

JANUARY

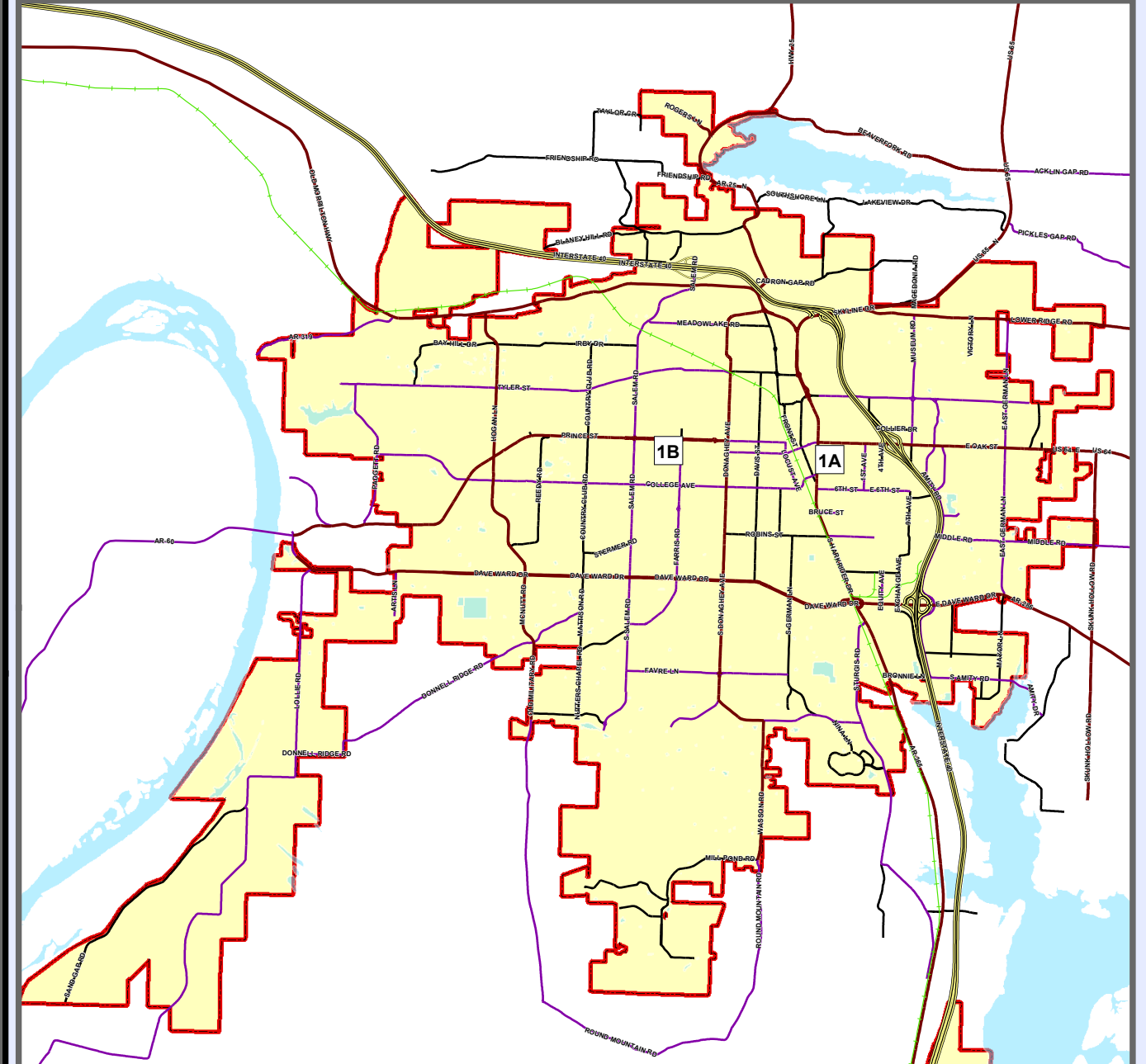
Conway Planning Commission

Meeting will
be Tuesday due
to the MLK, Jr.
Holiday

7:00pm • January 19, 2016 • 810 Parkway Avenue

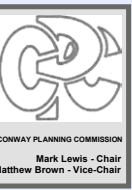
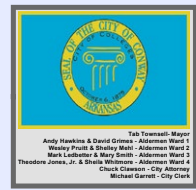
CITY OF CONWAY

JANUARY 2016 PLANNING COMMISSION ITEMS

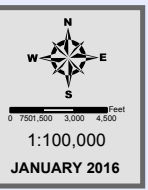


JANUARY 2016 AGENDA ITEMS:
 1A. TONY SALTER -- REZONING
 1B. EAGLE BANK AND TRUST -- CONDITIONAL USE

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INTERSTATE	LOT LINE	Residential	Industrial
MAJOR ARTERIAL	STREAMS	R-1	MF-1
MINOR ARTERIAL	LAKES & PONDS	R-2A	MF-2
COLLECTOR	CITY LIMITS	R-2	MF-3
RESIDENTIAL		HR	RMH
PRIVATE ROAD		SR	
INTERSTATE RAMP		Commercial Office	Special
RAILROADS		C-1	O-1
		C-2	O-2
		C-3	O-3
		C-4	PUD
			TJ



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CONTACT INFORMATION
 LANDMARK GIS WEBSITE
 gis.cityofconway.org (UNDER DEVELOPMENT)
 E-MAIL: Jason.Lynn@CityofConway.org

Printing Date: 1/6/2016
 File: C:\GIS\Map\Planning Commission\2016\1A\1A\JANUARY 2016 Overall Map.mxd
 Prepared By: JLM

CONWAY, ARKANSAS PLANNING COMMISSION MEETING AGENDA

7:00 pm • TUESDAY • January 19, 2016

District Court Building • 810 Parkway

SUBDIVISION COMMITTEE WILL NOT MEET

*Welcome new
Planning Commissioners,
Dalencia Hervey and Brooks Freeman!*

Planning Commissioners

Mark Lewis, Chairman
Matthew Brown, Vice-Chairman
Marilyn Armstrong
Justin Brown
Brooks Freeman

Dalencia Hervey
Bryan Quinn
Jerry Rye
Wendy Shirar
Anne Tucker

Contact the Planning Commission by email at planningcommission@cityofconway.org

Call to Order

Introduction & Chairperson Remarks

Minutes: December 21, 2015

1. Annexation, Zoning and Conditional Use (Requires Public Hearing)
 - A. Salter Rezoning Request: R-1 to C-3
 - B. Eagle Bank & Trust Conditional Use Permit Request: Bank
2. Discussion
 - A. 2016 Committee Assignments

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
 - Central Baptist Church, Children's Building Addition, 3333 Dave Ward Drive
- B. Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)
 - Hatten Subdivision; filed [L-271]
 - Douglas Subdivision; filed [L-272]
 - Conway Marketplace East, Lot 2D Replat; filed [L-273]
 - Ritter Addition, Lot 1; filed [L-274]
 - Winterbrook Subdivision; filed [L-275]

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 February 9, 2016.

1A SALTER REZONING REQUEST: R-2A TO C-3

SALTER INC. REZONING REQUEST:
R-2A (LARGE LOT DUPLEX) TO
C-3 (HIGHWAY SHOPPING DISTRICT)

APPLICANT
 Tony Salter
 Salter, Inc.
 P.O. Box 1782
 Conway, AR 72033

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

SITE DATA
 Location. 723 Factory Street, 700 1st Street, and 714 1st Street. The northwest corner of Factory and 1st Street.

Legal Description. On file

Site Area. 0.81 acres +/-

Current Zoning. R-2A (Large Lot Duplex)

Requested Zoning. Old Conway Design Overlay District

Existing Structures. Existing Structures: 2 single family residences and outbuildings.

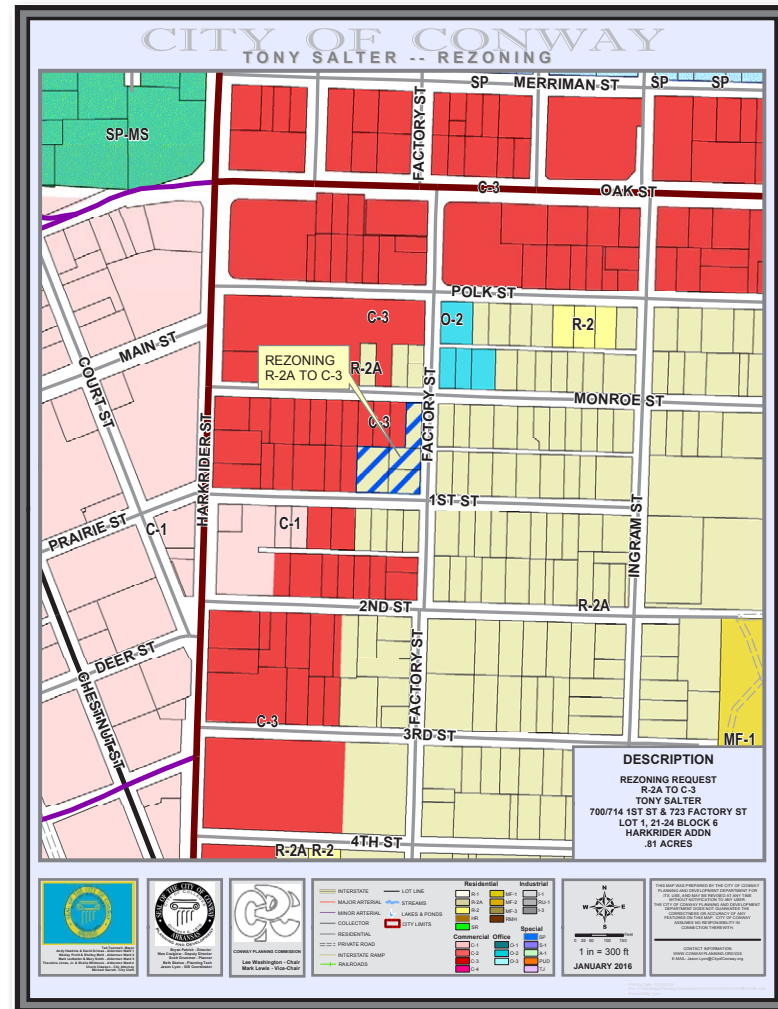
Overlay. None

Comprehensive Plan. The Comprehensive Plan shows this property in an unrealized downtown study area. However, the Old Conway Design Overlay district shows the area as appropriate for urban transitional structures; structures that could be residential or commercial in nature.

Projected Traffic Impact. With the existing duplex zoning and maximum allowed buildout of 5 units, around 50 vehicle trips per day can be expected. Traffic generation manuals state that with a rezoning to C-3 and used for intensive general retail, traffic generation could be expected around 700 vehicle trips per day. Due to the configuration of the lot and other existing retail uses, this traffic generation number is likely too high.

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.

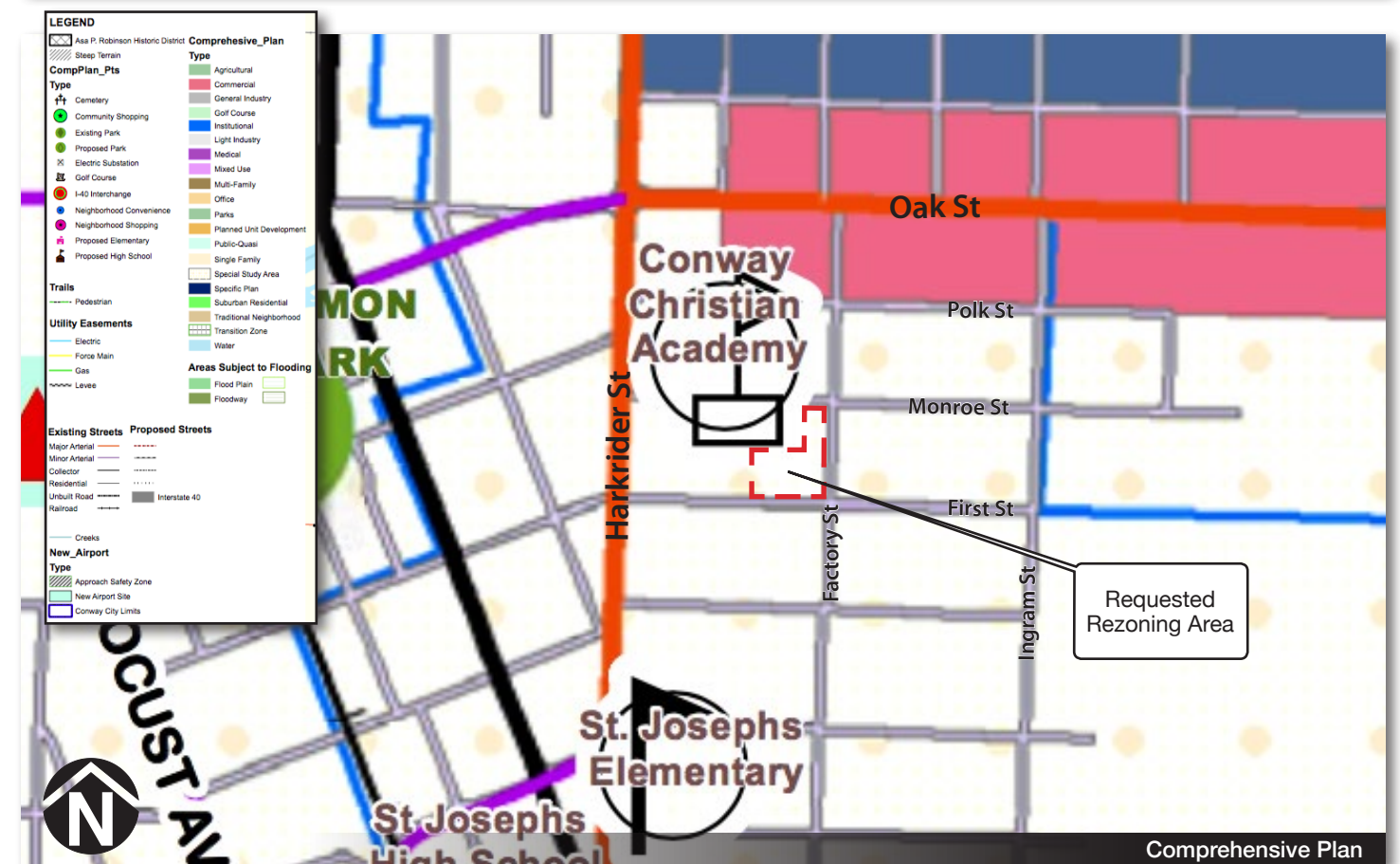


Street Improvements. There are currently no immediate plans for area street improvements. Harkrider is a State controlled right of way. The AHTD has prepared plans for the eventual widening of Harkrider south of Oak Street to Bruce Street however these plans are on hold due to utility relocation.

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

STAFF COMMENTS
 This majority of the block bounded by Harkrider, Monroe, Factory, and 1st Streets is zoned C-3. This zoning has been in place since at least the 1980s. A small portion in the northeast section of the block was rezoned from R-2A to C-3 in 2005. The majority of the block is owned by the Salter Family. These lots are "remnant" parcels currently zoned R-2A. It is unlikely and possibly not desirable, to develop these properties as duplex residences. Due to the commercial nature of this block, it would be appropriate to allow the entire block to be zoned C-3. As future development occurs to the east across Factory Street, a 200 foot +/- band of office zoning would be beneficial to buffer the commercial area from the residential area.

STAFF RECOMMENDATIONS
 Planning Staff recommends approval of this rezoning request.



View of property looking SW at intersection of Monroe and Factory Streets





View from property S across 1st St



View from property S across 1st St

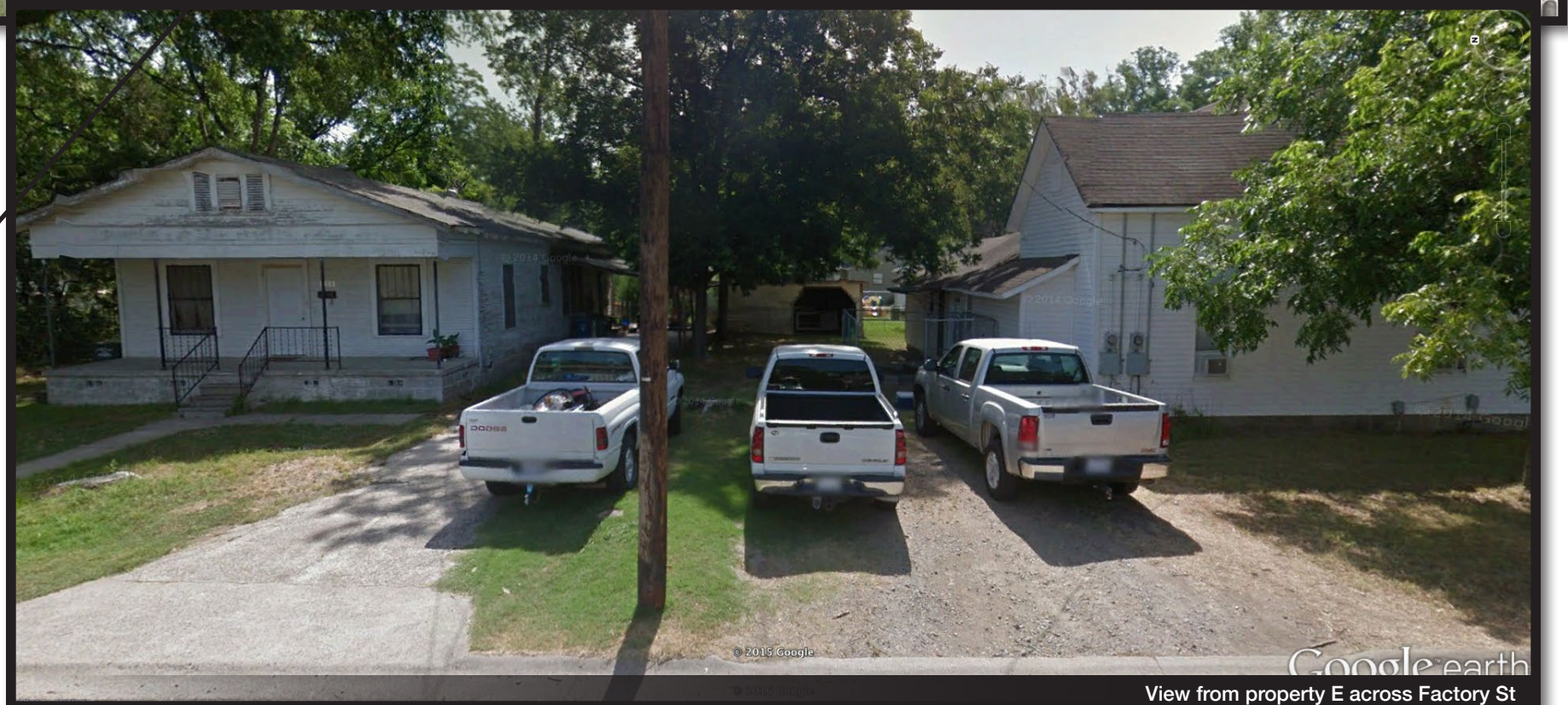


View from property S across 1st St



View of property looking NW at intersection of 1st and Factory Streets

DEMOLISHED



View from property E across Factory St

1B EAGLE BANK & TRUST CONDITIONAL USE PERMIT REQUEST

EAGLE BANK & TRUST CONDITIONAL USE PERMIT REQUEST TO ALLOW A BANK WITH DRIVE-THROUGH

APPLICANT
 Barry Williams, RLA
 Crafton Tull & Associates on behalf of Client
 1000 LedgeLawn
 Conway, AR 72034

CLIENT
 Michael Bynum
 Eagle Bank & Trust

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

SITE DATA
Location. 2515 Prince Street and 975 Farris Road. At the southwest corner of Prince Street and Farris Road. Property known as the Doyle Property.

Site Area. 0.99 acre +/-

Current Zoning. O-1 (2515 Prince) and O-3 (975 Farris)

Requested Conditional Use Permit. To allow a bank with drive through

Existing Structures. A 1455 square foot home (2515 Prince) and a 1504 square foot residential structure (975 Farris) and accessory buildings

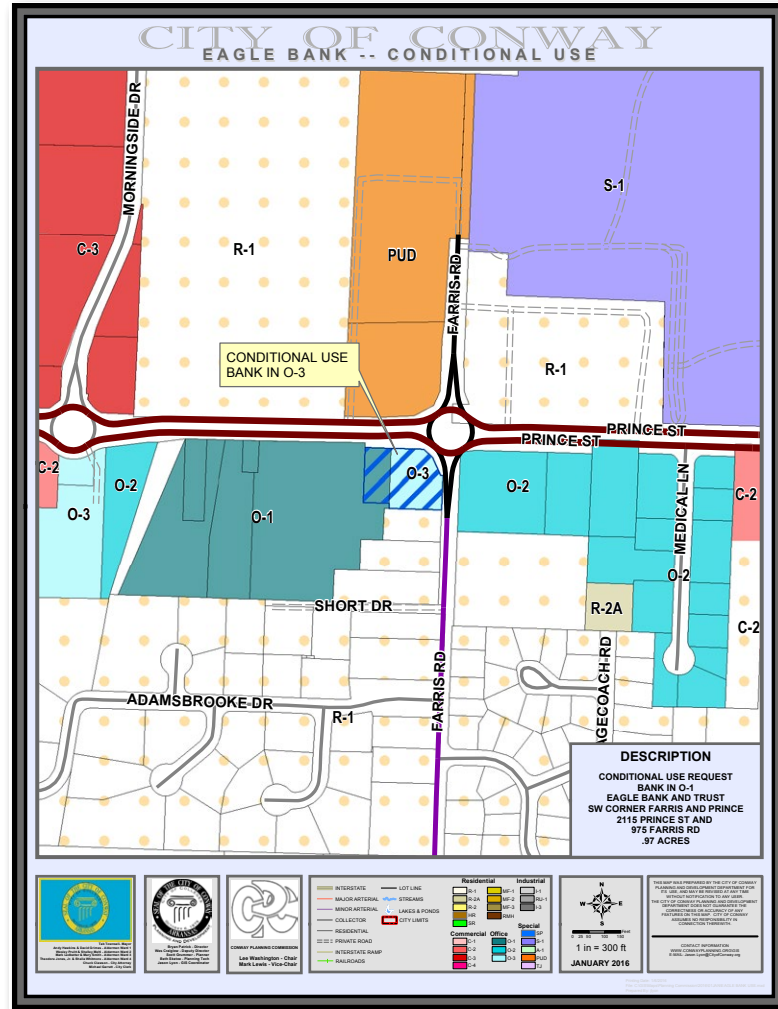
Overlay. None

Comprehensive Plan. The Comprehensive Plan shows this area as appropriate for single family residential. However, the property is zoned for office and the approval of several adjacent properties for commercial use, coupled to the increased capacity of an improved Prince Street, has created strong demand for additional office and commercial uses throughout this area. Also, the property across Prince Street is zoned PUD and contains the Wal-Mart Neighborhood Market and Chick-Fil-A

Projected Traffic Impact. Under current office zoning with a high turn over medical office, 582 generate vehicle trips per day could be generated. If the property were given a conditional use permit for a 3625 s.f. bank with drive through, approximately 890 vehicle trips per day could be expected. This number is assuming a high turn over bank.

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

Street Improvements. No street improvements are planned in the near future. Prince Street recently received major upgrades including roundabouts and a divided median.

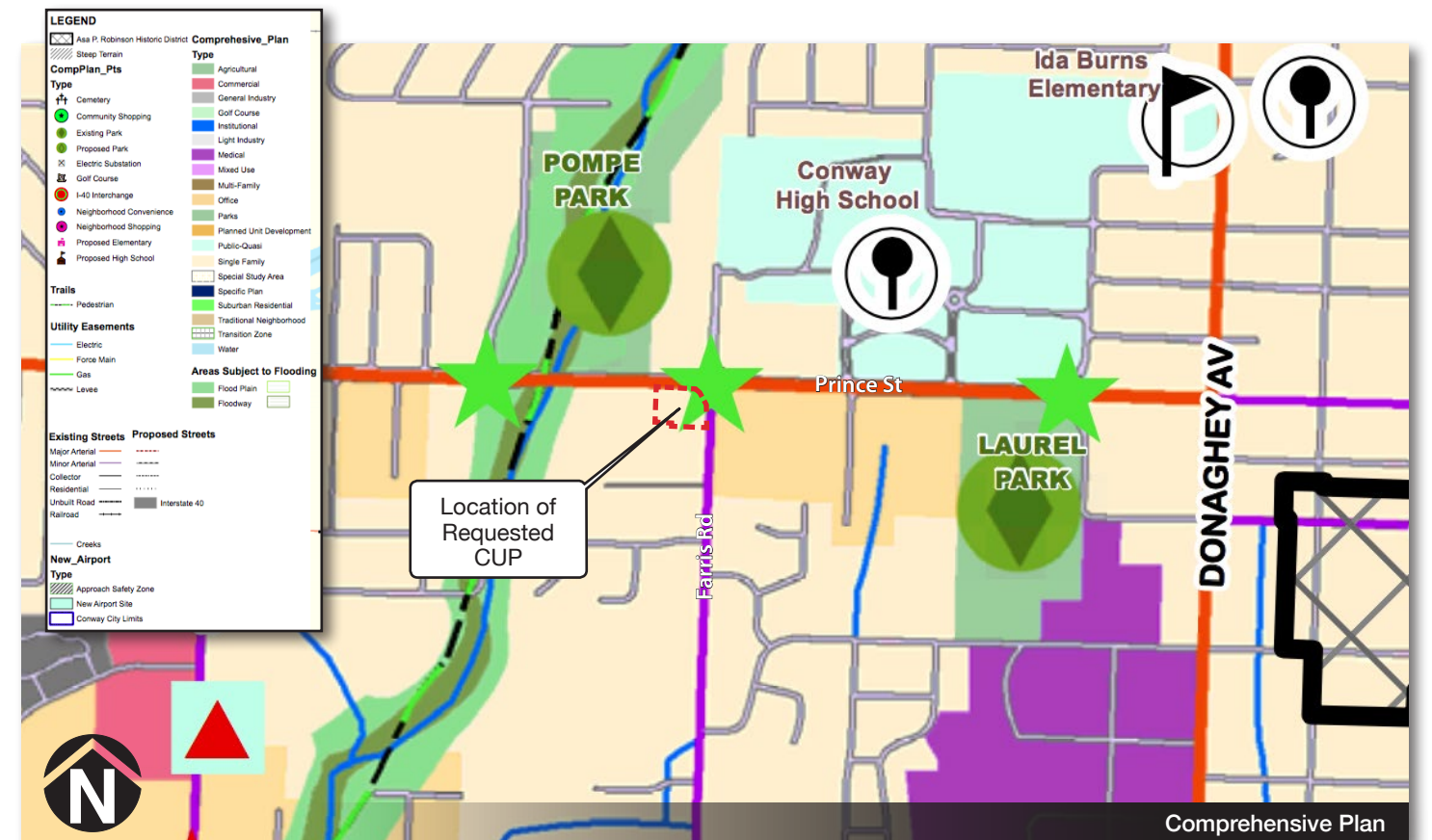


Conway 2025. Not directly applicable

STAFF COMMENTS
 The applicant is requesting a conditional use permit to allow a 3625 square foot bank with 3 drive through lanes and an ATM lane. In April 2015, Eagle Bank requested and was given a permit for a similar bank design at the northwest corner of Prince and Salem. This transaction fell through due to the property's covenants and restrictions preventing development other than single family residential.

In February 2014, a conditional use permit for a Kum and Go convenience store was requested for this property at the southwest corner of Salem and Prince. This request was ultimately withdrawn based on comments concerning traffic generation and opposition to 24 hour operation. In comparison, a convenience store with gas pumps would generate around 3600 vehicle trips per day. The proposed bank should generate at most 890 vehicle trips per day; likely less.

The west lot (2515 Prince Street) is zoned O-1. This property was rezoned from R-1 to O-1 in 2008 and also part of a conditional use permit to allow some restricted retail. If approved, this property, as a minor part of the request, should be removed from the approved 2008 conditional use permit number 1277. All other conditions of



1B EAGLE BANK & TRUST CONDITIONAL USE PERMIT REQUEST

permit 1277 shall remain unchanged. The east lot was rezoned from R-1 to O-3 in 2006. An insurance office operated there for several months after this rezoning.

As with the previous convenience store proposal, curb cuts to the property are critical. The Prince Street entrance is fairly self regulating as the divided median prevents left turn in or out. The Farris Road curb cut as shown, is a full service drive offering

left and right in and out. The drive is located as far south as possible and should be manageable. The curb cuts will receive City Engineer review during Planning Staff development review. Cross access to adjacent properties will also be reviewed during development review. A cross access will likely be required to the undeveloped western property.



View from Prince St & Farris Rd Roundabout looking SW (@ subject property)

STAFF RECOMMENDATIONS

Planning Staff recommends approval of this request if appropriate conditions can be crafted to ensure compatibility with the surrounding area.

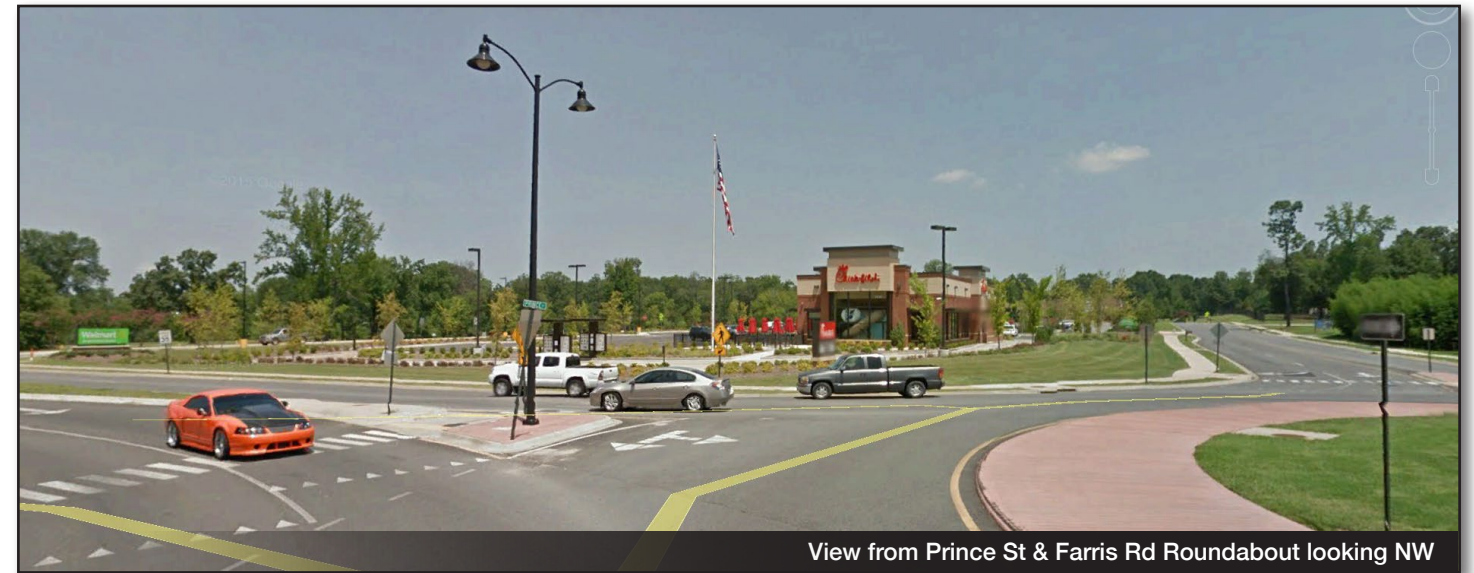
SUGGESTED CONDITIONS

The following list of conditions is not complete and should be considered a “starting point” for conditions. The Commission should take public comment and revise, add to, or delete from the suggested conditions appropriately.

The following conditions are recommended:

1. Lobby and drive through hours of operation are limited to 7 am to 7 pm, Monday-Friday. Drive through may also operate 8 am-2 pm on Saturdays. ATM may operate 24 hours per day 7 days per week.
2. A reduction in the required 20 foot residential landscape buffer on the south side adjacent to the drive through lanes is allowed.
3. Double the amount of development review required landscaping along the south residential boundary. One half of the required trees are to be evergreen species to provide additional buffering to the neighboring residence. An eight foot wooden privacy fence shall be constructed on the south residential property line. The privacy fence shall stop at an appropriate distance from the street right of way to not cause traffic sight line problems.
4. Exterior hours of construction?
5. No dumpster is allowed. Roll cart trash receptacles shall be used.

6. 2515 Prince Street, identified as parcel number 710-08420-000 shall be removed from the approved 2008 conditional use permit number 1277. Permit 1277 shall be amended with all other conditions remaining unchanged.



View from Prince St & Farris Rd Roundabout looking NW



View from Prince St & Farris Rd Roundabout looking SE



View from Prince St & Farris Rd Roundabout looking NE

Proposed Site Plan



2015 COMMITTEES			
ANNEXATION	CONDITIONAL USE	SUBDIVISION	ZONING
Marilyn Armstrong	Marilyn Armstrong	Matthew Brown*	Marilyn Armstrong*
Justin Brown	Justin Brown	Bryan Quinn	Bryan Quinn
Mark Lewis	Mark Lewis*	Jerry Rye	Jerry Rye
Anne Tucker*	Anne Tucker	Wendy Shirar	Wendy Shirar
Vacant	Vacant	Vacant	Vacant

It was discussed at the December meeting that Justin Brown would become the new chairman of the Conditional Use Committee.

2016 COMMITTEES			
ANNEXATION	CONDITIONAL USE	SUBDIVISION	ZONING

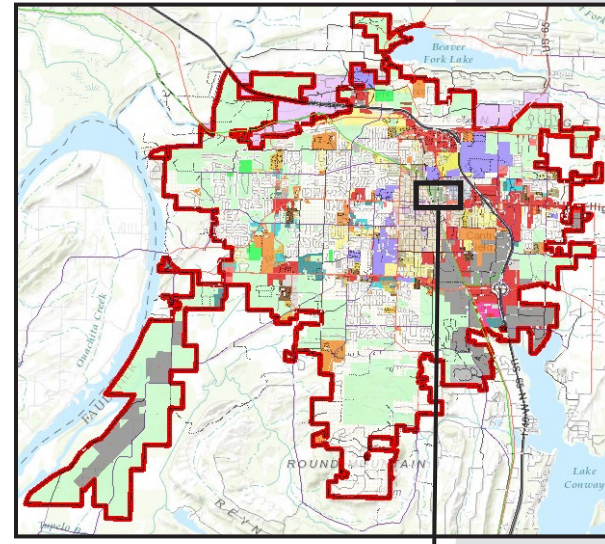
*indicates Chairman



PLANNING 101

What is GIS?

Geographic Information System (GIS) is computer software that links geographic information (**where things are**) with descriptive information (**what things are**). Unlike a flat paper map, where what you see is what you get, GIS can present many layers of different information.

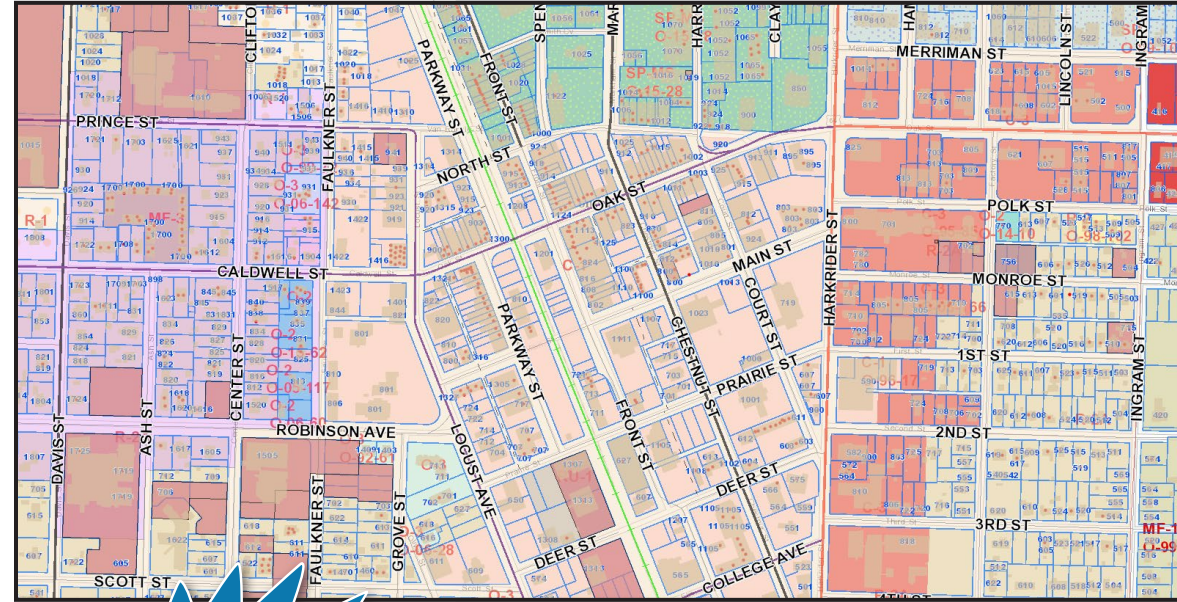


To use a paper map, all you do is unfold it. Spread out before you is a representation of cities and roads, mountains and rivers, railroads, and political boundaries. The cities are represented by little dots or circles, the roads by black lines, the mountain peaks by tiny triangles, and the lakes by small blue areas similar to the real lakes.

A GIS-based map is not much more difficult to use than a paper map. As on the paper map, there are dots or points that represent features on the map such as cities, lines that represent features such as roads, and small areas that represent features such as lakes.

All this information—where the point is located, how long the road is, and even how many square miles a lake occupies—is stored as layers in digital format in a computer.

Think of this geographic data as layers of information within the computer screen. Each layer represents a particular theme or feature of the map. One theme could be made up of all the roads in an area. Another theme could represent all the lakes in the same area. Yet another could represent all the cities.



These themes can be laid on top of one another, creating a stack of information about the same geographic area. Each layer can be turned off and on, as if you were peeling a layer off the stack or placing it back on. You control the amount of information about an area that you want to see, at any time, on any specific map.



The Conway Planning Department uses an ESRI based GIS system to collect and graphically represent land use data for the City of Conway and contractually, Faulkner County mapping data. A web based interactive mapping portal for Conway is available at: <http://gis.conwayplanning.org/Zoning/>. This web based map displays street classifications, zoning, conditional use permits, territorial jurisdiction, addresses, and parcel information.

Source: ESRI, What is GIS, July 2012