



City of Conway

PLANNING COMMISSION

June 15, 2020 · Agenda

PLANNING COMMISSION

Brandon Ruhl, Chairman
Dalencia Hervey, Vice-Chairman
Rhea Williams, Secretary
Rebekah Fincher
Brooks Freeman
Drew Gainor
Arthur Ingram
Latisha Sanders-Jones
Brian Townsend
Anne Tucker

The Conway Planning Commission makes recommendations to the City Council on public hearing items. Items reviewed on this agenda will be considered by the City Council as early as **June 23, 2020**.

Items not approved by the Planning Commission may be appealed to the City Council within 30 days of Planning Commission denial, with the exception of decisions made by the Planning Commission acting as the Board of Zoning Adjustment. If an item is appealed to the City Council a public notice will be placed on the property and conwayarkansas.gov

Call to Order.

Roll Call.

Approval of Minutes. May 18, 2020

I. Subdivision Review

- A. Request for preliminary plat approval of Robynmar Subdivision, Phase 3 (REZ2020MAY03)

II. Public Hearings

- A. Request for rezoning of property located at 1606 South Boulevard from R-2A to R-2 (REZ2020JUN01)
- B. Request for rezoning of property located at 645 Diane Lane from O-1 to R-1 (REZ2020JUN02)
- C. Request to annex ±5.99 acres located south of Bronnie Lane (ANN2020JUN01)
- D. Request to amend Section 1301 of the Conway Zoning Code (Sign Ordinance)

III. Discussion

- A. Items as decided by the Commission

Adjourn

The following items, which do not require public hearing or Planning Commission action, have been reviewed and approved by the Director of Planning & Development and are being reported to the Planning Commission as required by the Zoning Code and Subdivision Ordinance.

Development Reviews

- Conway Regional Medial Center Wound Clinic (SIT2020APR01)
- Cambridge Village Parking Lot (SIT2020APR04)
- Texas Roadhouse (SIT2020MAR02)

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

- Johnson Round Mountain Road Plat (SUB2020MAY02)

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

- Young Replat (P2020-00028)
- Replat Lot 4, Trinity Washington Subdivision (P2020-00029)
- Robert's Place (P2020-00033)
- Replat Lot 23, Ingram Village PUD, Phase II (P2020-00034)
- Homestead at the Gap, Phase II (P2020-00035)

Request for Preliminary Plat Approval - Robynmar Subdivision, Phase 3

I.A

Record No: SUB2020MAY03

APPLICANT

The Tyler Group
240 Skyline Dr, Ste 300
Conway, AR 72032

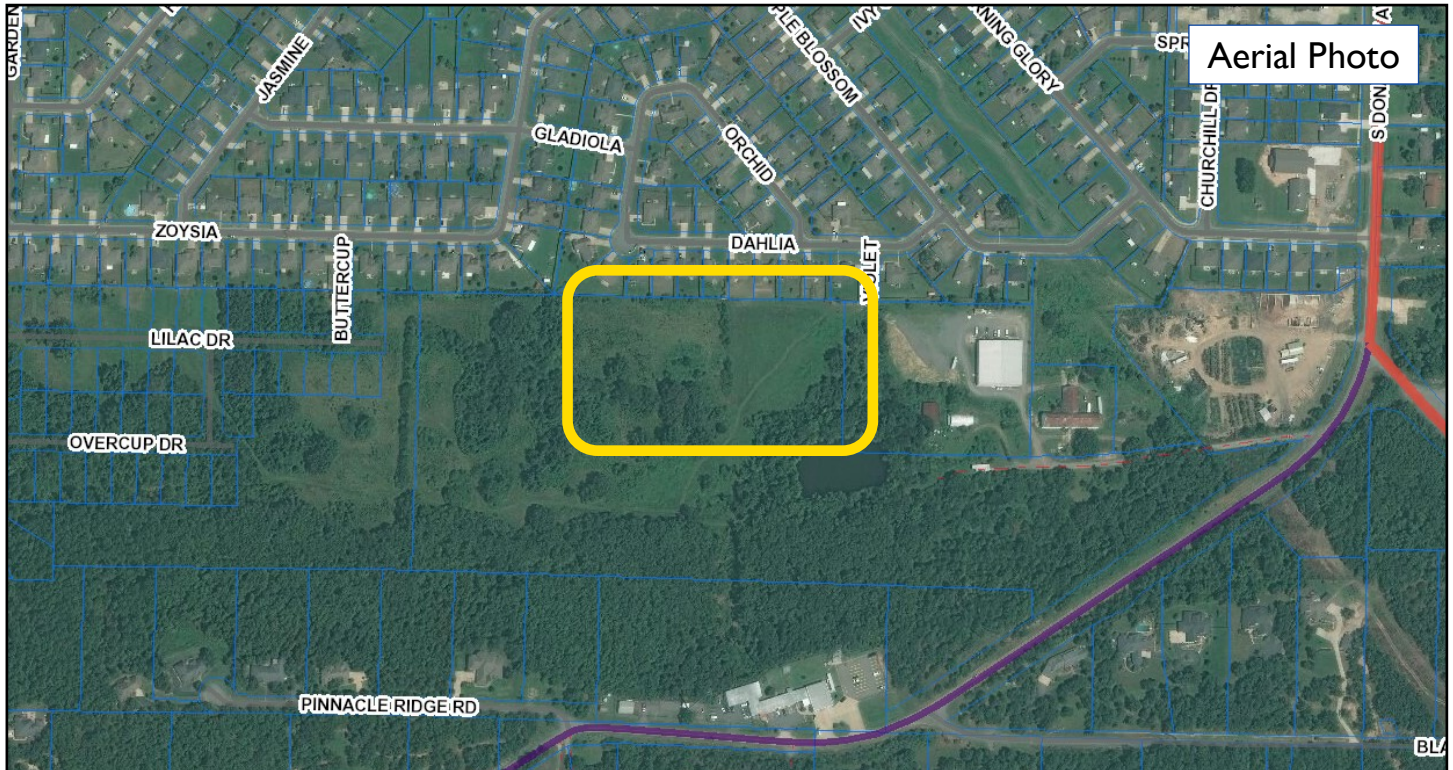
OWNER

Watson Family Properties, LLC
700 Padgett Rd
Conway, AR 72034

STAFF REVIEW BY

Levi Hill, Assistant Director

Location/Site Area. Approximately 600 feet east of the terminus of Lilac Dr; 4.48 acres +/-.



Current Zoning. R-1 (One-Family Residential).

Existing Structures. None.

Overlay. None.

REQUEST

The applicant is requesting preliminary approval of a 17-lot subdivision located 600 feet east of the terminus of Lilac Dr. The subdivision represents Phase 3 of the Robynmar Subdivision. The property is zoned R-1 (One-Family Residential). The proposed lots range from 8,400 square feet to 13,800 square feet. The lots will be accessed by the extension of Lilac Dr. All street extensions will require 5 foot sidewalks with a 6.5 foot green space.

No waivers were Included as a part of this request

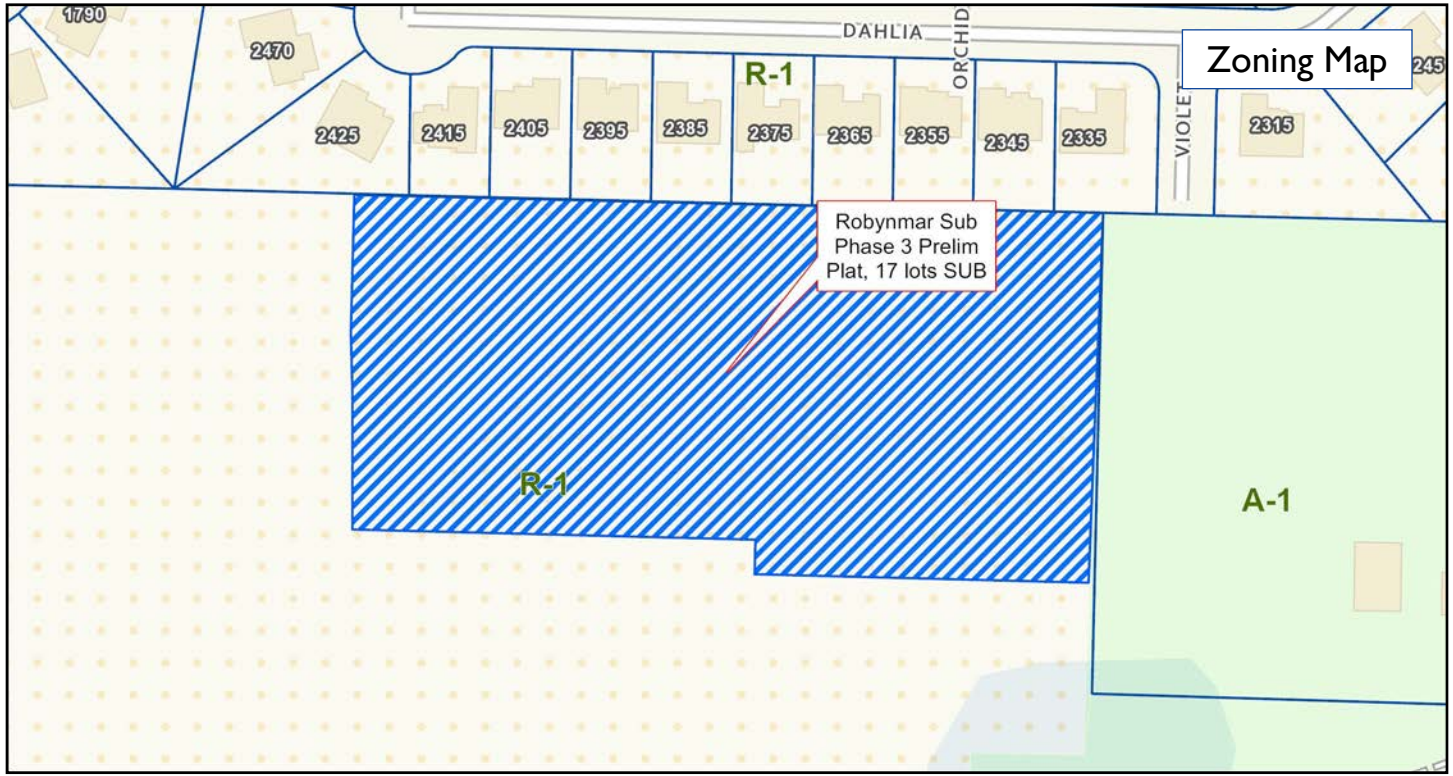
STAFF RECOMMENDATIONS

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 (One-Family Residential) zoning for this site.

Request for Preliminary Plat Approval - Robynmar Subdivision, Phase 3

I.A

Record No: SUB2020MAY03



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. Wheelchair ramps shall be provided in accordance with the City of Conway's Standard Details.
3. 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.
4. 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.
5. Utility easements as required by Conway Corporation are needed.
6. Drainage easements as required by the City Engineer are needed.
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.
8. Receipt of an approved copy of the Preliminary Plat shall constitute authorization of the Planning Commission for the developer to proceed with the preparation of the Final Plat.

Request for Rezoning: R-2A to R-2

Record No: REZ2020JUN01

APPLICANT

Julie Kaylor
5 Degray Cove
Maumelle, AR 72113

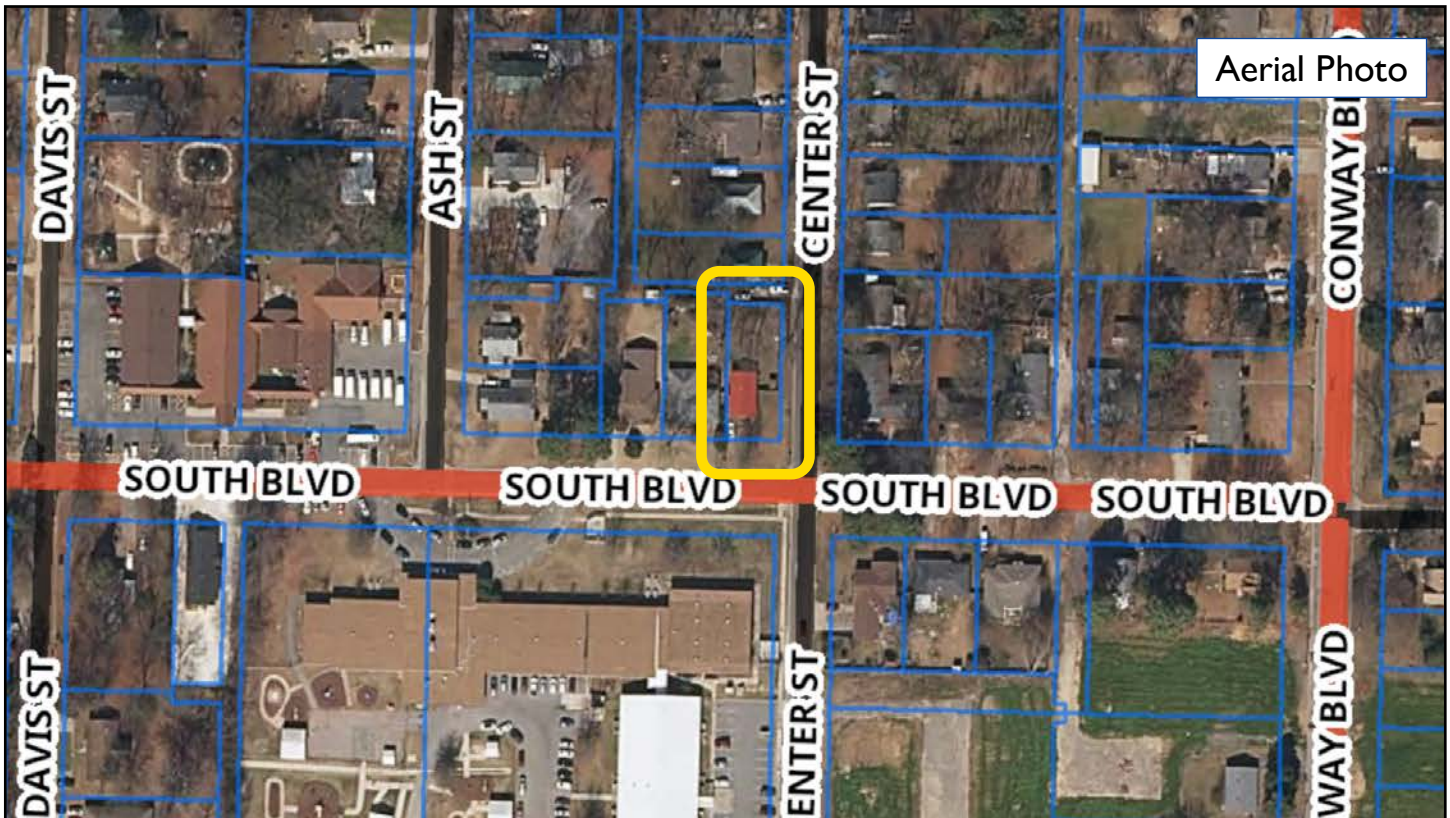
PROPERTY OWNER

Hendrickson Revocable Trust
Rebecca B. Hendrickson, Trustee

STAFF REVIEW BY

Beth Sketoe, Planner

Location/Site Area. 1606 South Blvd. Northwest corner of intersection of South Blvd and Center St; 0.18 acres+/-.



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

Requested Rezoning. R-2 (Low-Density Residential).

Adjacent Zoning. North, West, South: R-2A; East: S-1 (Institutional).

Existing Structures. 1,032 sf single-family residence.

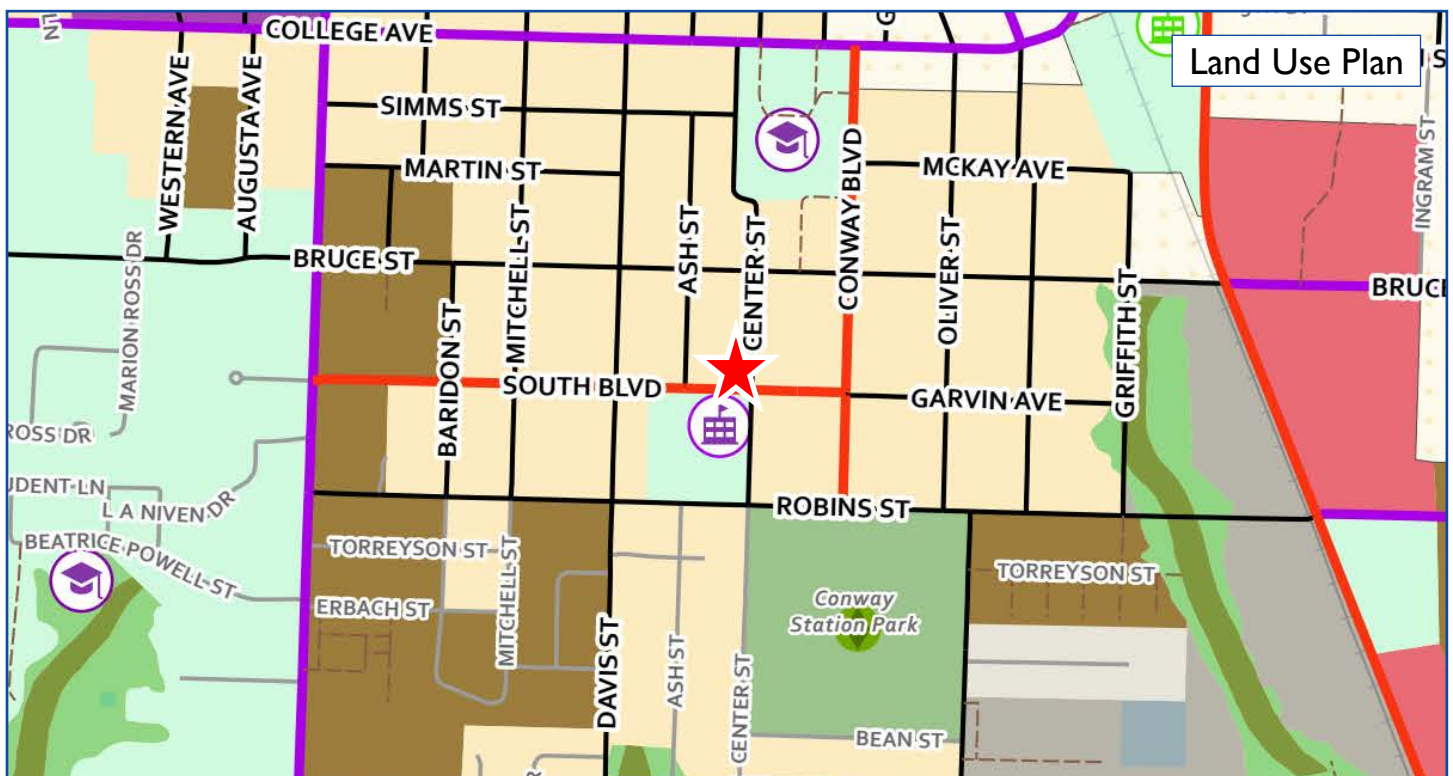
Overlay. Old Conway Design Overlay District - Suburban Zone.

Comprehensive Plan. Single-Family.

Projected Traffic Impact. With a rezoning to R-2, the likely increase in traffic impact will be minimal. With the assumption of the site devoted to duplex use, it is anticipated the site would generate about 19 vehicle trips per typical weekday.

Request for Rezoning: R-2A to R-2

Record No: REZ2020JUN01



Current Traffic Counts. N/A (Estimated to likely be 1,500 - 5,000 vehicles per typical weekday).

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

Utilities. The site is currently served by utilities.

Master Street Plan. South Blvd - Major Arterial; Center St - Collector.

Street Improvement. No improvements planned at this time.

STAFF COMMENTS

- The applicant is proposing to demolish the existing single-family residence to accommodate the construction of one new duplex.
- Any new construction will require design review and approval by the Historic District Commission. Staff recommends applicant to complete HDC review and approval of the new duplex prior to demolishing the existing house.
- The applicant will need to replat property prior to issuance of building permits. Given the narrowness of the site, replatting may be challenging without requesting a variance to minimum [corner] lot requirements.
- The property is in close proximity to S-1 and R-2 zoning.
- The proposed redevelopment of the site is appropriate given the site's proximity to Central Baptist College.
- The requested zoning district is not consistent with the land use plan. However, the current zoning of much of the surrounding area is also not consistent with the Comprehensive Plan.
- The rezoning would not likely result in harm to adjacent property.

STAFF RECOMMENDATIONS

Staff recommends approval of the request as the proposed rezoning will likely not result in harm to surrounding properties.

Request for Rezoning: R-2A to R-2

Record No: REZ2020JUN01

II.A



Request for Rezoning: O-1 to R-1

II.B

Record No: REZ2020JUN02

APPLICANT/PROPERTY OWNER

Gina Hambuchen
645 Diane Ln
Conway, AR 72034

STAFF REVIEW BY

Beth Sketoe, Planner

Location/Site Area. 645 Diane Ln; 6.44 acres +/-.



Current Zoning. O-1 (General Office).

Requested Rezoning. R-1 (One-Family Residential).

Existing Structures. 1,584 sf single-family residence.

Overlay. None.

Comprehensive Plan. Transition.

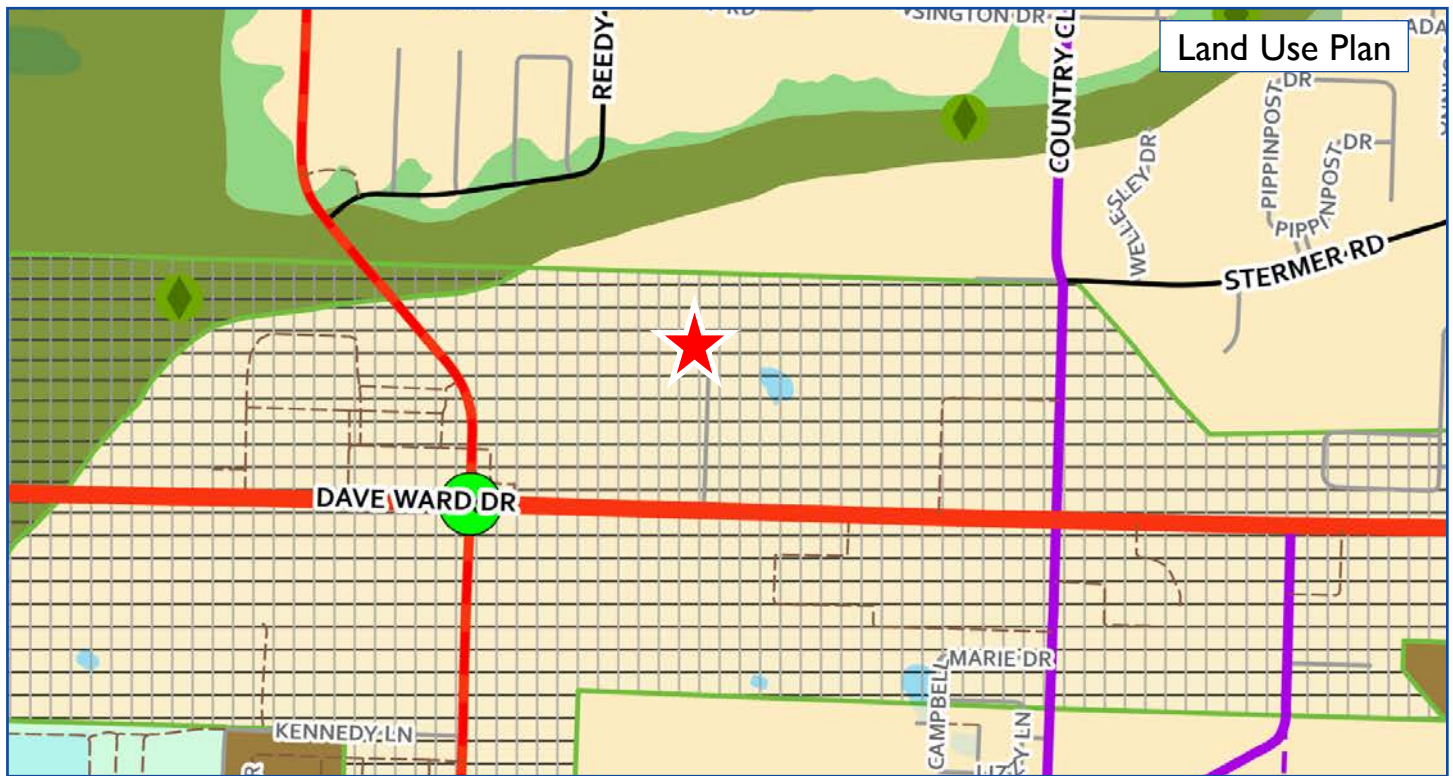
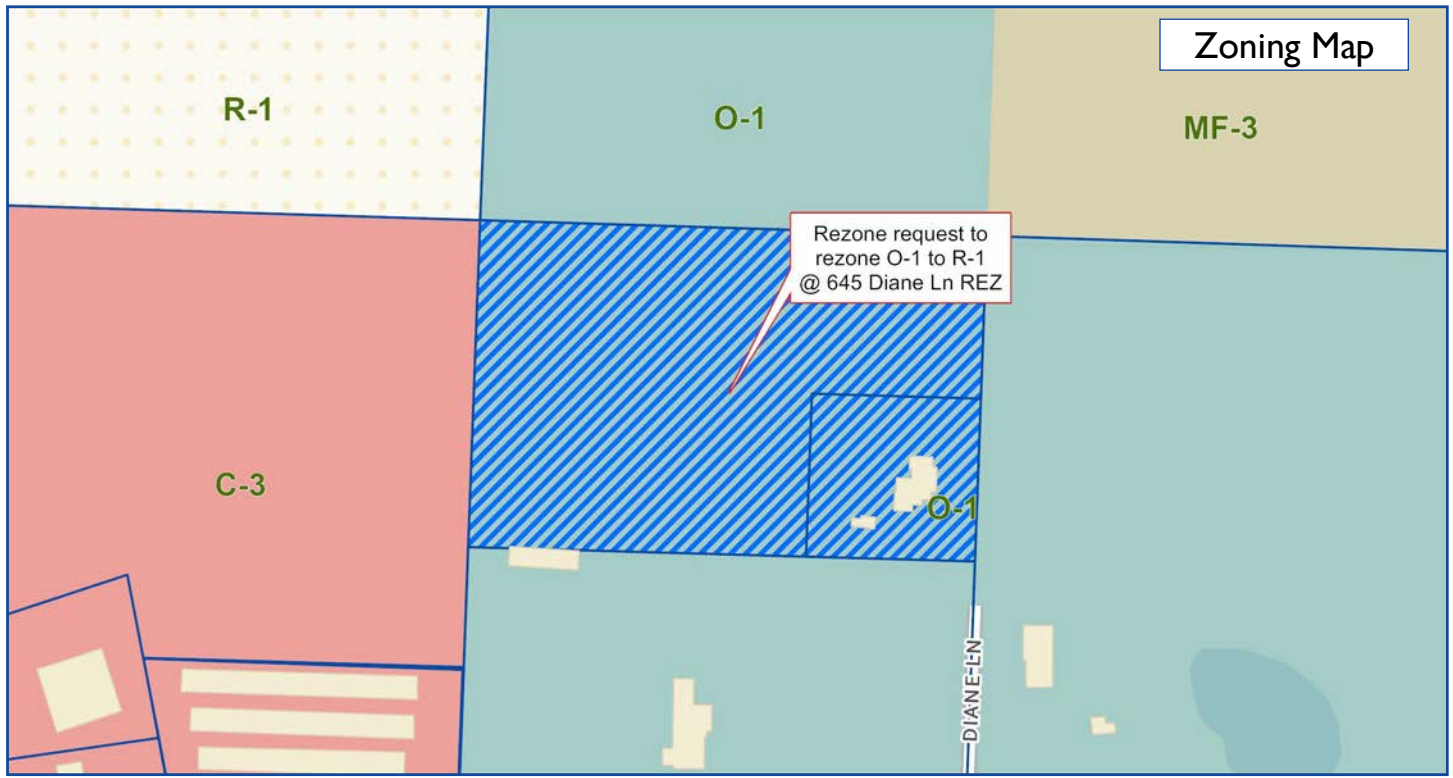
Projected Traffic Impact. With a rezoning to R-1 and the addition of 1 single-family residence, the potential traffic impact will decrease significantly from the current potential if developed for office use.

Current Traffic Counts. N/A.

Flood\Drainage. A significant portion of the property at the northwest corner rests in the floodplain with a base flood elevation of 282 ft.

Request for Rezoning: O-1 to R-1

Record No: REZ2020JUN02



Utilities. Applicant will need to coordinate extension of utilities with Conway Corp. Neither water or sewer service are currently available at the site.

Master Street Plan. Diane Ln - Local Residential, but transitions to a private drive and terminates at the subject property.

Street Improvement. Private drive; no improvements will be provided.

STAFF COMMENTS

- The applicant is proposing to construct 1 new single-family residence.
- The portion of Diane Ln that fronts the subject property is an unimproved, private gravel drive.
- The property does not have adequate fire flow or fire hydrant access. It is expected that these issues will be remedied when the adjacent property owner to the east, New Life Church, begins construction on a campus expansion project. However, if the New Life Church project does not happen or is delayed indefinitely, the applicant will be required to meet fire flow and hydrant placement requirements in a timely manner per City of Conway Fire & Rescue review letter, dated May 14, 2020.
- The current zoning of the property is the result of a rezoning of significant acreage approximately 19 years ago. Only a portion of the rezoned property was developed accordingly leaving much of Diane Ln as single-family residential.
- Development of the subject property for office use is unlikely. The requested rezoning is appropriate.
- The rezoning would not likely result in harm to adjacent property.

STAFF RECOMMENDATIONS

Staff recommends approval of the request as the proposed rezoning will likely not result in harm to surrounding properties.

Request for Annexation

Record No: ANN2020JUN01

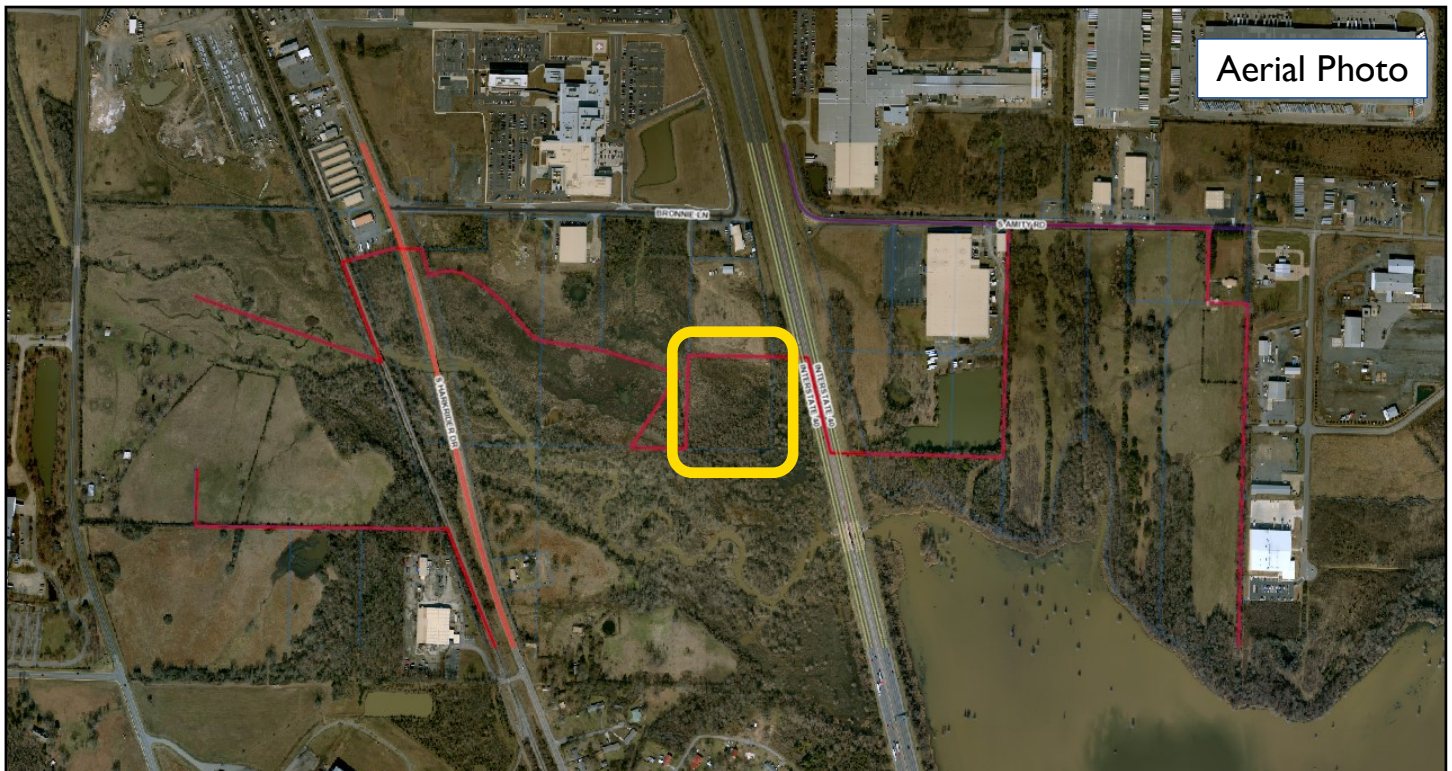
APPLICANT/OWNER

Chris Thornton/CH10, LLC
1855 McKennon St, Ste 100
Conway, AR 72032

STAFF REVIEW BY

James Walden, AICP

Location/Site Area. South of Bronnie Ln (unplatted land in S20-T5N-R13W); 5.99 acres+/-.



Current Zoning. N/A (Outside City)

Requested Zoning. A-1 (Agricultural); Staff recommends A-1.

Adjacent Zoning. West/North: A-1, East/South: N/A (Faulkner County).

Existing Structures. None.

Overlay. None.

Comprehensive Plan. Single-Family.

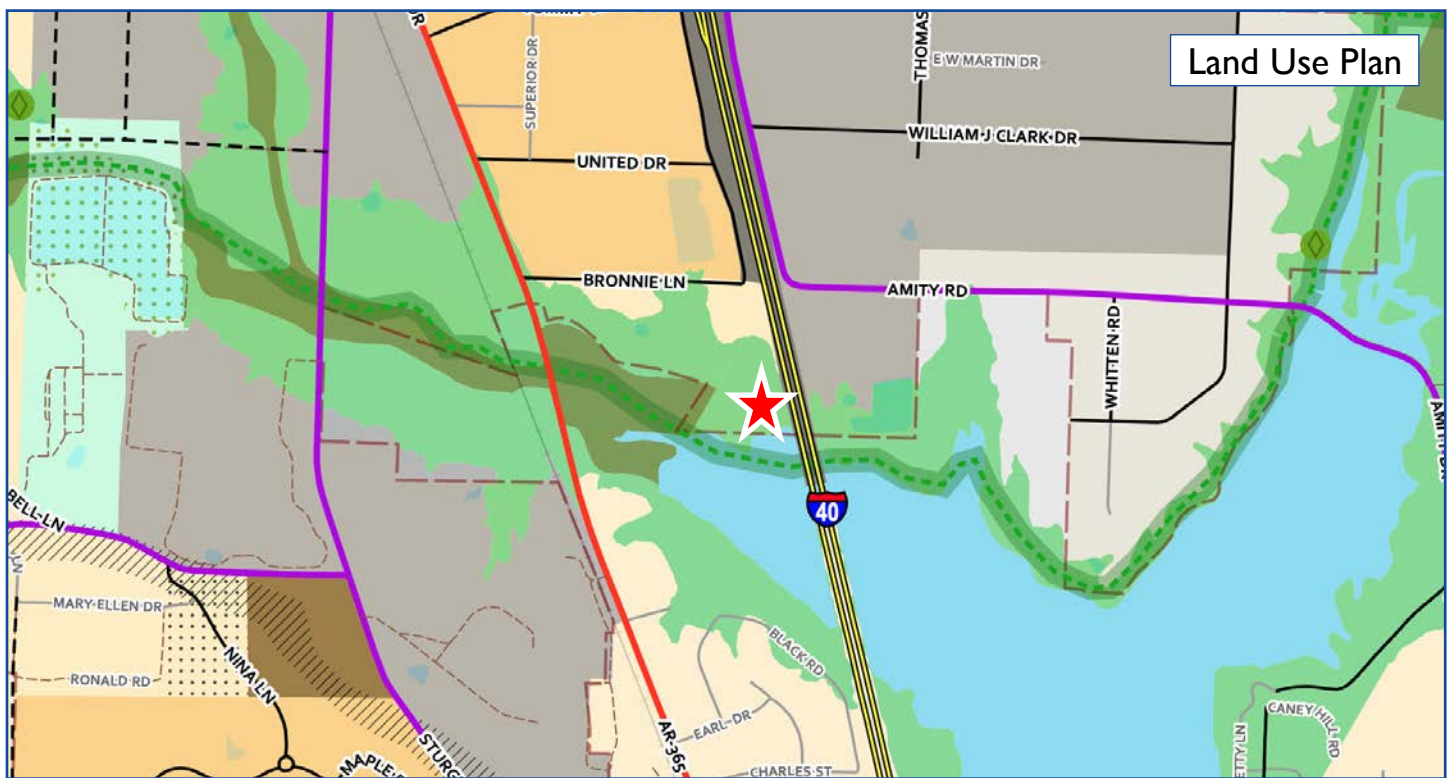
Projected Traffic Impact. Based on the proposed zoning, the property would likely generate minimal traffic and have minimal impact on nearby streets. If the property develops, it will likely be rezoned.

Flood\Drainage. The site rests within the floodplain with a base flood elevation of 272 ft.

Utilities. No utilities are present at the site. The applicant will need to coordinate utilities with Conway Corporation.

Request for Annexation

Record No: ANN2020JUN01



Street Conditions. Bronnie Ln: (Substandard) - Collector, 23' width with asphalt paving and no curb/gutter, alligator cracking is present on the street.

STAFF COMMENTS

The applicant is seeking annexation of a 5.99 acre site. It is anticipated the annexation request has been filed to allow for a future development request. The following comments and findings have been made:

- The property does not have access to a street. However, it is held in common ownership with property to the north. It appears access is currently taken from Bronnie Ln via an access easement. The property will have to be platted prior to development.
- Bronnie Ln is a rural road, but is sufficient to support any agricultural uses which the proposed zoning would support.
- Sewer and water service is not directly available to the property. Service of the site via gravity sewer could prove problematic and may require additional fill material, sewer extensions, and/or a lift station.
- Any issues of providing fire service to the site will need to be addressed at the time of development.
- A-1 zoning is appropriate for the property in the area, as the property does not have sewer service and is bound to the north by other A-1 properties.
- The applicant is requesting police protection, fire protection, street maintenance, and the ability to connect to existing Conway Corp Utilities.
- The annexation request complies with the requirements of ordinance O-99-95 specifying procedures for annexations.

STAFF RECOMMENDATIONS

- Fire Department recommends Annexation
- Conway Corporation recommends Annexation
- Planning & Development Department recommends Annexation
- Transportation Review recommends Annexation
- Sanitation Review recommends Annexation

Staff recommends approval of this request. The annexation would have limited impact on current city services offered in the area. If the annexation results in new development at the site, issues affecting provision of adequate fire service and access will be addressed at the time of development.

Section 1301 (Sign Ordinance)

In an effort to expand the area [beyond the Interstate Sign Zone] allowing electronic fuel price signs and to establish criteria for their use, Planning Staff proposes the following changes to Article 1301 of the Conway Zoning Code (Sign Ordinance).

Section 2.01(7) - Signs Prohibited *(modify per the following)*

The following types of signs are prohibited in all districts:

- (7) Electronic message boards and electrically activated signs with the exception of ~~static LED fuel price signs as allowed in the interstate zone~~ certain signs for Automobile Service Stations where specifically allowed by these regulations. See Section 3.05.

Section 2.07 - Changeable Copy *(modify per the following)*

Unless otherwise specified by this ordinance, any sign herein allowed may use manual changeable copy. Only one changeable copy area per sign is allowed. **Electronic message boards and electronic numeric displays are prohibited with the exception of static LED fuel price signs within the interstate zone. certain signs for Automobile Service Stations where specifically allowed by these regulations. See Section 3.05.**

Section 3.03 - Commercial, Office, Institutional, and Industrial Zones - Sign Permit Required *(add)*

Monument sign or two-pole sign, one (1) per street frontage

Automobile Service Stations may utilize up to 40% of the sign area or 36 square feet, whichever is less with a static, monochromatic electronic message not changing copy more than once per hour and displaying only numeric characters such as fuel prices.

Section 3.05 - Interstate Signage - Sign Permit Required *(modify per the following)*

On-premise interstate sign, may be used in lieu of monument or two-pole sign

(add) Automobile Service Stations may utilize up to 40% of the sign area with a static, monochromatic electronic message not changing copy more than once per hour and displaying only numeric characters such as fuel prices.

Static LED fuel price sign

~~Static light emitting diode sign for fuel pricing purposes only. Must be a numeric display only. No messages may be displayed, only fuel prices.~~

Section 8.0 - Definitions *(definition to be removed as it is no longer needed)*

~~**LED Sign** - A sign composed of alphanumeric characters composed of light emitting diodes. LED signs are prohibited with the exception of static LED fuel price signs within the interstate sign zone.~~