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 September 24, 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.

Decisions made by the Planning Commission acting as the Board of Zoning Adjustment are final. No appeal may be made to the City Council.
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 Campbell Cove Subdivision, Phase III (SUB2019AUG07)
B. Request for Preliminary Plat Approval of Hum’s Hardware Subdivision (SUB2019AUG08)
C. Request for Preliminary Plat Approval of Orchard Hills Subdivision, (SUB2019AUG11)

II. Public Hearings - Rezoning, Conditional Use Permit, Zoning Variance, etc.

A. Request for zoning variance to allow reduced interior building setbacks and increased parking for property located at 2455 Donaghey Avenue (VAR2019SEP01)
B. Request for conditional use permit to allow a transmission tower in the C-3 zoning district for property located at 3800 Prince Street (USE2019AUG02)
C. Request to rezone from R-2A to R-2 property located at 2012 Martin Street (REZ2019SEP03)
D. Request for conditional use permit to allow childcare facility in R-2 zoning district for property located at 2012 Martin Street (USE2019AUG04)
E. Request to annex +/- 8.0 acres west of the terminus of Muskogee Road (ANN2019SEP01)
F. Request to rezone from I-1 to R-2 +/- 10.81 acres located at the northeast corner of the intersection of McNutt Road and London Road (REZ2019SEP01)
H. Request to amend the Master Street Plan to adjust street alignments in the Central Landing Area

III. Discussion

A. 2020 Planning Commissioner nomination and selection schedule

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

- Plaza at Centerstone Phase III, 2235 Dave Ward Dr. (SIT2019JUN02)
- Homestead at the Gap, Phase I (P2019-00042)
- Lewis Ranch, Replat of Lot 4 (P2019-00043)
- 5th Avenue Replat (P2019-00044)
- Matthews Meadows PUD, Phase II (P2019-00045)
- Miles Crossing (P2019-00047)

Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)

- Homestead at the Gap, Phase I (P2019-00042)
- Matthews Meadows PUD, Phase II (SUB2019AUG05)
- Francisco Replat (SUB2019AUG06)
- Cedar Ridge (SUB2019AUG09)
- North View Estates PUD, Phase I (SUB2019AUG10)

Lot Splits, Lot Mergers, Minor Subdivisions, and Major Finals (submitted for review)

- Miles Crossing (SUB2019AUG04)
- Matthews Meadows PUD, Phase II (SUB2019AUG05)
- Francisco Replat (SUB2019AUG06)
- Cedar Ridge (SUB2019AUG09)
- North View Estates PUD, Phase I (SUB2019AUG10)
REQUEST FOR PRELIMINARY PLAT APPROVAL OF CAMPBELL COVE SUBDIVISION, PHASE III

APPLICANT
Central Arkansas Professional Surveying
PO Box 298
Conway, AR 72033

OWNER
Rush-Hal Development, LLC

STAFF REVIEW BY
Levi Hill, Assistant Director

SITE DATA
Location. Northeast corner of the intersection of London Rd and McNutt Rd.

Site Area. 10.81 acres ac.


Proposed Zoning. R-2 (Low Density Residential).

Existing Structures. None.

Overlay. None.

Request. The applicant is requesting preliminary approval of a 34-lot subdivision located at the northeast corner of the intersection of London Rd and McNutt Rd. The proposed development represents phase 3 of the Campbell Cove Development to the east. The proposed lots would range from 8,276 square feet to 20,473 square feet, consistent with the site’s proposed R-2 zoning classification. Access to the development would be provided from both London Rd and McNutt Rd. An internal street network would provide access to the majority of the proposed lots in the subdivision.

Waivers Requested: Planning Commission action is required for the following:
1. Creation of double frontage lots. (Article IV: Sec. 7(f)(7))

STAFF RECOMMENDATIONS
Planning Staff recommends approval of the preliminary plat contingent upon approval of the requested rezoning and the completion of the amended punch list and associated conditions of approval. The proposed lot sizes and frontage widths are consistent with the requirements of the proposed R-2 zoning district.

CITY OF CONWAY
PLANNING & DEVELOPMENT DEPARTMENT
CAMPBELL COVE SUBDIVISION, PHASE III

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. Corrections as noted on Preliminary Plat.

CONDITIONS
1. Approval of the requested rezoning to R-2 shall be obtained from City Council prior to receiving authorization to proceed with construction.
2. Preliminary Plat approval from all reviewing agencies shall be obtained.
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. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is not more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
5. Minimum clearance of twenty-six (26) feet must be provided around a fire hydrant.
6. Utility easements as required by Conway Corporation are needed.
I.A REQUEST FOR PRELIMINARY PLAT APPROVAL - CAMPBELL COVE, PHASE III

7. Drainage easements as required by the City Engineer are needed.
8. 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.
9. 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.
REQUEST FOR PRELIMINARY PLAT APPROVAL OF HUM’S HARDWARE SUBDIVISION

APPLICANT
Mark Rickett
Halff + Marlar
5318 John F. Kennedy Blvd.
North Little Rock, AR 72116

OWNER
Hum’s Hardware

STAFF REVIEW BY
Levi Hill, Assistant Director

SITE DATA
Location. North Side of Muskogee Rd, approximately 900 feet west of the intersection of Vail Ave and Muskogee Rd.

Site Area. 8.0 acres ±.


Proposed Zoning. C-3 (Highway Commercial)

Existing Structures. None.

Overlay. None.

Request. The applicant is requesting preliminary approval of a 2 lot subdivision located on the north side of Muskogee Rd, approximately 900 feet west of the intersection of Vail Ave and Muskogee Rd. Currently, the site is located outside of the City Limits however it falls within the City’s Territorial Jurisdiction. The property is being considered for annexation concurrently with this request with a proposed zoning district of C-3. Lot 1 is proposed to be 3.83 acres and lot 2 is proposed to be 2.92 acres. As proposed, the lots meet the requirements of the proposed C-3 zoning district. Access to both lots would be provided via the extension of Muskogee Rd.

Waivers Requested.
No waivers were requested as a part of this application.

STAFF RECOMMENDATIONS
Planning Staff recommends approval of the preliminary plat contingent upon the completion of the amended punch list and associated conditions of approval.

CORRECTIONS NEEDED ON THE PLAT
1. Show all hydrant locations.
2. Corrections as noted on Preliminary Plat.
3. 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.
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.

continued on page 9
1. B. REQUEST FOR PRELIMINARY PLAT APPROVAL - HUM'S HARDWARE SUBDIVISION

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

6. Utility easements as required Conway Corporation are needed.

7. Drainage easements as required by the City Engineer are needed.

8. All other applicable provisions of the City of Conway Subdivision Ordinance (0-00-03) shall be satisfied and accounted for prior to Preliminary Plat approval.

9. 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.
REQUEST FOR PRELIMINARY PLAT APPROVAL OF ORCHARD HILLS SUBDIVISION, PHASE I

APPLICANT
The Tyler Group
240 Skyline Dr, Ste 300
Conway, AR 72032

OWNER
Frank Shaw

STAFF REVIEW BY
Levi Hill, Assistant Director

SITE DATA
Location. Approximately 350 feet west of the terminus of Elderberry Ln. South side of Emry Trl, approximately 1,500 feet west from the intersection of Mill Pond Rd and Emry Trl.

Site Area. 16.10 acres ±.

Current Zoning. R-1 (Single Family Residential); Unzoned property outside of City Limits.

Existing Structures. None.

Overlay. None.

Request. The applicant is requesting preliminary approval of a 10 lot subdivision located at on the south side of Emry Trail, approximately 1,500 feet west from the intersection of Mill Pond Road and Emry Trail. Currently, a large portion of the site is located outside of the City Limits. The property will be considered for annexation in the near future. The lots are proposed to range from 0.83 acres to 2.82 acres. Access would be provided via an unconstructed portion of Elderberry Lane and a proposed access point form Emry Trail.

The Subdivision Regulations state that projects shall be exempt from sidewalk requirements when located outside of the city limits and classified as a "large lot subdivision". Large lot subdivisions are further defined as subdivisions having lots with greater than 150 feet of frontage. Additionally, Staff is of the opinion that all lots should meet the minimum requirements of the A-1 zoning district in keeping with the rural character intent of the term large lot subdivision. Lot 1 fails to meet the minimum lot area requirement of 1 acre and lot 2 fails to meet the minimum frontage requirement. Staff has proposed a condition of approval requiring that the lot lines be adjusted to accommodate the minimum lot requirements for all lots.

STAFF RECOMMENDATIONS
Planning Staff recommends approval of the preliminary plat contingent upon the completion of the amended punch list and associated conditions of approval.

CITY OF CONWAY
PLANNING & DEVELOPMENT DEPARTMENT
ORCHARD HILLS SUBDIVISION, 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. Corrections as noted on Preliminary Plat.
3. Department of Health shall approve all Septic Systems prior to filing final plat.

Waivers Requested.
No waivers were requested as a part of this application.

continued on page 13
1. Adjust lot lines as necessary to accommodate a minimum lot area of 1 acre and minimum street frontage requirement of 150 feet for all lots. Lot 20-R shall be exempt from the frontage requirement as its existing platted frontage length is not proposed to change.

2. Preliminary Plat approval from all reviewing agencies shall be obtained.

3. Approved improvement plans for each new utility system shall be obtained prior to submission of final plat and authorization to proceed.

4. 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.

5. 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.

6. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is not more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.

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

8. Utility easements as required Conway Corporation are needed.

9. Drainage easements as required by the City Engineer are needed.

10. 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.

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.
II.A REQUEST FOR ZONING VARIANCE - 2455 DONAGHEY AVENUE

REQUEST FOR ZONING VARIANCE TO ALLOW REDUCED INTERIOR SETBACK AND INCREASED PARKING ALLOWANCE FOR PROPERTY LOCATED AT 2455 DONAGHEY AVENUE

APPLICANT
Brandon Ruhl
Taggart Architects
4500 Burrow Dr
North Little Rock, AR 72116

OWNER
Jim Rankin
Trinity Development Company, Inc.

STAFF REVIEW BY
James Walden, AICP

SITE DATA
Location. 2455 Donaghey Ave.
Site Area. 16.89 acres ±

Current Zoning. MF-3 (Multi-family, 24 units/acre).
Existing Structures. None.

Requested Zoning Variances. Reduce the interior setback from 15’ to 7’, Allow an increase in maximum number of parking spaces from 70 spaces to 80 spaces.

General Overview. The applicant is proposing to construct a new multi-family development at 2455 Donaghey Ave in the June Beene Subdivision. The property rests on an infill lot within an existing commercial and multi-family development. The development will be the 4th phase and should represent substantial completion of development at the site.

Zoning Code Regulations. MF-3 zoning district requires:
Setbacks: 15 foot front and exterior (side street) setbacks
15 foot interior setback
25 foot rear setback
Parking Requirements: Maximum 2 spaces per dwelling unit permitted.

Basis of Variance Review. The Planning Commission acting as the Board of Zoning Adjustment, should only grant zoning variances if strict enforcement of the zoning code will cause undue hardship due to circumstances unique to the individual property. Variances should only be granted when it is demonstrated that such action will be in keeping with the spirit and intent of the code. The Commission may impose conditions in granting a variance to ensure compliance and to protect adjacent property.

STAFF COMMENTS
Setback Variance
1. The property sits along a terraced area with a degree of fall between the street and the midpoint of the property. This reduces the buildable area of the property without significant changes to grading that could affect or disrupt adjacent property.
2. The property abuts a developed property which fronts
II.A REQUEST FOR ZONING VARIANCE - 2455 DONAGHEY AVENUE

onto Donaghey Ave. There is a 31’ rear setback on the
abutting property, well in excess of the required 10’. As
such, the spacing between the proposed development
and abutting property will exceed that which would be
allowed to be built. (Proposed 38’, Required 25’)

3. It is anticipated the development will not harm adjacent
property, as a reduced setback would provide a more
cohesive design for the overall development and is in
keeping with the existing building spacing within the
development.

Parking Variance
1. The zoning code parking requirements do not adequately
account for multi-family developments with 3 bedroom
units as opposed to 1-2 bedroom units. With the likely use
of the development for student housing, these limiting
requirements could result in inadequate parking being
provided on the site.

STAFF RECOMMENDATIONS

Staff recommends approval of the variance on the following
basis:

Granting the variance would allow appropriate development
of the site without harming adjacent property. Additionally,
imposing the MF-3 setback standards and parking maximum
requirements will cause an undue hardship on the applicant
which would deprive the property owner of rights enjoyed
by similar properties within the general vicinity. Granting the
variance will meet the spirit and intent of the zoning code.
REQUEST FOR CONDITIONAL USE PERMIT - 3800 PRINCE STREET

REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW CELLULAR TRANSMISSION TOWER IN C-3 ZONING DISTRICT

APPLICANT
Jim Curley
B+T Group
13115 Natural Steps Drive
Roland, AR 72135

OWNER
Pam McDowell Brooks

STAFF REVIEW BY
James Walden, AICP

SITE DATA
Location. 3800 Prince St.

Site Area. 2.46 acres ±.

Current Zoning. C-3 (Highway Service & Open Display District)

Existing Structures. None.

Overlay. None.

Requested Conditional Use Permit. 150 foot tall stealth monopole cell tower.

Comprehensive Plan. The Comprehensive Plan shows this area as appropriate for Multi-Family Residential. The Comprehensive Plan is not consistent with the property's more intensive commercial zoning.

Projected Traffic Impact. None.

Flood/Drainage. The property is wholly within FEMA flood hazard areas. The property is partially covered by regulatory floodway and a 1% annual chance floodplain.

Utilities. Conway Corporation Engineering will review and consider the adequacy of existing infrastructure. Extensions and re-routing of utilities may be required. Easements will likely be required to provide for future area development.

Street Improvements. There are no street improvements planned in the immediate future.

PROJECT DESCRIPTION
This request is to allow a 150 foot tall monopole “stealth” cell tower with 75 foot fall radius. The tower would be enclosed by a 50 foot by 50 foot brick privacy fence. The adjacent property to the east was subject to a similar request for a 140 foot transmission tower in 2015, which was denied by a vote of 2-6.

STAFF COMMENTS
1. The location lies less than 1,000 feet from another transmission tower. The existing nearby transmission tower is unsuitable due to the need for reconstruction and the disruption it would cause to the property owner.
2. The applicant has looked at numerous properties in the vicinity, none of which have proved workable due to various constraints – lack of interest by property owners or directly adjacent residential property. The proposed property is somewhat advantageous due to the flood hazards on the limit its suitability for other development.
3. The property rests within flood hazard areas. Prior to commencement of any work proper floodplain work permits must be obtained.
4. Transmission towers are allowed in all zones with a conditional use permit. The zoning code lists several regulations specific to transmission towers. See such regulations and comments on page 20.
unless outstanding conditions warrant otherwise, the following conditions apply to any transmission tower/ station. If the Planning Commission/City Council find outstanding conditions are warranted, deviations from these prescribed conditions may be allowed.

Height. Tower height shall be limited to 150 feet maximum as measured from average undisturbed soil area to the highest tower projection. The City Council reserves the right to limit tower height for any given location to the most appropriate height. The code allows up to 150 feet. The requested tower is 150 feet.

Setbacks. Transmission towers shall be setback a distance equal to the tower’s height from the property line or any occupiable structure. If the Applicant provides a letter or design drawings stamped by a certified structural engineer documenting that the proposed structure’s fall zone is less than the actual height of the structure, the setbacks shall be reduced to applicable structure setbacks per zoning district. Accessory equipment must conform to the setback standards of the applicable zone. The transmission tower will have a fall zone of 75 feet. All setbacks except the rear setback are proposed to exceed the height of the proposed tower. The rear setback is proposed to be 80 feet.

Monopole Only. Transmission towers shall be a monopole design. A monopole is defined as a single, freestanding pole-type structure supporting one or more antennas. A lattice-type structure whether guyed or freestanding, is prohibited. The proposed tower is a monopole design.

Internal Antenna and Wiring. All antennas, cabling, and wiring shall be internally mounted. No antennas or wiring shall be visible on the exterior of the tower. All wiring and antennas are to be internal and “stealth” mounted.

Fencing. Ground mounted accessory equipment and support structures shall be secured and enclosed with a fence not less than 6 feet in height. If the tower location is within view of a public right of way, or an aesthetically sensitive area, fence shall be made of a durable material appropriate for the development and/or area. Brick or masonry shall be the preferred materials. Lesser material shall be appropriate for non-aesthetically sensitive areas. The tower enclosure is proposed to be fenced with a 6 foot tall brick faced wall.

Landscaping. If the tower location is viewable from a public right of way, or otherwise located in an aesthetically sensitive area, landscaping shall be required surrounding the fencing of accessory equipment. Required landscaping shall be consistent with surrounding vegetation and shall be maintained by the facility owner. The City Council may choose to not require landscaping for sites that are not visible from the public right-of-way or adjacent property or in instances where in the judgment of the City Council, landscaping is not appropriate or necessary. The applicant is proposing 6 Holly trees with a 6’ planting height and 20 Gold Coast Juniper evergreen shrubs.

STAFF RECOMMENDATIONS
Planning Staff recommends approval of the request.

STAFF SUGGESTED CONDITIONS
1. Obtain proper floodplain permit prior to construction.
2. Require concrete paving of the driveway.
3. Construct the transmission tower as submitted in the plans. Changes to the plan shall require reapproval by the Planning Commission.
II.B REQUEST FOR CONDITIONAL USE PERMIT - 3800 PRINCE STREET
II.C REQUEST TO REZONE - 2012 MARTIN STREET

REQUEST TO REZONE FROM R-2A TO R-2 PROPERTY LOCATED AT 2012 MARTIN STREET

APPLICANT
Brandy Hansberry
Legacy Learning Center
3500 Bay Berry Road
Conway, AR 72034

OWNER
Russell Allison

STAFF REVIEW BY
James Walden, AICP

SITE DATA
Location. 2012 Martin St.

Site Area. 0.3 acres ±


Existing Structures. 5,187 sf Residence/Office Building.

Overlay. Old Conway Overlay – Suburban Zone.

Requested Rezoning. R-2 (Low Density Residential District).


Projected Traffic Impact. With a rezoning to R-2, the likely increase in traffic impact would be modest. With an assumption of the site devoted to a daycare use, it is anticipated the site would generate about 400 vehicle trips per typical week day.

Current Traffic Counts. N/A (Estimated to likely be between 800-1,500 vehicles per day).

Flood/Drainage. The site is not within any regulated floodplains or floodways.

Utilities. The site is currently served by utilities.

Master Street Plan. Martin St – Local.

Street Improvement. No current improvement plans.

STAFF COMMENTS
• The applicant intends to open a daycare associated on-site. That use is not allowed in the current zoning, but is allowed as conditional use in the R-2 zone.
• The property is large enough that the lot could be subdivided in the future if rezoned to R-2. However, such action would require demolition of the existing structure on-site.
• The property is in close vicinity to existing MF-3 and R-2 zoning.
• The zoning change is not consistent with the land use plan.
• The current zoning is not consistent with the Comprehensive Plan either.
• The proposed use as a Daycare Center is a needed use within and nearby the institutional campuses of Conway Regional and UCA.
• The zoning would not likely result in harm to adjacent property.

STAFF RECOMMENDATIONS
Staff recommends approval of the rezoning. The proposed zoning is consistent with the present and proposed use of the site and will likely not cause harm to surrounding properties.
II.D REQUEST FOR CONDITIONAL USE PERMIT - 2012 MARTIN STREET

REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW A CHILDCARE FACILITY IN THE R-2 ZONING DISTRICT FOR PROPERTY LOCATED AT 2012 MARTIN STREET

APPLICANT
Brandy Hansberry
Legacy Learning Center
3500 Bay Berry Road
Conway, AR 72034

OWNER
Russell Allison

STAFF REVIEW BY
James Walden, AICP

SITE DATA
Location. 2012 Martin St.
Site Area. 0.3 acres ±.
Existing Structures. 5,187 sf Residence/Office Building.
Overlay. Old Conway Overlay – Suburban Zone.


Projected Traffic Impact. With a rezoning to R-2, the likely increase in traffic impact would be modest. With an assumption of the site devoted to a daycare use, it is anticipated the site would generate about 400 vehicle trips per typical week day.

Current Traffic Counts. N/A (Estimated to likely be between 800-1,500 vehicles per day).

Flood/Drainage. The site is not within any regulated floodplains or floodways.

Utilities. The site is currently served by utilities.

Master Street Plan. Martin Street – Local.

Street Improvement. No current improvement plans.

STAFF COMMENTS
1. The applicant intends to open a daycare associated on-site. That use is not allowed in the current zoning, but is allowed as conditional use in the R-2 zone.
2. The proposed use as a Daycare Center is a needed use within and nearby the institutional campuses of Conway Regional and UCA.
3. The conditional use would not likely result in harm to adjacent property.
4. It appears parking areas have recently been added and constructed without approval. This action triggers Development Review.

STAFF RECOMMENDATIONS
Staff recommends approval of the conditional use permit with the following conditions:
1. The use shall be subject to Development Review prior to being commenced due to unauthorized construction occurring on-site.
2. The applicant shall submit a traffic management plan for drop off and pickups as part of the Development Review process.
3. All off street parking shall meet the standards set forth in Articles 501 and 1101 of the Zoning Code.
4. Any expansions or additions to the structure as well as any changes to the use shall require an amended or new conditional use permit.
II.E REQUEST TO ANNEX - +/-8.0 ACRES WEST OF MUSKOGEE ROAD

REQUEST TO ANNEX +/- 8.0 ACRES LOCATED WEST OF THE TERMINUS OF MUSKOGEE ROAD

APPLICANT
Mark Rickett
Halff + Marlar
5318 John F. Kennedy Blvd.
North Little Rock, AR 72116

OWNER
Hum’s Hardware

STAFF REVIEW BY
Levi Hill, Assistant Director

SITE DATA
Location. North Side of Muskogee Rd, approximately 900 feet west of the intersection of Vail Ave and Muskogee Rd.

Site Area. 8.0 acres ±.


Existing Structures. None.

Overlay. None.

Requested Rezoning. C-3 (Highway Commercial); Staff recommends C-3.

Comprehensive Plan. Multi-Family.

Projected Traffic Impact. Based on the proposed use of the site as an equipment rental/hardware store the site would likely generate approximately 800 vehicle trips per typical weekday. The traffic impact of the development should be modest.

Flood/Drainage. The site is not within any FEMA Flood Zones.

Utilities. The applicant will need to coordinate utilities with Conway Corporation.

Street Improvement. The applicant will have to extend Muskogee Rd to develop the site.

STAFF COMMENTS
The applicants are seeking annexation of an 8 acre site. Concurrently, the applicant is requesting plat review for a 2 lot subdivision and development review for a 20,000 sf equipment rental/hardware store. The following comments and findings have been made:

1. The proposed property is vacant land with access to Muskogee Rd and frontage along I-40.
2. The property is limited in its value for development. Its access rests adjacent to an industrial park with various industrial and quasi-industrial uses. The applicant’s proposed use of the site fits ideally with and will constitute an improvement to the area.
3. To develop the site, the applicant is required to go through Subdivision and Development Review. This will include extension of Muskogee Rd to and through the site for the first phase of the proposed subdivision.
4. C-3 commercial uses are appropriate for the site.
5. The applicants are requesting police protection, fire protection, street maintenance, and the ability to connect to Conway Corp Utilities.
6. The annexation request complies with the requirements of ordinance O-99-95 specifying procedures for annexations.

STAFF RECOMMENDATIONS
Fire Department: Recommends Annexation
Conway Corporation: Recommends Annexation
Planning & Development Department: Recommends Annexation
Transportation Review: Recommends Annexation

Staff recommends approval of this request. The application would have limited impact on current city services offered in the area. Annexation would likely result in new business development at the site, and be a valuable asset to the area.
REQUEST TO REZONE - +/- 10.75 ACRES, MCNUTT ROAD AT LONDON ROAD

REQUEST TO REZONE +/- 10.75 ACRES, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF MCNUTT ROAD AND LONDON ROAD, FROM I-1 TO R-2

APPLICANT
Landon Sanders
The Sanders Firm
306 Salem Rd, Ste 106
Conway, AR 72034

OWNER
Hal Crafton
Crafton Lee Fowler Irrevocable Trust
PO Box 10482
Conway, AR 72034

STAFF REVIEW BY
James Walden, AICP

SITE DATA
Location. McNutt Rd at London Rd.

Site Area. 10.75 acres ±

Current Zoning. I-1 (Intermediate Industrial District)

Existing Structures. None.

Overlay. None.

Requested Rezoning. R-2 (Low Density Residential District).

Comprehensive Plan. Transition Zone.

Projected Traffic Impact. With a rezoning to R-2, the traffic impact would likely be modest. The applicant is also proposing to plat the property into 34 lots, supporting 68 duplexes. This development is anticipated to yield approximately 651 vehicle trips per typical week day. Trips would be distributed onto McNutt Rd and London Rd.

Current Traffic Counts. 4300 on McNutt Rd.

Flood/Drainage. The site is not within any regulated floodplains or floodways.

Utilities. At time of development, the site will be served by Conway Corp for all utilities.


Street Improvement. No current improvement plans. McNutt Rd is planned to become a portion of the Conway Western Arterial Loop in the future.

STAFF COMMENTS
• The applicant intends to plat the property into 34 lots, supporting 68 duplexes.
• The proposed rezoning is largely consistent with the Comprehensive Plan, which calls for apartments and offices in the vicinity.
• The proposed rezoning would constitute a reduction of allowable uses from its current industrial zoning, greatly protecting adjacent property.
• It is highly unlikely the property has any value in use as an industrial property. The area has transitioned away from industrial uses and is proliferating with a variety of residential uses.
• The rezoning will not likely harm adjacent property.

STAFF RECOMMENDATIONS
Staff recommends approval of the rezoning. The proposed zoning is consistent with the Comprehensive Plan and will not likely harm adjacent property.
MEMO

September 12, 2019

To: Conway Planning Commission

RE: Proposed Amendment to the Master Street and Trail Plan at Central Landing

REQUEST:

The Planning and Development Department is requesting approval of an amendment to the Master Street and Trail Plan. Specifically, the request would include the realignment of a planned north/south minor arterial street and the extension of a planned east/west minor arterial street within the boundaries of Central Landing. The purpose of the amendment is to ensure adequate connectivity through the area by securing connections from Equity Avenue to Central Landing Boulevard. The request is an amendment to planned streets only and will not impact any existing streets or traffic flows.

Regards,
James Walden, AICP
II.H REQUEST TO AMEND MASTER STREET PLAN - CENTRAL LANDING AREA
The calendar below is presented for discussion.

Two new members will be needed in 2020 to fill vacancies created when Justin Brown and Bryan Quinn’s terms end on December 31, 2019. The two new 5-year terms will expire in 2024.

City wide representation is a desirable trait of the Planning Commission. Not including the two outgoing members, the Planning Commission consists of:

- Ward 1: 2 members
- Ward 2: 4 members
- Ward 3: 1 member
- Ward 4: 1 member

Justin Brown resides in the Planning Area Boundary and Bryan Quinn resides in Ward 3.

Ideally, one of the new members would represent Ward 3 and the other Ward 4.

The nomination schedule below shows a window for nominee interviews and selection available between November 1 and November 17, 2019.

<table>
<thead>
<tr>
<th>STEP</th>
<th>DATE</th>
<th>ACTION</th>
<th>DAYS PRIOR TO TERM EXPIRATION</th>
<th>DAYS REQ’D PRIOR TO TERM EXPIRATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>October 1, 2019 (Tuesday)</td>
<td>Planning Commission advertises for nominations</td>
<td>92</td>
<td>90</td>
</tr>
<tr>
<td>2</td>
<td>October 21, 2019 (Monday)</td>
<td>Planning Commission discusses nomination process and creates nomination committee(s)</td>
<td>72</td>
<td>N/A</td>
</tr>
<tr>
<td>3</td>
<td>October 31, 2019 (Thursday)</td>
<td>Planning Commission closes nomination period</td>
<td>61</td>
<td>60</td>
</tr>
<tr>
<td>4</td>
<td>November 1, 2019 (Friday)</td>
<td>All Planning Commission nomination forms received by the deadline are sent to current Planning Commissioners</td>
<td></td>
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</tr>
<tr>
<td>5</td>
<td>November 1 to November 17, 2019</td>
<td>Nominee interviews, discussion and selection</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>November 18, 2019 (Monday)</td>
<td>Planning Commission selects and submits nominees to the City Council. Nominee choices are released to the media</td>
<td>44</td>
<td>30</td>
</tr>
<tr>
<td>7*</td>
<td>December 10 to December 17, 2019</td>
<td>City Council takes under advisement for 14 Days</td>
<td>?</td>
<td>10</td>
</tr>
<tr>
<td>8*</td>
<td>Meeting date not yet set</td>
<td>City Council notifies Planning Commission of action</td>
<td>?</td>
<td>----</td>
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</tbody>
</table>

*Second City Council meeting in December is scheduled for Christmas Eve and will be rescheduled, but the new meeting date has not been announced yet.