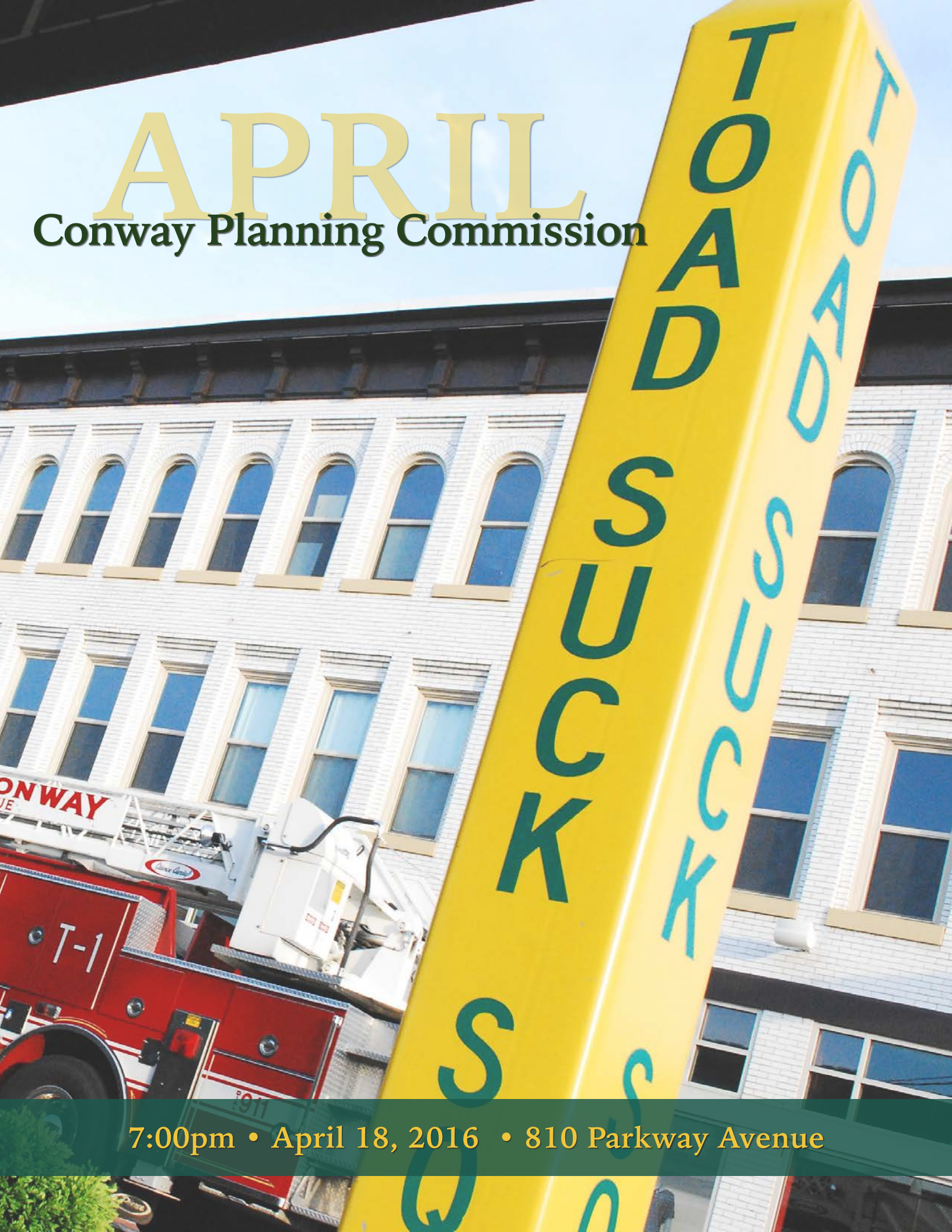


APRIL

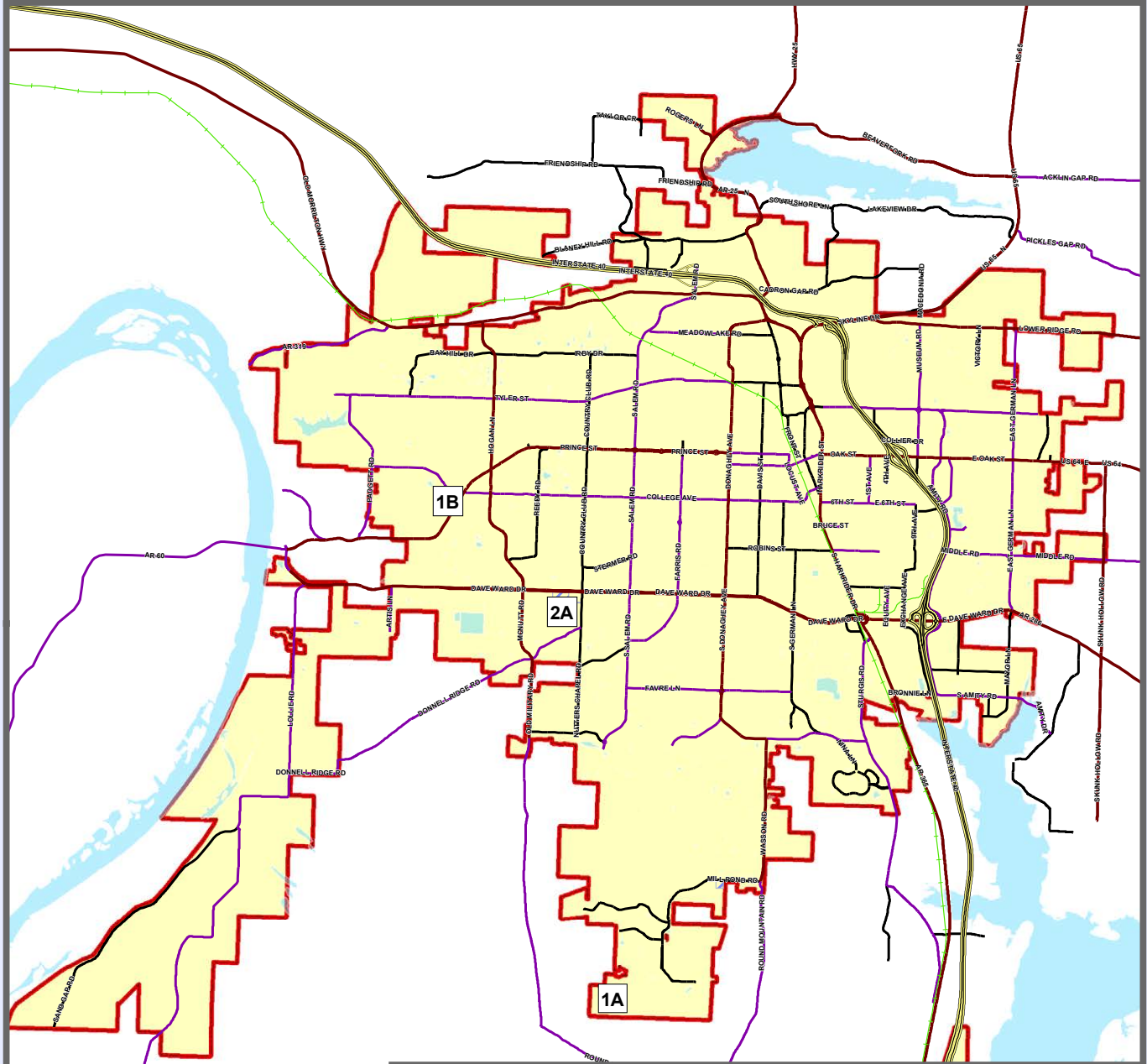
Conway Planning Commission



7:00pm • April 18, 2016 • 810 Parkway Avenue

CITY OF CONWAY

APRIL 2016 PLANNING COMMISSION ITEMS



APRIL 2016 AGENDA ITEMS:

1A. ED MCNUTT -- BUILDING MOVE PERMIT
 1B. SHANNON PROPERTIES -- REZONING
 2A. CENTRAL BAPTIST CHURCH -- DEVELOPMENT REVIEW VARIANCE

Tab Trawick - Mayor
 Andy Henkins & David Gimes - Arkansas Ward 1
 Wesley Pratt & Shady Maki - Arkansas Ward 2
 Mark Ledbetter & Mary Smith - Arkansas Ward 3
 Theodore Jones, Jr. & Sheila Whitmore - Arkansas Ward 4
 Chuck Chismore - City Attorney
 Michael Garrett - City Clerk

Byron Patrick - Director
 Wes Craylow - Deputy Director
 Curtis J. Bickelmeier - Planner
 Seth Seider - Planning Tech
 Jason Lyon - GIS Coordinator

CONWAY PLANNING COMMISSION
 Mark Lewis - Chair
 Matthew Brown - Vice-Chair

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

0 7501.500 3.000 4.500 Feet

1:100,000

APRIL 2016

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

CONWAY, ARKANSAS PLANNING COMMISSION MEETING AGENDA

7:00 pm • Monday • April 18, 2016

District Court Building • 810 Parkway

SUBDIVISION COMMITTEE WILL NOT MEET

Call to Order

Introduction & Chairperson Remarks

Minutes: March 14, 2016

1. Public Hearings

- A. McNutt Building Moving Permit Request
- B. Shannon Rezoning Request: A-1 to O-2

2. Development Review Appeal

- A. Central Baptist Church Gym Storage Addition - Minimum Masonry Requirement Denial Appeal

3. 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

- On The Border, 1150 S. Amity Road

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

- Dogwood Estates Replat Lot 30-A Amended, L-280
- Branch Replat, L-282
- University Village Replat Lot 2, Minor plat



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 April 26, 2016.

Planning Commissioners

Mark Lewis, Chairman	Dalencia Hervey
Matthew Brown, Vice-Chairman	Bryan Quinn
Justin Brown, Secretary	Jerry Rye
Marilyn Armstrong	Wendy Shirar
Brooks Freeman	Anne Tucker

Contact the Planning Commission by email at planningcommission@cityofconway.org

1A MCNUTT BUILDING MOVING PERMIT REQUEST

MCNUTT REQUEST FOR BUILDING MOVING PERMIT FROM 43 MILL POND RD TO 259 MILL POND RD

APPLICANT/OWNER

Ed McNutt
2635 Glohaven Drive
Conway, AR 72034

STAFF REVIEW BY

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

SITE DATA

Present Location. 43 Mill Pond Road

Proposed Location. 259 Mill Pond Road

Legal Description. Lot 42B Round Mtn Sub Lot 42 Replat
Water District #11

Site Area. 1.3 acres +/-

Current Zoning. R-1 (Single-family residential)

Existing Structures. None

Overlay. None

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

Projected Traffic Impact. There will be no net effect on traffic impact.

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.

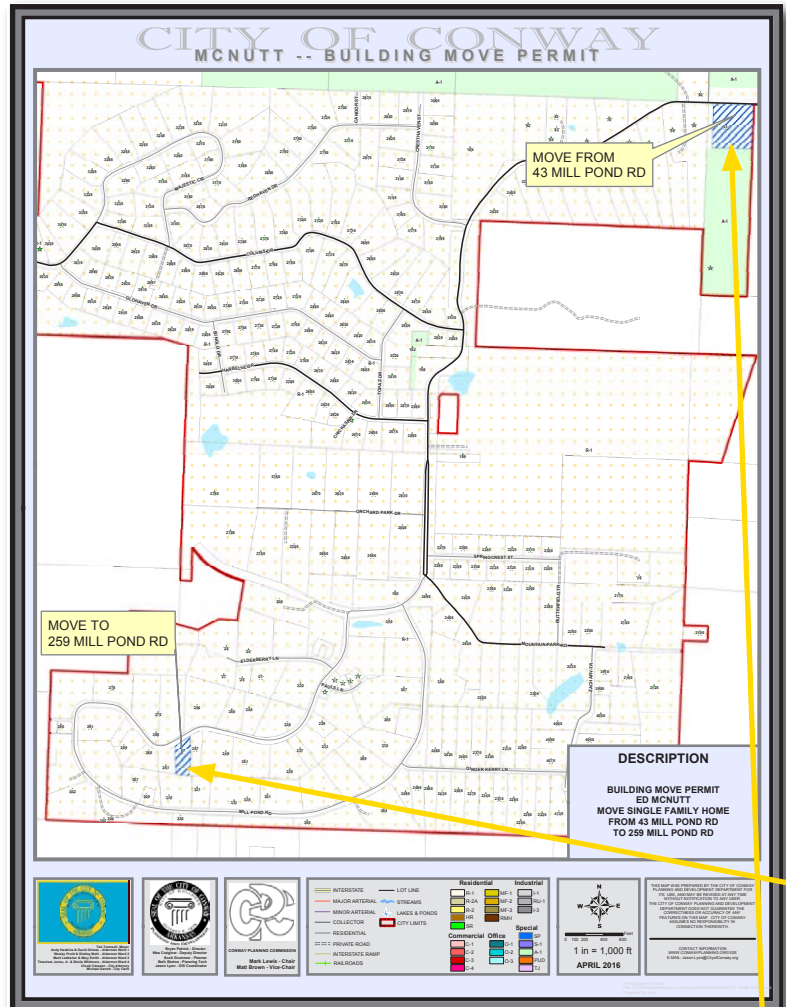
Flood/Drainage. The property is not within any flood plain or flood way.

Street Improvements. There are no immediate plans for area street improvements.

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

STAFF COMMENTS

The applicant is seeking a building moving permit to relocate a 1744 s.f. single family residence from 43 Mill Pond Road (4.5 acres) to 259 Mill Pond Road (1.3 acres). A termite inspection is required to show that the structure is sound and safe to move. A report from Central Arkansas Pest Services dated 9-1-2015 stated that the structure was termite free.



STAFF RECOMMENDATIONS

There seems to be no issue with moving this single family residence from a large R-1 zoned lot to another large R-1 zoned lot. Planning Staff recommends approval of this building moving permit request.



Residence at 43 Mill Pond Road



2A SHANNON REZONING REQUEST: A-1 TO O-2

SHANNON REZONING REQUEST: A-1 (AGRICULTURAL) TO O-2 (QUIET OFFICE)

APPLICANT

The Tyler Group
240 Skyline Drive, Suite 3000
Conway, AR 72032

OWNER

Steve Shannon
P.O. Box 10990
Conway, AR 72034

STAFF REVIEW BY

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

SITE DATA

Location. [will become] 4620 Prince Street. The vacant property located between Prince Street and Wescon Lane immediately south of existing O-2 property. Approximately 461 feet south of College Avenue.

Legal Description. On file

Site Area. 4.26 acres +/-

Current Zoning. A-1 (Agricultural).

Requested Zoning. O-2 (Quiet Office)

Existing Structures. None

Overlay District. None

Comprehensive Plan. The Comprehensive Plan shows this area as appropriate for office. The request is congruent with the Comprehensive Plan.

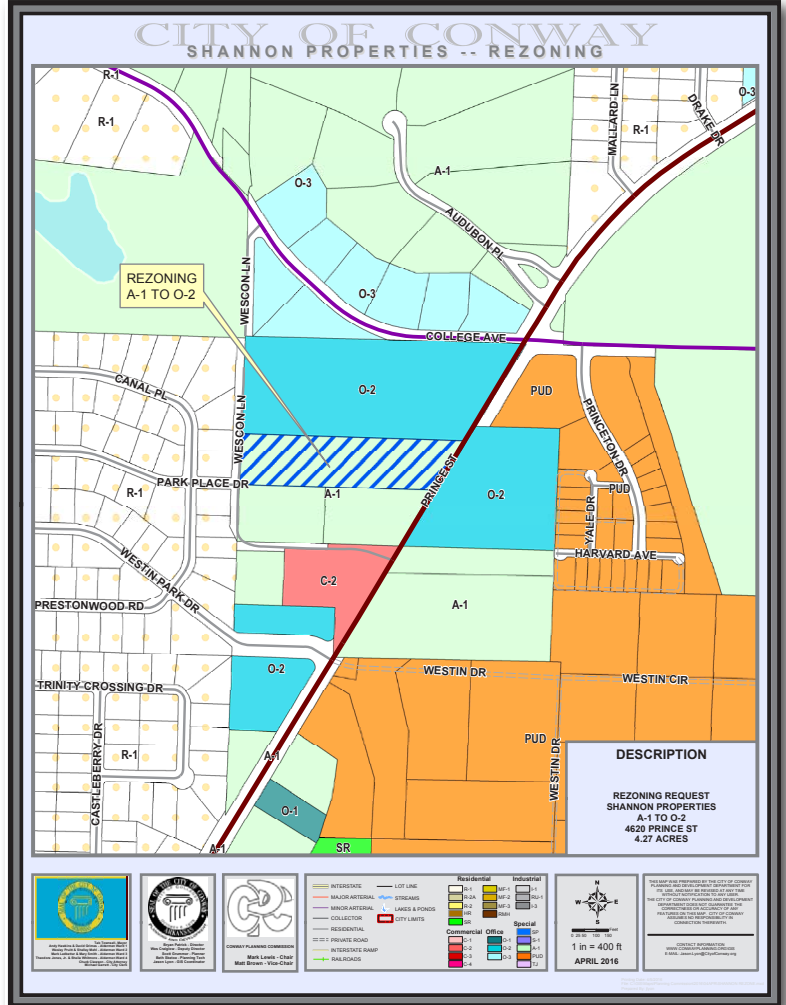
Projected Traffic Impact. With the existing A-1 zoning and maximum allowed use as a wholesale plant nursery, around 80 vehicle trips per day can be expected. With a rezoning to O-2 and used as a 10,000 s.f. medical office, 360 vehicle trips per day could be expected.

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

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

Street Improvements. There are no immediate plans for area street improvements.

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



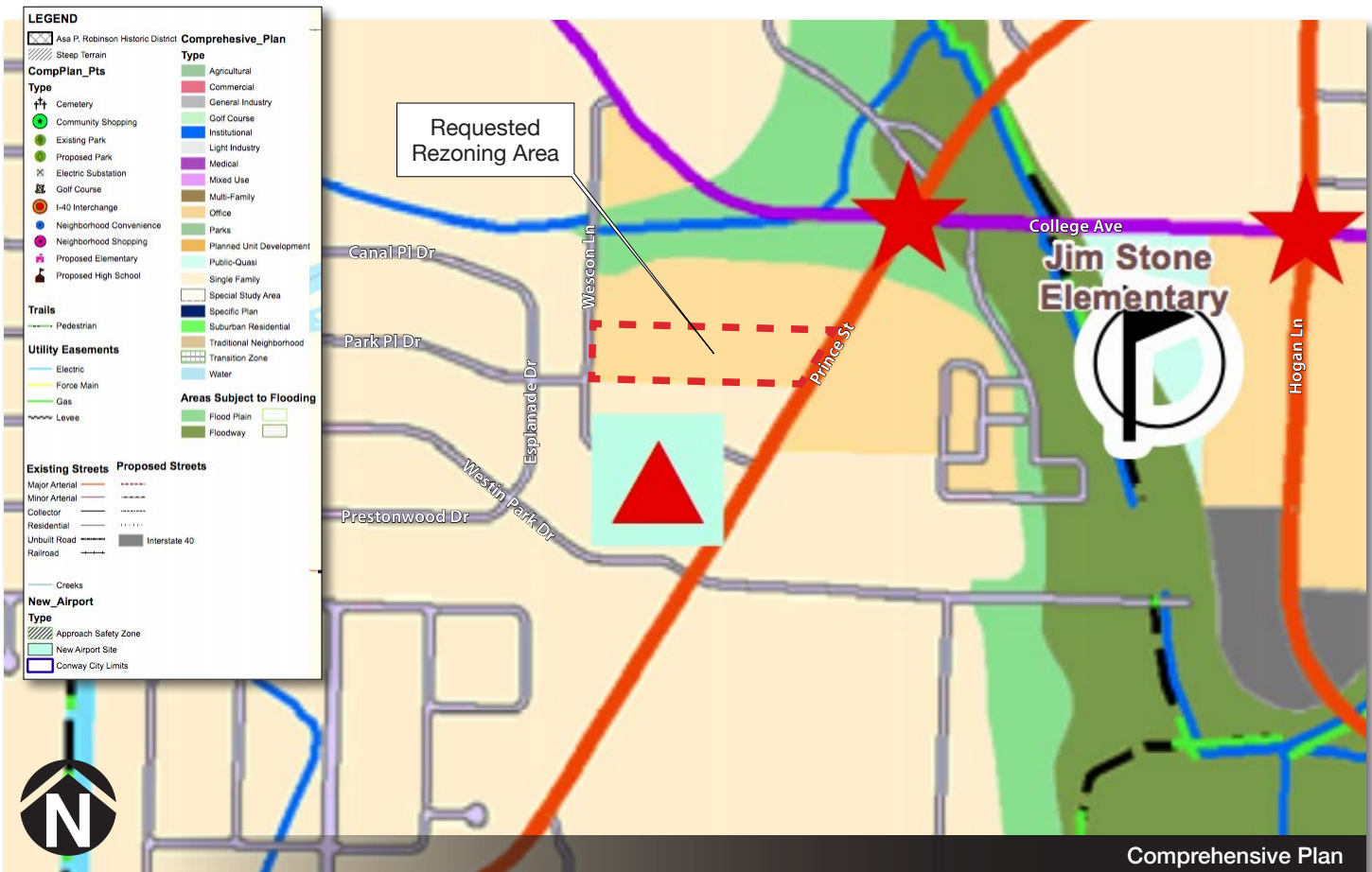
STAFF COMMENTS

The applicant is seeking a rezoning from agricultural in order to sell approximately one half of the property for a medical office. The agricultural zoning is the original default annexation zoning. The applicant also owns the existing office zoned property to the north. The north property was rezoned to O-2 in 2000. In 2008, a conditional use permit to allow 45% of the buildable area to be used for restricted retail was approved. There is also a condition requiring dedication of roundabout right of way at the intersection of College and Prince.

The request for this property is O-2 office zoning. The requested office zoning should work well in conjunction with adjoining office and PUD zoned properties.

STAFF RECOMMENDATIONS

Planning Staff recommends approval of this rezoning request.



2A CENTRAL BAPTIST CHURCH DEVELOPMENT REVIEW DENIAL APPEAL

CENTRAL BAPTIST CHURCH DEVELOPMENT REVIEW DENIAL APPEAL

APPLICANT

Barry Hoffman
Hoffman Architectural
102 N. Spring Street
Searcy, AR 72143

OWNER

Central Baptist Church
3333 Dave Ward Drive
Conway, AR 72034

STAFF REVIEW BY

Wes Craiglow, Deputy Director of Development
1201 Oak Street
Conway, AR 72032

SITE DATA

Location. 3333 Dave Ward Drive

Legal Description. On file

Site Area. 12.82 acres

Current Zoning. A-1 (Agricultural).

Existing Structures. One, 54,590 sf worship facility

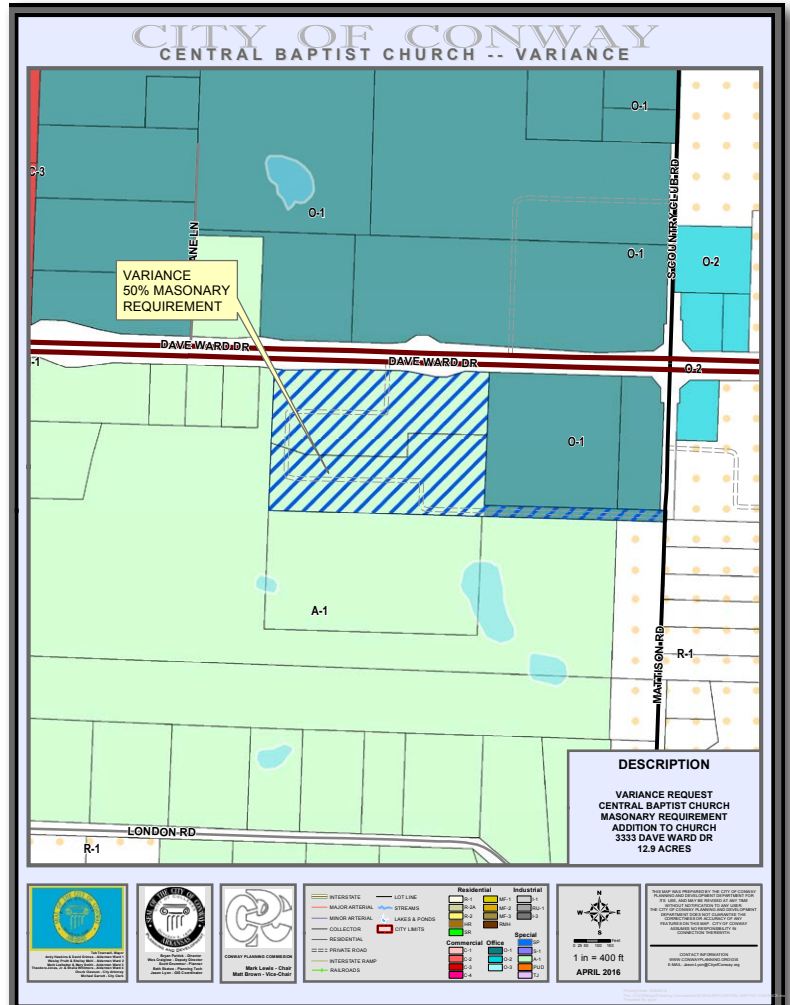
Overlay. None

Requested Variance. Exception to the design standard governing minimum required percentage of masonry on building façade.

STAFF COMMENTS

This applicant made a similar request to the Planning Commission in December of 2015 as part of a proposed addition to the east end of their church building. At that time, the Planning Commission denied their appeal. The applicant did not appeal to City Council, instead favoring to meet the city facade requirements and continue on through the permitting process. This current request is regarding a proposed addition to the west end of the same church building.

The Planning Department does not support the complete elimination of the city's facade design standards. There is neither precedence for that action nor would it, in any way, meet the spirit and intent of the building ordinance. The Planning Department staff recognizes that the City Council has been clear and consistent on the enforcement of the city's 50% masonry standard as required by Section 1101.7.C.3.a.ii of the Conway Zoning Ordinance O-94-54, which states *"Masonry shall occupy no less than 51% of any façade of any structure."*



However, in this case, the Planning Department considers a compromise of those standards as a better design choice, due to the pre-existing, non-conforming structure on the site today. This compromise can be justified using Section 1101.7.C.1 of the Conway Zoning Ordinance, O-94-54, which encourages all structures on a site to have a unified design theme. Though the existing structure's façade is non-conforming to current design requirements, the use of canopy trees to screen the large expanse of metal panels and break up the overall mass of the large structure is helpful.

Although the Planning Department has empathy for the financial constraints of every project—especially those of non-profit organization such as religious institutions and public schools—it should be noted that in every other case which has come before the Planning Department staff since 2007, the standards have been enforced equitably and consistently on all projects.

STAFF RECOMMENDATIONS

Staff recommends that the façade of the addition should match the façade of the existing structure in both color and material, by type and wall area and therefore a variance be granted per suggested conditions that follow.

Suggested Conditions 

SUGGESTED CONDITIONS

- 1. The proposed addition to match those existing design features in color and type, to a reasonable level of +/- 10% of wall area.
- 2. Tree planting around the perimeter of the new building immediately adjacent to the wall, irrespective of the amount of brick installed.



PLANNING DEPARTMENT

City of Conway

1201 OAK STREET

CONWAY, AR 72032

(501) 450-6105

**development review
notice of appeal**

Date: 3/30/16

Development Name: CENTRAL BAPTIST CHURCH

Representing Party and Title: BARRY HOFFMANN, ARCHITECT

Development Address: 5333 DAVE WARD DR. Subdivision: _____

Zoning Class: A-1 Lot/Parcel #: _____ Geocator (T/R,SECT,¼): 5141SW
CUP#1161 711-12231-002

Appellate To (check one):

- Conway Planning Commission
- Conway City Council

Please be advised that an appeal is hereby taken to the City of Conway, Arkansas for the action of the Planning Director in refusing to issue a Development Review Approval in accordance with Article 1101 of the City of Conway Zoning Ordinance (O-94-54). The disputed Section, Paragraph, and/or Subparagraph (Article 1101) is indicated below:

A VARIANCE FROM DEVELOPMENT STANDARD 1101, 7 FOR EXTERIOR CONSTRUCTION MATERIALS TO ALLOW THE CONSTRUCTION OF A METAL SIDED ADDITION AT THE SOUTH SIDE OF THE EXISTING METAL SIDED STRUCTURE. THE 46'-0" x 58'-0" STORAGE ADDITION WILL BE ATTACHED TO AN EXISTING 39'-0" METAL FACADE WHICH IS NOT VISIBLE FROM ANY STREET.

2A CENTRAL BAPTIST CHURCH DEVELOPMENT REVIEW DENIAL APPEAL

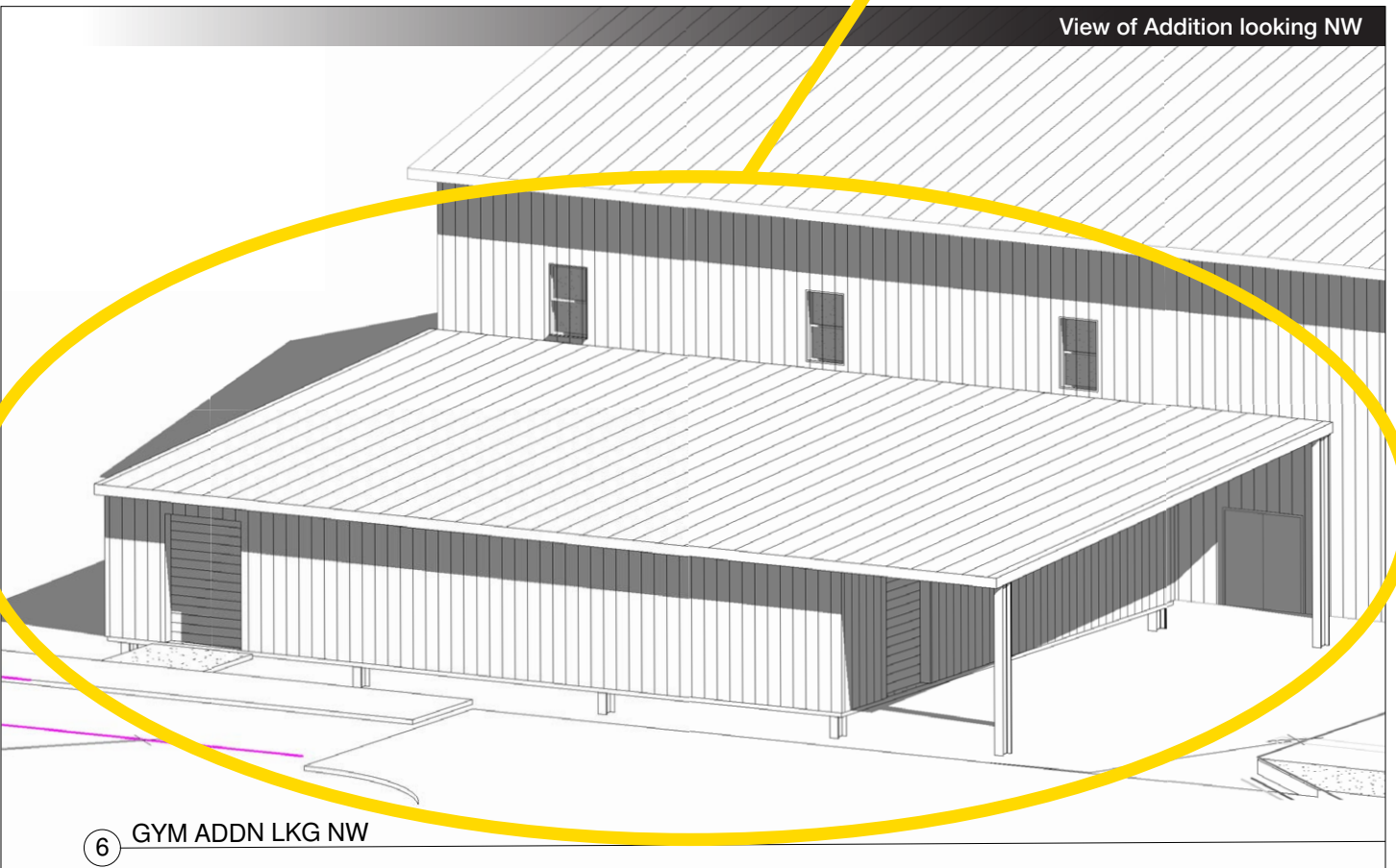


Examples of Recent Peer Facilities

Existing Structure (View from Dave Ward Drive)



View of Addition looking NW



6 GYM ADDN LKG NW



DEVELOPMENT REVIEW



In the Planning Commission Report, you are likely to see mention of Planning Department Development Review. Development review is an in-office review performed by Planning staff on any project more intensive than single-family or duplex residences. Multi-family, office, commercial, institutional, and industrial projects must all be reviewed by the Planning Department before a building permit is issued. The Permits Department also reviews for fire and life-safety compliance.

Development Review examines:

Architecture: Massing, materials, and overall design. For instance, all structures must be minimally 50% masonry. No barn like metal siding is allowed, with the exception of non public areas in I-3 (Intensive Industrial).

Traffic Management: The number of curbcuts and their locations. This reduces the “Oak Street” effect. Shared driveways are promoted whenever possible. Cross access between parking lots is required so that cars may pass between businesses without reentering the street.

Parking: Large parking areas must be divided into smaller “compartments”. Proper car stacking at entrances must be provided. A development must provide the proper number of parking spaces, but no more than necessary. Conway has parking space maximums. We also encourage “shared” parking. Parking for bicycles must also be provided.

Screening and Fencing: Dumpsters and loading areas must be screened and fenced. They should be hidden from view as much as possible. Barbed wire and chain link fencing must be appropriately located.

Landscaping: Landscaping buffers must be appropriately located around and through the site. Canopy trees are required around the perimeter of a property 30 feet on center. A canopy tree and tree island must be provided for every 12 parking spaces. Screening shrubs must be located around parking areas. Buffer landscape areas are required between developments and residences; typically, a minimum of 20 feet. Lighting: All lighting fixtures are examined for intensity and visibility. Lighting must be shielded and a non-nuisance for abutting property owners. Lighting must be shielded so that light is shed directly downward with no more than 1 foot candle at the property line. This is the equivalent to light created by 1 candle held at a distance of one foot.

Special Standards: Special regulations are in place for “Big Box” retail to reduce the large structure massing. Car dealerships, service centers, and gas stations must properly shield their auto related activities. Intensive industrial facilities are allowed a relaxed standard for industrial structures. However, an aesthetically pleasing “image zone”, typically the public facade, must be provided.

Drainage/Utilities: The City Engineer reviews submitted plans for proper drainage and storm water detention/retention. Conway Corporation, and the Conway Sanitation Department also review for needs and compliance.

Fire Department Review: The Conway Fire Department reviews the site for basic site compliance to ensure adequate building separations, access, and fire hydrant locations. A detailed interior life safety review is made as part of building code review after development review is completed prior to issuance of a building permit.

Platting: If a property has not been platted. Development review requires the creation and filing of a plat. This ensures that all easements, rights of way, etc. are properly recorded.

This is simply a quick over view of Planning Development Review. For more in depth information please see the easy to read guide at: http://www.cityofconway.org/media/government/planning-development/Design_Standards_Pattern_Book.pdf

