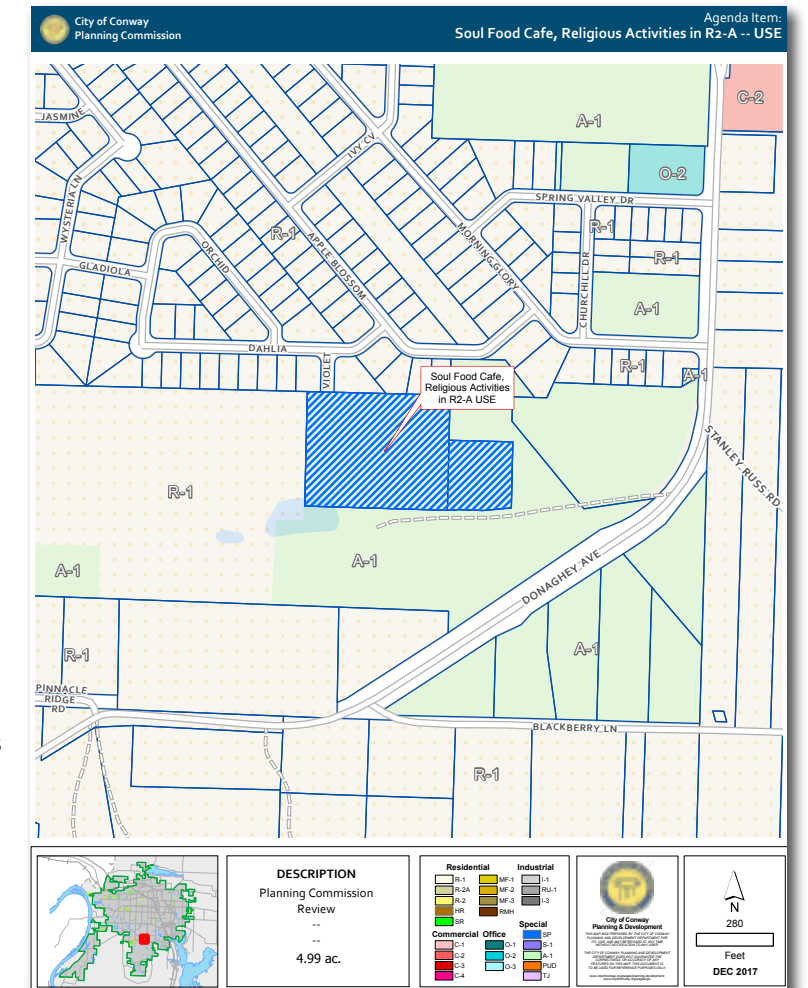
**Overlay.** None

**Comprehensive Plan.** The Comprehensive Plan shows this area as appropriate for single family development. Abutting property to the west and north is zoned R-1 (single family residential). Abutting property to the east and south is zoned A-1 (agricultural).

**Projected Traffic Impact.** With the existing agricultural zoning, and used as 6 single family residences, around 58 vehicle trips per day could be expected. With one of the most intensive A-1 "by-right" allowed uses such as a wholesale plant nursery, 119 vehicle trips per day could be expected. A typical church use generates around 9.11 vehicle trips per day per 1000 square feet. Based on 14,000 s.f., 128 vehicle trips per day could be expected. The planned use for religious activities could create a higher degree of vehicle traffic during service or event hours.

**Flood\Drainage.** The Planning Department is not aware of any flooding problems on this property.

**Utilities.** The applicant will need to coordinate utilities with Conway Corporation to ensure that existing infrastructure can accommodate additional utility needs.



**Street Improvement.** There are no current plans for area street upgrades. The abutting undeveloped R-1 (Single Family) property to the west is planned to become a single family residential neighborhood (Robynmar Subdivision). This neighborhood will begin development on the west and be accessed through Salem Woods Subdivision. At this time, there is no requirement for this new single family subdivision to connect with South Donaghey.

**Conway 2025.** Not applicable

#### STAFF COMMENTS

In August 2017, the applicant requested a conditional use permit to allow a homeless shelter and religious activities. At the same Planning Commission meeting, there was also a request to rezone from A-1 to R-2A, a prerequisite to allowing a homeless shelter. The rezoning was denied and the Commission did not vote on the conditional use permit. Since there was no final action taken by the Planning Commission concerning the conditional use permit request, the item may be brought back before the Planning Commission in less than one year's time. This new request does not include allowance of a homeless shelter; only religious activities.

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The existing warehouse structure was constructed around 2007 while it was outside the city limits. The structure's use as a food and clothing distribution center could be considered a preexisting nonconforming (grandfathered) use. The area was annexed into the City in 2008. Also on the property, is a historic barn that was built around 1937 and used as part of a demonstration farm project in conjunction with the Arkansas State Teacher's College (UCA). Around the late 1990s, the barn was used as a church. The church stopped using the facility at least 10 years ago and the barn has remained unused. The preexisting nonconforming church use has lapsed. A preexisting use loses legal nonconforming status with a one year lapse of activity.

The property is accessed by a driveway from South Donaghey. This driveway is situated on a filed access easement allowing Soul Food Café Mission access to the property.

The Conway Fire Department has approved the warehouse's fire protection measures including hydrants and sprinklers. The gravel driveway has also been approved for fire apparatus access. Any building on the property used for group assembly must also meet the Building Code (Arkansas Fire Prevention Code). Building upgrades may be required to meet the Code concerning assembly occupancy.

STAFF RECOMMENDATIONS

At this time, Planning Staff is making no recommendation. The Planning Commission should take public comments and decide if the request is appropriate. If the Commission feels that the request is appropriate, conditions may be applied.

**Reference.**  
**The Conway Zoning Ordinance defines Religious Activity as:**  
A place of worship and religious training and including accessory housing facilities such as a rectory. A place where persons regularly assemble for religious worship which is used only for such purpose and those accessory activities as are customarily associated therewith.

Uses include, but are not limited to: House of worship, church, convent or monastery or novitiate, synagogue or temple, parish house, parsonage or rectory, Sunday school facilities, religious retreat facility.

**A-1 Uses Allowed By Right Include:**

- Animal hospital
- Arboretum
- Farming
- Greenhouse - Wholesale
- Retail sale of goods produced on site
- Veterinarian

**A-1 Uses Allowed By Conditional Use Permit Include:**

- Child care
- Church
- College
- Community Center
- Country Club
- Hospital
- Laboratory
- Library
- Nursing Home
- School
- Public pool or park





C2 INDEPENDENT LIVING SERVICES REQUEST TO REZONE FROM R-2 TO MF-3

INDEPENDENT LIVING SERVICES, INC. REQUEST TO REZONE FROM R-2 TO MF-3 PROPERTY LOCATED AT 385 DENISON STREET

APPLICANT

Independent Living Services, Inc.  
P.O. Box 1070  
Conway, AR 72033

STAFF REVIEW BY

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

SITE DATA

**Location.** 385 Denison Street

**Site Area.** ±1.9 acres

**Current Zoning.** R-2 (Small Lot Duplex)

**Requested Zoning.** MF-3 (Multifamily District - 24 units per acre)

**Existing Structures.** A 2200 square foot single family residence and accessory buildings.

**Overlay.** None

**Comprehensive Plan.** The Comprehensive Plan shows this area as appropriate for single family residential. However, the property is zoned for duplex with multifamily abutting to the northwest; duplex abutting on the south, east, and west; and office to the north.

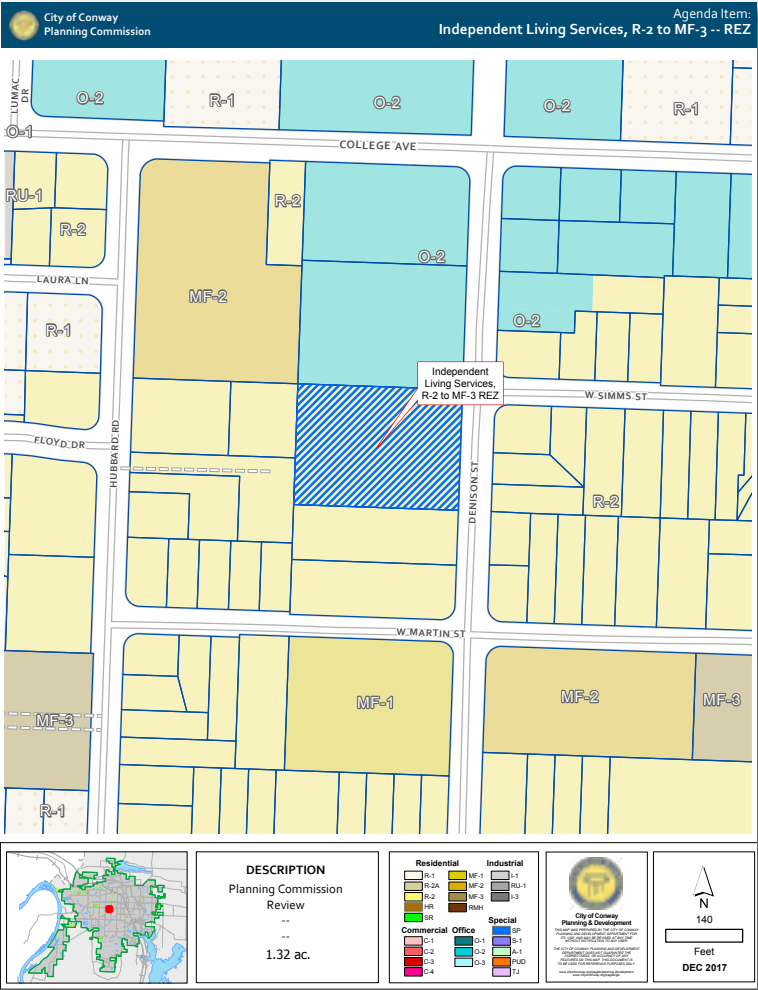
**Projected Traffic Impact.** The existing duplex zoning with 4 duplexes could be expected to generate around 80 vehicle trips per day. With a rezoning to MF-3, and a 45 unit apartment complex, around 300 vehicle trips day could be generated. The property is close to UCA and an apartment development would likely have many student rentals. The close proximity allows student residents the ability to walk and bike to the UCA campus.

**Flood\Drainage.** The site is not within any FEMA Flood Zones, however, there are area drainage problems.

**Utilities.** The developer of the property and will need to coordinate utilities with Conway Corporation to ensure adequate utility services for multi-family development.

**Street Improvement.** There are no current street improvement plans for this area.

**Conway 2025.** Not specified



STAFF COMMENTS

The applicant is seeking a rezoning from R-2 (Small Lot Duplex) to MF-3 (Multifamily 24 units per acre). The applicant does not have plans to develop the property but would like to secure a multifamily zone in order to sell the property to a developer. The acreage of the proposed rezoning would allow up to 45 units to be built. However, required onsite parking and drainage requirements could potentially reduce the number of units. With the current R-2 zoning, up to 4 duplexes (8 units) could be constructed.

STAFF RECOMMENDATIONS

Planning Staff recommends approval of this request. Although the request could be seen as a “speculative” rezoning, the request is congruent with area development. It is desirable to create student housing closer to UCA as opposed to the edges of the City. Proximity to campus encourages student resident walking and biking to campus which reduces vehicle trips on the City street network.





ALPHA HOLDINGS REQUEST FOR  
CONDITIONAL USE PERMIT TO ALLOW  
UP TO 12 UNITS PER ACRE IN R-2 ZONING DISTRICT  
FOR PROPERTY LOCATED AT 1405 SIEBENMORGEN  
ROAD

**APPLICANT**  
Alpha Holdings  
8800 Maumelle Blvd, Ste B  
North Little Rock, AR 72113

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

**SITE DATA**  
**Location.** 1405 Siebenmorgen Road

**Site Area.** ±5.2 acres (prior to Siebenmorgen right of way dedication)

**Current Zoning.** R-2 (Small Lot Duplex)

**Requested Conditional Use.** Allow up to 12 units per acre in an R-2 zoning district.

**Existing Structures.** None - vacant lot

**Overlay.** None

**Comprehensive Plan.** The Comprehensive Plan shows this area as appropriate for single family development. However, the property is zoned to allow duplexes. The property abutting to the west is zoned for office. Property to the north and east (Simon Intermediate School) is zoned A-1 Agricultural. Property to the south across Siebenmorgen is zoned single family (Nichole Place Subdivision).

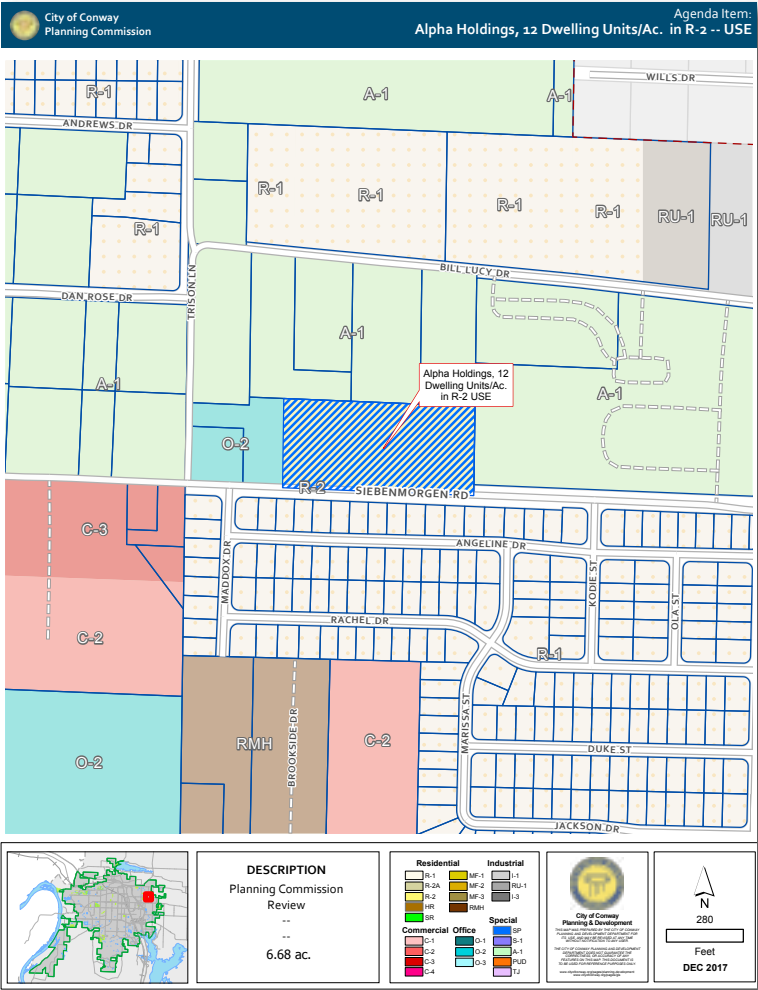
**Projected Traffic Impact.** With the existing R-2 duplex zone, and developed with 20 duplex residences (40 units), around 400 vehicle trips per day could be expected. With a conditional use permit to allow up to 12 units per acre and 60 residential units, 600 vehicle trips per day could be expected.

**Flood\Drainage.** The Planning Department is not aware of any flooding problems on this property.

**Utilities.** The applicant will need to coordinate utilities with Conway Corporation to plan adequate upgrades to existing utility infrastructure to accommodate development.

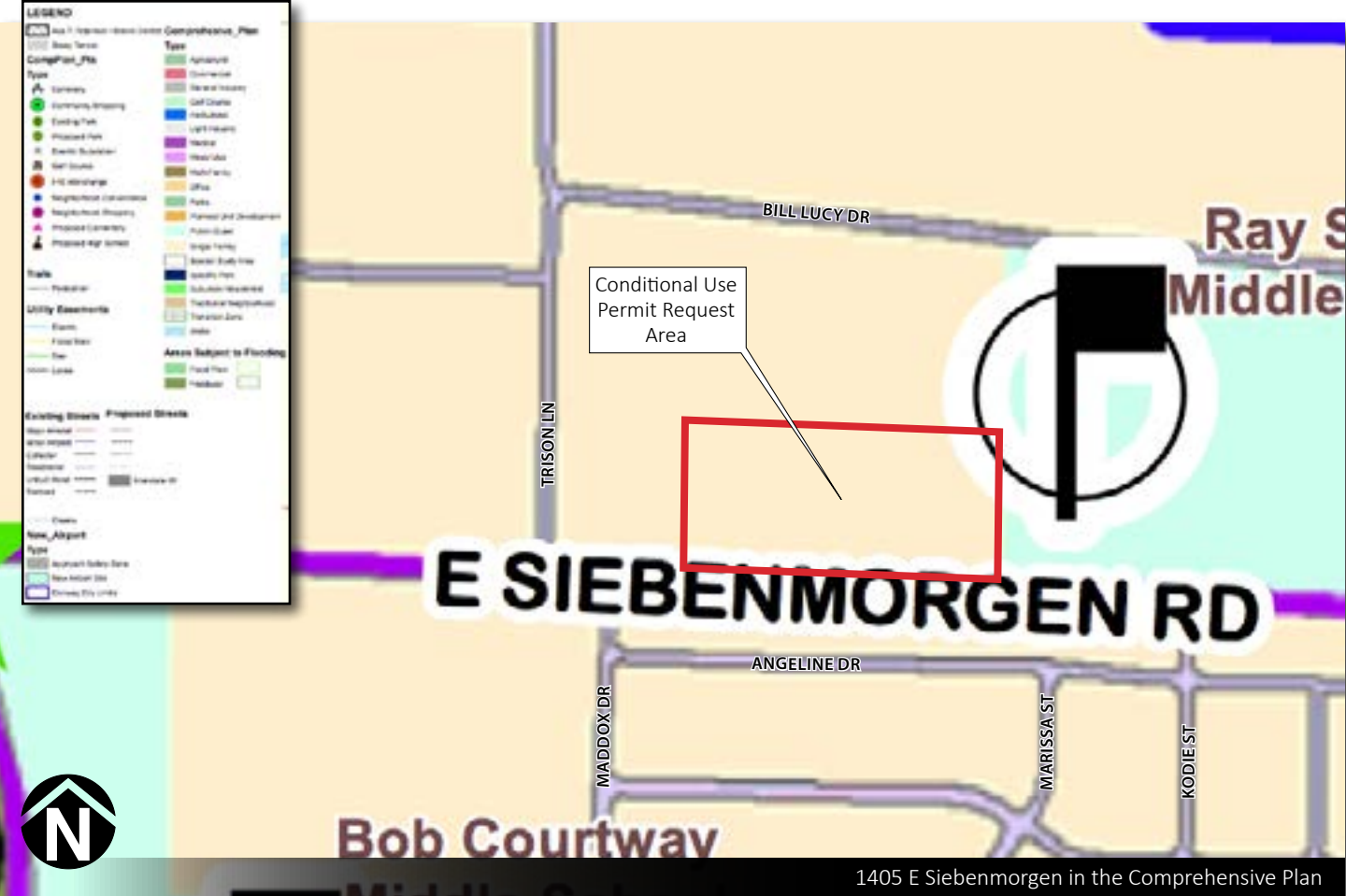
**Street Improvement.** There are no current plans for area street upgrades.

**Conway 2025.** Not applicable

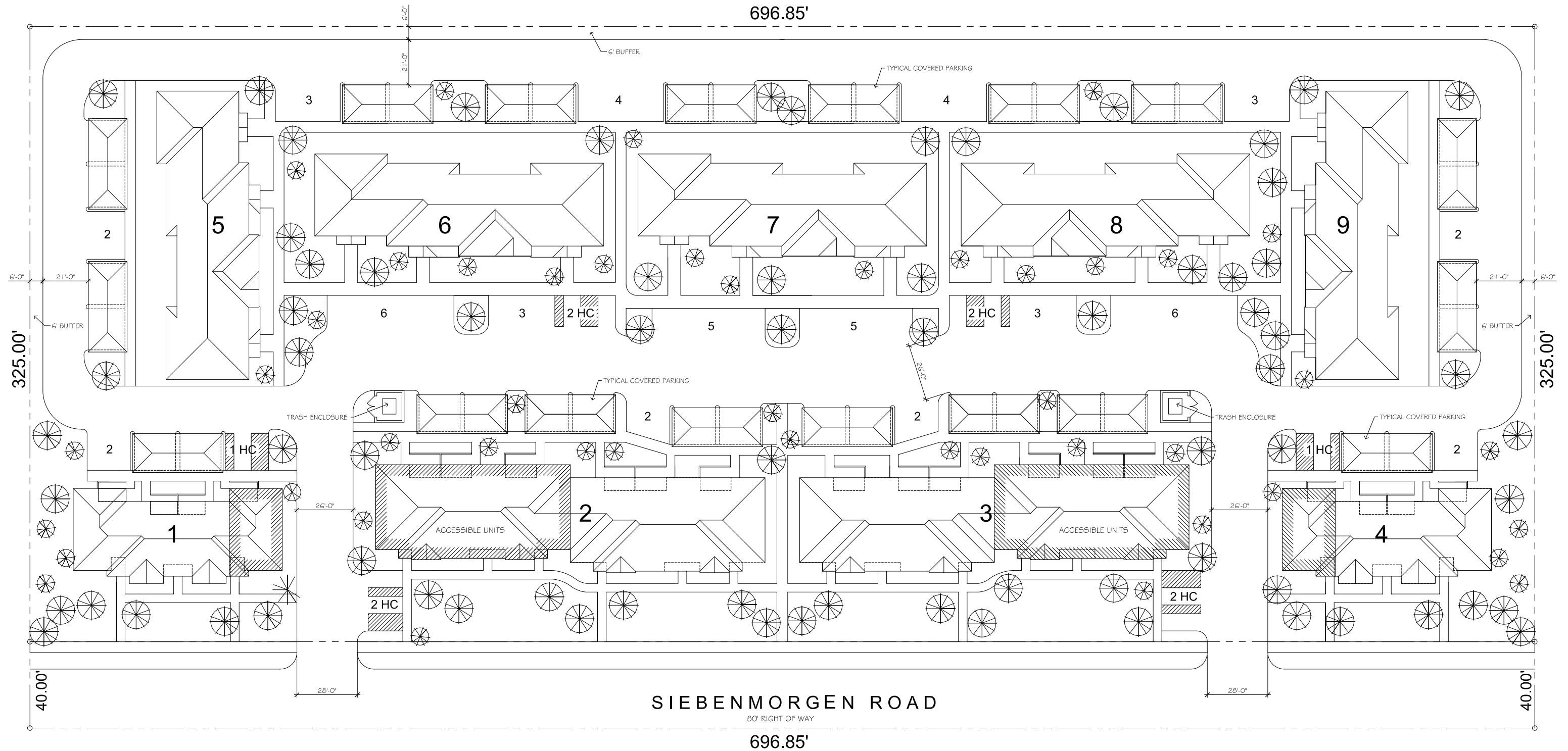


**STAFF COMMENTS**

The property is currently zoned R-2 allowing development of small lot duplexes. If a street running through the center of the property with two accesses onto Siebenmorgen was constructed, around 20 duplex units could be built. A duplex development would not require development review or minimal building materials. Duplex lots could be sold individually or developed as a whole. A minimal amount of drainage review would occur during the property platting process.



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**BUILDING 1.** 4 One-bedroom, single story units. 794 sf each.

**BUILDING 2.** 6 Two-bedroom, single story units. 1,148 sf each.

**BUILDING 3.** 6 Two-bedroom, single story units. 1,148 sf each.

**BUILDING 4.** 4 One-bedroom, single story units. 794 sf each.

**BUILDING 5.** 8 Two-bedroom, townhouse units. 1,263.5 sf each.

**BUILDING 6.** 8 Two-bedroom, townhouse units. 1,263.5 sf each.

**BUILDING 7. 8 Two-bedroom, townhouse units. 1,263.5 sf each.**

**BUILDING 8.** 8 Two-bedroom, townhouse units. 1,263.5 sf each.

**BUILDING 9.** 8 Two-bedroom, townhouse units. 1,263.5 sf each.



**STAFF COMMENTS CONT.**  
The proposed development would increase density. However, conditions can be placed on the project requiring the development to be constructed as submitted; building elevations, site plan, and better building materials. A denser development will also place the entire property under one ownership.

The proposed development has 9 buildings total. The 4 buildings along Siebenmorgan Road are one story. These have been limited to one story by the applicant to blend with the one story homes to the south across Siebenmorgan. These buildings have parking in the rear creating a non-vehicular landscaped area along Siebenmorgan. There is also a pedestrian path between buildings 2 and 3 linking the interior of the development and Siebenmorgan Road. Buildings 5-9 are two story. All units have a covered parking area at the rear of the structures. The proposed number of parking spaces has an ample number of spaces for residents and guests. The buildings are shown to be sided with brick and vinyl shake “shingles”. The roof will be an architectural shingle.

**STAFF RECOMMENDATIONS**  
Planning Staff recommends approval of the conditional use permit to allow up to 60 units. The density will increase 20 units over the allowed number of duplexes. Staff development review will insure a better degree of drainage review, landscaping, and building materials. The proposed structures should provide appropriate scaling of the structures in relation to area single family residential structures along Siebenmorgan.

- Recommended Conditions.**
1. The development shall be generally developed as shown on the submitted site plan and elevations. Minor variations from the submitted plans shall be allowed for technical reasons. However, the density and intent of the plans shall be followed.
  2. The development is limited to 60 residential units maximum.
  3. A reduced landscaping area is allowed on the north boundary of the property.
  4. Exterior building materials; brick, “shake” style vinyl siding, and architectural roof shall be used as shown on submitted elevations.
  5. Platting shall be required. Additional right of way, sidewalks, etc. as required by the Subdivision Ordinance shall be dedicated and constructed.



DON S. MOIR  
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D1

SELECTION OF 2018 OFFICERS & COMMITTEE MEMBERS

2018 OFFICERS			
CHAIRMAN	VICE-CHAIRMAN	SECRETARY	

2017 COMMITTEES			
ANNEXATION	CONDITIONAL USE	SUBDIVISION	ZONING
Justin Brown*	Brooks Freeman	<i>Marilyn Armstrong*</i>	<i>Marilyn Armstrong</i>
Brooks Freeman	Bryan Quinn	Justin Brown	Dalencia Hervey
Arthur Ingram	Brandon Ruhl	Dalencia Hervey	Arthur Ingram
Bryan Quinn	Jerry Rye*	Brandon Ruhl	Jerry Rye
Anne Tucker	Anne Tucker	Wendy Shirar	Wendy Shirar*

2018 COMMITTEES			
ANNEXATION	CONDITIONAL USE	SUBDIVISION	ZONING

\*indicates Chairman; *names in italics indicate vacancies*

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PROPOSED 2018 MEETING SCHEDULE

2018

CONWAY PLANNING COMMISSION

SCHEDULED MEETING DATES

MONTH	MEETING DATE	SUBMISSION DEADLINE
January	Tuesday, January 16 <sup>1</sup>	Friday, December 29
February	Tuesday, February 20 <sup>2</sup>	Friday, February 2
March	Monday, March 12 <sup>3</sup>	Friday, February 23
April	Monday, April 16	Friday, March 30
May	Monday, May 21	Thursday, May 3
June	Monday, June 18	Friday, June 1
July	Monday, July 16	Friday, June 29
August	Monday, August 20	Friday, August 3
September	Monday, September 17	Friday, August 31
October	Monday, October 15	Friday, September 28
November	Monday, November 19	Friday, November 2
December	Monday, December 17	Friday, November 30

Conway Planning Commission meetings begin at 7:00 pm in the Russell L. “Jack” Roberts District Court Building located at 810 Parkway Avenue, Conway, Arkansas. The agenda with supporting information for each meeting is available at <http://www.cityofconway.org/pages/planning-minutes-reports/>

<sup>1</sup> Meeting moved due to Martin Luther King, Jr. Day Observance

<sup>2</sup> Meeting moved due to Presidents’ Day Observance

<sup>3</sup> Meeting moved due to Spring Break