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 as early as October 23, 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.

Decisions made by the Planning Commission acting as the Board of Zoning Adjustment are final. No appeal may be made to the City Council. Any aggrieved party may pursue litigation should they feel the decision is unfair.
A. Call to Order

B. Approval of Minutes
   1. September 17, 2018

C. Subdivision (Subdivision Committee will NOT meet prior to the Planning Commission meeting)
   1. Furlow Subdivision request for preliminary plat approval extension

D. Public Hearings
   1. Zoning Variance Request - Reduced front setback at 175 E Oak Street

E. Discussion
   1. 2019 Planning Commissioner Nomination and Selection Update
   2. Additional items as decided by the Planning Commission

F. 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:

G. Development Reviews
   • Covington Parking Expansion, 815 Exchange Ave

H. Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)
   • Lewis Ranch Phase II (P2018-00047)
   • Robynmar Subdivision Phase I (P2018-00048)
   • Cherry Hill Subdivision (P2018-00049)
   • Haven House Estates (P2018-00050)
   • South Sterling PUD Phase I (P2018-00051)
   • Robynmar Replat Lots 1-6 (P2018-00053)

I. Lot Splits, Lot Mergers, Minor Subdivisions, and Major Finals (submitted for review)
   • Car Mart Subdivision (SEP2018SEP01)
   • Round Mountain Replat (SUB2018SEP02)
   • Conway Marketplace Phase 3, Lot 5 (SUB2018SEP03)
   • Robynmar Replat Lots 1-6 (SUB2018SEP04)
   • Salem Oaks Final (SUB2018SEP05)
   • R.L. Hayes Replat Lots 1-4 (SUB2018SEP06)
   • Integrity Subdivision (SUB2018SEP07)
   • Hope Village Addition (SUB2018SEP08)
   • Guardsmart Southwest Additions Corrections Plat (SUB2018SEP09)
REQUEST FOR EXTENSION OF PRELIMINARY SUBDIVISION APPROVAL OF FURLOW SUBDIVISION

APPLICANT
Twin Creeks Surveying, LLC

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

SITE DATA
Location. 1318 - 1550 Stanley Russ Rd
Site Area. ±19.73 acres.
Current Zoning. R-1 (Single Family Residential District).
Existing Structures. 5 single-family residences plus associated accessory buildings.
Overlay. None.

STAFF COMMENTS
The applicant has requested a one-year extension of the approval of the preliminary plat, granted 9/6/17. If approved, the plat will expire on 9/6/19.

STAFF RECOMMENDATIONS
Staff recommends approval of this extension request.
REQUEST FOR ZONING VARIANCE FOR REDUCED FRONT SETBACK - 175 E OAK ST

TROPICAL SMOOTHIE REQUEST FOR BOARD OF ZONING ADJUSTMENT VARIANCE TO ALLOW REDUCED FRONT SETBACK FOR PROPERTY AT 175 EAST OAK STREET

APPLICANT
Crafton Tull & Associates
10825 Financial Centre Parkway, Suite 300
Little Rock, AR 72211

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

SITE DATA
Location. 175 E Oak Street
Site Area. 0.433 acres. *Note: With ROW dedication at time of platting lot size will be smaller
Current Zoning. C-3 (Highway Service & Open Display District).
Requested Zoning Variance. To allow reduced front setback along Oak St for a proposed commercial development.
Existing Structures. Vacant (old gas station demolished and cleared).
Overlay. None.

General Overview. Tropical Smoothie has submitted applications for platting of the property and development review for a proposed 1440 sq/ft drive-thru restaurant. The previous business on the property was a gas station that would be considered grand-fathered with current zoning regulations with regards to ROW and Setbacks in a C-3. In order to build the proposed restaurant with adequate traffic flow and parking, applicant needs the front setback reduced from 40 ft to 25 ft.

STAFF COMMENTS
The applicant is requesting a zoning variance to allow a reduced setback along E Oak St, platting of property requires 15 ft of right of way dedication, necessitating the reduced setback. Proposed development of drive-thru restaurant of approximately 1400 sq/ft, with both curb cuts along E Oak to be closed, while utilizing existing 2nd Ave curb cut and stub out for cross access to the larger property to the south. The previous gas station on the property had continuous curb cuts along E Oak St and 2nd Ave, proposed development brings curb cuts, green space, and setbacks into compliance with exception of the requested front setback variance.

Zoning Ordinance Regulations. The current plan is out of compliance with regards to front setback. The property is zoned C-3 allowing the proposed use by the applicant; however, with right of way dedication the current front setback regulation of 40 ft cannot be met.

Requested Variance
1. A 25 ft front setback along E Oak St

Suggested Variance
Due to the small size of the original parcel and the required platting of the property for right of way dedication along E Oak St and 2nd Ave, a reduced front setback should be allowed. With the reduced setback from 40 ft to 25 ft, the proposed structure will be 40-45 ft from the curb line of E Oak St. The reduction of setback allows the property to be developed with a small drive through restaurant, while also cleaning up the multiple curb cuts along E Oak St for better overall traffic flow. Redevelopment of Oak St corridor is needed due to the overabundance of curb cuts. As smaller parcels along Oak Street redevelop, required 100 foot Oak Street right of way dedication will likely create non-compliance with the required 40 ft front setback from the property line. Oak Street redevelopement will also allow for a reduction of curb cuts and potential for cross access to surrounding properties.

Due to the benefits of the proposed project along Oak St and the redevelopment of the old gas station property, Planning Staff recommends approval of the following variance:
1. Allow a 25 foot front setback along E Oak St for the RL Hayes Replat Lots 1-5 (Tropical Smoothie).
REQUEST FOR ZONING VARIANCE FOR REDUCED FRONT SETBACK - 175 E OAK ST
Two new members will be needed in 2019 to fill Jerry Rye’s and Wendy Shirar’s positions, whose terms are expiring. The two new 5 year terms will expire in 2023.

City wide representation is a desirable trait of the Planning Commission. Not including the two outgoing members, the Planning Commission consists of:

- Ward 1: 1 member
- Ward 2: 3 members
- Ward 3: 2 members
- Ward 4: 1 member
- Territorial Jurisdiction: 1 member

Both Jerry Rye and Wendy Shirar reside in Ward 4. Ideally, one of the new members would represent Ward 1 and the Ward 4.

The nomination schedule below shows a window for nominee interviews and selection available between November 1 and November 18, 2018.

<table>
<thead>
<tr>
<th>STEP</th>
<th>DATE</th>
<th>ACTION</th>
<th>DAYS PRIOR TO TERM EXPIRATION</th>
<th>DAYS REQ’D PRIOR TO TERM EXPIRATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>October 1, 2018 (Monday)</td>
<td>Planning Commission advertises for nominations</td>
<td>92</td>
<td>30</td>
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<tr>
<td>2</td>
<td>October 15, 2018 (Monday)</td>
<td>Planning Commission discusses nomination process and creates nomination committee(s)</td>
<td>78</td>
<td>N/A</td>
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<tr>
<td>3</td>
<td>October 31, 2018 (Wednesday)</td>
<td>Planning Commission closes nomination period</td>
<td>62</td>
<td>60</td>
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<tr>
<td>4</td>
<td>November 1, 2018 (Thursday)</td>
<td>All Planning Commission nomination forms received by the deadline are sent to current Planning Commissioners</td>
<td>43</td>
<td>30</td>
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<tr>
<td>5</td>
<td>November 1 to November 10, 2018</td>
<td>Nominees interviewed, discussion and selection</td>
<td>7</td>
<td>10</td>
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<tr>
<td>6</td>
<td>November 15, 2018 (Monday)</td>
<td>Planning Commission selects and submits nominees to the City Council. Nominee choices are released to the media</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>7*</td>
<td>December 11 to December 7, 2018</td>
<td>City Council takes under advisement for 14 Days</td>
<td>7</td>
<td>10</td>
</tr>
<tr>
<td>8*</td>
<td>Second December City Council Meeting</td>
<td>City Council notifies Planning Commission of action</td>
<td>7</td>
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</tbody>
</table>

*Second City Council meeting in December would fall on Christmas Day and will be rescheduled, but the new meeting date has not been announced yet.

Here are the qualities of a neighborhood that is good for trick-or-treating:

- Walkability
- Reasonable density
- Good visibility between the street and residences
- Easily found front door
- Tree-lined streets designed for walkers more than speeding cars
- Good visual surveillance through doors, windows, and porches; “Eyes on the street”
- Connected gridded street network that allows you “read” the neighborhood easily
- Community completeness - everything you need, nearby

A cul de sac neighborhood of 6 deep-set houses off a busy major street isn’t easily trick-or-treated. A walkable neighborhood of houses set closer to the street, with easily identified front doors, good sidewalks, and traffic calmed streets makes for a much more productive and enjoyable Halloween. These neighborhoods are inviting to the passersby.

The trick-or-treat test is an informal way of gauging whether an area has the characteristics vital to good, livable, healthy communities.

Neighborhoods that make for good trick-or-treating make for good places to live in general.

Along with other factors, bad suburban design may have led in recent decades to alternative trick-or-treating trends. Suburban shopping malls advertise themselves as a replacement to unsafe suburban streets and neighborhoods with Halloween events giving out candy. The “trunk-or-treat” trend; a parking lot filled with the back ends of vans and trucks decorated in a variety of themes with games and treats is an even more auto-centric event.

The real estate site Zillow.com (http://www.zillow.com/blog/trick-or-treat/) using walkability data from Walkscore.com, ranked America’s most Halloween-friendly cities. Their ranking shows that walkable cities pass the “Trick or Treat Test”. If your neighborhood passes the trick-or-treat test and is one of the popular places to trick-or-treat, it could be because of good urban design.