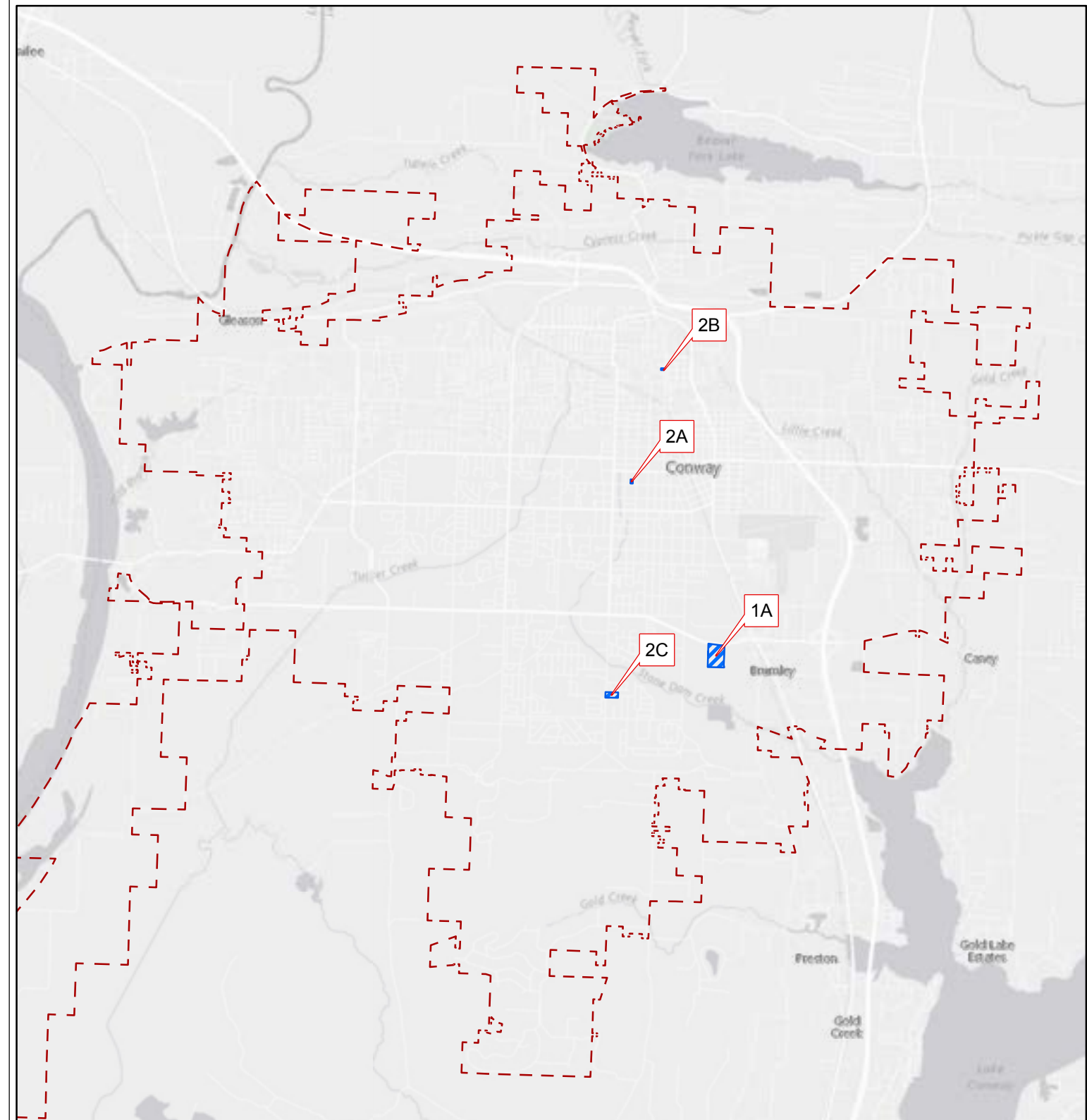


MARCH

Conway Planning Commission Staff Report



7:00pm • March 13, 2017 • 810 Parkway Avenue



- 1. Subdivision Review:**
A. Covington Commercial, Phase II
- 2. Public Hearing Items:**
A. Salter Properties Request to Rezone: R2A to [Robinson Court] PUD (1912/1918 Robinson Ave)
B. Bret Franks Construction, Inc. Conditional Use Permit for MF-1 in R-2A (1907 Clifton St)
C. Hambuchen Properties Request to Rezone, R-1 to PUD (S. Donaghey Ave)

DON'T FORGET TO SPRING FORWARD!

Daylight Savings Time begins Sunday, March 12 at 2:00 am

CONWAY, ARKANSAS PLANNING COMMISSION MEETING AGENDA
7:00 pm • Monday • March 13, 2017
District Court Building • 810 Parkway

SUBDIVISION COMMITTEE WILL MEET AT 6:20PM

Call to Order

Introduction & Chairperson Remarks

Minutes: February 21, 2017

- 1. Subdivision and Replat**
 - A. Covington Commercial, Phase 2 (800 Block on south side of Dave Ward Dr)
- 2. Public Hearings***

Old Business

 - A. Salter Properties Request to Rezone: R-2A to [Robinson Court] PUD (1912 & 1918 Robinson Ave)

New Business

 - B. Bret Franks Construction Request for Conditional Use Permit allow MF-1 density in R-2A (1907 Clifton St)
 - C. Hambuchen Properties Request to Rezone: R-1 to [South Sterling] PUD
- 3. Discussion**
 - A. Items as decided by the Planning Commission

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**
 - Stoby's, 805 Donaghey Ave
 - Fellowship Bible Church Parking Lot, 1501 Hogan Ln
 - Freddy's Frozen Custard, 820 E Oak St
 - PrimeCare Medical Clinic, 812 Oak St
- B. Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)**
 - Central Tube and Bar Subdivision, L-320
 - Nina's Replat, L-319
 - Crow Replat, L-317
 - Replat Lot 8A, Guy Murphy Industrial Park Phase 2, Correction, L-315
- C. Lot Splits, Lot Mergers, and Minor Subdivisions (submitted for review)**
 - Fidler's Survey Replat
 - Haven House Subdivision
 - Life Choices Subdivision



Anne Tucker, Chairman	Dalencia Hervey
Jerry Rye, Vice-Chairman	Arthur Ingram
Justin Brown, Secretary	Bryan Quinn
Marilyn Armstrong	Brandon Ruhl
Brooks Freeman	Wendy Shirar

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

**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 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 **March 28, 2017**.*

1A COVINGTON COMMERCIAL, PHASE 2 PRELIMINARY SUBDIVISION

COVINGTON COMMERCIAL, PHASE 2 PRELIMINARY SUBDIVISION

APPLICANT

Covington Sturgis Road Complex LLC
1053 Front Street
Conway, AR 72032

STAFF REVIEW BY

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

SITE DATA

Location. 800 Block on the south side of Dave Ward Drive

Site Area. ±21.66 acres

Current Zoning. I-3 (Intensive Industrial)

Existing Structures. None

Overlay. None

STAFF COMMENTS

Planning Commission action is required for items 14, 15, 17, 18, and 24. This plat creates 15 lots zoned I-3 in the 800 block on the south side of Dave Ward Drive. This area has been in discussion between the street and planning department for inclusion in the Master Street Plan due to future potential growth in this area. The City of Conway owns approximately 60 Acres of land adjacent and south of this parcel. In addition, the area is seeing commercial growth not conducive to Industrial zoning, so planning efforts to make sure road widths/alignments, pedestrian pathway's and other features which are not normally required in industrial areas are taken into consideration for long range planning.

STAFF RECOMMENDATIONS

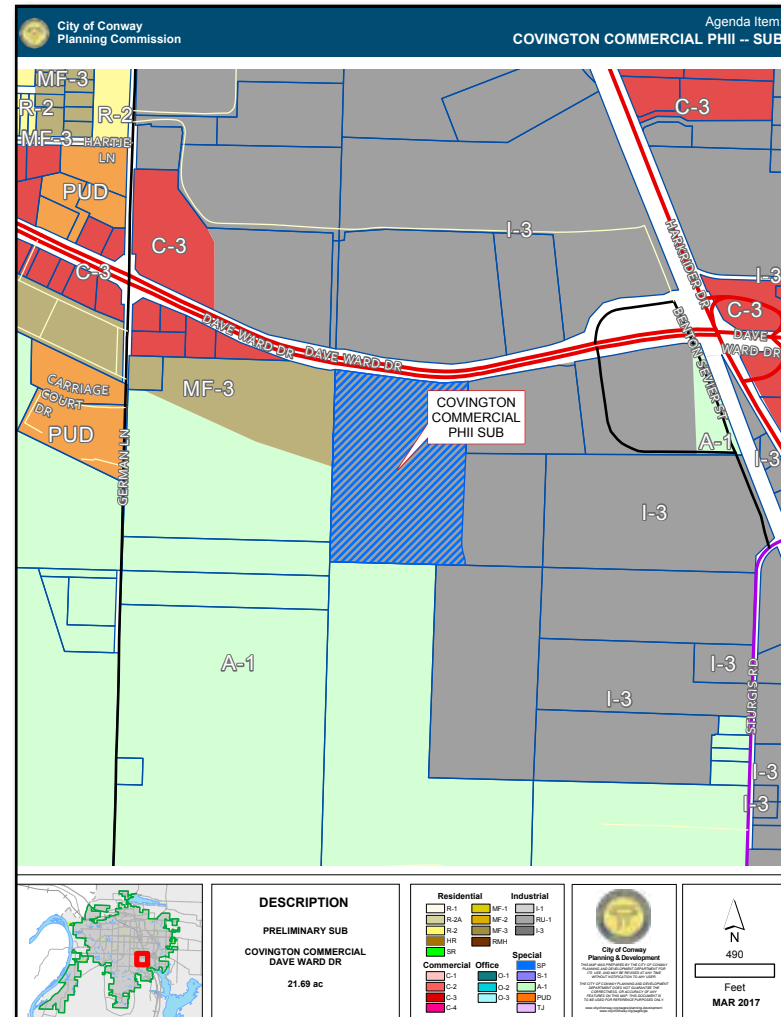
Staff recommends approval of the preliminary plat subject to the amended punch list.

CONWAY CITY PLANNING DEPARTMENT REVIEW COVINGTON COMMERCIAL, PHASE 2 PRELIMINARY PLAT SUBMITTED BY: COVINGTON STURGIS ROAD COMPLEX, LLC

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. A legal description of the property with exact boundary lines, bearings and distances is needed.
2. 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.
3. Street names that are not similar to existing street names are needed for all proposed streets.



4. Land to be reserved or dedicated for public use must be shown.
5. Any proposed open space must be shown.
6. 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. For subdivisions of ten (10) acres or less in size, no new CAGIS monumentation is required. However, these smaller subdivisions must all be tied to CAGIS monumentation.

ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE PLAT

7. Natural features within the proposed subdivision including drainage channels, bodies of water, wooded areas and other significant features are needed.
8. If the proposed subdivision/replat is a portion of a tract that is owned by the applicant, a preliminary master sketch plan for the entire tract must be submitted with the Preliminary Plat. The sketch plan must contain sufficient detail to allow the Planning Commission to determine general road alignments and lot configurations.

GENERAL DESIGN REQUIREMENTS

9. The development plans shall include and identify a prepared and dedicated flowage path or floodway that



10. An easement of adequate width to accommodate the required floodway shall be provided on the plat. The easement shall clearly identify the easement as a "100-year Floodway". The plat shall have a note that reads as follows: "No structures, fill or obstructions shall be placed in the 100 year Floodway easement. No reshaping of the surface within the 100 year Floodway easement shall be made without the approval of the City Engineer. No fences shall be in the floodway easement."
11. Storm water detention or another storm water flow reduction measures shall be provided where existing downstream subdivisions or developments have storm drainage systems with a capacity of less than a ten (10) year frequency storm. The requirement does not apply to the inadequate natural streams or creeks flowing through undeveloped areas. The storm water detention facilities shall be designed to provide a holding area such that storm

- water runoff can be accumulated and released through at an outlet structure. The required storage volume and outlet structure shall be sized to release the storm water at a rate that does not exceed the capacity of the downstream storm drainage system or a computed runoff rate equal to that of the pre-development conditions of the proposed development, whichever is the greater. The detention facilities shall be based on a twenty-five (25) year frequency storm event. Computations for the sizing of the detention facilities and outlet structure shall be prepared by a registered professional engineer and submitted to the City Engineer for review and approval. The computations shall be made using usual and accepted methods and procedures as approved by the City Engineer.
12. Detention basins may be either wet basins having a permanent pool of water for aesthetic purposes or a dry basin that retains no water other than that required during the storm event. A dry basin shall be graded and shaped to provide for the positive drainage of surface water from all portions of the basin. A concrete paved channel may be required from the inlet pipe to the outlet pipe to provide a maintainable bottom area.
13. An easement shall be placed around the high water limits of the detention area.

STREET DESIGN REQUIREMENTS

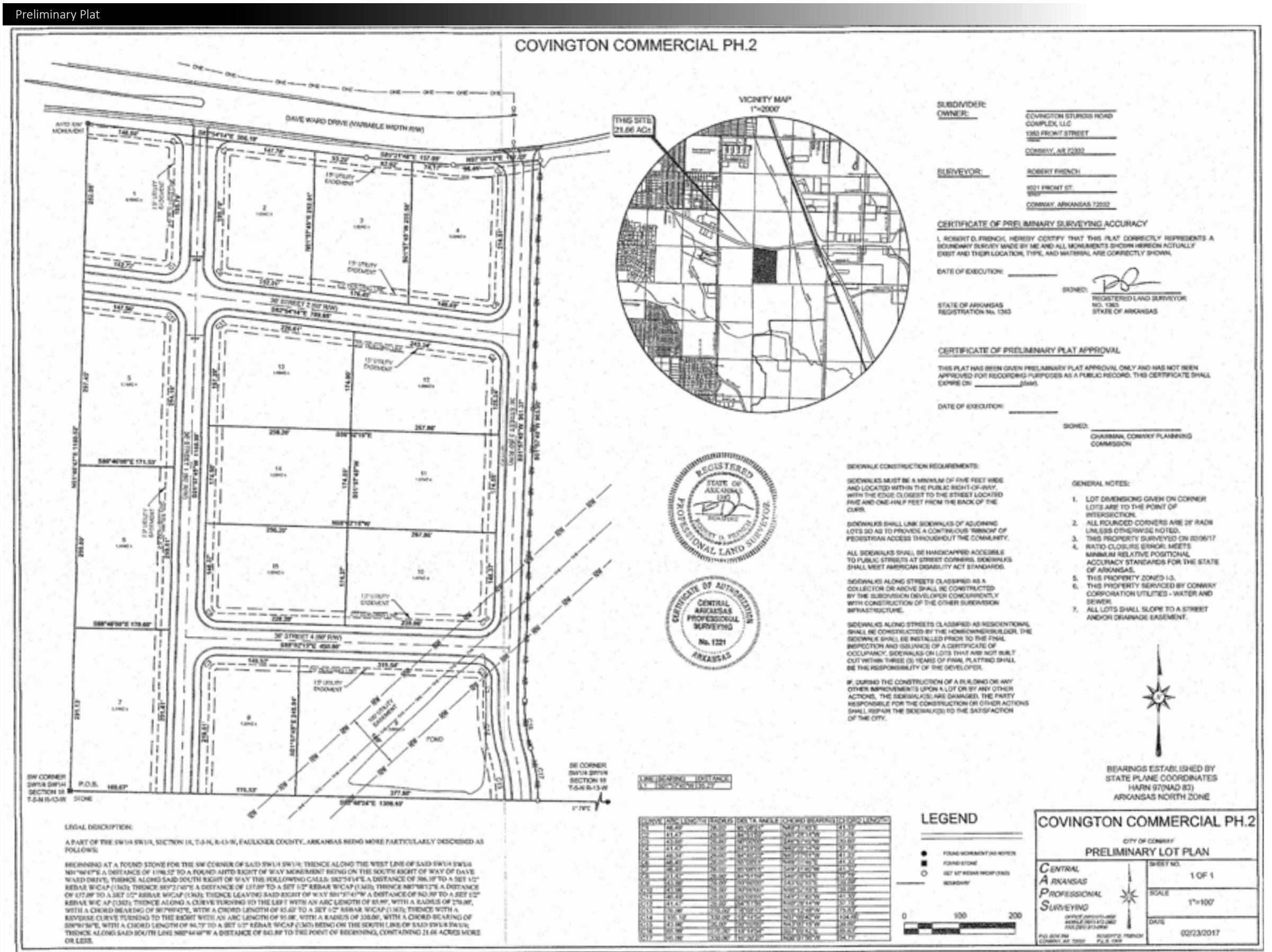
14. The proposed street layout should be integrated with the street system in the adjoining subdivisions. *With the absence of Master Street Planning for this area, City staff recommends approval of the preliminary plat contingent upon agreements with the Street Department on street alignment with adjacent property and proper ROW*

1A COVINGTON COMMERCIAL, PHASE 2 PRELIMINARY SUBDIVISION

- dedication for streets.. **The Planning Commission must approve this request, or this condition must be corrected.**
15. The layout of streets shall conform to existing and proposed land uses for the area. Street 1/Dave Ward Drive intersection location conflicts with the Dave Ward Drive Median. Street 1 location should be moved so as to not conflict with the Dave Ward Drive median or the median must be extended to prevent a left hand turn. **The Planning Commission requires/does not require Street 1/Dave Ward Drive intersection location to be located to not create a left hand turn conflict or the median must be extended.**
 16. New boundary streets (those bordering the perimeter of the property) shall be avoided except where the requirement of the Master Street Plan provides a defined alignment. In that event, the developer of the proposed plat shall dedicate no less than one-half of the specified right-of-way as noted on the Master Street Plan and Table 1, Street Classification & Design Standards, City of Conway in the Subdivision Ordinance.
 17. The Planning Commission may authorize a new boundary street when the subdivider agrees to dedicate the entire right-of-way and construct all the required improvements. **Street 3 is a boundary street. The Planning Commission must approve this boundary street, or this condition must be corrected.**
 18. Proper access in the form of stub streets or temporary dead end streets shall be provided to adjacent unplatted property unless, in the judgment of the Planning Commission, topographic conditions or physical constraints preclude reasonable provision of such access or alternate routes are or will be available in the future. **City Staff recommends Street 4 provide a stub street to the west. The Planning Commission requires/does not require this stub street, or this condition must be corrected.**
 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.
 20. Where collector and arterial streets intersect other collector or arterial streets, the curb radii at the intersection shall not be less than 31.5 feet.

EASEMENT DESIGN REQUIREMENTS

21. Utility easements as required by Conway Corporation are needed.
22. Drainage easements as required by the City Engineer are needed.
23. Where possible, pedestrian trail and pathway systems shall link open space corridors through major utility, drainage and other easements and another easement for the pathways shall be established within that easement.



1A COVINGTON COMMERCIAL, PHASE 2 PRELIMINARY SUBDIVISION

LOT DESIGN REQUIREMENTS

- 24. Double frontage lots other than corner lots fronting on two streets shall not be platted except under extreme circumstances, as may be approved by the Planning Commission. *Lots 1-4 are double frontage lots. **The Planning Commission must approve this request for double frontage lots, or this condition must be corrected.***
- 25. On double frontage lots, a planting screen easement of at least 10 feet shall be provided along the portion of the lot abutting a traffic artery or other use where screening is required. There shall be no right of access across the planting screen easement and such restriction shall be clearly designated on the plat and within any Bill of Assurance.
- 26. At the Planning Commission's discretion, a fence or wall may be substituted for the planting easement and planting screen, but access is denied in the same manner as for the planting easement with the same requirements for noting the restriction.

UTILITY DESIGN REQUIREMENTS

- 27. Fire hydrants shall be placed so that the furthest point of a lot in a commercial subdivision is no more than 400 feet from the nearest hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
- 28. Minimum clearance of twenty-six (26) feet must be provided around a fire hydrant.
- 29. Where a public sanitary sewer is within 300 feet of any point of a subdivision, the subdivider shall install a system of sewer lines and provide connection to each lot.

SIDEWALK DESIGN REQUIREMENTS

- 30. Subdivisions in the I-3 zoning district are not required to construct sidewalks or pay sidewalk in-lieu fees. *In the absence of a proposed use by the developer, and with the evolving development types on adjacent property, City Staff recommends construction of sidewalks on both sides of the streets for all streets and inclusion of Sidewalk notes on the plat.*

OTHER REQUIREMENTS

- 31. 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

- 32. 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

- 33. 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 Covington Commercial Ph 2 will expire on 02/24/18.

2A SALTER PROPERTIES REQUEST TO REZONE FROM R-2A TO PUD

SALTER PROPERTIES REQUEST TO REZONE FROM R-2A (LARGE LOT DUPLEX) TO PUD (PLANNED UNIT DEVELOPMENT) FOR PROPERTY LOCATED AT 1912 & 1918 ROBINSON AVENUE

ITEM WAS HELD IN COMMITTEE AT THE FEBRUARY 2017 MEETING - TEXT HAS BEEN UPDATED PER REVISED SUBMISSION

APPLICANT

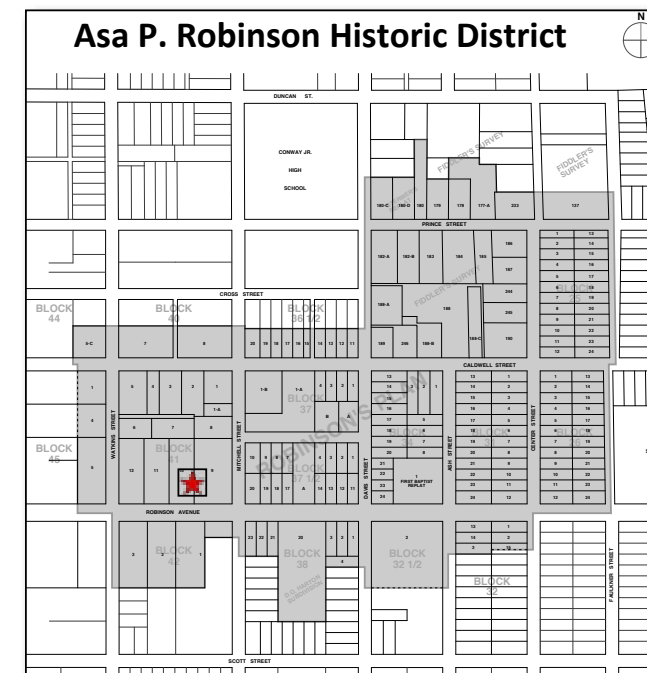
Brent Salter
 Salter Properties, LLC
 P.O. Box 11778/201 Lee Andrew Lane
 Conway, Arkansas 72034

STAFF REVIEW BY

Bryan Patrick, Director of Planning & Development
 1201 Oak Street
 Conway, AR 72032

SITE DATA

Location. 1912 and 1918 Robinson Avenue



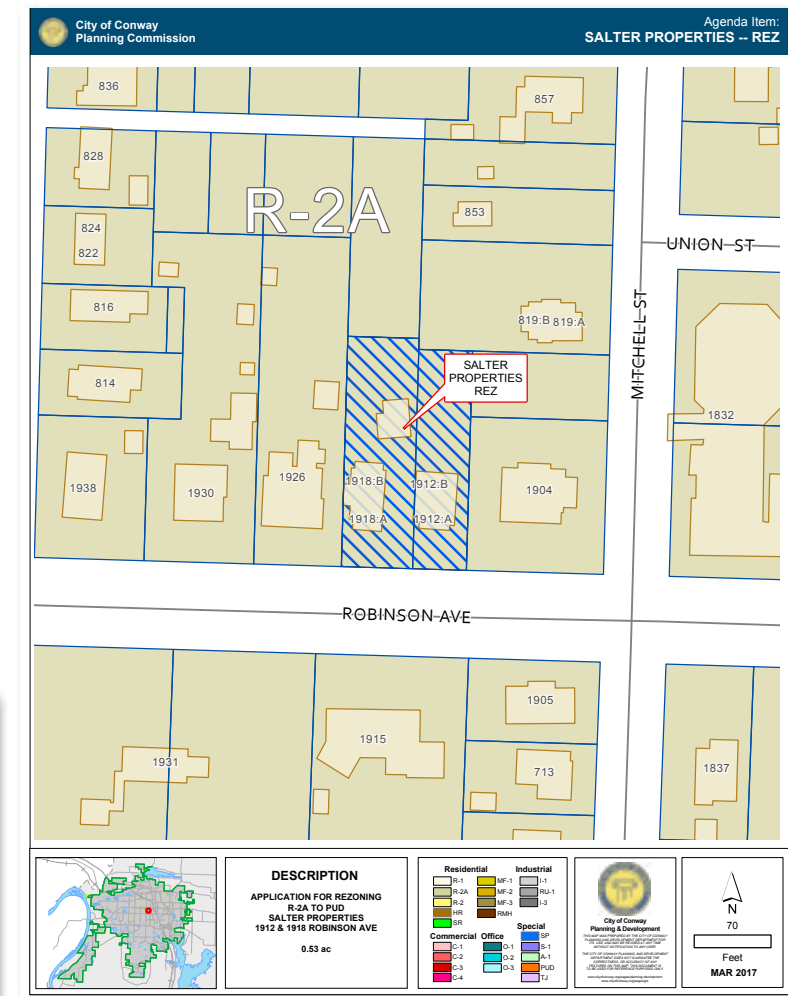
Site Area. +/- 0.54 acres

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

Requested Zoning. PUD (Planned Unit Development)

Existing Structures. Two duplexes; 1408 s.f. and 1344 s.f., and one small rear yard cottage; 728 s.f. (5 living units total)

Overlay. The property is within the Asa P. Robinson Historic District.



Comprehensive Plan. The Comprehensive Plan shows this area as appropriate for single family residential. However, the property is currently used as duplexes and a cottage rental.

Projected traffic Impact. Under current R-2A zoning with the existing number of residential units, approximately 50 vehicle trips per day would be typical. With a rezoning to PUD and developed as proposed with 97 units, around 9070 vehicle trips per day are projected.

Utility Infrastructure. Conway Corporation Engineering will review and consider the adequacy of existing infrastructure. Extensions and re-routing of utilities may be required.

Flood / Drainage. This property is not within the 100 year floodplain or floodway.

Street Improvements. No area street improvements are planned in the near future.

Conway 2025. Conway 2025 has several statements applicable to the proposed development:

2A SALTER PROPERTIES REQUEST TO REZONE FROM R-2A TO PUD

In 2025, Conway has a number of walkable/livable “villages” that were developed using planning tools such as Traditional Neighborhood Development and form-based zoning.

In 2025, mixed use developments are prevalent throughout Conway. The city has moved away from its previous “subdivision ordinance” style of planning. In 2025, the city of Conway has a planning ordinance that accommodates truly high density residential developments.

In 2025, Conway’s historic architecture and landscape features are preserved and interpreted by its citizens.

STAFF COMMENTS

General Description. The proposed development would retain the existing duplexes facing Robinson Avenue. No changes are planned for the exterior of the duplexes. ~~The small cottage behind 1918 Robinson is planned to be demolished.~~ The small cottage behind 1918 Robinson will be retained. ~~One Two~~ new buildings ~~are~~ is proposed at the rear of the duplexes; ~~± with 3~~ 2 residential units above 5 garages. Including the two existing duplexes, the total number of residential units would be ~~9 7~~. There will be ~~8 5~~ garages. The proposed structures would have a first floor area footprint of around ~~2136 s.f. and 1776 s.f.~~ Total square footage including the first floor garages would be doubled to ~~4272 s.f. and 3552 s.f.~~

The property is zoned R-2A which allows duplexes, but they must be on 100 foot wide lots. The lots are 65 and 50 feet wide. Therefore, the duplexes are pre-existing, non-conforming uses (grandfathered). A small 728 s.f. cottage sits at the rear of 1918 Robinson. This gives the lot a grandfathered multi-family status. If the duplexes were converted to single family use or the small cottage demolished, the duplex/multi-family grandfathered status would be lost.

Both duplexes were constructed around 1925. It appears that 1912 Robinson has been used as a duplex since 1947. 1912 Robinson is 1408 s.f. and 1918 Robinson is 1344 s.f.

PUD Specific Requirements. Below is an examination of requirements specific to PUD zoning requests:

- **Relation to Utilities and Major Roads.** A PUD shall be located in relation to utility systems, drainage systems, and major roads so that neither extension or enlargement of public facilities shall be at the public’s expense. *The proposal would not create any additional expense to the public. All required utility extension and construction will be the developer’s expense.*
- **Internal Street Network.** A PUD shall include an internal system of streets, parking aisles, and/or cross access drives that can safely and efficiently accommodate vehicular traffic generated by the PUD. *The proposed PUD would use the existing gravel driveway to access a larger gravel driveway/parking area at the rear of the lot between the two new structures.*
- **Sidewalk System.** Unless there are outstanding reasons that warrant otherwise, all internal streets within the PUD shall include pedestrian sidewalks. *There is an existing sidewalk*

along Robinson Avenue. However, the sidewalk appears to be partially in disrepair. If approved, the sidewalk should be repaired as part of this project. There is no internal street; rather, a gravel driveway. No internal sidewalks are proposed. The gravel driveway would serve as pedestrian access.

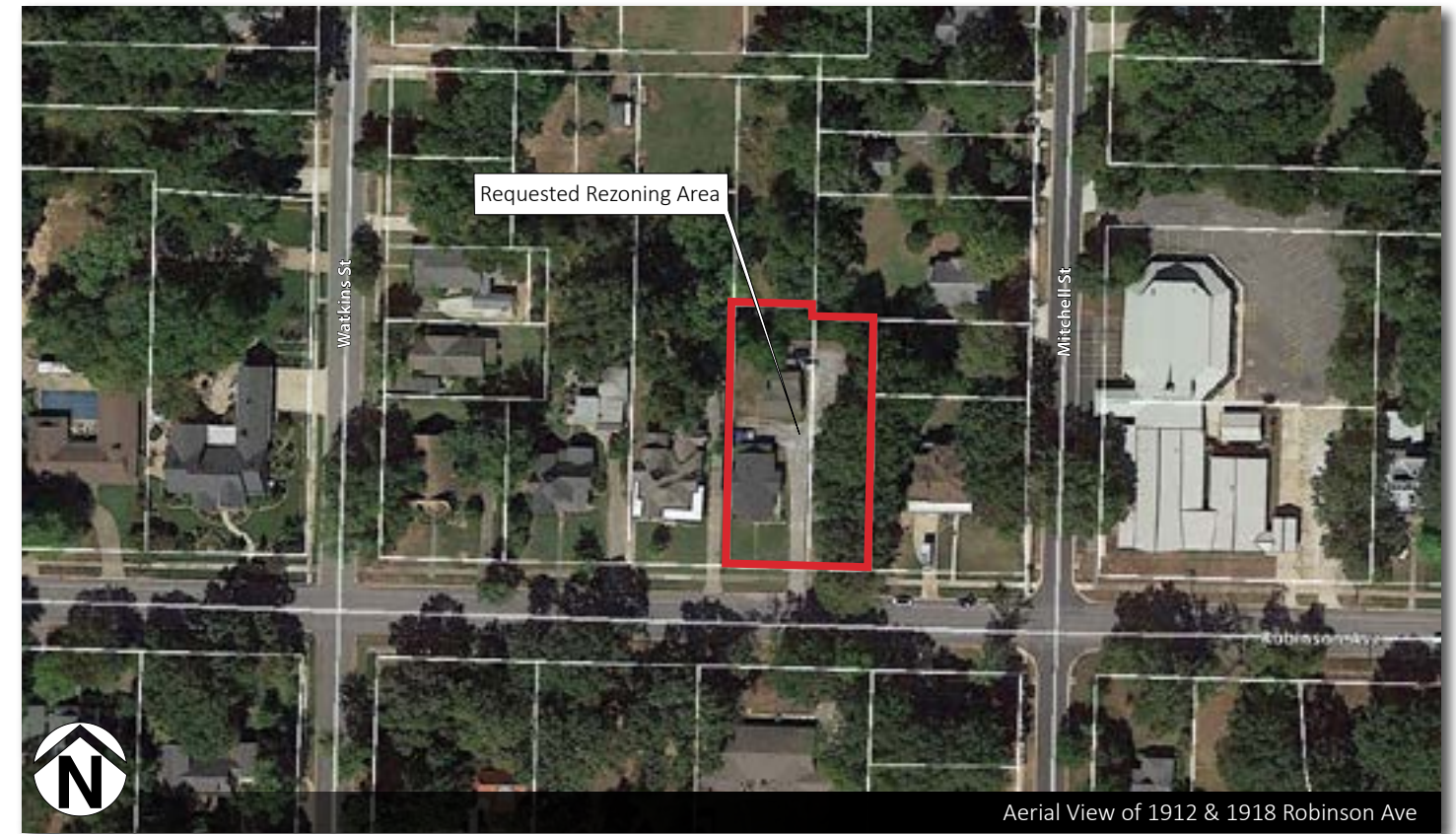
- **Common Space.** The incorporation of plazas, courtyards, and other outdoor spaces for people to gather is encouraged. *No common gathering area is proposed.*
- **Green Space.** Planned Unit Developments less than three acres shall dedicate a minimum of 5 percent to 20 percent of the total project area to pervious surface typically reserved for green space and/or landscaping. *Around 40% permeable green space is shown. This number would be slightly higher with only one residential/garage structure.*
- **Property Owners Association.** PUDs may require the formation of a property owners association to oversee the upkeep of common areas and green spaces. *No information has been presented concerning a property owners association at this time.*
- **Required Meetings.** A PUD request requires two specific meetings prior to the Planning Commission public hearing; a development review meeting and a public informational meeting. *The development review meeting was held on February 8, 2017 at City Hall. This meeting is a technical meeting between the applicant and city officials to determine any technical development issues. The Fire Department noted that the dead end access lane is over 150 feet in length and would require fire approved turnaround. Utility main extensions might be required at the developer’s expense. Sanitation service would not be a problem.*

On February 16, 2017 a public information meeting was held at Conway City Hall at 5:30 pm. A follow up email was sent to Planning Commissioners on Friday, February 17, 2017.

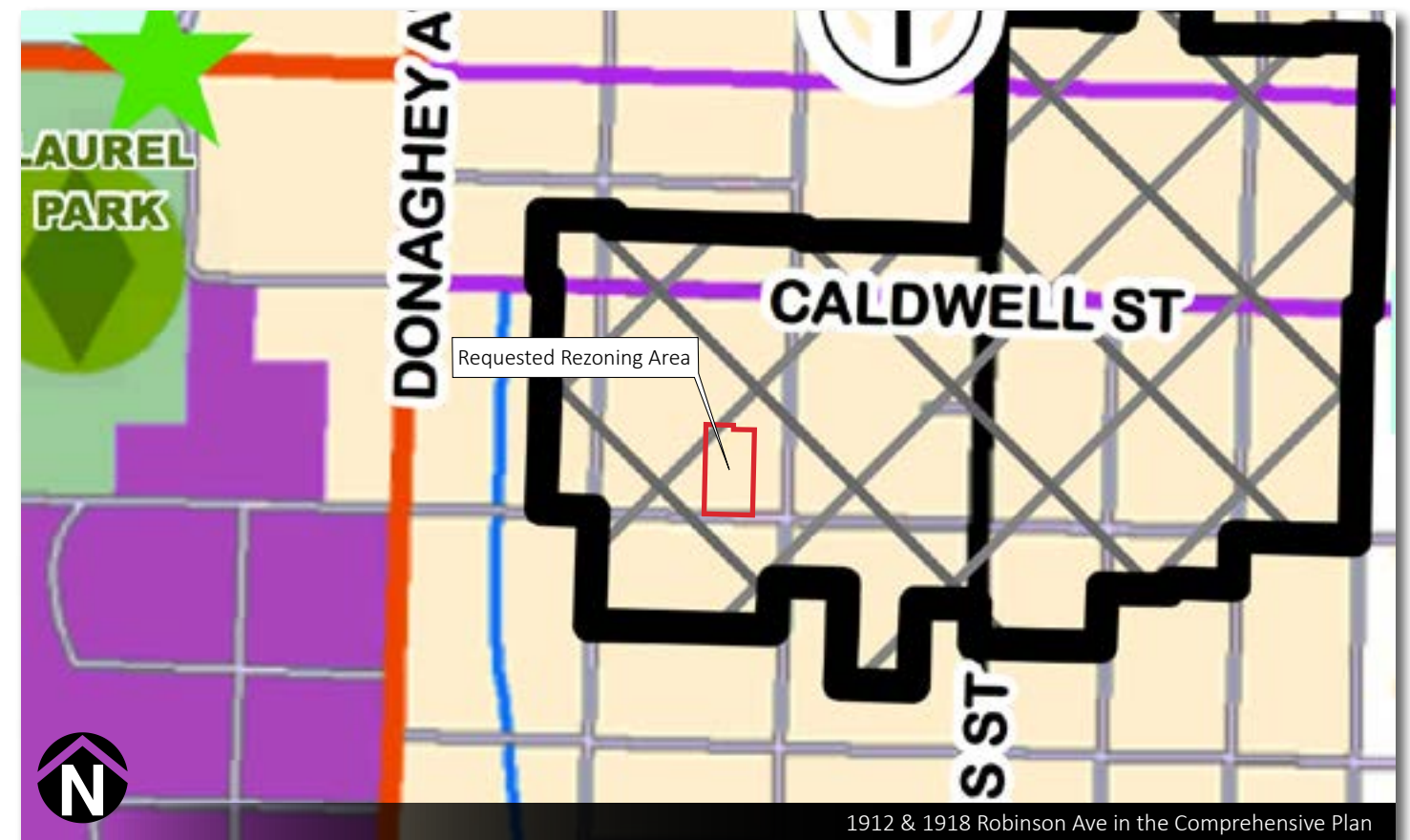
- **Signage.** Unless specified otherwise, a PUD is subject to current Conway sign regulations. However, as part of the PUD’s final development plan, signage may deviate from these requirements. *There are no special sign variance requests as part of the PUD. Signage must be approved by the Historic District Commission.*
- **Platting, Development Review.** *If approved, the proposed PUD must be re-platted into one lot as it currently occupies two lots.*

STAFF RECOMMENDATION

The proposed PUD would introduce a level of residential density that is not typically found within the Asa P. Robinson Historic District. The District consists mainly of single family and duplex residences. Of 135 residential structures in the district, 4 multi-family structures have a similar level of density; 1618 and 1622 Robinson (3 blocks east), and 915 and 931 Faulkner Street (.4 miles northwest). These structures were originally built as walk-up multifamily dwellings and are the sole structure on each lot. They have a density equal to MF-1 (12 units/acre). The proposed PUD occupies property in a block, bounded



Aerial View of 1912 & 1918 Robinson Ave



1912 & 1918 Robinson Ave in the Comprehensive Plan

2A **SALTER PROPERTIES REQUEST TO REZONE FROM R-2A TO PUD**


by Caldwell, Mitchell, Watkins, and Robinson. This block has 16 single family residences and 3 duplexes. Several lots within the block are narrow and deep similar to the proposed development lots.

The proposed PUD is on two lots that have been under common ownership for many years. There are currently 5 rental units; 2 duplexes and 1 rear cottage unit. The proposed PUD would demolish the cottage unit. 5 units total would be constructed for a total of 9 living units (4 additional new units). Density would be equivalent of MF-2. (18 units/acre)

Any demolition, exterior remodeling, or new construction must have Historic District Commission approval within the Asa P. Robinson Historic District. 1918 Robinson is listed as a "contributing" structure in the district. A contributing structure has retained its historic materials, windows, etc and is seen as historically intact. 1912 Robinson is non-contributing.

There is possible overlap of conditions made by the Planning Commission/ City Council and the Historic District Commission. The Historic District Commission approves any existing structure renovations, demolition, and new construction. The Planning Commission decides land use such as the appropriate residential density. The Planning Commission may also consider the site, structure locations, landscaping, etc. However, if approved, the Historic District Commission will consider the structures, materials, and landscaping in depth. The developers intend to use higher quality materials such as brick and cement board siding (Hardie plank). However, an extensive review of exterior materials will be part of the HDC review.

If approved by the Planning Commission/City Council and the Historic District Commission, the project is also subject to Planning Staff development review.

continued on page 16 



2A SALTER PROPERTIES REQUEST TO REZONE FROM R-2A TO PUD

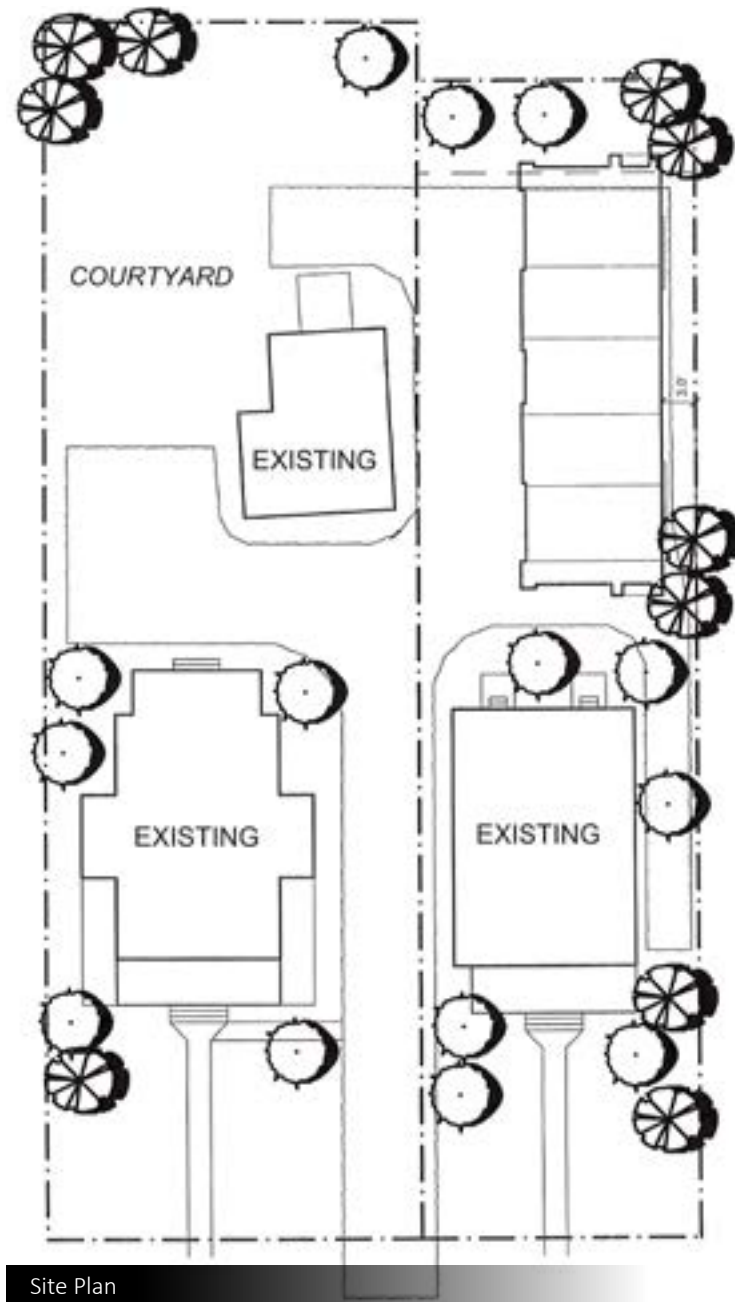
In general, Planning Staff is supportive of denser infill developments. However, this proposal is in the heart of a local certified historic district. One of the key roles of this historic district designation is preservation. There is no historic precedent or context for a development of this type and density within the Robinson District. The proposed structures are somewhat similar to “carriage houses” with a living unit above a garage. However, they are very large for carriage houses. There are several examples of small living units above a garage in the Robinson District and the Old Conway area. There is no precedent for multiple living units above multiple garages in Conway’s historic areas. The proposed new structures are 2 story in height. As proposed, the structures will be visible above the one story duplex’s rooftops. The developer has indicated that the proposed structures are very similar to existing garage apartment units at Centerstone Apartments at Dave Ward Drive and Moix Boulevard.

There will be a much opposition to this proposal from area neighbors and those in the Conway historic preservation community.

The Planning Commission may choose to approve this request, deny this request, or approve with conditions. **Suggested PUD Final Development Plan Conditions.** A list of possible conditions is presented below. These conditions are provided for consideration by the Commission only if the Commission feels that the requested land use is appropriate. Conditions 1 and 2 concerning density are likely the most important conditions for consideration. Condition 5 is crafted to specify general parameters, without limiting the Historic District Commission’s review. The Planning Commission should examine these suggested conditions and delete, modify, or add to as needed.

Staff Suggested Conditions:

1. The PUD shall allow a maximum of **9 7** (or less) residential units. *(A possible compromise might be (1) additional residential unit per lot behind each existing duplex or (6) units maximum)*
2. The PUD shall have a maximum of **8 5** (or less) garage units. *(A possible compromise might be (1) additional 2-car garage per each existing duplex for a maximum of (2) 2-car garages)*
3. New structures must be situated to minimize visibility from Robinson Avenue.
4. Any signage must be approved by the Historic District Commission.
5. The PUD shall be generally developed as shown on site plan. Specific structure design, materials, landscaping, and variations from the submitted plan shall be allowed per Historic District Commission review. However, the density and intent of the site plan shall be followed.



Site Plan

6. Platting shall be required.
7. Setbacks, easements, etc shall be defined in the final development plan and PUD documents. Some dimensions, such as setbacks, shall be determined during Historic District Commission review.

2B BRET FRANKS CONSTRUCTION REQUEST FOR CONDITIONAL USE PERMIT

BRET FRANKS CONSTRUCTION, INC. REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW MF-1 DENSITY IN AN R-2A ZONE FOR PROPERTY LOCATED AT 1907 CLIFTON STREET

APPLICANT

Bret Franks Construction, Inc.
4800 Peterson Cove
Conway, AR 72034

STAFF REVIEW BY

Jason Lyon, Assistant Director of Planning & Development
1201 Oak Street
Conway, AR 72032

SITE DATA

Location. 1907 Clifton Street

Site Area. ±0.32 acres

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

Requested Conditional Use Permit. MF-1 Density (Multi Family 1, maximum of 12 units per gross acre)

Existing Structures. Single Family Home and multiple accessory buildings

Overlay. None

Comprehensive Plan. The Comprehensive Plan shows this area as appropriate for single family residential. The surrounding area contains single family homes, duplexes, and open pasture.

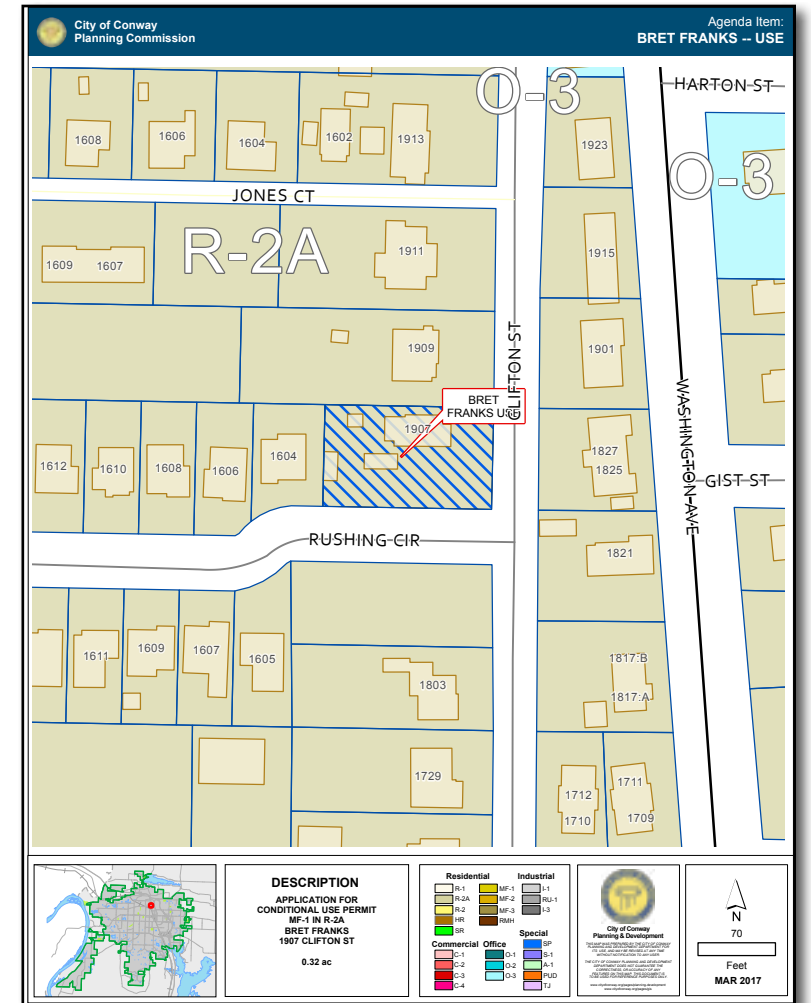
Projected Traffic Impact. There is currently 1 single family residence on the property generating around 10 vehicle trips per day. With approval of conditional use the applicant would build 2 more small homes on the existing property, if allowed to have 3 single family residences, an 30 vehicle trips per day could be expected. The applicant intends to only build 2 additional homes of approximately 1000 sq/ft.

Flood\Drainage. No flood issues on this property.

Utilities. The proposed rezoning should have no issues with utilities, but applicant should check with Conway Corporation on existing utilities and availability.

Street Improvement. There are no current plans for any area street improvements.

Conway 2025. Not applicable.

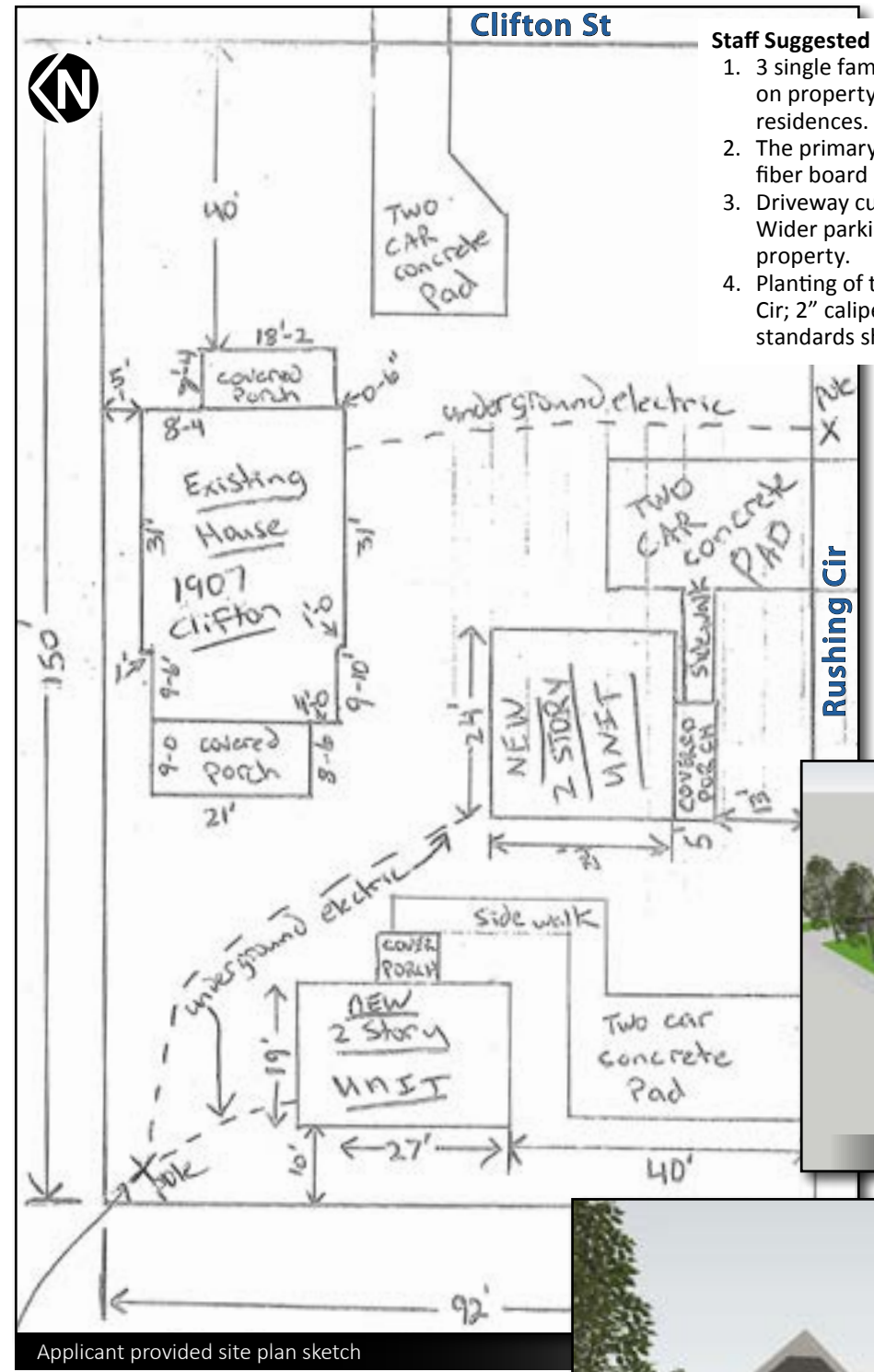
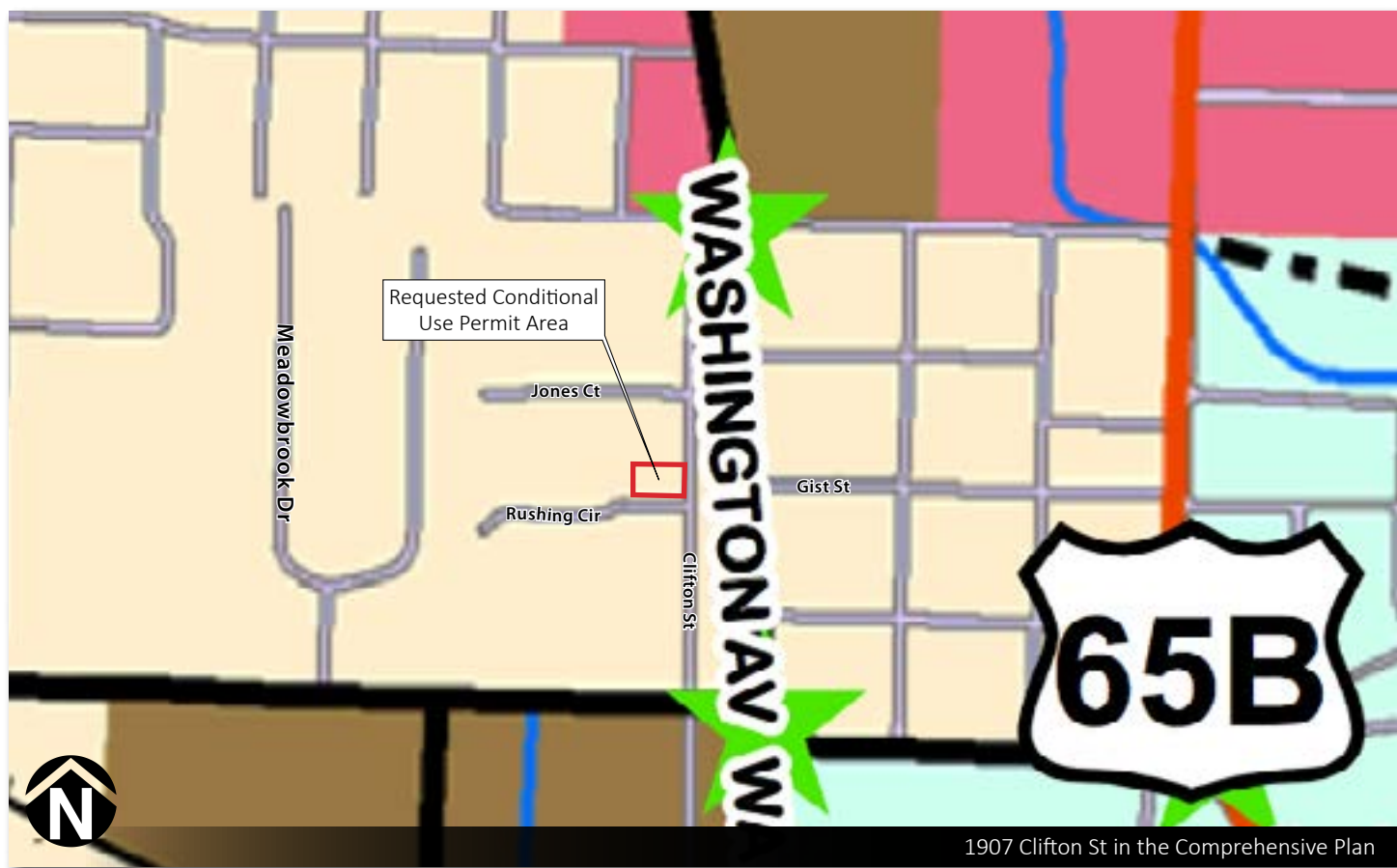
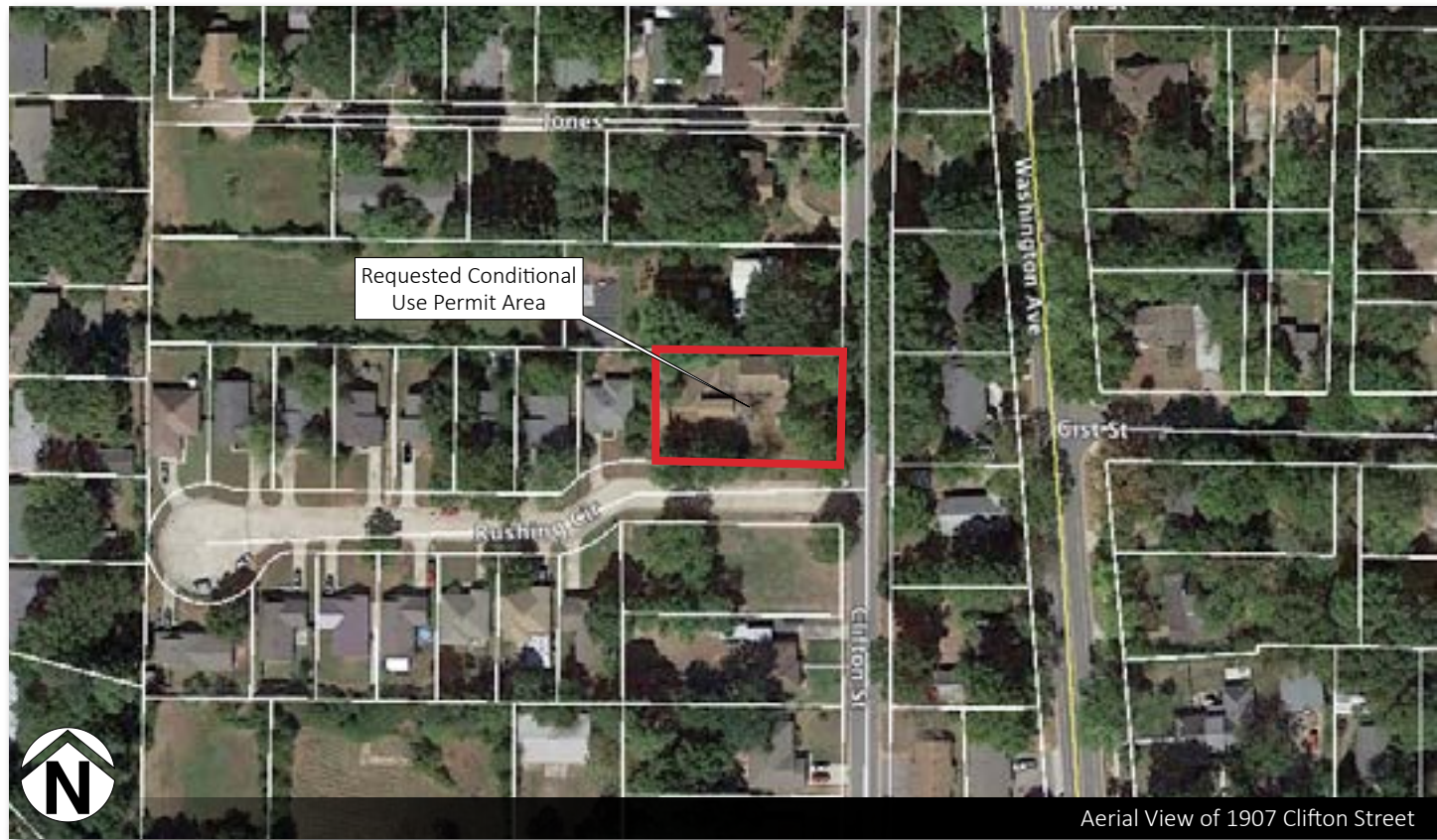


STAFF COMMENTS

The applicant is seeking a conditional use permit to allow the construction of 2 additional single family homes of approximately 1000 sq/ft each. Location of parking spaces and number of vehicles could be a concern to area residents. Additional traffic on Clifton should be negligible. Traffic on Rushing Circle should also be limited due to location of the property on the corner. The subdivision along Rushing Circle appears to be 75% owner occupied, so the additional homes would lower the owner occupied percentage. There may be some difficulties attaining prescribed setbacks required in the R-2A and MF-1 zoning requirements.

STAFF RECOMMENDATIONS

Planning Staff recommends approval of this request. The size and width of the existing lot allows 1 duplex on the property. The applicant is asking for 1 additional unit over what existing zoning currently allows. The applicant must follow setbacks for an MF-1 zoning district. If the project is approved and reduced setbacks are necessary, the applicant may need to follow up with a zoning variance request from the Board of Zoning Adjustment (Planning Commission).



- Staff Suggested Conditions.**
1. 3 single family residential units maximum shall be allowed on property. All units must be detached single family residences.
 2. The primary building material must be brick or cement fiber board (i.e. Hardie board)
 3. Driveway curb cuts shall have 12 feet maximum width. Wider parking pad area are allowed further into the property.
 4. Planting of trees at a ratio of 1 per 30 feet along Rushing Cir; 2" caliper at time of planting, per development review standards shall be required.



2C HAMBUCHEN PROPERTIES REQUEST TO REZONE R-1 TO PUD

HAMBUCHEN PROPERTIES REQUEST TO REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO SOUTH STERLING RESIDENTIAL PUD (PLANNED UNIT DEVELOPMENT)

APPLICANT

Hambuchen Properties
86 Richland Hills
Conway, AR 72034

STAFF REVIEW BY

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

SITE DATA

Location. Vacant property to the south of Gardens at Southridge and west of Stratford Place Subdivision.

Legal Description. On file

Site Area. ±3.83 acres

Current Zoning. R-1 (Single Family Residential)

Requested Zoning. PUD (Planned Unit Development)

Existing Structures. None

Overlay. None

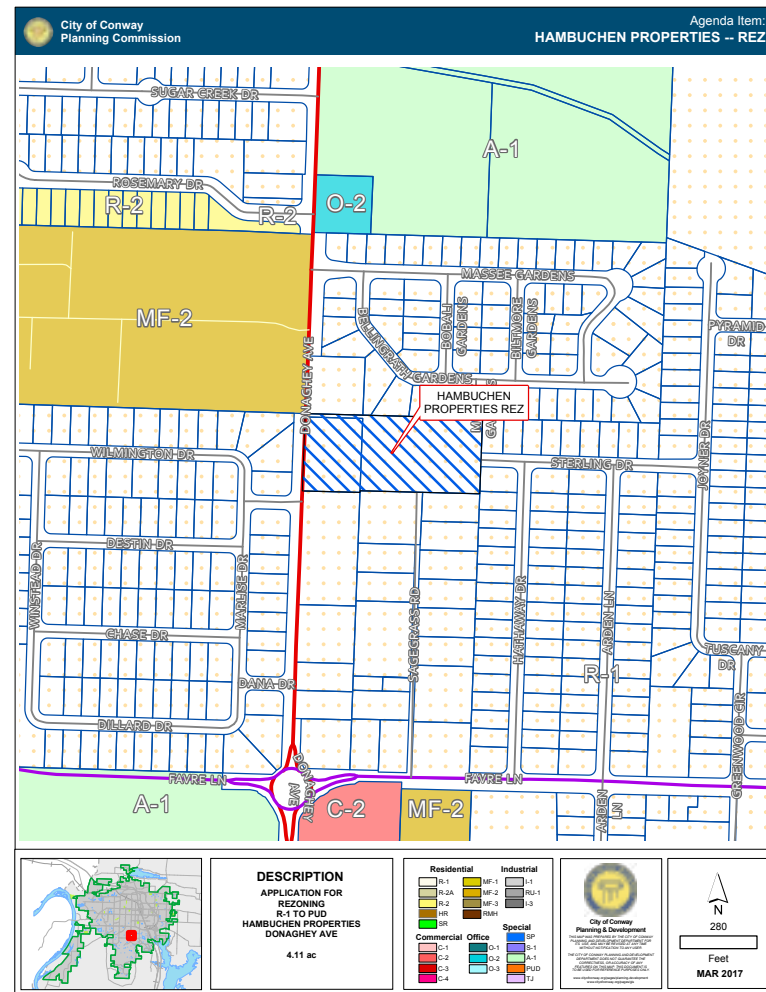
Comprehensive Plan. The Comprehensive Plan shows this area as appropriate for single family residential.

Projected Traffic Impact. Under current R-1 zoning and developed with the maximum number of residences (with slight zoning variance) allowed at approximately, 14 single family homes, 134 vehicle trips per day could be expected. With a rezoning to PUD and developed as proposed with 18 single family residences, around 172 vehicle trips per day could be expected.

Flood\Drainage. This property is not within the 100 year floodplain or floodway. If approved the property will be platted. During plat review, the City Engineering will review drainage patterns and require appropriate easements, detention areas, and piping structures.

Utility Infrastructure. There are adequate utilities in the area to serve development. 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.

Street Improvement. There are no street improvements planned in the immediate future for existing area streets. The developer will construct new streets as shown. The proposed east west street (Sterling Drive) will be a continuation of the existing Sterling Drive and provide connectivity to Moody Gardens.



Conway 2025. Not applicable.

STAFF COMMENTS

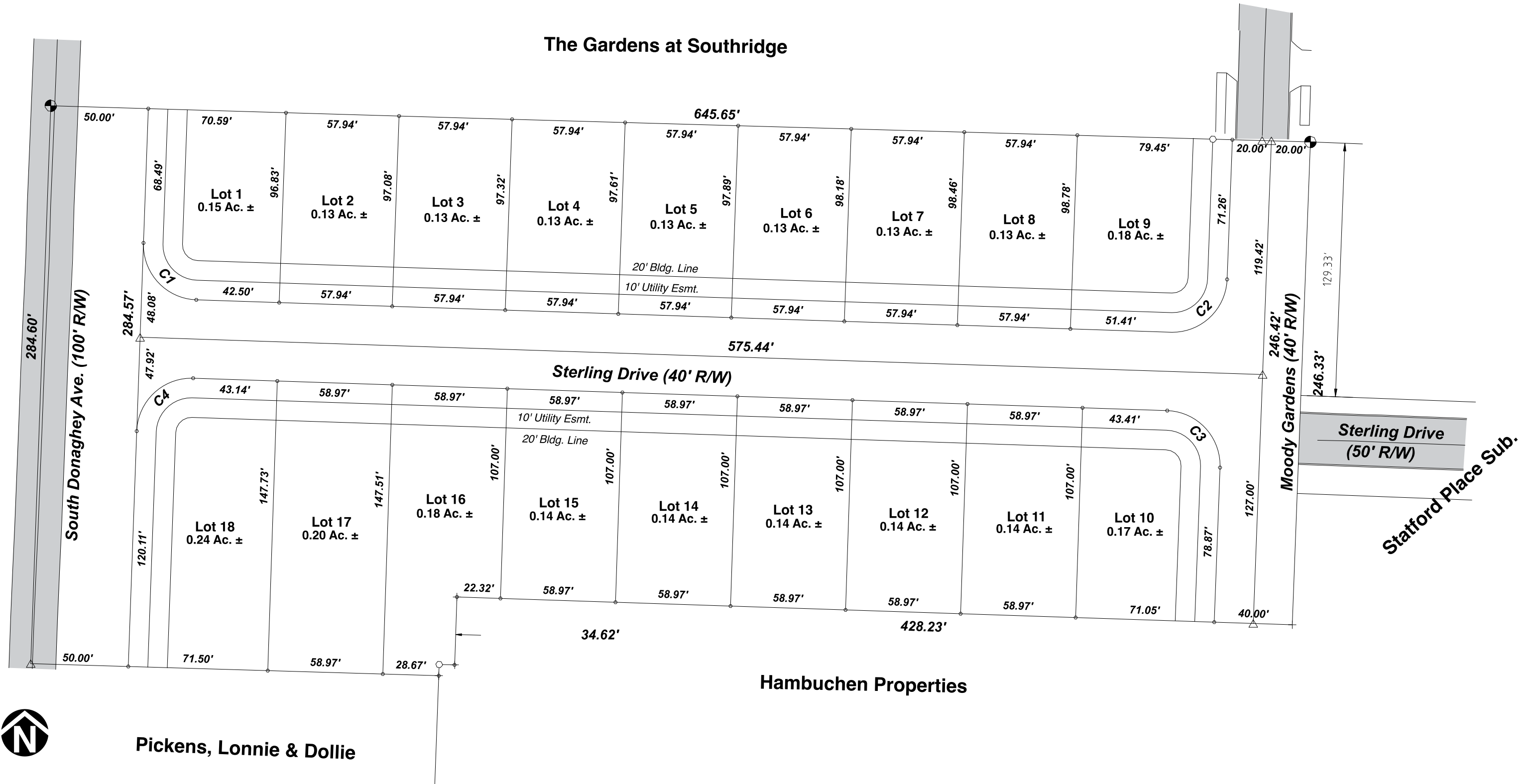
This project would allow the creation of a residential development with 18 single family homes. The smallest proposed lot in the PUD is .13 acre/5,662 s.f. The largest residential lot is .24 acre/10,454 s.f.

R-1 single family residential zoning requires a minimum lot size of .17 acre/7500 square feet. The average lot size of this development is .14 acre/6,098 square feet. The average proposed lot width is around 61 feet or 1 feet more than the minimal 60 foot R-1 lot width. Lot depth averages around 117 feet or 8 feet smaller than the typical 125 foot R-1 depth. If the property were developed as a typical single family residential neighborhood, 14 lots could be expected with a zoning variance for lot depth from the Board of Zoning Adjustment (Planning Commission). Without a lot depth variance, 10 single family homes could be expected.

Comments continued on page 24



Proposed Subdivision Layout



PUD Specific Requirements. Below is an examination of requirements specific to PUD zoning requests:

- **Relation to Utilities and Major Roads.** A PUD shall be located in relation to utility systems, drainage systems, and major roads so that neither extension or enlargement of public facilities shall be at the public's expense. *The proposal would not create any additional expense to the public. All required utility extension and construction will be the developer's expense.*
- **Internal Street Network.** A PUD shall include an internal system of streets, parking aisles, and/or cross access drives that can safely and efficiently accommodate vehicular traffic generated by the PUD. *The proposed PUD would extend the existing Sterling Drive, although as proposed, it creates an unusual street alignment at Moody Gardens. The proposed streets would create additional area street connectivity. The proposed rights of way are 40 feet wide. A typical residential street right of way is 50 feet. These reduced rights of way will require a minimum 10 foot utility and pedestrian easement on each side of the right of way to provide adequate area for utility infrastructure and sidewalks. An additional 10 feet of street dedication shall be required along South Donaghey Avenue during the platting process. The intersection of existing Sterling Drive, the extension of Sterling Drive, and Moody Gardens creates an offset intersection. Additional review by the City Engineering and Planning Departments will be needed to create an efficient intersection. This could possibly be achieved through the use of a mini-roundabout.*
- **Sidewalk System.** Unless there are outstanding reasons that warrant otherwise, all internal streets within the PUD shall include pedestrian sidewalks. *The proposed PUD will include sidewalks along the new Sterling Drive and Moody Gardens. Sidewalks are also required along South Donaghey Avenue; however, due to the current open ditch construction, the City Engineer may prefer an in-lieu fee instead of sidewalk construction along Donaghey at this time.*
- **Common Space.** The incorporation of plazas, courtyards, and other outdoor spaces for people to gather is encouraged. *No common gathering space is proposed.*
- **Green Space.** PUDs over 3 acres in area shall dedicate a minimum of 20% of the development as green space. Green space is defined as pervious surface typically reserved for green space and/or landscaping. *20% green space is accomplished through private yards.*
- **Property Owners Association.** PUDs may require the formation of a property owners association to oversee the upkeep of common areas and green spaces. *No information has been presented concerning a property owners association at this time.*
- **Required Meetings.** A PUD request requires two specific meetings prior to the Planning Commission public hearing; a development review meeting and a public informational meeting. *The development review meeting was held on March 1, 2017 at City Hall. This meeting is a technical meeting between the applicant and city officials to determine any technical development issues. Discussion centered on utility access, fire access, connectivity, drainage, and sanitation service. No outstanding problems with the proposed development were noted. The applicant was informed that additional information and street designs will be needed for adequate street alignments.*

*On March 9, 2017, a public information meeting is scheduled at Conway City Hall at 5:30 pm. This report will be mailed and posted prior to this meeting date. An update will be provided to the Planning Commission via email the following day; March 10. **Signage.** Unless specified otherwise, a PUD is subject to current Conway sign regulations. However, as part of the PUD's final development plan, signage may deviate from these requirements. There are no special sign variance requests as part of the PUD.*

- **Platting, Development Review.** *The proposed PUD will be platted into individual lots that will be sold. A plat will be required to record this subdivision. Platting will be required upon approval of the PUD prior to issuance of building permits. The plat should include necessary utility/pedestrian easements along all public streets, setbacks, and sidewalk locations.*

STAFF RECOMMENDATIONS

Staff recommends approval of the PUD as submitted with conditions that make the project most compatible with the surrounding area.

Suggested PUD Final Development Plan Conditions. A list of possible conditions is presented below. The Commission should examine these suggested conditions and delete, modify, or add to as needed.

Conditions 1-10 were created and submitted by the developer (parenthesis comments by Planning Staff):

1. Exterior composed of brick, rock, or Hardie board (cement fiber board).
2. Vinyl siding. Vinyl shingles allowed on gables and dormers only or Hardie board (cement fiber board).
3. 8/12 roof pitch or greater unless porches.
4. Garages cannot protrude past front of house more than 7 feet, unless side entry.
5. Architectural shingles or metal roofing only.
6. Heavy landscaping on fronts.
7. Brick/rock walls and entrances on South Donaghey Avenue.
8. Highlight front porches as much as possible.
9. Minimum 9' ceilings - 10' preferred.
10. Granite or solid surface countertops required.
11. Each home will be different.

Staff Suggested Conditions.

1. PUD shall be generally developed as shown on the submitted site plan. Minor variations from the submitted plan shall be allowed for technical reasons. However, the density and intent of the site plan shall be followed.
2. Additional review of street alignments by the City Engineering and Planning Departments will be needed to create an efficient intersection. Street alignments must be reviewed and approved by the Planning Commission during the platting process.
3. Platting shall be required. Any additional rights 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 South Donaghey shall be dedicated as part of the platting process.
4. Setbacks, utility/pedestrian easements, public rights of way, etc shall be defined in the final development plan, plat, and PUD documents.