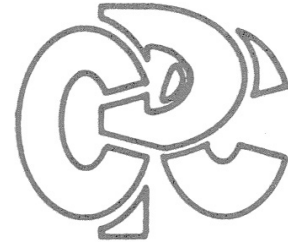




PLANNING COMMISSION MEETING

District Court Building
810 Parkway Street
Conway, AR 72034



Conway Planning Commission

May 16, 2016, 7:00 pm

The regular meeting of the Conway Planning Commission was held Monday, May 16, 2016 in the Russell L. "Jack" Roberts District Court Building. Present: Chairman, Mark Lewis, Vice-Chairman Matthew Brown, Brooks Freeman, Dalencia Hervey, Marilyn Armstrong, Bryan Quinn, Anne Tucker, Wendy Shirar, and Jerry Rye. Justin Brown was absent.

Chairman 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 May 24, 2016.

Minutes from the April meeting were approved unanimously on a motion made by Marilyn Armstrong and seconded by Anne Tucker.

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.

I. PUBLIC HEARINGS

- A. Alexander Tyler's request to rezone property located at 1301 Sturgis Road from A-1 to I-3 was approved 9-0 on a motion made by Bryan Quinn and seconded by Matthew Brown. Bobby French, 1021 Front Street, with Central Arkansas Professional Surveying presented the request on behalf of Mr. Tyler. Mr. French explained Mr. Tyler's desire to open an auto body and vehicle repair shop on the property. He cited that all the surrounding properties are zoned and used similarly and therefore this request was appropriate for the area. He clarified that the primary vehicles served will be automobiles and that Mr. Tyler would like to be under construction within 6 months, pending rezoning and conditional use permit approval. There will be a secured, fenced area to the rear of the building for any long-term storage of vehicles being repaired. The concern over the increasing pedestrian and bicycle traffic along Sturgis Road was raised. Mr. French explained that Mr. Tyler intends to build 60-70' back from the

roadway and that it will meet required design standards for commercial structures in an I-3 zone. Mr. French was not aware of the planned business hours, but thinks they will be typical business hours with the option to continue working inside after closing as needed.

- B. Alexander Tyler's request for a conditional use permit to allow an auto body and vehicle repair shop for property located at 1301 Sturgis Road was approved 9-0 on a motion made by Bryan Quinn and seconded by Anne Tucker. Bobby French, 1021 Front Street, with Central Arkansas Professional Surveying presented the request on behalf of Mr. Tyler. Mr. French explained that all the previous discussion applies to this item and that the conditional use permit is required to operate the auto body shop in an I-3 zone. The condition attached to this motion is:

1. None

- C. Crystal Ealy and Barbara Manuel's request for a conditional use permit to allow an adult daycare for property located at 2850 Prince Street, Suites 18-19, was approved 8-1 on a motion made by Bryan Quinn and seconded by Wendy Shirar with commissioner Matthew Brown voting opposition. Crystal Ealy, 4615 Utah Trail, presented the request explaining that the mission of the adult day care is to "give the care givers a break" so they can go to work or have personal time. Ms. Ealy's plan is to serve up to 15 clients from 6:00 am to 5:00 pm, Monday through Friday. They may also offer respite care which could include weekends and/or be overnight. Ms. Ealy described the staffing plans as a nurse on call, some CNAs on staff as well as herself, her sister, Ms. Manuel, and Ms. Manuel's husband. Ms. Ealy and the Manuels have nearly 30 years combined experience in the adult care industry. They also own a transportation company and plan to take their clients on outings as allowable. Ms. Ealy confirmed that there would be access security on the doors as well a large area behind the suites so clients can go outside. Barbara Manuel, 4615 Utah Trail, also spoke in favor of the request clarifying that the subject property is in the building facing east [facing the Exxon fuel station], not the rear building facing south, as depicted in the staff report. Some concern was expressed with offering respite care in a shopping center, but it was noted that there is definitely a need for the daycare service.

The condition attached to this motion is:

1. Permit is limited to applicants, Crystal Ealy and Barbara Manuel.

- D. Melvin Gonzalez's request to rezone property at 1718 College Avenue from R-2A to R-2 was approved 9-0 on a motion made by Anne Tucker and seconded by Dalencia Hervey. James Keith, 2 Hopkins Lane [Melvin Gonzalez], presented the request explaining that the existing house on the property is dilapidated and is in the process of being demolished. The PC confirmed that the primary reason for the requested rezoning is that the current lot size is 7 feet shy of meeting requirements to allow a duplex and an R-2 zoning will allow a duplex with the current lot dimensions. Melvin Gonzalez, 2 Hopkins Lane, spoke in favor of the request. He explained that in order for him to recoup his investment in the property he must demolish the existing home, as it will cost too much money to restore, and rebuild a duplex. Each unit will be approximately 800-900 SF, have 2-3 bedrooms and a garage or carport. He cited the adjacent, older properties that are also for rent. Jay Whit, 524 Davis Street, spoke in opposition explaining that the fence installed on the north property line is 4'-8" onto his property. After some discussion, Chairman Lewis interjected that, while a valid concern, the fence location was not relevant in relation to the rezoning request. Bryan Patrick, Director of Planning, explained that the Planning department utilizes data regarding property lines from the Faulkner County Assessor's office [derived from the deed] and suggested Mr.

Whit bring his records to the Planning office for review alongside the Assessor's records to reveal any discrepancies in the property boundaries. He clarified that the issue at hand relates to the appropriate use of the property [1718 College Ave] only. As Mr. Whit's concerns were not directly related to the rezoning request Chairman Lewis stated that the next speaker would be considered the first opposed and would be allowed 10 minutes. Vivian Hogue, 1723 College Ave, spoke in opposition citing concerns related to rentals in Old Conway and the location of the planned carports. She said that with the addition of duplexes to the area, properties are not maintained as well as single-family homes and she would prefer to see more single-family development in the area. Taylor Martin, [owner of] 1717 and 1719 College Ave, spoke in opposition. He stated that while he doesn't have a "huge opposition" to a duplex, he does not like to see a duplex replace a single-family residence and asked that the parking be hidden. Some discussion by the PC regarding the amount and location of parking followed, noting that the Historic District Commission will have to approved the duplex and parking design.

II. ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

A. Development Reviews

1. Sam's Club, 1250 S. Amity Road
2. Douglas Company Addition, 200 Exchange Avenue
3. Crain Buick - GMC Dealership, 710 Amity Road

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

1. ASCC Addition, Lot 1, minor subdivision
2. Castleberry Meadows Subdivision, file [L-289]
3. Burns Addition Block 7 (Conway Cottage Court), filed [L-287]
4. Gifford Replat, filed [L-286]
5. Lewis Crossing Phase II amended, filed [L-285]
6. Meadowlake Corner II Replat, filed [L-283]

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