

A photograph of several bright orange pumpkins in a field, with green leaves and stems visible. The pumpkins are the central focus, with some in the foreground and others in the background. The lighting is natural, suggesting an outdoor setting.

OCTOBER

Conway Planning Commission
Staff Report

7:00pm • October 21, 2019 • 810 Parkway Avenue

CONWAY PLANNING COMMISSION

Justin Brown, Chairman

Brandon Ruhl, Vice-Chairman

Dalencia Hervey, Secretary

Brooks Freeman

Arthur Ingram

Bryan Quinn

Latisha Sanders-Jones

Brian Townsend

Anne Tucker

Rhea Williams

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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 as early as **November 12, 2019**.

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, conwayarkansas.gov.

Decisions made by the Planning Commission acting as the Board of Zoning Adjustment are final. No appeal may be made to the City Council.



City of Conway PLANNING COMMISSION Agenda • October 21, 2019

Call to Order. Chairman, Justin Brown

Approval of Minutes. September 16, 2019

- I. Subdivision Committee Report** *Subdivision Committee will meet prior to the Planning Commission at 6:30 pm in City Hall*
 - A. Request for Preliminary Plat Approval of Longing Round Mountain Subdivision(SUB2019OCT01)
- II. Public Hearings - Rezoning, Conditional Use Permit, Zoning Variance, etc.**
 - A. Request for zoning variance to allow an increase in total accessory building area for property located at 607 Davis Street (VAR2019OCT01)
 - B. Request for zoning variance to allow reduced minimum lot size required for properties located at 212 Baridon Street and 1920 South Boulevard (VAR2019OCT02)
 - C. Request to rezone from R-2A to S-1 properties located at 212 Baridon Street and 1920 South Boulevard (REZ2019OCT02)
 - D. Request for conditional use permit to allow general retail in I-3 zoning district for property located at 815 Exchange Avenue (USE2019OCT02)
 - E. Request to rezone from R-2A to PUD properties located at 2001 and 2011 Tyler Street (REZ2019OCT01)
 - F. Request to amend the Matthews Meadows PUD final development plan to allow density of 12 units/acre (REZ2019OCT03)
 - G. Request to rezone from A-1 to R-1 and C-2 +/-23.56 acres located at Museum Road and Lower Ridge Road (REZ2019OCT04)
 - H. Request for conditional use permit to allow automobile service station in C-2 for +/-2.76 acres located at Museum Road and Lower Ridge Road (USE2019OCT01)
- III. Discussion**
 - A. Nomination/Selection of 2020 Planning Commissioners

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:

Development Reviews

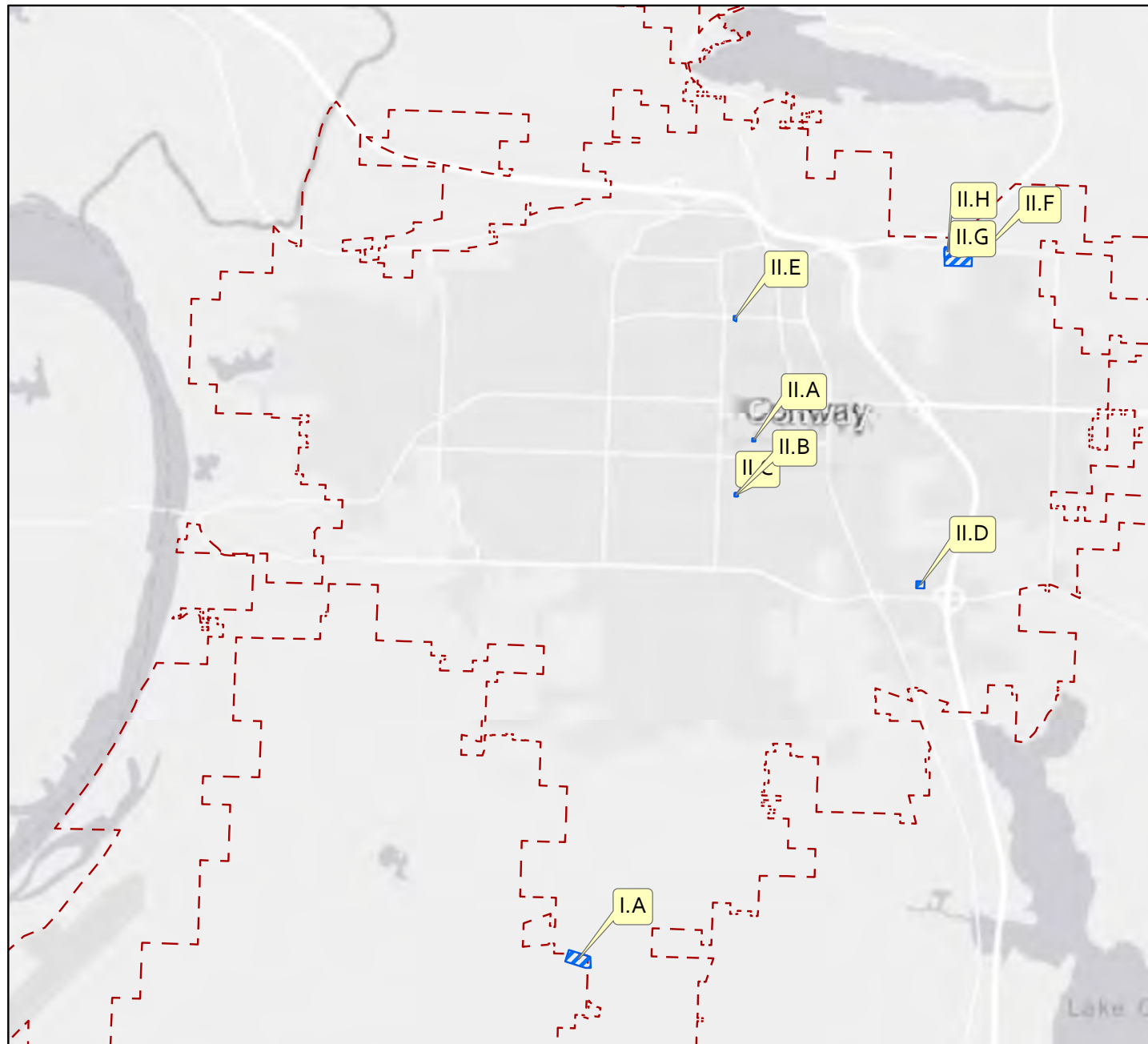
- Detco, 1375 Thomas G. Wilson Dr (SIT2019AUG01)
- Covington Tenant Building, 1110 Front St (SIT2019JUN01)

Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)

- Replat Lots 17-19, Spencer Mountain at the Lake Phase II (P2019-00048)
- Winterbrook Phase III (P2019-00049)
- Audubon Place Replat (P2019-00050)
- Francisco Replat (P2019-00051)
- Replat of Lot 2, Cedar Ridge Addition (P2019-00052)
- Lisa Landing Subdivision (P2019-00053)
- Pintail Cove Subdivision (P2019-00054)

Lot Splits, Lot Mergers, Minor Subdivisions, and Major Finals (submitted for review)

- Sylvia Springs (SUB2019SEP01)
- Pintail Cove (SUB2019SEP02)
- Matthews Meadows PUD Lot 155 (SUB2019OCT02)



- I. Subdivision**
 - A. Request for Preliminary Plat Approval of Longing Round Mountain Subdivision(SUB2019OCT01)
- II. Public Hearings**
 - A. Request for zoning variance to allow an increase in total accessory building area for property located at 607 Davis Street (VAR2019OCT01)
 - B. Request for zoning variance to allow reduced minimum lot size required for properties located at 212 Baridon Street and 1920 South Boulevard (VAR2019OCT02)
 - C. Request to rezone from R-2A to S-1 properties located at 212 Baridon Street and 1920 South Boulevard (REZ2019OCT02)
 - D. Request for conditional use permit to allow general retail in I-3 zoning district for property located at 815 Exchange Avenue (USE2019OCT02)
 - E. Request to rezone from R-2A to PUD properties located at 2001 and 2011 Tyler Street (REZ2019OCT01)
 - F. Request to amend the Matthews Meadows PUD final development plan to allow density of 12 units/acre (REZ2019OCT03)
 - G. Request to rezone from A-1 to R-1 and C-2 +/-23.56 acres located at Museum Road and Lower Ridge Road (REZ2019OCT04)
 - H. Request for conditional use permit to allow automobile service station in C-2 for +/-2.76 acres located at Museum Road and Lower Ridge Road (USE2019OCT01)

I.A REQUEST FOR PRELIMINARY PLAT APPROVAL - LONGING ROUND MOUNTAIN SUBDIVISION

REQUEST FOR PRELIMINARY PLAT APPROVAL OF LONGING ROUND MOUNTAIN SUBDIVISION

APPLICANT/OWNER

Jacob Longing Construction, LLC
PO Box 846
Conway, AR 72033

STAFF REVIEW BY

Levi Hill, Assistant Director

SITE DATA

Location. Approximately 220 feet west of the intersection of Harbelle Drive and Sunglo Drive.

Site Area. 15.12 acres ±.

Current Zoning. R-1 (Single Family Residential); Unzoned property outside of City Limits.

Existing Structures. None.

Overlay. None.

Request. The applicant is requesting preliminary approval of a 12-lot subdivision located approximately 220 feet west of the intersection of Harbelle Drive and Sunglo Drive. The proposed development includes the westward extension of Harbelle Drive with a dead-end fire apparatus turnaround at its terminus. All 12 lots would have frontage on the new street extension. The proposed lots would range from 1.06 acres to 1.76 acres, consistent with the lot requirements of the sites zoning classification. Pursuant to Section 9.1(C), sidewalks are not required for large lot subdivisions outside the City boundary.

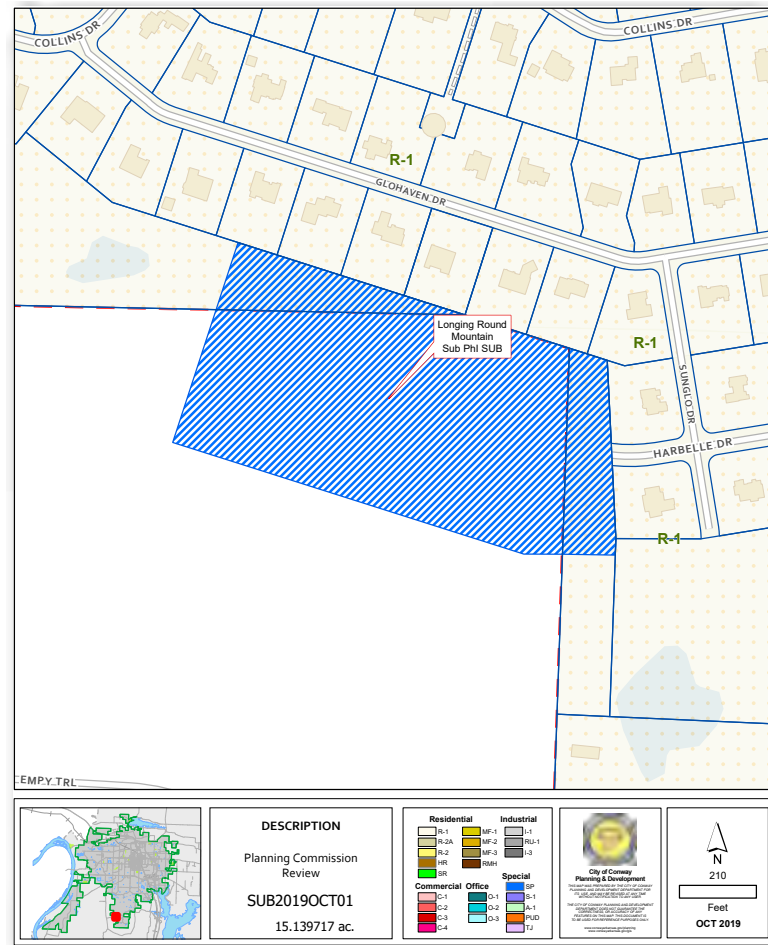
As currently designed, the proposed dead-end street exceeds the maximum allowable distance of 1,120 feet. Additionally, the proposed fire apparatus turnaround is located outside of the platted boundary of the subdivision. Both the proposed street distance and the turnaround location shall be corrected prior to final plat.

Waivers Requested.

No waivers were requested as a part of this application.

STAFF RECOMMENDATIONS

Planning Staff recommends approval of the preliminary plat contingent upon the completion of the amended punch list and associated conditions of approval. The proposed lot sizes and frontage widths are consistent with the requirements of the R-1 zoning district and the Territorial Jurisdiction.



CITY OF CONWAY PLANNING & DEVELOPMENT DEPARTMENT LONGING ROUND MOUNTAIN SUBDIVISION

The following lists the items that are reviewed by the Conway Planning Department for the changes and/or additions as required by the applicable provisions of the Conway Subdivision Ordinance.

CORRECTIONS NEEDED ON THE PLAT

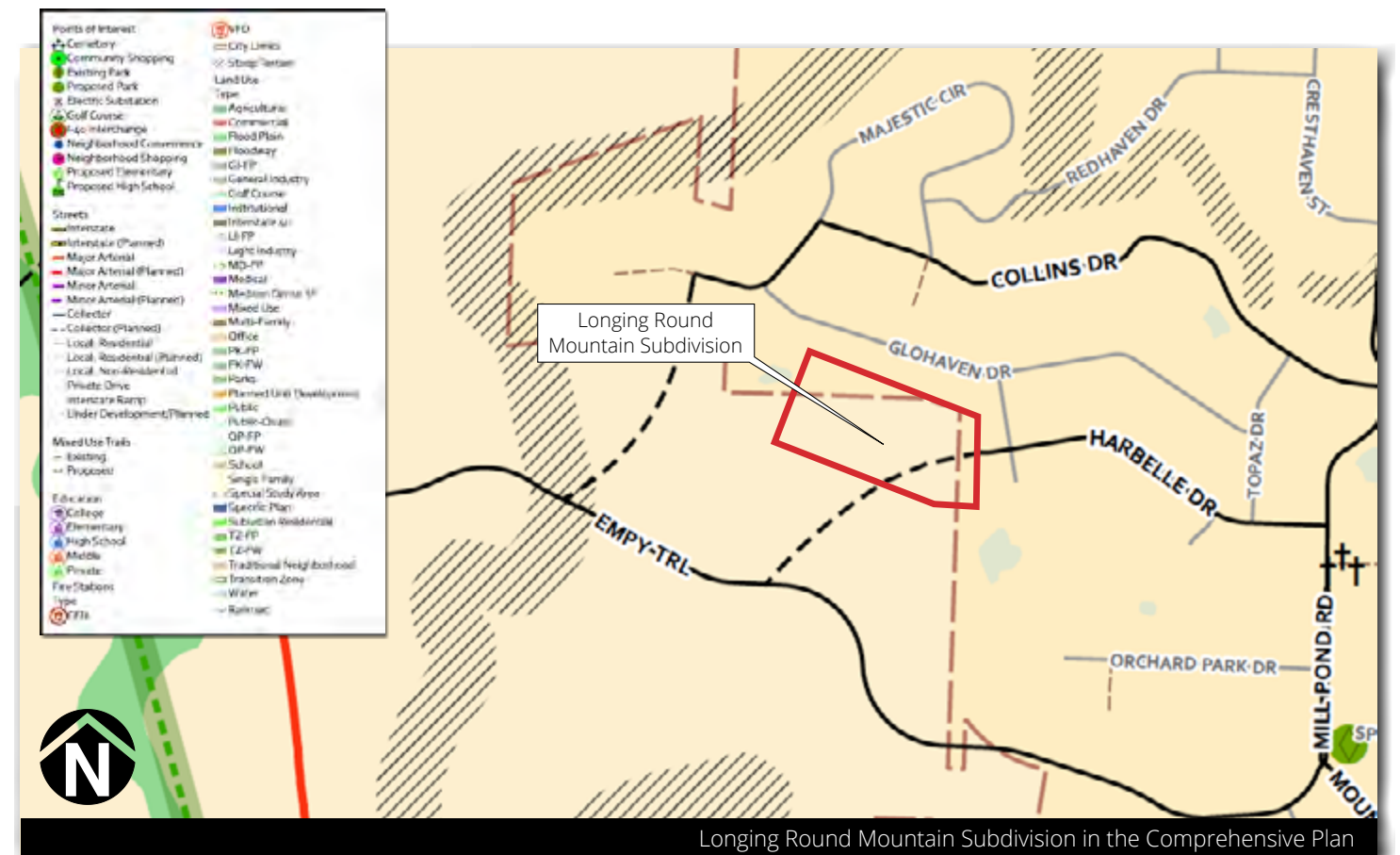
1. Show all hydrant locations.
2. Corrections as noted on Preliminary Plat.

CONDITIONS

1. Distance of proposed dead-end street shall be reduced to a maximum distance of 1,120 feet to the nearest point of access.
2. Proposed dead-end fire apparatus turnaround shall be located within the proposed platted boundary of the subdivision.
3. Preliminary Plat approval from all reviewing agencies shall be obtained.
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.

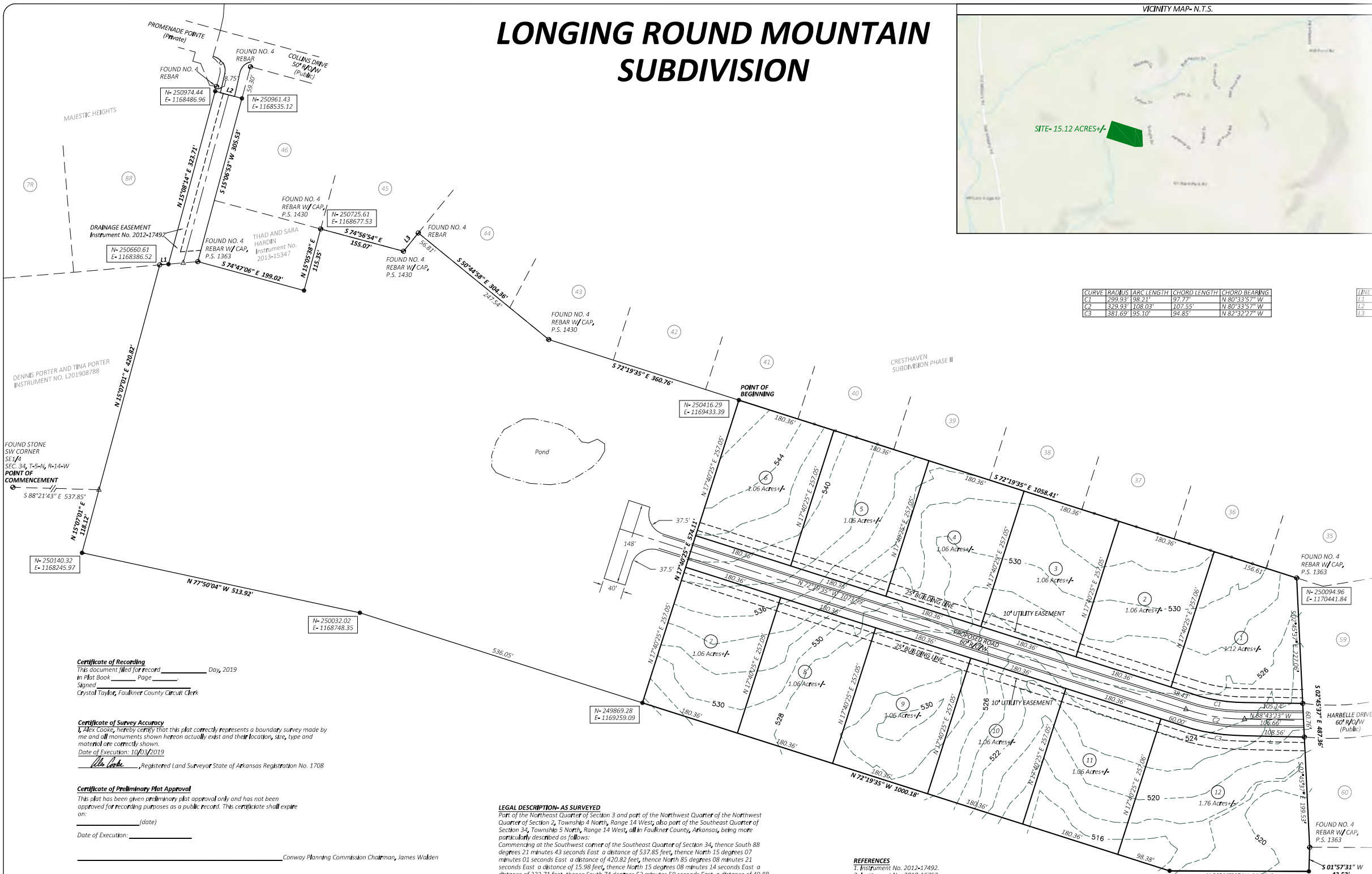
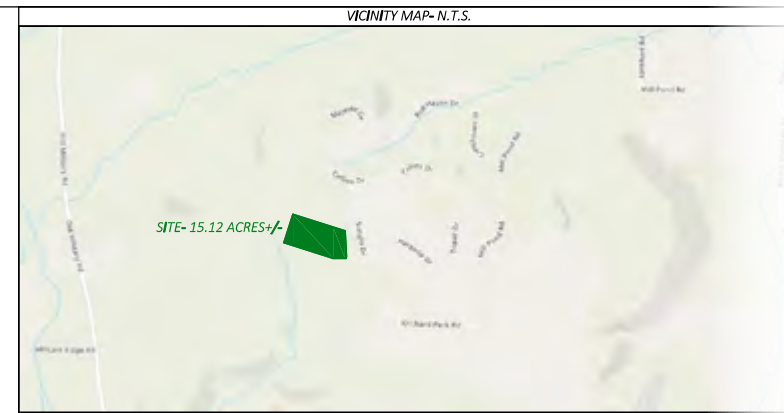


Aerial View of Longing Round Mountain Subdivision



Longing Round Mountain Subdivision in the Comprehensive Plan

LONGING ROUND MOUNTAIN SUBDIVISION



- 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.
- Minimum clearance of twenty-six (26) feet must be provided around a fire hydrant.
- Utility easements as required Conway Corporation are needed.
- Drainage easements as required by the City Engineer are needed.
- 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.
- 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.

Certificate of Recording
 This document filed for record _____ Day, 2019
 in Plat Book _____ Page _____
 Signed _____
 Crystal Taylor, Faulkner County Circuit Clerk

Certificate of Survey Accuracy
 I, Alex Cooke, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type and material are correctly shown.
 Date of Execution: 10/03/2019
 Alex Cooke, Registered Land Surveyor State of Arkansas Registration No. 1708

Certificate of Preliminary Plat Approval
 This plat has been given preliminary plat approval only and has not been approved for recording purposes as a public record. This certificate shall expire on: _____ (date)
 Date of Execution: _____
 _____ Conway Planning Commission Chairman, James Walden

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, alleys, drives, easements, etc.) as shown on said plat.
 Date of Execution: _____
 Signed: _____
 Jacob Longing Constructors, LLC
 P.O. Box 845, Conway, AR 72033
 Source of Title: Instrument No. L201906968 and Instrument No. L201914109

LEGAL DESCRIPTION- AS SURVEYED
 Part of the Northeast Quarter of Section 3 and part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 4 North, Range 14 West, also part of the Southeast Quarter of Section 34, Township 5 North, Range 14 West, all in Faulkner County, Arkansas, being more particularly described as follows:
 Commencing at the Southwest corner of the Southeast Quarter of Section 34, thence South 88 degrees 21 minutes 43 seconds East a distance of 537.85 feet, thence North 15 degrees 07 minutes 01 seconds East a distance of 420.82 feet, thence North 85 degrees 08 minutes 21 seconds East a distance of 15.98 feet, thence North 15 degrees 08 minutes 14 seconds East a distance of 323.71 feet, thence South 74 degrees 52 minutes 59 seconds East a distance of 49.88 feet, thence South 15 degrees 06 minutes 53 seconds West a distance of 305.53 feet, thence South 74 degrees 47 minutes 06 seconds East a distance of 199.02 feet, thence North 15 degrees 05 minutes 38 seconds East a distance of 115.35 feet, thence South 74 degrees 56 minutes 54 seconds East a distance of 155.07 feet, thence North 38 degrees 55 minutes 54 seconds East a distance of 42.47 feet, thence South 50 degrees 44 minutes 58 seconds East a distance of 304.36 feet, thence South 72 degrees 19 minutes 35 seconds East a distance of 360.76 feet to the Point of Beginning, thence South 72 degrees 19 minutes 35 seconds East a distance of 1058.41 feet, thence South 02 degrees 45 minutes 37 seconds East a distance of 487.36 feet, thence South 01 degrees 57 minutes 31 seconds West a distance of 43.52 feet, thence North 89 degrees 46 minutes 58 seconds West a distance of 251.76 feet, thence North 72 degrees 19 minutes 35 seconds West a distance of 1000.18 feet, thence North 17 degrees 40 minutes 25 seconds East a distance of 574.11 feet to the Point of Beginning, containing 15.12 acres, more or less.

REFERENCES
 1. Instrument No. 2012-17492
 2. Instrument No. 2010-16752

SURVEYOR'S NOTES
 1. Every lot must slope to a street or to a drainage easement.
 2. Conway Corp will service water and waste water.
 3. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is no more than 600 feet from the hydrant located on the same street. Variance must be approved by the Planning Commission and Fire Chief.



I hereby certify that the above plat represents a survey made by me on this day, and all easements, encroachments, and improvements disclosed by this survey are shown. An independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was not performed.



View of subject property from Harbelle Dr terminus looking west



View from Harbelle Dr terminus looking east

TWIN CREEK SURVEYING, L.L.C.
 DRAWN BY: _____
 APPROVED BY: _____
 DATE: _____
 SHEET NO. _____

II.A REQUEST FOR ZONING VARIANCE - 607 DAVIS STREET

REQUEST FOR ZONING VARIANCE TO ALLOW TOTAL ACCESSORY STRUCTURE AREA IN EXCESS OF 50% OF MAIN STRUCTURE FOR PROPERTY LOCATED AT 607 DAVIS STREET

APPLICANT/OWNER

Steven Wayne & Denise Hurd
607 Davis Street
Conway, AR 72034

STAFF REVIEW BY

James Walden, AICP

SITE DATA

Location. 607 Davis St.

Site Area. 0.52 acres ±.

Current Zoning. R-2A (Two-family residential).

Existing Structures. 3,056 sf Single-Family Home (2,052 sf footprint), 319 sf shed.

Overlay. Old Conway Design Overlay District, Suburban District.

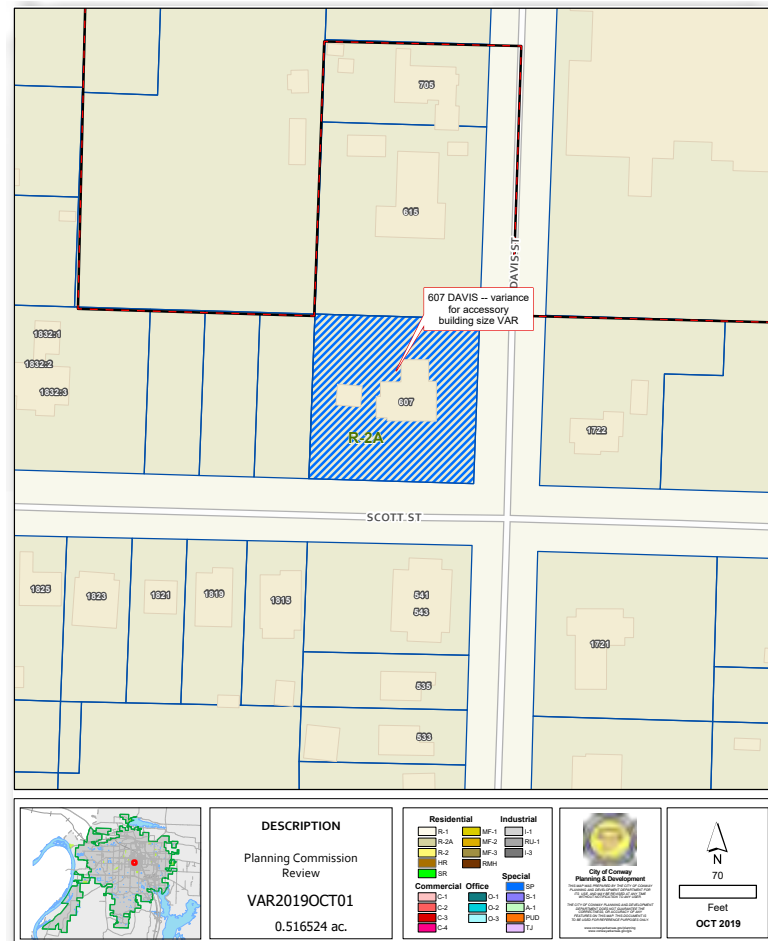
Requested Zoning Variances. Allow accessory structures with a combined area greater than 50% of the covered roof area of the main building.

General Overview. The property rests in the Old Conway Design Overlay District and is an historic home site. The applicant is proposing to construct a new 1,012 sf garage/shop. The main building has a covered roof area of 2,052 sf. There is an existing 319 sf accessory building bringing the proposed total area to 1,331 sf. The combined area of all accessory structures as proposed is 64.8% of the covered area of the main building.

Basis of Variance Review. The Planning Commission acting as the Board of Zoning Adjustment, should only grant zoning variances if strict enforcement of the zoning ordinance will cause undue hardship due to circumstances unique to the individual property. Variances should only be granted when it is demonstrated that such action will be in keeping with the spirit and intent of the code. The Commission may impose conditions in granting a variance to ensure compliance and to protect adjacent property.

STAFF COMMENTS

1. The property sits on a ½ acre lot, much larger than a typical subdivision lot. The regulations do not account for the larger lot size.
2. The regulations do not consider the overall square footage of the house due to it being two stories.

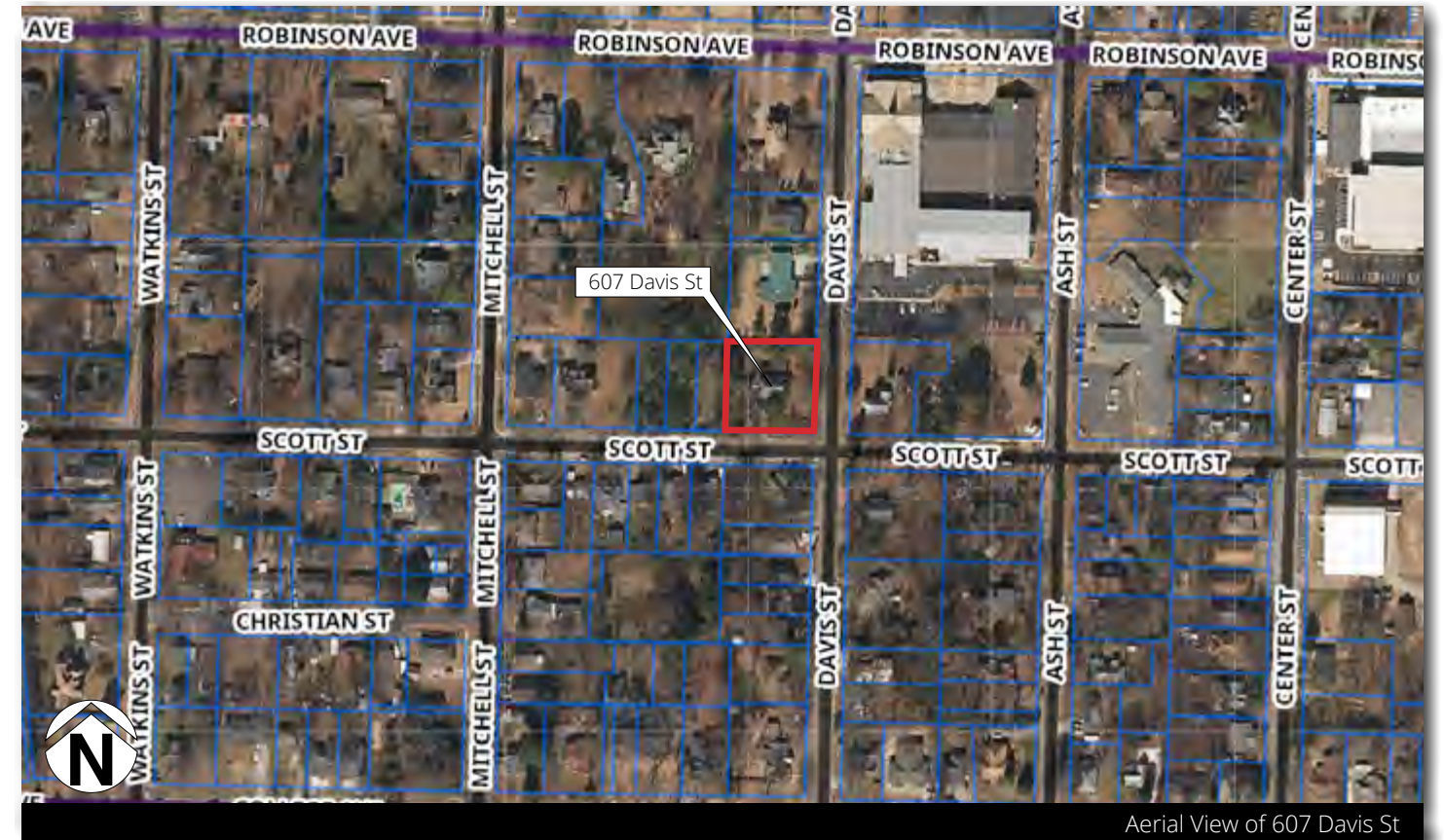


3. The accessory structure will not dominate the lot or the main structure due to the larger size of both the main building and lot.
4. Detached garages of this type were historically common for this is type of development and can be seen throughout Old Conway.
5. It is anticipated the development will not harm adjacent property.

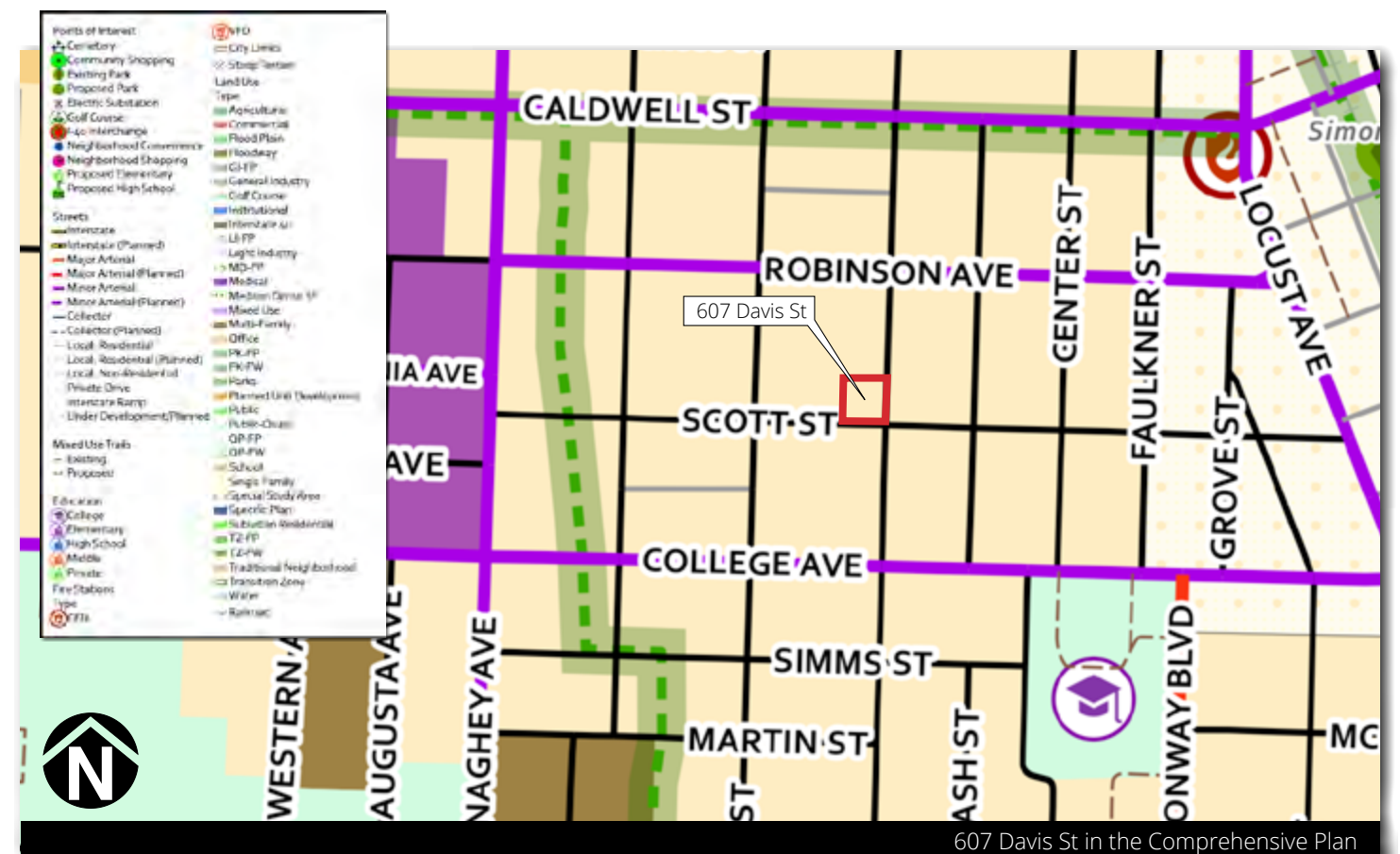
STAFF RECOMMENDATIONS

Staff recommends approval of the variance on the following basis:

Granting the variance would allow the applicant to construct a garage in a manner consistent with the historic pattern of development in the neighborhood without harming adjacent property. As such, imposing the accessory building area standards will cause an undue hardship on the applicant which would deprive the property owner of rights enjoyed by similar properties within the general vicinity. Granting the variance will meet the spirit and intent of the zoning code.

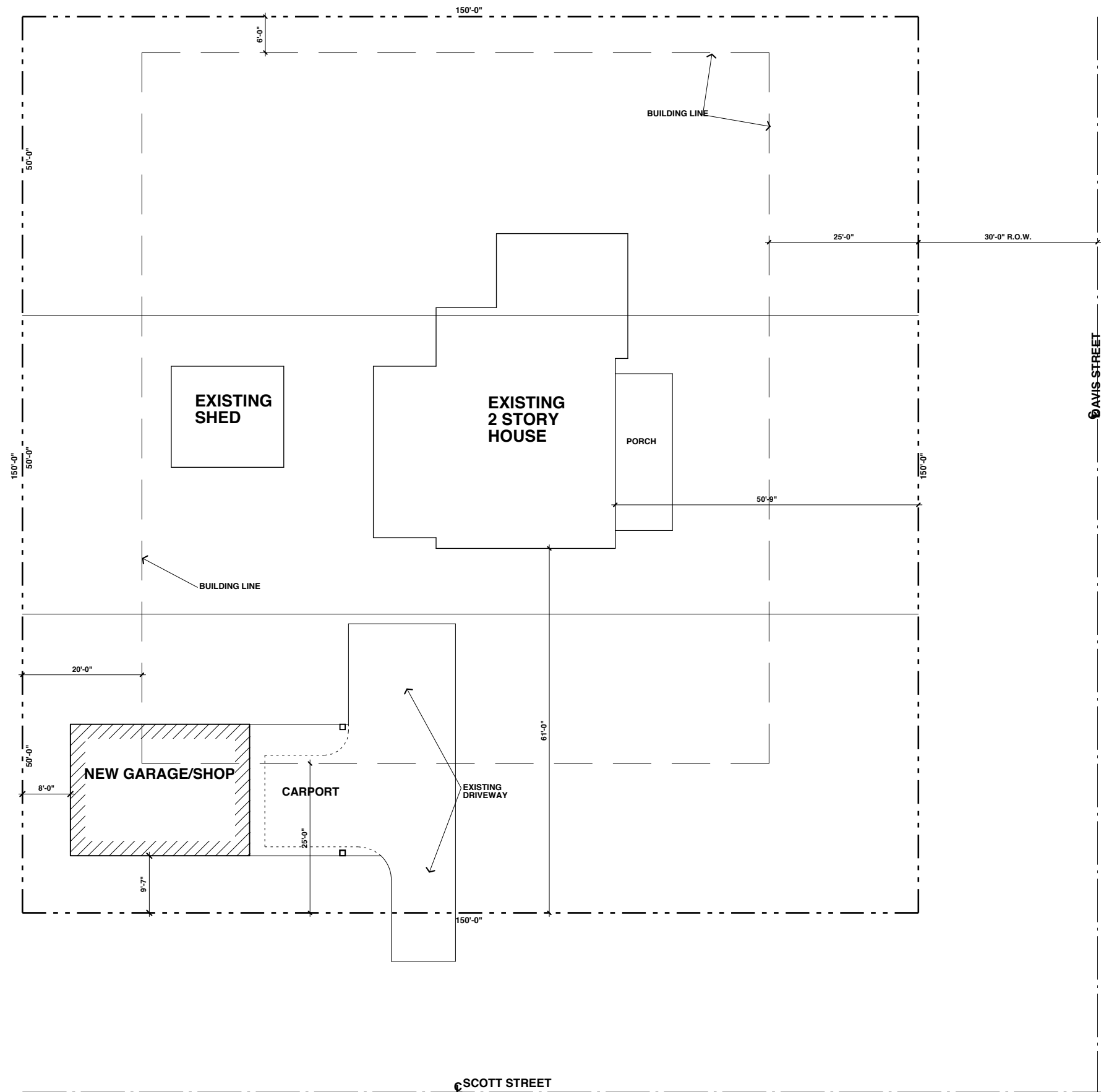


Aerial View of 607 Davis St



607 Davis St in the Comprehensive Plan

II.A REQUEST FOR ZONING VARIANCE - 607 DAVIS STREET



Views of subject property from Scott St looking north



II.B REQUEST FOR ZONING VARIANCE - 1920 SOUTH BOULEVARD & 212 BARIDON STREET

REQUEST FOR ZONING VARIANCE TO ALLOW LOT LESS THAN 1 ACRE IN S-1 ZONING DISTRICT FOR PROPERTIES LOCATED AT 1920 SOUTH BOULEVARD & 212 BARIDON STREET

APPLICANT

Ryan Scantling
Conway Baptist Collegiate Ministry
UCA Box 5164
Conway, AR 72035

OWNER

Arkansas Baptist State Convention

STAFF REVIEW BY

James Walden, AICP

SITE DATA

Location. 1920 South Blvd & 212 Baridon St.

Site Area. 0.57 acres ±.

Current Zoning. R-2A (Two-family residential).

Existing Structures. 1,260 sf Single Family Home, Gravel Parking Lot.

Overlay. Old Conway Design Overlay District, Suburban Zone.

Requested Zoning Variances. Allow a lot in the S-1 zone smaller than 1 acre

General Overview. The applicant is proposing to construct a new Baptist Campus Ministry Building at 1920 South Blvd, which will house a 289 seat sanctuary/ministry center, 12 beds of student housing, and ministry offices. There is a concurrent application to rezone the property to S-1, the cause of this variance application.

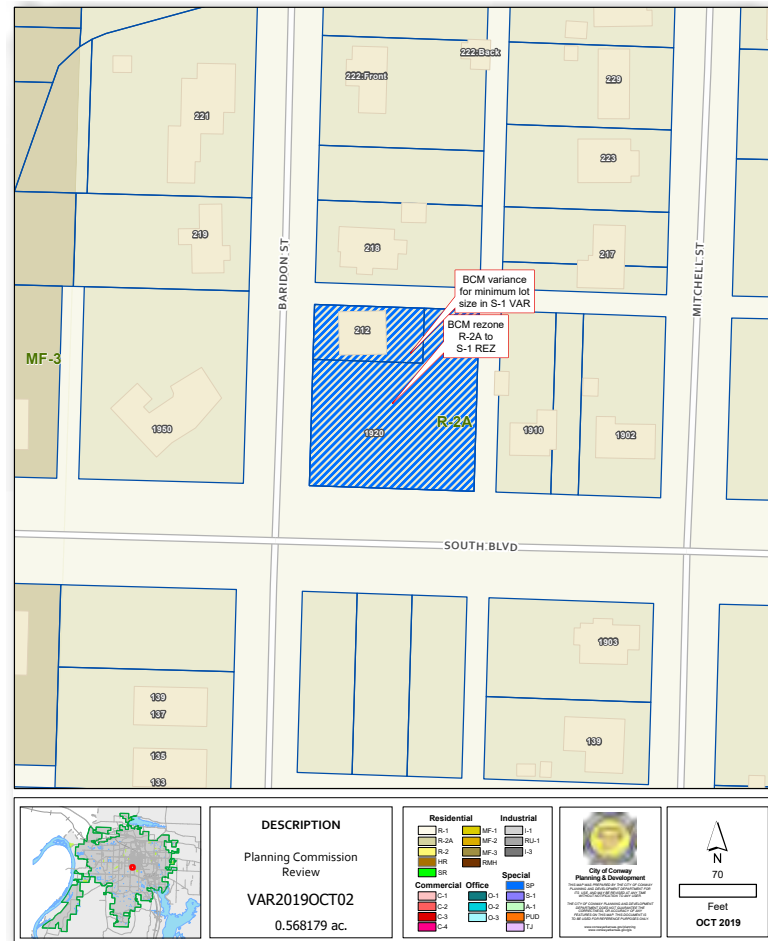
Zoning Code Regulations.

S-1 zoning district requires:

Minimum Lot Area: 43,560 square feet (1 acre)

Basis of Variance Review.

The Planning Commission acting as the Board of Zoning Adjustment, should only grant zoning variances if strict enforcement of the zoning ordinance will cause undue hardship due to circumstances unique to the individual property. Variances should only be granted when it is demonstrated that such action will be in keeping with the spirit and intent of the ordinance. The Commission may impose conditions in granting a variance to ensure compliance and to protect adjacent property.



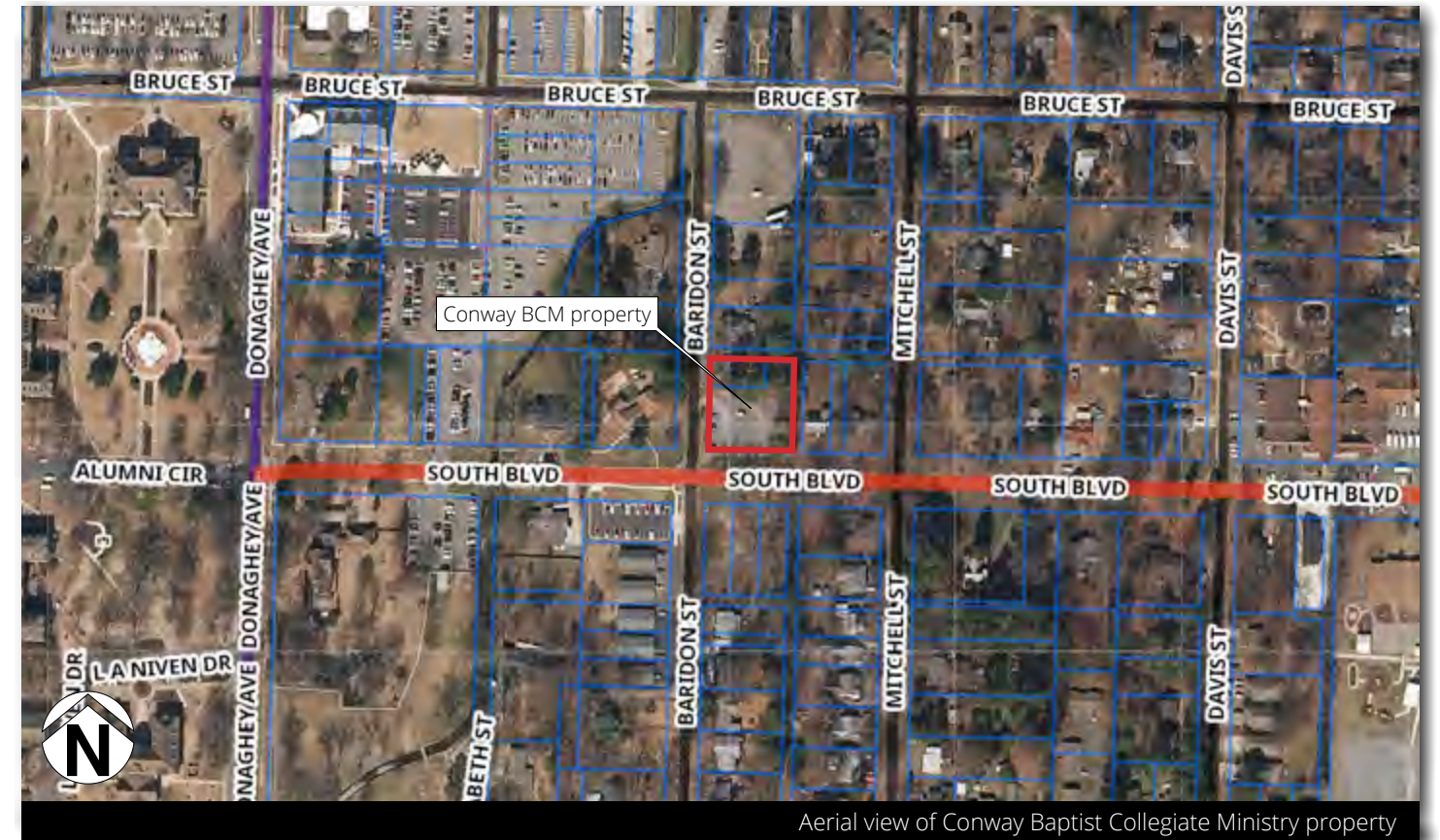
STAFF COMMENTS

1. The property rests at 0.57 acres, making it too small to meet the minimum lot requirements for the S-1 zone.
2. Before 2017, the S-2 zone existed which was intended to provide institutional zoning for smaller lots like this one. The S-2 zone was removed because the zone was rarely used. Existing S-2 properties were rezoned to S-1.
3. An oversight in the removal of the S-2 zone was not reducing the minimum lot size to accommodate smaller lots.
4. Allowing the variance would not preclude the applicant from meeting all other requirements of the zone and overlay zoning.
5. Granting the variance would not likely harm adjacent property.

STAFF RECOMMENDATIONS

Staff recommends approval of the variance on the following basis:

Granting the variance would allow appropriate development of the site without harming adjacent property. Granting the variance will meet the spirit and intent of the zoning code, and prevent harm to the applicant due to an administrative oversight when the S-2 zoning district was removed from the Zoning Code.



Aerial view of Conway Baptist Collegiate Ministry property



Conway Baptist Collegiate Ministry property in the Comprehensive Plan

II.B REQUEST FOR ZONING VARIANCE - 1920 SOUTH BOULEVARD & 212 BARIDON STREET



View of subject property from Baridon St looking south



View of subject property from South Blvd looking northwest

Abutting property to the west



Abutting property to the east



Abutting property to the north



II.C REQUEST TO REZONE - 1920 SOUTH BOULEVARD & 212 BARIDON STREET

REQUEST TO REZONE FROM R-2A TO S-1
PROPERTIES LOCATED AT 1920 SOUTH BOULEVARD
& 212 BARIDON STREET

APPLICANT

Ryan Scantling
Conway Baptist Collegiate Ministry
UCA Box 5164
Conway, AR 72035

OWNER

Arkansas Baptist State Convention

STAFF REVIEW BY

James Walden, AICP

SITE DATA

Location. 1920 South Blvd & 212 Baridon St.

Site Area. 0.57 acres ±.

Current Zoning. R-2A (Two-family residential).

Existing Structures. 1,260 sf Single-Family Home, Gravel
Parking Lot.

Overlay. Old Conway Design Overlay District, Suburban
Zone.

Requested Rezoning. S-1 (Institutional District).

Comprehensive Plan. Single-Family Residential.

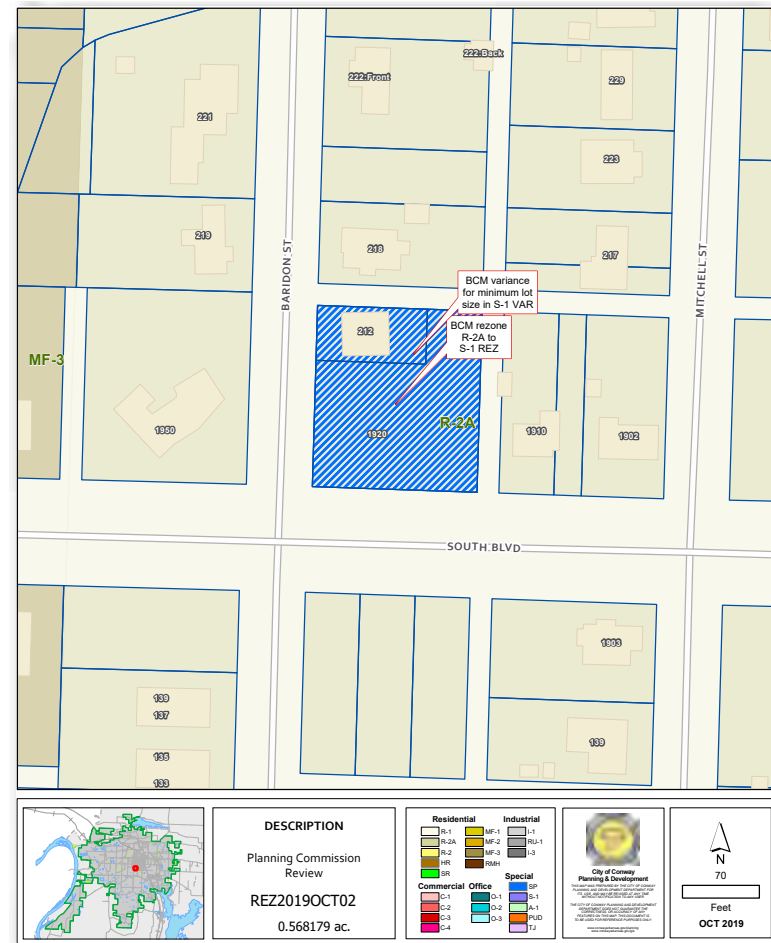
Projected Traffic Impact. With a rezoning to S-1, the likely increase in traffic impact would be modest. It is highly difficult to estimate vehicle traffic generation due to the nature of the use. The applicant proposes to operate a student religious facility at the site. As such, it is anticipated that most traffic to the site will be accommodated by walking and biking. However, if the site were converted to a higher intensity use such as a daycare center in the future, approximately 975-1,000 vehicle trips per average weekday could be expected at the site.

Current Traffic Counts. N/A (Estimated to likely be between 800-1,500 vehicles per day for each corridor).

Flood/Drainage. The site is not within any regulated floodplains or floodways. The site is at the fringe of a 2% annual chance floodplain.

Utilities. The site is currently served by utilities.

Master Street Plan. South Blvd – Major Arterial, Baridon St – Collector.



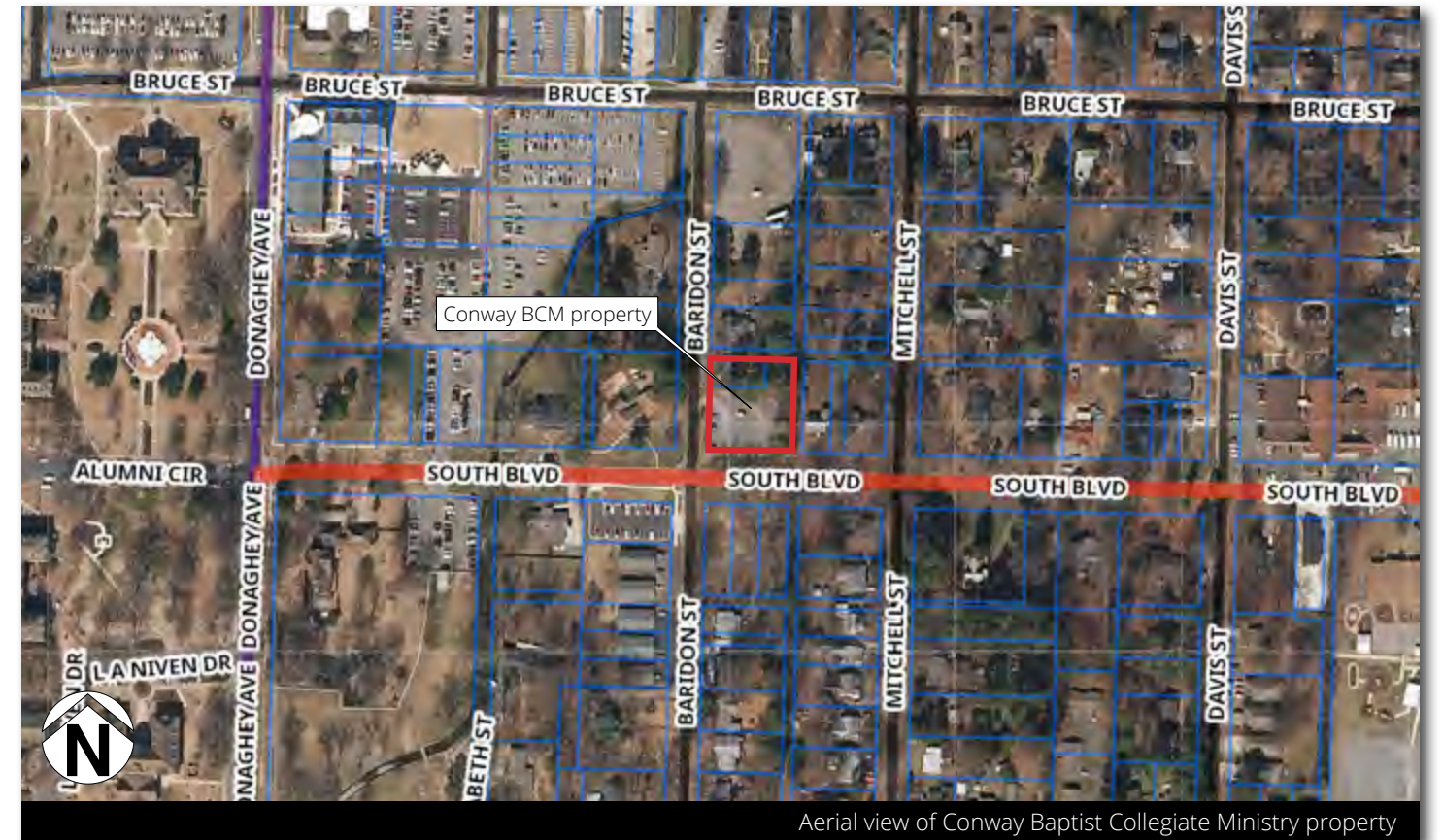
Street Improvement. No current improvement plans.

STAFF COMMENTS

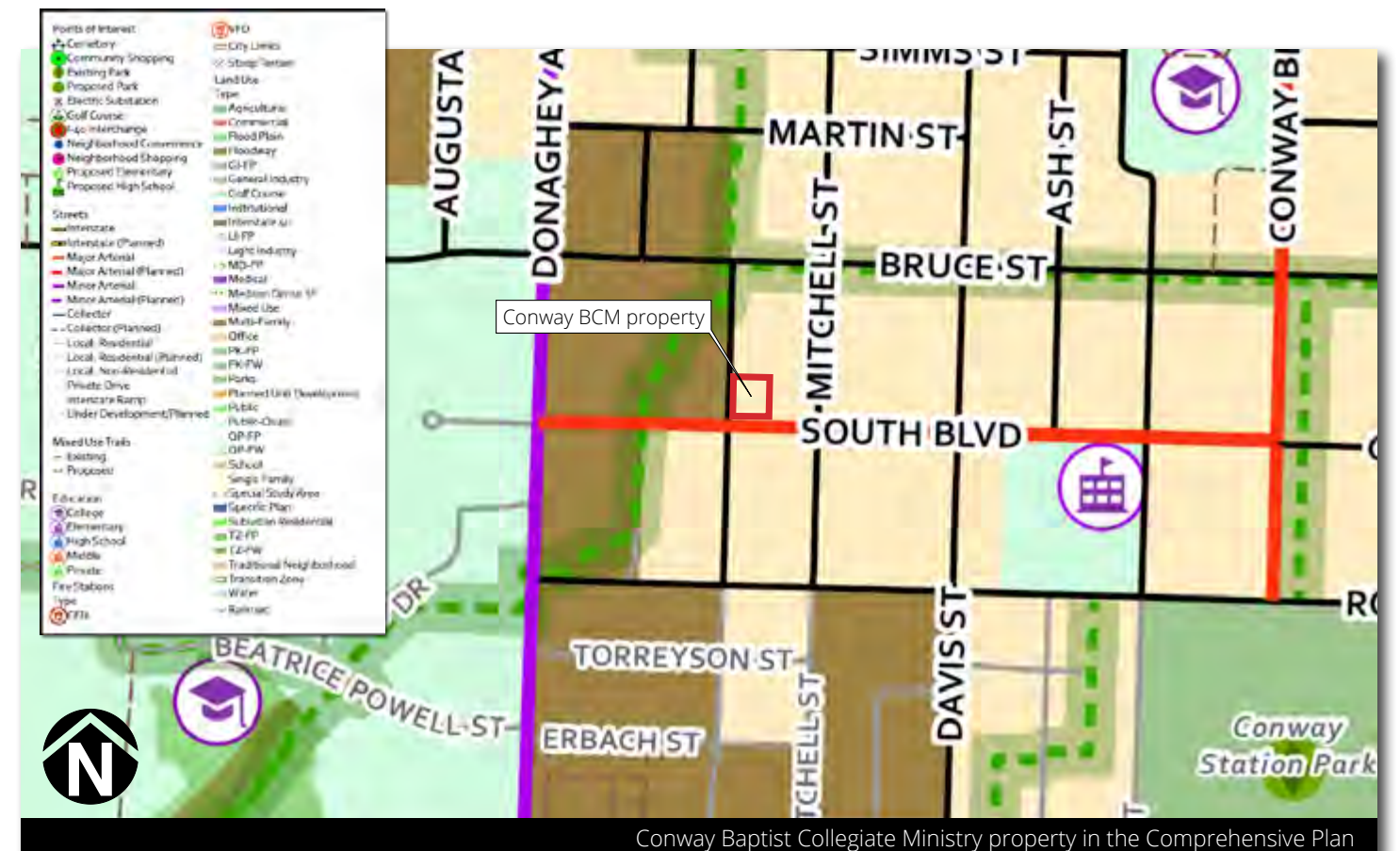
- The application is being run concurrently with a variance application to allow an S-1 zone on a lot smaller than 1 acre.
- The applicant intends to open a student religious facility on-site to serve UCA students. That use requires a conditional use in the current R-2A zone, but is permitted by right in S-1.
- The property is in close proximity to UCA, making it an appropriate location for institutional zoning.
- The zoning change is not consistent with the land use plan. However, the current zoning is not consistent with the Comprehensive Plan either.
- The zoning change would potentially allow higher intensity uses than are allowed in the R-2A zone, but most of those higher intensity uses require conditional use. (ex. Retail Use)
- The zoning would not likely result in harm to adjacent property.

STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning. The proposed zoning would accommodate a use appropriate to the area, supporting the nearby university campus.



Aerial view of Conway Baptist Collegiate Ministry property



Conway Baptist Collegiate Ministry property in the Comprehensive Plan

II.C REQUEST TO REZONE - 1920 SOUTH BOULEVARD & 212 BARIDON STREET



Architect's rendering of proposed ministry building

Subject property from South Blvd looking northeast



Architect's rendered site plan of proposed ministry building

Architect's rendering of proposed ministry building



II.D REQUEST FOR CONDITIONAL USE PERMIT - 815 EXCHANGE AVENUE

REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW RETAIL-GENERAL, RETAIL-RESTRICTED, AND RETAIL-HIGH IMPACT IN THE I-3 ZONING DISTRICT FOR PROPERTY LOCATED AT 815 EXCHANGE AVENUE

APPLICANT/OWNER

Jason Covington
Covington Sturgis Road Complex
4630 Bay Hill
Conway, AR 72034

STAFF REVIEW BY

James Walden, AICP

SITE DATA

Location. 815 Exchange Ave.

Site Area. 2.99 acres ±.

Current Zoning. I-3 (Intensive Industrial District).

Existing Structures. 17,172 sf Multi-Tenant Building.

Overlay. None.

Requested Conditional Use. Retail – General, Retail - Restricted, and Retail – High Impact.

Comprehensive Plan. Industrial.

Projected Traffic Impact. With a conditional use permit to allow various retail uses, the likely increase in traffic impact would be modest. With an assumption of the site devoted to the most intense possible use as a restaurant, it is anticipated the site would generate about 2,232 vehicle trips per typical weekday.

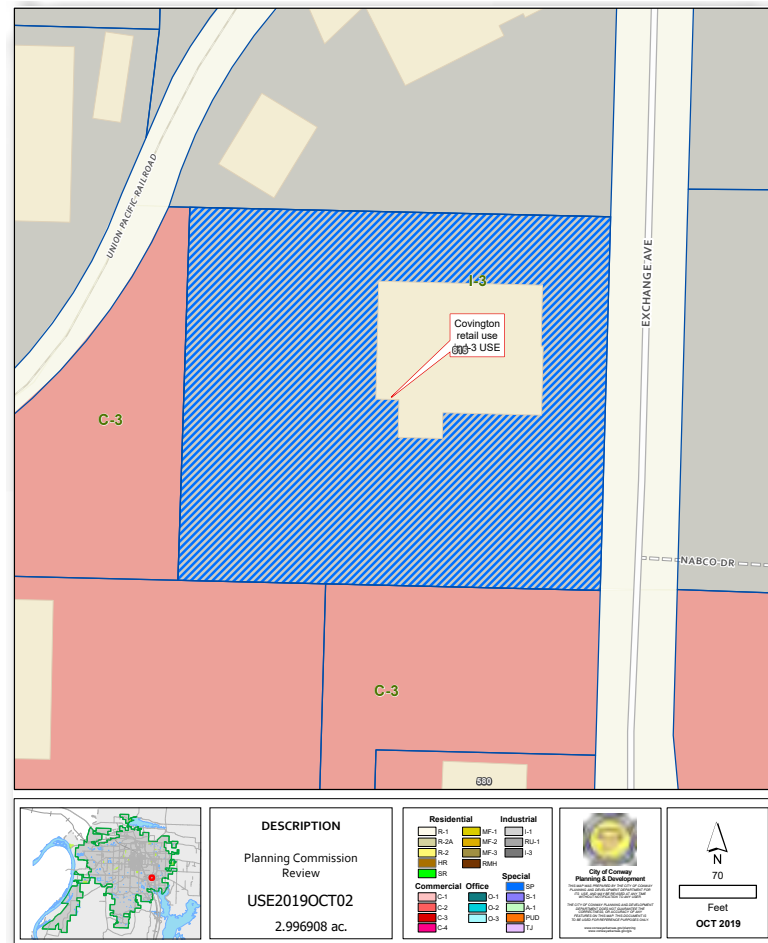
Current Traffic Counts. 5,000 vehicles per day.

Flood\Drainage. The site is not within any regulated floodplains or floodways.

Utilities. The site is currently served by utilities.

Master Street Plan. Exchange Ave – Collector.

Street Improvement. No current improvement plans.



STAFF COMMENTS

1. The applicant intends to utilize the site for sales showroom operations, but is requesting to allow a variety of retail uses in the space.
2. The structure on-site has been converted to a multi-tenant structure and is suitable for various retail uses such as equipment showrooms and other retail functions that do not have high traffic counts on the street supporting the use. The site was previously home to an industrial use.
3. The site is bounded on two sides by commercial zoning that allows such retail uses. Transition is being seen in portions of the old industrial park due to aging structures needing reinvestment and changing desires for industrial tenants.
4. The conditional use would not likely result in harm to adjacent property.

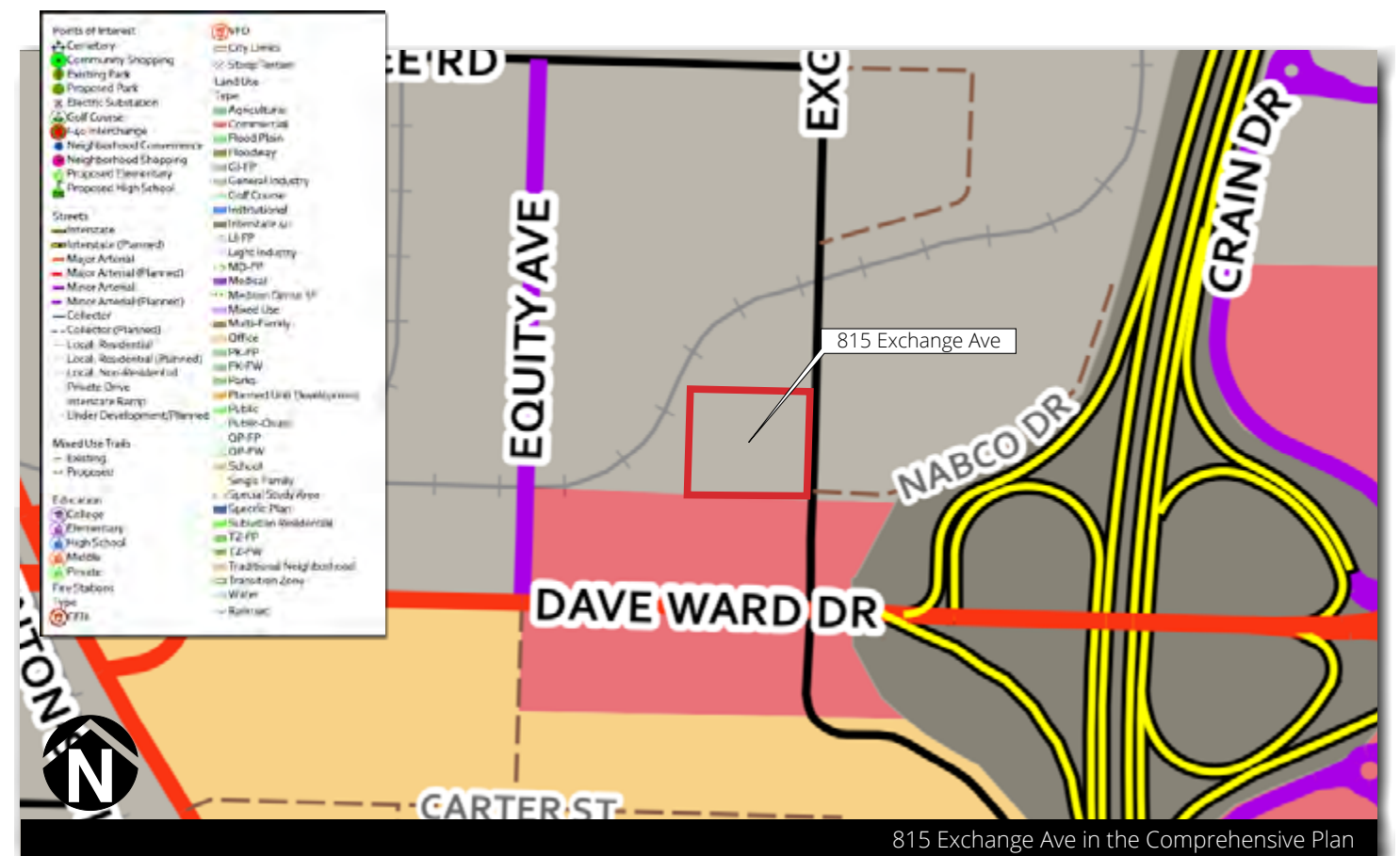
STAFF RECOMMENDATIONS

Staff recommends approval of the conditional use permit with the following conditions:

1. Any uses which require outside display of goods unscreened from public view shall not be permitted.
2. Any outside storage of materials, goods, or equipment shall be placed behind opaque screening or fence that is at least 6 feet in height and no greater than 8 feet in height.
3. Any expansions or additions to the structure shall require an amended or new conditional use permit.



Aerial View of 815 Exchange Ave



815 Exchange Ave in the Comprehensive Plan

II.D REQUEST FOR CONDITIONAL USE PERMIT - 815 EXCHANGE AVENUE



View of subject property from Exchange Ave looking southwest



View of subject property from Exchange Ave looking northwest

Abutting property to the south



Abutting properties to the north and east



II.E REQUEST TO REZONE - 2001 & 2011 TYLER STREET

REQUEST TO REZONE FROM R-2A TO PUD
 PROPERTIES LOCATED AT 2001 AND 2011 TYLER STREET

APPLICANTS

Kim Doughty & Zack McCannon
 2001 Tyler St
 Conway, AR 72032

OWNERS

Vicki Chenier
 Zack McCannon

STAFF REVIEW BY

Levi Hill, Assistant Director

SITE DATA

Location. 2011 and 2001 Tyler Street. Approximately 480 feet east of the intersection of Tyler St and Donaghey Ave.

Site Area. 0.68 acres ±.

Current Zoning. R-2A (Two-family residential).

Existing Structures. ~1,400 square foot single-family residence; ~1,000 square foot single-family residence.

Overlay. None.

Requested Rezoning. PUD (Planned Unit Development).

Comprehensive Plan. Single-Family Residential.

Projected Traffic Impact. With a rezoning to PUD, the likely increase in traffic impact would be minimal. The structure proposed for specialty retail is approximately 1,000 square feet. If approved the anticipated traffic increase is expected to be between 10-20 average daily trips more than the current use.

Current Traffic Counts. Tyler St – 7700 average daily traffic.

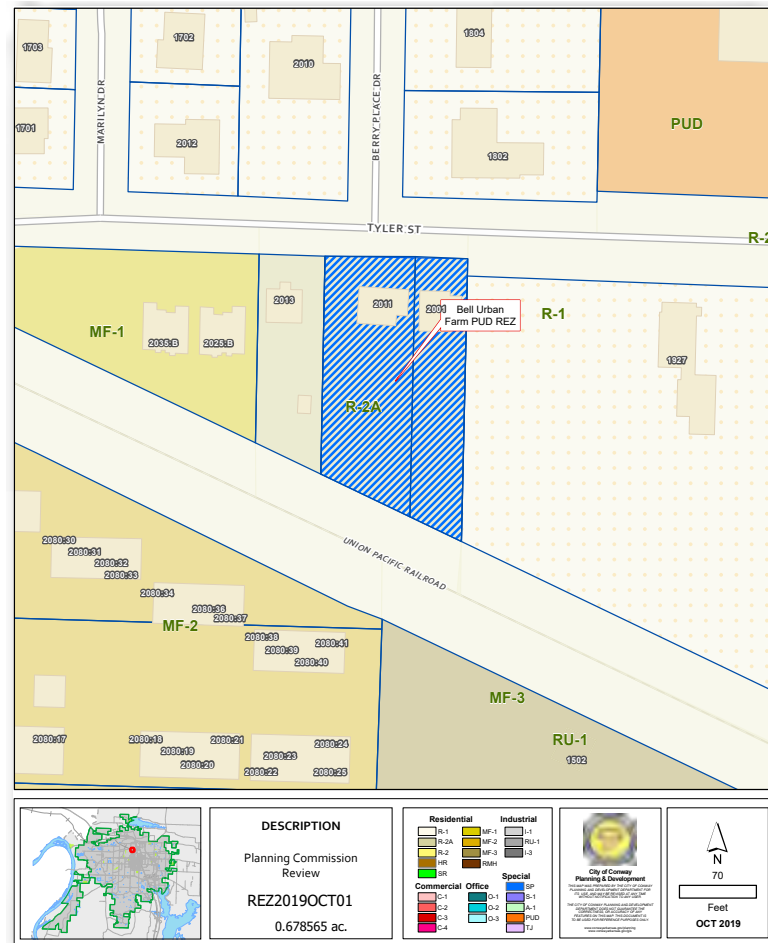
Flood\Drainage. None.

Utilities. The site is currently served by utilities.

Master Street Plan. Tyler St – Collector.

Street Improvement. Reconstruction in process.

Conway 2025. Not specified.



STAFF COMMENTS

- The site has been previously used as two single-family residences. The applicant is requesting approval of a Planned Unit Development to accommodate a low-impact mixed use development. As proposed, the existing residence at 2001 Tyler St will remain unchanged and will continue to serve as residence to the applicants. The structure at 2011 Tyler St is proposed to function as a commercial retail space for specialty grocery food items and other retail merchandise. All deliveries are proposed to occur during business hours. The retail portion of the site is proposed to operate as follows:
 - Monday-Friday 10am-7pm
 - Saturday 8am-6pm
 - Sunday 10am-3pm
- Special events, including workshops and farm to table meals will occur outside of retail hours. Parking is provided on site. Additional overflow parking for events is being provided at the Faulkner County Library site outside of library operation hours.
- The applicant is proposing the following uses:
 - Specialty Retail/Grocery
 - Community/Educational Event space
 - Greenspace/Garden
 - Single-Family Residence



Aerial View of 2001 & 2011 Tyler St



2001 & 2011 Tyler St in the Comprehensive Plan

II.E REQUEST TO REZONE - 2001 & 2011 TYLER STREET

- Staff concurs with the proposed uses, but given the open ended nature the City Council should have the authority to revoke the PUD zoning if significant and verifiable complaints are received concerning the external impacts of the use specifically including noise.
- Staff recommends, excluding permitted uses, the rules of R-2A zoning shall apply to the site.

STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning with conditions. The proposed use is compatible with the surrounding uses and will not represent an increase of intensity on the site.

1. Permitted uses shall be limited to the uses listed in Exhibit A of the report.
2. The City Council shall have the authority to revoke the PUD zoning if significant and verifiable complaints are received concerning the external impacts of the use specifically noise.
3. Excluding permitted uses, the rules of R-2A shall govern the site.
4. Applicant shall plat the property in accordance with the Subdivision Regulations.
5. Applicant shall submit plans for Development Review for all proposed site improvements in accordance with Section 1101 of the Zoning Code.

View of subject property from Tyler St looking south



Abutting properties to the north



View from Tyler Street looking southeast



View from Tyler Street looking southwest



CITY OF CONWAY | 1201 Oak Street
Planning and Development | Conway, AR 72032
T 501.450.6105
F 501.450.6144
www.conwayarkansas.gov

Exhibit A

Exhibit A

October 18, 2019

**BELL URBAN FARM PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN
2001 & 2011 TYLER STREET**

Applicant:

Kim Doughty
Zachariah McCannon
2001 Tyler Street
Conway, AR 72032

Legal Description:

[Tract 1]

Part of Lot 1 of the SW ¼ NW ¼ Section 1, Township 5 North, Range 14 West, as shown on B.G. Wilson's map of the City of Conway, Arkansas, being more particularly described as follows: Commencing at the NW corner of said SW ¼ NW ¼ thence South 87°46'29" East 596.46 feet; thence South 00°48'04" West 20.00 feet to a point on the South right-of-way line of Tyler Street and the Point of Beginning; thence South 00°44'08" West 258.04 feet to a point on the Northerly right-of-way line of the Union Pacific Railroad; thence along said right-of-way line, North 64°25'06" West 52.00 feet; thence North 00°40'16" East 237.42 feet to a point on the South right-of-way line of Tyler Street; thence along said right-of-way line, South 87°46'29" East 47.47 feet to the Point of Beginning, containing 0.269 acres, more or less.

[Tract 2]

Part of Lot 1 of the SW ¼ NW ¼ Section 1, Township 5 North, Range 14 West, as shown on B.G. Wilson's map of the City of Conway, Arkansas, being more particularly described as follows: Commencing at the NW corner of said SW ¼ NW ¼ thence South 87°46'29" East 596.46 feet; thence South 00°48'04" West 20.00 feet to a point on the South right-of-way line of Tyler Street and the Point of Beginning; thence South 00°44'08" West 258.04 feet to a point on the Northerly right-of-way line of the Union Pacific Railroad; thence along said right-of-way line, North 64°25'06" West 141.67 feet; thence North 00°24'09" East 201.89 feet to a point on the South right-of-way line of Tyler Street; thence along said right-of-way line, South 87°46'29" East 129.77 feet to the Point of Beginning;

Less and Except: Part of Lot 1 of the SW ¼ NW ¼ Section 1 Township 5 North Range 14 West; as shown on B.G. Wilson's map of the City of Conway, Arkansas being more particularly described as follows: Commencing at the NW corner of the SW ¼ NW ¼ thence South 87°46'29" East 596.46 feet; thence South 00°48'04" West 20.00 feet to a point of on the South right-of-way line of Tyler Street and the Point of Beginning; thence South 00°44'08" West 258.04 feet to a point on the Northerly right-of-way line of the Union Pacific Railroad; thence along said right-of-way line, North 64°25'06" West 52.00 feet; thence North 00°40'16" East 237.42 feet to a point on the South right-of-way line of Tyler Street; thence along said right-of-way line, South 87°46'29" East 47.47 feet to the Point of Beginning, containing 0.412 acres, more or less.

Bell Urban Farm PUD Final Development Plan Conditions:

1. Permitted uses shall be limited to:
 - a. Specialty Retail/Grocery (2011 Tyler Street)
 - b. Community/Educational Event space
 - c. Greenspace/Garden
 - d. Single-Family Residence (2001 Tyler Street)
 - e. Excluding the approved uses listed above, R-2A zoning shall apply to the sites.
2. The City Council shall have the authority to revoke the PUD zoning if significant and verifiable complaints are received concerning the external impacts of the use specifically noise.
3. Excluding permitted uses, the rules of R-2A shall govern the site.
4. Applicant shall plat the property in accordance with the Subdivision Regulations.
5. Applicant shall submit plans for Development Review for all proposed site improvements in accordance with Section 1101 of the Zoning Code.
6. Business Hours shall be: Monday – Friday 10:00am to 7:00pm; Saturday 8:00am to 6:00pm; Sunday 10:00am to 3:00pm.
7. All deliveries shall occur during business hours.
8. Special events, including workshops and farm to table meals, may occur outside of regular business hours.
9. Parking shall be provided on-site; overflow parking provided by Faulkner County Library outside of library operation hours.

II.F REQUEST TO MODIFY THE MATTHEWS MEADOWS PUD FINAL DEVELOPMENT PLAN

REQUEST TO MODIFY MATTHEWS MEADOWS PUD FINAL DEVELOPMENT PLAN TO ALLOW UP TO 12 UNITS/ACRE FOR PROPERTY LOCATED AT MATTHEWS MEADOWS LANE AND LOWER RIDGE ROAD

APPLICANT

David White
The Tyler Group
240 Skyline Dr, Suite 3000
Conway, AR 72032

OWNER

AMP Properties

STAFF REVIEW BY

Levi Hill, Assistant Director

SITE DATA

Location. Southeast corner of the intersection of Lower Ridge Rd and Mathews Meadows Ln.

Site Area. 1.57 acres ±.

Current Zoning. PUD – Planned Unit Development.

Existing Structures. None.

Overlay. None.

Requested Rezoning. PUD – Planned Unit Development (Major Modification for Multi-Family).

Comprehensive Plan. Traditional Neighborhood.

Projected Traffic Impact. Site is currently planned for commercial however no specific uses are approved. Based on 18 dwelling units, the subject property could generate as many as 135 trips per weekday.

Current Traffic Counts. Lower Ridge Rd – 6,400 vehicles per day.

Flood/Drainage. The site is not within any regulated floodplains or floodways.

Utilities. At time of development, the site will be served by Conway Corp for all utilities.

Master Street Plan. Lower Ridge Rd – Major Arterial; Mathews Meadows Ln – Collector.

Street Improvement. No current improvement plans.

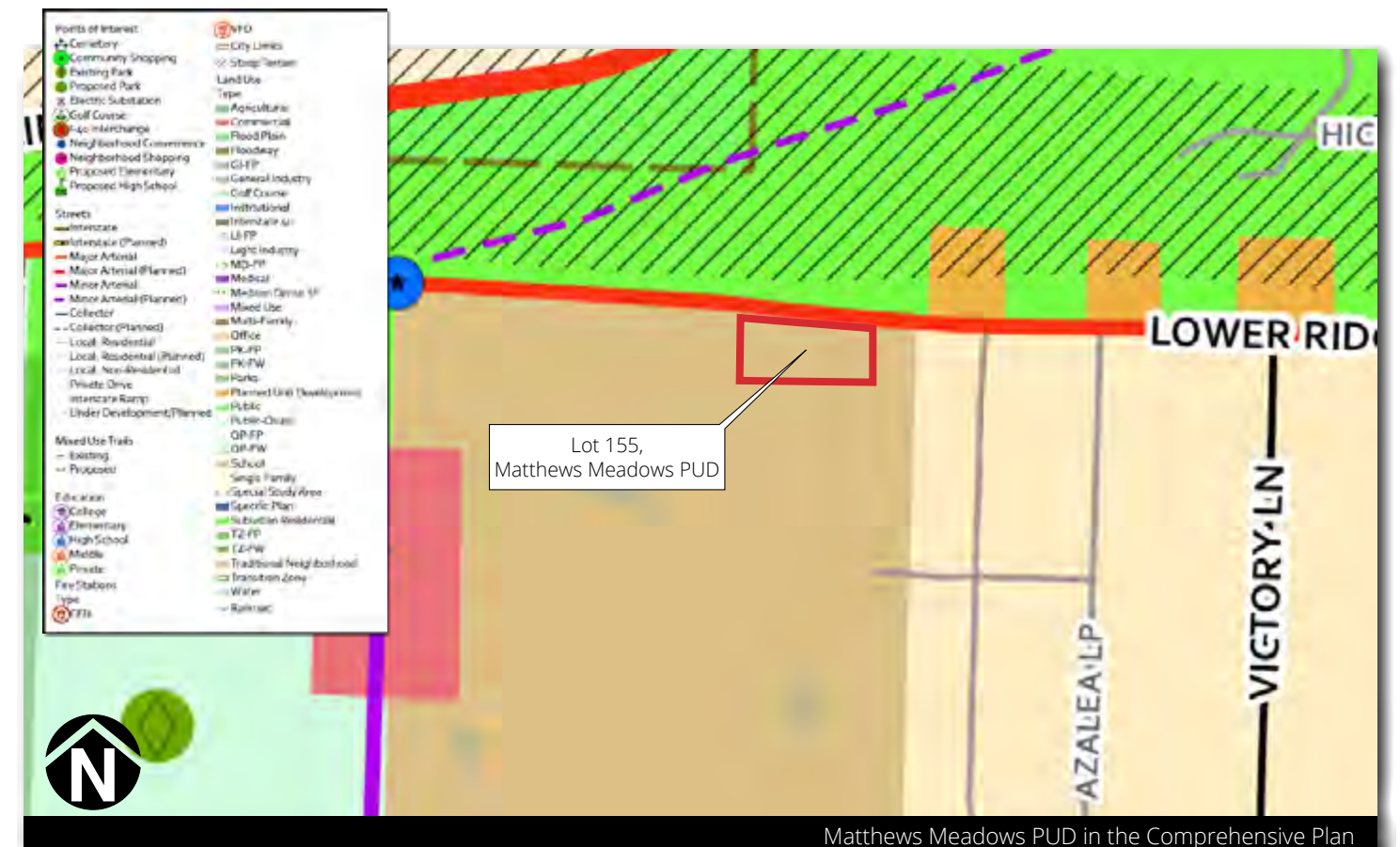
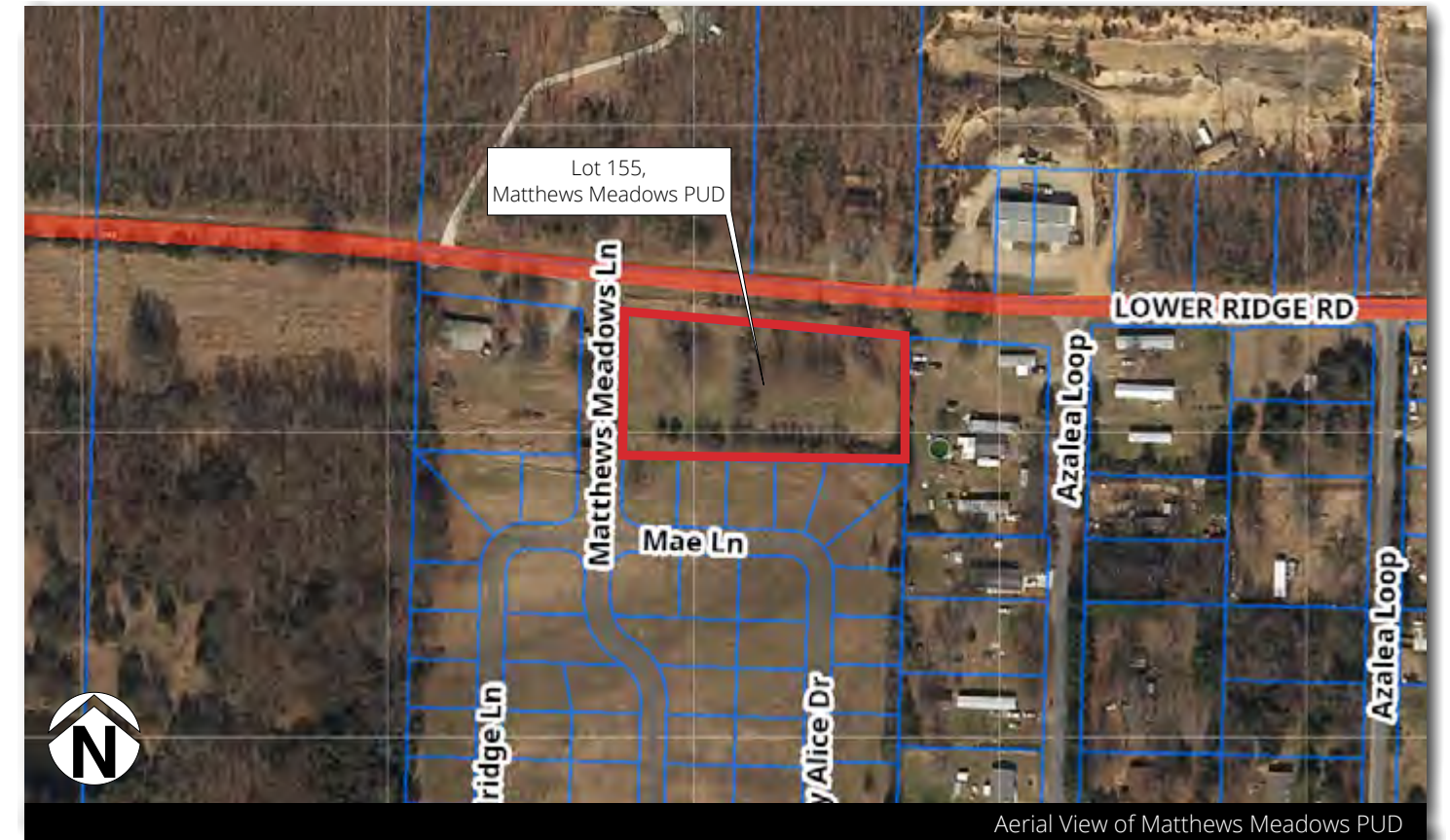


STAFF COMMENTS

1. The applicant is seeking a major modification to a Planned Unit Development previously approved September 25th, 2017 (#O-17-106). The applicant is seeking the following modifications:
2. Amend the permitted uses to allow multi-family residential up to 12 units per acre.
3. Allow the construction of nine duplexes for a total of 18 dwelling units.
4. Reduced setbacks from what would typically be required for MF-1. Proposed setbacks are as follows:
 - Front – 25 feet
 - Exterior side – 15 feet
 - Rear – 20 feet
 - Interior side - none
5. Construct a private drive from Mathews Meadows Ln to the eastern property boundary to access the proposed units.

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

- Relation to Utilities and Major Roads – The proposal would not create any additional public expense. Access to the site would be from a newly constructed collector in Mathews Meadows Ln. Sidewalks along Lower Ridge Rd and Mathews Meadows Ln will be required at the time of development.



II.F REQUEST TO MODIFY THE MATTHEWS MEADOWS PUD FINAL DEVELOPMENT PLAN

Additional ROW dedication will occur at the time of platting.

- Internal Street Network – The development is served by a 21-foot wide private drive.
- Sidewalk System – Sidewalks along Lower Ridge Rd and Mathews Meadows Ln will be required at the time of development.
- Common Space – The development will provide minimal common spaces within its interior in the form of small court yards. A larger common space is proposed in the front yard area between the units and Lower Ridge Rd.
- Property Owners Association – The development will be solely owned.
- Required Meetings – No meeting required.
- Signage – No signage is requested as part of approval.
- Platting, Development Review – The proposed development is being concurrently reviewed as a final re-plat application. Development Review will be required as a condition of the PUD Modification.

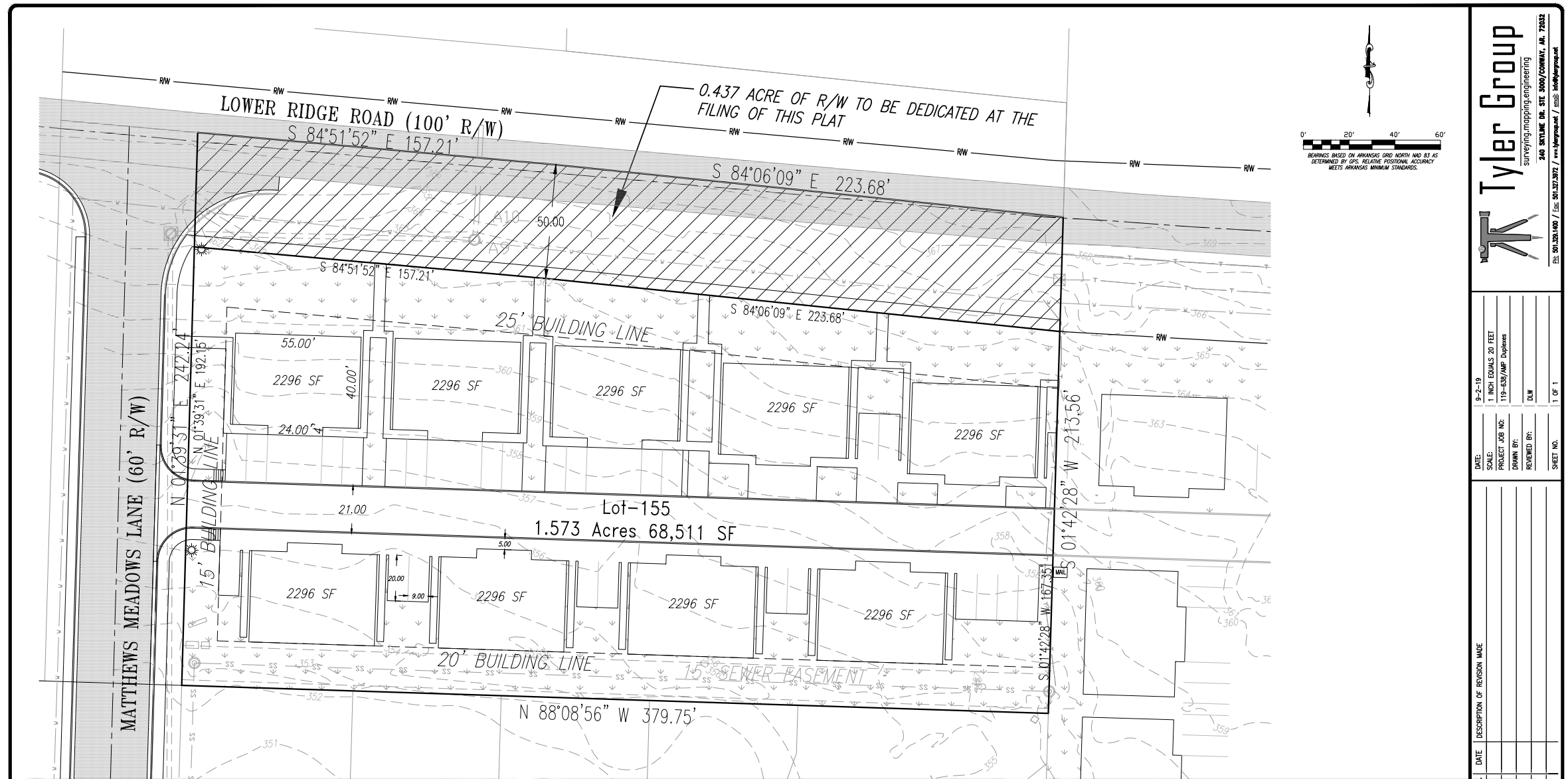
STAFF RECOMMENDATIONS

Staff recommends approval of the PUD Major Modification with conditions to create a development compatible with the surrounding area and to protect the health, safety, and welfare of the community.

Staff Suggested Conditions. A list of possible conditions is presented below. The Commission should examine these suggested conditions for inclusion as part of its consideration for the application.

1. Exterior composed of brick, rock, or Hardie board (cement fiber board).
2. Vinyl siding/shingles allowed on gables and dormers only.
3. 8/12 roof pitch or greater unless porches.
4. Garages cannot protrude past front of house more than 7 feet, unless side entry.
5. Minimum 9' ceilings.
6. No accessory structures shall be permitted outside the envelope of the required primary structure setbacks.
7. Plans must be approved through development review prior to issuance of building permits.
8. Platting shall be required.
9. Access shall be limited to Mathews Meadows Lane.
10. The fronts of units shall be oriented to Lower Ridge Rd with garages located on the rear of the structures.
11. No parking shall be visible from public right of way.
12. Enhanced landscaping shall be provided along street frontage and at the rear of the property. Minimum of one canopy tree every 20 feet. Additional hedge/bush row shall be provided to screen parking, mechanical equipment, or dumpster/trash enclosures.

Proposed duplex site plan



View of subject property from Mathews Meadows Ln looking east



View of subject property from Mathews Meadows Ln looking southeast



View from Mathews Meadows Ln looking south

Tyler Group
 Surveying, Mapping, Engineering
 240 Skyline Dr. Ste. 3000 Conway, AR 72032
 Tel: 501.328.1400 / Fax: 501.327.3972 / www.tylergroup.com

DATE:	9-2-19
SCALE:	1 INCH EQUALS 20 FEET
PROJECT JOB NO.:	119-038/AMP Duplex
DRAWN BY:	DLW
REVIEWED BY:	
SHEET NO.:	1 OF 1

DATE	DESCRIPTION OF REVISION MADE

SITE PLAN

II.G REQUEST TO REZONE - +/-23.56 ACRES AT MUSEUM ROAD & LOWER RIDGE ROAD

REQUEST TO REZONE FROM A-1 TO R-1 & C-2 +/- 23.56 ACRES LOCATED AT THE SOUTHEAST CORNER OF MUSEUM ROAD AND LOWER RIDGE ROAD

APPLICANT/OWNER

Frank Shaw
1315 Main St
Conway, AR 72034

STAFF REVIEW BY

Levi Hill, Assistant Director

SITE DATA

Location. +/-23.56 acres at the southeast corner of Museum Rd and Lower Ridge Rd.

STAFF COMMENTS

Site Area. 23.56 acres ±.

Current Zoning. A-1 (Agricultural District).

Existing Structures. None.

Overlay. None.

Requested Rezoning. R-1 (Single-Family Residential District); C-2 (Neighborhood Commercial)

Comprehensive Plan. Traditional Neighborhood; Commercial.

Projected Traffic Impact. With a rezoning to R-1 and C-2, the traffic impact would likely be significant. The applicant is also proposing to plat the property into 100 residential lots and one commercial lot. This development is anticipated to yield approximately 1,677 vehicle trips per typical weekday. Trips would be distributed onto Museum Rd.

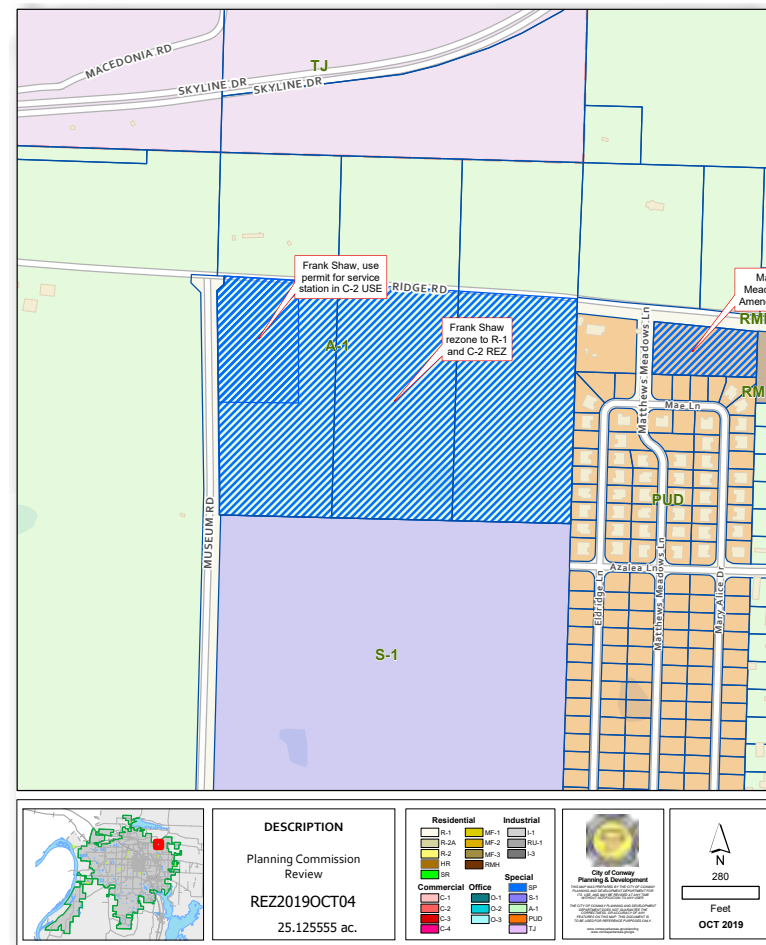
Current Traffic Counts. Lower Ridge Rd – 6,400 vehicles per day.

Flood/Drainage. The site is not within any regulated floodplains or floodways.

Utilities. At time of development, the site will be served by Conway Corp for all utilities

Master Street Plan. Lower Ridge Rd – Major Arterial; Museum Rd – Minor Arterial

Street Improvement. No current improvement plans.



STAFF COMMENTS

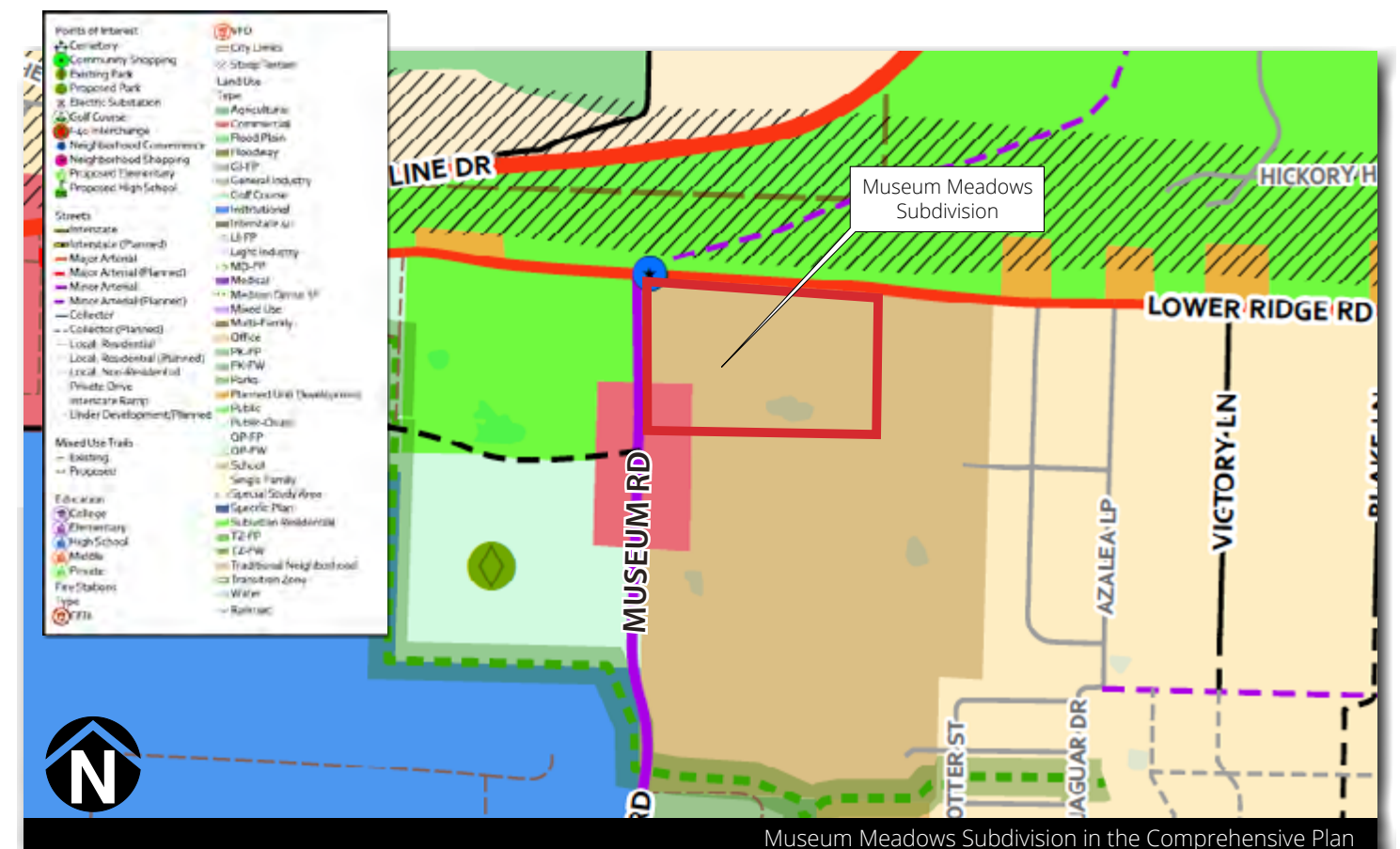
- The applicant intends to plat the property into 100 single-family residential lots and one commercial lot. The commercial lot would be approximately 2.76 acres located directly at the intersection of Museum Rd and Lower Ridge Rd.
- Both the proposed Residential and the Commercial rezoning requests are largely consistent with the Comprehensive Plan, which calls for traditional neighborhood development and a commercial node near the intersection of Museum Rd and Lower Ridge Rd.
- The property is in close vicinity to existing Single-Family Development.
- The proposed commercial development would fill a void for such uses in an area that is predominantly developed with residential and institutional uses.
- The zoning would not likely result in harm to adjacent property.

STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning. The proposed zoning is consistent with the Comprehensive Plan and will not likely harm adjacent property.



Aerial View of Museum Meadows Subdivision



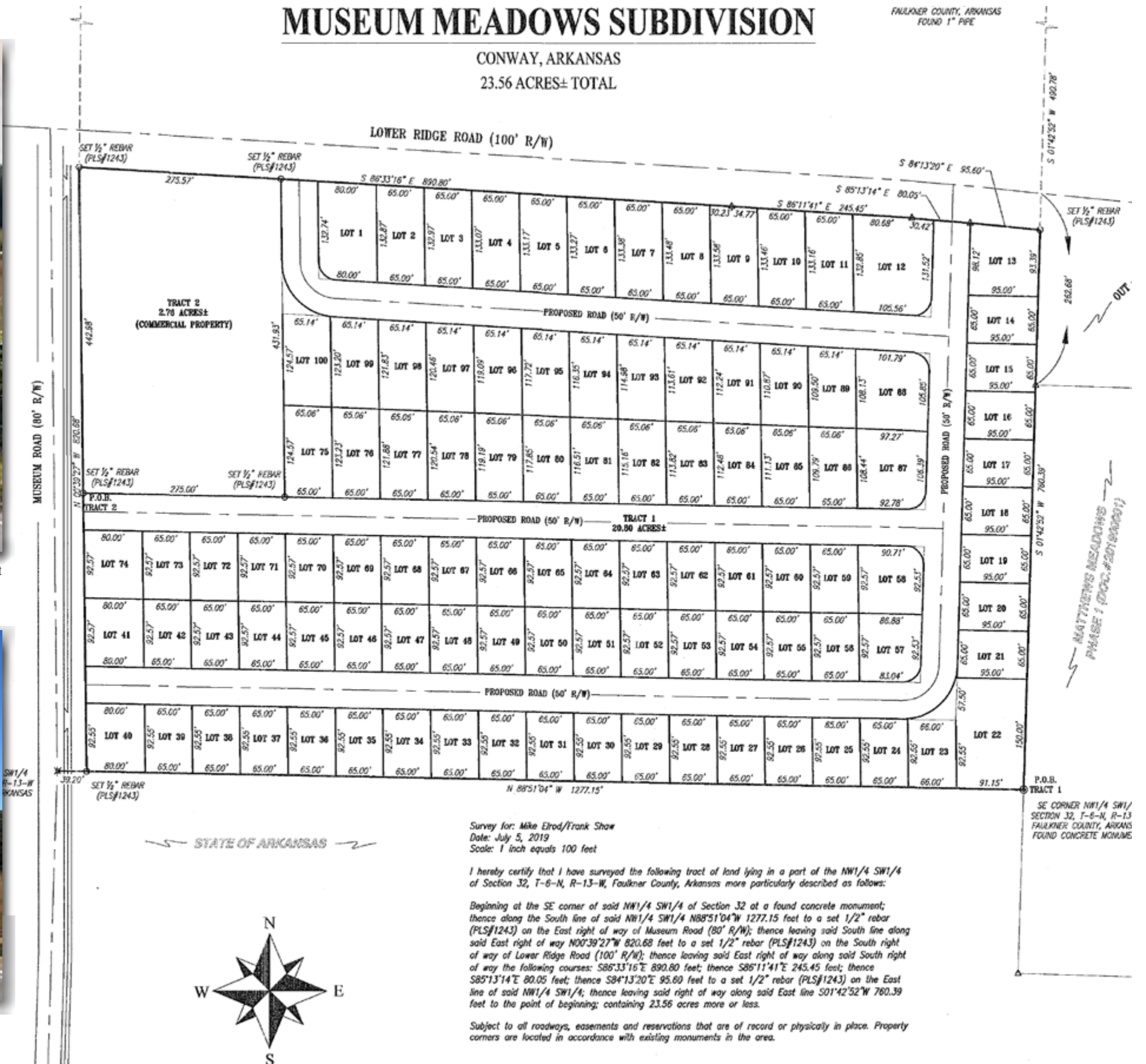
Museum Meadows Subdivision in the Comprehensive Plan

II.G REQUEST TO REZONE - +/-23.56 ACRES AT MUSEUM ROAD & LOWER RIDGE ROAD



View of subject property from Lower Ridge Rd looking southwest

View of subject property from Museum Rd looking northeast



III.H REQUEST FOR CONDITIONAL USE PERMIT - +/-2.76 ACRES AT MUSEUM ROAD & LOWER RIDGE ROAD

REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW AUTO SERVICE STATION IN C-2 ZONING DISTRICT FOR +/-2.76 ACRES AT THE SOUTHEAST CORNER OF MUSEUM ROAD AND LOWER RIDGE ROAD

APPLICANT/OWNER

Frank Shaw
1315 Main St
Conway, AR 72034

STAFF REVIEW BY

Levi Hill, Assistant Director

SITE DATA

Location. +/-2.76 acres at the southeast corner of Museum Rd and Lower Ridge Rd.

Site Area. 2.76 acres ±.

Current Zoning. A-1 (Agricultural District).

Proposed Zoning. C-2 (Neighborhood Commercial).

Existing Structures. None

Overlay. None.

Requested Conditional Use. Auto Service Station and Convenience Market.

Comprehensive Plan. Traditional Neighborhood; Commercial

Projected Traffic Impact. With a rezoning to C-2, the traffic impact would likely be significant. This development is anticipated to yield approximately 720 vehicle trips per typical weekday. Trips would be distributed onto Museum Rd.

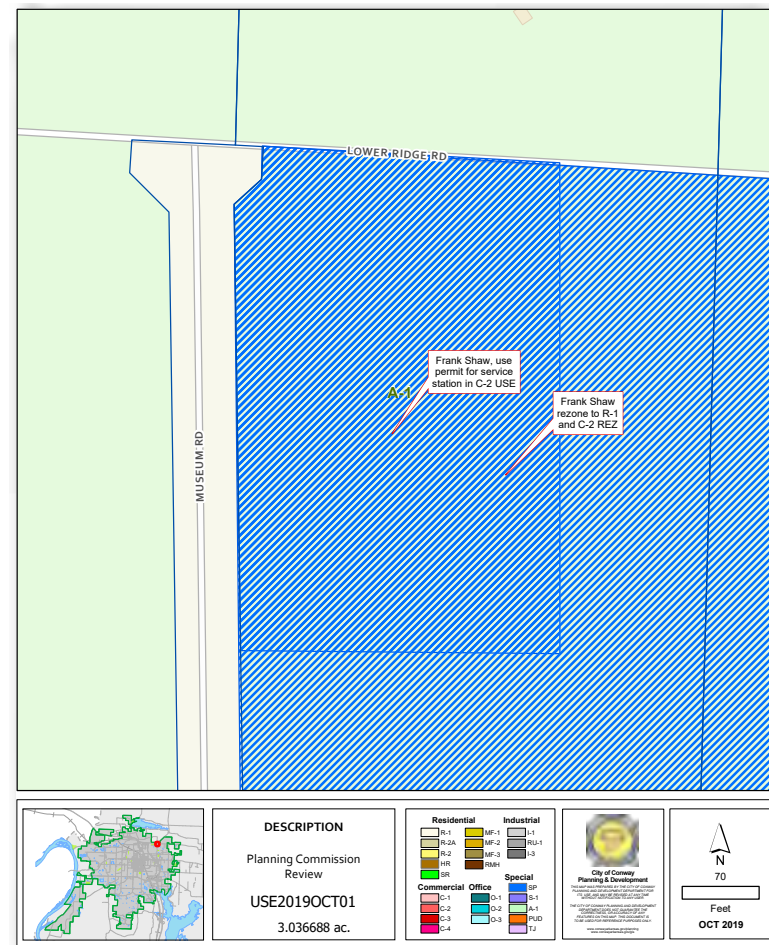
Current Traffic Counts. Lower Ridge Rd – 6,400 vehicles per day.

Flood/Drainage. The site is not within any regulated floodplains or floodways.

Utilities. At time of development, the site will be served by Conway Corp for all utilities

Master Street Plan. Lower Ridge Rd – Major Arterial; Museum Rd – Minor Arterial

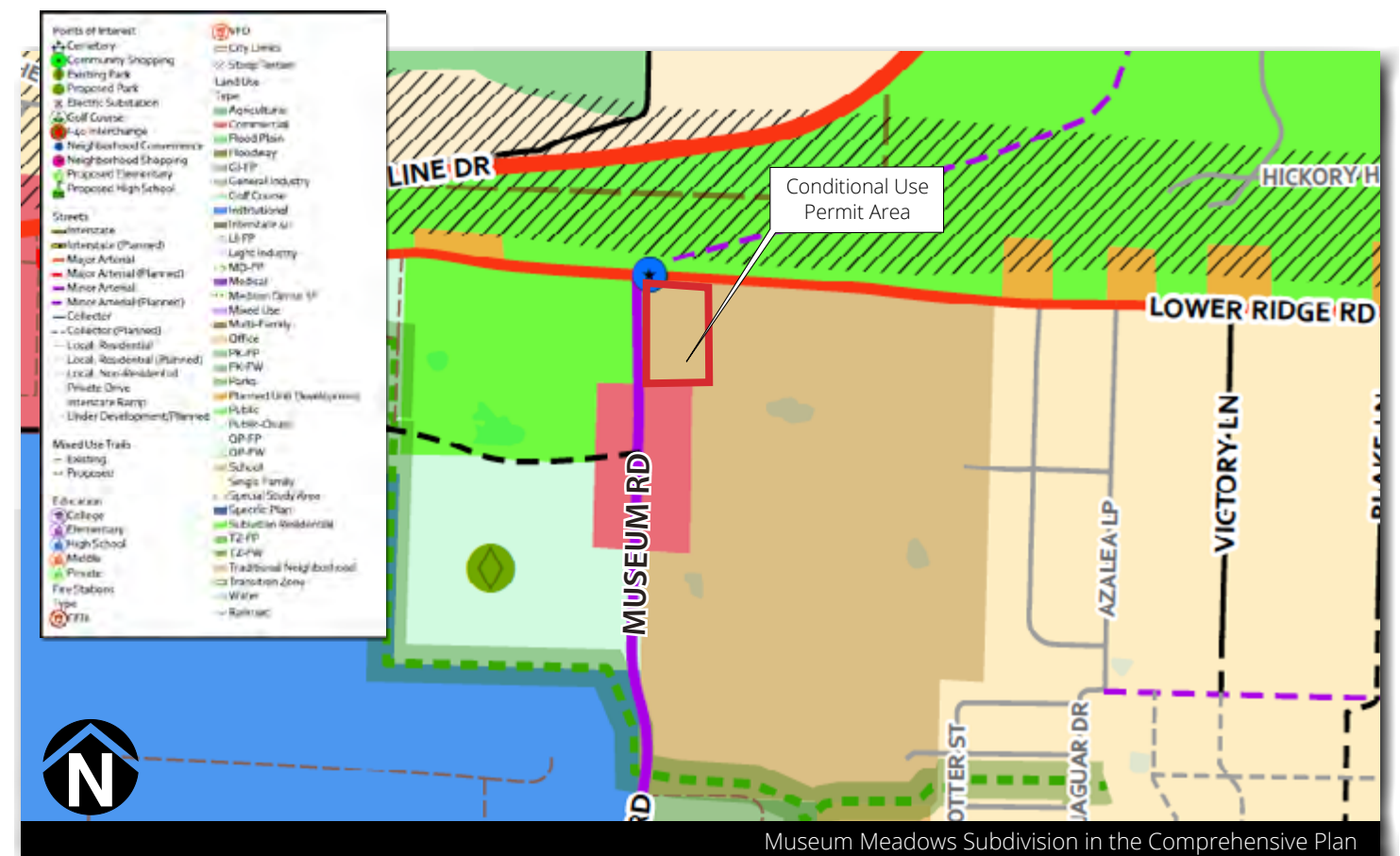
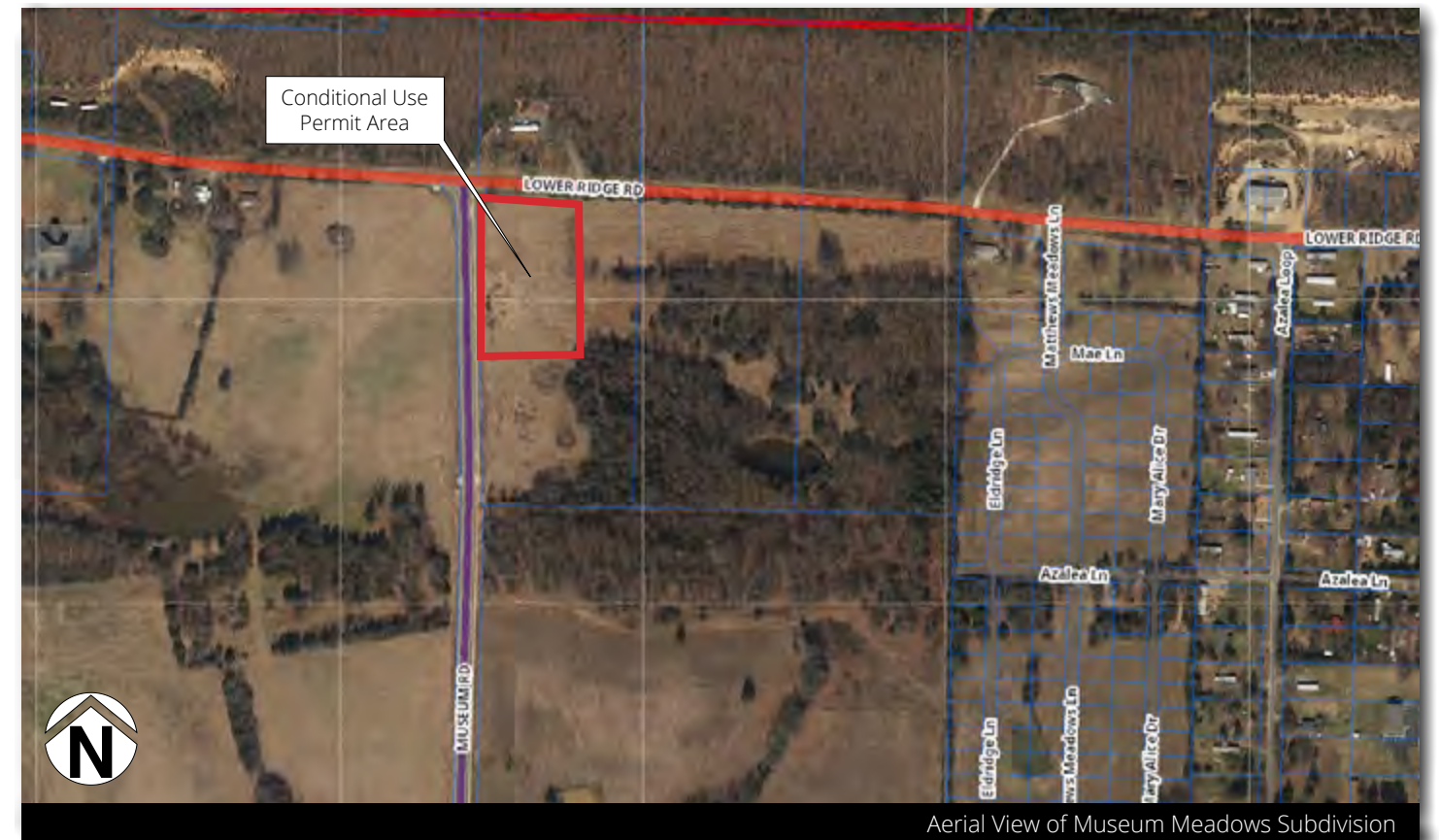
Street Improvement. No current improvement plans.



STAFF COMMENTS

- The applicant intends to develop the 2.76 acre portion of property with an automobile service station including a convenience market and fueling pumps. That use is not allowed in the current zoning, but is allowed as a conditional use in the proposed C-2 zoning.
- The rezoning request is largely consistent with the Comprehensive Plan, which calls for a commercial node near the intersection of Museum Rd and Lower Ridge Rd.
- The proposed commercial development would fill a void for such uses in an area that is predominantly developed with residential and institutional uses.
- The conditional use would not likely result in harm to adjacent property.
- The development will be subject to the commercial development standards included in Section 1101 of the Zoning Code.
- Due to the increased traffic volumes and existing street conditions, access to the site from Lower Ridge Rd could negatively impact the flow of traffic on the Major Arterial. Staff has included a recommended condition to prohibit ingress and egress from Lower Ridge Road in efforts to limit additional curb cuts and potential conflict points.

continued on page 40

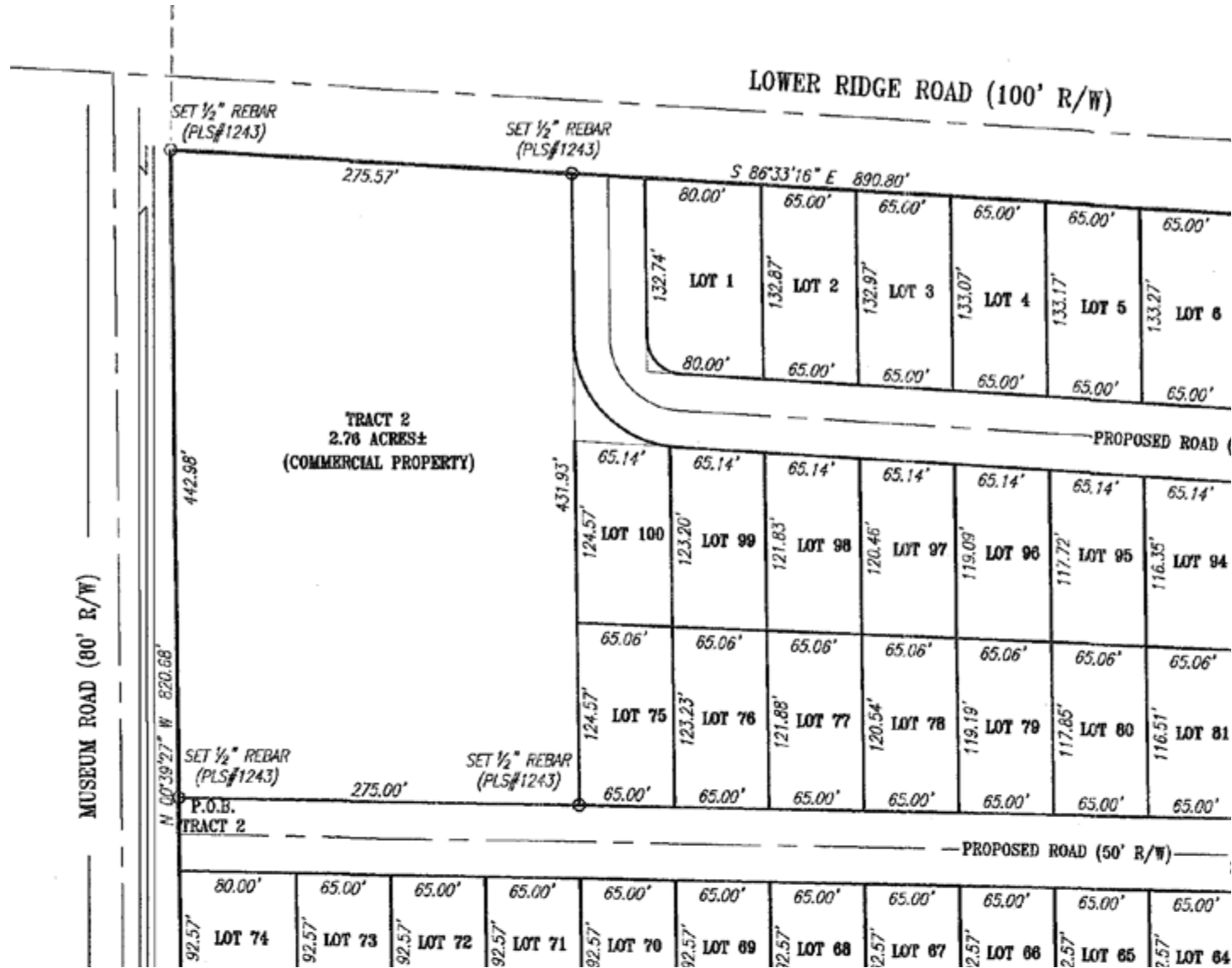


II.H REQUEST FOR CONDITIONAL USE PERMIT CONT.

STAFF RECOMMENDATIONS

Staff recommends approval of the conditional use permit with the following conditions:

1. The use shall be subject to Development Review prior to issuance of building permits.
2. Access to the site shall be from Museum Rd only. Access from Lower Ridge Rd is prohibited.
3. Any expansions or additions to the structure as well as any changes to the use shall require an amended or new conditional use permit.



III.A 2020 PLANNING COMMISSIONER SELECTION SCHEDULE

Two new members will be needed in 2020 to fill vacancies created when Justin Brown and Bryan Quinn's terms end on December 31, 2019. The two new 5-year terms will expire in 2024.

Ideally, one of the new members would represent Ward 3 and the other Ward 4.

The nomination schedule below shows a window for nominee interviews and selection available between November 1 and November 17, 2019.

City wide representation is a desirable trait of the Planning Commission. Not including the two outgoing members, the Planning Commission consists of:

- Ward 1: 2 members
- Ward 2: 4 members
- Ward 3: 1 member
- Ward 4: 1 member

Justin Brown resides in the Planning Area Boundary and Bryan Quinn resides in Ward 3.



STEP	DATE	ACTION	DAYS PRIOR TO TERM EXPIRATION	DAYS REQ'D PRIOR TO TERM EXPIRATION
1	October 1, 2019 (Tuesday)	Planning Commission advertises for nominations	92	90
2	October 21, 2019 (Monday) October Planning Commission Meeting	Planning Commission discusses nomination process and creates nomination committee(s)	72	N/A
3	October 31, 2019 (Thursday)	Planning Commission closes nomination period	61	60
4	November 1, 2019 (Friday)	All Planning Commission nomination forms received by the deadline are sent to current Planning Commissioners		
5	November 1 to November 17, 2019	Nominee interviews, discussion and selection		
6	November 18, 2019 (Monday) November Planning Commission Meeting	Planning Commission selects and submits nominees to the City Council. Nominee choices are released to the media	44	30
7*	December 10 to December ?, 2018	City Council takes under advisement for 14 Days	?	10
8*	Meeting date not yet set Second December City Council Meeting	City Council notifies Planning Commission of action	?	----

*Second City Council meeting in December is scheduled for Christmas Eve and will be rescheduled, but the new meeting date has not been announced yet.