



CONWAY PLANNING COMMISSION

PLANNING COMMISSION MEETING

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

April 16, 2018, 7:00 pm

The regular meeting of the Conway Planning Commission was held Monday, April 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, Arthur Ingram, Bryan Quinn, Brandon Ruhl, Wendy Shirar, Anne Tucker, and Rhea Williams. Brooks Freeman and Dalencia Hervey were absent.

Minutes from the March meeting were approved unanimously on a motion made by Justin Brown and seconded by Wendy Shirar.

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 April 24, 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. Items decided by the Planning Commission, acting as the Board of Zoning Adjustment, are final. They do not require approval by City Council, nor can the applicant appeal a denial to City Council.

I. SUBDIVISION COMMITTEE REPORT

The subdivision committee report was presented by Justin Brown.

A. Request for preliminary plat approval - Matthews Meadows PUD

The preliminary plat for Matthews Meadows PUD was reviewed and approved by the Subdivision Committee subject to the amended punch list. Punch list items that were amended are as follows:

Street Design Requirements

19. The designers of residential streets are encouraged to lay them out to slow the use by through traffic. **The Planning Commission does not require traffic calming techniques to be implemented.**

Block Design Requirements

31. Blocks over 1,000 feet in length may require a public crosswalk within a dedicated easement of not less than 15 feet in width including a paved crosswalk not less than five feet in width to provide pedestrian circulation. **The Planning Commission does not require public crosswalks in the 1,010' long blocks.**

Sidewalk Design Requirements

40. Sidewalks are required along both sides of all streets within all zoning districts within Conway city limits and within the Conway Territorial Jurisdiction. Sidewalk notes and requirements as directed by the Planning Department are needed on the plat. ***A variance has been received requesting sidewalks along one side of roads only. Planning Commission did not approve this request. Sidewalks are required on both sides of the street unless utility easements and/or technical reasons prevent sidewalks on both sides of the street. An in-lieu of fee equal to \$15 per linear foot of each lot's street frontage will be required for those lots not constructing a sidewalk per the requirement noted above.***

B. Request for preliminary plat approval - Conway Professional Plaza PUD

The preliminary plat for Conway Professional Plaza PUD was reviewed and approved by the Subdivision Committee subject to the completed punch list.

C. Request for preliminary plat approval - Cherry Hill Phase II

The preliminary plat for Cherry Hill Subdivision Phase II was considered by the Subdivision Committee. It was the decision of the Planning Commission Subdivision Committee to hold this item in committee pending revisions to the submitted preliminary plat.

D. Request for preliminary plat approval - Club Villas PUD Replat

The preliminary plat for Club Villas PUD Replat was reviewed and approved by the Subdivision Committee subject to the amended punch list. Punch list item that was amended is as follows:

Lot Design Requirements

11. Minimum lot width must conform with the requirements of the Zoning Ordinance. ***A variance request has been received for a reduced front lot width for Lot 1B to accommodate utility needs. The Planning Commission approved this request.***

E. Request for preliminary plat approval extension - North View Estates PUD

The preliminary plat for North View Estates PUD was reviewed and approved by the Subdivision Committee on April 17, 2017. The Planning Commission approved a 1-year extension of the approved preliminary plat to April 3, 2019.

II. PUBLIC HEARINGS

A. Request to rezone +/-51.72 acres east of Hwy 25N and south of Southshore Lane from A-1 to PUD

This request was held in committee at the March 12, 2018 Planning Commission meeting.

Jim Hawks, 123 W Cadron Ridge Rd, Greenbrier, presented the request. Mr. Hawks explained that, following meetings with Planning Director, Bryan Patrick, his request has changed to phase the Planned Unit Development. Gregory Garver, 3245 Lakeview Acres Dr, inquired as to what will happen with the water run off on the East side of the development if it is to be phased? Mr. Patrick indicated that the Street & Engineering Department would be involved regarding drainage, but at the current time there is no further enforcement the City can provide as it does not issue grading permits, etc. Mr. Hawks offered to sow grass and install silt fencing to impeded the speed of the flow of water through area of Mr. Garver's concern.

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 City Council for approval including the 5 suggested PUD Final Development Plan conditions. Brandon Ruhl seconded the motion. The motion passed 8-0. Conditions attached to the motion:

1. PUD shall be general developed as shown on the submitted site plan. Minor modifications of the submitted plan shall be allowed for technical reasons. However, the density and intent of the site plan shall be followed.
2. No driveways of private streets shall be allowed access to Southshore Lane.

3. The construction of sidewalks will be waived. An in-lieu fee of \$15 per linear foot must be paid for the required length of sidewalk along Friendship Road (former Hwy 25). This fee must be paid prior to filing of the subdivision. The private street sidewalk in-lieu fee shall be \$1875 per lot and must be paid prior to home final inspection.

4. The PUD shall be divided into two phases: Phase 1 shall include the private street and Lots 1-20. Phase 2 shall include the private street beginning at the Lot 21 frontage and Lots 21-24.

5. All reviewing City Departments and Conway Corporation must approve the suitability of the private street access, utilities, drainage, etc. of Phase 2 prior to filing Final Plat for Phase 2 and issuing building permits.

B. Request to rezone +/-7.0 acres located at the NW corner of the intersection of Stermer Rd and Country Club Rd from A-1 to S-1

Marti Jones, 640 Whispering Wind Cir, Director of HAVEN, presented the request. Ms. Jones explained the site work costs to prepare the property at Tyler St and Country Club Rd, previously rezoned for HAVEN, were much higher than anticipated and HAVEN would not be able to afford to build there. New property was located at the northwest corner of the intersection of Stermer Rd and Country Club Rd and is zone A-1. The new property is larger which will allow the building to set further back from the road, providing more privacy. The new site is also in close proximity to walking trail access and to a church. Ms. Jones noted that nothing has changed with the design plans for the project. Rik Sowell, 330 Conway Blvd, with Sowell Architects, showed on a map the planned location for the HAVEN house on the new site. Mr. Sowell explained that the planned building would not be located near the portion of the property that is located in the floodplain.

Chairman Rye closed the public hearing and brought the item back before the Planning Commission for discussion. Arthur Ingram motioned that the request be forwarded to City Council for approval. Wendy Shirar seconded the motion. The motion passed 8-0.

C. Request to rezone +/-3.09 acres located along the north part of 2585 Donaghey Avenue from C-2 to MF-3

Bobby French of Central Arkansas Professional Surveying, 1021 Front St, presented the request on behalf of Trinity Development. Mr. French explained that the applicant is seeking to rezone this portion of their property in order to construct apartments and that it is fitting as there is already a sizable apartment development adjacent to the north. Jim Rankin confirmed the Trinity Development owns all property that surrounds the subject property.

Chairman Rye closed the public hearing. Anne Tucker motioned that the request be forwarded to City Council for approval. Rhea Williams seconded the motion. The motion passed 8-0.

III. ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

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

1. Langford Commercial, 775 Amity Rd
2. Hank's Furniture Expansion, 800 Museum Rd
3. Discount Tires, 1000 Amity Rd
4. Sunshine Academy Expansion, 2415 Donaghey Ave
5. Baker Retail Center, 1076 Harkrider St

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

1. Conway Towne Centre Addition (P2018-00007)
2. Centerstone Subdivision Phase 5 (P2018-00008)
3. Trevillion Subdivision (P2018-00009)
4. Edgewood Park PUD Phase 1 Correction Plat (P2018-00010)

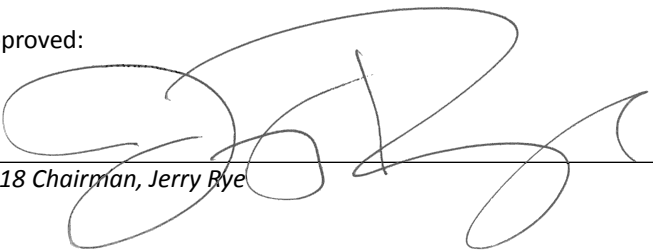
C. Lot Splits, Lot Mergers, and Minor Subdivisions were submitted for review since the previous meeting.

1. Candlewood Suites Replat
2. Covington Commercial Phase 3
3. Burns Addition Block 11 Replat
4. Burns Addition Block 8 Replat
5. Burns Addition Block 7 Replat
6. Burns Addition Block 6 Replat
7. Cherry Hill Phase 1 Final
8. Charleston Place Subdivision
9. Moffet Subdivision
10. Jay's 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 Wendy Shirar.

Approved:



2018 Chairman, Jerry Rye