



CONWAY PLANNING COMMISSION

PLANNING COMMISSION MEETING

Russell L. "Jack" Roberts District Court Building • 810 Parkway Street • Conway, Arkansas 72034

January 16, 2018, 7:00 pm

The regular meeting of the Conway Planning Commission was held Tuesday, January 16, 2018 in the Russell L. "Jack" Roberts District Court Building. The following members, being a quorum, were present and acting: Chairman Jerry Rye, Vice-Chairman Justin Brown, Rhea Williams, Dalencia Hervey, Brooks Freeman, Bryan Quinn, Arthur Ingram, and Anne Tucker. Wendy Shirar and Brandon Ruhl were absent.

Chairman Rye called the meeting order at 7:01 pm.

Minutes from the December meeting were approved unanimously on a motion made by Anne Tucker and seconded by Dalencia Hervey.

Chairman Rye informed the audience that 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's recommendation as a guide. Items reviewed by the Planning Commission on this agenda may be considered by the City Council on January 23, 2018. Items not approved by the Planning Commission may be appealed to the City Council within 30 days after the Planning Commission's denial. If an item is appealed to the City Council a public hearing sign must be placed on the property no less than 7 days prior to the City Council meeting and a public notice will be placed on the City's website at www.cityofconway.org.

The procedure followed for the public hearing portion of the meeting is to allow the first representative to speak in favor of a request for ten minutes and each subsequent favorable speaker for two minutes each. Then, if there is any opposition, the first speaker opposed to the request may speak for ten minutes and each subsequent opposed speaker for two minutes each. Anyone wishing to speak either for or against an item may do so on any public hearing issue presented. Once all public parties have spoken the public hearing will be closed and the item will be brought back into commission for discussion.

I. ITEMS FOR RECONSIDERATION

A. PH, LLC request for Planning Commission permission to resubmit request to amend Club Villas PUD Final Development Plan

Landon Sanders, 2355 Springcrest Drive, presented the request on behalf PH, LLC [Pennington Homes]. Mr. Sanders requested permission from the Planning Commission to reapply for an amendment to the Club Villas PUD Final Development Plan in less than the one-year required time frame. Mr. Sanders presented a proposed change to the PUD Final Development Plan that was significantly different from the original proposal presented in October 2017. He stated that the neighbors who previously opposed the request do not oppose the revised proposal. The Commission discussed the issues of drainage and density as well as the reconsideration timeline. Arthur Ingram motioned that the request be approved. Bryan Quinn seconded the motion. The motion passed 6-1 with Justin Brown voting in opposition.

II. PUBLIC HEARINGS

A. Hartland Development request to rezone from I-1 and MF-2 to I-1 properties located at 1340 and 1370 McNutt Rd

Matt Bell, 575 Harkrider St, presented the request. Mr. Bell described that portions of Lots E and F have residual MF-2 zoning due to the rerouting of Donnell Ridge Road to align with the new Old Military Road intersection. Hartland Development wishes to change this residual MF-2 zoning to I-1 to be congruent with the I-1 zoning of the rest of the properties. Mr. Bell explained that there is a potential buyer that wishes to build an office on the southernmost lot.

Chairman Rye closed the public hearing and brought the item back before the Planning Commission for discussion. Justin Brown motioned that the request be forwarded to City Council with a recommendation for approval. Dalencia Hervey seconded the motion. The motion passed 7-0.

B. Paladino request for a conditional use permit to allow up to 24 units/acre for property located at 1830 E Oak St

David White, 10705 Paul Eels Blvd, with Tyler Group, presented the request on behalf of the applicant, Mark Paladino. Mr. White explained that Mr. Paladino wishes to develop the site into multiple residences, but due to development restrictions duplexes are not a good fit. As a result he is requesting MF-3 density to allow multi-family dwellings in C-3 zoning district. He noted that the lot is too narrow to develop commercially. He also explained that the property owner has received other offers for commercial development, but they have not met the requested price.

Rick Newman, 1850 E Oak St, spoke in opposition to the request. Mr. Newman owns the adjacent property to the east where he builds "street rods and custom cars." He feels that the number of units proposed for the property is too many and will not provide enough parking. Mr. Newman noted that his business operates beyond typical business hours and creates a lot of noise that could be a nuisance to neighboring residences. He also expressed concern for trees along the shared property line that might be damaged during construction and requested that those be removed by the developer so that he would not have to remove them himself at a later date.

Chairman Rye closed the public hearing and brought the item back before the Planning Commission for discussion. The Commission discussed concerns for density, traffic/access, appropriateness of the development in context, etc. Justin Brown motioned that the request be forwarded to City Council for approval with the five conditions noted below. Dalencia Hervey seconded the motion. The motion was defeated 0-7 with all Commissioners voting in opposition.

Conditions attached to the motion

1. The development is limited to 10 residential units maximum.
2. Duplexes and triplexes shall not be allowed.
3. Platting shall be required. Additional right of way, easements, etc. as required by the Subdivision Ordinance shall be dedicated and constructed.
4. A double-slatted privacy fence shall be required around the perimeter of the property.
5. Trees along the North property line shall be removed by the developer.

C. City of Hope Outreach request to rezone from C-3 to [Hope Village] PUD properties located at 604 and 606 E Robins St

Phillip Fletcher, 2652 Bruce St, Founder and Executive Director of City of Hope Outreach [608 E Robins St], presented the request. Mr. Fletcher is requesting to rezone the two properties to one PUD to provide a housing solution for poor and homeless of the City. He shared 3 stories indicating the need for this type of housing. Mr. Fletcher described the planned breakdown for how the 10-unit community would be assigned; 60% for homeless persons, 20% for military veterans, and 20% for middle income persons. Mr. Fletcher noted for homeless and low-income persons to receive the support they need and flourish they must be stable and that begins with a place to

stay and an address. He hopes to create a neighborhood, not a shelter and to diminish stereotypes of homeless and low-income individuals. The community will be comprised of five 1-bedroom/480 sf homes and five 2-bedroom/600 sf homes plus a clubhouse expansion to the existing CoHO building to provide a meeting space and laundry facilities. Mr. Fletcher noted other cities developing similar housing models and explained the Arkansas Community Housing Development Organization Grant CoHO is seeking which will require 50%+ of the housing to be designated for low-income persons. He described that residents must participate in case management, including gaining employment, and would have financial responsibility based on his/her income or fair market value for the middle-income persons. There would also be time limitations, (approximately 2 years) for residence in an effort to help people move on and up. Mr. Fletcher did note that this is a pilot project and the management will flex some as CoHO learns what works best. Rik Sowell, 1315 North St, spoke in favor of the request. Sowell Architects is the project architect for Hope Village. He noted that while these are considered “tiny homes”, these homes are larger than those typically seen on television and are adequate size, but efficient. Mark Cooper, 37 White Oak, spoke in favor of the request. Rick Harvey, 168 Sunshine Farms Rd, Bigelow, director of Soul Food Cafe Mission, spoke in favor of the request and of Phillip Fletcher as the best advocate to lead this project. Judy Whitney, 2945 St. Charles Dr, spoke in favor of the request. Ms. Whitney suggested fund raising by local churches, colleges, and interest groups to finance the homes. [first name inaudible] Vandeburg, 531B Center St, spoke in favor of the request. Ms. Vandeburg is helping to write grant proposals for the Hope Village project. Derek Marshall, 425A Helen St, City of Hope Outreach Hope Home Director, spoke in favor of the request.

Chairman Rye closed the public hearing and brought the item back before the Planning Commission for discussion. Anne Tucker motioned that the request be forwarded to the City Council with a recommendation for approval including the 4 final development plan conditions noted below. Brooks Freeman seconded the motion. The motion passed unanimously.

Conditions attached to the motion:

1. PUD shall be generally developed as shown on the submitted site plan and building perspectives. Minor modifications of the submitted plan shall be allowed for technical reasons. However, the density and intent of the site plan shall be followed. The plans may be revised to reflect right of way dedication, easements, fire access, etc. The Director of Planning may approved necessary modifications.
2. A lot merger shall be required. Any additional rights of way, sidewalks, etc. as required by the Subdivision Ordinance shall be dedicated and constructed. Right of way per the Master Street Plan along East Robins Street shall be dedicated as part of the merger process.
3. Setbacks, utility/pedestrian easements, public rights of way, etc. shall be defined in the final development plan, plat and PUD documents.
4. A sidewalk in-lieu fee may be paid instead of constructing sidewalk along East robins Street.

III. ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

A. The following Development Reviews were completed since the previous meeting.

1. Quality Design Expansion, 1182 Lollie Rd
2. Arabella, 4550 Prince St
3. Hambuchen Warehouse, 801 First St

B. The following Lot Splits, Lot Mergers, and Minor Subdivisions were filed for record since the previous meeting.

1. Wilhelmina Cove, Phase 2 (P2017-349)

C. The following Lot Splits, Lot Mergers, Minor Subdivisions, and Major Finals were submitted for review since the previous meeting.

1. Tree Farm Replat
2. Mayor’s Place Replat

Adjournment

There being no further business to conduct, the meeting was adjourned by unanimous vote on a motion made by Anne Tucker and seconded by Justin Brown.

Approved:

2018 Chairman, Jerry Rye