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 June 25, 2019.

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, conwayarkansas.gov.
Call to Order. Chairman, Justin Brown

Approval of Minutes. May 20, 2019

I. Subdivision Committee Report
   Subdivision Committee will meet prior to the Planning Commission at 6:30 pm in City Hall
   A. Request for Preliminary Plat Approval of North View Estates, Phase I (SUB2019APR04)

II. Public Hearings - Rezoning, Conditional Use Permit, Zoning Variance, etc.
   A. Request to rezone from O-1 to PUD - 3725 College Avenue

III. Discussion
   A. Additional items as decided by the Planning Commission

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:

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

Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)
- Replat Lot 4, Lewis Ranch Phase 2 (P2019-00022)
- Quality Subdivision (P2019-00023)
- Replat Tommy Lewis Addition, Phase 1 (P2019-00024)
- Candlewood Cove Subdivision (P2019-00025)
- Crow Estates (P2019-00026)
- Lot 1, Ridgemere Addition (P2019-00028)
- Replat Lots 121-124, 247, Fidlar's Addition (P2019-00029)

Lot Splits, Lot Mergers, Minor Subdivisions, and Major Finals (submitted for review)
- The Plaza at Centerstone (SUB2019MAY05)
I. Subdivision Committee Report
Subdivision Committee will meet prior to the Planning Commission at 6:30 pm in City Hall
A. NorthView Estates Prelim Plat (SUB2019APR04)

II. Public Hearings - Rezoning, Conditional Use Permit, Zoning Variance, etc.
A. Fifty Cent LLC rezone to O-1 to PUD (2019REZJUN01)
REQUEST FOR PRELIMINARY PLAT APPROVAL OF NORTH VIEW ESTATES PUD, PHASE I

APPLICANT
Tyler Group
240 Skyline Drive, Suite 300
Conway, AR 72032

OWNER
Hawks Investment Company

STAFF REVIEW BY
Levi Hill, Assistant Director

SITE DATA
Location. Southeast corner of Friendship Road and Southshore Lane.

Site Area. 49.53 acres

Current Zoning. PUD (Planned Unit Development).

Existing Structures. None.

Overlay. None.

Request. The applicant is requesting preliminary approval of an 18 lot subdivision located at the southeast corner of Friendship Road and Southshore Lane. The proposed lots would range from 1.81 acres to 4.12 acres, consistent with the approved PUD. Access would be provided via Southshore Lane and a new private road extending east from Friendship Road along with two proposed public access easements.

As proposed, the new private road would extend beyond the maximum allowed distance of 1,120 feet before terminating in a cul-de-sac. The applicant is requesting a waiver from the distance requirement and the preliminary plat currently proposes a road distance of 2,014 feet before terminating. Staff notes that Fire Department approval is required for any cul-de-sacs exceeding a length of 750 feet.

Waivers Requested; Planning Commission action is required for the following:
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))

STAFF RECOMMENDATIONS
Planning Staff recommends approval of the preliminary plat contingent upon the completion of the amended punch list and associated conditions of approval. The proposed lot sizes and frontage widths are generally consistent with the requirements of the PUD zoning district.

CITY OF CONWAY
PLANNING & DEVELOPMENT DEPARTMENT
NORTH VIEW ESTATES PUD PHASE I
The following lists the items that are reviewed by the Conway Planning Department for the changes and/or additions as required by the applicable provisions of the Conway Subdivision Ordinance.

CORRECTIONS NEEDED ON THE PLAT
1. Show all hydrant locations.
2. Set two new CAGIS monuments.
3. Provide planting easement or wall for lots 1, 7, and 13.
4. Corrections as noted on Preliminary Plat.
5. Department of Health shall approve all Septic Systems prior to filing final plat.

CONDITIONS
1. Preliminary Plat approval from all reviewing agencies shall be obtained.
2. Approved improvement plans for each new utility system shall be obtained prior to submission of final plat and authorization to proceed.

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REQUEST FOR PRELIMINARY PLAT APPROVAL - NORTH VIEW ESTATES PUD, PHASE I

For Preliminary Plat Approval, North View Estates PUD, Phase I, a request for Preliminary Plat Approval is submitted for the development of residential lots within the North View Estates PUD, Phase I. The project includes the subdivision of an existing parcel of land into a new residential subdivision. The proposed plat includes a total of 40 residential lots arranged in a manner that maximizes the use of the available land while minimizing impacts to the surrounding environment.

The project is subject to compliance with all applicable regulations and standards, including but not limited to, environmental impact assessments, traffic studies, and architectural reviews. The proposed plat design is consistent with the overall goals of the county’s comprehensive plan and zoning regulations.

The project has been reviewed and approved by the Planning Commission Staff, and the final plat must be certified by the Board of Commissioners prior to the issuance of a Preliminary Plat Approval.
3. A draft of any Bill of Assurance proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property included in the submitted plat.

4. State Fire Code 503.0.5 states that dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Anything other than the following cul-de-sac requirement must be approved by the Conway Fire Marshall. Preliminary Plat Approval conditioned upon Fire Department approval of access and turn around requirements for new street.

5. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is no more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.

6. Minimum clearance of twenty-six (26) feet must be provided around a fire hydrant.

7. Utility easements as required Conway Corporation are needed.

8. Drainage easements as required by the City Engineer are needed. (p. 33)

9. All other applicable provisions of the City of Conway Subdivision Ordinance (O-00-03) shall be satisfied and accounted for prior to Preliminary Plat approval.

10. In addition to the requirements established herein, all subdivision plats shall comply with all other applicable rules, regulations and laws including but not limited to the Growth Plan (Comprehensive Plan), the Conway Zoning Ordinance, building and housing codes, and any other regulations adopted by the City Council and any regulations or special requirements of the State Health Department, State Highway & Transportation Department, or other appropriate State agencies.

11. Receipt of an approved or conditionally approved copy of the Preliminary Plat, together with an approved copy of the Improvements Plan shall constitute authorization of the Planning Commission for the developer to proceed with the preparation of the Final Plat, the installation of improvements, and the staking out of lots and blocks. The developer, after conditional approval of the Preliminary Plat, shall complete all improvements required under this regulation.

12. Plats will expire at the end of one year from acceptance of the Preliminary Plat unless an extension is requested and granted by the Planning Commission. The Northview Estates PUD Phase I Preliminary Plat will expire on 4/30/2020.
REQUEST TO REZONE 3725 COLLEGE AVENUE FROM O-1 TO PUD

APPLICANT/OWNER REPRESENTATIVE
Landon Sanders
The Sanders Firm, PLLC
306 Salem Rd.
Conway, AR 72034

OWNER
Fifty Cent, LLC
PO Box 10382
Conway, AR 72034

STAFF REVIEW BY
James Walden, AICP

SITE DATA
Location. 3725 College Ave.

Site Area. ±5.45 acres.

Current Zoning. O-1 (General Office).

Existing Structures. ~51,000 SF Metal Building/Horse Barn Arena.

Overlay. None.

Requested Rezoning. PUD (Planned Unit Development).


Projected Traffic Impact. With a rezoning to PUD, the likely increase in traffic impact would be minimal. The site is largely fully developed and the most intense uses proposed were allowed under the previous conditional use permit.

Current Traffic Counts. College Ave. at Prince St. – 4900 average daily traffic.

Flood/Drainage. Portions of the site are within the Regulatory Floodway and 1% Annual Chance Flood Hazard FEMA Flood Zones.

Utilities. The site is currently served by utilities.

Master Street Plan. College Ave. – Minor Arterial.

Street Improvement. No current improvement plans.

Conway 2025. Not specified.

STAFF COMMENTS
• The site has been subject to previous conditional use permits which have since lapsed because of ownership changes. When the current use was established, the Planning Staff notified the owner that the use was in violation due to the conditional use permit becoming invalid. Because of the unique aspects of the use, building, and site, planning staff recommended that the applicant seek a PUD zoning to cover all the potential uses that might occur on the site. The current O-1 zoning was not sufficient. Care for large animals such as cattle, which the building is designed to handle, could not be permitted conditionally in the O-1 zone. In response, the applicant submitted this application for PUD zoning.

• The applicant is proposing the following uses:
  - Animal Clinic
  - Arena
  - Stable
  - Veterinarian Clinic – Including Large Animals
  - Animal Hospital 24 hours
  - Kennel – Boarding of Animals, Indoor Boarding, Animal Day Care
  - Hippotherapy and Equine Assisted Therapy
  - Equine Rehab, Fitness, and Therapy

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Aerial View of 3725 College Ave.

3725 College Ave. in the Comprehensive Plan

HOGAN LN

3725 College Ave.
- Live Events – including equestrian, rodeo, and horseback events. To provide continuity from the previous Conditional Use Permit on this property (limited to 11:00 PM closing time)
- Live Events – including birthday parties
- Outdoor Sound System Usage – To provide continuity from the previous Conditional Use Permit on this property, the outdoor sound system may be used beyond the roof open air limited to 8:00 PM, excluding the PA system which is unlimited use
- Restaurant – To provide continuity from the previous Conditional Use Permit on this property, restaurant use with hours of operation limited to 11:00 PM, with no drive-thru service
- All O-1 uses which are permitted by right in the Conway Zoning Ordinance

- Staff concurs with the proposed uses, but given the open ended nature the City Council should have the authority to review and alter the PUD zoning if significant and verifiable complaints are received concerning the external impacts of the use specifically including noise.

- Staff recommends, excluding permitted uses, the rules of O-1 zoning shall apply to the site.

STAFF RECOMMENDATIONS
Staff recommends approval of the rezoning with conditions. The proposed use is compatible with the surrounding uses and will not represent an increase of intensity on the site.

1. Permitted uses shall be limited to the uses listed in Exhibit A.1 of the application (see staff comments)
2. The City Council shall have the authority to review and alter the PUD zoning if significant and verifiable complaints concerning the external impacts of the use (specifically noise) are made and left uncorrected.
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.
View of front entrance from College Ave. looking SW

View of front entrance from College Ave. looking SE