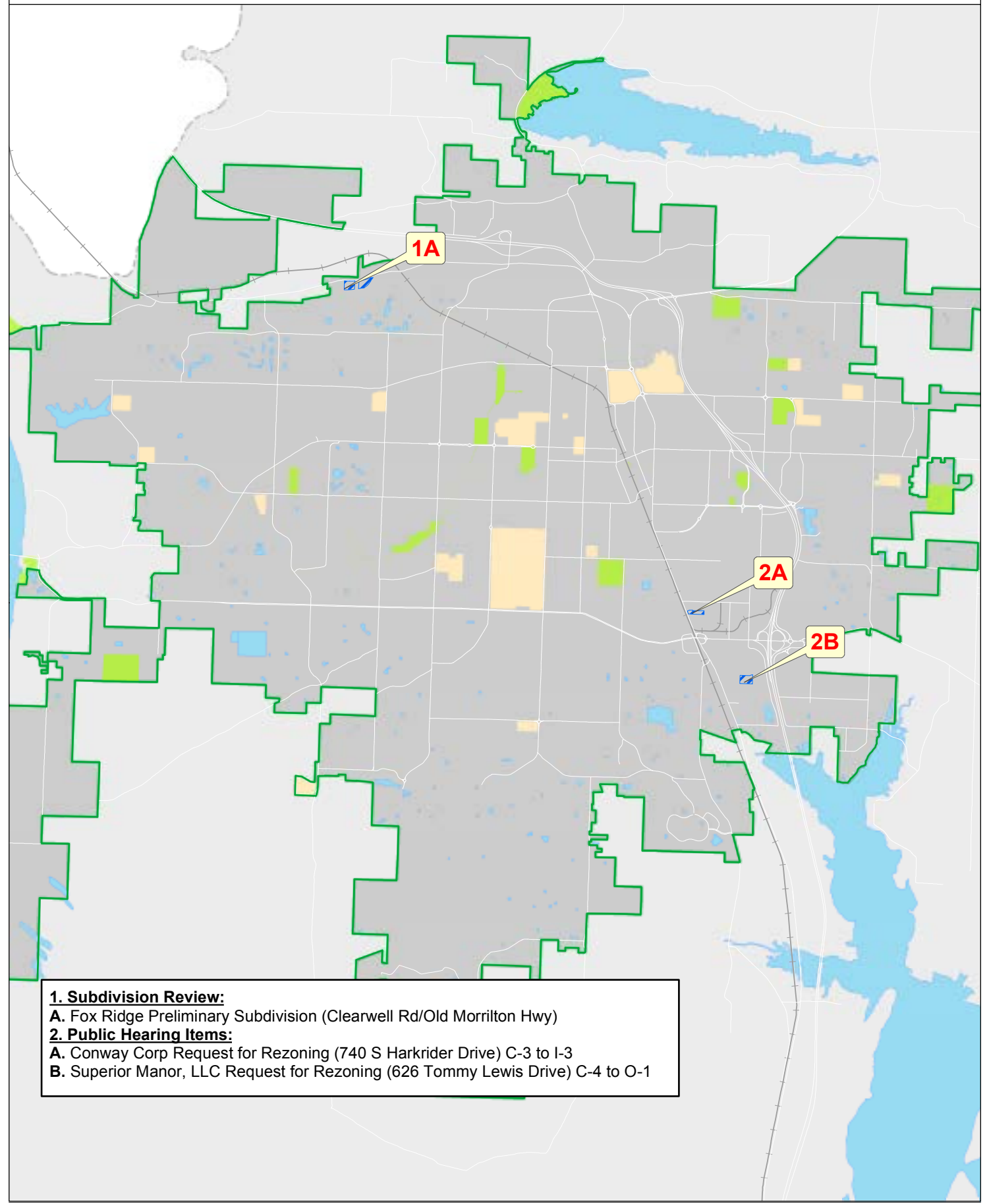


DECEMBER

Conway Planning Commission
Staff Report

7:00pm • December 19, 2016 • 810 Parkway Avenue

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CONWAY, ARKANSAS PLANNING COMMISSION MEETING AGENDA
7:00 pm • Monday • December 19, 2016
District Court Building • 810 Parkway

SUBDIVISION COMMITTEE WILL MEET AT 6:15

Call to Order

Introduction & Chairperson Remarks

Minutes: November 21, 2016

- 1. Subdivision and Replat**
 - A. Fox Ridge Addition Preliminary Subdivision
- 2. Public Hearings***
 - A. Conway Corporation Request to Rezone: C-3 to I-3 (732 & 740 S Harkrider Street)
 - B. Superior Manor Request to Rezone: C-4 to O-1 (625 Tommy Lewis Drive)
- 3. Discussion**
 - A. 2017 Officer and Committee Selections
 - B. 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**
 - TLC Pediatrics, 955 Carolyn Lane
 - Linen King, 1775 Whitten Road
 - TH-Conway (Conway Hospital), 805 E Oak Street
 - John Daly's Steakhouse & Lofts @912, 910 and 912 Front Street
- B. Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)**
 - MNB Replat
 - Ramada Inn Replat



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 Conway Planning Commission by email 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 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 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 **December 27th, 2016**.
Date is subject to change due to holidays

FOX RIDGE ADDITION PRELIMINARY SUBDIVISION

APPLICANT

Mike Elrod
37 Ranger Road
Edgemont, AR 72044

STAFF REVIEW BY

Scott Grummer, City Planner
1201 Oak Street
Conway, AR 72032

SITE DATA

Location. Property located at the northwest corner of the intersection of Nob Hill Road and Clearwell Road

Site Area. ±10.07 acres

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

Existing Structures. None

Overlay. None

STAFF COMMENTS

This plat creates 9 lots to the northwest of Nob Hill Subdivision.

STAFF RECOMMENDATIONS

Planning Commission approval is needed for items 10, 11, 22 and 26. Staff recommends approval of the preliminary plat subject to the amended punch list.

CONWAY CITY PLANNING DEPARTMENT REVIEW

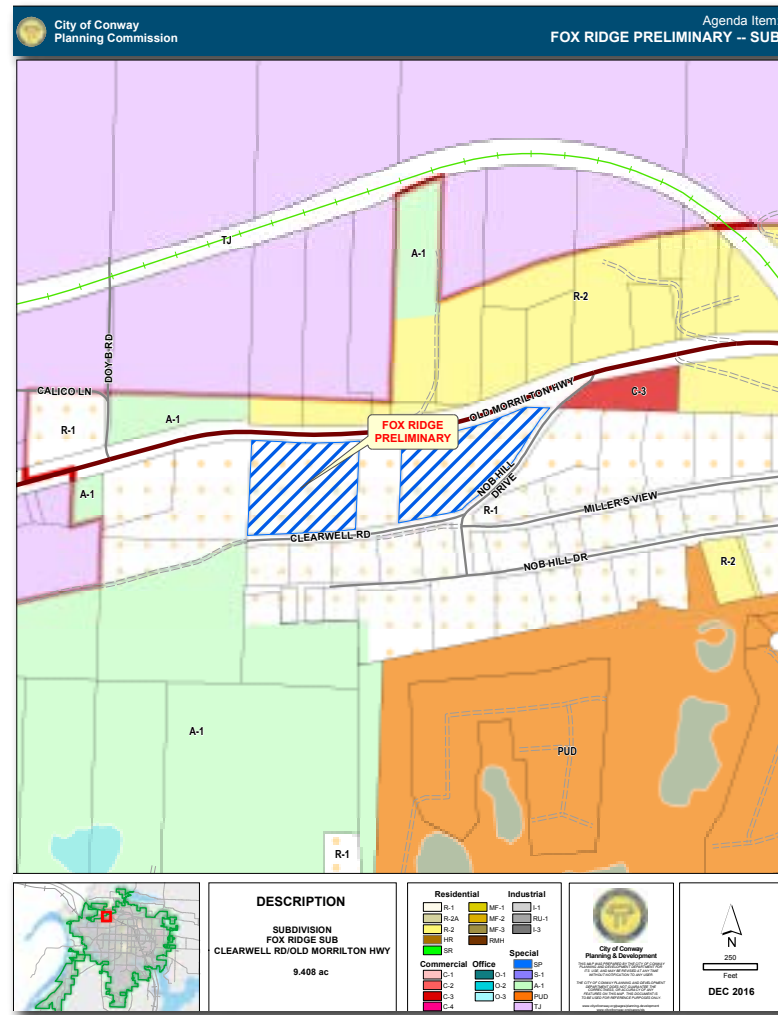
FOX RIDGE ADDITION PRELIMINARY PLAT

SUBMITTED BY: MIKE ELROD

This review lists the changes and/or additions as required by the Conway Subdivision Ordinance for **preliminary** plat approval.

BASIC INFORMATION NEEDED ON THE PLAT

1. The present zoning classification, if any, of the land to be subdivided/replatted and of the adjoining land contiguous to the boundary of the proposed subdivision/replat is needed.
2. The layout of all proposed streets are needed, along with relevant dimensions and bearings.
3. Proposed easements are needed.
4. A phasing plan outlining the boundaries for each phase and the location of all CAGIS monuments for the subdivision is needed. A minimum of two CAGIS monuments shall be placed in each subdivision or subdivision phase exceeding ten (10) acres. For subdivisions of ten (10) acres or less in size, no new CAGIS monumentation is required. However, these smaller subdivisions must all be tied to CAGIS monumentation.



ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE PLAT

5. Where the method of disposal of waste water is other than connection to a public waste water system, detailed information shall accompany the plat.
6. State Health Department approval of any new sewage system, if the requirement of the subdivision is to be met by any other means than by connecting to the water supply or sewage system operated by the City of Conway and/or the Conway Corporation is needed.
7. Improvement plans for each new utility system are needed.
8. The Certificate of Preliminary Engineering Accuracy is needed on each set of street and drainage plans.

ACCESS DESIGN REQUIREMENTS

9. Every subdivision or replat shall be served by a publicly dedicated street system that meets the access requirements of the Subdivision Ordinance.

STREET DESIGN REQUIREMENTS

10. The rights-of-way of all streets must conform to the Master Street Plan and the requirements of Table 1, Street Classification & Design Standards, City of Conway in the Subdivision Ordinance. **The required Right of Way is 40' as recommended by the Street Department. A variance has been requested for a reduced Right of Way of 25'. The**



Planning Commission must approve this variance, or this condition must be corrected.

11. The width of all streets must conform to the Master Street Plan and the requirements of Table 1, Street Classification & Design Standards, City of Conway in the Subdivision Ordinance. **The minimum Street Width for a Minor Arterial is 24'. A variance request for a street width of 20' has been received. The Planning Commission must approve this variance, or this condition must be corrected.**
12. Minimum clearance of twenty (20) feet must be provided on each side of an island within street right-of-way. Right-of-way must extend ten (10) feet beyond outside curbs where islands are used.
13. The designers of residential streets are encouraged to lay them out to permit efficient drainage.
14. The designers of residential streets are encouraged to lay them out to permit efficient utility systems.
15. The designers of residential streets are encouraged to lay them out to require the minimum length of pavement necessary to provide convenient and safe access to property.
16. State Fire Code 503.0.5 states that dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Anything other than the following cul-de-sac requirement must be approved by the Conway Fire Marshall.
17. Cul-de-sac turnarounds shall have a right-of-way diameter of 120 feet and a pavement diameter of 96 feet. Measurements assume back of curb to back of curb for a roll curb.

EASEMENT DESIGN REQUIREMENTS

18. Easements across lots or centered on rear or side lot lines shall be provided for utilities and shall be at least 10 feet in width.
19. Utility easements as required by Conway Corporation are needed.
20. Drainage easements as required by the City Engineer are needed.

LOT DESIGN REQUIREMENT

21. The minimum building setback (building line) shall be no less than 25 feet from the right-of-way of the front street, or as required by the Zoning Ordinance.
22. Double frontage lots other than corner lots fronting on two streets shall not be platted except under extreme circumstances, as may be approved by the Planning Commission. **Lots 1 thru 7 are plated as double frontage lots. The Planning Commission must approve this variance, or this condition must be corrected.**
23. Every lot must slope to a street or to a drainage easement.

UTILITY DESIGN REQUIREMENTS

24. 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.
25. If a sanitary sewage treatment system or septic tank system is to be installed, plans for such system shall be approved by the State Department of Health and the Conway Corporation prior to approval of the Final Plat by the Planning Commission.

2A CONWAY CORPORATION REQUEST TO REZONE: C-3 TO I-3

CONWAY CORPORATION REQUEST TO REZONE FROM C-3 (HIGHWAY SERVICE AND DISPLAY DISTRICT) TO I-3 (INTENSIVE INDUSTRIAL) PROPERTY LOCATED AT 732 AND 740 S HARKRIDER STREET

APPLICANT/OWNER

Conway Corporation
1307 Prairie Street
Conway, AR 72032

STAFF REVIEW BY

Bryan Patrick, Director of Planning and Development
1201 Oak St
Conway, AR 72032

SITE DATA

Location. 732 and 740 South Harkrider Street

Legal Description. on file

Site Area. ± 3.15 acres

Current Zoning. C-3 (Highway Shopping District)

Requested Zoning. I-3 (Intensive Industrial)

Existing Structures. A 6700 s.f. one story commercial building (BBQ Restaurant) and Conway Corporation utility sheds.

Overlay. None

Comprehensive Plan. The Comprehensive Plan shows this as an industrial land use. The requested rezoning is congruent with the Comprehensive Plan.

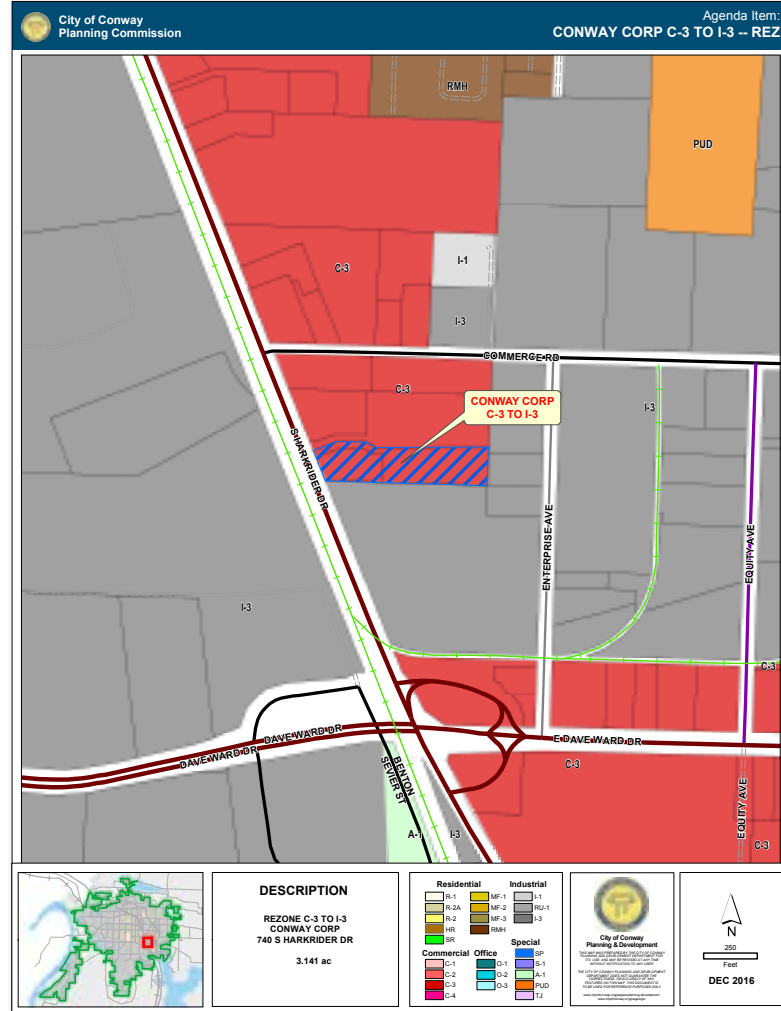
Projected Traffic Impact. With a rezoning to I-3 and continued use as a restaurant and utility barns, there will be no significant increase in traffic generation. Conway Corporation plans to ultimately phase out the restaurant. At that time, traffic generation will decrease as the property will be used exclusively for utility purposes.

Utility Infrastructure. The proposed rezoning will have no effect on current utility needs.

Flood/Drainage. There are no flooding or drainage problems on this property.

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

Conway 2025. Not applicable.

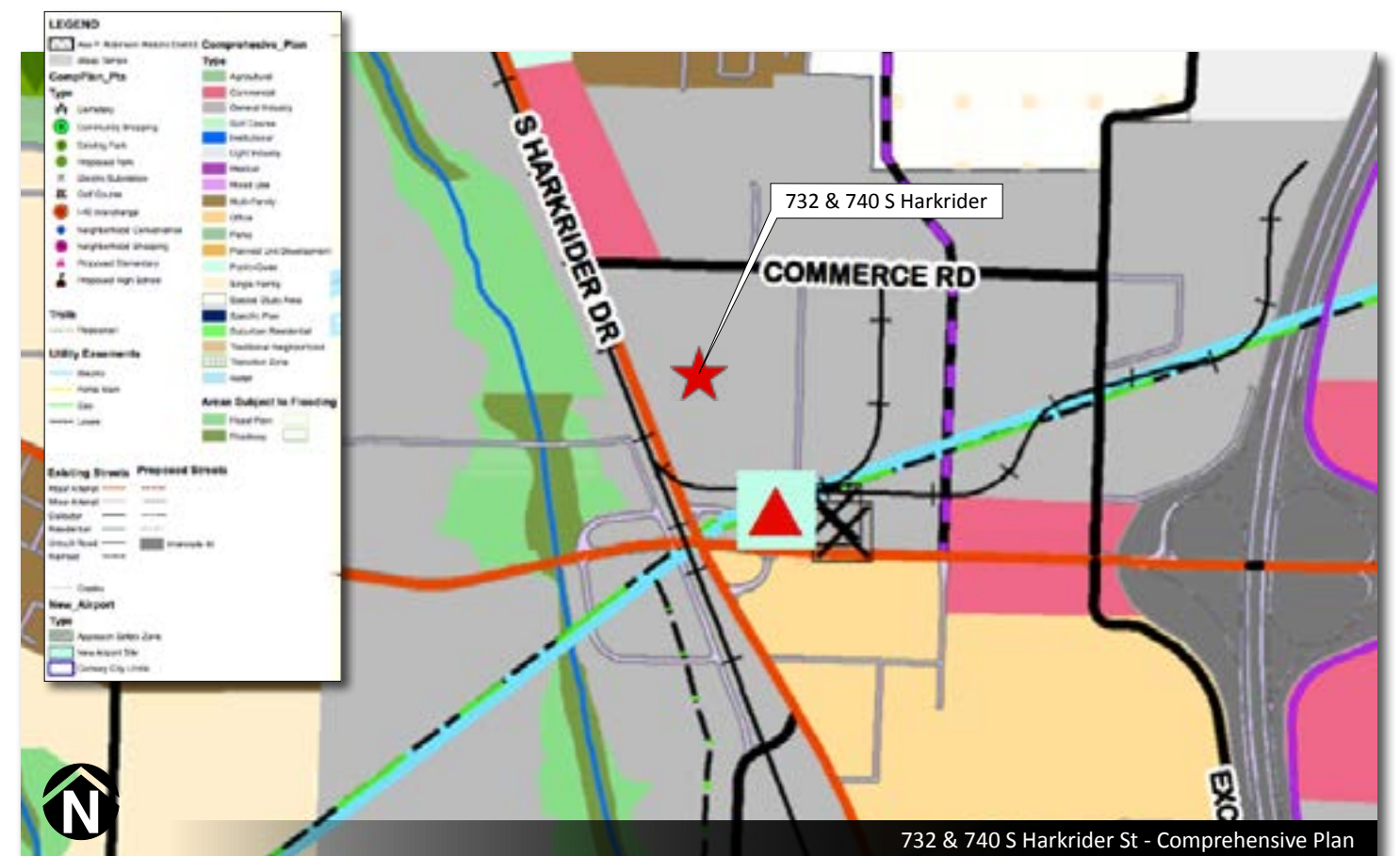


STAFF COMMENTS

Conway Corporation is seeking a rezoning from C-3 (Highway Shopping District) to I-3 (Intensive Industrial District) with plans to construct additional open utility bays for their trucks and equipment. This request also includes the existing barbecue restaurant which will continue to operate for now. Conway Corporation plans to eventually use this property for utility purposes. All other Conway Corporation property at this location is zoned I-3. A rezoning change to I-3 will unify the Conway Corporation campus I-3 zoning.

STAFF RECOMMENDATIONS

Planning Staff recommends approval of this request. The property is surrounded by I-3 on 3 sides. There is a mini-storage facility abutting on the north. The request is congruent with the comprehensive plan and Conway Corporation's planned use of the property as additional utility storage buildings matches the requested industrial use. If property is developed along Harkrider in the future, development review regulations will ensure appropriate building materials and landscaping in the "image zone" viewable from the street.



2B SUPERIOR MANOR, LLC REQUEST TO REZONE: C-4 TO O-1

SUPERIOR MANOR, LLC REQUEST TO REZONE FROM C-4 (LARGE SHOPPING CENTER COMMERCIAL) TO O-1 (GENERAL OFFICE)

APPLICANT
 Superior Manor, LLC
 415 Rogers Ave
 Fort Smith AR 72901

OWNER
 Jerry Sams
 415 Rogers Avenue
 Fort Smith, AR 72901

STAFF REVIEW BY
 Bryan Patrick, Director of Planning and Development
 1201 Oak St
 Conway, AR 72032

SITE DATA
Location. 625 Tommy Lewis Drive

Legal Description. on file

Site Area. ± 5.61 acres

Current Zoning. C-4 (Large Shopping Center District)

Requested Zoning. O-1 (General Office District)

Existing Structures. None.

Overlay. None

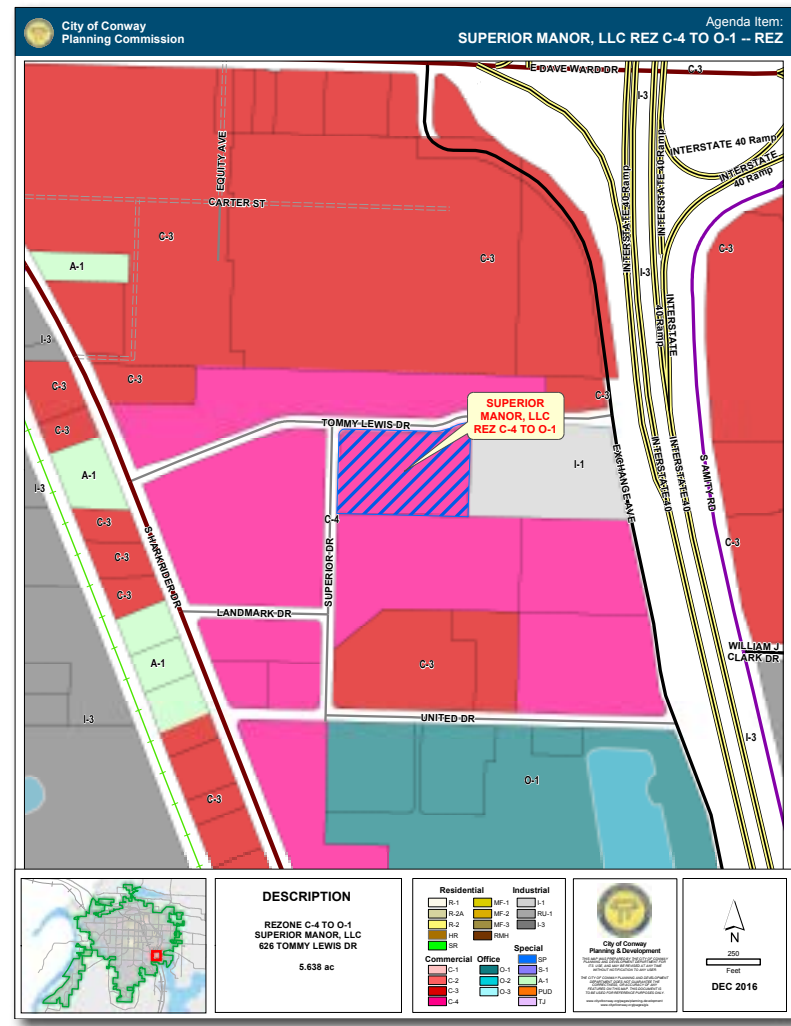
Comprehensive Plan. The Comprehensive Plan shows this area as appropriate for office use. However, the property has been rezoned to allow auto dealerships, a bank, and a hospital.

Projected Traffic Impact. With a rezoning to O-1 and used as a 120 bed nursing home. Only employee parking would be required. This could be expected to generate 330 vehicle trips per day. An O-1 zoning would allow for the development of a large office structure(s). If the property were developed for maximum office use, 671 vehicle trips per day could be expected. With current C-4 zoning a large retail shopping center could be developed creating 2100 vehicle trips per day. The requested O-1 rezoning would greatly decrease the currently allowed amount of vehicle traffic generation.

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. There are no flood or drainage problems on this property

Street Improvements. There are no current plans for area



street improvements.

Conway 2025. Not specified.

STAFF COMMENTS
 The applicant is seeking a rezoning from C-4 (Large Shopping Center) to O-1 (General Office) with plans to construct a 120 bed nursing home. The area is redeveloping as auto dealerships, hospital services, and general retail. The current C-4 zoning was placed on the property in 1999 in anticipation of a large indoor shopping mall. The C-4 zone has development regulations specifically crafted for a large mall and as such, is problematic for other developments. An O-1 zoning will decrease the currently allowed commercial intensity. The planned nursing facility will have little impact on surrounding uses. With the basic O-1 zone, a large office complex could be developed but this would be much less intensive than the currently allowed commercial land use.

STAFF RECOMMENDATIONS
 Planning Staff recommends approval of this request due to the “downzoning” nature of the request.



2017 OFFICERS		
CHAIRMAN	VICE-CHAIRMAN	SECRETARY

2016 COMMITTEES			
ANNEXATION	CONDITIONAL USE	SUBDIVISION	ZONING
Justin Brown	<i>Matthew Brown*</i>	Marilyn Armstrong*	Marilyn Armstrong
Brooks Freeman	Dalencia Hervey	Justin Brown	Dalencia Hervey
Anne Tucker*	Bryan Quinn	Brooks Freeman	<i>Mark Lewis</i>
<i>Mark Lewis</i>	Jerry Rye	Bryan Quinn	Jerry Rye*
<i>Matthew Brown</i>	Wendy Shirar	Anne Tucker	Wendy Shirar

2017 COMMITTEES			
ANNEXATION	CONDITIONAL USE	SUBDIVISION	ZONING

*indicates Chairman; names in italics indicate vacancies



Keeping of "innately wild animals" is prohibited per Conway Municipal Code Section 6.08.06.D

At the Planning Department, we occasionally receive phone calls with a bit of mystery. Realtors or business representatives will call and ask for zoning information but can't disclose their employers. This usually leads to disjointed conversations as we try to wrestle enough clues from the potential developer to give accurate information.

So, it wasn't a surprise when a call came to my desk a few weeks ago. "Hello, this is Bryan, how can I help you."

"Hello, this is Bernard and I was referred to you by the Conway Development Corporation. Due to climate change we're being forced to find a new location for our world headquarters and manufacturing facility. We're looking at Conway because of it's central U.S. location. I need Conway zoning information, but I can't reveal too much about the prospective business. We have several locations we're considering and don't want to start any premature rumors or drive up potential real estate prices."

"Ok, What does your company make?"

"Toys."

"That sounds pretty innocuous, that would fit into our light manufacturing zone; I-1."

"We also have a very large research and development department."

"That sounds like an office use, which is allowed in I-1"

"We also make electronics."

"Are you just assembling the electronic components or are you manufacturing the circuit boards?"

"We used to make the whole thing, but since computer chips came along, we've outsourced the components. There just so dang small now."

"Electronic assembly is still allowed in I-1. Is there anything else you make?"



"We do have a metal foundry, sawmill, and plastics processing facility. We're big on recycling these days. We try to start with as much raw material as possible"

"All right, I think we just left the I-1 zone. That sounds like I-3 Intensive Industrial."

"We also need on site housing for several thousand unique people."

What do you mean unique? Are they ex-prisoners, drug addicts?

"No, just small."

"You mean kids?"

"No, just small. They like to live in small dense multistory developments. Maybe 500 units per acre."

"That's a problem. Multifamily housing isn't allowed in industrial zones and we don't allow that density."

"We also have animals."

"What kind of animals?"

"Mostly deer, a few hundred. We started out with 8, but you know deer."

"You'll need 3 acres for each large animal. We'll need to check with Animal Control and see if deer qualify as smaller animals, but I think they're going to be classified as large."

"What about polar bears?"

"Wild animals are not allowed in Conway."

"Oh well, they're not going to like the summers there anyway. So, there's no zoning that would allow all our different land uses? Did I mention we need a runway?"

"You could request a Planned Unit Development. That requires three meetings; a technical meeting, a public information meeting, and the Planning Commission meeting. A PUD requires specific information to develop a Final Development Plan. We do have an old airport property zoned I-3."

"That old airport sounds interesting, but the PUD thing sounds complicated. We're not quite ready for that. Like I said, we're looking into a few other locations. I believe there's a town in Indiana that might work for us."

"You could relocate to Faulkner County, they don't have any zoning regulations."

"That's a thought. Well, thanks for the information. We'll get back with you if we decide on Conway."

"Very good, we'd be happy to help...Merry Christmas."