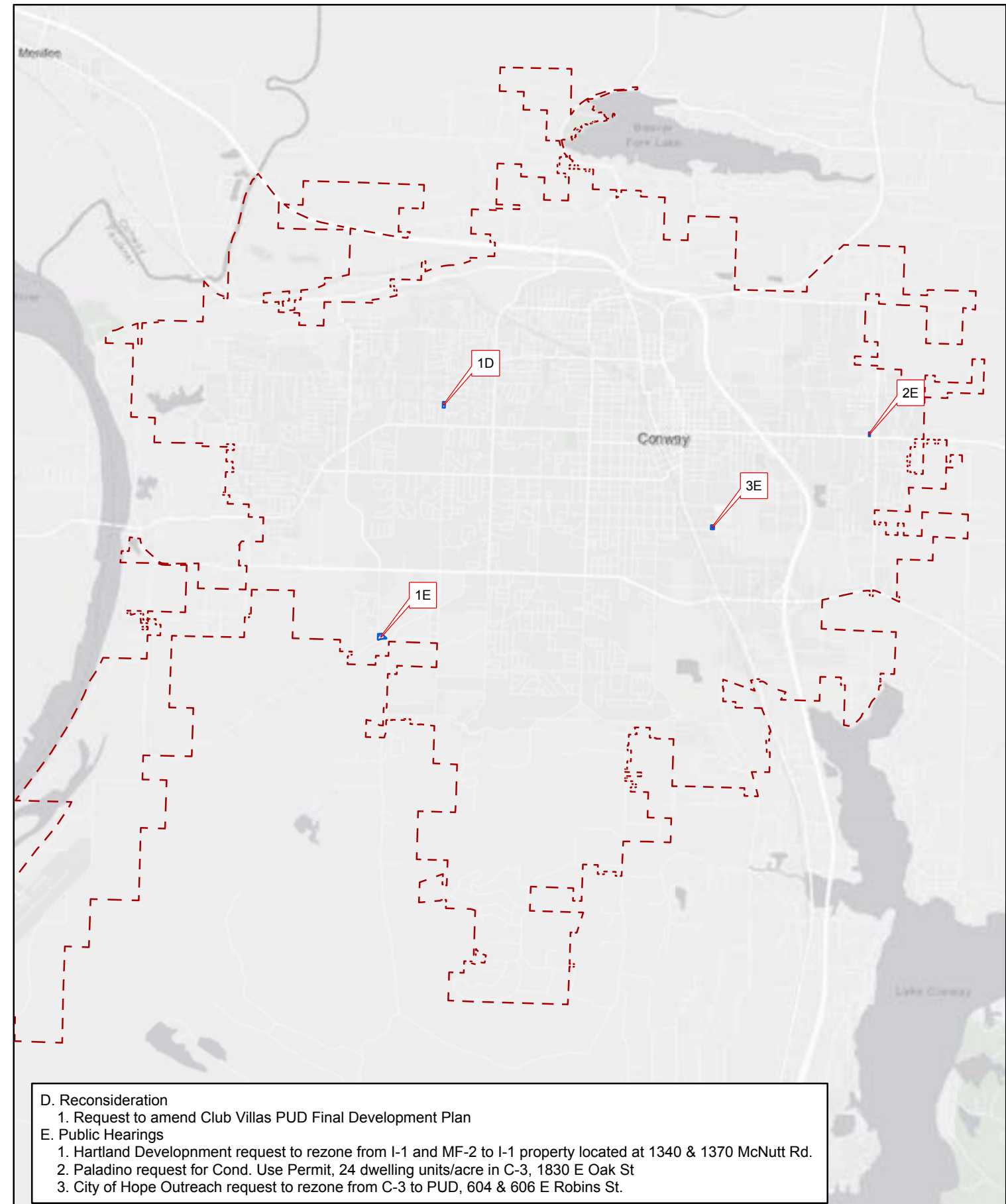


JANUARY

City of Conway Planning Commission Staff Report

7:00pm • January 16, 2018 • 810 Parkway Avenue

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- D. Reconsideration
- 1. Request to amend Club Villas PUD Final Development Plan
- E. Public Hearings
- 1. Hartland Development request to rezone from I-1 and MF-2 to I-1 property located at 1340 & 1370 McNutt Rd.
- 2. Paladino request for Cond. Use Permit, 24 dwelling units/acre in C-3, 1830 E Oak St
- 3. City of Hope Outreach request to rezone from C-3 to PUD, 604 & 606 E Robins St.

CONWAY PLANNING COMMISSION AGENDA

January 16, 2018 • 7:00 pm • 810 Parkway Street

Meeting is
Tuesday due
to the
Martin Luther
King, Jr.
holiday

CONWAY PLANNING COMMISSION

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

Contact the Conway Planning Commission 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 reviewed at tonight's Planning Commission meeting may be considered by the City Council on **January 23, 2018**.

The public hearing for reconsidered items approved by the Planning Commission will be held at the next regularly scheduled Planning Commission meeting.

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 and a public notice will be placed on the City's website: www.cityofconway.org.

- A. **Call to Order**
- B. **Approval of Minutes**
 - 1. December 18, 2017
- C. **Report from Subdivision Committee**
Subdivision Committee meets prior to the Planning Commission at 6:30 pm in City Hall
 - 1. Centerstone, Phase V **Withdrawn by applicant**
- D. **Reconsideration**
 - 1. Request to amend Club Villas PUD Final Development Plan
- E. **Public Hearings**
 - 1. Hartland Development request to rezone from I-1 and MF-2 to I-1 property located at 1340 & 1370 McNutt Rd
 - 2. Paladino request for conditional use permit to allow up to 24 dwelling units/acre in C-3 zoning district for property located at 1830 E Oak St
 - 3. City of Hope Outreach request to rezone from C-3 to [Hope Village] PUD* property located at 604 & 606 E Robins St
**A public information meeting for this request will be held, prior to the public hearing, on January 12, 2018 at 5:30 pm in City Hall. The public is invited to attend to ask questions and make comments.*
- F. **Discussion**
 - 1. Items as decided by the Planning Commission
- G. **Adjourn**

Planning Staff Review reports to the Planning Commission

The following items (development reviews, minor subdivisions, plats filed for record, etc) 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:

- F. **Development Reviews**
 - Quality Design Expansion, 1182 Lollie Rd
 - Arabella, 4550 Prince St
 - Hambuchen Warehouse, 801 First St
- G. **Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)**
 - Wilhelmina Cove, Phase 2 (P2017-349**)
- H. **Lot Splits, Lot Mergers, Minor Subdivisions, and Major Finals (submitted for review)**
 - Tree Farm Replat
 - Mayor's Place Replat

**Plat record Book and Page numbering system has changed to "P" "Year" for Book with the Page number counter resetting every year. This new numbering system is due to Faulkner County converting to E-Filing for records."

SALTER ACQUISITIONS, LLC REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL OF CENTERSTONE, PHASE V

APPLICANT

Central Arkansas Professional Surveying
1021 Front Street
Conway, AR 72032

STAFF REVIEW BY

Scott Grummer, Planner
1201 Oak St
Conway, AR 72032

SITE DATA

Location. 2215 & 2195 Dave Ward Dr, 815 S Donaghey Ave

Site Area. ±5.84 acres

Current Zoning. O-1 (General Office) with a Conditional Use Permit [No. 1288] allowing Retail-General, Hotel, and up to 24 dwelling units per acre.

Existing Structures. None.

Overlay. None.

STAFF COMMENTS

Planning Commission action is required for items 30 and 34.

STAFF RECOMMENDATION

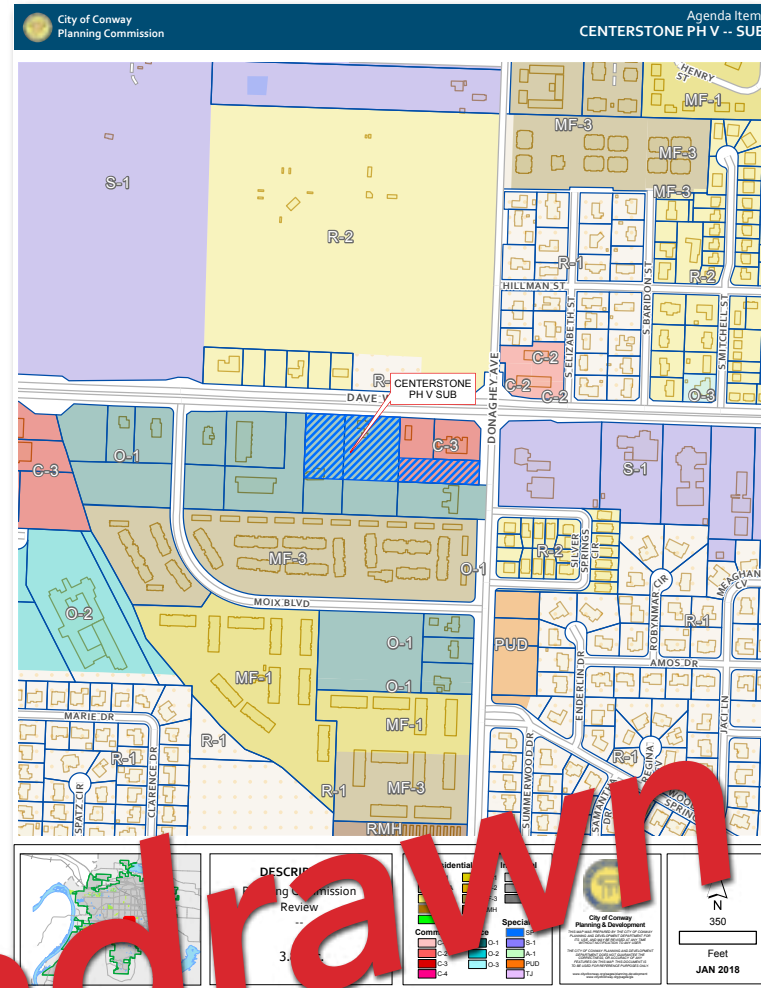
Staff recommends the approval of the preliminary plat subject to the amended plat list.

CONWAY CITY PLANNING DEPARTMENT REVIEW OF CENTERSTONE PHASE V SUBDIVISION PRELIMINARY PLAT

This review lists the changes and additions as required by the Conway Subdivision Ordinance for preliminary plat approval.

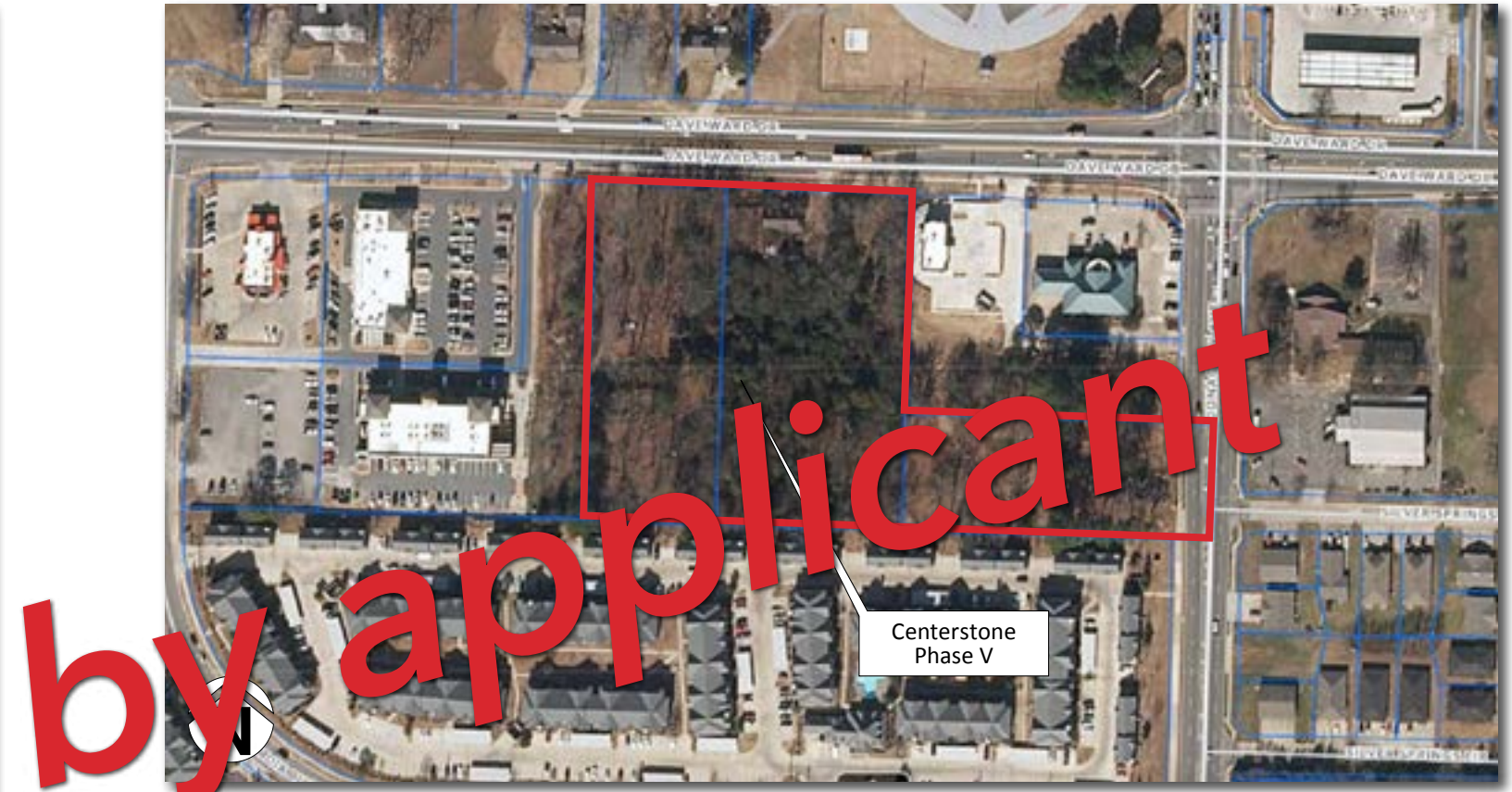
BASIC INFORMATION NEEDED ON THE PLAT

1. 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. Include description of uses approved by Conditional Use Permit along with the Permit number(s).
2. The layout of all proposed sidewalk systems are needed, along with relevant dimensions and bearings. Sidewalks are required along all internal streets which locations of such should be shown on the plat.
3. Proposed easements are needed.
4. The Certificate of Preliminary Plat Approval is needed.



ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE PLAT

5. Contour intervals of the property of not more than two feet where the overall average slope is less than 4% grade and not more than five feet where the slope is greater than 4% are needed.
6. 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. Please provide any master site plan lay out, if available.
7. Improvement plans, including typical cross sections and centerline profiles for any new street system, are needed.
8. Improvement plans for any new drainage system, including location, size and construction of drainageways and structures and typical cross sections and centerline profiles are needed.
9. The Certificate of Preliminary Engineering Accuracy is needed on each set of street and drainage plans.



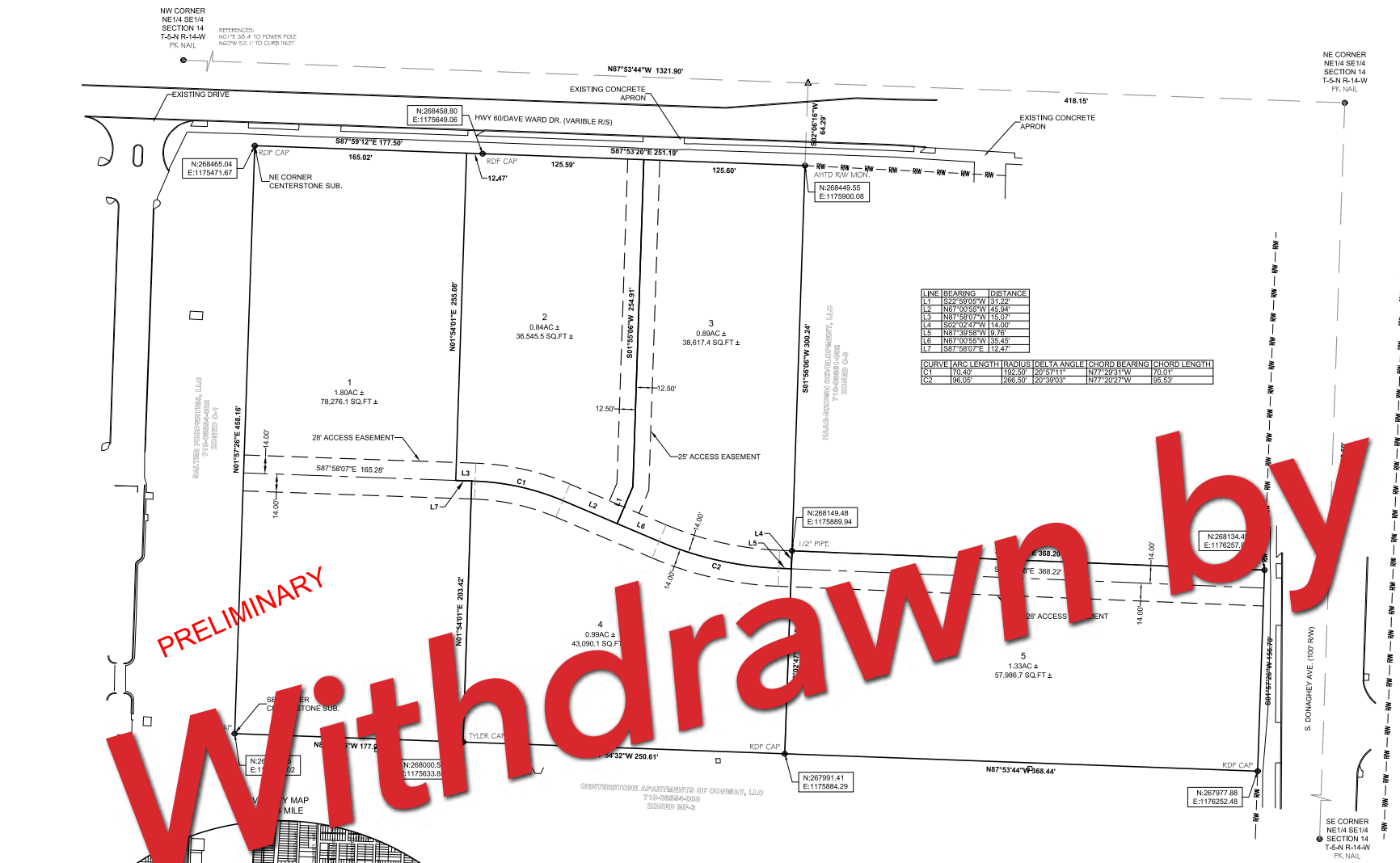
GENERAL DESIGN REQUIREMENTS

10. The development plans shall include and identify a prepared and dedicated flowage path or floodway that will accommodate a one hundred (100) year frequency storm event across and through the development. The floodway shall be uniformly graded along the length of the floodway such that water will not pond or accumulate on the surface due to humps or depressions along the route. Computations for the quantity of storm water runoff, sizing of the floodway and elevation of the one hundred (100) year flood 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. A floodway will not be required where less than five (5) acres of adjacent lands drains onto the developed property and the total drainage area is less than five (5) acres.
11. 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."
12. Minimum floor elevations shall be placed on the plat for all lots less than three (3) feet above the computed one hundred (100) year flood elevation. The minimum finished flood elevation shall be established at one (1) foot above the computed one hundred (100) year flood elevation.
13. 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 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.

continued on page 10

Proposed Preliminary Plat

CENTERSTONE SUBDIVISION PH. 5



PRELIMINARY

CERTIFICATE OF OWNER
 WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE Laid OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, RIGHTS OF WAY, AND EASEMENTS AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____
 SIGNED: _____
 SALTER ACQUISITIONS, LLC
 P.O. BOX 11778
 CONWAY AR 72034

CERTIFICATE OF RECORDING
 THIS DOCUMENT FILED FOR RECORD _____ DAY, 2017
 IN PLAT BOOK NO. _____

CERTIFICATE OF SURVEYING / ACCURACY
 I, ROBERT D. FRENCH, SURVEYOR, CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME AND MY ASSISTANTS AND THAT THE PLAT IS ACCURATE AND COMPLETE. I HAVE MINIMIZED THE RISK OF ERROR BY THE USE OF THE MOST ACCURATE METHODS AND MATERIALS AVAILABLE TO ME.

DATE OF EXECUTION: _____
 SIGNED: _____
 REGISTERED LAND SURVEYOR
 NO. 1363
 STATE OF ARKANSAS

CERTIFICATE OF FINAL PLAT APPROVAL
 PURSUANT TO THE CONWAY SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____
 SIGNED: _____
 DIRECTOR, CONWAY PLANNING,
 BRYAN PATRICK

SIDEWALK CONSTRUCTION REQUIREMENTS:
 SIDEWALKS MUST BE A MINIMUM OF FIVE FEET WIDE AND LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, WITH THE EDGE CLOSEST TO THE STREET LOCATED FIVE AND ONE-HALF FEET FROM THE BACK OF THE CURB.

SIDEWALKS SHALL LINK SIDEWALKS OF ADJOINING LOTS SO AS TO PROVIDE A CONTINUOUS "RIBBON" OF PEDESTRIAN ACCESS THROUGHOUT THE COMMUNITY.

ALL SIDEWALKS SHALL BE HANDICAPPED ACCESSIBLE TO PUBLIC STREETS AT STREET CORNERS. SIDEWALKS SHALL MEET AMERICAN DISABILITY ACT STANDARDS.

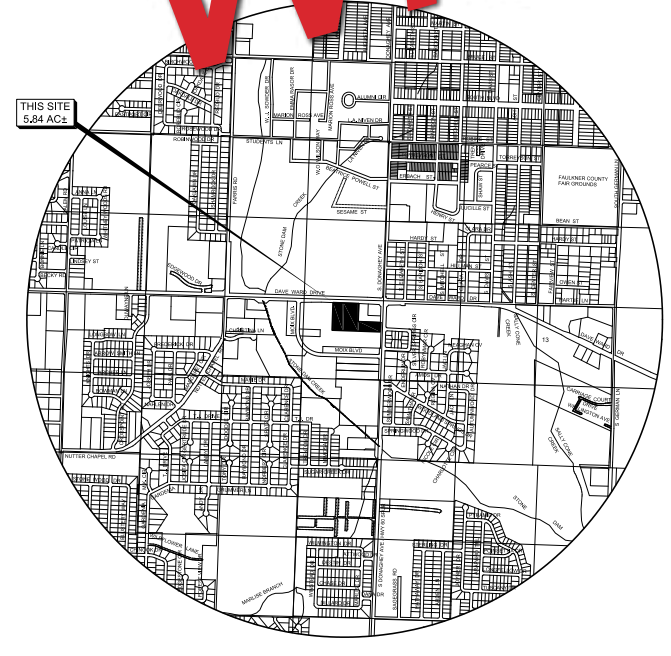
SIDEWALKS ALONG STREETS CLASSIFIED AS A COLLECTOR OR ABOVE SHALL BE CONSTRUCTED BY THE SUBDIVISION DEVELOPER CONCURRENTLY WITH CONSTRUCTION OF THE OTHER SUBDIVISION INFRASTRUCTURE.

SIDEWALKS ALONG STREETS CLASSIFIED AS RESIDENTIAL SHALL BE CONSTRUCTED BY THE HOMEOWNER/BUILDER. THE SIDEWALK SHALL BE INSTALLED PRIOR TO THE FINAL INSPECTION AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS ON LOTS THAT ARE NOT BUILT OUT WITHIN THREE (3) YEARS OF FINAL PLATTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

IF, DURING THE CONSTRUCTION OF A BUILDING OR ANY OTHER IMPROVEMENTS UPON A LOT OR BY ANY OTHER ACTIONS, THE SIDEWALK(S) ARE DAMAGED, THE PARTY RESPONSIBLE FOR THE CONSTRUCTION OR OTHER ACTIONS SHALL REPAIR THE SIDEWALK(S) TO THE SATISFACTION OF THE CITY.

- GENERAL NOTES:**
1. LOT DIMENSIONS GIVEN ON CORNER LOTS ARE TO THE POINT OF INTERSECTION.
 2. ALL ROUNDED CORNERS ARE 28' RADII UNLESS OTHERWISE NOTED.
 3. THIS PROPERTY SURVEYED ON 11/27/2017.
 4. RATIO CLOSURE ERROR: MEETS MINIMUM RELATIVE POSITIONAL ACCURACY STANDARDS FOR THE STATE OF ARKANSAS.
 5. THIS PROPERTY ZONED O-1.
 6. THIS PROPERTY SERVICED BY CONWAY CORPORATION UTILITIES - WATER AND SEWER.
 7. ALL LOTS SHALL SLOPE TO A STREET AND/OR DRAINAGE EASEMENT.
 8. THIS PLAT REFERENCED TO CAGIS MONUMENT #1627-HARN.

Withdrawn by applicant



LEGAL DESCRIPTION:
 A PART OF THE NE1/4 SE1/4, SECTION 14, T-5-N, R-14-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NE CORNER OF SAID NE1/4 SE1/4; THENCE ALONG THE NORTH LINE OF SAID NE1/4 SE1/4 N87°53'44"W A DISTANCE OF 418.15'; THENCE LEAVING SAID NORTH LINE S02°06'16"W 64.29' TO A FOUND AHTD R/W MONUMENT BEING ON THE SOUTH RIGHT OF HWY 60 (DAVE WARD DRIVE) AND THE NW CORNER OF UNIVERSITY VILLAGE SUBDIVISION AS SHOWN IN PLAT BOOK J, PAGE 243 IN THE RECORDS OF FAULKNER COUNTY, ARKANSAS, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY AND ALONG THE WEST LINE OF SAID UNIVERSITY VILLAGE SUBDIVISION S01°56'06"W A DISTANCE OF 300.24' TO A FOUND 1/2" PIPE FOR THE SW CORNER OF SAID UNIVERSITY VILLAGE SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID UNIVERSITY VILLAGE SUBDIVISION S87°39'58"E A DISTANCE OF 368.20' TO A FOUND RDF CAP FOR THE SE CORNER OF SAID UNIVERSITY VILLAGE SUBDIVISION AND BEING ON THE EAST RIGHT OF WAY DONAGHEY AVE.; THENCE ALONG SAID RIGHT OF WAY S01°57'26"W A DISTANCE OF 156.70' TO A FOUND RDF CAP; THENCE LEAVING SAID RIGHT OF WAY N87°53'44"W A DISTANCE OF 368.44' TO A FOUND RDF CAP; THENCE N87°54'32"W A DISTANCE OF 250.61' TO A FOUND TIM TYLER CAP; THENCE N87°52'36"W A DISTANCE OF 177.95' TO A FOUND RDF CAP FOR THE SE CORNER OF CENTERSTONE SUBDIVISION, AS SHOWN IN PLAT BOOK L, PAGE 34 IN THE RECORDS OF FAULKNER COUNTY, ARKANSAS; THENCE ALONG THE EAST LINE OF SAID CENTERSTONE SUBDIVISION N01°57'26"E A DISTANCE OF 458.16' TO A FOUND RDF CAP BEING ON THE SOUTH RIGHT OF WAY OF HWY 60 (DAVE WARD DRIVE); THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING CALLS: S87°59'12"E A DISTANCE OF 177.50' TO A FOUND RDF CAP; THENCE S87°53'20"E A DISTANCE OF 251.19' TO THE POINT OF BEGINNING, CONTAINING 5.84 ACRES MORE OR LESS.



PRELIMINARY

BEARINGS ESTABLISHED BY STATE PLANE COORDINATES HARN 97(NAD 83) ARKANSAS NORTH ZONE

CENTERSTONE SUBDIVISION PH. 5
 PRELIMINARY LOT PLAN

CENTRAL ARKANSAS PROFESSIONAL SURVEYING
 OFFICE (501) 913-4800
 MOBILE (501) 452-2800
 FAX (501) 913-4800
 P.O. BOX 298 CONWAY, AR 72033
 ROBERT D. FRENCH P.L.S. 1363

SCALE: 1"=50'
 DATE: 12/11/2017

14. 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.
15. An easement shall be placed around the high water limits of the detention area.

ACCESS DESIGN REQUIREMENTS

16. Every subdivision or replat shall be served by a publicly dedicated street system that meets the access requirements of the Subdivision Ordinance.
17. Multi-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the International Fire Code. Projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

STREET DESIGN REQUIREMENTS

18. The proposed street layout should be appropriate for the type and development proposed.
19. The proposed street layout should be integrated with the street system in the adjoining subdivisions.
20. The layout of streets shall conform to existing and proposed land uses for the area.
21. The designers of residential streets are encouraged to lay them out to slow through traffic. The Planning Commission may require the traffic calming techniques be employed.
22. All methods to slow traffic must meet all relevant city regulations and must be approved by the City Engineer and the Planning Director.
23. Multiple uses of traffic slowing methods are encouraged in an area.
24. The designers of residential streets are encouraged to lay them out to discourage cut-through traffic. The Planning Commission may require changes to discourage cut-through traffic.
25. The designers of residential streets are encouraged to lay them out to permit efficient drainage.
26. The designers of residential streets are encouraged to lay them out to permit efficient utility systems.
27. The designers of residential streets are encouraged to lay them out to require the minimum length of pavement necessary to provide convenient and safe access to property.
28. 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.

29. Property line corners at street intersections shall be rounded with a radius of at least 28 feet.
30. Street intersections shall be located to avoid creating hazardous driving conditions. **Verification of State Highway approval for the curb cut on Dave Ward drive is Required / Not Required.**

EASEMENT DESIGN REQUIREMENTS

31. Easements across lots or centered on rear or side lot lines shall be provided for utilities and shall be at least 10 feet in width.
32. Utility easements as required by Conway Corporation are needed.
33. Drainage easements as required by the City Engineer are needed.

BLOCK DESIGN REQUIREMENTS

34. Blocks over 1000 feet in length may require a public crosswalk within a dedicated easement of not less than 15 feet in width including a paved crosswalk not less than five feet in width to provide pedestrian circulation. **A pedestrian access easement between lots 1 & 4, and an entry gate from Centerstone Apt's to the south to allow pedestrian circulation from apartments to the 28' Access Easement is Required / Not Required.**

LOT DESIGN REQUIREMENTS

35. The minimum building setback (building line) shall be no less than 25 feet from the right-of-way of the front street, or as required by the zoning Ordinance.
36. All existing buildings must be shown to meet the minimum setback requirements from a lot line or they must be modified or moved to meet those setback requirements.

SIDEWALK DESIGN REQUIREMENTS

37. Sidewalks As Part of Commercial, Multi-Family, and Mixed Use Developments: Sidewalks along streets in commercial, multi-family, and mixed use subdivisions shall be constructed concurrently with building construction as part of site development review. Sidewalks shall be the responsibility of the builder/owner and not the developer. The sidewalk shall be installed prior to the final inspection and issuance of a certificate of occupancy. However, the developer of commercial subdivisions/ replats with pre-existing development shall be required to meet the sidewalk provisions of Article 1101 Development Review of the Conway Zoning Ordinance. Sidewalks along the 28' Access Easement will be required as part of the development review process for each lot. Replace the Sidewalk not "Classified as Residential" with this to Sidewalk note. In addition, sidewalks and pedestrian easements are needed adjacent to or within both the 28' and 25' Public Access Easements.

OTHER REQUIREMENTS

38. 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

39. 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

40. Plat 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 Centerstone Ph preliminary Plat will expire on December 14, 2018.

Withdrawn by applicant

D1 RECONSIDERATION OF CLUB VILLAS PUD AMENDMENT REQUEST

CLUB VILLAS PUD MODIFICATION - REQUEST FOR PLANNING COMMISSION RECONSIDERATION AT THE FEBRUARY PLANNING COMMISSION MEETING

APPLICANT

Landon Sanders, on behalf of PH, LLC
306 Salem Rd
Conway, AR 72034

STAFF REVIEW BY

Bryan Patrick, Director of Planning and Development
1201 Oak St
Conway, AR 72032

SITE DATA

Location. Club Villas PUD, 1135-1155 Country Club Road

Site Area. Modification area: ±1.94 acres - Lots 1-3.
Entire PUD: ±12.15 acres

Current Zoning. PUD (Planned Unit Development)

Existing Structures. Lots 1-3 are vacant.

GENERAL SUMMARY

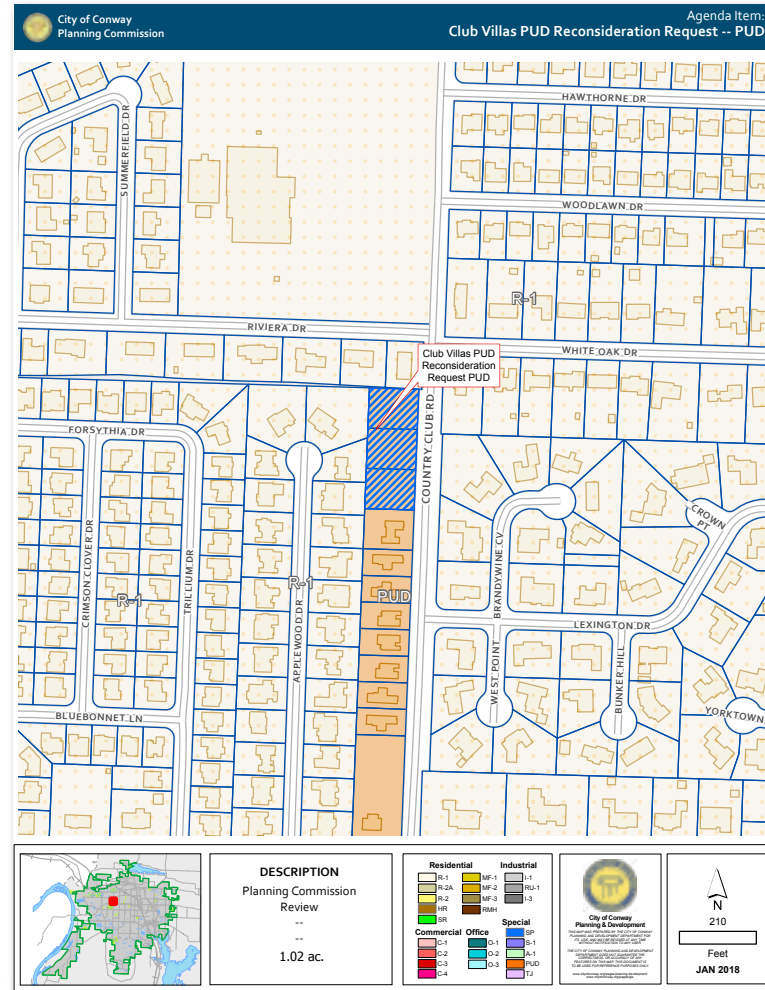
The applicant would like to modify the Club Villa PUD's 3 most northern lots. The latest proposal would create (5) 66 foot wide "conventional" lots from the (3) 110 foot wide lots. A large drainage swale, and 2nd story window limitations, and non-shared driveways would be included as part of the modification.

RECONSIDERATION PROCEDURE

Typically, any Planning item that has had final action, may not be brought back to the Planning Commission in less than one year's time. After consulting with the City Attorney, Ordinances O-03-52, and the Planning Commission Bylaws, this request is considered non-final as there was no final action by the City Council.

Ordinance O-03-52 states that requests that receive no final action by the City Council will be considered terminated and allowed to return to the Planning Commission. Planning Commission bylaws state that an item may be reconsidered if a request to return obtains 2/3 consent of all Commission members present at a meeting.

If reconsideration is granted by the Commission, the case will be rescheduled for the February 20, 2018 Planning Commission meeting. A new application must be made (new fees, legal advertisements, and adjacent property owner notification). If the Planning Commission denies reconsideration, any new request for the property must wait one year.



TIMELINE OF FIRST PLANNING COMMISSION AND CITY COUNCIL APPEAL

Director of Planning Modification Request

The applicant requested a PUD modification to the Director of Planning on 9/15/17. This modification changed (3) 109 foot wide lots to (7) 41.5 foot wide lots served by a one way rear alley. Proposed structures would be two story in the fashion of new urbanist homes such as the Village at Hendrix or Princeton Village. The Director of Planning may approve the modification as a PUD major modification. However, due to the scope of the requested modification and the volatile nature of the request, the Director chose to deny the modification. A Director denial may be appealed to the Planning Commission for approval.



Planning Commission Appeal

The denied PUD modification was appealed to the Planning Commission at the October 16, 2017 Planning Commission meeting. There were several abutting neighbors at this meeting with concerns including; drainage, rear access parking/driveway, fear of vehicles crashing into back yards, density, and two-story "visual access" to existing backyards. The neighbors suggested conditions in addition to Staff recommended conditions including; vehicle barricades, two story window placement, fencing, and additional landscaping to buffer existing back yards. One abutting neighbor spoke in favor of the development stating she was excited about Hendrix Village-like homes and the rear access parking and felt the development would be good for the neighborhood.

Commission discussion centered on; possible safety concerns, drainage problems/solutions, increased density, and the project's merits as a walkable village. Justin Brown motioned that the request be forwarded to the City Council with a recommendation for approval with the modified conditions listed in the "10-16-2017 Proposed Conditions". Dalencia Hervey seconded the motion. The motion failed 0-6-1. Bryan Quinn abstained from voting.

City Council Appeal

A Planning Commission PUD modification denial may be appealed to the City Council. The applicant went before the City Council on November 28, 2017. At this meeting, the applicant presented a revised site plan decreasing the number of lots from 7 to 6. In addition, Lot 1 on the east side of the site plan, was made larger conforming with typical R-1 single family residential subdivision regulations. Key conditions from the Planning Commission meeting were incorporated into the proposed site plan. At least one neighbor that was opposed to the development at the Planning Commission meeting, spoke in favor of the revised site plan. Conditions considered by the Planning Commission along with home designs were presented to the Council.

The appeal request failed due to a lack of motion. No vote was taken by the City Council.

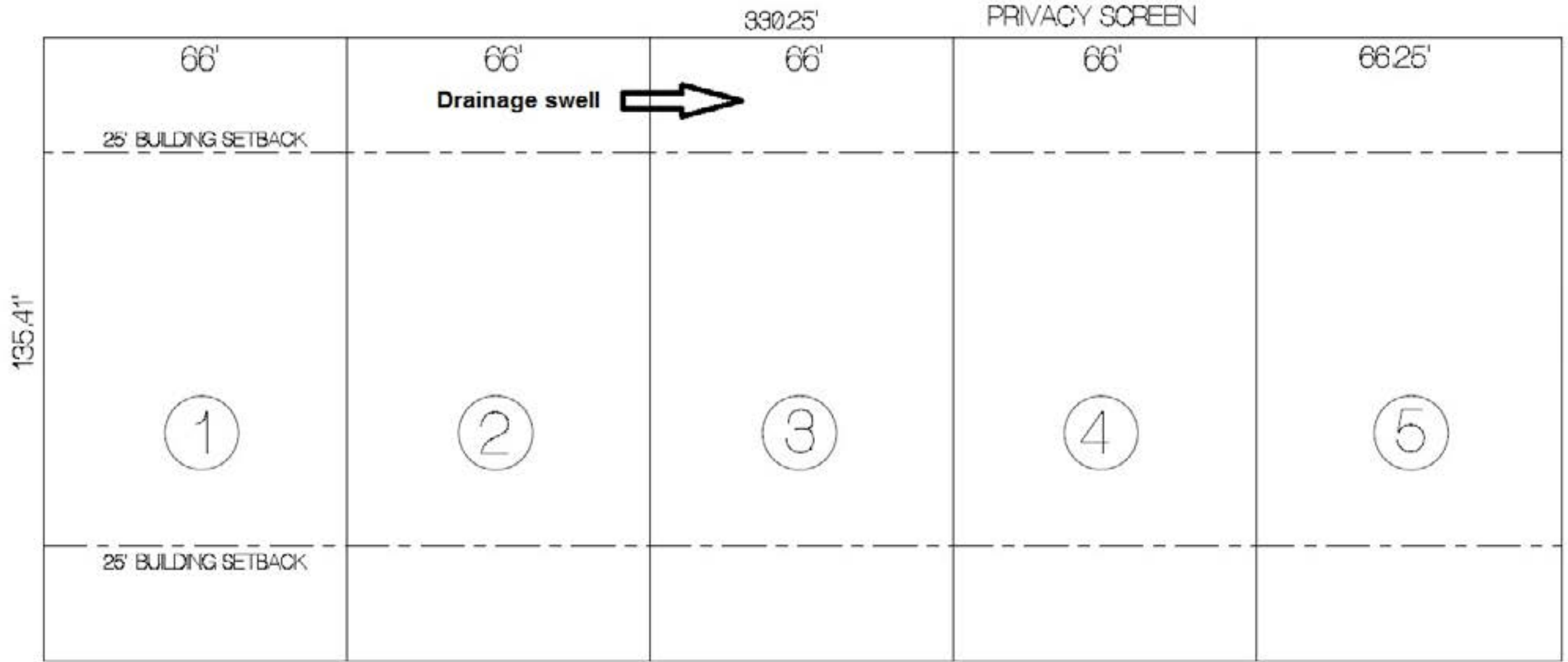
D1 RECONSIDERATION OF CLUB VILLAS PUD AMENDMENT REQUEST



Original proposed site plan (7 lots with a shared driveway) presented to the Conway Planning Commission on October 16, 2017.



Revised proposed site plan (6 lots with 5 of those sharing a driveway) presented to the Conway City Council during appeal on November 28, 2017.



- Revised site plan for reconsideration.
- 5 Lots - each 66' wide with 25' front and rear building setbacks and 6' side building setbacks
 - Screening area on west side of all lots
 - Drainage swell on west side of all lots
 - Second floor windows facing south and east only
 - No shared driveways
 - Previous concept of craftsman style homes abandoned under new plan

1.02 ACRES 330.25'

COUNTRY CLUB ROAD 60' R/W

2ND FLOOR WINDOWS FACING SOUTH AND EAST ONLY

6' SIDE SETBACKS & 25' FRONT AND REAR SETBACKS



E1 HARTLAND DEVELOPMENT REQUEST TO REZONE FROM I-1 & MF-2 TO I-1

HARTLAND DEVELOPMENT COMPANY RETIREMENT TRUST REQUEST TO REZONE FROM I-1 AND MF-2 TO I-1 PROPERTY LOCATED AT 1340 & 1370 MCNUTT RD

APPLICANT
 Hartland Development Company Retirement Trust
 575 Harkrider Street
 Conway, AR 72032

STAFF REVIEW BY
 Bryan Patrick, Director of Planning and Development
 1201 Oak St
 Conway, AR 72032

SITE DATA
Location. 1340 and 1370 McNutt Road

Site Area. ±2.55 acres

Current Zoning. I-1 (Intermediate Industrial - Light Industrial) and MF-2 (Multifamily up to 18 units per acre)

Requested Zoning. I-1 (Intermediate Industrial - Light Industrial)

Existing Structures. None

Overlay. None

Comprehensive Plan. The Comprehensive Plan shows this area as a transitional zone appropriate for office and apartments. However, the property is zoned for light industrial and multifamily. There are also multifamily and light industrial zoning abutting the property.

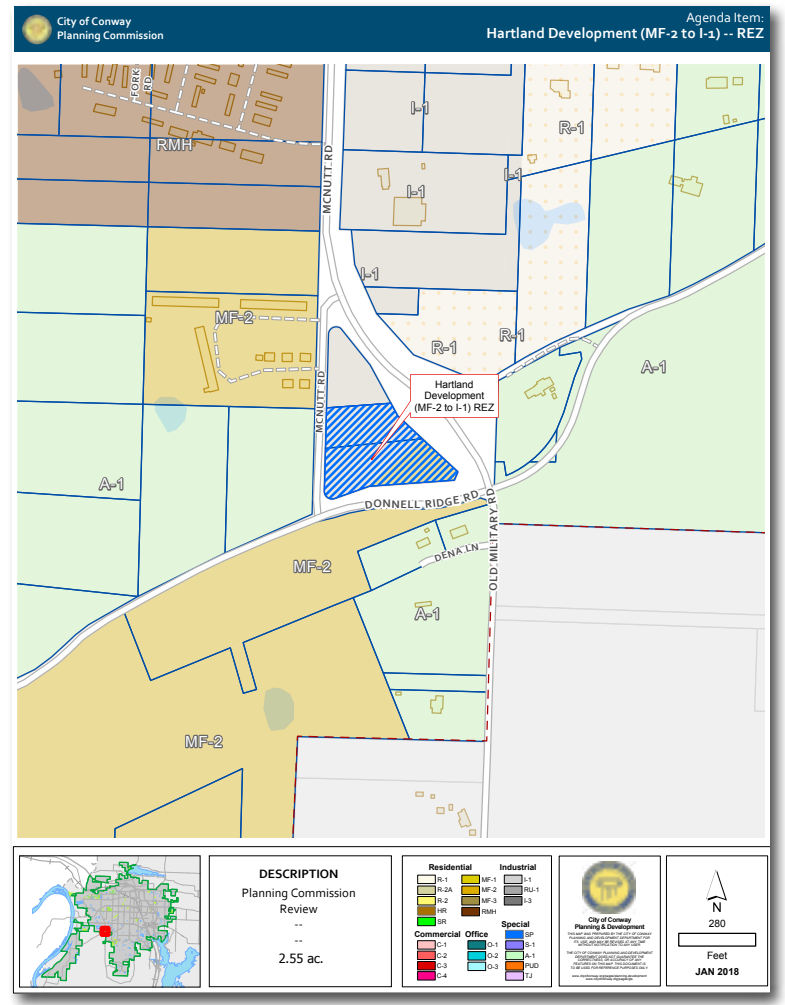
Projected Traffic Impact. The majority of the property is zoned I-1. A small portion (~.61 acre) would be rezoned to match. A change in zoning from multifamily to light industrial would have negligible impact on potential traffic generation.

Flood\Drainage. The site is not within any FEMA Flood Zones. Planning Staff is unaware of any drainage problems.

Utilities. The developer of the property and will need to coordinate utilities with Conway Corporation.

Street Improvement. There are no planned area street improvements. Old Military/McNutt Roads were improved in 2012-2013.

Conway 2025. Not applicable.



STAFF COMMENTS

The applicant is seeking a rezoning for a portion of an “island” of property surrounded by McNutt, Old Military, and Donnell Ridge Roads from MF-2 (multifamily) to I-1 (light industrial). The remnant of MF-2 zoning was created when the City purchased right of way and improved the intersection of Old Military and Donnell Ridge Roads in 2012-2013. When Donnell Ridge Road was relocated, a portion of multifamily zoning was left on the north side of the new roadway. The applicant would like to rezone this remnant zone to create a cohesive I-1 zone.

STAFF RECOMMENDATIONS

Planning Staff recommends approval of this rezoning request.



E2 PALADINO REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW MAX. 24 UNITS/ACRE IN C-3

MARK PALADINO REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW UP TO 24 UNITS/ACRE IN C-3 FOR PROPERTY LOCATED AT 1830 EAST OAK STREET

APPLICANT
Tyler Group, on behalf of Mark Paladino
240 Skyline Drive
Conway, AR 72032

OWNER
Nelda Ussery, et al
10 Della Carter Drive
Conway, AR 72032

STAFF REVIEW BY
Bryan Patrick, Director of Planning and Development
1201 Oak St
Conway, AR 72032

SITE DATA
Location. 1830 East Oak Street

Site Area. ±0.42 acre +/- (prior to Oak Street right of way dedication), 0.40 acre after ROW dedication.

Current Zoning. C-3 (Highway Shopping District/Intensive Commercial)

Requested Conditional Use. Allow up to 24 units per acre in a C-3 zoning district.

Existing Structures. None - vacant lot

Overlay. None

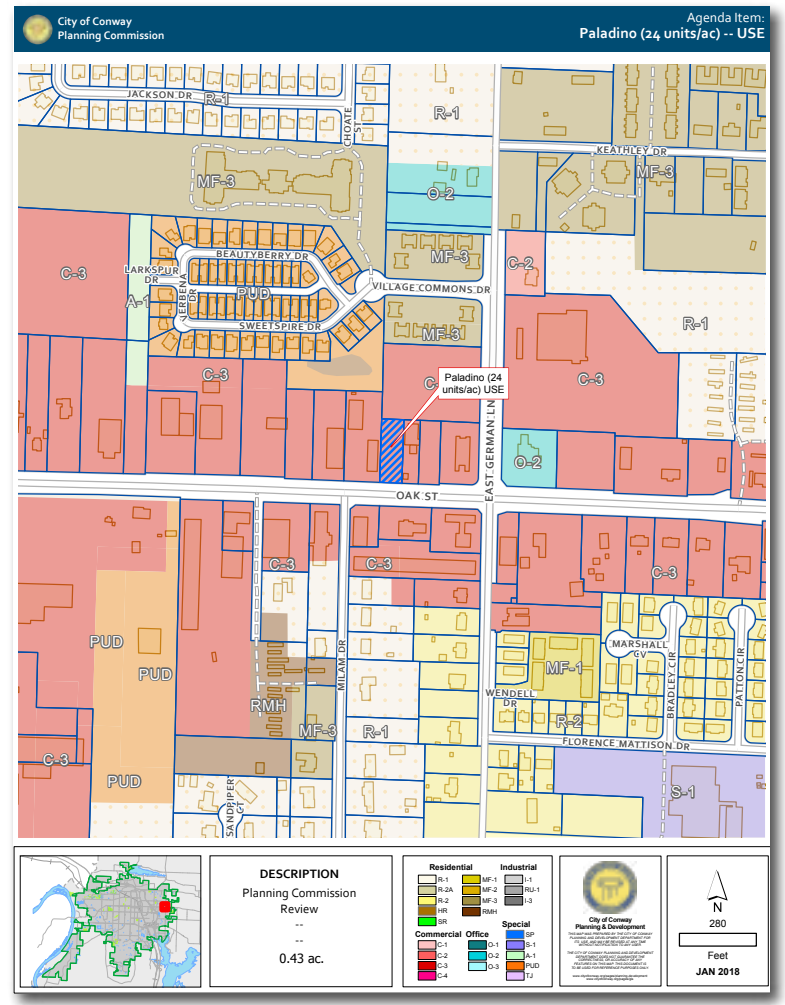
Comprehensive Plan. The Comprehensive Plan shows this area as appropriate for commercial development.

Projected Traffic Impact. The Comprehensive Plan shows this area as appropriate for commercial development. Projected Traffic Impact. With the existing C-3 commercial zone, and developed with a 3000 s.f. convenience store, 2000 vehicle trips per day could be expected. This example is a "worst case" traffic generation scenario. An 8000 s.f. general retail center would generate around 350 vehicle trips per day. With a conditional use permit to allow up to 24 units per acre and developed with the maximum allowed 10 residential units, 67 vehicle trips per day could be expected. If a mixed use of commercial and residential were developed the vehicle trip generation would vary depending on uses.

Flood\Drainage. The Planning Department is not aware of any flooding problems on this property.

Utilities. The applicant will need to coordinate utilities with Conway Corporation to accommodate development.

Street Improvement. No area street upgrades are planned in the near future.



Conway 2025. Not applicable.

STAFF COMMENTS
The property is currently zoned C-3 intensive commercial. This commercial zoning dates back to the 1970s. This undeveloped vacant property was occupied by a single family residence until sometime between 2000 and 2005. All surrounding property is zoned C-3 with commercial uses. To the west, is an office structure and auto parts store. To the east, is a car sales lot and Sonic Drive In.

The existing C-3 development allows intensive commercial development by right including; child care, hotel, office, high impact retail, and vehicle sales/service. Multifamily may be added to the allowed underlying commercial use by conditional use permit. The property is somewhat narrow and long (80 feet x 230 feet). Oak Street's right of way is about 85 feet at this location. Any development will require the dedication of an additional 7.5 feet of right of way along Oak Street. Oak Street is a major arterial requiring 100 feet of right of way.



1830 E Oak St in the Comprehensive Plan

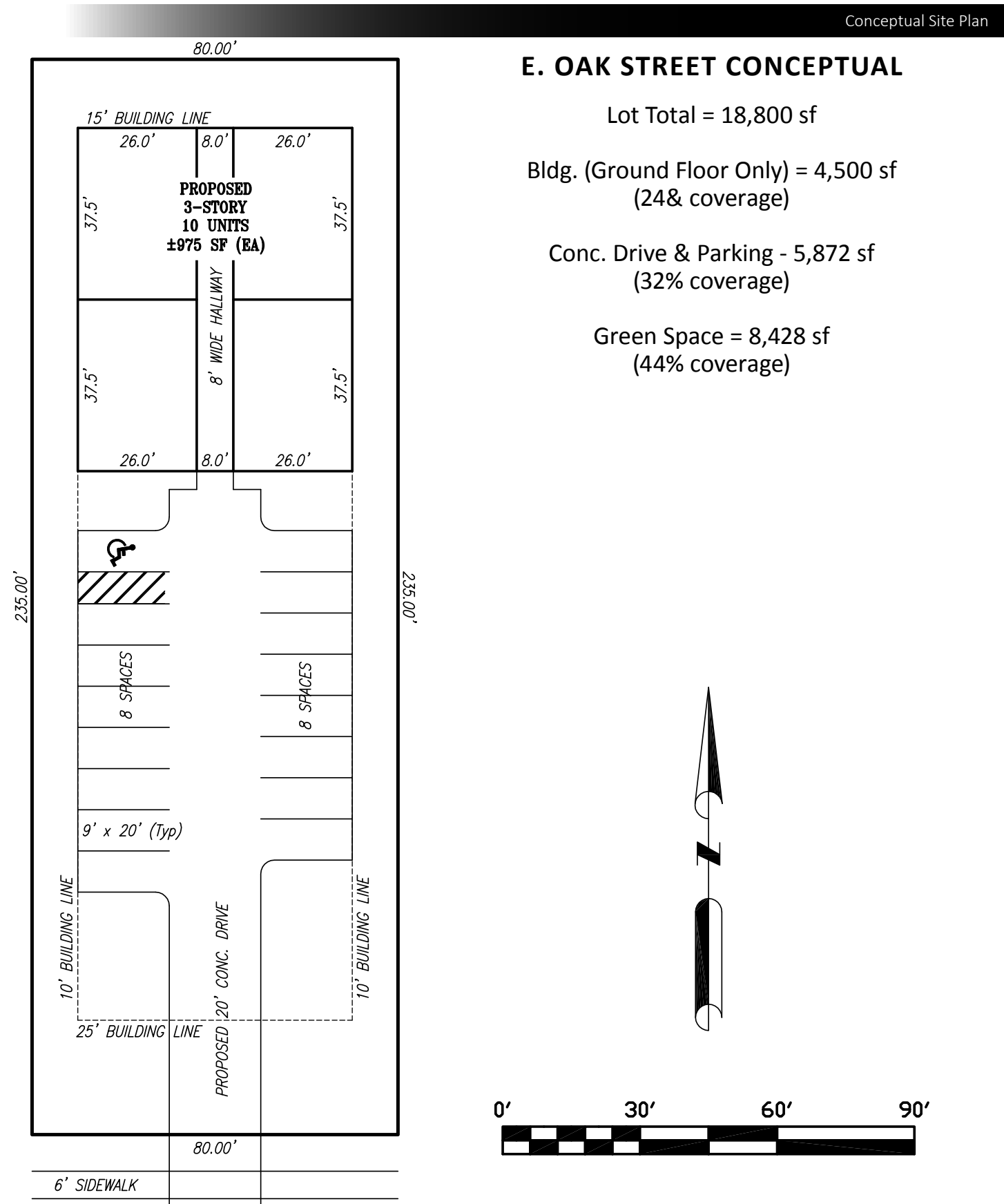
An approved conditional use permit would allow up to 10 residential units. The applicant had discussed constructing duplexes at this location. Duplexes would not fit into the character of the surrounding commercial uses. A site plan showing a 3 story, 10 unit, multifamily structure at the north end of the property has been submitted. With a conditional use permit for residential and the underlying C-3 zoning, a mixed use residential/commercial structure could be developed.

Any development must meet fire code requirements. The submitted site plan would need Fire Department approval as to adequate fire truck turn around area and maximum building access lengths. The development of multifamily structures (structures denser than a duplex) will require Planning Staff development review.

STAFF RECOMMENDATIONS
 The property is currently zoned for intensive commercial use and is surrounded by intensive commercial zoning. A residential use at this location would seem out of character with the surrounding land uses. A residential development at this location will be subject to noisy commercial activity with access only from Oak Street.

The requested property is small for larger scale commercial development. The surrounding properties are under developed and likely approaching the end of their commercial "lifespan". If the requested property and abutting properties were developed as a whole, a larger and more cohesive project could be constructed. A larger development would allow the consolidation of driveways, better controlled access, creation of green space, storm water management, etc.

- Recommended Conditions (If approved)**
- The development is limited to 10 residential units maximum.
 - Duplexes and triplexes shall not be allowed.
 - Platting shall be required. Additional right of way, easements, etc. as required by the Subdivision Ordinance shall be dedicated and constructed.



E. OAK STREET CONCEPTUAL

Lot Total = 18,800 sf
 Bldg. (Ground Floor Only) = 4,500 sf (24% coverage)
 Conc. Drive & Parking - 5,872 sf (32% coverage)
 Green Space = 8,428 sf (44% coverage)

E. OAK STREET (90' R/W)

E3 CITY OF HOPE OUTREACH REQUEST TO REZONE FROM C-3 TO PUD

CITY OF HOPE OUTREACH REQUEST TO REZONE FROM C-3 TO [HOPE VILLAGE] PUD PROPERTY LOCATED AT 604 & 606 E ROBINS STREET

APPLICANT
Phillip Fletcher for CoHO
2652 Bruce Street
Conway, AR 72034

STAFF REVIEW BY
Bryan Patrick, Director of Planning and Development
1201 Oak St
Conway, AR 72032

SITE DATA
Location. 604 and 606 East Robins Street

Site Area. ±1.01 acres

Current Zoning. C-3 (Highway Shopping District)

Requested Rezoning. PUD (Planned Unit Development)

Existing Structures. A one story residential structure used as the City of Hope Outreach Center.

Overlay. None

Comprehensive Plan. The 2004 Comprehensive Plan shows this area as appropriate for commercial and multifamily residential.

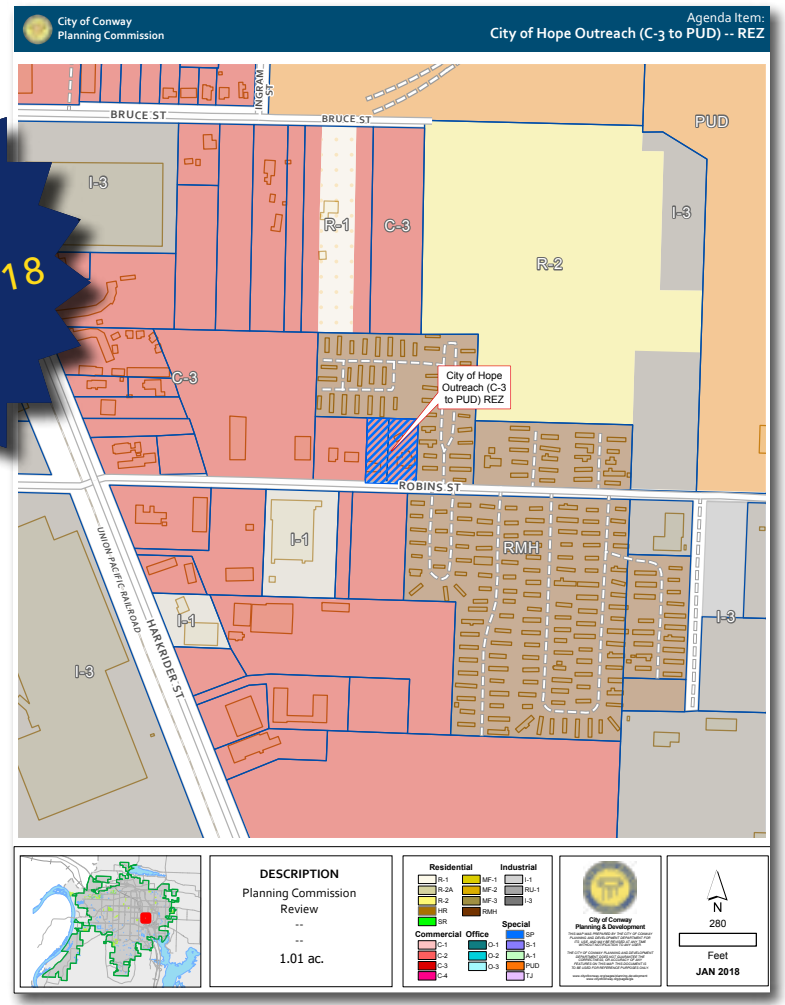
Projected Traffic Impact. Under current C-3 zoning and developed with an intensive commercial use such as a convenience store, approximately 1500 vehicle trips per day could be expected. This scenario represents a “worst case” scenario. With a rezoning to PUD and developed as proposed with 10 small residential structures, the potential traffic generation is drastically reduced to around 70 vehicle trips per day; possibly less if the residents do not own a vehicle.

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

Utilities. Conway Corporation Engineering will review and consider the adequacy of existing infrastructure. Extensions and rerouting of utilities may be required.

Street Improvement. There are no immediate street improvements planned for Robins Street. However, Robins Street is shown as part of the of the Old Airport - Central Landing development. Robins Street could be improved and become a major egress to the old airport area as it redevelops.

Public Information Meeting
January 12, 2018
5:30pm
City Hall



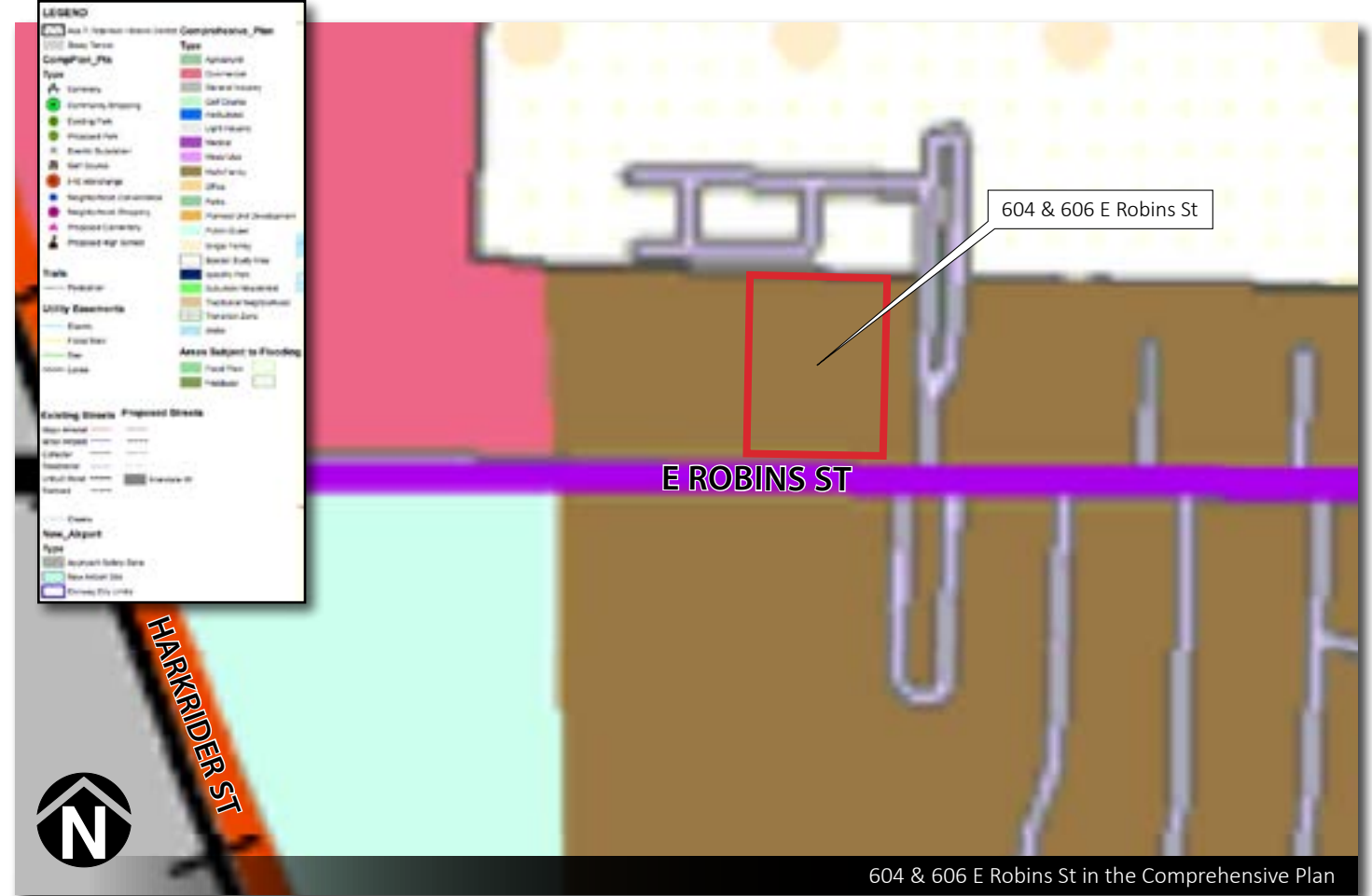
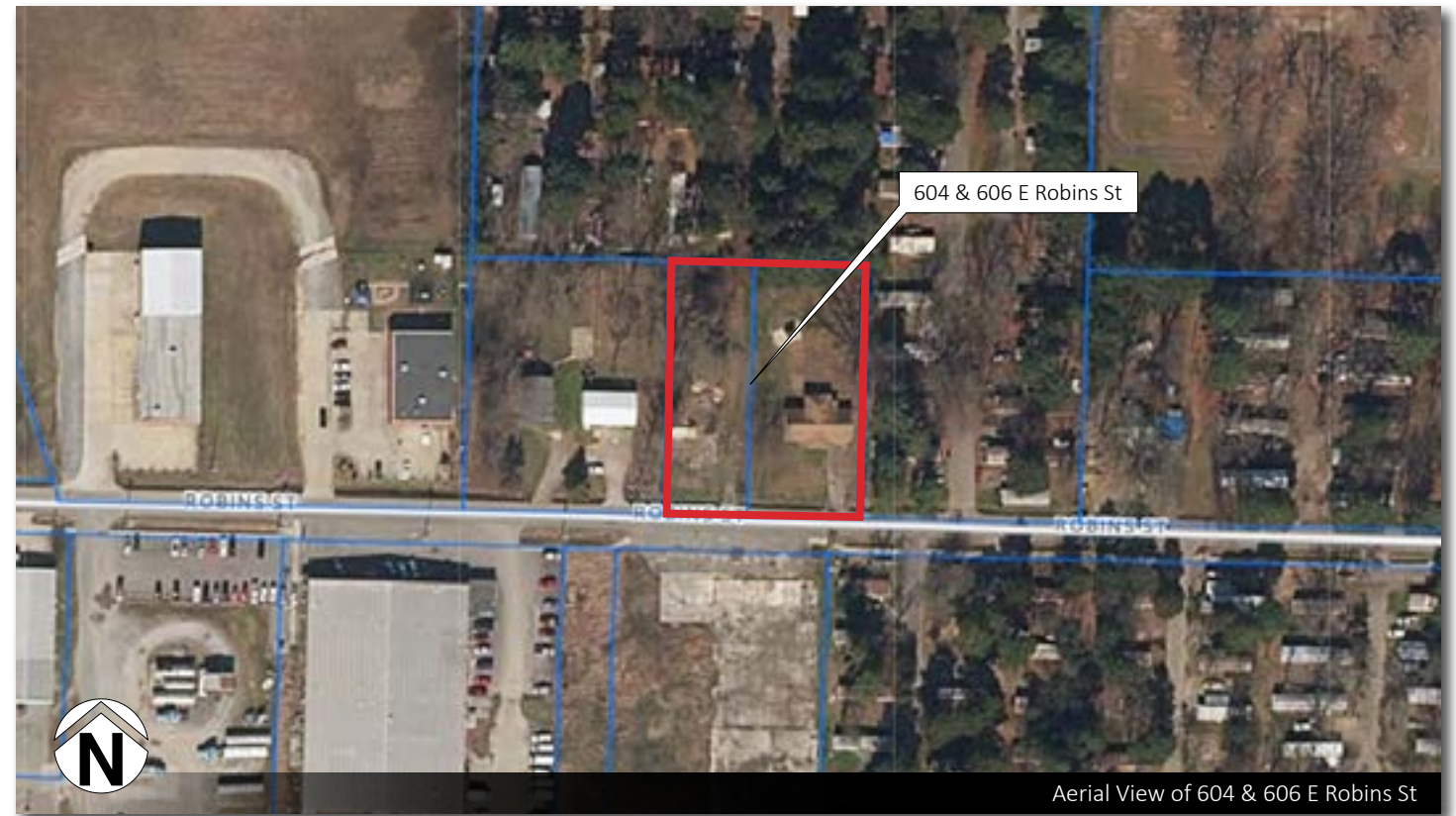
DESCRIPTION	Residential	Commercial Office	Industrial	Special
Planning Commission	SP-1, SP-2, SP-3, SP-4, SP-5, SP-6, SP-7, SP-8, SP-9, SP-10, SP-11, SP-12, SP-13, SP-14, SP-15, SP-16, SP-17, SP-18, SP-19, SP-20, SP-21, SP-22, SP-23, SP-24, SP-25, SP-26, SP-27, SP-28, SP-29, SP-30, SP-31, SP-32, SP-33, SP-34, SP-35, SP-36, SP-37, SP-38, SP-39, SP-40, SP-41, SP-42, SP-43, SP-44, SP-45, SP-46, SP-47, SP-48, SP-49, SP-50, SP-51, SP-52, SP-53, SP-54, SP-55, SP-56, SP-57, SP-58, SP-59, SP-60, SP-61, SP-62, SP-63, SP-64, SP-65, SP-66, SP-67, SP-68, SP-69, SP-70, SP-71, SP-72, SP-73, SP-74, SP-75, SP-76, SP-77, SP-78, SP-79, SP-80, SP-81, SP-82, SP-83, SP-84, SP-85, SP-86, SP-87, SP-88, SP-89, SP-90, SP-91, SP-92, SP-93, SP-94, SP-95, SP-96, SP-97, SP-98, SP-99, SP-100	CO-1, CO-2, CO-3, CO-4, CO-5, CO-6, CO-7, CO-8, CO-9, CO-10, CO-11, CO-12, CO-13, CO-14, CO-15, CO-16, CO-17, CO-18, CO-19, CO-20, CO-21, CO-22, CO-23, CO-24, CO-25, CO-26, CO-27, CO-28, CO-29, CO-30, CO-31, CO-32, CO-33, CO-34, CO-35, CO-36, CO-37, CO-38, CO-39, CO-40, CO-41, CO-42, CO-43, CO-44, CO-45, CO-46, CO-47, CO-48, CO-49, CO-50, CO-51, CO-52, CO-53, CO-54, CO-55, CO-56, CO-57, CO-58, CO-59, CO-60, CO-61, CO-62, CO-63, CO-64, CO-65, CO-66, CO-67, CO-68, CO-69, CO-70, CO-71, CO-72, CO-73, CO-74, CO-75, CO-76, CO-77, CO-78, CO-79, CO-80, CO-81, CO-82, CO-83, CO-84, CO-85, CO-86, CO-87, CO-88, CO-89, CO-90, CO-91, CO-92, CO-93, CO-94, CO-95, CO-96, CO-97, CO-98, CO-99, CO-100	IND-1, IND-2, IND-3, IND-4, IND-5, IND-6, IND-7, IND-8, IND-9, IND-10, IND-11, IND-12, IND-13, IND-14, IND-15, IND-16, IND-17, IND-18, IND-19, IND-20, IND-21, IND-22, IND-23, IND-24, IND-25, IND-26, IND-27, IND-28, IND-29, IND-30, IND-31, IND-32, IND-33, IND-34, IND-35, IND-36, IND-37, IND-38, IND-39, IND-40, IND-41, IND-42, IND-43, IND-44, IND-45, IND-46, IND-47, IND-48, IND-49, IND-50, IND-51, IND-52, IND-53, IND-54, IND-55, IND-56, IND-57, IND-58, IND-59, IND-60, IND-61, IND-62, IND-63, IND-64, IND-65, IND-66, IND-67, IND-68, IND-69, IND-70, IND-71, IND-72, IND-73, IND-74, IND-75, IND-76, IND-77, IND-78, IND-79, IND-80, IND-81, IND-82, IND-83, IND-84, IND-85, IND-86, IND-87, IND-88, IND-89, IND-90, IND-91, IND-92, IND-93, IND-94, IND-95, IND-96, IND-97, IND-98, IND-99, IND-100	SP-1, SP-2, SP-3, SP-4, SP-5, SP-6, SP-7, SP-8, SP-9, SP-10, SP-11, SP-12, SP-13, SP-14, SP-15, SP-16, SP-17, SP-18, SP-19, SP-20, SP-21, SP-22, SP-23, SP-24, SP-25, SP-26, SP-27, SP-28, SP-29, SP-30, SP-31, SP-32, SP-33, SP-34, SP-35, SP-36, SP-37, SP-38, SP-39, SP-40, SP-41, SP-42, SP-43, SP-44, SP-45, SP-46, SP-47, SP-48, SP-49, SP-50, SP-51, SP-52, SP-53, SP-54, SP-55, SP-56, SP-57, SP-58, SP-59, SP-60, SP-61, SP-62, SP-63, SP-64, SP-65, SP-66, SP-67, SP-68, SP-69, SP-70, SP-71, SP-72, SP-73, SP-74, SP-75, SP-76, SP-77, SP-78, SP-79, SP-80, SP-81, SP-82, SP-83, SP-84, SP-85, SP-86, SP-87, SP-88, SP-89, SP-90, SP-91, SP-92, SP-93, SP-94, SP-95, SP-96, SP-97, SP-98, SP-99, SP-100

Conway 2025. Conway 2025 includes; “In 2025, the city of Conway has a planning ordinance that accommodates truly high density residential developments.”

STAFF COMMENTS
This rezoning would allow the creation of an affordable cottage style residential development with 10 small residential structures on an approximately 1.01 acre parcel currently zoned for intensive commercial use. The existing one-story residential structure would remain. A small clubhouse is also proposed. The small homes would consist of (5) 600 square foot 2 bedroom units and (5) 480 square foot 1 bedroom units. A PUD zoning is necessary due to the change of land use and reduced building setbacks. The current C-3 zoning does not allow single family dwellings by right and multifamily residential requires a conditional use permit. The required setbacks for a multifamily development would not work for this proposal; hence, a PUD zoning. As a PUD, conditions may be applied to create a development compatible with the surrounding land uses.

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

continued on page 34



Proposed Site Plan



Perspective



Proposed 1-Bedroom Residence Design



STREET ELEVATION



ONE BEDROOM HOME
480 SF

Proposed 2-Bedroom Residence Design



STREET ELEVATION



TWO BEDROOM HOME
600 SF



- **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. Additional right of way dedication will be required along East Robins. The existing property line appears to be in the street; possibly the centerline. Robins Street is shown as a minor arterial on the Conway Master Street Plan requiring an 80 foot total right of way width. Additional right of way dedication could potentially take up to 40 feet of the proposed development's street frontage. This required right of way dedication will affect the placement of the cottages closest to E Robins Street.*
- **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 cottages would be accessed from a driveway that leads to individual parking spaces and a community parking area. 5 individual parking spaces are provided for the 1 bedroom units. 6 parking spaces are shown in the parking area in front of the clubhouse.*
- **Sidewalk System.** Unless there are outstanding reasons that warrant otherwise, all internal streets within the PUD shall include pedestrian sidewalks. *The submitted site plan shows sidewalks connecting the cottages to the parking area, clubhouse, and existing house. A sidewalk could possibly be constructed along the East Robins street frontage. However, Robins is an open ditch road and will likely be upgraded at some point in the future as the Old Airport redevelops. A new sidewalk was constructed along the south side of East Robins a few years ago. Due to these circumstances, a sidewalk in-lieu fee might be appropriate.*
- **Common Space.** The incorporation of plazas, courtyards, and other outdoor spaces for people to gather is encouraged. *The side and front yard area of the existing house will remain. This open area could become once building locations are reconfigured due to right of way dedication.*
- **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. *This project is less than 3 acres and 20% green space is not required. However, there appears to be well over 20%. This percentage will likely decrease once the site plan is reconfigured.*
- **Property Owners Association.** PUDs may require the formation of a property owners association to oversee the upkeep of common areas and green spaces. *The property will remain under the common ownership of City of Hope Outreach.*

- **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 October 30, 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 easements, fire access, drainage, and additional right of way. Right of way and fire equipment access will need to be further reviewed.*

A public input meeting is scheduled for January 12, 2018, at Conway City Hall at 5:30 pm. Planning Commission members are welcome to attend. A brief report will be emailed to the PC members following the meeting.

- **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 require a lot merger per the Subdivision Ordinance. This merger will establish appropriate setbacks, easements, and street right of way dedication.*

Staff Recommendation. Staff recommends approval of the PUD with conditions to create a development compatible with surrounding land uses.

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.

Staff Suggested Conditions.

1. PUD shall be generally developed as shown on the submitted site plan and building perspectives. Minor modifications of the submitted plan shall be allowed for technical reasons. However, the density and intent of the site plan shall be followed. The plans may be revised to reflect right of way dedication, easements, fire access, etc. The Director of Planning may approve necessary modifications.
2. A lot merger shall be required. Any additional rights of way, sidewalks, etc. as required by the Subdivision Ordinance shall be dedicated and constructed. Right of way per the Master Street Plan along East Robins Street shall be dedicated as part of the merger process.
3. Setbacks, utility/pedestrian easements, public rights of way, etc shall be defined in the final development plan, plat, and PUD documents.
4. An sidewalk in-lieu fee may be paid instead of constructing a sidewalk along East Robins Street.



PUD Planned Unit Development

A Planned Unit Development (PUD) district is intended to accommodate developments that might otherwise be impractical or impossible to implement through traditional zoning.

A PUD project allows the creation of specific development standards to address each PUD's unique characteristics. The PUD district also allows variances and/or the setting of conditions by the Planning Commission / City Council including, but not limited to; land use, building setbacks, parking, density, common space, green space, ingress/egress points, architectural design, and landscaping/ buffering. Any conditions placed on a PUD request are incorporated into the PUD Final Development Plan. The PUD Final Development Plan typically consist of a site plan, a text document including conditions, variances, and any additional drawings or information defining the PUD. The Final Development Plan is kept on file with the Planning Department and becomes the regulating document for the PUD.

Three planning meetings are involved in a PUD rezoning request. The first meeting is a technical meeting between the developer and various City Departments; Planning, Engineering, Permits, Sanitation, Fire, and Conway Corporation. The second meeting is a public information meeting to allow the public a chance to receive information and ask questions in an informal setting. At the third meeting, the Planning Commission meeting, the Commission reviews the PUD request. The Planning Commission may deny or approve the request with appropriate variances and conditions.

The Planning Commission recommendation is passed onto the City Council for approval or denial. The Council again takes public input at the Council meeting. The City Council makes the final decision which includes; denial, approval as recommended by the Planning Commission, or approval with conditions as amended by the City Council.

Once approved, the PUD Final Development Plan is created. The developer must plat any unplatted property. The PUD is also subject to Planning Staff Development

Review. Development Review examines a project's ingress/egress, landscaping, parking requirements, lighting, architectural standards, drainage, etc. Once development review is complete, the Permits Department may begin review for life safety/building codes. A building permit is issued upon completion of the building code review.

PUDs may be granted minor amendments without re-opening the PUD to Commission/Council review. A minor amendment may be granted by the Director of Planning. A minor amendment may not expand the specifically allowed land uses, nor change the character or function of approved driveways or streets, nor cause any foreseeable significant increase in traffic volume or negative impacts on traffic flow, nor significantly reduce the amount and/or distribution of common space or green space, nor create any significant change to the nature or character of the approved PUD.

A major amendment is any change beyond the scope of a minor amendment and must have City Council approval. Additionally, the Director of Planning and Development may elect to follow the major modification method for approval of any amendment if the amendment is deemed to be in the public interest.

PUD amendments that require public review must be submitted to the Planning Commission and City Council. Notifications must be posted and the PUD amendment must begin PUD approval procedures as if it were a new PUD rezoning request. A re-opening of the PUD for a major amendment does not make the entire PUD subject for review, only that portion being modified.

At its discretion, the Planning Commission may periodically review a Planned Unit Development's implementation status. If the Planning Commission determines that the PUD is not being implemented in accordance with the Final PUD Plan, the Planning Commission may recommend that the City Council review the progress of the project. The City Council may allow the project to continue uninterrupted, may require the applicant and/or developer to submit a revised PUD plan, or take any other reasonable action to ensure that the subject property is developed in an appropriate manner.