



CONWAY PLANNING COMMISSION

PLANNING COMMISSION MEETING

Russell L. "Jack" Roberts District Court Building • 810 Parkway Street • Conway, Arkansas 72034

September 19, 2016, 7:00 pm

The regular meeting of the Conway Planning Commission was held Monday, September 19, 2016 in the Russell L. "Jack" Roberts District Court Building. Present: Chairman Mark Lewis, Vice-Chairman Matthew Brown, Marilyn Armstrong, Justin Brown, Brooks Freeman, Wendy Shirar, Anne Tucker, Dalencia Hervey, and Jerry Rye. Bryan Quinn was absent.

Chairman Lewis called the meeting order.

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's recommendation as a guide. Items not approved by the Planning Commission may be appealed to the City Council within 30 days after the Planning Commission'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 Planning Commission on this agenda may be considered by the City Council as early as September 27, 2016.

Minutes from the August meeting were approved unanimously on a motion made by Justin Brown and seconded by Marilyn Armstrong.

The procedure followed for the 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.

Marilyn Armstrong presented the subdivision committee report.

I. SUBDIVISION

- A. The PC voted unanimously to approve the Subdivision Committee report.
 - 1. The preliminary plat for Ingram Village PUD was approved subject to the amended punch list. The punch list item that was amended is as follows:

Street Design Requirements

- 14. Where residential streets intersect other residential, collector, or arterial streets, the curb radii at the intersection shall not be less than 28 feet. ***The Planning Commission must approve this request or this condition must be corrected.***
The Planning Commission approved this request.

II. PUBLIC HEARINGS

- A. John and Beth Sketoe's request to rezone property located at 3600 Donnell Ridge Road from I-1 to R-1 was approved 9-0 on a motion made by Matthew Brown and seconded by Wendy Shirar. Beth Sketoe, 57 Timberlane Trail, presented the request explaining that the property had been replatted into a larger lot fronting Donnell Ridge Road, a corridor more residential than commercial in nature, and that they would like to rezone the property in order to construct a single-family home.
- B. Life Choices, Inc.'s request to rezone property located at 1330 S Donaghey Avenue from A-1 to O-2 was approved 9-0 on a motion made by Anne Tucker and seconded by Dalencia Hervey. Donna Gray, Life Choices Board Member, 609 Locust Street, presented the request explaining Life Choices' desire to move away from leasing space to house their non-profit organization and plans to remodel and add on to the existing single-family home located on the property to house their offices. Ms. Gray explained the mission and make-up of the Life Choices organization. Maria Spear, 609 Locust Street, Director of Life Choices, answered the commission's question regarding timing by explaining that Life Choices would like to be underway within one year, but that the timing of the project would be driven by donor funding. Ken Wilson, 120 Las Calinas, of Fellowship Bible Church, spoke in favor of the request. Mr. Wilson described the services provided by Life Choices as essential and stated that Life Choices is a great community partner that meets needs the church cannot. Glen Hogue, property owner of 1315 S Donaghey Avenue, spoke in favor of the request stating that he couldn't think of a better neighbor than Life Choices.
- C. Lance Johnston's request to rezone property located at 4825 College Avenue from A-1 to PUD was approved, with staff recommended plus two additional conditions, 9-0 on a motion made by Jerry Rye and seconded by Brooks Freeman. Lance Johnston, 344 Conway Boulevard, presented the request. Along with his Reform Development partner, Michael Harrison, Mr. Johnston described their plans to be the exclusive builders in the proposed development as well as plans to eventually build their personal residences in the development, both of which indicate their personal investment in the property and their intention to create an pleasant, upscale development in the same vein as Princeton Village. Mr. Johnston described a growing trend of home downsizing by property owners who no longer need or want to maintain large homes and lots and the move of residential developments in the city towards higher density and varied sizes and costs of homes in close vicinity to one another. The development will have varied lot and home sizes and construction costs will begin at \$140-150/sf minimum, but will likely approach \$160-180/sf which should discourage rental properties in the development. He noted that he already has a waiting list of parties interested in purchasing lots/homes. Steve Jones, 4820 Canal Place, spoke in opposition to the request. Mr. Jones expressed concern regarding the small, narrow lots and stated that they do not fit the character of surrounding properties, namely those in the adjacent Westin Park subdivision. Mr. Jones stated that, due to personal reasons, he was unable to attend the PUD public information meeting held on September 8, 2016 and that his residence is currently for sale and thus he is concerned about the neighboring development's impact on property values. Mr. Jones also asked if the home sizes planned for these lots would "fit" or if they would encroach on required building setbacks and if there would be fencing installed. After some discussion, the Planning Commission added PUD Final Development Plan conditions 5 and 6, listed below, to help protect the surrounding property owners.
- PUD Final Development Plan Conditions:
1. PUD shall be generally developed as shown on site plan. Variations from the submitted plan shall be allowed for technical reasons. However, the density and intent of the site plan shall be followed.
 2. Platting shall be required. Any additional right of way, sidewalks, etc. as required by the Subdivision Ordinance shall be dedicated and constructed. Any additional right of way per the

Master Street Plan along College Avenue and Wescon Lane shall be dedicated as part of the platting process.

3. Setbacks, parking areas, private drive easements, public rights of way, etc. shall be defined in the final development plan, plat, and PUD documents as necessary.
4. Storm water drainage ditch and/or structure shall be constructed to the City Engineer's specifications in the southwest corner of the property connecting the existing drainage system.
5. Minimum home square footage shall be 1800 sf.
6. Lots on the south side of the proposed road in phases two and three shall maintain a 10 foot 'green space' area from the rear property line.

III. DISCUSSION

- A. Chairman Lewis called the commissioners' attention to the Proposed Schedule for the Nomination of 2017 Planning Commission members and asked that they be prepared to discuss interview committees at the October meeting.

IV. ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

- A. Development Reviews
 1. Starbucks, 2125 Dave Ward Drive
 2. Covington Commercial Park, 635 Dave Ward Drive
 3. Little Ceasar's, 2235 East Oak Street
 4. Hendrix College Welcome Center, 1600 Washington Avenue
- B. Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)
 1. Banister Family Replat [minor]
 2. Central Tube and Bar Subdivision [minor]

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