

The regular meeting of the Conway Planning Commission was held Monday, June 17, 2019 in the Russell L. "Jack" Roberts District Court Building. The following members, being a quorum, were present and acting: Chairman Justin Brown, Dalencia Hervey, Arthur Ingram, LaTisha Sanders-Jones, Brian Townsend, Anne Tucker, and Rhea Williams. Brooks Freeman, Bryan Quinn, and Brandon Ruhl were absent.

Minutes from the May meeting were approved 6-0 on a motion made by Anne Tucker and seconded by Brian Townsend.

I. SUBDIVISION REVIEW

The Commission voted 6-0 to approve the report from the Subdivision Committee meeting as presented by Justin Brown.

A. Request for preliminary plat approval – North View Estates PUD Phase I

The preliminary plat for North View Estates PUD Phase I was reviewed and approved by the Subdivision Committee subject to completion of the amended punch list.

Waivers granted:

1. Cul-de-sac exceeding 1,120 feet (Article IV: Sec. 5(a)(8)(b))
2. Block exceeding 1,500 feet (Article IV: Sec. 5(e)(4))
3. Creation of double frontage lots (Article IV: Sec. 7(f)(7))

The following items required correction on the plat:

1. Show all hydrant locations.
2. Set 2 new CAGIS monuments.
3. Provide planting easement or wall for lots 1, 7, and 13.
4. Correction as noted on Preliminary Plat.
5. Department of Health shall approve all septic systems prior to filing final plat.

II. PUBLIC HEARINGS

Request to rezone 3725 College Avenue from O-1 to PUD

Landon Sanders (2355 Springcrest), presented the request on behalf of the property owner, Fifty Cent, LLC. Landon explained that the previous uses for the property were permitted by conditional use permits that have now lapsed due to changes in ownership. The owner is seeking to rezone the property to PUD to encompass the combination of unique uses proposed for the property. Mr. Sanders listed the specific uses and any hours of operation conditions proposed for the new PUD. Planning Director, James Walden, explained that the site is intended for the current uses, but the zoning needed to be changed accordingly. The Planning Staff issued a recommendation to rezone the property to PUD which would allow all uses permitted by the existing O-1 zoning and add the additional uses not permitted by right. The Commission asked some questions regarding events pertaining to noise and lighting. Dr. Mike Pallone (Rosebud, AR) spoke in favor of the request. Dr. Pallone and business partner, Josh Andrews, rent the property from the owner. Dr. Pallone described the types of animals that are boarded at the facility, such as horses and dogs, versus those that will be brought in solely for events, such as cattle. He also described the operation of the veterinary clinic and hospital and confirmed that no alcohol will be served and live events are not intended to be spectator events, with the exception of weddings and birthday parties. Josh Andrews (no address given) spoke in favor of the request and addressed the noise concerns. Glenda Reynolds (3735 Ryan Rd) spoke in favor of the request, but expressed concerns about trucks and trailers using Ryan Road.

Staff Recommendations:

1. Permitted uses shall be limited to the uses listed in Exhibit A.1 of the application, which are:
Animal Clinic, Arena, Stable, Veterinarian Clinic (including large animals), [24 hour] Animal Hospital, Kennel (Boarding of Animals/Indoor Boarding/Animal Day), Hippotherapy, Equine Assisted Therapy,

Equine Rehabilitation/Fitness/Therapy, Live Events (including equestrian/horseback events, rodeo, and birthday parties with operation limited to 11:00pm and outdoor sounds system use, excluding PA, limited to 8:00pm), Restaurant (operation limited to 11:00pm; no drive thru service), and all uses permitted by right in O-1.

2. The City Council shall have the authority to revoke the PUD zoning if significant and verifiable complaints are received concerning the external impacts of the use specifically noise.
3. Excluding permitted uses, the rules of O-1 shall govern the site.
4. Shock Loop/Ryan Road shall not be used for event traffic or the moving animals or materials onto or off the site.

The public hearing was closed and presented to the Commission for discussion. The request was recommended for approval, including staff recommendations, 6-1 on a motion made by Anne Tucker and seconded by Brian Townsend. Justin Brown voted in opposition.

III. ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

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

1. I-40 Storage Expansion, 400 S. Amity Rd. (SIT2019MAR02)
2. Sissy's Log Cabin, 820 Elsinger Blvd. (SIT2019MAY01)

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

1. Replat Lot 4, Lewis Ranch Phase 2 (P2019-00022)
2. Quality Subdivision (P2019-00023)
3. Replat Tommy Lewis Addition, Phase 1 (P2019-00024)
4. Candlewood Cove Subdivision (P2019-00025)
5. Crow Estates (P2019-00026)
6. Lot 1, Ridgemere Addition (P2019-00028)
7. Replat Lots 121-124, 247 Fidar's Addition (P2019-00029)

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

1. The Plaza at Centerstone (SUB2019MAY05)

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 Dalencia Hervey.

Approved:



2019 Chairman, Justin Brown