

The regular meeting of the Conway Planning Commission was held, in person, Tuesday, February 21st at Conway City Hall. The following members, being a quorum, were present and acting: Alexander Baney, Laura King, Latisha Sanders-Jones, Rebekah Fincher, Mark Ferguson, Lori Quinn, and Adam Bell. Ethan Reed, Drew Spurgers, and Jensen Thielke were absent.

Minutes from the January 17 meeting were approved 6-0 on a motion made Alexander Baney and seconded by Latisha Sanders-Jones, without the chairman voting.

I. PUBLIC HEARINGS

A. Request to rezone ±2.30 acres located at 3130 Nutters Chapel Road from A-1 to R-1

Ryan Robeson, Planner, explained the applicant is requesting to rezone from A-1 to R-1. The zoning change is consistent with the land use plan which designates this area as single family and single-family residential homes currently exist to the east, west, north, and south. Planning staff recommended approval of the rezoning request.

David White with the Tyler Group (240 Skyline Dr) spoke in favor of this rezoning request as the authorized agent for David Starkey, the property owner. There was no opposition present to this request.

The public hearing was closed and presented to the Commission for discussion to which a motion to approve the rezoning, was made by Alexander Baney and seconded by Latisha Sanders-Jones; passed 6-0, without the chairman voting.

B. Request for major modification to The Estates PUD to allow two-family residential uses located at 3547 Nutters Chapel Road

Beth Sketoe, Planner, discussed the applicant is proposing to modify the existing PUD Final Development Plan to accommodate two-family uses in Phase 1 of the PUD plan. All original conditions of the PUD Final Development Plan shall remain and all streets within the PUD will be developed and maintained as private streets. The single-family use and density are consistent with the Comprehensive Plan. Though the two-family density is not congruent with the Comprehensive Plan, the site is adjacent to an approved multi-family development and all lots designated for two-family development will meet the minimum lot area requirements for like development in the R-2A zoning district (10,000sf). Due topographical constraints, the applicant has requested that 1) the minimum lot width at the building line for two-family lots be reduced from 100' to 60' and 2) the front setback for two-family lots be reduced from 40' to 25'. Setbacks shall be 25' front, rear, and exterior, 6' interior side for all primary structures. Planning staff recommended approval of the modification request with the following conditions:

1. The development shall be constructed in a manner consistent with the proposed preliminary plan [included as Exhibit A] with regard to the general location and configuration of lots and streets. Streets H and I (proposed in Phases 2 and 3) require design revisions. The plan for those phases, as proposed, will not be approved until all applicable departments approve the street designs and layout.
2. Permitted uses are limited to one-family residential uses for Lots 20* through 121 and 123 through 128.
3. Permitted uses are limited to two-family residential for Lots 3 through 18*, 122, and 129 through 154.
*There is no Lot 19 identified on the preliminary plat.
4. Total number of dwelling units allowed in all combined phases of The Estates is limited to 194.
5. Lots 1 and 2 are located in flood hazard areas and shall be platted as unbuildable.
6. All standards [including setbacks] and uses other than those defined herein shall be governed by restrictions of the R-1 zoning district for Lots 20 through 121 and 123 through 128.
7. All standards [including setbacks] and uses other than those defined herein shall be governed by restrictions of the R-2A zoning district for Lots 3 through 18, 122, and 129 through 154.
8. Minimum lot width at the building line for Lots 3 through 18, 122, and 129 through 154 shall be 60'.
9. Minimum front setback for all lots shall be 25'.

10. All buildings shall only be of the following materials:
 - Brick/stone
 - Cement fiber board (such as Hardie® siding)
 - Wood
 - Other materials as approved by the Planning Director
11. Vinyl siding shall be prohibited.
12. Two-family buildings shall be developed in accordance with provided conceptual design; only minor architectural variations shall be allowed.
13. Two-family developments shall be developed with a single, shared driveway not to exceed 20' wide.
14. Any proposed fencing shall be approved by the Planning Director prior to installation.
15. Applicant shall plat the property in accordance with the Subdivision Regulations.
16. Preliminary Plat approval of Phase 1 and Authorization to Proceed shall be issued no later than October 21, 2023. If not complete by this date, modifications to the PUD Final Development Plan shall become void and conditions association with the original PUD Final Development Plan, issued April 26, 2022, shall become effective.
17. Preliminary Plat approval of subsequent phases shall be required prior to installation of improvements.
18. Applicant shall return a signed copy of the modified final development plan prior to the issuance of building permits.
19. All street and roadway improvement shall be privately maintained.
20. A Property Owners' Association or improvement district shall be required to be formed and operate in perpetuity to maintain all common areas and improvements such as streets, sidewalks, and drainage. The association or district shall be required to be active prior to filing of the final plat.

David White spoke in favor of this PUD modification request as the authorized agent for Tim Files, the property owner. There was no opposition present to this request, but there were two citizens present with questions and concerns. Trinity Waddle (3605 Love Ln) expressed concerns with his property boundaries, the current gravel state of Love Ln, and traffic increases in the area. Helen Benafield (40 Ed Speaker Rd) had questions about access to the site and spoke to how she would like the area to remain quiet and wooded as it currently is.

The public hearing was closed and presented to the Commission for discussion to which a motion to approve the PUD modification, was made by Alexander Baney and seconded by Mark Ferguson; passed 6-0, without the chairman voting.

II. ANNOUNCEMENTS/ADDITIONAL BUSINESS

Kris Paxton, Planning Director, discussed the Oak Street Ahead design team is presenting on Tuesday, February 28th, the completed plan to both City Council and the Planning Commission at 5:30 pm in the Council Chambers prior to the City Council meeting. The plan will then be on the March 13th agenda for Planning Commission consideration and recommendation to City Council on March 28th.

ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

A. Development Review Approvals

1. First Trust Home Loans, 2947 Prince St (SDR-1022-0365)
2. First Church of the Nazarene Addition, 1501 Scott St (SDR-0822-0307)
3. Shelby Trail Multi-Tenant Buildings, 680 Shelby Trl (SDR-0522-0267)
4. Rankin Gainor Hangar, 3250 JW and Pat Brown Blvd (SDR-1122-0383)

B. Plats Filed for Record (Lot Splits, Lot Mergers, and Final Plats)

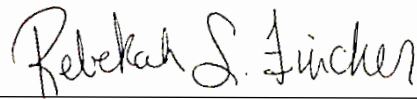
1. Lot 1 Westrock Addition (P2023-00004)
2. Big Dog Subdivision (P2023-00006)
3. Central Landing West (P2023-00007)
4. 4555 Prince St LLC (P2023-00008)

5. Lot 3 Replat, Maly District (P2023-00009)
6. Bell Valley Subdivision, Phase 4 (P2023-00010)
7. Cima Plaza (P2023-00011)

Adjournment

There being no further business to conduct, the meeting was adjourned by unanimous vote on a motion made by Alexander Baney and seconded by Latisha Sanders-Jones.

Approved:



2023 Chairman, Rebekah Fincher