

MARCH

Conway Planning Commission Staff Report



7:00pm • March 18, 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

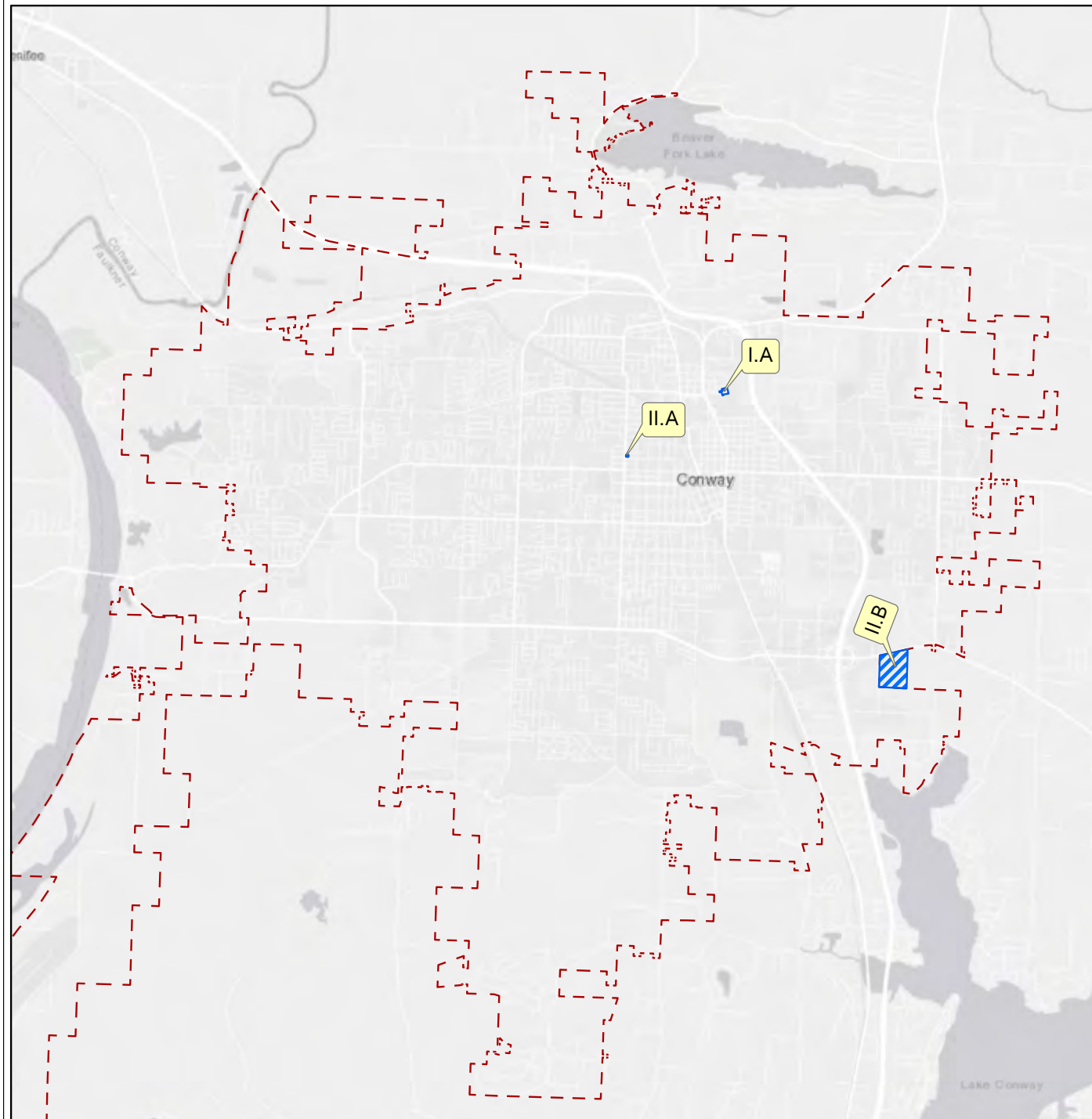
Rhea Williams

Contact the Conway Planning Commission at planningcommission@cityofconway.org

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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 **March 26, 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.



I. Subdivision (Subdivision Committee will meet at 6:30, prior to the Planning Commission meeting)
A. Request for preliminary plat approval of Village at Hendrix, Phase III (was reviewed by Subdivision Committee February 19, 2019)

II. Public Hearings - Rezoning, Conditional Use Permit, etc.
A. Request to rezone from R-2A to R-2 and HR property located at 1106-1108 Donaghey Avenue
B. Request for annexation of +/-55.14 acres located at the southeast corner of the intersection of Dave Ward Drive and Thomas G. Wilson Drive; to be zoned A-1 (52.22 acres) and C-3 (2.92 acres)

CONWAY PLANNING COMMISSION AGENDA

March 18, 2019 • 7:00 pm • 810 Parkway Street

Call to Order. Chairman, Justin Brown

Approval of Minutes. January 23, 2019

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III. Discussion

A. Additional items as decided by the Planning Commission

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

- Zion Temple, 860 Pine St (SIT2018APR06)
- Freeman Medical Clinic, 600 Club Ln (SIT2018JUL01)
- Entergy Service Center, 2650 Muskogee Rd (SIT2018SEP04)
- O'Reilly Auto Parts Store, 670 S Hogan Ln (SIT2018NOV01)
- Summit Church Addition, 1905 Dave Ward Dr (SIT2018NOV03)
- Denny's, 900 Crain Dr (SIT2018NOV04)

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

- Covington Commercial, Phase III (P2019-00002)
- Millco Replat (P2019-00003)
- Integrity Subdivision (P2019-00004)
- Willow Oak Manor, Phase II (P2019-00005)
- Storybrook Replat (P2019-00006)
- Edgewood Park PUD, Phase II (P2019-00007)
- Charleston Place Subdivision (P2019-00008)
- Cimarron Park, Merger of Lots 10 & 11(P2019-00009)
- Hardy Brock Replat (P2019-00010)
- Wellswood Subdivision, Phase III (P2019-00011)
- Baywood Subdivision, Phase III (P2019-00013)
- Princeton Village Replat of Lot 30 (P2019-00014)

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

- Woodland Cove PUD (SUB2019JAN01)
- Tim Files Subdivision (SUB2019JAN02)
- Spencer Mountain at the Lake, Phase II, Replat Lots 17-19 (SUB2019JAN03)
- June Beene Replat II (SUB2019JAN04)
- Matthews Meadows Phase II (SUB2019JAN05)
- Village at Hendrix, Phase III (SUB2019FEB01)

I.A REQUEST FOR PRELIMINARY PLAT APPROVAL - VILLAGE AT HENDRIX, PHASE III

REQUEST FOR PRELIMINARY PLAT APPROVAL OF VILLAGE AT HENDRIX, PHASE III

This request was reviewed by the Planning Commission Subdivision Committee on February 19, 2019.

APPLICANT(S)

Chris Thornton Commercial Builders
1855 McKennon St., Suite 100
Conway, AR 72032

OWNER

Hendrix College

STAFF REVIEW BY

Levi Hill, Assistant Director of Planning & Development
1201 Oak Street
Conway, AR 72032

SITE DATA

Location. Steel Avenue (unnumbered) and Sanders Street (unnumbered); Approximately 120 feet east of the intersection of Steel avenue and Altus Street.

Site Area. ±2.31 acres.

Current Zoning. S-1 (Institutional).

Existing Structures. None.

Overlay. TND (Traditional Neighborhood Development).

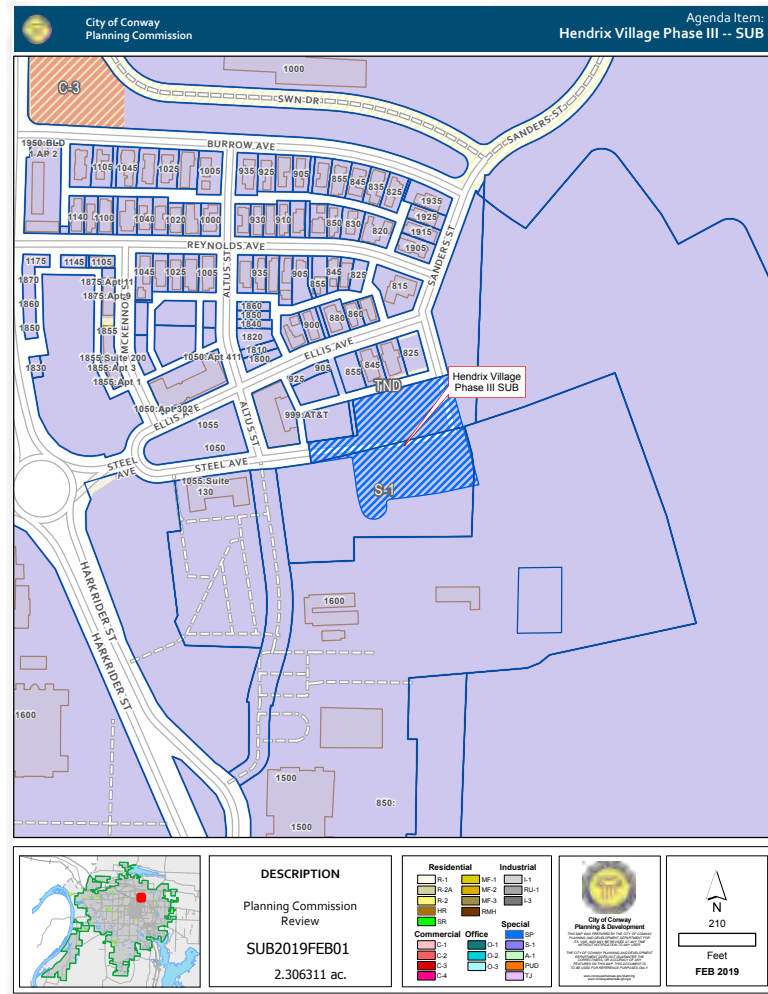
STAFF COMMENTS

Owner was granted an overlay zoning to TND in 2006. Platting of the property is required as a condition of the approved TND.

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. The proposed preliminary plat is subject to the lot and street requirements of the TND ordinance (#0-06-134-A) rather than the requirements of the Zoning Ordinance and Subdivision Regulations. The proposed lot sizes and frontage widths are generally consistent with the requirements of the Village at Hendrix TND ordinance.



CITY OF CONWAY PLANNING & DEVELOPMENT DEPARTMENT REVIEW OF VILLAGE AT HENDRIX, PHASE III PRELIMINARY PLAT

The following lists the items that are reviewed by the Conway Planning Department for the changes and/or additions as required by the Conway Subdivision Ordinance for preliminary plat approval.

CORRECTIONS NEEDED ON THE PLAT

1. Add Planning Commission Chairman.
2. Correct the zoning on plat.
3. Correct right of way and cross sections. Label and dimension all sidewalks and planting strip in accordance with the Village at Hendrix TND.
4. Show all hydrant locations.
5. Correct the setbacks listed on the plat.
6. Correct the sidewalk notes on the plat.
7. Clarify symbols used for sidewalks, parking, and street pavement.
8. Add the following to general notes:
 - a. Every lot must slope to a street or drainage easement.
 - b. (A statement indicating the ratio error closure of the field work is needed.)



Aerial View of Village at Hendrix, Phase III



Village at Hendrix, Phase III in the Village at Hendrix TND

The Village at Hendrix - Phase III, Replat of Lot 3, The Village at Hendrix - Phase II, Replat of Lot 1 of Hendrix Athletics Subdivision Conway, Arkansas

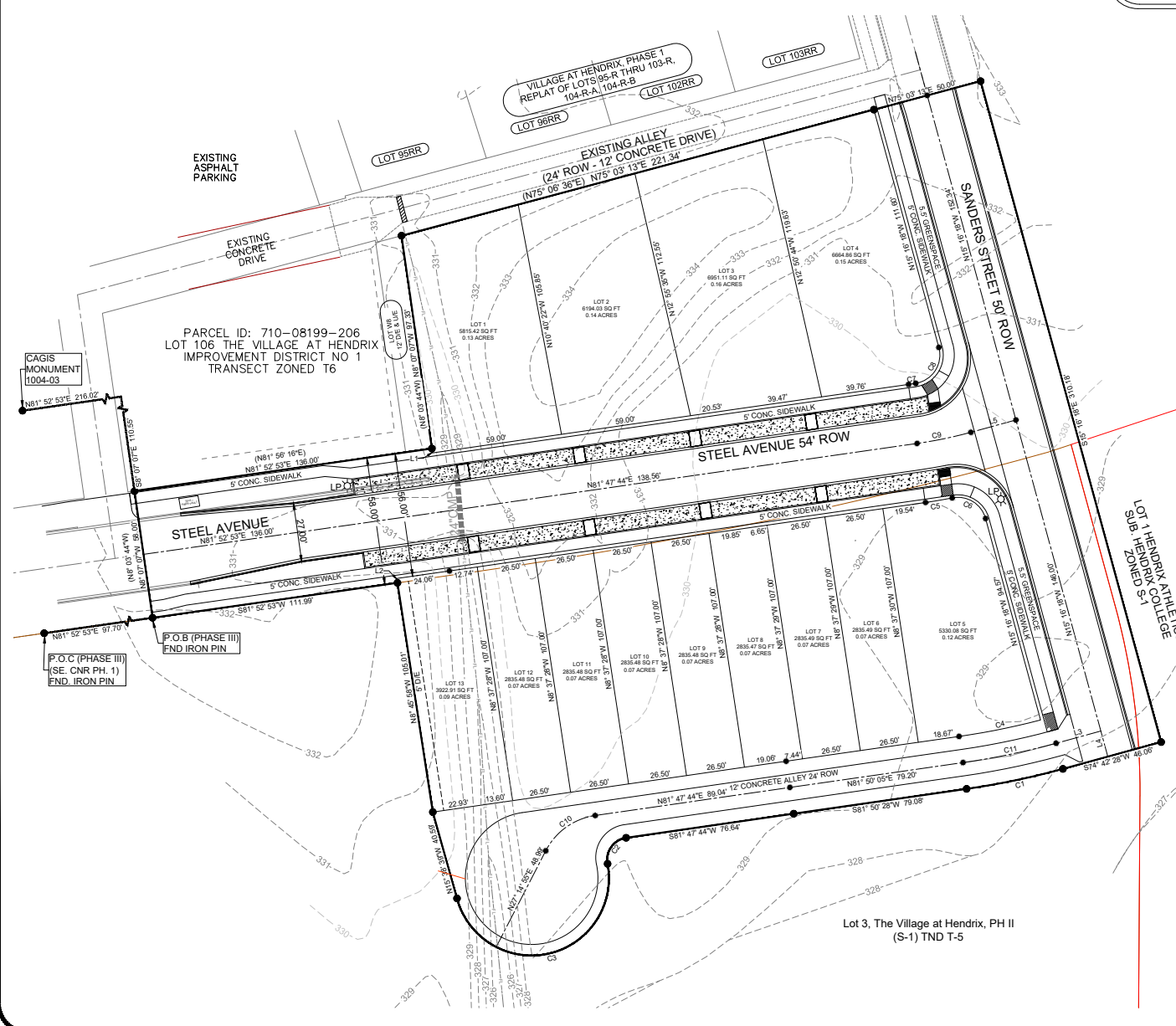
LEGAL DESCRIPTION

A Replat of Lot 3, The Village at Hendrix - Phase II, a Replat of Lot 1 of Hendrix Athletics Subdivision, and Part of the NE1/4 of the NE1/4 and part of the SE1/4 of the NE1/4 of Section 1, T-5-N, R-14-W, to the City of Conway, Faulkner County, Arkansas, more particular described as follows:

Commencing at the Southeast corner of Village at Hendrix Phase 1, said point being on the south right-of-way of Steel Avenue; thence along said south right-of-way and the south boundary of Village at Hendrix Phase 1, N 81° 07' 07" W, 58.00 ft., N 81° 52' 53" E, 136.00 ft., N 08° 07' 07" W, 97.33 ft., N 75° 03' 13" E, 221.34 ft., N 15° 16' 18" E, 310.18 ft.; thence S 74° 42' 28" W, 46.06 ft.; thence S 78° 16' 28" W, along a curve to the right, having an arc length of 44.57 ft., a radius of 358.00 ft., and a chord distance of 44.54 ft.; thence S 81° 50' 28" W, 79.08 ft.; thence S 81° 47' 44" W, 76.64 ft.; thence S 35° 31' 42" W along a curve to the left, having an arc length of 16.15 ft., a radius of 10.00 ft., and a chord length of 14.45 ft.; thence S 77° 03' 33" W, along a curve to the right, having an arc length of 107.27 ft., a radius of 35.00 ft., and a chord length of 69.95 ft.; thence N 15° 38' 39" W, 40.59 ft.; thence N 08° 45' 58" W, 105.01 ft. to the point of beginning. Containing 2.31 acres as surveyed. Subject to any easements and right-of-way dedications of record.



VICINITY
NOT TO SCALE



CAGIS MONUMENT

POINT NO.	DESCRIPTION
1004-01	1004-01
1004-02	1004-02

LINE / CURVE DATA

Curve #	Length
C1	44.57
C2	18.17
C3	107.27
C4	97.33
C5	122.95
C6	18.67
C7	9.27
C8	97.33

Curve #	Radius
C9	358.00
C10	10.00
C11	35.00

- SIDEWALK DESIGN REQUIREMENTS
- all sidewalks shall be constructed at all corners and at dead-end sidewalks shall meet at the street.
 - Sidewalks shall be constructed as per the construction standards. The responsibility for the sidewalk shall be the responsibility of a certification of the community.
 - Sidewalks shall be continuous "through" the community.
 - If, during the construction upon a lot or by any other part responsible for the sidewalk(s) to the street.

CONDITIONS

- Preliminary Plat approval from all reviewing agencies shall be obtained.
- A .dwg file format of the preliminary plat Spatially Referenced using State Plane Coordinates shall be emailed to the Director of GIS.
- Approved improvement plans for each new utility system shall be obtained prior to submission of final plat and authorization to proceed.
- 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.
- The Preliminary Plat shall remain consistent with any approved TND for this property.
- The rights-of-way of all streets must conform to the Village at Hendrix Thoroughfare Plan and the associated cross sections contained within.
- Proper access in the form of stub streets or temporary dead-end streets shall be provided to adjacent unplatted property unless, in the judgment of the Planning Commission, topographic conditions or physical constraints preclude reasonable provision of such access or alternate routes are or will be available in the future. (p. 27)
- 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 extensions.
- 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. 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.
- All alleys must be paved with concrete or asphalt with the center depressed to carry water.
- Utility easements as required by Conway Corporation are needed.
- Drainage easements as required by the City Engineer are needed. (p. 33)
- 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.
- 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.
- 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.
- Plats 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 Village at Hendrix, Phase III Preliminary Plat will expire on 2/04/2020.

II.A REQUEST TO REZONE FROM R-2A TO R-2 & HR - 1106-1108 DONAGHEY AVENUE

1106-1108 DONAGHEY AVE REZONING R-2A TO R-2/HR

APPLICANT(S)

RT Real Estate, LLC / Rory Thompson
831 Faulkner St.
Conway, AR 72034

STAFF REVIEW BY

James Walden, AICP
1201 Oak St.
Conway, AR 72032

SITE DATA

Location. 1106-1108 Donaghey Ave.

Site Area. ±0.3 acre.

Current Zoning. R-2A (Two-Family Residential District).

Existing Structures. 1822 sf duplex fronting on Donaghey Ave. (built 1977).

Overlay. Old Conway Design Overlay District (Suburban Zone).

Requested Zoning. Tract 1: R-2 (Low Density Residential District), Tract 2: HR (Historic Residential District).

Comprehensive Plan. Single-Family Residential.

Projected Traffic Impact. With a rezoning to R-2/HR traffic impact would be minimal with potential for 1 additional single-family dwelling on the site. With an assumption of 9.57 vehicle trips per single-family dwelling per weekday, the site could yield an additional 10 vehicle trips per day.

Current Traffic Counts. Duncan St. – 890 average daily traffic, Donaghey Ave. (at Poplar) – 12,000 average daily traffic.

Flood\Drainage. The site is not within any FEMA Flood Zones.

Utilities. The applicant will need to coordinate utilities with Conway Corporation for any potential upgrading of facilities.

Master Street Plan. Duncan St. – Collector, Donaghey Ave. – Minor Arterial.

Street Improvement. Duncan St. – No improvement plans, Donaghey Ave. – Current improvement plans would not affect this property.

Conway 2025. Not specified.

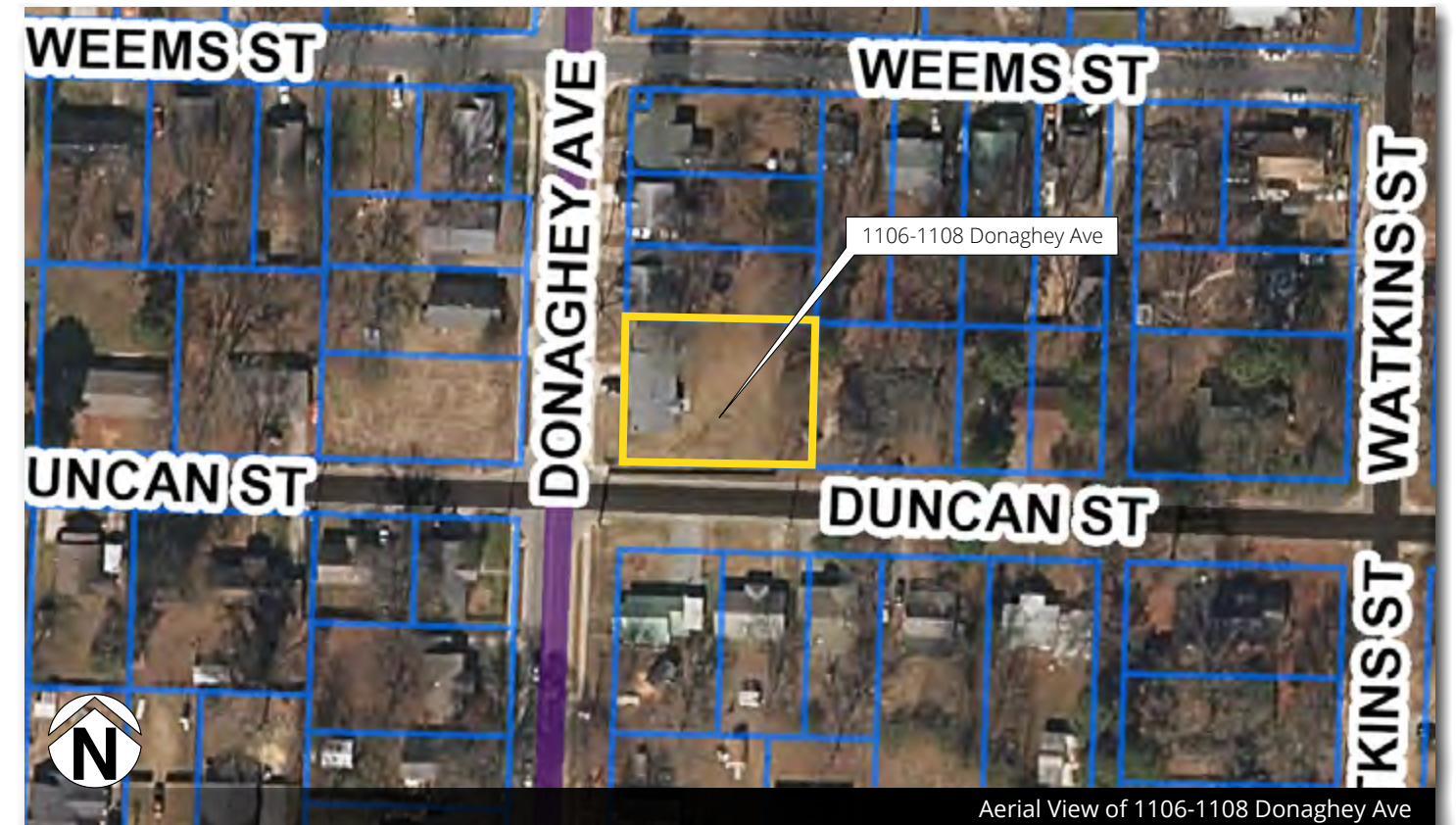


STAFF COMMENTS

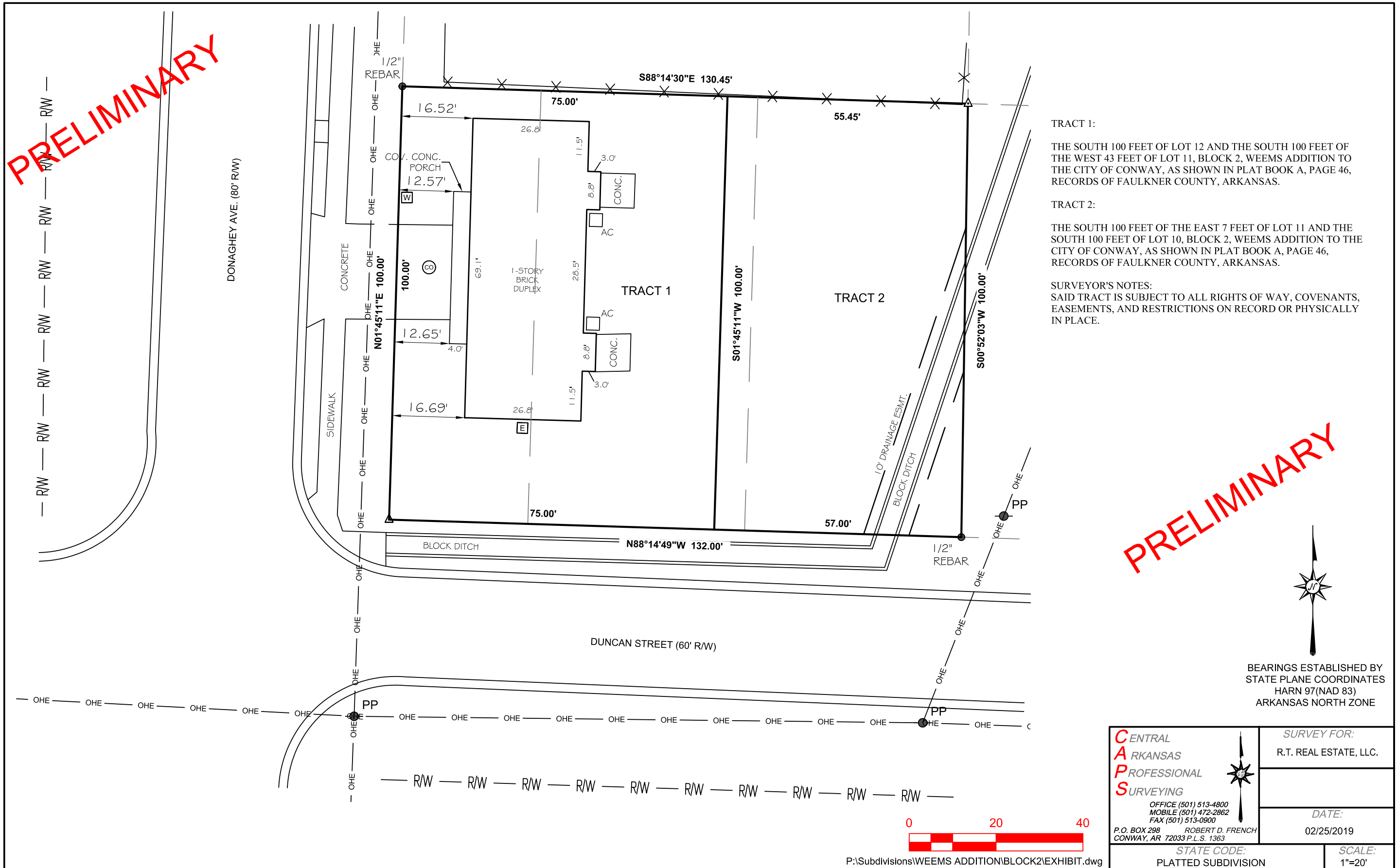
- Tract 1 (approx. 7500 sf) in the exhibit (p. 8) is proposed to be zoned R-2.
- Tract 2 (approx. 5500 sf) in the exhibit (p. 8) is proposed to be zoned HR.
- Upon replatting, Tract 1 may be required to dedicate additional right-of-way. However, it is anticipated Tract 1 will remain in compliance with R-2 area standards.
- Conversion of Tract 1 to R-2 from R-2A will not allow any uses on the property that are not already currently permitted.
- Allowing the rezoning would continue a prevailing trend in the Old Conway area of allowing small-lot single-family infill development.
- The rezoning would have an effect of creating an additional single-family lot and allow additional reinvestment in the neighborhood.
- Any new single-family construction on lot 2 will require a Certificate of Appropriateness from the Historic District Commission and be subject to additional review.
- A large concrete ditch runs through and along the property. The ditch will pose an obstacle to development for proposed Tract 2.
- The rezoning will not likely have any substantial negative impacts on adjacent property.

STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning. The proposed use is largely consistent with the Comprehensive Plan and compatible with the surrounding uses. The rezoning will permit a prevailing development trend in neighborhood. Approval will not likely result in harm to adjacent property or the general safety and welfare of the community.



II.A REQUEST TO REZONE FROM R-2A TO R-2 & HR - 1106-1108 DONAGHEY AVENUE



II.A REQUEST TO REZONE FROM R-2A TO R-2 & HR - 1106-1108 DONAGHEY AVENUE



View of the site from Donaghey Ave looking NE



View of properties adjacent to the N



View of the site from Duncan St looking NW



View of property adjacent to the E



View of the site from Duncan St looking N



View of properties adjacent to the S

II.B REQUEST TO ANNEX +/- 55 ACRES LOCATED AT DAVE WARD DRIVE & THOMAS G WILSON DRIVE

REQUEST TO ANNEX +/-55.14 ACRES LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF DAVE WARD DRIVE & THOMAS G WILSON DRIVE

APPLICANT(S)/OWNER

James Thomas
Maly Farms, Inc.
19 River Ridge Cir.
Little Rock, AR 72227

STAFF REVIEW BY

James Walden, AICP
1201 Oak St.
Conway, AR 72032

SITE DATA

Location. South side of the 1300-1400 Blocks of East Dave Ward Drive at the corner of Thomas G. Wilson Dr. and East Dave Ward Dr.

Site Area. ±55.14 acres.

Current Zoning. County (None).

Requested Zoning. Tract 1: C-3 (2.92 acres), Tract 2: A-1 (52.22. acres).

Existing Structures. 1 single-family residence and accessory buildings.

Overlay. None.

Comprehensive Plan. General Industry.

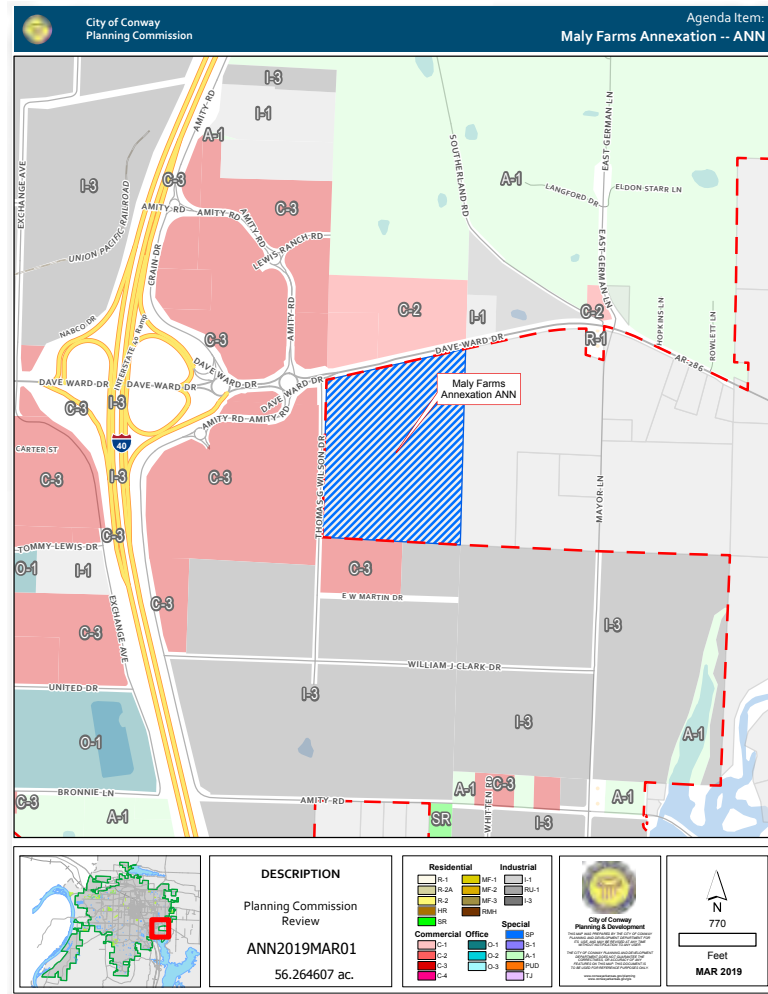
Projected Traffic Impact. Tract 1: C-3 – Based on the potentially highest intensity uses, the site could generate up to between 1500-2600 trips per weekday (Fast food with drive-through: 1500, Fueling station: 2600). It is important to note that traffic generation between the two use types are different. Fast food restaurants with a drive-through function as destination trips with traffic being primarily generated at lunch and dinner times. Fueling stations generate traffic throughout the day and function as a pass-through attraction (seldom functioning as the destination of a trip).

Tract 2: A-1 – No anticipated increase in traffic.

Flood\Drainage. The site is not within any FEMA Flood Zones.

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

Conway 2025. In 2025, Interstate 40 provides an attractive view of Conway to drivers.



Street Improvement. There are no current street improvement plans for the area. Dave Ward Dr. (Major Arterial) is State Highway 286, and all improvements will be handled by ARDOT. Thomas G. Wilson Dr. (Collector) is currently improved as a two-lane roadway with open ditches.

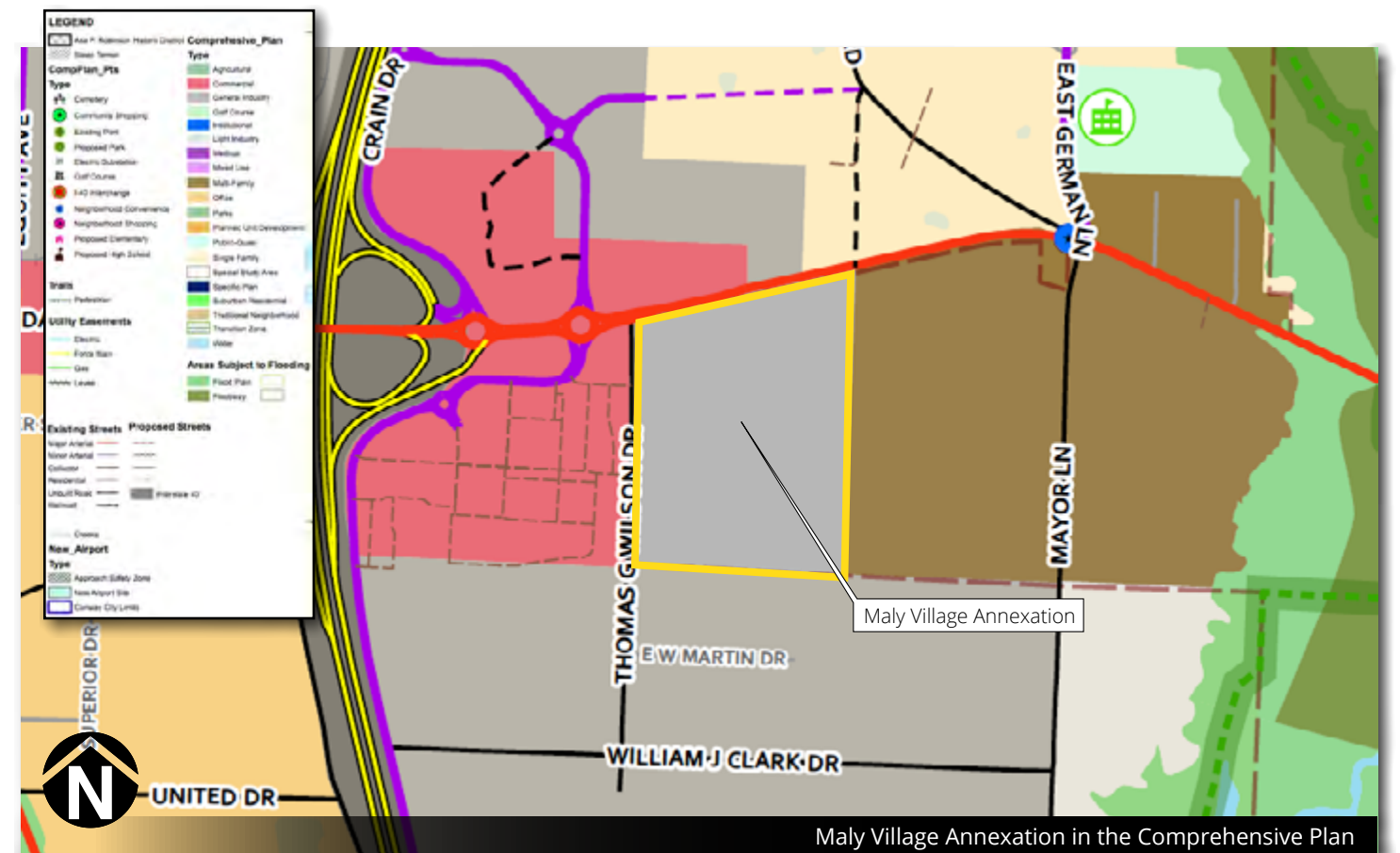
STAFF COMMENTS

The applicant is seeking annexation of a 55.14 acre former farm tract with an existing farm house on the site. The following comments and findings have been made:

1. The annexation shall include the annexation of all adjacent and abutting right-of-ways that front the property.
2. The applicant is requesting police protection, fire protection, street maintenance, and the ability to connect to ConwayCorp Utilities.
3. The site will likely be utilized for commercial, retail, office, and multi-family uses in the future. While these uses and the requested zoning are not consistent with the Comprehensive Plan, such uses appear compatible with the surrounding commercial uses and trends of the general vicinity.
4. As part of the development process the property will be platted and all necessary right-of-way shall be obtained.
5. The annexation request complies with the requirements of ordinance O-99-95 specifying procedures for annexations.



Aerial View of Maly Village Annexation



Maly Village Annexation in the Comprehensive Plan

II.B REQUEST TO ANNEX +/- 55 ACRES LOCATED AT DAVE WARD DRIVE & THOMAS G WILSON DRIVE

STAFF RECOMMENDATIONS

Planning Staff recommends approval of this request. The annexation would have limited impact on current city services offered in the area. As the site is vacant, it is anticipated future commercial, retail, office, and multi-family uses will create impacts on city services. However, the location is in a high profile area that has strong potential for development valuable to the City of Conway.

