



CONWAY PLANNING COMMISSION

PLANNING COMMISSION MEETING

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

April 17, 2017, 7:00 pm

The regular meeting of the Conway Planning Commission was held Monday, April 17, 2017 in the City Hall Conference Room. The following members being a quorum were present and acting: Chairman Anne Tucker, Vice-Chairman Jerry Rye, Marilyn Armstrong, Bryan Quinn, Justin Brown, Brandon Ruhl, and Arthur Ingram. Brooks Freeman, Dalencia Hervey, and Wendy Shirar were not present.

Chairman Tucker called the meeting order. Chairman Tucker informed the audience that the Conway Planning Commission makes recommendations to the City Council on public hearing items. However, as the only public hearing item on this agenda is a Board of Zoning Adjustment zoning variance request, the decision by the Planning Commission, acting as the Board of Zoning Adjustment, is final and no recommendation will be forwarded to the City Council.

Minutes from the March meeting were approved with one correction, to add Marilyn Armstrong as present, 7-0 on a motion made by Marilyn Armstrong and seconded by Jerry Rye.

I. SUBDIVISION

Marilyn Armstrong presented to Subdivision Committee report to the Planning Commission.

A. Request for Preliminary Plat Approval - Edgewood Park PUD

The preliminary plat for Edgewood Park PUD was reviewed and approved by the Subdivision Committee subject to the completed punch list.

B. Request for Preliminary Plat Approval - South Sterling PUD, Phase 1

The preliminary plat for South Sterling PUD, Phase 1 was reviewed and approved by the Subdivision Committee subject to the amended punch list. Punch list items that were amended are as follows:

Street Design Requirements

21. The rights-of-way of all streets must conform to the Mater Street Plan and the requirements of Table 1, Street Classification & Design Standards, City of Conway in the Subdivision Ordinance. ***Sterling Drive has been requested to be a 40' ROW in lieu of 50'. The Planning Commission approved the request (3-1).***

23. 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. ***Moody Gardens to the south creates a boundary street. The Planning Commission approved the boundary street (4-0).***

24. Street intersections shall be laid out as nearly at right angles as possible, with no angle of less than 75 degrees. ***Sterling Drive and Moody Gardens intersection appears to be less than 75 degrees. This condition was corrected.***

C. Request for Preliminary Plat Approval - North View Estates PUD

The preliminary plat for North View Estates PUD was reviewed and approved by the Subdivision Committee subject to the amended punch list. The punch list item that was amended is as follows:

Street Design Requirements

28. Cul-de-sac streets or courts designed to have one end permanently closed or streets or street loops with a single access shall have a distance no greater than 650 feet from the point of access to the nearest point of the furthest lot with the distance measured along the shortest route within the street right-of-way. Exceptions: 1. A street may be up to 1120 feet in length with a right-of-way of 60 feet in width and with a paved width from back of curb to back of curb of 40 feet if it meets all other cul-de-sac requirements; 2. A residential street may be 1120 feet in length with 50 feet of right-of-way and 27 feet of paved width from back of curb to back of curb if all lots provide no less than 90 feet of width at the building line per dwelling unit and it meets all other cul-de-sac requirements. ***North View Road is over 1120 feet long. The Planning Commission approved the cul-de-sac road length pending approval by the Fire Department.***

II. BOARD OF ZONING ADJUSTMENT

1. Bret Franks Construction, Inc. request for zoning variance to allow reduced rear and side/exterior building setbacks

Bret Franks, 4800 Peterson Cove, presented the request. Mr. Franks explained his plan to layout the two new, single-family homes in relation to the existing home to create a courtyard-like atmosphere to promote community. In order to build the homes the proper distances apart and keeping in line with other similar properties nearby, he is requesting a 10 foot variance on the rear setback of proposed house 2 and an 11.36 foot variance on the side/exterior setback of proposed house 1. Lance Johnston, 344 Conway Blvd, spoke in favor of the request stating that he thought the development would be good for the area. Planning Director, Bryan Patrick, commented that many homes were built in the area prior to zoning and building permit standards being developed/enforced so a building setback variance would not be out of character for the area. Bryan Quinn motioned that the request be approved. Justin Brown seconded the motion. There was no discussion. The motion passed 7-0.

III. ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

A. The following Development Reviews were completed since the previous meeting.

1. Superior Manor Nursing Home, 625 Tommy Lewis Drive
2. St. Joseph Church Multi-Purpose Building, 1115 College Avenue
3. Life Choices, Inc., 1330 South Donaghey Avenue
4. Arkansas Box Office Addition, 1210 William J. Clark Drive

B. The following Lot Splits, Lot Mergers, and Minor Subdivisions were filed for record since the previous meeting.

1. Woodlands Edge Correction Plat (L-322)

C. The following Lot Splits, Lot Mergers, and Minor Subdivisions were submitted for review since the previous meeting.

1. Robinson Plan, Replat Lots 1 and 2, Block 47
2. Superior Manor Replat
3. Reedy Road Estates Replat
4. Carwash USA Subdivision

Adjournment

There being no further business to conduct, the meeting was adjourned by unanimous vote on a motion made by Justin Brown and seconded by Marilyn Armstrong.

Approved:



Chairman, Anne Tucker