



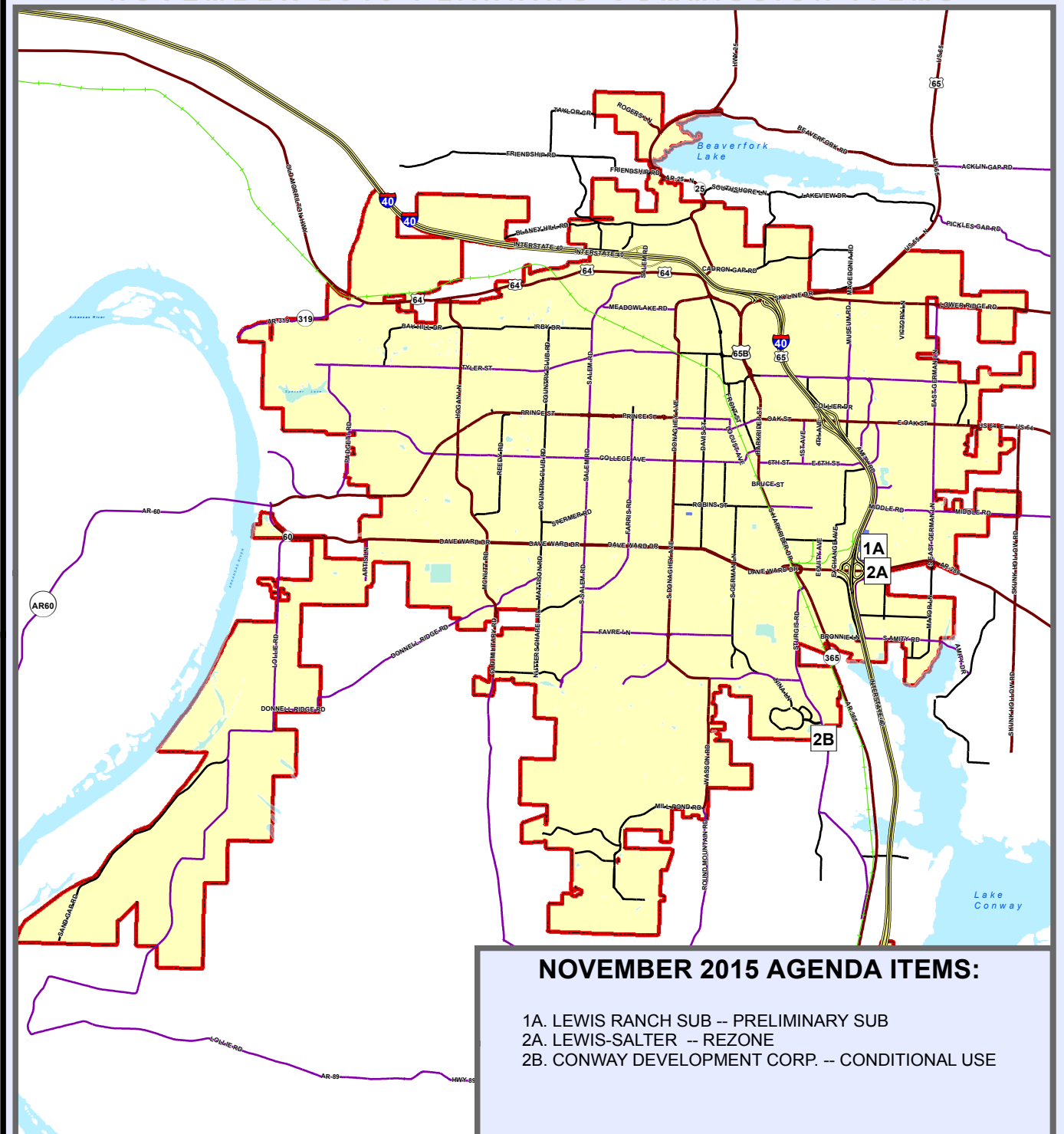
NOVEMBER

Conway Planning Commission

7:00pm
November 16, 2015
810 Parkway Avenue





CITY OF CONWAY

NOVEMBER 2015 PLANNING COMMISSION ITEMS



- NOVEMBER 2015 AGENDA ITEMS:**
- 1A. LEWIS RANCH SUB -- PRELIMINARY SUB
 - 2A. LEWIS-SALTER -- REZONE
 - 2B. CONWAY DEVELOPMENT CORP. -- CONDITIONAL USE

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 <small>Tab Townsham - Mayor Andy Hawkins & David Grimes - Aldermen Ward 1 Wesley Pruitt & Stanley Hall - Aldermen Ward 2 Mark Lohmiller & Barry Smith - Aldermen Ward 3 Theodore Jones, Jr. & Sheila Whitmore - Aldermen Ward 4 Chuck Cleaveland - City Attorney Michael Garret - City Clerk</small>	 <small>Shirley Patrick - Director Wes Crispine - Deputy Director Scott Gumpert - Planner Beth Skelton - Planning Tech Janeth Lyon - GIS Coordinator</small>	 <small>CONWAY PLANNING COMMISSION Lee Washington - Chair Mark Lewis - Vice-Chair</small>	<table border="0" style="font-size: 8px;"> <tr> <td>— INTERSTATE</td> <td>— LOT LINE</td> <td>R-1 Residential MF-1</td> <td>I-1 Industrial I-1</td> </tr> <tr> <td>— MAJOR ARTERIAL</td> <td>— STREAMS</td> <td>R-2A Residential MF-2</td> <td>I-2 Industrial I-2</td> </tr> <tr> <td>— MINOR ARTERIAL</td> <td>— LAKES & PONDS</td> <td>R-2 Residential MF-3</td> <td>I-3 Industrial I-3</td> </tr> <tr> <td>— COLLECTOR</td> <td>— CITY LIMITS</td> <td>HR Residential RMH</td> <td>SR Residential SR</td> </tr> <tr> <td>— RESIDENTIAL</td> <td></td> <td>C-1 Commercial Office C-1</td> <td>SP Special SP</td> </tr> <tr> <td>— PRIVATE ROAD</td> <td></td> <td>C-2 Commercial Office C-2</td> <td>S-1 Special S-1</td> </tr> <tr> <td>— INTERSTATE RAMP</td> <td></td> <td>C-3 Commercial Office C-3</td> <td>A-1 Special A-1</td> </tr> <tr> <td>— RAILROADS</td> <td></td> <td>C-4 Commercial Office C-4</td> <td>O-3 Special O-3</td> </tr> <tr> <td></td> <td></td> <td></td> <td>TJ Special TJ</td> </tr> </table>	— INTERSTATE	— LOT LINE	R-1 Residential MF-1	I-1 Industrial I-1	— MAJOR ARTERIAL	— STREAMS	R-2A Residential MF-2	I-2 Industrial I-2	— MINOR ARTERIAL	— LAKES & PONDS	R-2 Residential MF-3	I-3 Industrial I-3	— COLLECTOR	— CITY LIMITS	HR Residential RMH	SR Residential SR	— RESIDENTIAL		C-1 Commercial Office C-1	SP Special SP	— PRIVATE ROAD		C-2 Commercial Office C-2	S-1 Special S-1	— INTERSTATE RAMP		C-3 Commercial Office C-3	A-1 Special A-1	— RAILROADS		C-4 Commercial Office C-4	O-3 Special O-3				TJ Special TJ	 <small>0 750' 1,500' 3,000' 4,500'</small> 1:100,000 NOVEMBER 2015	<small>THIS MAP WAS PREPARED BY THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT FOR ITS USE, AND MAY BE REVISED AT ANY TIME WITHOUT NOTIFICATION TO ANY USER. THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT DOES NOT GUARANTEE THE CORRECTNESS OR ACCURACY OF ANY FEATURES ON THIS MAP. CITY OF CONWAY ASSUMES NO RESPONSIBILITY IN CONNECTION THEREWITH.</small> <small>CONTACT INFORMATION LANDMARK IMS WEBSITE 936-636conway.org (GIS/PLANNING/DEVELOPMENT) E-MAIL: Jason.Lyon@CityOfConway.org</small>
— INTERSTATE	— LOT LINE	R-1 Residential MF-1	I-1 Industrial I-1																																						
— MAJOR ARTERIAL	— STREAMS	R-2A Residential MF-2	I-2 Industrial I-2																																						
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Printed Date: 10/21/2015
File Location: \\mapserver\GIS\CONWAY\MARCH 2015 Overall Map.mxd
Created By: JASON LYON

CONWAY, ARKANSAS PLANNING COMMISSION MEETING AGENDA

7:00 pm • Monday • November 16, 2015
District Court Building • 810 Parkway

**SUBDIVISION COMMITTEE WILL MEET @ 6:40
in the downstairs conference room in City Hall**

Planning Commissioners

Lee Washington, Chairman
Mark Lewis, Vice-Chairman
Marilyn Armstrong
Justin Brown
Matthew Brown

Stan Hobbs
Bryan Quinn
Jerry Rye
Wendy Shirar
Anne Tucker

Contact the Planning Commission by email at conwayplanning@gmail.com

Call to Order

Introduction & Chairperson Remarks

Minutes: October 19, 2015

1. **Subdivision and Replat**
 - A. Lewis Ranch Subdivision, Phase 1 Preliminary Subdivision
2. **Annexation, Zoning and Conditional Use (Requires Public Hearing)**
 - A. Lewis Rezoning Request: I-1, I-3, A-1 to C-3
 - B. Conway Development Corporation Request for Conditional Use Permit
3. **Discussion**
 - A. 2016 Planning Commission Nomination Schedule

Adjourn

Planning Staff Development Review/ Minor Subdivision Reports to the Planning Commission

The following items 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:

- A. **Development Reviews**
 - Vic Worley Office Building, 1237 Front Street
 - Ida Burns Elementary Addition, 1201 Donaghey Avenue
 - Conway High School Indoor Practice Facility, 2300 Prince Street
 - Canant Commercial Center, 855 South German Lane
 - Lewis Crossing Lot 9, 1125 Amity Road
- B. **Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)**
 - Cambridge Village Subdivision [filed; L-263]
 - Kid's Play Replat [filed; L-264]
 - Navistar Addition [minor plat submitted for review]

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 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. A public notice will also be placed on the City's website: www.cityofconway.org.

Items reviewed at tonight's Planning Commission meeting may be considered by the City Council as early as November 24, 2015.

1A LEWIS RANCH PHASE 1 PRELIMINARY SUBDIVISION

LEWIS RANCH PHASE 1 PRELIMINARY SUBDIVISION

APPLICANT

William Major Lewis Trust* and
Crain Investments, LP
*P.O. Box 10646
Conway, AR 72034

STAFF REVIEW BY

Scott Grummer, City Planner
1201 Oak Street
Conway, AR 72032

SITE DATA

Location. Property located along Amity Road, north of Dave Ward Drive, south of Middle Road, and west of Enterprise Avenue.

Legal Description. On file

Site Area. 16.61 acres

Current Zoning. I-1 (Intermediate Industrial) and A-1 (Agricultural). Request for rezoning C-3 (Highway Shopping District) has been made. Refer to item 2A in this report.

Existing Structures. Two metal buildings (12,100± s.f. total), one wooden structure (1350± s.f.), various mobile homes for sale, and other mobile structures.

Overlay. None

STAFF COMMENTS

This subdivision divides the property to provide lots for commercial development along Interstate 40.

STAFF RECOMMENDATIONS

Staff recommends approval of this subdivision subject to amended punch list. *The Planning Commission must consider Item 1.*

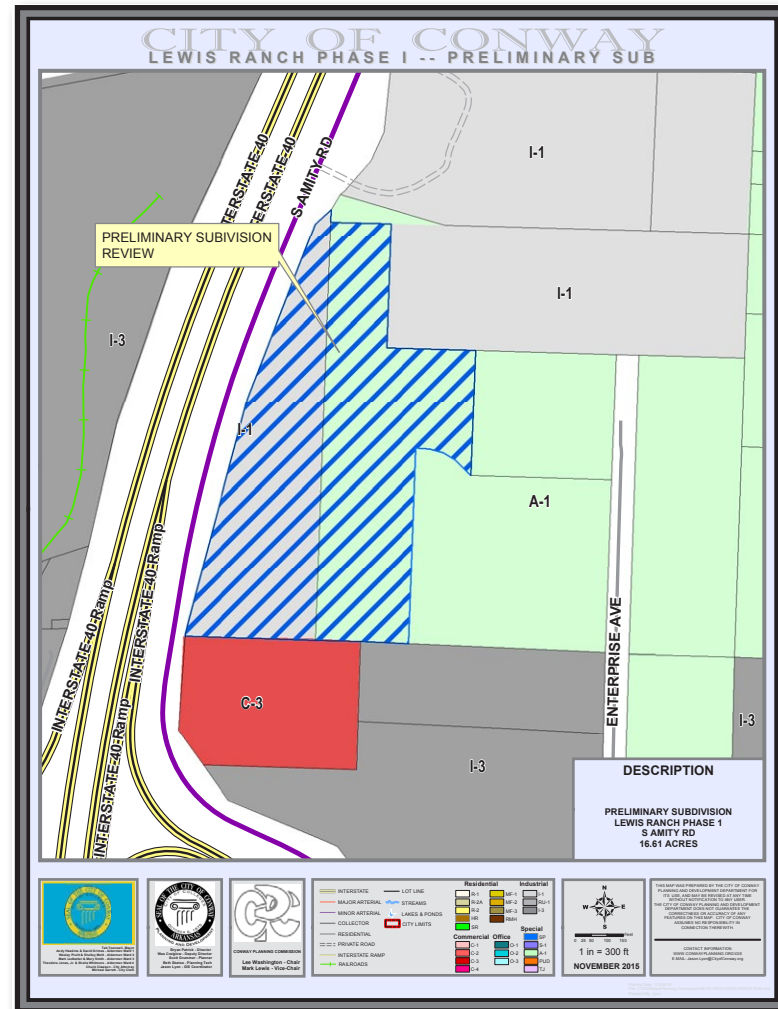
CONWAY CITY PLANNING DEPARTMENT REVIEW LEWIS RANCH, PHASE 1 PRELIMINARY SUBDIVISION

**SUBMITTED BY: WILLIAM MAJOR LEWIS TRUST and CRAIN INVESTMENTS, LP
OCTOBER 30, 2015**

This review lists the changes and/or additions as required by the Conway Subdivision Ordinance for preliminary plat approval.

BASIC INFORMATION NEEDED ON THE PLAT

1. The present zoning classification, if any, of the land to be subdivided/replatted and of the adjoining land contiguous to the boundary of the proposed subdivision/replat is needed. *A request for Re-zoning the subject property to C-3 has been received. The Planning Commission must approve this request or these*



conditions must be corrected.

2. The layout of all proposed sidewalk systems are needed, along with relevant dimensions and bearings. Sidewalks on both sides along the proposed road are needed per City Engineering specification.
3. Street names that are not similar to existing street names are needed for all proposed streets. City Engineering requests the newly proposed road to be called "Amity Road", and the existing Amity Road section south of the north intersection be changed to a new name.
4. Lot lines with appropriate dimensions are needed. Please change the dashed lines representing ROW dedication for the roundabout at the Proposed Road & Amity Road intersection on the West Boundary line, add appropriate dimensions and bearings, and note the area inside as "ROW dedication per this plat".
5. The source of water supply must be shown as serviced by Conway Corporation
6. The method of disposal of waste water must be shown as serviced by Conway Corporation
7. A phasing plan outlining the boundaries for each phase and the location of all CAGIS monuments for the subdivision is needed. A minimum of two CAGIS monuments shall be placed in each subdivision or subdivision phase exceeding ten (10) acres. Proposed location of CAGIS monuments need to be indicated on plat.



8. The Certificate of Preliminary Plat Approval Signor should be changed to Lee Washington, Chair.

ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE PLAT

9. The direction of flow of all water courses entering the tract shall be indicated.
10. The direction of flow of all water courses leaving the tract shall be indicated.
11. The drainage area of all water courses above the points of entry shall be noted.
12. The downstream drainage channel and drainage structures substantially impacted by the subdivision/replat shall be shown.
13. Improvement plans, including typical cross sections and centerline profiles for any new street system, are needed.
14. Improvement plans for any new drainage system, including location, size and construction of drainageways and structures and typical cross sections and centerline profiles are needed.
15. The Certificate of Preliminary Engineering Accuracy is needed on each set of street and drainage plans.
16. 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 is needed.

17. Where a subdivision/replat involves property other than entire lots that have already been through the subdivision process, copies of a deed or deeds dated on a date no less than ten years prior to the filing of the plat are needed to assure that no parcels less than five acres in area are being created through this platting.

STREET DESIGN REQUIREMENTS

18. The minimum horizontal radii of all streets must conform to the Master Street Plan and the requirements of Table 1, Street Classification & Design Standards, City of Conway in the Subdivision Ordinance. The C-1 curve radius being 340' is less than the required minimum of 600'. City Engineering approves this reduced radii.
19. 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.

SIDEWALK DESIGN REQUIREMENTS

20. Sidewalks are required along both sides of all streets within all zoning districts within Conway city limits and within the Conway Territorial Jurisdiction. Proposed sidewalks along newly Proposed Street should be shown on both sides of road.

OTHER REQUIREMENTS

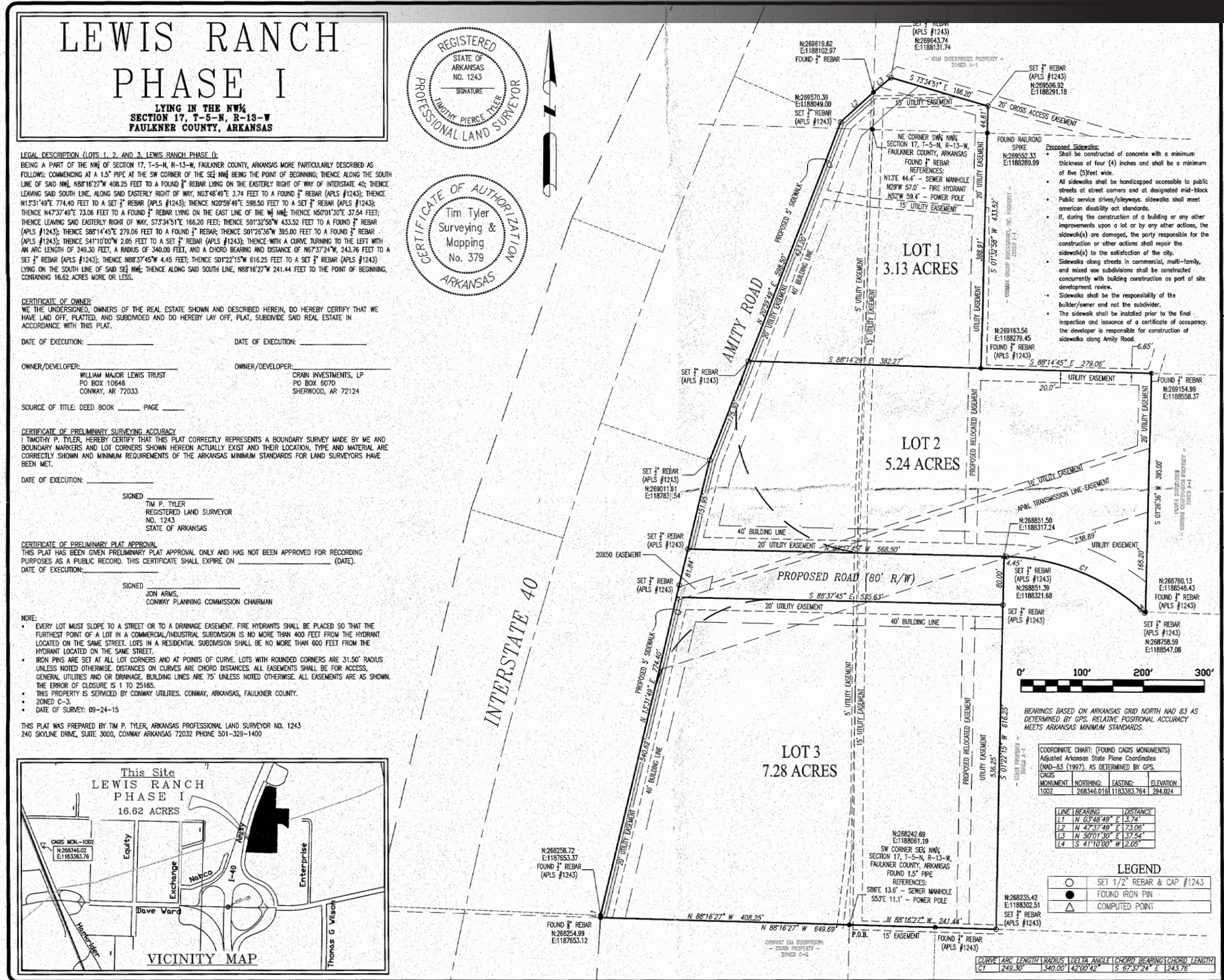
21. In addition to the requirements established herein, all subdivision plats shall comply with all other applicable rules, regulations and laws including but not limited to the Growth Plan (Comprehensive Plan), the Conway Zoning Ordinance, building and housing codes, and any other regulations adopted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

AUTHORIZATION TO PROCEED

22. 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.

EXPIRATION OF PLAT

23. 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 Lewis Ranch Phase I will expire on 10/30/2016.



Preliminary Plat

T Tyler Group
surveying, mapping, engineering
1240 SKYLINE DR. STE. 3000/CONWAY, AR. 72032
PH: 501.329.1400 / Fax: 501.327.3972 / www.ttylertgroup.net / email: info@ttylertgroup.net

DATE:	09-29-15
SCALE:	1 INCH EQUALS 100 FEET
PROJECT JOB NO:	115-0734
DRAWN BY:	MNT
REVIEWED BY:	RFG
STATE CODE:	500-05N-13W-0-17-400-23-1243
SHEET NO.:	1 OF 1

DESCRIPTION OF REVISION MADE	RECEIVED
DATE	OCT 30 2015
INT.	By

LEWIS RANCH PHASE I
BEING A PART OF THE NW¼ SECTION 17, T-5-N, R-13-W, FAULKNER COUNTY, ARKANSAS

2A LEWIS REZONING REQUEST: I-1, I-3, A-1 TO C-3

BILL LEWIS REZONING A-1 (AGRICULTURAL), I-1 (INTERMEDIATE INDUSTRIAL) AND I-3 (INTENSIVE INDUSTRIAL) AND TO C-3 (HIGHWAY SHOPPING DISTRICT)

APPLICANT
 William Major Lewis Trust
 P.O. Box 10646
 Conway, AR 72034

STAFF REVIEW BY
 Bryan Patrick, Director of Planning
 1201 Oak Street
 Conway, AR 72032

SITE DATA
Location. Northeast corner of Amity Road / I-40 and Dave Ward Drive

Site Area. 64 acres +/-

Existing Structures. Two metal buildings (12,100± s.f. total), one wooden structure (1350± s.f.), various mobile homes for sale, and other mobile structures.

Current Zoning. A-1 (Agricultural), I-1 (Intermediate Industrial), and I-3 (Intensive Industrial)

Requested Rezoning. C-3 (Highway Shopping District)

Overlay District. None

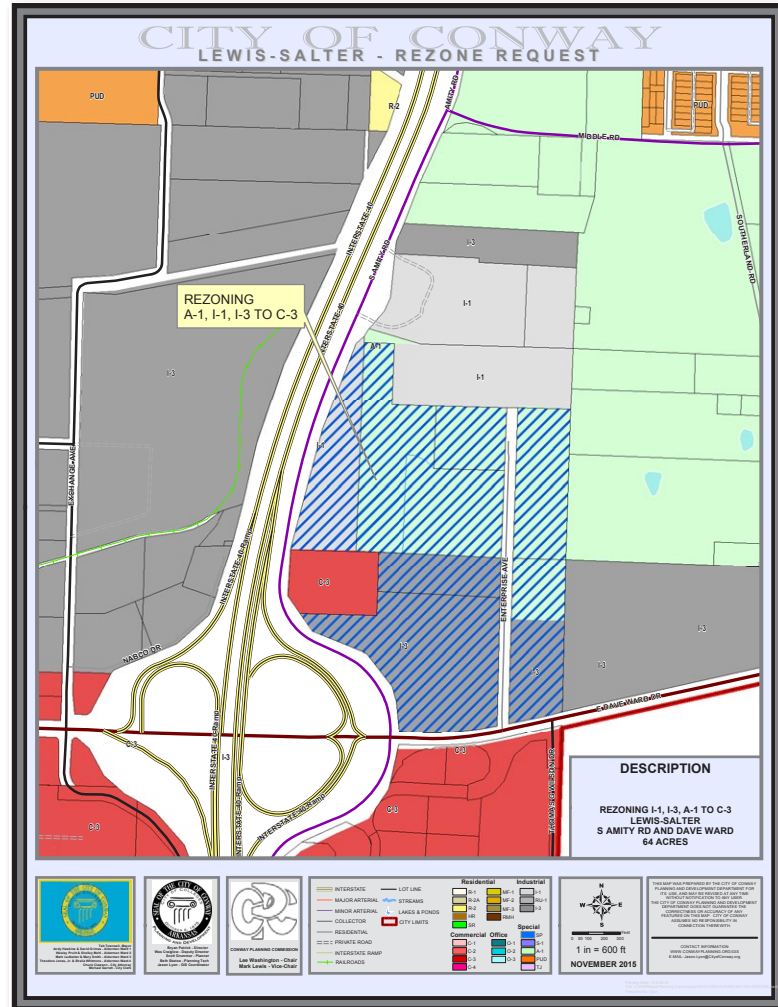
Comprehensive Plan. The Comprehensive Plan shows this property as appropriate for commercial and general industrial.

Projected Traffic Impact. With the existing industrial and agricultural zoning with maximum allowed buildout, around 1500 vehicle trips per day can be expected. With a rezoning to C-3 and used for auto sales, general retail, and restaurants, traffic generation will increase greatly. However, vehicle trips per day are difficult to determine without specific defined commercial functions. With a maximum build out as allowed under C-3 zoning, traffic generation could be as high as 15,000 vehicle trips per day.

Utility Infrastructure. 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.

Flood/Drainage. The property is not within any flood plain or flood way.

Street Improvements. The intersection of Dave Ward Drive and I-40/Amity Road is scheduled for substantial road improvements, in conjunction with the Lewis Crossing shopping center on the south side of Dave Ward, two large roundabouts. On the south, an I-40 ramp and Amity Road

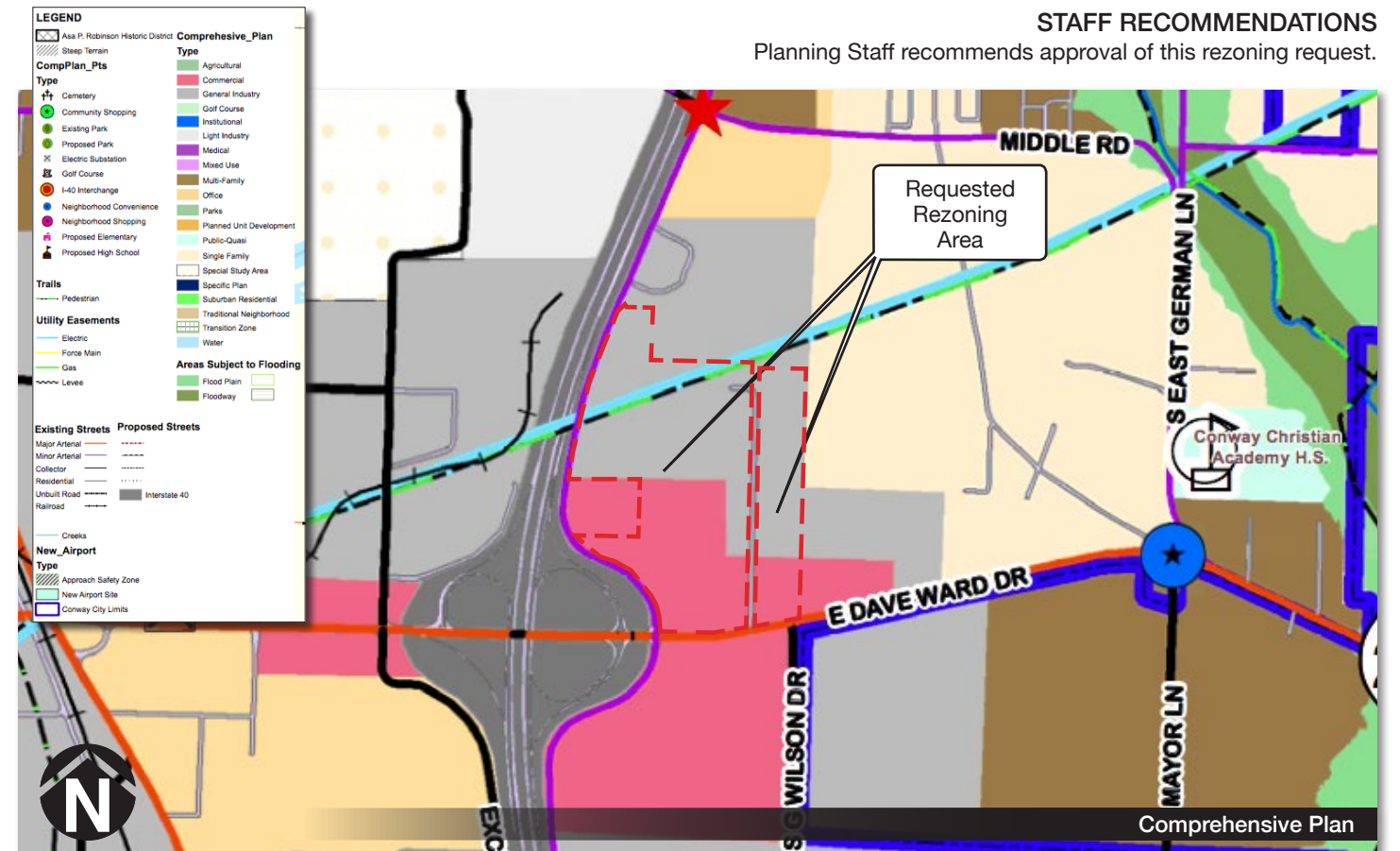
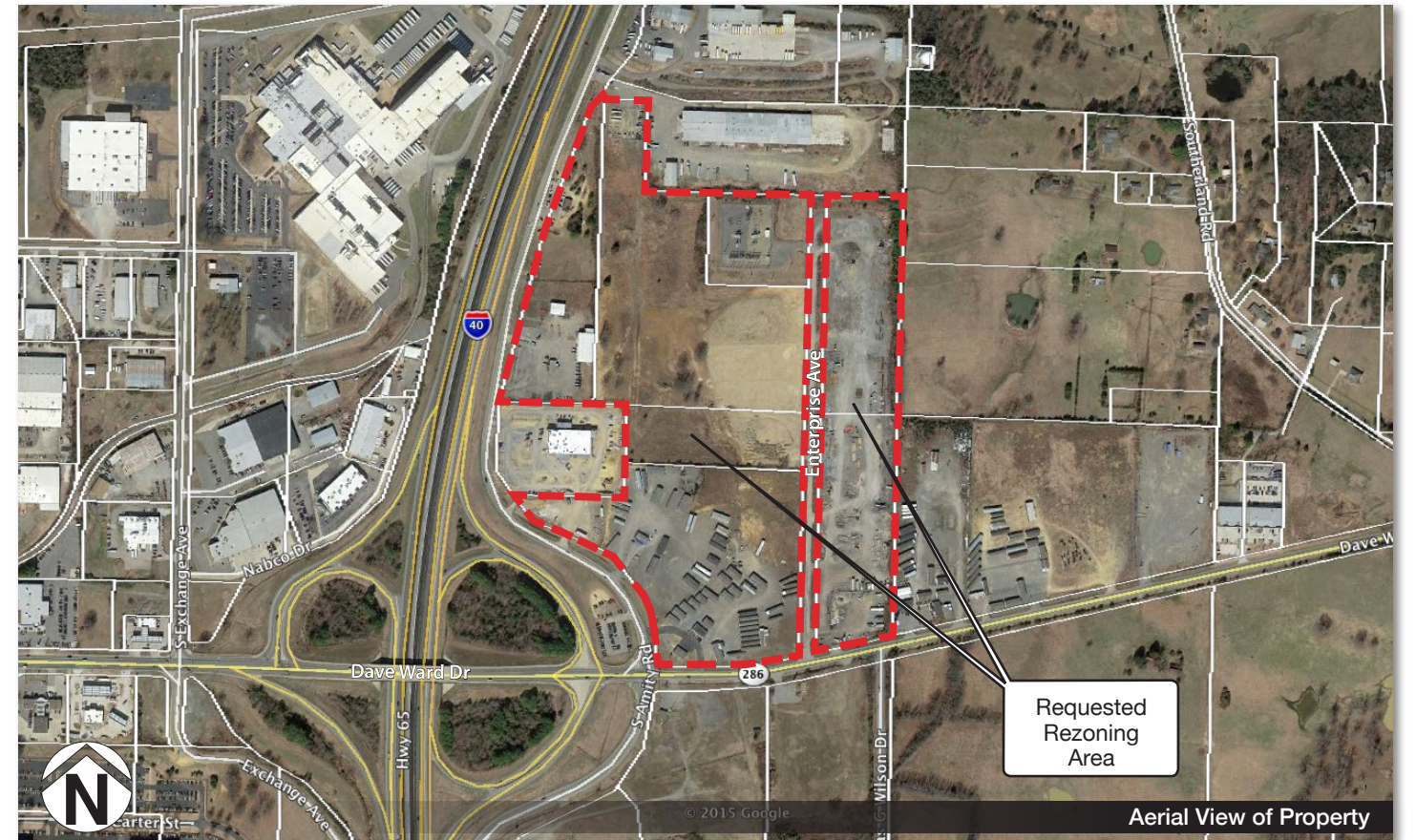


improvements are planned. There is an existing undeveloped Enterprise Avenue right of way running north-south through the requested property. The City Street Department is working with the developer to construct this street and incorporate it into the Dave Ward Drive improvements and provide an additional northern connection to Amity Road. In the near future, there will be an adequate street network to serve the development of the requested property.

Conway 2025. Conway 2025 does not contain any specific statements directly applicable to this request.

STAFF COMMENTS
 This property has been zoned industrial and agricultural since the 1980s or earlier. The property was initially seen as an appropriate area to develop large manufacturing facilities. However, with interstate frontage the area is more desirable for commercial development. The Comprehensive Plan anticipated a change in a portion of the area from industrial to commercial. The property is currently used for auto sales, mobile homes sales, and gas field services. In 2012, Crain Kia rezoned an adjoining 5 acre tract to C-3 to develop a car dealership. This 5 acre property is surrounded by the requested property. This area is transitioning from an industrial area to a commercial area. Planned street improvements will help ease area access.

Staff Recommendations



2B CONWAY DEVELOPMENT CORPORATION REQUEST FOR CONDITIONAL USE PERMIT

**CONWAY DEVELOPMENT CORPORATION
CONDITIONAL USE PERMIT REQUEST TO ALLOW
HOSPITAL SERVICES IN RU-1 (RESTRICTED USE)**

APPLICANT
William Adkisson representing:
Conway Development Corporation
PO Box 996
Conway, AR 72033

STAFF REVIEW BY
Bryan Patrick, Director of Planning
1201 Oak Street
Conway, AR 72032

SITE DATA
Location. 2255 Sturgis Road. Lying between the entrance to the Meadows Technology Park and Happy Valley Drive.

Site Area. 9.53 acres +/-

Existing Structures. None

Current Zoning. RU-1 (Restricted Use)

Requested Conditional Use Permit. To allow hospital services.

Overlay District. None

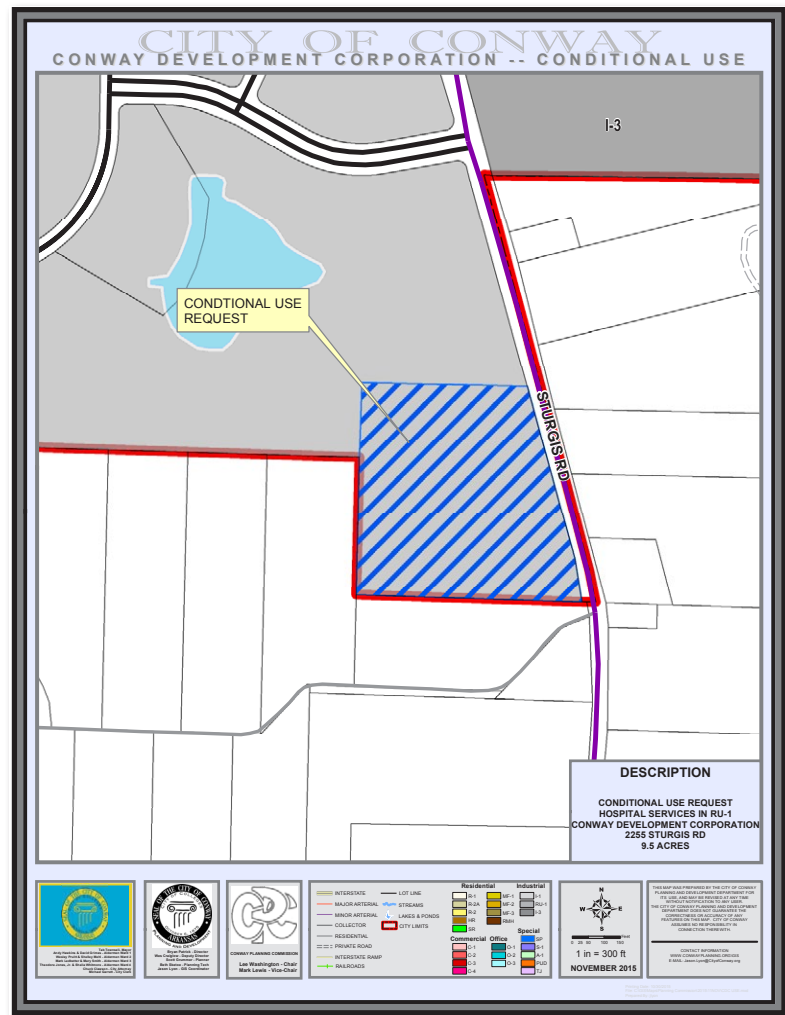
Comprehensive Plan. The Comprehensive Plan shows this property as appropriate for office.

Projected Traffic Impact. Under the current RU-1 zoning and with maximum development as a large office facility, the requested property would generate around 1826 vehicle trips per day. If the property were used for a large full service hospital with emergency services, 2916 vehicle trips per day could be expected. A more accurate number based on beds could be determined at 11.81 vehicle trips per day per bed. The application does not provide a bed count.

Flood/Drainage. No part of the requested property is within any flood plain or flood way.

Street Improvements. No street improvements are planned for Sturgis road abutting this property at this time. The new southern I-40 interchange should be completed in the near future.

Conway 2025. Not directly applicable

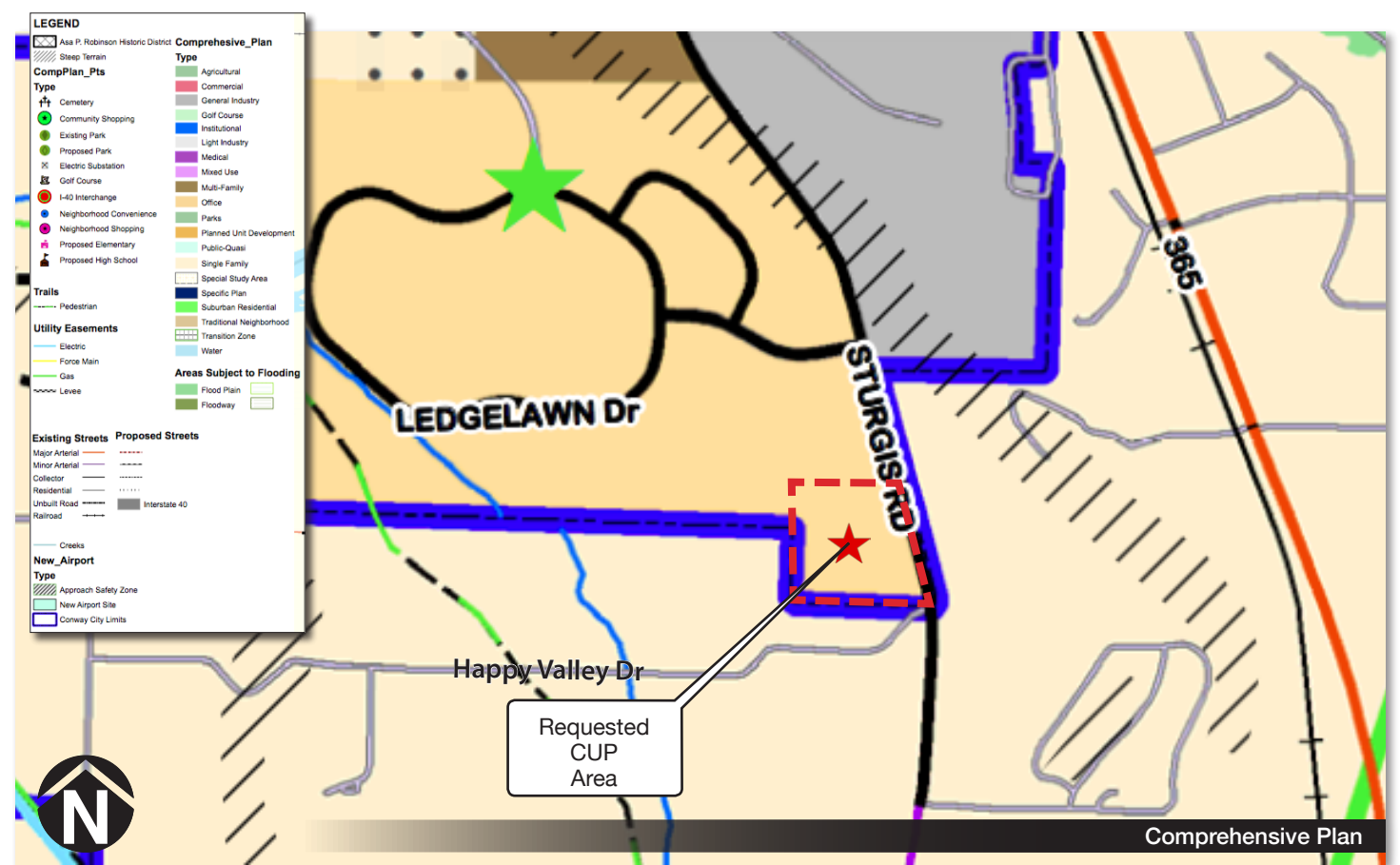


STAFF COMMENTS

The conditional use permit application is for hospital services. The application does not provide any information beyond this basic request. The applicant can provide additional information at the public hearing concerning; services offered, size, number of patients, etc.

STAFF RECOMMENDATIONS

A hospital at this location would seem to fit the overall intent and scheme of the Meadows Tech Park. However, the Planning Commission should weigh additional information provided by the applicant and public to make a determination. Planning Staff does not offer any suggested conditions at this time. The Planning Commission should craft appropriate conditions based on information gathered at the public meeting.



Proposed Schedule for the Nomination of 2016 Planning Commission Members

Two new members will be needed in 2016 to fill Lee Washington's and Anne Tucker's positions. Anne Tucker has opted to step in and complete Stan Hobbs' term, which ends in 2017. The two new 5 year terms will expire in 2020.

City wide representation is a desirable trait of the Planning Commission. Not including the Lee Washington or Stan Hobbs and accounting for Mark Lewis' recent move, the Planning Commission consists of:

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

Lee Washington resides in Ward 3 and Stan Hobbs in Ward 2.

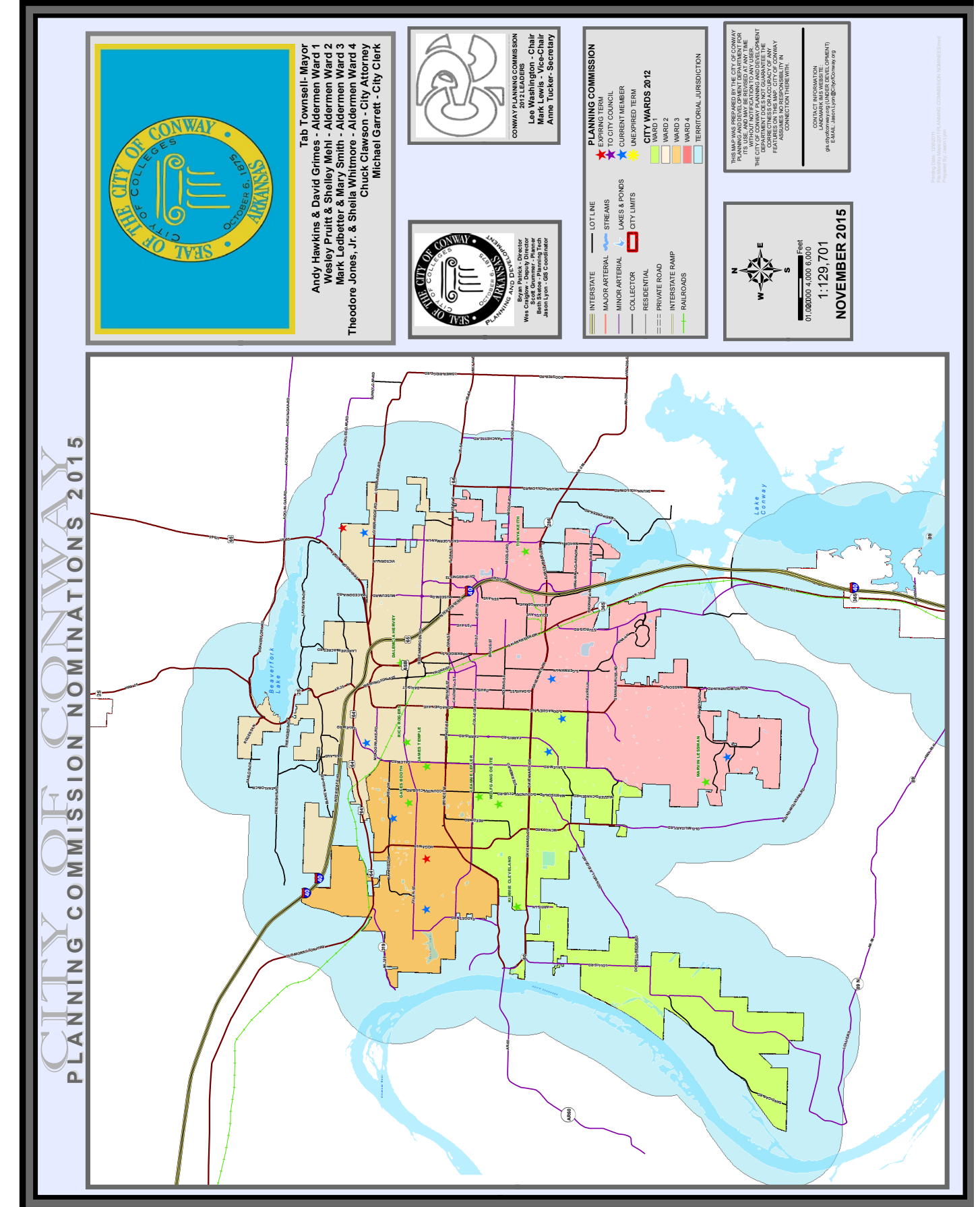
Ideally, the new members would represent a combination of Wards 1, 2 and 3.

Nine nominee applications were accepted by the November 2 deadline plus one additional application that was received on November 3. It was left to the discretion of the Planning Commission as to whether or not to consider this late application. All forms were forwarded to the Planning Commission members to begin the nominee interview process.

The Planning Commission should select two nominee recommendations for the City Council at the November 16, 2015 meeting.



STEP	DATE	ACTION	DAYS PRIOR TO TERM EXPIRATION	DAYS REQ'D PRIOR TO TERM EXPIRATION
1	October 1, 2015 (Thursday)	Planning Commission advertises for nominations	91	90
2	October 19, 2015 (Monday) October Planning Commission Meeting	Planning Commission discusses nomination process and creates nomination committee(s)	74	N/A
3	October 30, 2015 (Friday)	Planning Commission closes nominations	63	60
4	November 1 to November 15, 2015	Nominee interviews, discussion and selection		
5	November 16, 2015 (Monday) November Planning Commission Meeting	Planning Commission chooses and submits nominees to the City Council. Nominee choices are released to the media	46	30
6	November 17 to December 7, 2015	City Council takes under advisement for 21 Days (20 req'd)	23	10
7	December 8, 2015 (Tuesday) First December City Council Meeting	City Council notifies Planning Commission of action	22	



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