

The regular meeting of the Conway Planning Commission was held Monday, April 15, 2019 in City Hall. The following members, being a quorum, were present and acting: Chairman Justin Brown, Vice Chairman Brandon Ruhl, Dalencia Hervey, LaTisha Sanders-Jones, Bryan Quinn, Brian Townsend, Anne Tucker, and Rhea Williams. Arthur Ingram joined the meeting late; Brooks Freeman was absent.

Chairman Justin Brown informed the audience that the Conway Planning Commission makes recommendations to the City Council on public hearing items. Public hearing items decided by the Conway Planning Commission acting as the Board of Zoning Adjustment are final and do not require approval by City Council.

Minutes from the January meeting were approved 6-0 on a motion made by Bryan Quinn and seconded by Brian Townsend.

### **I. PUBLIC HEARINGS**

#### **A. Zoning variance request to allow reduced front building setback for property located at 2200 Ada Avenue**

Assistant Director, Levi Hill, explained that the applicant is seeking a zoning variance to allow a 10' reduction in the front building setback for a proposed new medical office building at the corner of Ada Ave. and Augusta Ave. which will front Augusta Ave. Mr. Hill explained that the properties directly across Augusta Ave., also owned by Conway Regional Medical Center (CRMC), are part the Old Conway Design Overlay District Suburban zone, in which front building setbacks vary within a range, often less than the minimum required by standard S-1 zoning. The reduced setback will allow continuity with the facing properties as they are developed in the future. Aaron Scott (Cromwell Architects, 1300 6<sup>th</sup> Street, Little Rock) presented request on behalf of CRMC. Cromwell Architects has developed a master plan for the CRMC campus and has identified a need for more clinic space. The zoning variance will allow for greater buildable area on the corner lot and thus the development of a medical office building instead of more parking. He added that CRMC tries to promote walking by providing parking nearby connected by crosswalks.

The public hearing was closed and presented to the Commission for discussion. Bryan Gibbs (CRMC) noted that employee parking would be relocated to the expanded parking area north, across Louvenia Ave., allowing patient and physician parking to remain closest to the building. The parking expansion project will provide an additional 125 spaces. The request was approved 7-0 on a motion made by Anne Tucker and seconded by Brandon Ruhl.

### **III. ITEMS NOT REQUIRING PLANNING COMMISSION ACTION**

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

1. Conway Regional Medical Center Parking Lot Expansion (SIT2019JAN02)
2. UPS Sorting Facility (SIT2019FEB01)

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

1. None

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

1. Maly Village (SUB2019FEB02)
2. Crow Estates (SUB2019MAR01)
3. Clifton Square (SUB2019MAR02)
4. I-40 Storage Replat (SUB2019MAR03)
5. Shelton Subdivision Replat (SUB2019MAR04)
6. Weems Addition Replat (SUB2019MAR05)
7. Adams Lot Split Subdivision (SUB2019MAR06)

**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 Rhea Williams.

Approved:

  
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*2019 Chairman, Justin Brown*