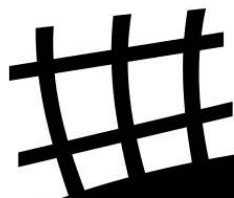


CONWAY PLANNING COMMISSION

October

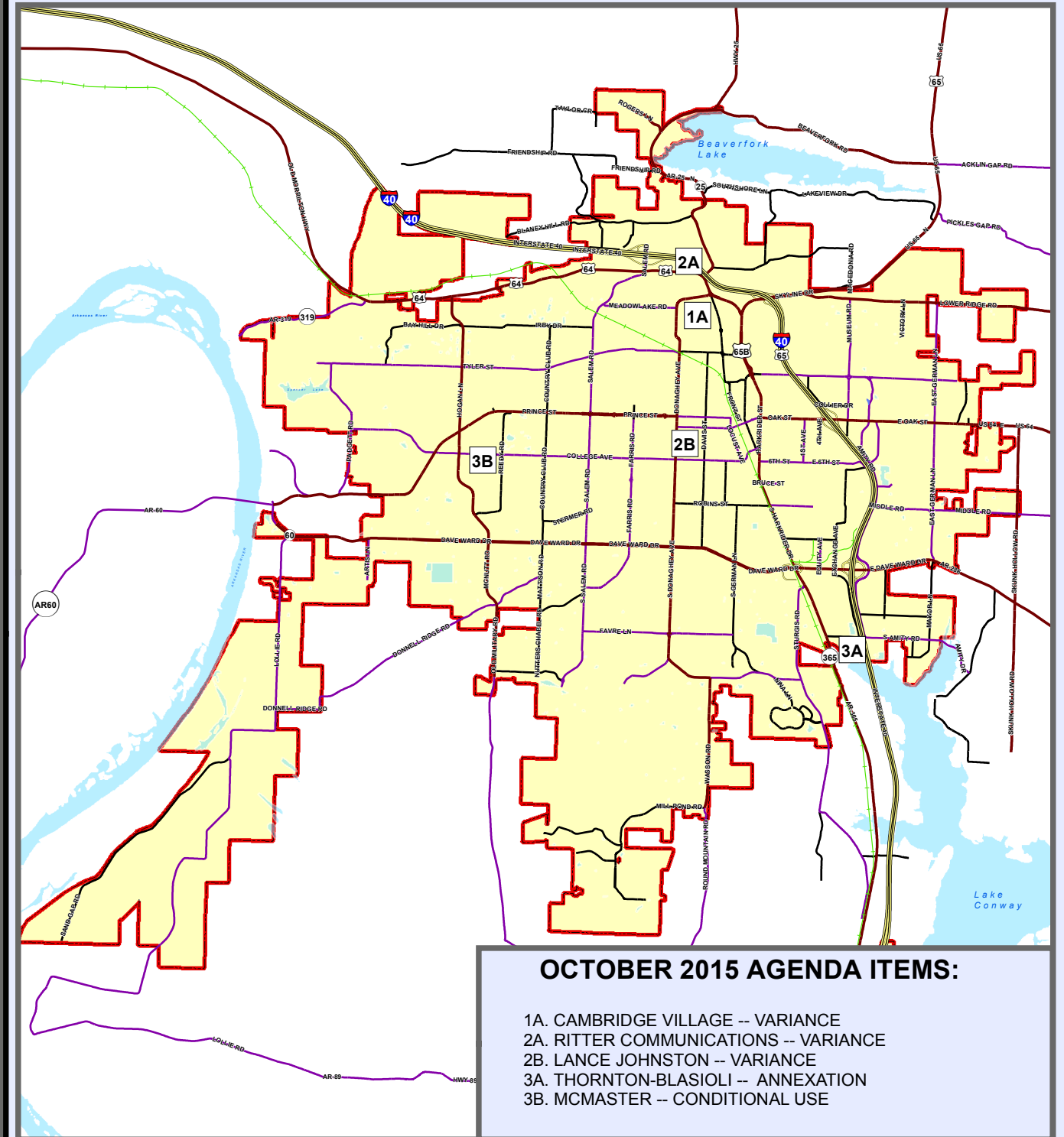


7:00pm
Monday, October 19, 2015
810 Parkway Avenue






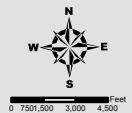
CITY OF CONWAY

OCTOBER 2015 PLANNING COMMISSION ITEMS



- OCTOBER 2015 AGENDA ITEMS:**
- 1A. CAMBRIDGE VILLAGE -- VARIANCE
 - 2A. RITTER COMMUNICATIONS -- VARIANCE
 - 2B. LANCE JOHNSTON -- VARIANCE
 - 3A. THORNTON-BLASIOLI -- ANNEXATION
 - 3B. MCMASTER -- CONDITIONAL USE

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 <small>Tab Tomlinson - Mayor Andy Hawkins & David Grimes - Aldermen Ward 1 Wesley Pugh & Stanley Hill - Aldermen Ward 2 Mark Ledbetter & Mary Smith - Aldermen Ward 3 Theodore Jones, Jr. & Frank Whitney - Aldermen Ward 4 Chuck Cleason - City Attorney Michael Givens - City Clerk</small>	 <small>Brian Patrick - Director Wes Cochrane - Deputy Director Scott Gremmer - Planner Bobbie Baker - Planning Tech Jason Lyon - GIS Coordinator</small>	 CONWAY PLANNING COMMISSION Lee Washington - Chair Mark Lewis - Vice-Chair	<table border="0"> <tr> <td>INTERSTATE</td> <td>LOT LINE</td> <td>Residential</td> <td>Industrial</td> </tr> <tr> <td>MAJOR ARTERIAL</td> <td>STREAMS</td> <td>R-1</td> <td>I-1</td> </tr> <tr> <td>MINOR ARTERIAL</td> <td>LAKES & PONDS</td> <td>R-2A</td> <td>IU-1</td> </tr> <tr> <td>COLLECTOR</td> <td>CITY LIMITS</td> <td>R-2</td> <td>I-3</td> </tr> <tr> <td>RESIDENTIAL</td> <td></td> <td>HR</td> <td>RMH</td> </tr> <tr> <td>PRIVATE ROAD</td> <td></td> <td>SR</td> <td></td> </tr> <tr> <td>INTERSTATE RAMP</td> <td></td> <td>Commercial</td> <td>Special</td> </tr> <tr> <td>RAILROADS</td> <td></td> <td>C-1</td> <td>SP</td> </tr> <tr> <td></td> <td></td> <td>C-2</td> <td>O-1</td> </tr> <tr> <td></td> <td></td> <td>C-3</td> <td>A-1</td> </tr> <tr> <td></td> <td></td> <td>C-4</td> <td>O-3</td> </tr> <tr> <td></td> <td></td> <td></td> <td>PUD</td> </tr> <tr> <td></td> <td></td> <td></td> <td>TJ</td> </tr> </table>	INTERSTATE	LOT LINE	Residential	Industrial	MAJOR ARTERIAL	STREAMS	R-1	I-1	MINOR ARTERIAL	LAKES & PONDS	R-2A	IU-1	COLLECTOR	CITY LIMITS	R-2	I-3	RESIDENTIAL		HR	RMH	PRIVATE ROAD		SR		INTERSTATE RAMP		Commercial	Special	RAILROADS		C-1	SP			C-2	O-1			C-3	A-1			C-4	O-3				PUD				TJ	 0 750 1,500 3,000 4,500 Feet 1:100,000 OCTOBER 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 USE WEBSITE: gis.cityofconway.org (UNDER DEVELOPMENT) E-MAIL: Jason.Lyon@CityOfConway.org
INTERSTATE	LOT LINE	Residential	Industrial																																																						
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Planning Date: 9/1/2015
 File Location: \\mapserver\GIS\CONWAY\MARCH 2015 Concept Map.mxd
 Prepared by: Jason Lyon

CONWAY, ARKANSAS PLANNING COMMISSION MEETING AGENDA

7:00 pm • Monday • October 19, 2015
District Court Building • 810 Parkway

SUBDIVISION COMMITTEE WILL NOT MEET

Call to Order

Introduction & Chairperson Remarks

Minutes: September 21, 2015 and October 5, 2015

1. **Subdivision and Replat**
 - A. Cambridge Village - Sidewalk Variance Request
2. **Board of Zoning Adjustment**
 - A. Ritter Communications Lot Size and Setback Variance Requests
 - B. Johnston Lot Size and Lot Depth Variance Request
3. **Annexation, Zoning and Conditional Use (Requires Public Hearing)**
 - A. Thornton-Blasioli Annexation
 - B. McMaster Conditional Use Permit Request
4. **Discussion**
 - A. 2016 Planning Commission Nomination Schedule

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**
 - Ida Burns Elementary School (1201 Donaghey Ave)
 - Hamilton-Boedeker Office Building (355 Hogan La)
 - Central Arkansas Pediatrics (3010 Fountain Dr)
 - Phoenix Recovery Center, New Office/Clinic Building (1225 Jersey St)
- B. **Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)**
 - None

Planning Commissioners

Lee Washington, Chairman
Mark Lewis, Vice-Chairman
Marilyn Armstrong
Justin Brown
Matthew Brown

Stan Hobbs
Bryan Quinn
Jerry Rye
Wendy Shirar
Anne Tucker

Contact the Planning Commission by email at conwayplanning@gmail.com

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 October 27, 2015.

1A CAMBRIDGE VILLAGE SIDEWALK VARIANCE REQUEST

CAMBRIDGE VILLAGE SUBDIVISION VARIANCE TO ALLOW IN-LIEU PAYMENT FOR SIDEWALKS

APPLICANT
 Central Arkansas Professional Surveying
 1201 Front St.
 Conway, AR 72034

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

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

SITE DATA
 Location. Northwest corner of Meadowlake Road and Market Plaza Drive

Legal Description. On file

Site Area. 1.38 Acres ±

Existing Structures. Single family attached townhouse are under construction.

Current Zoning. Part of the North Market Plaza PUD

Requested Variance. Payment of an in-lieu fee instead of sidewalk construction. The developers of the property would like to request a variance to the approved preliminary Cambridge Village Subdivision. The Planning Commission approved the preliminary plat in August 2015.

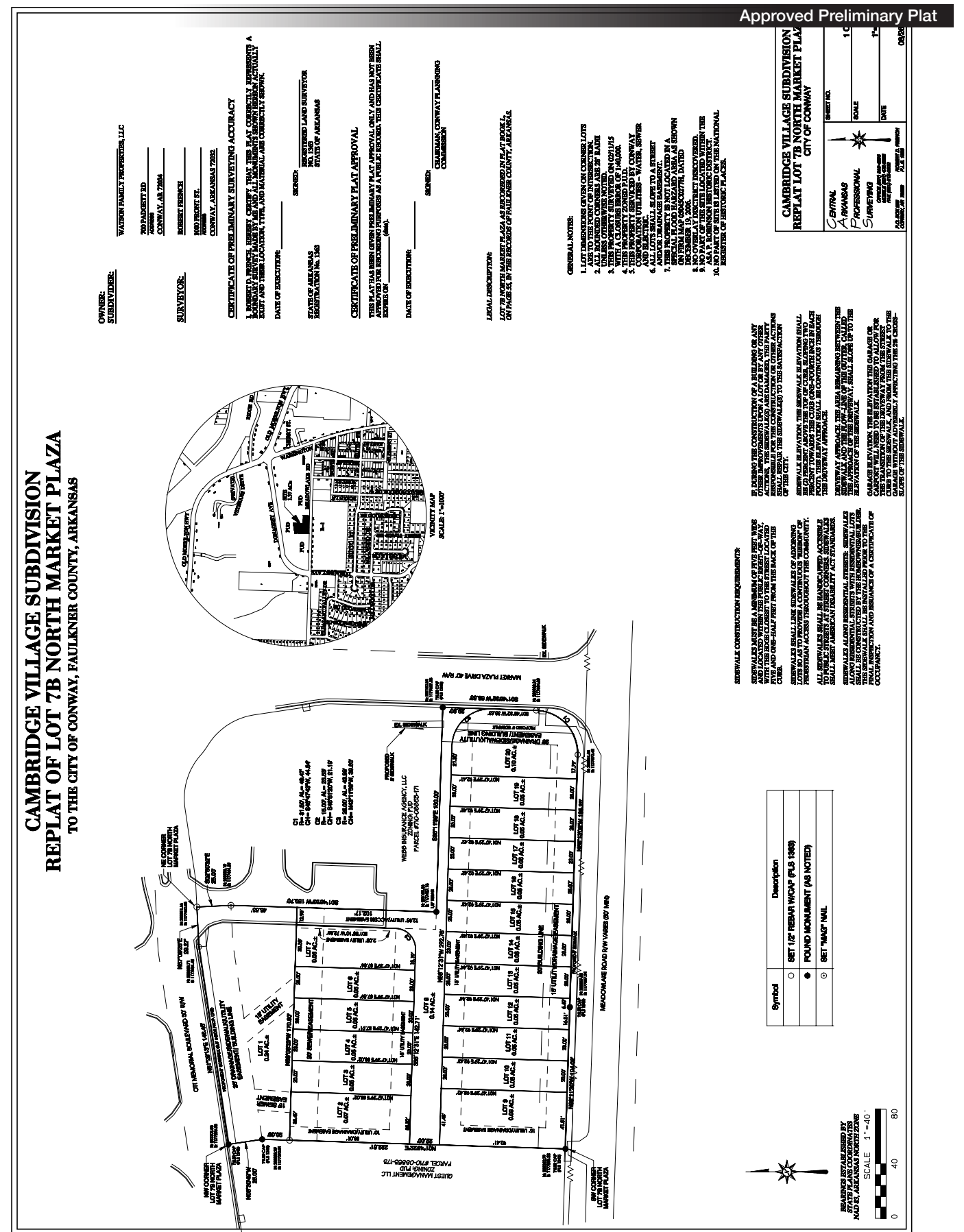
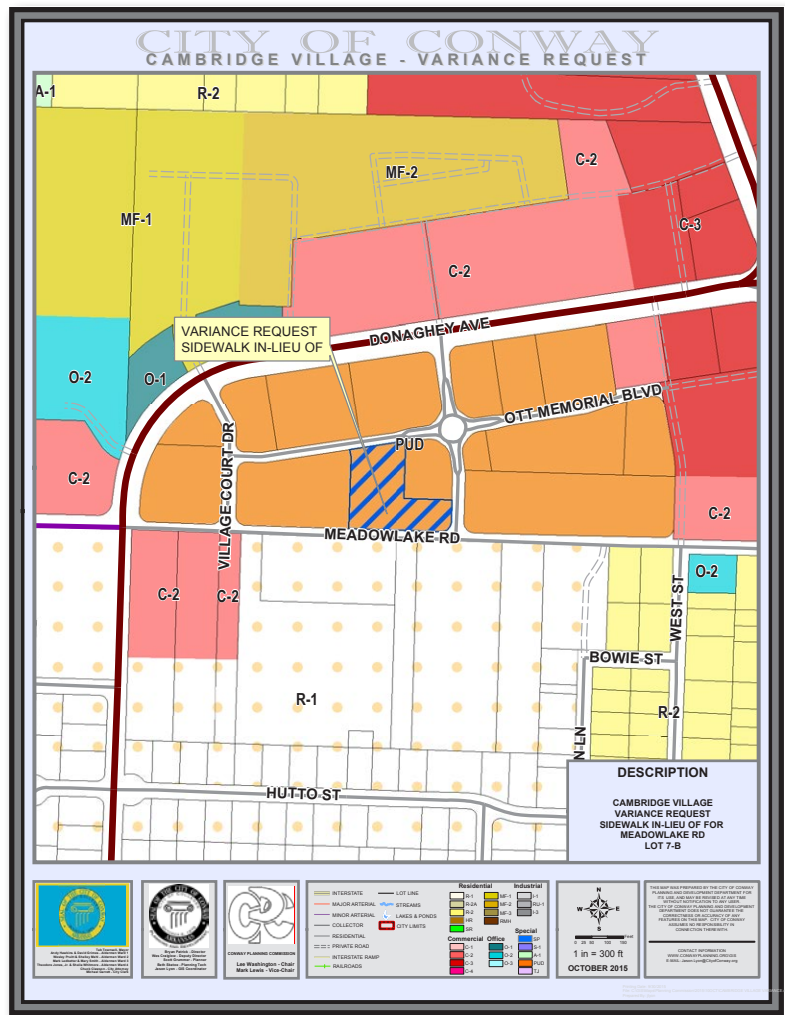
STAFF COMMENTS

This item would normally be sent to the Subdivision Committee however, since this is a simple request, the item was placed on the full Commission agenda for review.

The applicant is requesting a Subdivision Ordinance variance to allow the payment of in-lieu fees for the required sidewalk along Meadowlake Road. The Subdivision Ordinance allows the payment of a sidewalk in-lieu fee for special instances where a sidewalk is not necessary or practical. The City Engineer has stated that Meadowlake Road is scheduled for City improvements. When the street is improved, sidewalks would have to be demolished. Therefore, an in-lieu fee of \$15 per linear foot for 333 feet of sidewalk is appropriate (\$4995).

STAFF RECOMMENDATIONS

Staff recommends approval of this sidewalk construction in-lieu fee request.



BOARD OF ZONING ADJUSTMENT- RITTER COMMUNICATIONS ZONING VARIANCE FOR LOT AREA AND SETBACKS

APPLICANT

Ritter Communications
2400 Ritter Dr
Jonesboro, AR 72401

STAFF REVIEW BY

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

SITE DATA

Location. 1978 Old Morrilton Hwy

Site Area. .06 acre +/-

Existing Structures. None

Current Zoning. C-3 (Highway Shopping District)

Requested Variances. Required Front and Rear Setbacks - To allow a reduction in the minimum required front and rear setbacks.

Overlay District. None

Comprehensive Plan. The Comprehensive Plan shows this property as appropriate for commercial activity.

Projected Traffic Impact. None.

Utility Infrastructure. Conway Corporation Engineering will review and consider the adequacy of existing infrastructure. Extensions and re-routing of utilities may be required.

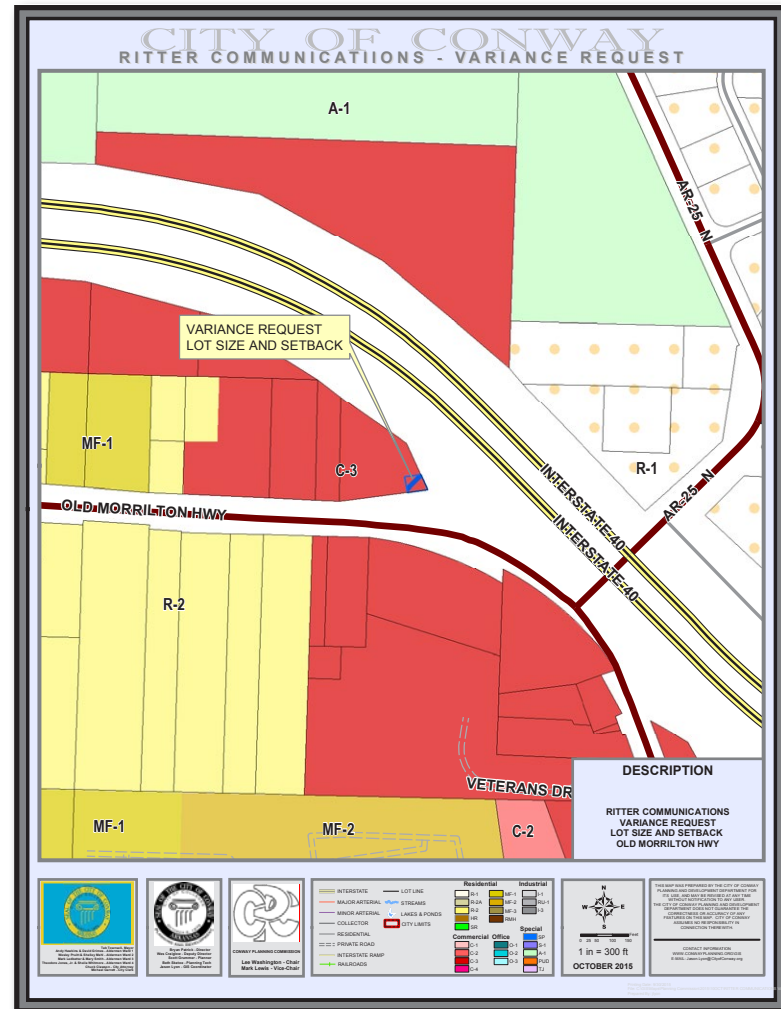
Flood/Drainage. The property is not within any flood plain or flood way.

Street Improvements. There are no area street improvements planned in the near future.

Conway 2025. Conway 2025 does not contain any specific statements directly applicable to this request.

STAFF COMMENTS

The applicant is requesting a zoning variance to allow a reduction in the required 40 foot front and 10 foot rear setbacks. A variance for the minimal required lot size; 5000 s.f. is also needed. The applicant proposes to construct a non-occupied telecommunications structure. C-3 setbacks are designed to accommodate commercial shopping structures. The proposed building will be a utility structure with no traffic generation. The utility structure lot is adjacent to abandoned I-40 off-ramp right of way. The proposed front setback would be approximately 30 feet and the rear setback would be approximately 5 feet. The minimal lot area in C-3 is 5000 square feet. The proposed lot will be



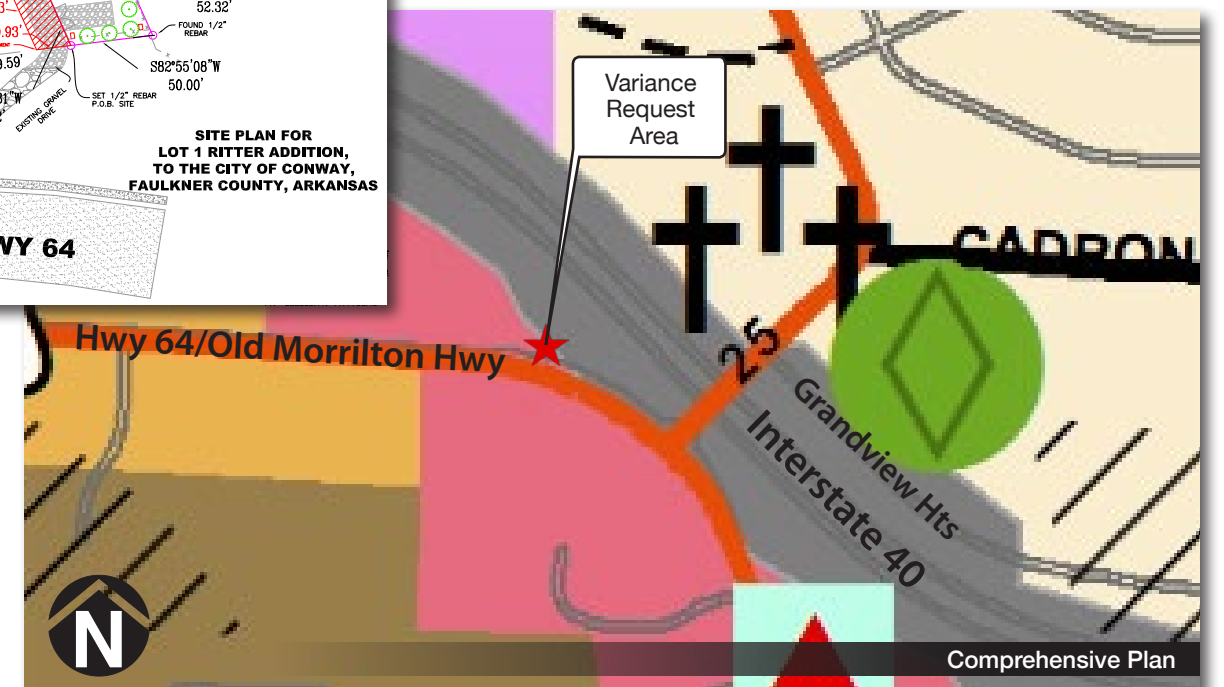
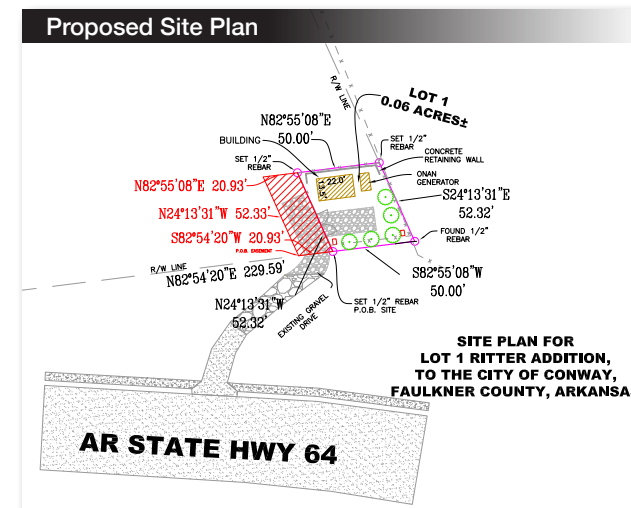
platted at ~2613 s.f. This lot size is the minimal needed for the telecommunications structure.

STAFF RECOMMENDATIONS

The requested variances seem appropriate in order to allow the construction of an unmanned fiber optic telecommunication structure. The structure is subject to Planning Staff development review.

STAFF RECOMMENDED CONDITIONS

As a Zoning Ordinance variance, the Planning Commission acting as the Board of Zoning Adjustment, may set conditions. Planning Staff has no recommended conditions for this request.



**BOARD OF ZONING ADJUSTMENT
JOHNSTON ZONING VARIANCES FOR LOT SIZE
AND LOT DEPTH**

APPLICANT
Lance Johnston
344 Conway Boulevard
Conway, AR 72034

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

SITE DATA
Location. 567 Watkins, The north 75 feet of Lots 1 and 2,
Block 47, Robinson Plan

Site Area. .34 acre +/- Entire Lot; .15 acre +/- Proposed
Subdivided Lot

Existing Structures. A single family residence, carport, and
outbuilding

Current Zoning. R-2A (Large Lot Duplex)

Requested Variances. Required Lot Area - To allow a
reduction in the minimum required lot square footage.
Required Lot Depth - To allow a 25 foot reduction in the
required minimum lot depth.

Overlay District. Old Conway Design Overlay District

Comprehensive Plan. The Comprehensive Plan shows this
property as appropriate for single family residential.

Projected Traffic Impact. With a single family use, around
10 vehicle trips per day could be expected.

Utility Infrastructure. Conway Corporation Engineering will
review and consider the adequacy of existing infrastructure.
Extensions and re-routing of utilities may be required.

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

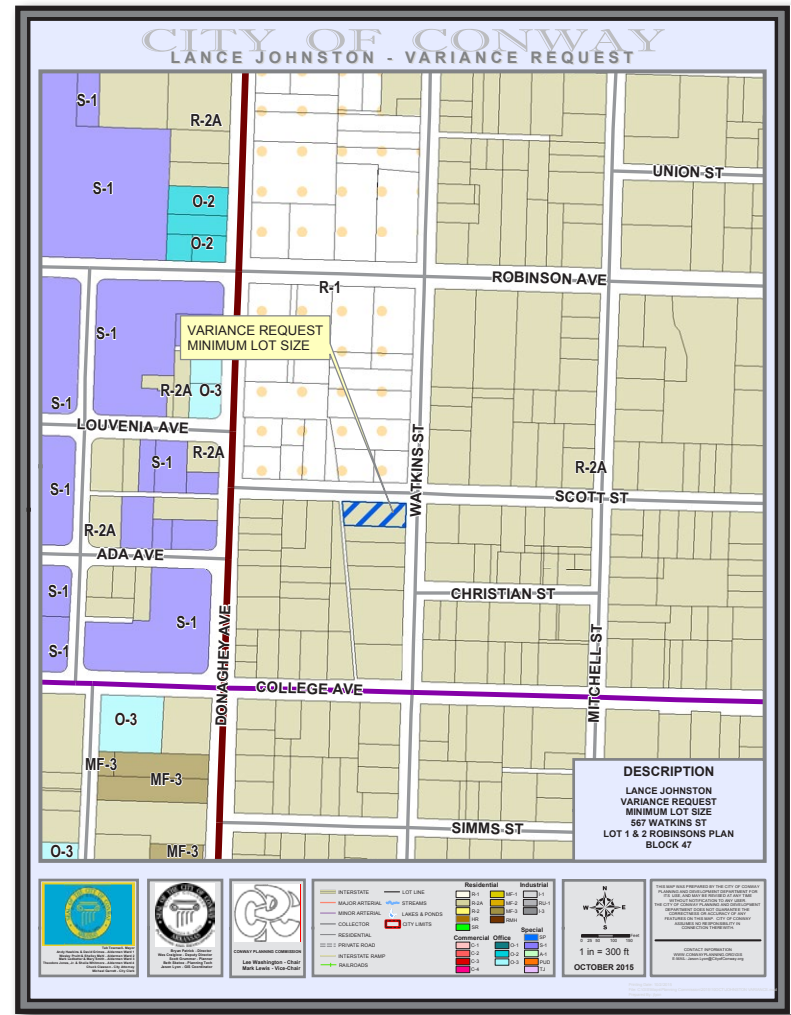
Street Improvements. There are no area street
improvements planned in the near future.

Conway 2025. Conway 2025 does not contain any specific
statements directly applicable to this request.

STAFF COMMENTS

The applicant is requesting two zoning variances to allow
the division of one existing lot into two lots in order to
construct a new single family residential structure:

Lot Size. The proposed lot size would be approximately
6400-7000 square feet in size. The existing lot is currently
approximately 14,712 square feet in area. The proposed



lot size would be slightly less than the typical R-1 single family residential lot of 7500 square feet. In the Old Conway area, smaller lot sizes are common. There are several neighborhood lots around 6500-7000 square feet in size.

Lot Depth. The proposed lot depth would be 75 feet. The Zoning Ordinance requires 100 feet of lot depth. A 75 foot lot depth is not as prevalent in the neighborhood, however reduced lot depth is generally common in the Old Conway Area.

STAFF RECOMMENDATIONS

The requested variances would allow the division of the existing large corner lot. The requested variances would allow a new single family residence to be constructed. A smaller lot with a smaller residence in the more urban Old Conway area would seem appropriate. The new residence design must be approved by the Historic District Commission. This will allow further scrutiny of the structure and its appropriateness.

STAFF RECOMMENDED CONDITIONS

As a Zoning Ordinance variance, the Planning Commission acting as the Board of Zoning Adjustment, may set conditions. Planning Staff recommends that the following condition be applied to the requested lot size and depth variance:

1. New lot is limited to one single family residence.



3A THORNTON-BLASIOLI ANNEXATION REQUEST

THORNTON-BLASIOLI ANNEXATION AND ASSIGNMENT OF A-1 ZONING CLASSIFICATION

APPLICANT

CH10, LLC and John Blasioli
 PO Box 188
 Conway, AR 72033

STAFF REVIEW BY

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

SITE DATA

Location. South of Bronnie Lane immediately west of the I-40 right of way.

Site Area. 22.5 acres +/-

Existing Structures. None

Requested Zoning. A-1 (Agricultural) This is the default introductory zone upon annexation.

Overlay District. None

Comprehensive Plan. The Comprehensive Plan shows this property as appropriate for single family residential. The property will be annexed into the City with an initial A-1 agricultural zoning. It is likely that the owners will seek a rezoning to allow office of commercial use in the future. The new Baptist Hospital zoned O-1 (General Office), is immediately north across Bronnie Lane. Across I-40 to the east, the property is zoned I-3 (Intensive Industrial)

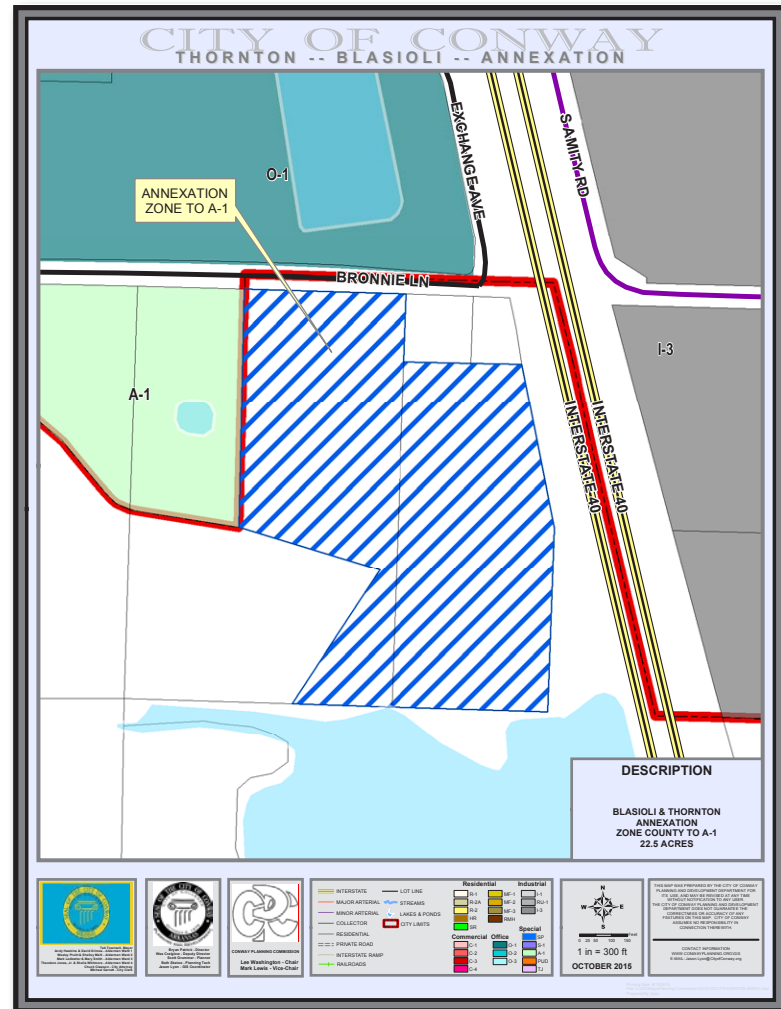
Projected Traffic Impact. With annexation and zoning to A-1, the property could be subdivided into 1 acre single family tracts resulting in 230 vehicle trips per day. However, this number could vary greatly depending on the buildable land in the flood plain/flood way. If the property is eventually rezoned to office or commercial, a much higher amount of traffic generation can be expected.

Utility Infrastructure. Conway Corporation Engineering will review and consider the adequacy of existing infrastructure. Extensions and re-routing of utilities may be required. Easements will likely be required to provide for future area development.

Flood/Drainage. The majority of both tracts of land is within the flood plain. The southern half of the CH10, LLC property (eastern tract) is likely within flood way. Structures may be constructed within the flood plain with City Engineering approval. No structures may be constructed within the flood way.

Street Improvements. There are no area street improvements planned in the near future.

Conway 2025. Conway 2025 does not contain any specific statements directly applicable to this request.



STAFF COMMENTS

The property is currently outside, but abutting city limits. The property is vacant and has interstate frontage. It is likely that the property will be developed as office or commercial in the future. The owners must seek a rezoning from the default A-1 zone assigned upon annexation to the city. This annexation creates an "island" of county zoning. If approved, two smaller parcels will be surrounded by Conway city limits. State law allows the City to annex "islands" involuntarily in order to remove unregulated areas from within the City limits.

STAFF RECOMMENDATIONS

Planning Staff recommends approval of this annexation request.



3B MCMaster Conditional Use Permit Amendment Request

MCMaster Conditional Use Permit Amendment Request to Extend Restaurant Operating Hours

APPLICANT/OWNER

Letitia McMaster
 Back Achers Ranch
 3725 College Ave
 Conway, AR 72034

STAFF REVIEW BY

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

SITE DATA

Location. 3725 College Ave

Site Area. 5.45 acres +/-

Existing Structures. Back Achers Ranch exposition and equestrian center (Legends Restaurant).

Current Zoning. O-1 (General Office) with Conditional Use Permit 1323. CUP 1323 allows the operation of a public stable, equestrian and non-equestrian related event center, and a restaurant.

Requested Conditional Use Permit Amendment. To amend the restaurant hours of operation from 11 a.m. - 11 p.m. to 6 a.m. - 11 p.m.

Overlay District. None

Projected Traffic Impact. A change to allow the restaurant to open 5 hours earlier would create a slight increase in current traffic generation. In January 2013, the Planning Commission heard the original conditional use permit request. That month's Planning Staff report stated that a restaurant would generate around 145 vehicle trips per day.

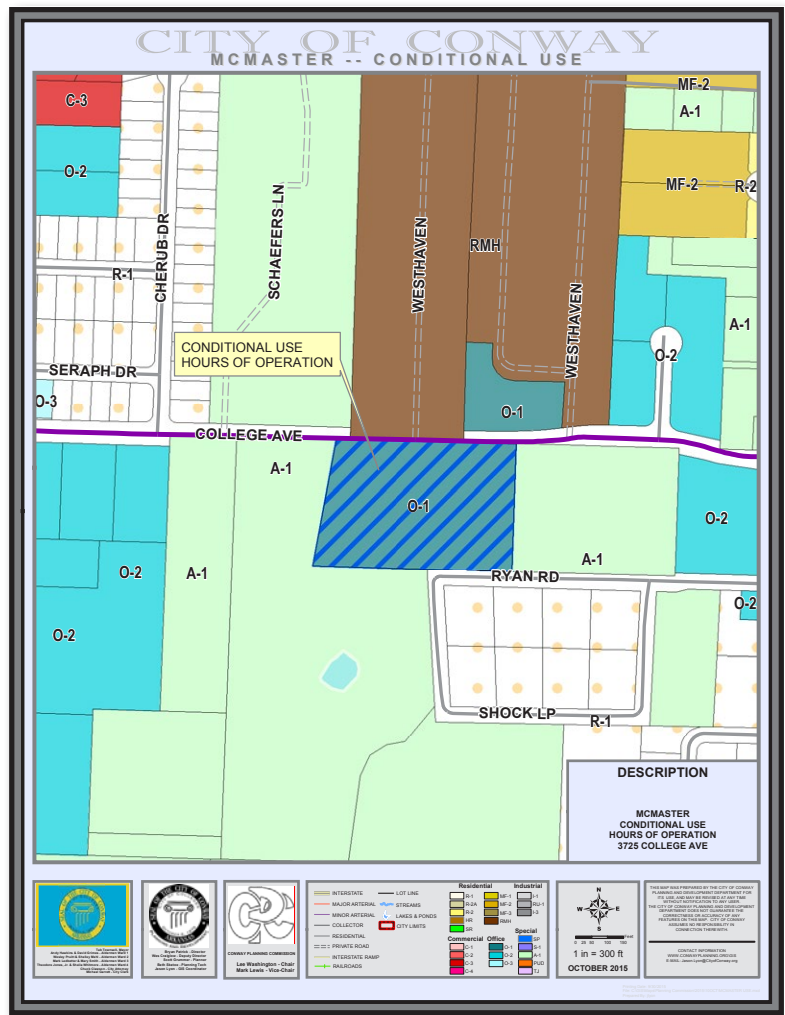
Flood/Drainage. The Back Achers facility property is not within any flood plain or flood way. Adjacent property to the west and south is within the flood plain and contains some flood way.

Street Improvements. There are no area street improvements planned in the near future.

Conway 2025. Not directly applicable

STAFF COMMENTS

As part of the original Conditional Use Permit request made in January 2013, the applicant requested permission to operate a restaurant. The request for restaurant was approved with hours of operation limited to 11 a.m. to 11 p.m. The applicant is now requesting that the hours of operation be extended to allow a 6 a.m. opening time. Requested hours of operation would be 6 a.m. to 11 p.m.

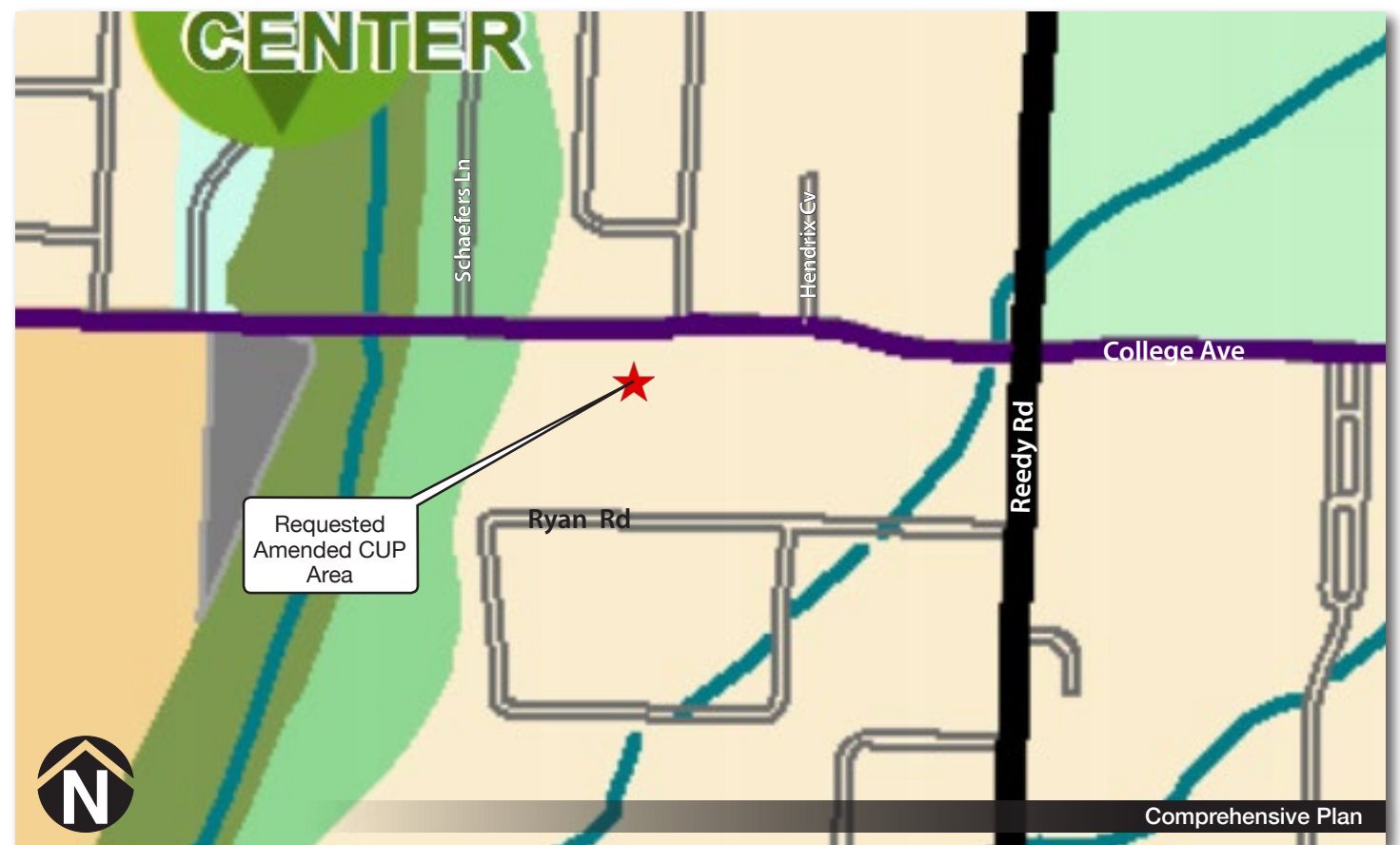


STAFF RECOMMENDATIONS

The Planning Department has not received any complaints concerning the restaurant. It would seem appropriate to allow the hours of operation to be extended. Planning Staff recommends approval of this amended conditional use with the following amended condition:

1. Restaurant hours of operation are limited to 6 a.m. to 11 p.m.

All other conditions will remain as approved by the City Council on April 9, 2013 (see page 16).



Current Conditional Use Permit

PERMIT No 1323 Reviewed & Amended at Council 11/12/2013

USE2013JAN01
51409SE

**CONDITIONAL USE PERMIT
CITY OF CONWAY, ARKANSAS**

PROPERTY DESCRIPTION / ADDRESS / LOCATION:

This conditional use is for property located at 3725 College Avenue with the legal description

Being a part of the N ½ SE ¼, of Section 9, T-5-N, R-14-W, Faulkner County, Arkansas, described as beginning at the NW corner of the NE ¼ SE ¼ of said Section 9; thence N 89°56'10" E along the North line of said NE ¼ SE ¼ 372.6 feet; thence S 0°28'26"W 400.0 feet; thence S 89°56'20"W 624.8 feet; thence N 9°17'47" East 404.29 feet to the North line of the NW ¼ SE ¼ of said Section 9; thence N 89°36'36" E 190.2 feet to the point of beginning, containing 5.45 acres, more or less.

ZONING: O-1


CONDITIONAL USE PERMITTED TO LETITIA MCMASTER FOR: A public stable and equestrian related events, an events center with non-equestrian related events, and a restaurant.

DATE OF COUNCIL MEETING ALLOWING PERMITTED USE: April 9, 2013

CONDITIONS ATTACHED TO PERMIT:

1. Restaurant hours of operation are limited to 11:00 a.m. to 11:00 p.m.
2. Restaurant shall not have drive through service.
3. Outdoor sound system use beyond the roof but open air is limited to 8:00 p.m., excluding the PA system which is unlimited use.
No restrictions, no restraints on equestrian, rodeo and horseback events. It cannot violate the City's sound ordinance. Music or entertainment style events are limited to 11:00 p.m. on Friday and Saturday only, and 9:00 p.m. Sunday through Thursday.
4. Additional parking spaces are required for restaurant. Design and number of spaces must meet development review standards. Gravel overflow parking areas are allowed for the event center. Additional parking details shall be developed with the Planning staff.
5. Landscaping required per development review standards.
6. All lighting must be inward, downward, and shrouded.
7. ~~The conditional use is valid for six (6) months from end of cease and desist order. Applicant must return for City Council review and re-approval in October 2013.~~
8. As required by City Ordinance O-06-128 and referenced "Flood Damage Prevention Code for the City of Conway, Arkansas", no fill or structures shall be placed in the floodway or floodplain without securing a "Floodplain Development Permit" followed by full compliance with the permit conditions and receipt of a "Certificate of Compliance" with the Permit. The "Certificate of Compliance" shall be received within six months of any fill or structures placed in the floodplain or floodway. Failure to comply with this condition will result in immediate revocation of the conditional use.
9. Up to 20 recreational vehicle hookups maximum are allowed for overnight equestrian event participants. RV parking/hookup area is not allowed in the floodplain/floodway area if at all possible. Any RV parking/hookups in the floodway/floodplain area require approval of the City Engineer as outlined in condition 8.
10. This conditional use permit is tied to this applicant, Ms. Letitia McMaster only. The permit does not run with the land.

APPROVED:



Tab Townsell, Mayor



Date

Proposed Schedule for the Nomination of 2016 Planning Commission Members

The calendar below is presented for discussion.

Lee Washington resides in Ward 3 and Stan Hobbs in Ward 2.

Two new members will be needed in 2016 to fill Lee Washington's and Anne Tucker's positions. Anne Tucker has opted to step in and complete Stan Hobbs' term, which ends in 2017. The two new 5 year terms will expire in 2020.

Ideally, the new members would represent a combination of Wards 1, 2 and 3.

The nomination schedule below shows a fairly short window for nominee interviews and selection available between November 1 and November 15, 2015.

City wide representation is a desirable trait of the Planning Commission. Not including the Lee Washington or Stan Hobbs and accounting for Mark Lewis' recent move, the Planning Commission consists of:

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

STEP	DATE	ACTION	DAYS PRIOR TO TERM EXPIRATION	DAYS REQ'D PRIOR TO TERM EXPIRATION
1	October 1, 2015 (Thursday)	Planning Commission advertises for nominations	91	90
2	October 19, 2015 (Monday) October Planning Commission Meeting	Planning Commission discusses nomination process and creates nomination committee(s)	74	N/A
3	October 30, 2015 (Friday)	Planning Commission closes nominations	63	60
4	November 1 to November 15, 2015	Nominee interviews, discussion and selection		
5	November 16, 2015 (Monday) November Planning Commission Meeting	Planning Commission chooses and submits nominees to the City Council. Nominee choices are released to the media	46	30
6	November 17 to December 7, 2015	City Council takes under advisement for 21 Days (20)	23	10
7	December 8, 2015 (Tuesday) First December City Council Meeting	City Council notifies Planning Commission of action	22	----



The Trick-or-Treat Test: Good Urban Planning?

Here's the qualities of a neighborhood that's good for trick-or-treats:

- Walkability
- Reasonable density
- Good visibility between the street and residences
- Easily found front door
- Tree-lined streets designed for walkers more than speeding cars
- Good visual surveillance through doors, windows, and porches; "Eyes on the street"
- Connected gridded street network that allows you "read" the neighborhood easily
- Community completeness - everything you need, nearby

A cul de sac neighborhood of 6 deep-set houses off a busy major street isn't easily trick-or-treated. A walkable neighborhood of houses set closer to the street, with easily identified front doors, good sidewalks, and traffic calmed streets makes for a much more productive and enjoyable Halloween. These neighborhoods are inviting to the passersby.

The trick-or-treat test is an informal way of gauging whether an area has the characteristics vital to good, livable, healthy communities. Neighborhoods that make for good trick-or-treating make for good places to live in general.

Along with other factors, bad suburban design may have led in recent decades to alternative trick-or-treating trends. Suburban shopping malls advertise themselves as a replacement to unsafe suburban streets and neighborhoods with Halloween events giving out candy. The "trunk-or-treat" trend; a parking lot filled with the back ends of vans and trucks decorated in a variety of themes with games and treats is an even more auto-centric event.

The real estate site Zillow.com using walkability data from Walkscore.com, ranked America's most Halloween-friendly cities. Their ranking shows that walkable cities pass the "Trick or Treat Test". If your neighborhood passes the trick-or-treat test and is one of the popular places to trick-or-treat, it could be because of good urban design. <http://www.zillow.com/blog/trick-or-treat/>

