



# CONWAY PLANNING COMMISSION

## PLANNING COMMISSION MEETING

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

**February 20, 2018, 7:00 pm**

The regular meeting of the Conway Planning Commission was held Tuesday, February 20, 2018 in the Russell L. "Jack" Roberts District Court Building. The following members, being a quorum, were present and acting: Chairman Jerry Rye, Vice-Chairman Justin Brown, Rhea Williams, Dalencia Hervey, Brooks Freeman, Bryan Quinn, Arthur Ingram, and Anne Tucker. Brandon Ruhl and Wendy Shirar were absent.

Chairman Rye called the meeting order at 7:00 pm.

Minutes from the January meeting were approved unanimously (7-0, *Arthur Ingram was not present for this vote*) on a motion made by Bryan Quinn and seconded by Anne Tucker.

Chairman Rye informed the audience that the Conway Planning Commission makes recommendations to the City Council on public hearing items. The City Council will make a final decision on these items using the Planning Commission's recommendation as a guide. Items reviewed by the Planning Commission on this agenda may be considered by the City Council on February 27, 2018. Items not approved by the Planning Commission may be appealed to the City Council within 30 days after the Planning Commission's denial. If an item is appealed to the City Council a public hearing sign must be placed on the property no less than 7 days prior to the City Council meeting and a public notice will be placed on the City's website at [www.cityofconway.org](http://www.cityofconway.org).

The procedure followed for the public hearing portion of the meeting is to allow the first representative to speak in favor of a request for ten minutes and each subsequent favorable speaker for two minutes each. Then, if there is any opposition, the first speaker opposed to the request may speak for ten minutes and each subsequent opposed speaker for two minutes each. Anyone wishing to speak either for or against an item may do so on any public hearing issue presented. Once all public parties have spoken the public hearing will be closed and the item will be brought back into commission for discussion.

### **I. SUBDIVISION COMMITTEE REPORT**

The subdivision committee report was presented by Justin Brown.

#### **A. Request for preliminary plat approval - Weatherstone, Phase III**

The preliminary plat for Weatherstone, Phase III was reviewed and approved by the Subdivision Committee subject to the amended punch list. Punch list item that was amended is as follows:

##### **Street Design Requirements**

12. In the case of temporary dead-end streets, more than 150 feet in length, which are stub streets designed to provide future connections with unsubdivided adjacent areas, the Planning Commission may require a temporary easement for a turnaround. ***Millford Dr. has a dead-end street which exceeds 150', but does not detail an approved turn-around. Planning Commission approved this condition.***

## II. PUBLIC HEARINGS

### A. Request to amend the Club Villas PUD Final Development Plan

Landon Sanders, 2355 Springcrest St, presented the request on behalf of PH, LLC. Mr. Sanders thanked the Commission for reconsidering the request which is to amend the Club Villas PUD Final Development Plan to create 5 lots from the existing Lots 1 through 3. Mr. Sanders explained that this proposal would create 5 lots, each approximately 66 feet wide, which is consistent with current R-1 lot requirements; each lot would have an individual driveway accessing Country Club Road with no rear parking; a drainage swale along the west property line will be constructed to help with current drainage problems; only South and East facing windows will be allowed on the second story; and a fence will be constructed along the West property line. Travis Sellers, 1125 Country Club Rd, spoke in favor of the request. Deano Traywick, 3 Riviera Dr, requested that the existing vegetation along the North property line of the subject property remain or a fence be installed.

Chairman Rye closed the public hearing and brought the item back before the Planning Commission for discussion. Bryan Quinn motioned that the request be approved with the conditions listed below. Anne Tucker seconded the motion. The motion passed 8-0.

Conditions attached to the motion

1. Lots shall be replatted at approximately 66 feet wide and 135 feet deep (8910 sf).
2. Setbacks shall be 25 feet front and rear; 6 feet on sides.
3. A drainage swale shall be created in the rear setback to help with neighboring drainage problems.
4. Second story windows shall be prohibited on the north and west facades.
5. Individual driveways shall be allowed.
6. 8 foot privacy fence required on West and North sides.
7. Evergreen trees with the potential growth of 20'-30' height and with a minimum 2" caliper at planting shall be placed at a maximum distance of 20' on center along perimeter of western and northern fence. Trees shall be planted in a manner not to interfere with drainage. Existing trees and vegetation along the north property line may be substituted for this requirement with Planning Director approval.

### B. Request to annex +/-3.15 acres to the City of Conway

Melinda Hoover, 6162 Marshall River Rd, presented the request. Ms. Hoover explained that the property adjacent is inside city limits and she would like to be eligible for city utilities and services, primarily electricity, sanitation, and internet access.

Chairman Rye closed the public hearing and brought the item back before the Planning Commission for discussion. Bryan Quinn motioned that the request be forwarded to City Council for approval. Dalencia Hervey seconded the motion. The motion passed 8-0.

### C. Request to rezone from R-2A to O-2 property located at 825 & 827 Faulkner Street

Riley Swindle, 125 Las Colinas, presented the request. Mr. Swindle explained his plan to renovate the existing duplex, which is vacant, to be used as offices just as he previously renovated the adjacent duplex [829 & 831 Faulkner St].

Chairman Rye closed the public hearing and brought the item back before the Planning Commission for discussion. Bryan Quinn motioned that the request be forwarded to the City Council with a recommendation for approval. Brooks Freeman seconded the motion. The motion 8-0.

### D. Request to rezone from A-1 to O-1 property located at 1300 S Donaghey Avenue

Elizabeth Blankenship [no address given] presented the request. Ms. Blankenship explained that she has sold the assisted living facility adjacent [1306 S Donaghey Ave] to the West and is seeking to rezone the subject property to O-1, a zoning district which does not require street frontage in order to obtain a building permit, in order to

develop [15 independent living] patio homes that will be leased to persons 55+. The subject property does have access to S Donaghey Avenue via a 25' access easement through 1306 S Donaghey Ave. She noted that some 5 acres of property, adjacent to the North, in the floodway has been donated to the City. There was some discussion regarding emergency/fire access to the property as well as connection to potential/future park/trail property. David White, Tyler Group, spoke in favor of the request. Andy Cochran, 1496 Pyramid Dr, asked the Commission to consider subject property's connection to potential/future park/trail property.

Chairman Rye closed the public hearing and brought the item back before the Planning Commission for discussion. The Commission discussed the traffic that will be generated by the development. Anne Tucker motioned that the request be forwarded to the City Council with a recommendation for approval. Arthur Ingram seconded the motion. The motion passed 7-1 with Justin Brown voting in opposition.

#### **E. Request to amend the Master Street Plan**

Bryan Patrick, Director of Planning and Development, explained that the Planning and Engineering departments have been coordinating for more than a year to develop the proposed changes to the Master Street Plan, which was last significantly updated in 2004. Mr. Patrick highlighted some of the major proposed changes, including: (1) upgrading Salem Rd to a major arterial while downgrading Donaghey Ave from a major arterial to a minor arterial, in an effort to direct much of the North-South vehicle traffic to Salem Rd while allowing Donaghey Ave to become more of a walkable, University District; (2) upgrading Oak St, from Harkrider St to Court St, from a minor arterial to a major arterial; (3) changes to the classifications of Old Military Rd, Round Mountain Rd, and Mill Pond Rd. He noted that the minor arterial and collector street classifications that are shown throughout the downtown/old town area are of these streets as they currently exist and will not affect speed limits. Mr. Patrick explained the proposed cross-sections which would establish desired patterns, including right of way width, side path width, etc., for certain street classifications in an effort for the road to fit into it's context, i.e. be relevant to the uses which surround the particular street at any given point. He did clarify that the proposed changes are about 95% complete, but the Planning and Engineering Department staff will continue to make adjustments as needed and based on incoming public comments. Mr. Patrick further noted that speed limits are not dictated by assigned street classification. Speed limits are determined by engineering design and the proposed purpose of the road and it's context. Discussion followed regarding right of way dedication during property development, sidewalk priorities, etc.

Kim Tyler, 185 Cedar, Greenbrier, asked questions regarding right of way dedication during platting and notification of planned streets through undeveloped properties. Mr. Patrick explained that during the platting process, right of way dedication, for proposed roads, is required and during development, developers would be required to build new City roads to Collector standards, but no higher, regardless of classification planned for the fully completed/connected road. He also answered that property owners were not notified of planned future roads, but the plan is publicized on the City's website and the public hearing was advertised in the local newspaper. Andy Cochran, 1496 Pyramid, stated that the City should notify property owners of proposed future roads. Unidentified female speaker [no address given], asked about changes to roads in the Historic District. Mr. Patrick explained that classifications for roads such as Caldwell Street and Robinson Avenue shown on the Master Street Plan reflect current conditions. There are no plans to widen or increase speed limits for these roads. Unidentified female speaker 2 [no address given], asked about roundabouts on Donaghey Avenue and Locust Street. *[further audience comment was inaudible]*. Streets classified as Collector or higher are subject to roundabout installations. Julia Fulmer, Quail Creek Subdivision resident, expressed concern for the proposed Collector connection from Salem Rd to Friendship Rd (formerly a portion of AR Hwy 25) at the entrance to Quail Creek Subdivision. She cited safety concerns due to the amount of traffic on that section of Friendship Rd. Mr. Patrick countered that that portion of road is downgraded in classification [from a major to minor arterial] as part of the Master Street Plan amendment. He went on to say that the owners of the property, through which the proposed road will pass, are in favor of the connection and that providing multiple connections/a grid network provides alternate routes for traffic to move through the City.

Chairman Rye closed the public hearing and brought the item back before the Planning Commission for discussion. Bryan Quinn motioned that the request be forwarded to the City Council with a recommendation for approval. Arthur Ingram seconded the motion. The motion passed 8-0.

**III. ITEMS NOT REQUIRING PLANNING COMMISSION ACTION**

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

- 1. Fellowship Bible Church Expansion, 1051 Hogan Lane
- 2. Pizza Ranch, 955 Covington Way

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

- 1. Wilhelmina Cove, Phase 2 (P2017-349)
- 2. A.A. Halter’s Replat Lots 1, 2, and 3 (P2018-00001)
- 3. Tree Farm Addition Replat Lots 2 and 3 (P2018-00002)
- 4. Turnberry Lots 12 and 13 Merger (P2018-00003)

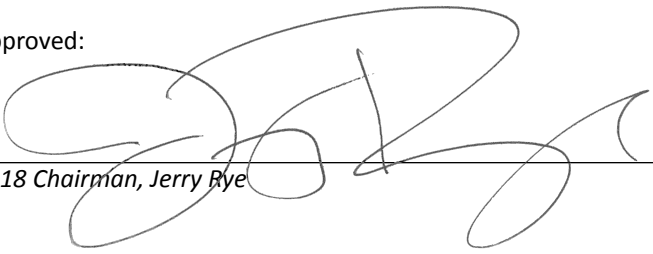
**C. The following Lot Splits, Lot Mergers, Minor Subdivisions, and Major Finals were submitted for review since the previous meeting.**

- 1. Turnberry Lots 12 and 13 Merger
- 2. Arabella Addition
- 3. Lewis Crossing Replat Lot 10

**Adjournment**

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

Approved:



2018 Chairman, Jerry Rye