

A large field of sunflowers stretches across the foreground and middle ground, leading to a dark treeline on the horizon. The sky is filled with soft, golden light from a setting sun, with scattered clouds catching the light. The overall mood is warm and serene.

JULY

Conway Planning Commission Staff Report

7:00pm • July 15, 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

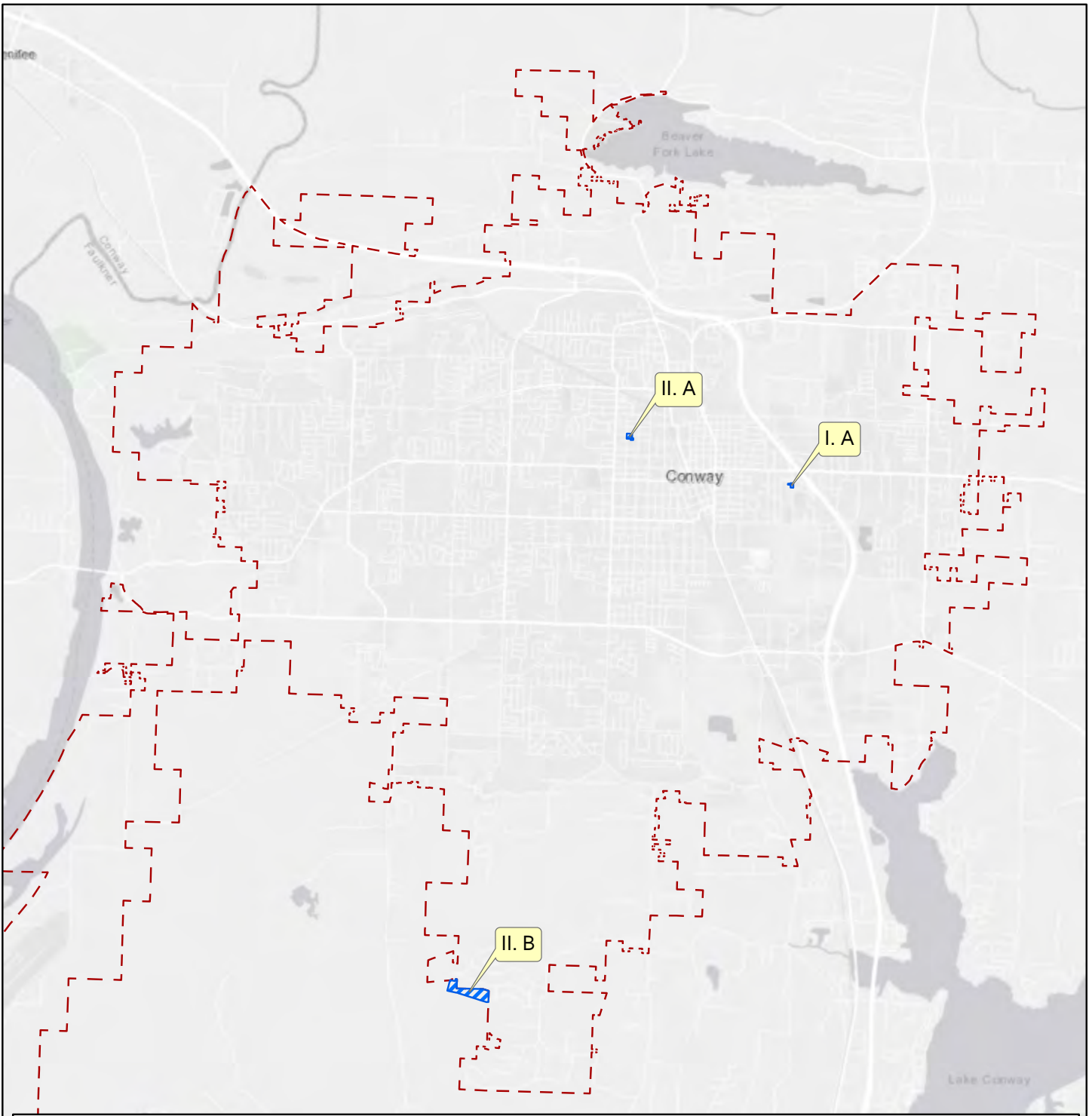
Anne Tucker

Rhea Williams

Contact the Conway Planning Commission at planningcommission@cityofconway.org

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 **July 23, 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 Committee Report Subdivision Committee will meet prior to the Planning Commission at 6:30 pm in City Hall
A. 5th Avenue Replat Prelim Plat (SUB2019JUN02)

II. Public Hearings - Rezoning, Conditional Use Permit, Zoning Variance, etc.
A. New Hope Baptist Church rezone R-2A to S-1(2019REZJUL01) 1232 Watkins St
B. Longing Annexation extensions of Harbelle and Collins Dr (ANN2019JUL01)



City of Conway

PLANNING COMMISSION

Agenda • July 15, 2019

Call to Order. Chairman, Justin Brown

Approval of Minutes. June 17, 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 5th Avenue Replat (SUB2019JUN02)
- II. Public Hearings - Rezoning, Conditional Use Permit, Zoning Variance, etc.**
 - A. Request to rezone from R-2A to S-1 - 1232 Watkins Street
 - B. Request to annex 31 acres ± west of Harbelle Drive, south of Cresthaven Subdivision Phase 2
- 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

- Pain Treatment Centers of America, 2425 Dave Ward Dr. (SIT2018NOV02)
- Walk On's Bistreaux & Bar, 955 S. Amity Rd. (SIT2019MAR03)

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

- Orso Vista Subdivision (P2019-00031)
- Weems Addition Replat (P2019-00032)
- Replat Lot 1-B, Tommy Lewis Addition (P2019-00034)

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

- Annie Acres (SUB2019JUN01)
- Fifth Avenue Replat (SUB2019JUN02)
- Princeton Village Replat Lots 29 & 31 (SUB2019JUN03)

I.A REQUEST FOR PRELIMINARY PLAT APPROVAL - 5TH AVENUE REPLAT

REQUEST FOR PRELIMINARY PLAT APPROVAL OF 5TH AVENUE REPLAT

APPLICANT

Central Arkansas Professional Surveying
1021 Front St.
Conway, AR 72032

OWNER

Hambuchen Family Trust
Charles R. Hambuchen, Trustee

STAFF REVIEW BY

Levi Hill, Assistant Director

SITE DATA

Location. West side of 5th Avenue, approximately 155 feet south of the intersection of Maple Street and 5th Avenue.

Site Area. 0.99 acres ±.

Current Zoning. R-2 (Low-Density Residential District).

Existing Structures. None.

Overlay. None.

Request. The applicant is requesting preliminary approval of a 6 lot subdivision located on the west side of 5th Avenue, approximately 155 feet south of the intersection of Maple Street and 5th Avenue. The proposed lots would range from 7,000 square feet to 7,197 square feet, consistent with sites in R-2 zoning classification. Access for lot 1 would be provided via 4th Avenue, while access for lots 2-6 will be provided via 5th Avenue.

Waivers Requested.

No waivers were requested as a part of this application.

STAFF RECOMMENDATIONS

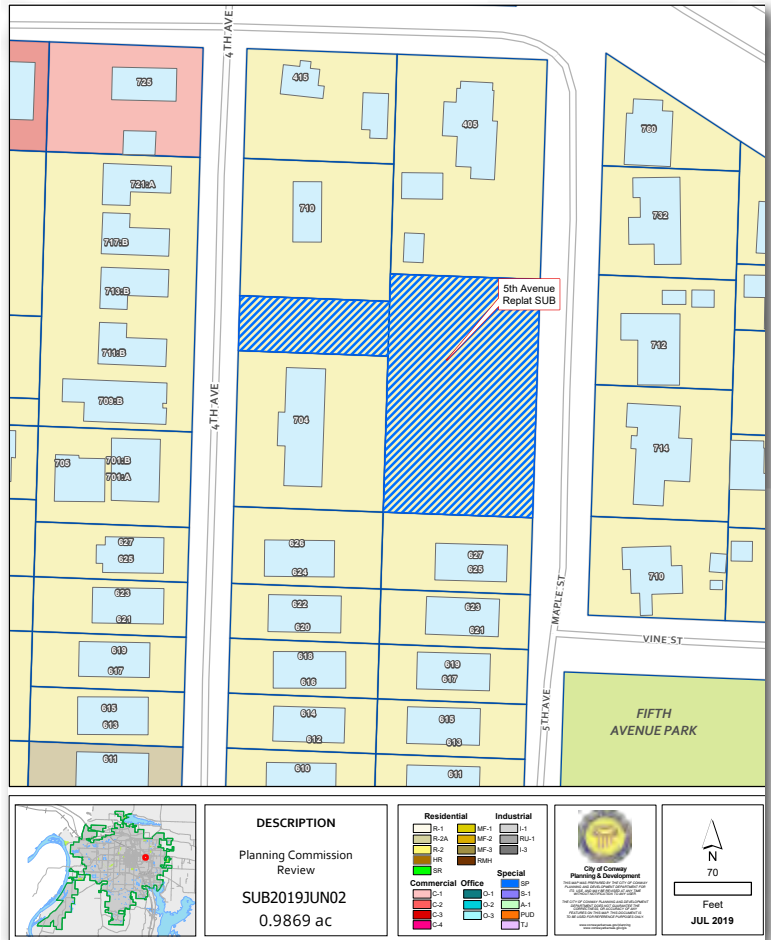
Planning Staff recommends approval of the preliminary plat contingent upon the completion of the amended punch list and associated conditions of approval. The proposed lot sizes and frontage widths are consistent with the requirements of the R-2 zoning district.

CITY OF CONWAY PLANNING & DEVELOPMENT DEPARTMENT 5TH AVENUE REPLAT

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

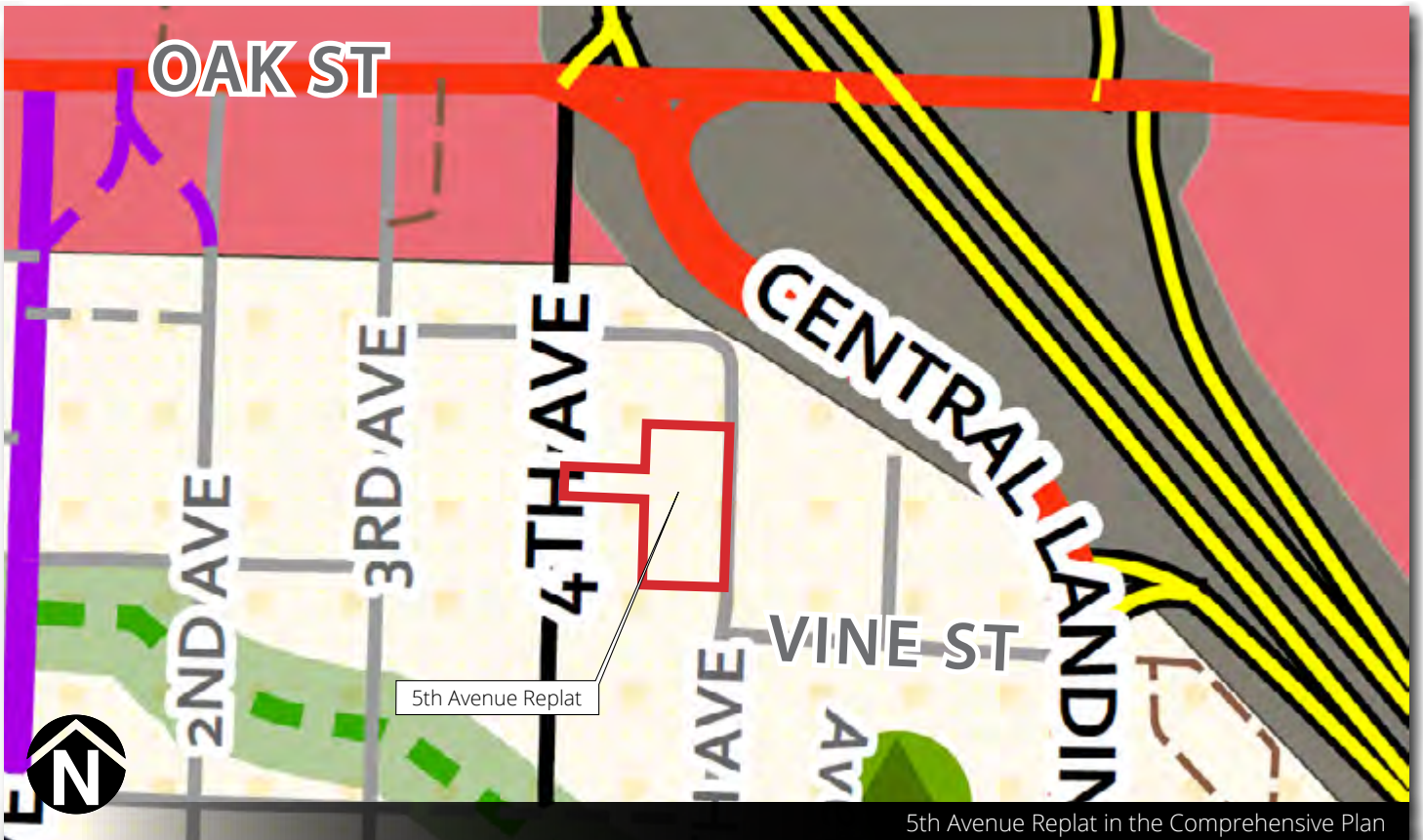
1. Preliminary Plat approval from all reviewing agencies shall be obtained.
2. A draft of any Bill of Assurance proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property included in the submitted plat.
3. Fire hydrants must be placed 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. Variances must be approved by the Planning Commission and Fire Chief.
4. Minimum clearance of twenty-six (26) feet must be provided around a fire hydrant.
5. Utility easements as required by Conway Corporation are needed.
6. Drainage easements as required by the City Engineer are needed. (p. 33)
7. 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.

continued on page 5





Aerial View of 5th Avenue Replat



5th Avenue Replat in the Comprehensive Plan

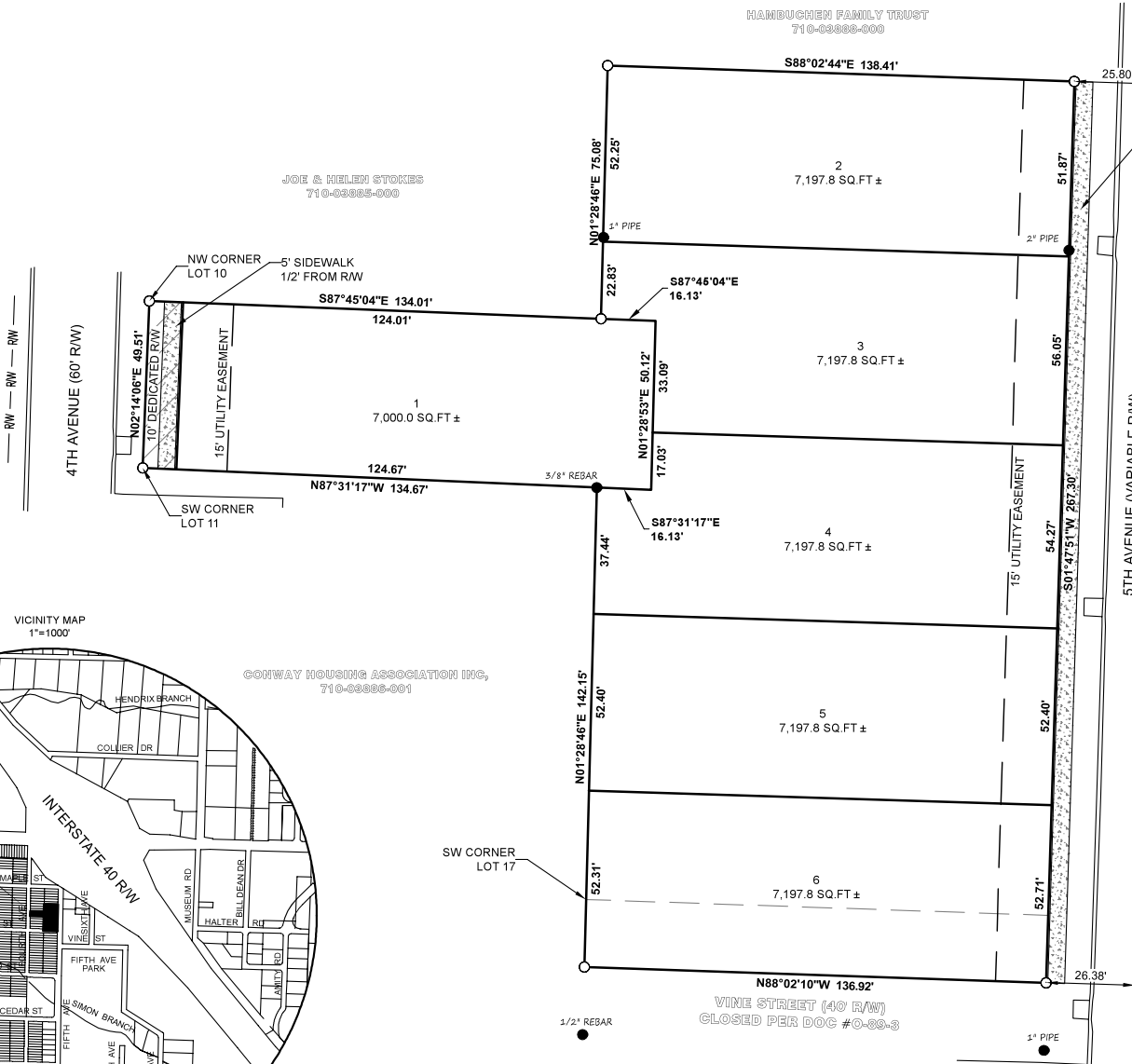
I.A REQUEST FOR PRELIMINARY PLAT APPROVAL - 5TH AVENUE REPLAT

5TH AVENUE REPLAT

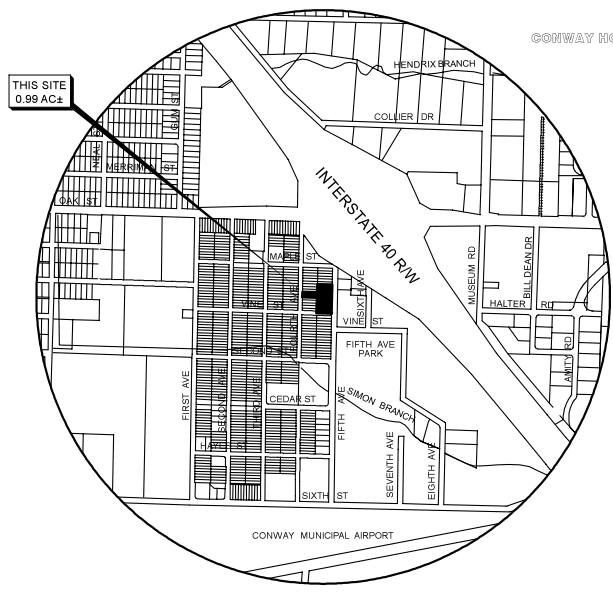
HAMBUGHES FAMILY TRUST
710-02886-000

JOE & HELEN STOKES
710-02886-000

CONWAY HOUSING ASSOCIATION INC,
710-02886-001



VICINITY MAP
1"=1000'



THIS SITE
0.99 AC ±

LEGAL DESCRIPTION:

LOTS 10 & 11, AND LOTS 17 THRU 26, AND THE NORTH 1/2 OF CLOSED VINE STREET LYING ADJACENT TO LOT 17, ALL IN BLOCK 5 OF R.L. HAYES ADDITION TO THE CITY OF CONWAY AS SHOWN IN PLAT BOOK A, PAGE 66, RECORDS OF FAULKNER COUNTY, ARKANSAS.

SURVEYOR'S NOTES:

SAID TRACT IS SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS, AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE.

BEARINGS
STATE PLAN
HARN
ARKANSAS

5' SIDEWALK
1/2' FROM RW

OWNER: _____
SUBDIVIDER: JTH PROPERTIES
1021 FRONT ST.
CONWAY, ARKANSAS 72032

SURVEYOR: ROBERT FRENCH
1021 FRONT ST.
CONWAY, ARKANSAS 72032

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY

I, ROBERT D. FRENCH, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.

DATE OF EXECUTION: _____

SIGNED: _____
 REGISTERED LAND SURVEYOR
 NO. 1363
 STATE OF ARKANSAS

STATE OF ARKANSAS
 REGISTRATION No. 1363

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: _____

SIGNED: _____
 JUSTIN BROWN, CHAIRMAN,
 CONWAY PLANNING
 COMMISSION

SIDEWALK CONSTRUCTION REQUIREMENTS:

SIDEWALK CONSTRUCTION MUST MEET THE SPECIFICATION REQUIREMENTS AS AMENDED IN THE CITY OF CONWAY SUBDIVISION ORDINANCE #O-18-56, ARTICLE V, SECTION 9(13) "SIDEWALK SPECIFICATIONS" (p.46) INCLUDING BUT NOT LIMITED TO:

A) SIZE & DISTANCE FROM THE CURB: AS DEPICTED BY THE CITY OF CONWAY STANDARD DETAILS FOR ROADWAY & DRAINAGE CONSTRUCTION, UNLESS SPECIFICALLY APPROVED BY THE ENGINEER.

B) GRADES; ESTABLISHMENT OF PROPERTY LINES; CEMENT-CONCRETE REQUIREMENTS, ADA GUIDELINES; SIDEWALK GRADE CONTINUOUS THROUGH DRIVEWAYS; SIDEWALK ELEVATION; DRIVEWAY APPROACH; JOINT MATERIAL, EXPANSION JOINT; EDGES; REMOVAL, DAMAGE & REPLACEMENT.

SIDEWALKS SHALL LINK SIDEWALKS OF ADJOINING LOTS SO AS TO PROVIDE A CONTINUOUS "RIBBON" OF PEDESTRIAN ACCESS THROUGHOUT THE COMMUNITY.

SIDEWALKS ALONG RESIDENTIAL STREETS: SIDEWALKS ALONG STREETS WITH RESIDENTIAL LOTS SHALL BE CONSTRUCTED BY THE HOMEOWNER/BUILDER. THE SIDEWALK SHALL BE INSTALLED PRIOR TO THE FINAL INSPECTION AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

GENERAL NOTES:

1. LOT DIMENSIONS GIVEN ON CORNER LOTS ARE TO THE POINT OF CURVATURE.
2. ALL ROUNDED CORNERS ARE 28' RADII UNLESS OTHERWISE NOTED.
3. THIS PROPERTY SURVEYED ON 06/10/2019.
4. RATIO CLOSURE ERROR: MEETS MINIMUM RELATIVE POSITIONAL ACCURACY STANDARDS FOR THE STATE OF ARKANSAS.
5. THIS PROPERTY ZONED R-2.
6. THIS PROPERTY SERVICED BY CONWAY CORPORATION UTILITIES - WATER AND SEWER.
7. ALL LOTS SHALL SLOPE TO A STREET AND/OR DRAINAGE EASEMENT.
8. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP #05045C0283H EFFECTIVE 12/19/2006.
9. THE CITY OF CONWAY ZONING CODE WILL DICTATE REQUIRED SETBACKS.

8. 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.
9. 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.

ESTABLISHED BY
 NE COORDINATES
 97 (NAD 83)
 AS NORTH ZONE

LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR W/CAP (1363)
- BOUNDARY
- - - EASEMENT (AS NOTED)

P:\Subdivisions\R.L.HAYES\BLOCK 5\JTH REPLAT.dwg

5TH AVENUE REPLAT

CITY OF CONWAY

PRELIMINARY LOT PLAN

<p>CENTRAL ARKANSAS PROFESSIONAL SURVEYING</p> <p style="font-size: small;">OFFICE (501) 513-4800 MOBILE (501) 472-2862 FAX (501) 513-0900</p> <p style="font-size: x-small;">P.O. BOX 298 CONWAY, AR 72033</p>		<p>SHEET NO. 1 OF 1</p> <p>SCALE 1"=30'</p> <p>DATE 06/26/2019</p>
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II.A REQUEST TO REZONE FROM R-2A TO S-1 - 1232 WATKINS STREET

REQUEST TO REZONE 1232 WATKINS STREET FROM R-2A (TWO-FAMILY RESIDENTIAL) TO S-1 (INSTITUTIONAL)

APPLICANT/OWNER

Shawnte Garrett, Director of Operations
 New Hope Baptist Church
 1232 Watkins St.
 Conway, AR 72034

OWNER'S REPRESENTATIVE

Jamille Rogers Thomas, Sandstone Real Estate Group

STAFF REVIEW BY

James Walden, AICP

SITE DATA

Location. 1232 Watkins St.

Site Area. 1.79 acres ±.

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

Existing Structures. ~23,750 SF Church Building.

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, as no new structures are anticipated. With an assumption of 5,000 square feet devoted to the daycare during the work week, it is anticipated the site would generate about 400 vehicle trips per typical week day.

Current Traffic Counts. N/A (Estimated to likely be between 500-1,000 vehicles per day.)

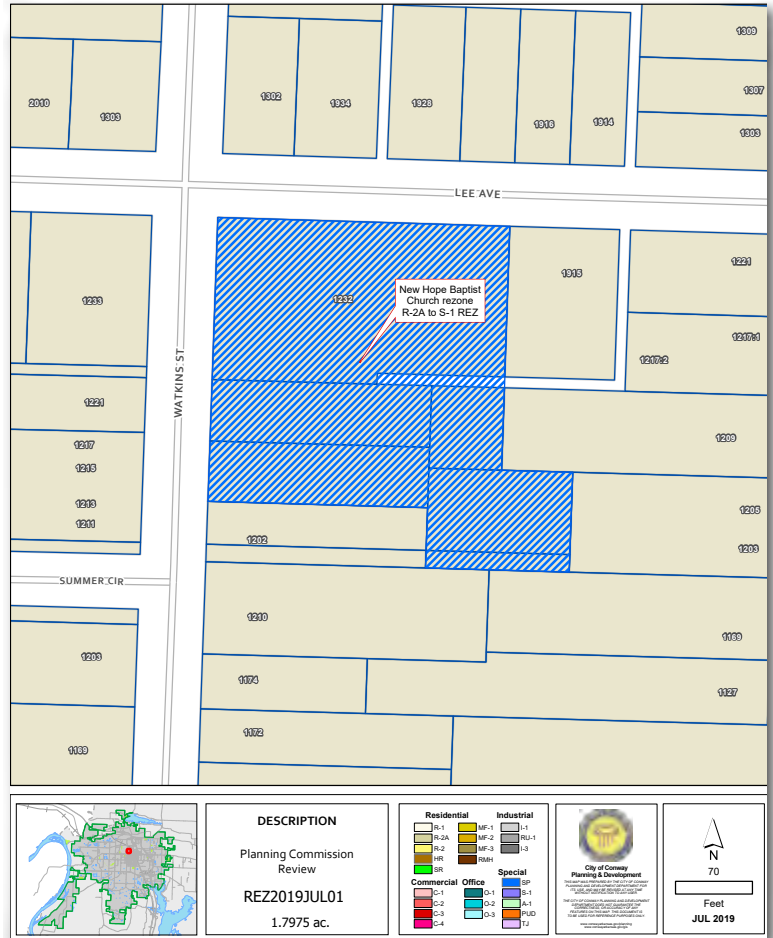
Flood\Drainage. The site is not within any regulated floodplains or floodways.

Utilities. The site is currently served by utilities.

Master Street Plan. Watkins Street – Collector, Lee Avenue – Collector.

Street Improvement. No current improvement plans.

Conway 2025. Not specified.



STAFF COMMENTS

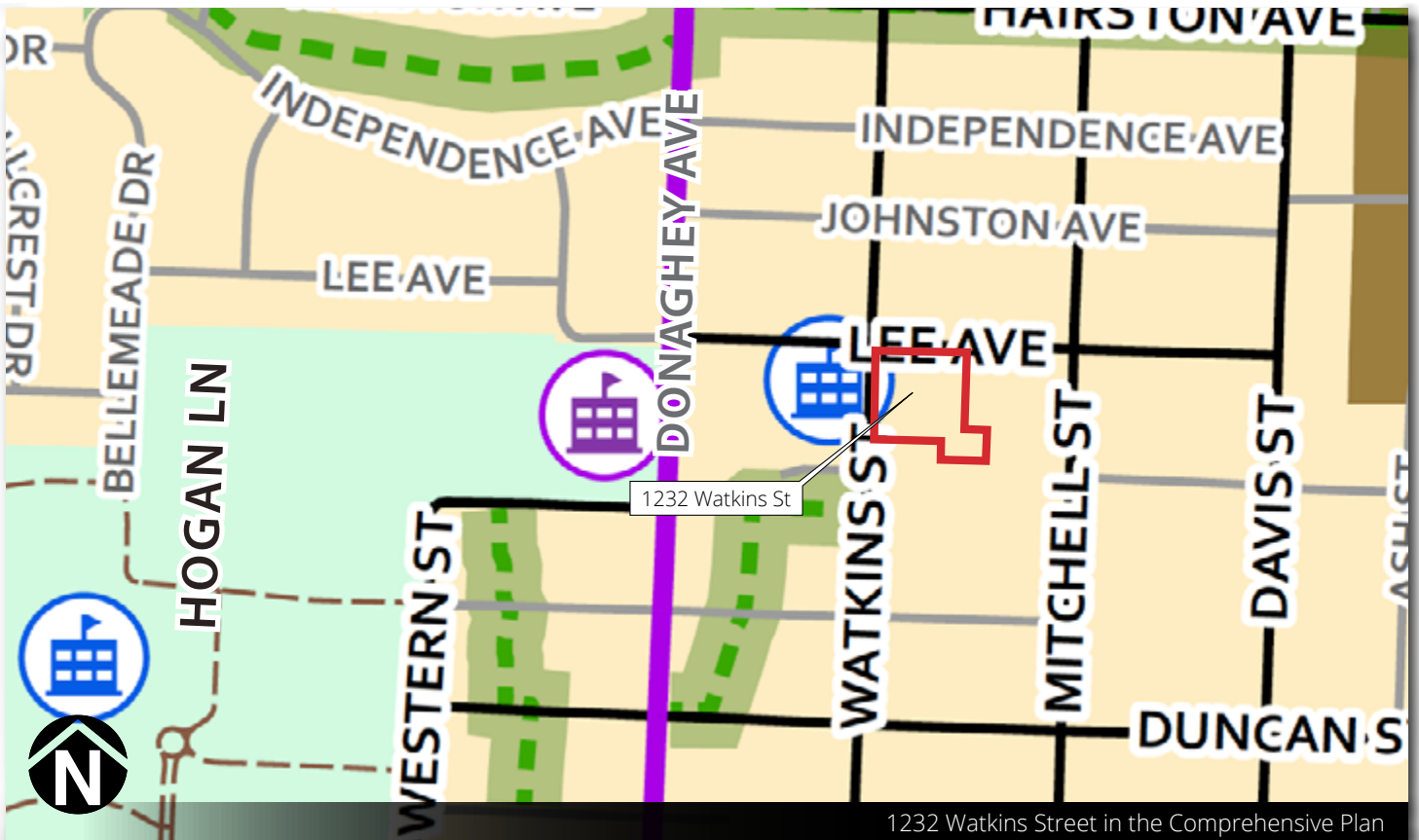
- The applicant intends to open a daycare associated with the church on-site. That use is not allowed in the current zoning, but is permitted in the S-1 zone.
- The purpose of the S-1 zone is to “provide for large scale developments involving schools (other than regionally accredited colleges), churches, and other institutional uses and for limited retail and service uses that are accessory to the principal use.”
- The zoning change would allow numerous uses that are currently allowed on the property as a conditional use to be permitted by right.
- The following are examples of uses which would be allowed by right on the property: nursing home, shelter for abused persons, teaching studio, schools, office.
- S-1 zoning is intended for properties such as this site.
- The zoning change is not consistent with the land use plan. However, this is due to the fact that the plan only indicates institutional use for very large sites such as the Human Development Center.

STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning. The proposed zoning is consistent with the present and proposed use of the site and will likely not cause harm to surrounding properties.



Aerial View of 1232 Watkins Street



1232 Watkins Street in the Comprehensive Plan

II.A REQUEST TO REZONE FROM R-2A TO S-1 - 1232 WATKINS STREET



View of property looking E along Lee Ave. (above) and N along Watkins St. (above right).



View of adjacent properties across Lee Ave. (right) and across Watkins St. (below)





II.B

REQUEST TO ANNEX - 31 ACRES ± WEST OF HARBELLE DRIVE, SOUTH OF

REQUEST TO ANNEX 31 ACRES ± WEST OF HARBELLE DRIVE, SOUTH OF CRESTHAVEN SUBDIVISION

APPLICANTS/OWNERS

Jacob Longing
PO Box 846
Conway, AR 72034

Thad & Sarah Hardin
3045 Collins Dr.
Conway, AR 72034

STAFF REVIEW BY

James Walden, AICP

SITE DATA

Location. Land at the western end of Harbelle Drive north of Empy Trail.

Site Area. 31.36 acres ±.

Current Zoning. County (None).

Existing Structures. None.

Overlay. None.

Requested Zoning. R-1 (Single-Family Residential District).

Comprehensive Plan. Single-Family Residential.

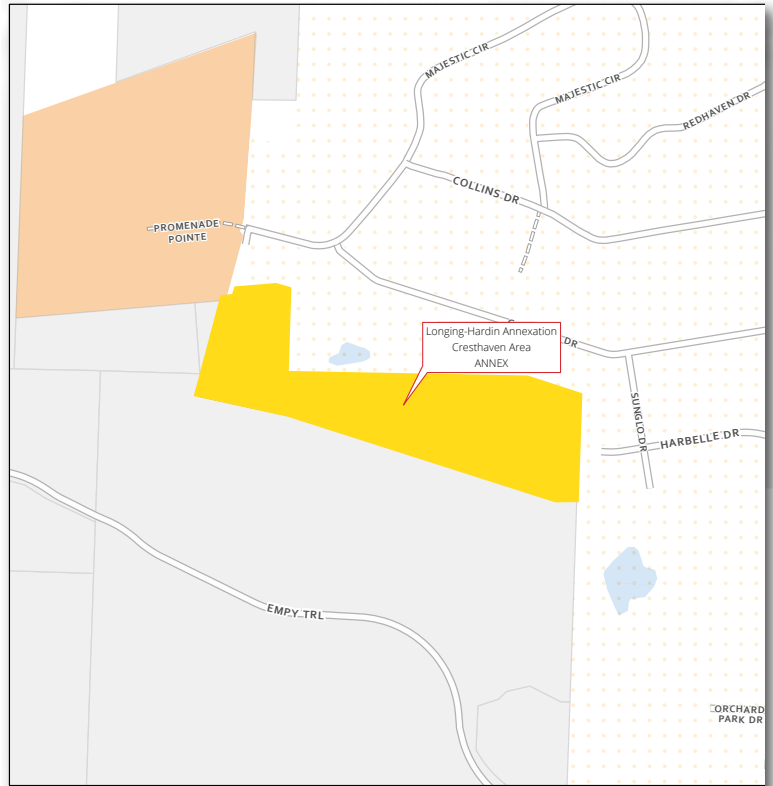
Projected Traffic Impact. No increase in traffic is anticipated from current status. If developed, the property would likely generate between 100-150 vehicle trips per day, having minimal impact on adjacent streets.

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

Utilities. The applicant will need to coordinate utilities with Conway Corporation. The site is presently undeveloped.

Street Improvement. There are no current street improvements plans for the area. Extension of streets into the property shall be the responsibility of the developer.

Conway 2025. Not applicable.



	DESCRIPTION Planning Commission Review ANN2019JUL01 31 acres +/-	<table border="1"> <tr> <th>Residential</th> <th>Industrial</th> </tr> <tr> <td>R-1 R-2A R-2B R-3 R-4 SR</td> <td>MF-1 MF-2 MF-3 MBAH I-1 I-2 I-3</td> </tr> </table>	Residential	Industrial	R-1 R-2A R-2B R-3 R-4 SR	MF-1 MF-2 MF-3 MBAH I-1 I-2 I-3		
	Residential	Industrial						
R-1 R-2A R-2B R-3 R-4 SR	MF-1 MF-2 MF-3 MBAH I-1 I-2 I-3							
<table border="1"> <tr> <th>Commercial Office</th> <th>Special</th> </tr> <tr> <td>CO-1 CO-2 CO-3 CO-4</td> <td>SP SO-1 SO-2 SO-3 SO-4 PUD T-1</td> </tr> </table>	Commercial Office	Special	CO-1 CO-2 CO-3 CO-4	SP SO-1 SO-2 SO-3 SO-4 PUD T-1				
Commercial Office	Special							
CO-1 CO-2 CO-3 CO-4	SP SO-1 SO-2 SO-3 SO-4 PUD T-1							

STAFF COMMENTS

The applicants are seeking annexation of a 31.36 acre ± undeveloped tract of land. The following comments and findings have been made:

1. The property is currently undeveloped and one applicant is seeking to develop the property in the future as a single-family neighborhood with approximately 15 lots. The area is not currently and would not be served by sanitary sewer service.
2. To develop the site, the applicant will need to extend Harbelle Drive and a southern directed road off of Collins Drive.
3. The applicants are requesting police protection, fire protection, street maintenance, and the ability to connect to Conway Corporation Utilities.
4. The annexation request complies with the requirements of ordinance O-99-95 specifying procedures for annexations.

STAFF RECOMMENDATIONS

Planning Staff recommends approval of this request. The annexation would have limited impact on current city services offered in the area. The land is adjacent to a developing neighborhood and near the proposed Western Arterial Loop.

CRESTHAVEN SUBDIVISION

