

The regular meeting of the Conway Planning Commission was held Monday, September 21, via Facebook Live from City Hall due to the restrictions imposed by the Covid-19 pandemic. The following members, being a quorum, were present and acting: Rebekah Fincher, Drew Gainor, Dalencia Hervey, Rhea Williams, Brandon Ruhl, Brooks Freeman, Latisha Sanders-Jones, Anne Tucker, and Brian Townsend. Arthur Ingram was absent.

Minutes from the August 17th meeting were approved 8-0-1 on a motion made by Rebekah Fincher and seconded by Brian Townsend. The chairman did not vote.

I. SUBDIVISION REVIEW

A. Request for preliminary plat approval of Ivy Place Subdivision

Levi Hill, Assistant Director of Planning, explained that the property is a proposed 93-lot subdivision located west of the intersection of Favre Lane and S Donaghey Avenue. Lots range in size from 9,500 square feet to 33,500 square feet. There will be two access points that service the subdivision from Favre Lane, and it will tie into the adjacent subdivision to the north via Storie Drive. There was one waiver requested for the creation of 11 double frontage lots along Favre Lane that will require a ten-foot planting easement or wall/fencing. Planning Staff recommends approval of the preliminary plat contingent upon the completion of the amended punch list and the following conditions of approval:

1. Preliminary Plat approval from all reviewing agencies shall be obtained.
2. A 10-foot planting easement shall be required along Favre Ln. No lot shall take access from Favre Lane.
3. Wheelchair ramps shall be provided in accordance with the City of Conway's Standard Details
4. A 20-foot wide trail easement shall be provided within the existing 100-foot powerline easement.
5. A draft of any Bill of Assurance proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property included in the submitted plat.
6. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is not more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
7. Utility easements as required by Conway Corporation are needed.
8. Drainage easements as required by the City Engineer are needed.
9. All other applicable provisions of the City of Conway Subdivision Ordinance (O-00-03) shall be satisfied and accounted for prior to Preliminary Plat approval.
10. Receipt of an approved copy of the Preliminary Plat along with approved Street and Drainage Plans shall constitute authorization of the Planning Commission for the developer to proceed with the preparation of the Final Plat.

Bobby French (1021 Front St) spoke in favor of the subdivision. He had no issues with the review comments and acknowledged the ten conditions required. Chairman Ruhl addressed the trail easement required on condition four. Mr. French saw no issues with completing the request. A Commissioner asked about perspective home sizes to which Mr. French responded with 2,000-3,000 square feet, similar to Catherine's Place Subdivision.

The subdivision review was closed and presented to the Commission for discussion to which they concluded to approve the preliminary plat. A motion to approve was made by Dalencia Hervey and seconded by Brooks Freeman; passed 9-0 unanimously, with the chairman voting.

B. Request for preliminary plat approval of Orchard Hill Subdivision, Phase II

Levi described that the property is a proposed 21-lot subdivision located on the south side of Emphy Trail just west of the first phase of Orchard Hill Subdivision. The property is currently unzoned as it is out of the City limits, but within the planning area boundary. Lots range in size from 0.59 acres to 2 acres. The subdivision will be accessed via Emphy Trail. Subdivision regulations exempt projects outside City limits

defined as large lot subdivisions from sidewalk requirements, which this development meets. There was one waiver requested for the creation of 9 double frontage lots along Emphy Trail and the new interior street that will require a ten-foot planting easement or wall/fencing. Planning Staff recommends approval of the preliminary plat contingent upon the completion of the amended punch list and the following conditions of approval:

1. Preliminary Plat approval from all reviewing agencies shall be obtained.
2. A 10-foot planting easement shall be required along Emphy Trail. No lot shall take access from Emphy Trail.
3. 3. 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. Preliminary Plat Approval conditioned upon Fire Department approval of access and turn around requirements for new street termination.
4. A draft of any Bill of Assurance proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property included in the submitted plat.
5. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is not more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief
6. Utility easements as required by Conway Corporation are needed.
7. Drainage easements as required by the City Engineer are needed.
8. All other applicable provisions of the City of Conway Subdivision Ordinance (O-00-03) shall be satisfied and accounted for prior to Preliminary Plat approval.
9. Receipt of an approved copy of the Preliminary Plat along with approved Street and Drainage Plans shall constitute authorization of the Planning Commission for the developer to proceed with the preparation of the Final Plat.

Frank Shaw (1327 Main St) spoke in favor of the subdivision. He stated he has no issues with any easements, that fencing will be metal or steel, and there is no issue with Emphy Trail being the sole entrance to the development. Homes will be 3,000 square foot minimum, except lots 1 and 18 may be smaller due to being located near the entrance. Mr. Shaw also expressed future development of Orchard Hill Subdivision in additional phases within the surrounding area.

The subdivision review was closed and presented to the Commission for discussion to which they decided to approve the preliminary plat. A motion to approve was made by Brooks Freeman and seconded by Anne Tucker; passed 9-0 unanimously, with the chairman voting.

II. PUBLIC HEARINGS

A. Request to annex ±29.07 acres east of East German Lane, south of Lower Ridge Road

Beth Sketoe relayed that this property is located at the southeast corner of the intersection of Lower Ridge Road and East German Lane. 16.7 acres of the property is to be zones A-1, with the remaining 12.3 acres to be zoned R-1. The R-1 proportion is most likely to be developed as single family, however no subdivision plat has been submitted for review yet. All departments recommend approval of this annexation.

David White (1021 Front St) spoke in favor of the annexation.

There were no additional callers nor Facebook Live questions or comments on this topic.

The public hearing was closed and presented to the Commission for discussion to which a motion to approve this annexation was made by Rhea Williams and seconded by Dalencia Hervey; passed 9-0 unanimously, with the chairman voting.

ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

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

1. Watson Storage, 2505 Salem Rd- SIT2020JUN01
2. Bell Urban Farm, 2011 Tyler St- SIT2020AUG01

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

1. Trison Lane Subdivision- SUB2020AUG01
2. Orchard Hill Replat- SUB2020AUG04
3. Integrity Replat- SUB2020AUG08
4. Raising Cane's Subdivision- SUB2020AUG09
5. Wallace Subdivision- SUB2020AUG10
6. Replat Lot 17, Round Mountain Subdivision- SUB2020SEP01
7. 12 Hundred Place Subdivision, Phase 1 Replat- SUB2020SEP02
8. Wesley United Methodist Church- SUB2020SEP03


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

1. Orchard Hill Subdivision, Phase 1 Correction Plat (P2020-00036)
2. The Village at Hendrix, Phase 3 (P2020-00038)
3. Horton's Lot Merger (P2020-00039)

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 Rebekah Fincher.

Approved:



2020 Chairman, Brandon Ruhl