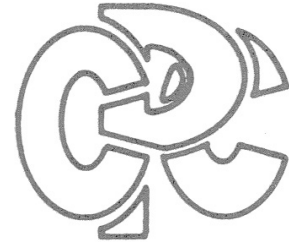




PLANNING COMMISSION MEETING

District Court Building
810 Parkway Street
Conway, AR 72034



Conway Planning Commission

November 16, 2015, 7:00 pm

The regular meeting of the Conway Planning Commission was held Monday, November 16, 2015 in the Russell L. "Jack" Roberts District Court Building. Present: Vice-Chairman Mark Lewis, Marilyn Armstrong, Bryan Quinn, Anne Tucker, Wendy Shirar, Jerry Rye and Justin Brown. Chairman, Lee Washington and Stan Hobbs were absent.

Vice-Chairman, Mark Lewis called the meeting order.

The Conway Planning Commission (PC) makes recommendations to the City Council on public hearing items. The City Council will make a final decision on these items using the PC's recommendation as a guide. Items not approved by the PC may be appealed to the City Council within 30 days after the PC's denial. If an item is appealed to the City Council a public hearing sign must be placed on the property no less than 7 days prior to the City Council meeting and a public notice will be placed on the City's website at www.cityofconway.org. Items reviewed by the PC on this agenda may be considered by the City Council as early as November 24, 2015.

Vice-Chairman Lewis requested that the Commission members introduce themselves to the audience present.

Minutes from the October meeting were approved unanimously on a motion made by Anne Tucker and seconded by Wendy Shirar.

The procedure followed for public hearing portion of the meeting is to allow the first representative to speak in favor of a request for ten minutes and each subsequent favorable speaker for two minutes each. Then, if there is any opposition, the first speaker opposed to the request may speak for ten minutes and each subsequent opposed speaker for two minutes each. Anyone wishing to speak either for or against an item may do so on any public hearing issue presented. Once all public parties have spoken the item will be brought back into committee for discussion.

Matthew Brown presented the subdivision committee report.

I. SUBDIVISION

A. The PC voted unanimously to approve the Subdivision Committee report (item follows) on a motion made by Marilyn Armstrong and seconded by Justin Brown.

B. The preliminary plat for Lewis Ranch Phase 1 subdivision was approved subject to the amended punch list. The punch list item that was amended is as follows.

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 approves this request.***

II. PUBLIC HEARINGS

- A. Salter Properties' request for rezoning from I-1, I-3 and A-1 to C-3 for property located east of Amity Road and north of Dave Ward Drive/AR Hwy 286 was approved 7-0 on a motion made by Bryan Quinn and seconded by Anne Tucker. Brent Salter, 5330 Baytown Drive, presented the request explaining that Salter Properties is representing the Lewis and Crain families in a complete rezoning of all the described property at Dave Ward Drive and Amity Road to C-3 which he feels is congruent with the development of that area.
- B. Conway Development Corporation's (CDC) request for a Conditional Use Permit to allow Hospital Services in an RU-1 zone for property located at 2255 Sturgis Road was approved 6-2 on a motion made by Bryan Quinn and seconded by Anne Tucker. Planning Commissioners Mark Lewis and Marilyn Armstrong voted in opposition. William Adkisson, 711 Locust Street, Chairman of the CDC, presented the request. Mr. Adkisson explained that he feels this use is a good fit for the property, which lies within the Meadows Technology Park. He went on to explain that the entrance for this new facility would be independent of the existing main entrances to the Technology Park. Jamie Gates, 5 Lexington Drive, the Executive Vice President of the Conway Chamber of Commerce, spoke in favor of the request. Mr. Gates described how the CDC has been working with Acadia Health to bring a facility to the Conway area. The 70,000 sf facility will operate 24 hours/day and employ 150 full-time staff. He went on to state that the facility would be good fit considering other Technology Park tenants as well as the proximity to the new I-40 interchange and other healthcare providers within the City. He reported that the CDC has contacted both Crafton-Tull and HP, other tenants within the Technology Park, regarding the new facility. Matt Wiltshire (no address given), CEO of Millcreek Behavioral Health, works with Acadia Health, spoke in favor of the request. Mr. Wiltshire explained that the new facility would be an acute care (non-residential), secure facility which will serve 80-100, primarily, adult patients with an average stay of 6 to 8 days. He anticipates the majority of traffic to the facility will be during the day and he would like to maintain as much of the wooded property as possible to promote privacy. The Planning Commission asked some questions of Mr. Wiltshire to better understand the type of hospital and services that will be provided. Some Planning Commissioners felt that those presenting the conditional use permit request might be trying to hide something as no detailed information was given as to the type of hospital planned. Wilbur Owen, 1914 Petit Jean Mountain Road, Morrilton, spoke in opposition to the request. Mr. Owen owns property adjacent to the Meadows Technology Park. He stated that he was in favor of the Meadows Technology Park development and commended the CDC for attracting good tenants. However, he went on to state that the requested conditional use does not fit with the what the area residents/property owners were told regarding the zoning of the Technology Park or the restricted use zoning that was approved for the Technology Park, hence the need for the conditional use permit. Mr. Owen stated that Acadia Health's facilities treat the mentally ill and those suffering from drug addiction, which is not safe considering the proximity of residents. Ron Bramlett,

25 Winwood Loop, spoke in opposition to the request. His primary objection was related to the close proximity of nearby residences. There was some discussion among the Planning Commissioners regarding the type of hospital planned and if there was an effort to hide the details of the program from the decision makers. Also, the security of the facility was questioned. Mr. Wiltshire explained that it is a voluntary admittance facility, but that it is completely secure, with coded badge access for staff and reception for guests. He stated that there is not on-site security personnel, because there has not been a need demonstrated at other peer facilities, but should it be required to appease neighboring residents then the hospital would comply. After further questions from the Planning Commission, Mr. Gates explained that he had sent an email to the Planning Commission email address (conwayplanning@gmail.com) with program details, etc. *(as the message was not sent until the weekend preceding the meeting, it did not reach the Planning Commissioners prior to the meeting)* Mr. Gates went on to explain that, while the selected site might seem too far away from the health care facilities within Conway, that a location 5-7 minutes from existing hospitals is considered 'close' by industry standards. Also, its proximity to the new I-40 interchange makes it desirable as a regional acute care destination.

III. DISCUSSION

- A. An update on the status of the 2016 Planning Commission nomination process was discussed. One committee, led by Marilyn Armstrong, has completed it's nominee interviews. The other committee, led by Jerry Rye, plans to conduct it's nominee interviews on Thursday, November 19. The PC discussed the possibility of an interview via Skype for one nominee that was not able to attend the first committee's interviews. Once the second committee completes it's interviews the PC will meet to vote on Monday, November 23, as a majority, on the final selections.

IV. ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

- A. Development Reviews
 - 1. Vic Worley Office Building, 1237 Front Street
 - 2. Ida Burns Elementary Addition, 1201 Donaghey Avenue
 - 3. Canant Commercial Center, 855 South German Lane
 - 4. Lewis Crossing Lot 9, 1125 Amity Road

- B. Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)
 - 1. Cambridge Village Subdivision [filed; L-263]
 - 2. Kid's Play Replat [filed; L-264]
 - 3. Navistar Addition [minor plat submitted for review]

There being no further business to conduct, the meeting was adjourned by a unanimous vote on a motion made by Anne Tucker and seconded by Jerry Rye.