

Conway Planning Commission STAFF REPORT

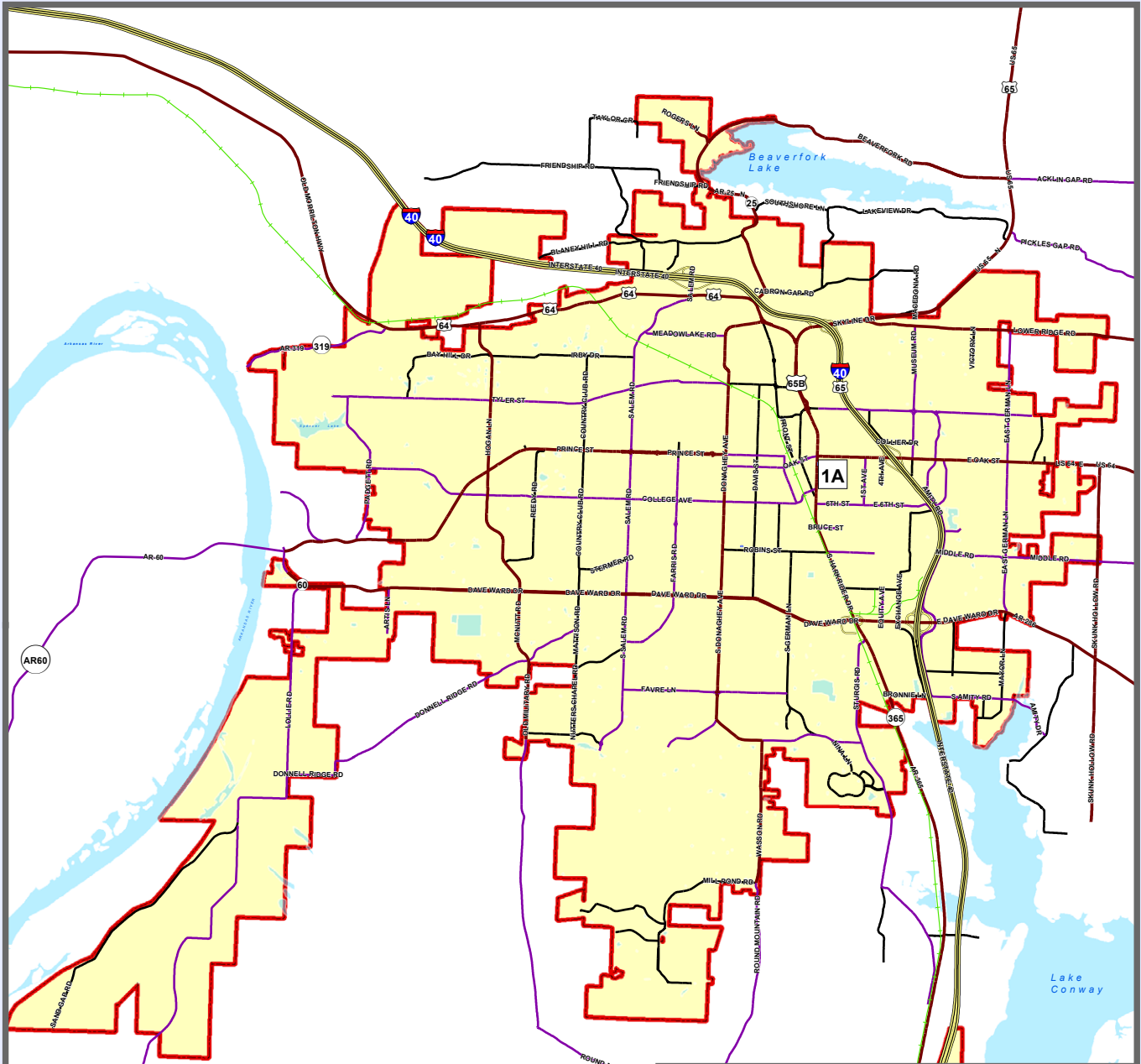
June 2015

7:00pm
Monday, June 15, 2015
810 Parkway Avenue



CITY OF CONWAY

JUNE 2015 PLANNING COMMISSION ITEMS



JUNE 2015 AGENDA ITEMS:

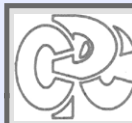
1A. THE MINISTRY CENTER -- CONDITIONAL USE



Talk Townsend - Mayor
 Andy Hawkins & David Green - Aldermen Ward 1
 Wesley Pratt & Shelly Math - Aldermen Ward 2
 Mark Ledbetter & Mary Smith - Aldermen Ward 3
 Theodore Jones, Jr. & Shelia Williams - Aldermen Ward 4
 Chuck Chavers - City Attorney
 Michael Garrett - City Clerk



Ryan Patrick - Director
 Wes Craiglow - Deputy Director
 Scott Grammer - Planner
 Beth Eskola - Planning Tech
 Jason Lynn - GIS Coordinator



CONWAY PLANNING COMMISSION
 Lee Washington - Chair
 Mark Lewis - Vice-Chair

INTERSTATE	LOT LINE	Residential	Industrial
MAJOR ARTERIAL	STREAMS	R-1	I-1
MINOR ARTERIAL	LAKES & PONDS	R-2A	RU-1
COLLECTOR	CITY LIMITS	R-2	MF-3
RESIDENTIAL		HR	RMH
PRIVATE ROAD		SR	
INTERSTATE RAMP		Commercial	Office
RAILROADS		C-1	O-1
		C-2	O-2
		C-3	O-3
		C-4	
		Special	SP
			S-1
			A-1
			PUD
			TJ

1:100,000
 JUNE 2015

THIS MAP WAS PREPARED BY THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT FOR ITS USE, AND MAY BE REVISED AT ANY TIME WITHOUT NOTIFICATION TO ANY USER. THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT DOES NOT GUARANTEE THE CORRECTNESS OR ACCURACY OF ANY FEATURES ON THIS MAP. CITY OF CONWAY ASSUMES NO RESPONSIBILITY IN CONNECTION THEREWITH.

CONTACT INFORMATION
 LANDMARK GIS WEBSITE:
gis.cityofconway.org (UNDER DEVELOPMENT)
 E-MAIL: Jason.Lyon@CityOfConway.org

Printing Date: 3/1/2015
 File: Monthly Maps/2015/MARCH/2015 Overall Map.mxd
 Prepared By: Jason Lyon

CONWAY, ARKANSAS PLANNING COMMISSION MEETING AGENDA

7:00 pm • Monday • June 15, 2015

District Court Building • 810 Parkway

SUBDIVISION COMMITTEE WILL NOT MEET

Call to Order

Introduction & Chairperson Remarks

Minutes: May 18, 2015

1. **Annexation, Zoning and Conditional Use (Requires Public Hearing)**
 - A. Ministry Center Conditional Use Permit Request
2. **Discussion**
 - A. Items as decided by the Planning Commission

Adjourn

Planning Staff Development Review/ Minor Subdivision Reports to the Planning Commission

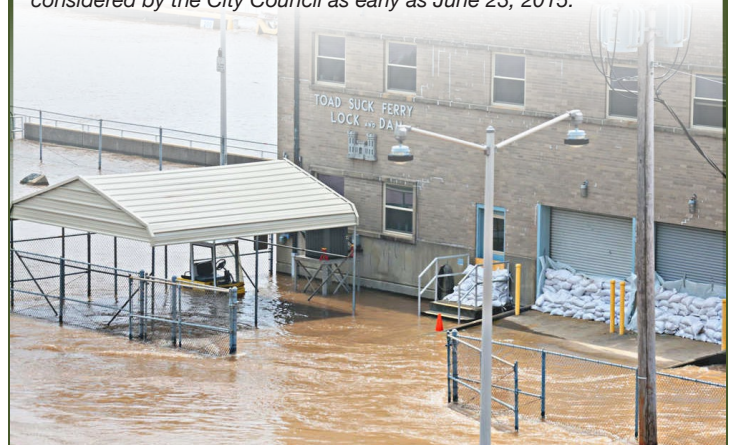
The following items have been reviewed and approved by the Director of Planning and Development and are being reported to the Planning Commission as required by the Zoning and Subdivision Ordinances:

- A. **Development Reviews**
 - Pediatrics Plus Expansion, 2740 College Avenue.
- B. **Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)**
 - Zion Temple Replat

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 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. A public notice will also be placed on the City's website: www.cityofconway.org.

Items reviewed at tonight's Planning Commission meeting may be considered by the City Council as early as June 23, 2015.



THE MINISTRY CENTER CONDITIONAL USE PERMIT REQUEST TO OPERATE A CRISIS/HOMELESS SHELTER IN A C-3 ZONE

OWNER/APPLICANT

Greg Pillow
The Ministry Center
766 Harkrider Street
Conway, AR 72032

STAFF REVIEW BY

Bryan Patrick, Director of Planning
1201 Oak Street
Conway, AR 72032

SITE DATA

Location: 701 Polk Street and 766 Harkrider Street

Site Area: 3.43 acres +/-

Existing Structures: Former Second Baptist Church campus now operating as The Ministry Center.

Current Zoning: C-3 and R-2A

Overlay District: Old Conway Design Overlay District

Comprehensive Plan: The Comprehensive Plan shows this property as a special study area. This special study has not been conducted. However, the area is zoned C-3 (Intensive Commercial) and is part of the Old Conway Design Overlay District favoring more traditional downtown construction.

Projected Traffic Impact: A traffic count for a homeless shelter is not listed in the ITE Trip Generation reference manual. As a large church campus with ample parking, it would be a safe assumption that any traffic generation created by a homeless shelter would not be an issue at this location.

Utility Infrastructure: No new utility services are necessary.

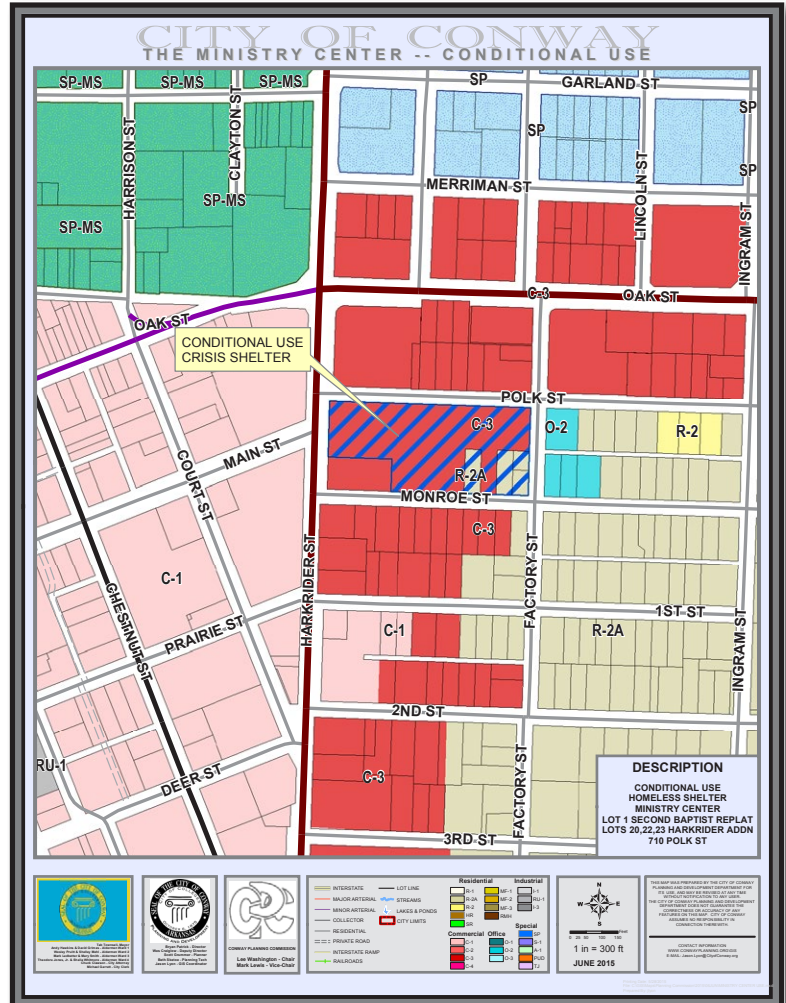
Flood/Drainage: The property is not within any flood plain or flood way.

Street Improvements: No major street improvements are planned for the area in the near future.

Conway 2025: Not directly applicable.

STAFF COMMENTS

This request is for a conditional use permit to allow a homeless shelter at The Ministry Center (formerly Second Baptist Church). The property is zoned C-3 (Intensive Commercial) and R-2A (Large Lot Duplex). A homeless shelter is allowed in these zones through a conditional use permit. The applicant states the purpose of their shelter as, "Crisis shelter providing temporary housing to men, women, and children who are experiencing homelessness, as well as providing case management services to assist families in achieving long term stability."



From a location and logistics standpoint, a homeless shelter at this location would seem logical. The property is in an intensive commercial district. There are no residences abutting the property. Groceries, pharmacies, food, etc. are within walking distance. The campus facilities include large gathering spaces, a commercial kitchen, ample parking, and service area.

Concerns have been raised including a possible crime rate increase and negative affects on area redevelopment. The Planning Commission should consider these factors during discussion.

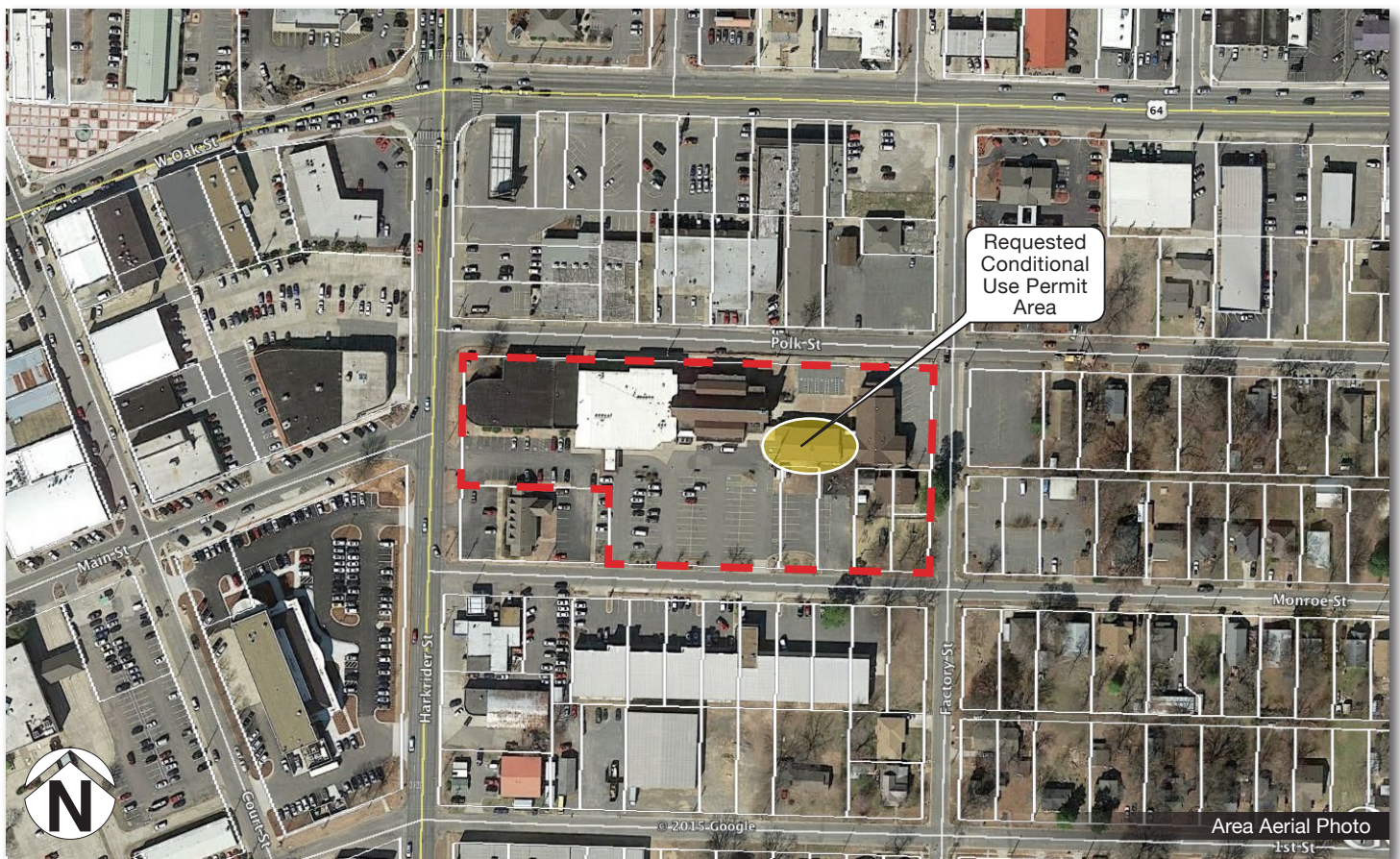
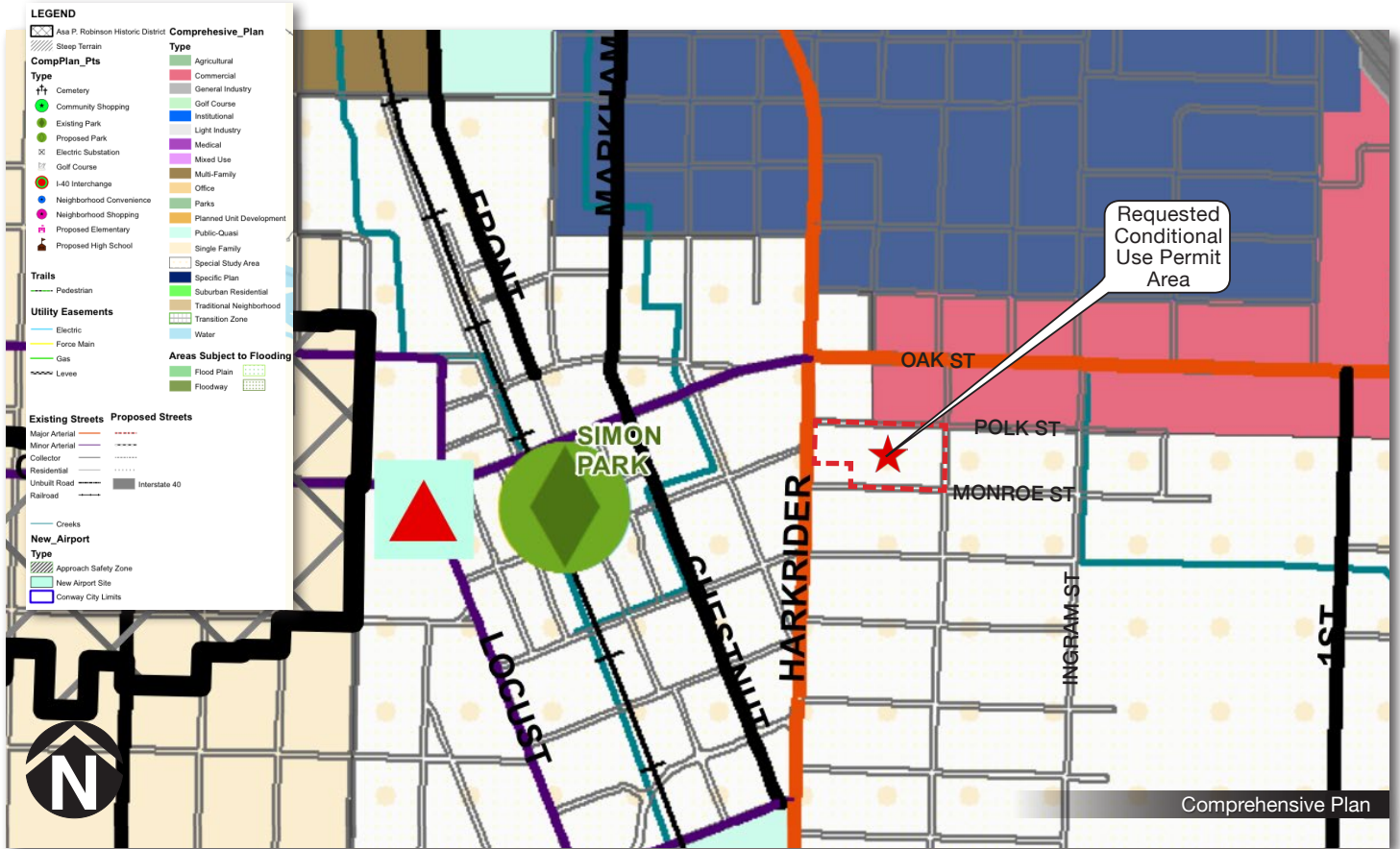
The applicant has proposed hours of operation as; 4:00 pm to 9:00 am, 7 days per week. No sex offenders will be housed. In addition to temporary housing, services for job training, job placement, life skills, financial planning, and long term housing support are planned. The Ministry Center has a full-time staff and constant security and supervision will be provided during hours of operation.

STAFF RECOMMENDATIONS

Staff recommends the approval of this conditional use permit with appropriate conditions.

SUGGESTED CONDITIONS

1. Shelter housing is allowed from 4:00 pm to 9:00 am
2. No registered sex offenders may be housed
3. On-site staff supervision of overnight housing is required





The Ministry Center wishes to repurpose a portion of the facility located at 701 Polk Street for a Crisis Shelter. This shelter will provide temporary housing to men, women, and children who are experiencing homelessness, as well as providing case management services to assist families in achieving long term stability.

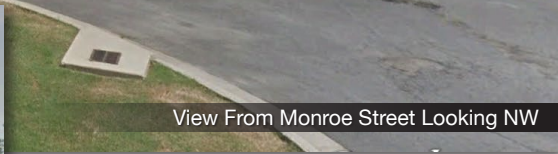
Intended hours of Operation: 4PM to 9AM seven days per week. Daily intake will begin at 4PM in order to register all residents prior to the evening meal. Residents will check out of the facility no later than 9AM, except during inclement weather.

Population Served: Men, women, and children experiencing temporary or long term homelessness due to a variety of crises including fire, tornado, eviction, loss of employment, illness, etc. The Ministry Center will not house registered sex offenders.

Intended Programming: The Ministry Center will offer comprehensive case management services specified to clients' individual circumstances and needs. Service may include (but not limited to) life skills training, job readiness/job placement, GED, parenting classes, financial planning, family support services, and long term housing location.

Staff: The Ministry Center will employ full time staff to oversee all shelter operations and insure the safety of residents. The Crisis Shelter will have constant security and supervision during hours of operation.

Please call Greg Pillow at 501-514-4783 for additional information. If you are interested in scheduling a meeting or a tour of the proposed facility, please let us know.



View From Monroe Street Looking NE

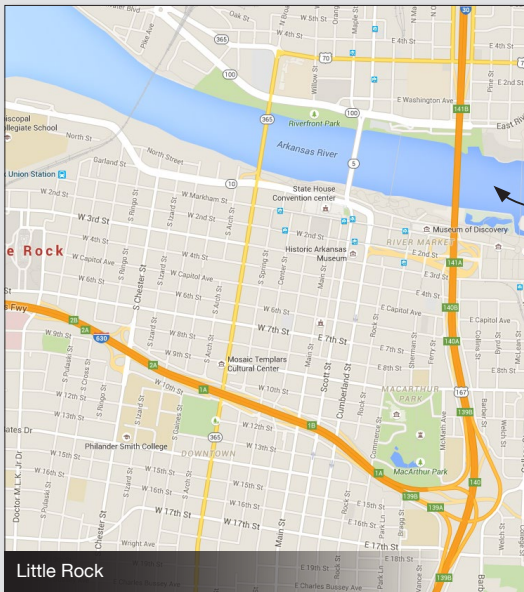
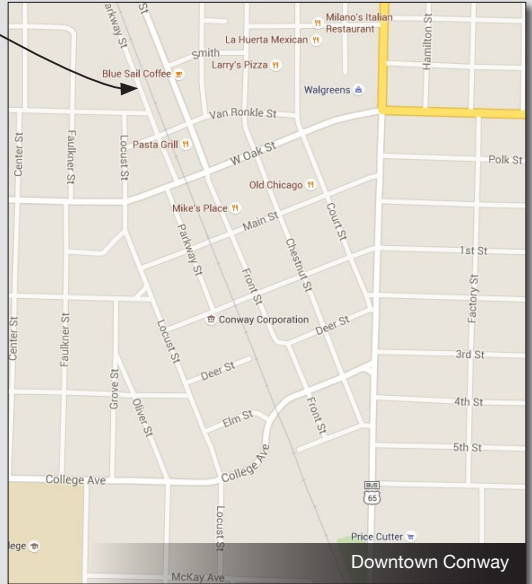


View From Polk Street Looking SW



TWISTED STREET TRIVIA

Have you ever given any thought to why Conway's downtown is "off kilter" to north? Like many other towns founded along a railroad, *Conway's initial development is parallel to the tracks*. Starting in the early part of the 20th Century, some bright person decided that the city should be laid out more true to the compass with a grid running north-south and east-west. This creates several "pinched" streets and areas such as the St. Joseph Cemetery and the intersection of Clifton Street and Washington Avenue. Similar development patterns can be found in Russellville, Morrilton, Rogers, and other railroad towns across the country.



Little Rock was founded prior to railroads. Downtown Little Rock is also "off kilter", but *its initial development is oriented to the Arkansas River*. Many towns east of Arkansas including Memphis use a river orientation.

New Orleans, one of the oldest cities in America, is oriented to the Mississippi River, however it *is laid out in an axial pattern* like spokes on a wheel. This is due to the early French land division requirement that all subdivided land must have a river or creek access. Much like our modern requirement that all lots must have public street access. This requirement resulted in long skinny tracts of land with a short side touching water. This pattern can still be seen in tracts of land throughout Louisiana.

