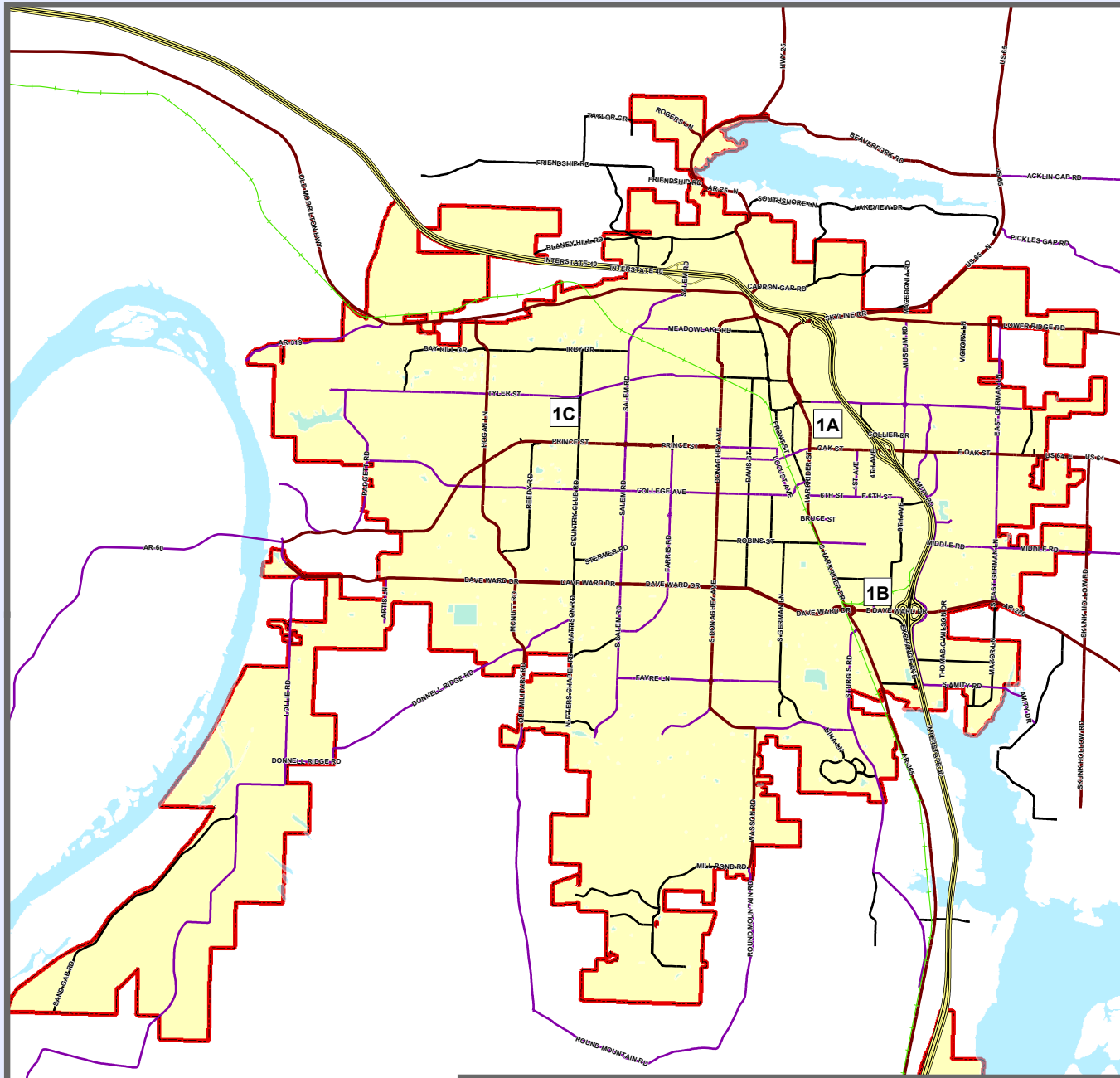


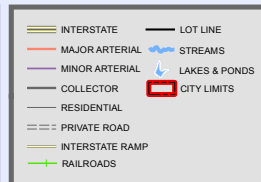
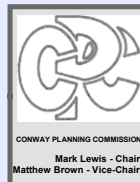
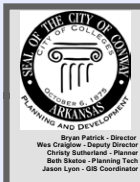
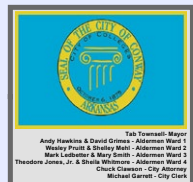


# CITY OF CONWAY FEBRUARY 2016 PLANNING COMMISSION ITEMS

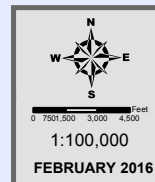


## FEBRUARY 2016 AGENDA ITEMS:

- 1A. LIGHTHOUSE CHRISTIAN CHURCH -- CONDITIONAL USE
- 1B. JACK'S ULTRASPORTS -- CONDITIONAL USE
- 1C. COUNSELING ASSOCIATES/HAVEN -- REZONING



Residential	Commercial Office	Industrial	Special
R-1	C-1	MF-1	SP
R-2	C-2	MF-2	S-1
R-2A	C-3	MF-3	A-1
R-3	C-4	HR	PUD
SR		RMH	TJ



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

# CONWAY, ARKANSAS PLANNING COMMISSION MEETING AGENDA

7:00 pm • TUESDAY • February 16, 2016  
District Court Building • 810 Parkway

**SUBDIVISION COMMITTEE WILL NOT MEET**

Call to Order

Introduction & Chairperson Remarks

Minutes: January 19, 2016

1. Annexation, Zoning and Conditional Use (Requires Public Hearing)
  - A. Lighthouse Christian Church Conditional Use Permit Request: Religious Activities
  - B. Jack's Ultra Sports Conditional Use Permit Request: Commercial Amusement and Restaurant
  - C. Counseling Associates Rezoning Request: R-1 to S-1
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
  - St. Andrews Place, Therapy Addition, 3501 College Avenue
- B. Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)
  - Lewis Crossing Phase 2, Lot 12; filed [L-276]
  - Murphy's Replat, Lots 72 & 73, Centennial Valley Community Phase 1; filed [L-277]

## Planning Commissioners

Mark Lewis, Chairman  
Matthew Brown, Vice-Chairman  
Marilyn Armstrong  
Justin Brown  
Brooks Freeman

Dalencia Hervey  
Bryan Quinn  
Jerry Rye  
Wendy Shirar  
Anne Tucker

Contact the Planning Commission by email at [planningcommission@cityofconway.org](mailto: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 also be placed on the City's website: [www.cityofconway.org](http://www.cityofconway.org).

Items reviewed at tonight's Planning Commission meeting may be considered by the City Council as early as February 23, 2016.



# 1A LIGHTHOUSE CHRISTIAN CHURCH CONDITIONAL USE PERMIT REQUEST

## LIGHTHOUSE CHRISTIAN CHURCH CONDITIONAL USE PERMIT REQUEST TO ALLOW RELIGIOUS ACTIVITIES

**APPLICANT**  
 Elbert Credit  
 Lighthouse Christian Church  
 5380 Dave Ward Dr  
 Conway, AR 72034

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

**SITE DATA**  
 Location. 1216 Hamilton and 1215 Factory Streets

**Legal Description.** On file

**Site Area.** .75 acre +/-

**Current Zoning.** Northeast Old Conway Area Specific Plan (T4 and T3)

**Requested Conditional Use Permit.** To allow religious activities

**Existing Structures.** 2 single family residences and accessory buildings

**Overlay.** None, however the property is in the Northeast Old Conway Area Specific Plan and new construction requires Historic District Commission approval.

**Comprehensive Plan.** The Northeast Old Conway Area Specific Plan shows the west half block with Hamiltonm Street frontage as a T4 zone appropriate for residential and mixed use commercial. The Plan shows the east half block with Factory Street frontage as appropriate for residential use.

**Projected Traffic Impact.** Under current T3 and T4 zoning, a residence and mixed use structure could be constructed creating around 330 vehicle trips per day. If the property were used for a church, around 50 vehicle trips per day could be expected.

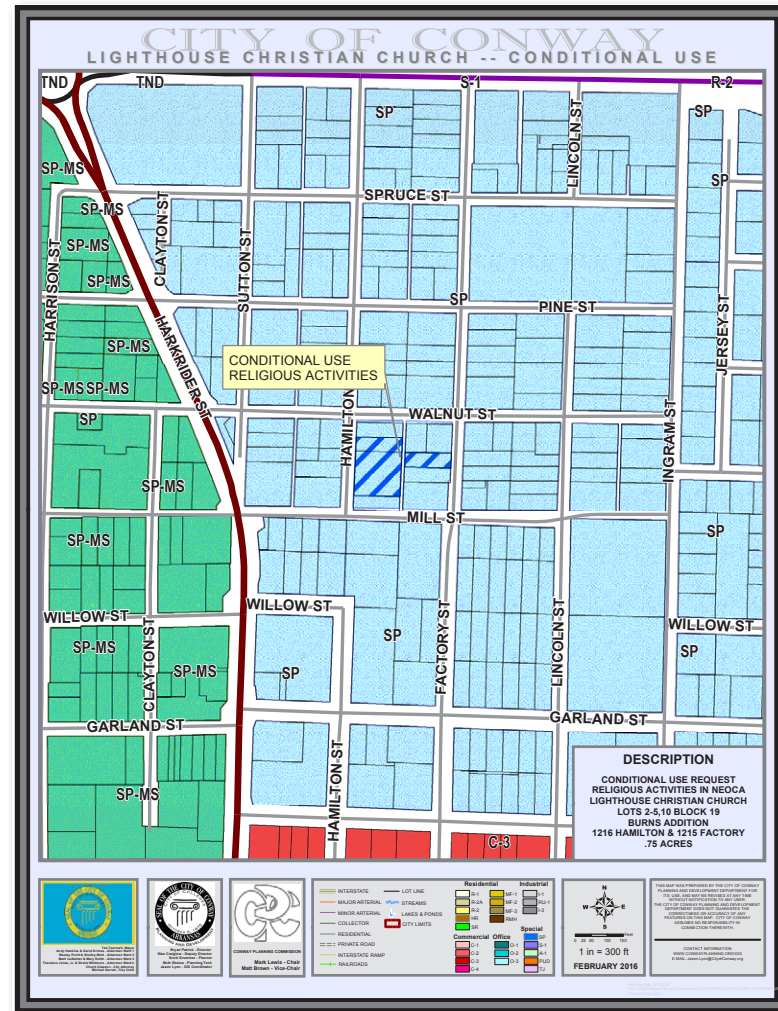
**Flood/Drainage.** No part of the requested property is within any flood plain or flood way.

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

**Conway 2025.** Not directly applicable.

### STAFF COMMENTS

The applicant is requesting a conditional use permit to allow religious activities. The Church has obtained the requested property and would like to use for expansion. As part of the



NEOCA Specific Plan, any new construction must be approved by the Historic District Commission.

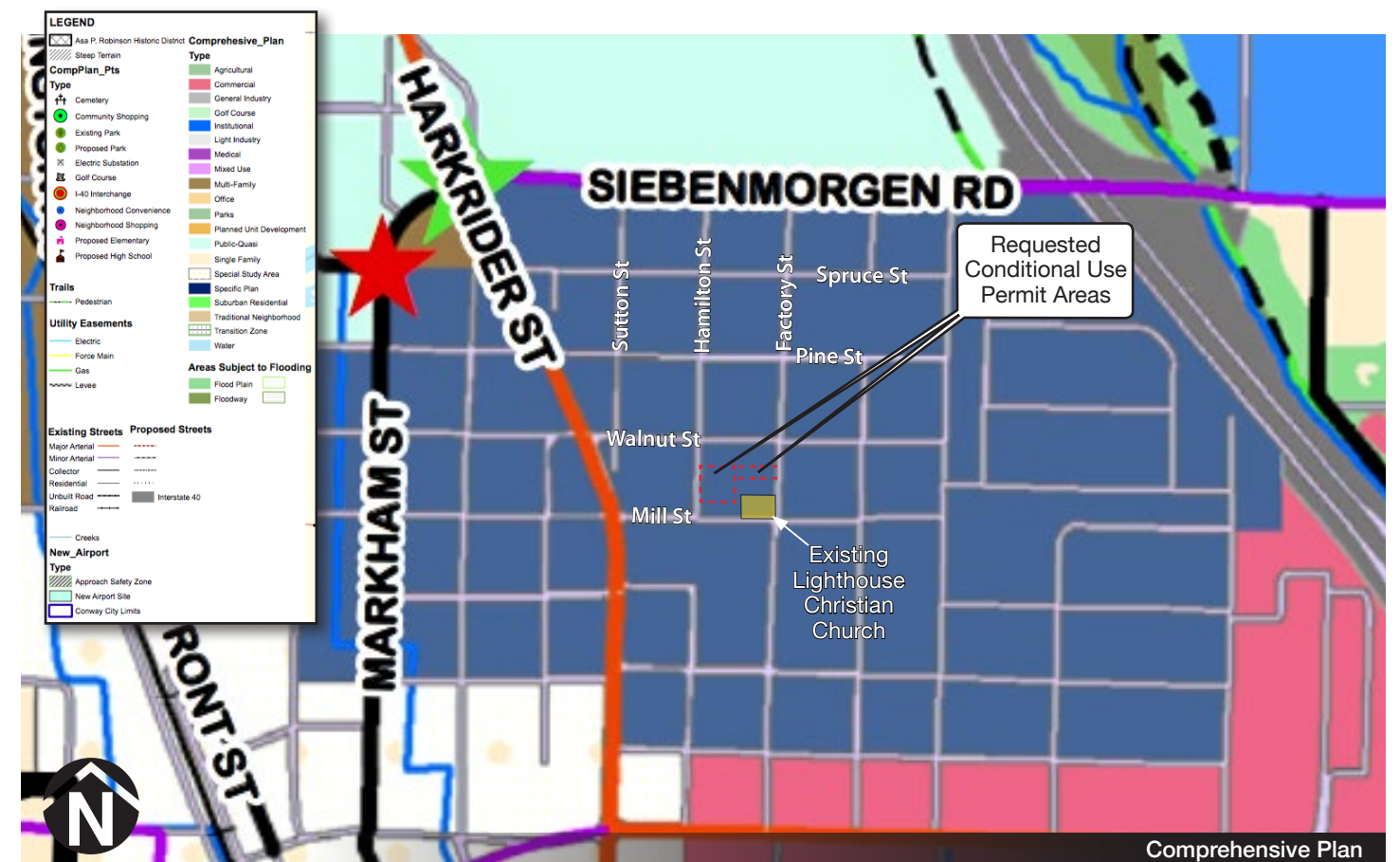
**STAFF RECOMMENDATIONS**  
 Planning Staff recommends approval of this request.

**SUGGESTED CONDITIONS**  
 The following list of conditions is not complete and should be considered a “starting point” for conditions. The Commission should take public comment and revise, add to, or delete from the suggested conditions appropriately.

The following conditions are recommended:  
 None



Aerial View of Properties



Comprehensive Plan



# 1B JACK'S ULTRA SPORTS CONDITIONAL USE PERMIT REQUEST

## JACK'S ULTRA SPORTS CONDITIONAL USE PERMIT REQUEST TO ALLOW AMUSEMENT CENTER AND RESTAURANT

**APPLICANT**  
 Curtis Butler/Joe Thielke  
 43 Sunny Gap Rd  
 Conway, AR 72032

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

**SITE DATA**  
 Location. 655 Equity Ave.

Site Area. 1.70 acres +/-

Current Zoning. I-3 (Intensive Industrial)

**Requested Conditional Use Permit.** To allow a commercial recreational facility in the I-3 intensive industrial district

**Existing Structures.** A 28,000 square foot warehouse and parking/loading area

Overlay. None

**Comprehensive Plan.** The Comprehensive Plan shows this area as appropriate for industrial use.

**Projected Traffic Impact.** Under current industrial zoning with a general industrial use, 358 vehicle trips per day could be expected. A commercial recreational facility should generate around 392 vehicle trips per day.

**Flood/Drainage.** No part of the requested property is within any flood plain or flood way.

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

Conway 2025. Not directly applicable

### STAFF COMMENTS

The applicant is requesting a conditional use permit to allow a commercial recreational facility. The facility is described in the application as featuring paint ball, laser tag, and arcade games. There is a small paved parking lot at the entrance to the facility and around .75 acre of gravel loading area for additional parking. The warehouse space would allow a large indoor paintball and laser tag area. The requested use would not seem to have an effect on surrounding uses.

### STAFF COMMENTS

Planning Staff recommends approval of this request.

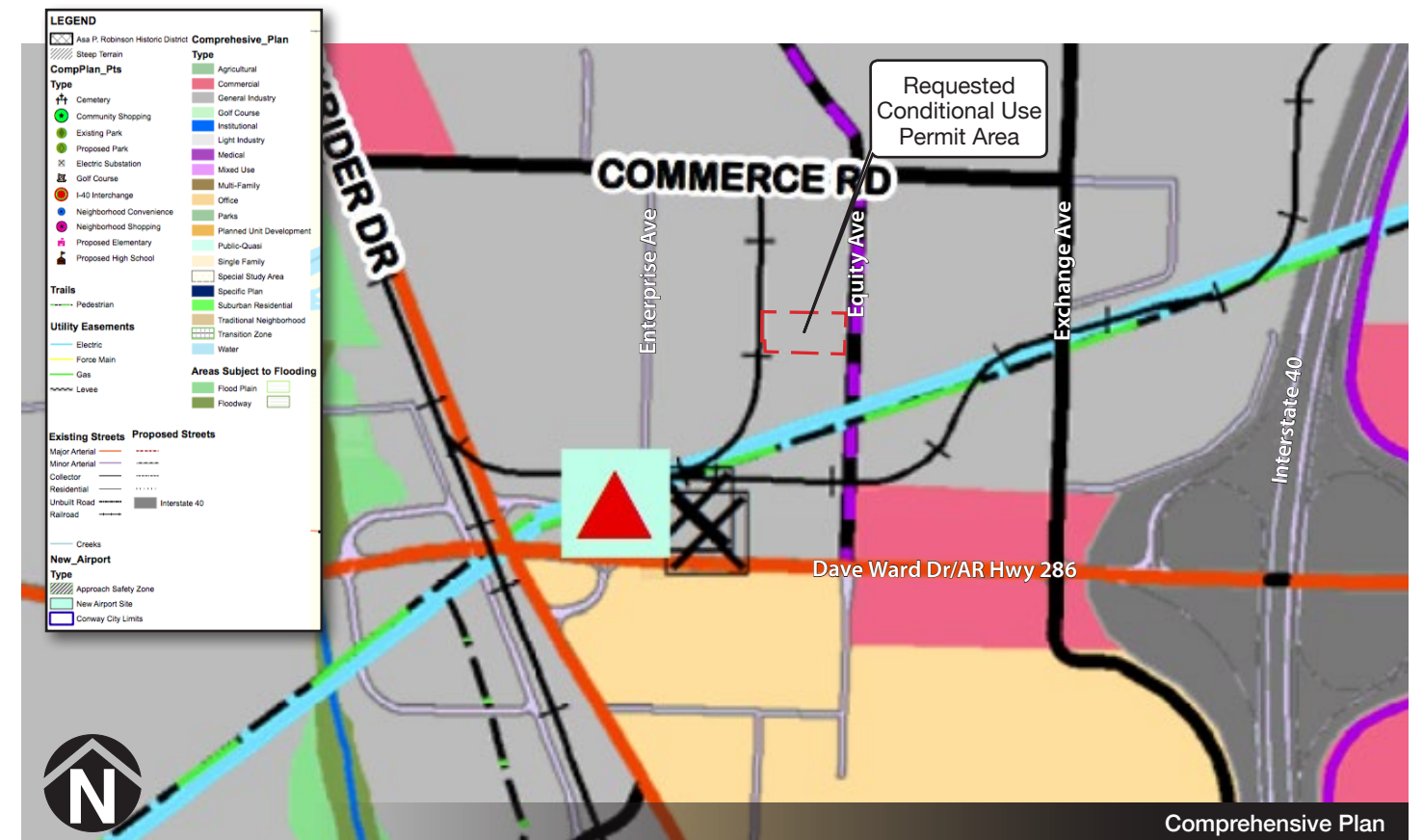


### SUGGESTED CONDITIONS

The following list of conditions is not complete and should be considered a "starting point" for conditions. The Commission should take public comment and revise, add to, or delete from the suggested conditions appropriately.

The following conditions are recommended:

- Limited to the applicant Curtis Butler/Jack's Ultra Sports.





**COUNSELING ASSOCIATES, INC./HAVEN REZONING REQUEST: R-1 (SINGLE-FAMILY RESIDENTIAL) TO S-1 (INSTITUTIONAL)**

**APPLICANT**  
 Counseling Associates Inc. / HAVEN  
 1701 Donaghey Avenue  
 Conway, AR 72032

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

**SITE DATA**  
 Location. 3010 Tyler Street. The vacant property located at the southwest corner of Tyler Street and Country Club Road.

Site Area. 1.6 acre +/-

Current Zoning. R-1 (Single Family Residential)

Requested Zoning. S-1 (Institutional)

Existing Structures. None

Overlay. None

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

**Projected Traffic Impact.** With the existing R-1 zoning and maximum allowed buildout of 4 houses, around 40 vehicle trips per day can be expected. With a rezoning to S-1 and used as a shelter for female minors, 6 vehicle trips per day per 1000 square feet of structure could be expected; a 10,000 s.f. facility would generate approximately 60 vehicle trips per day.

**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.

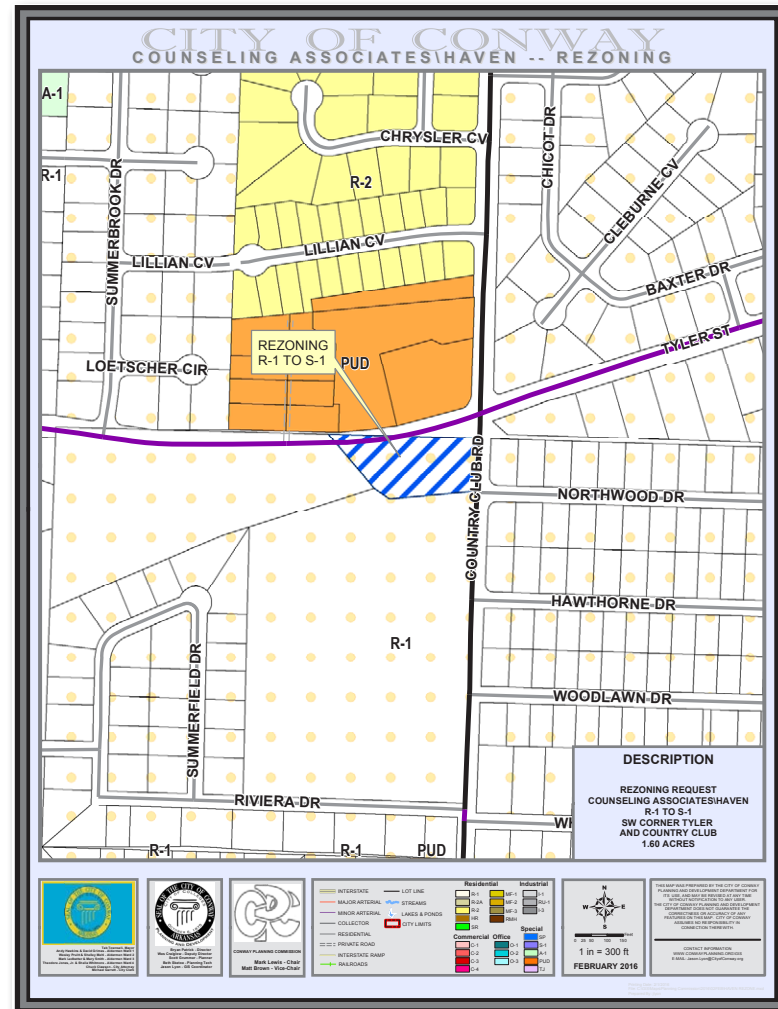
**Flood/Drainage.** The property is not within any flood plain or flood way.

**Street Improvements.** There are currently 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 single family residential to institutional in order to construct a new shelter to house female minors. Haven currently operates at 1701 Donaghey in a two story former residence. The new location would offer HAVEN the ability to expand and serve more residents in a



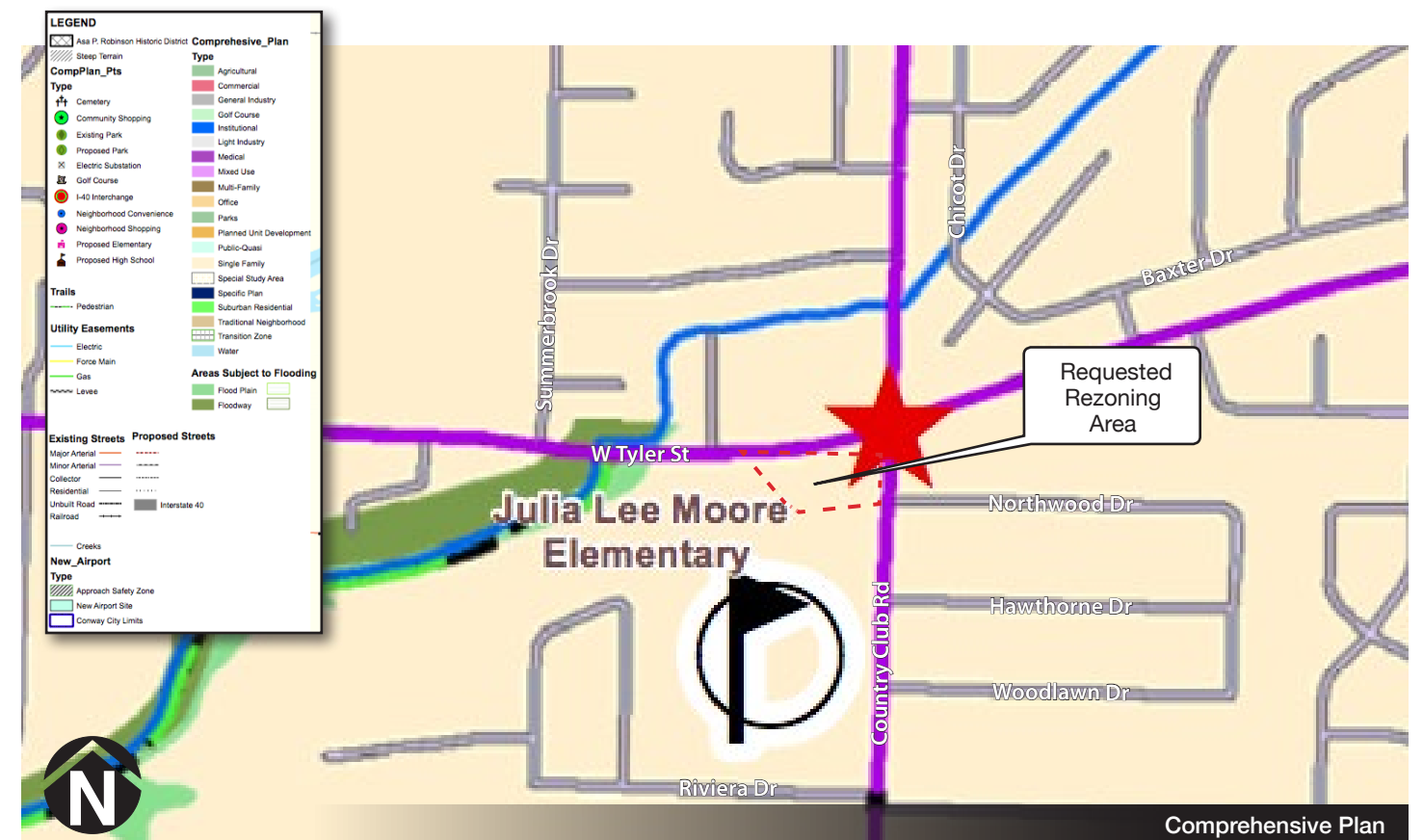
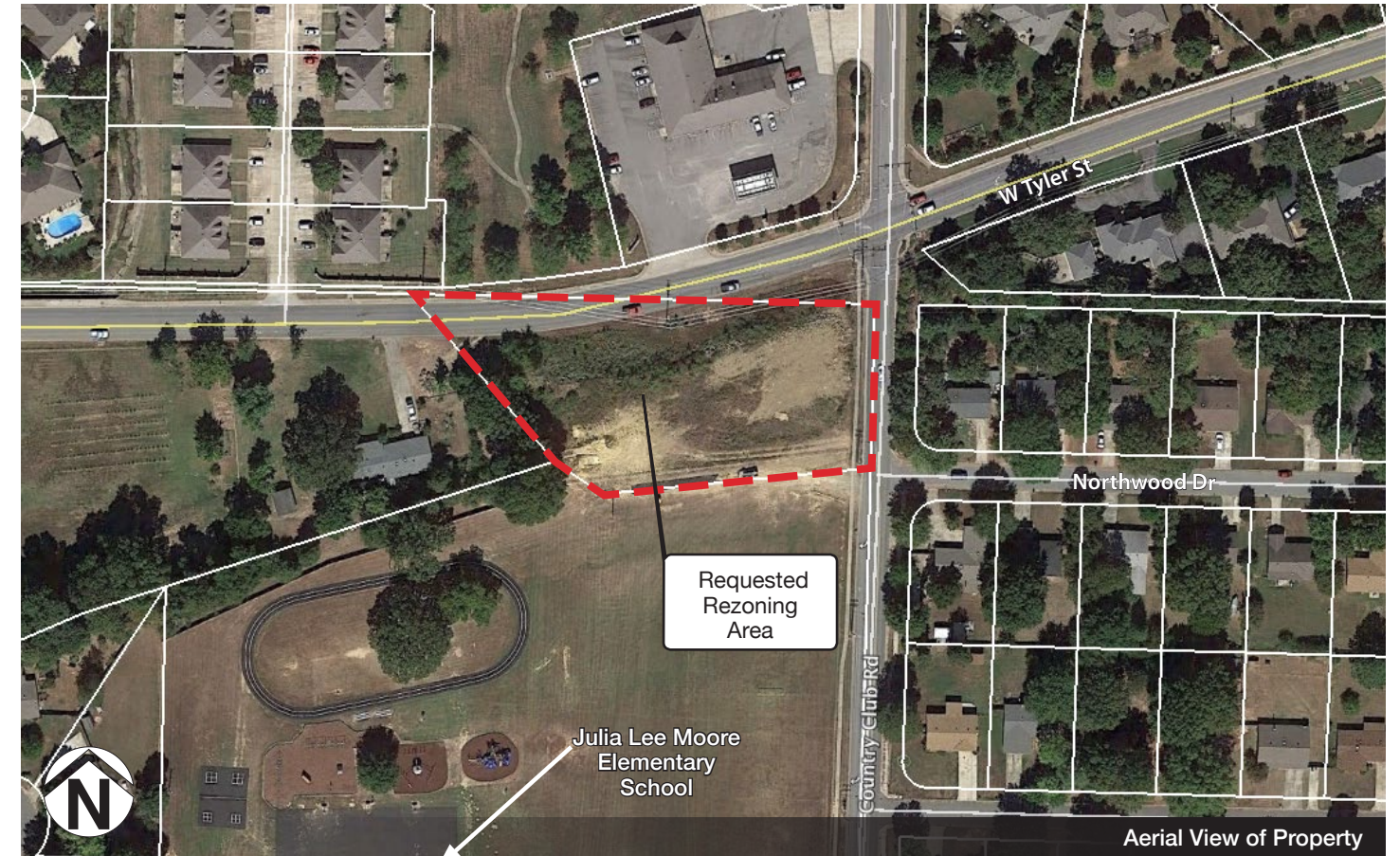
facility designed as a shelter.

The zoning ordinance allows a shelter [for abused persons] by right in the S-1 and S-2 Institutional zones and by conditional use in R-2/R-2A duplex and MF-1/MF-2/MF-3 multi-family zones. Haven's director consulted with Planning Staff and S-1 Institutional was determined to be the least intrusive zone. The requested S-1 zone allows child care, office, nursing home, single family homes, hospital, church and school by right.

Any new structure would be subject to Planning Department development review. Development review would require a structure with 50% minimum masonry siding, landscaped parking areas, residential buffer area, trees, and proper ingress/egress to the property. Platting will also be required which in turn, will require additional street right of way dedication.

**STAFF RECOMMENDATIONS**

Planning Staff recommends approval of this rezoning request.







View of property from W Tyler St looking SE



View of property from intersection of Country Club Rd & W Tyler St looking SW



# Coming to Terms with Terms

Encore from April 2015

**Acre:** 43,560 square feet. Based on the area a person could plow with a team of oxen in one day.

**By Right:** Many times you will see “by right” referenced in the Planning Commission reports. “By right” refers to a land use or activity that is allowed with no further action. For example, O-2, quiet office allows a medical office, “by right”. If a doctor decided to open an office and begin seeing patients at a property zoned O-2, she would not need to visit the Planning Commission and/or City Council for approval. The property is “good to go”. However, retail is not allowed “by right” in an O-2 zone. A person seeking to open a music store must seek to have the property rezoned to a commercial zone or obtain a conditional use permit in order to start their business.

The best reference to view allowed “by right uses” is the land use matrix in Addendum A of the Conway Zoning Ordinance. The matrix uses 3 designators to identify allowed uses: blank, meaning not allowed; X, meaning allowed “by right”; and C, meaning allowed with a conditional use permit.

Allowed Uses	R-1	R-2A	R-2	SR	MF-1	MF-2	MF-3	RMH	HR	C-1	C-2	C-3	C-4	O-1	O-2	I-1	RU-1	I-2	A-1	B-1	B-2	TJ	
Retail - General										X	C	X	X	C	C		X	C	C	C	C	C	C
Retail - High Impact										C	C	X	X				C	C	C	C	C	C	C
Retail - Restricted										X	X	X	X	C	C	C	X	C	C	C	C	X	C

**Comprehensive Plan:** The Comprehensive Plan, aka, “Growth Plan” is a graphic guideline reflecting the community’s planning goals and objectives. It is not the zoning map. The majority of the current version was adopted by resolution of the City Council in 2004. There have been 3 recent major updates to the plan; the Old Morrilton Corridor Study, the Northeast Old Conway Area Plan, and the Lower Ridge Road Corridor Study. A Donaghey Corridor Study has also been conducted but not yet made an official part of the Comprehensive Plan. The Comprehensive Plan also includes the Master Street Plan and Pedestrian/Bike Path Plan.

**Conditional Use Permit:** A “special permit” in addition to the underlying zoning district. This permit allows a particular land use that is seen as generally compatible with a zoning district. However, it may require specific “conditions” or requirements in order to make the use most compatible with surrounding land uses.

**Conway 2025:** A study utilizing major community input to define the desirable 2025 Conway. The study was a joint effort by the City of Conway and the Conway Chamber of Commerce. The City Council adopted the study as the strategic vision for Conway with resolution R-11-15, on April 12, 2011. More information can be obtained at [www.conway2025.com](http://www.conway2025.com).

**Curbcut:** Vehicular access to a property. Typically a driveway providing ingress/egress to a property. The term comes from the need to cut and remove the curb in order to place a driveway.

**Duplex Zones:** In Conway, there are 2 duplex zones. They allow the same land uses; a single family home, or a duplex. They also use the same setbacks. However, in R-2 a duplex may be constructed on a lot with 50 feet of street frontage. R-2A requires a lot with 100 feet of street frontage. The R-2A zone was created in the 1980s as a way to limit the number of duplexes in the Old Conway area.

**Floodplain:** The area referenced on the Federal Emergency Management Administration’s (FEMA) Flood Insurance Rate Map (FIRM) as susceptible to being inundated by floodwaters from any source. These areas are described as having a 1% chance of annual flooding (100 year event). Structures may be built in the floodplain with City Engineer approval of proper building finished floor elevations. Areas outside the floodway typically have a .2% chance of flooding annually (500 year event).

**Floodway:** The area referenced on FEMA FIRM Maps as a creek, river, or other water flow area. Structures may not be constructed or placed in the flood way.

**Master Street Plan:** The Master Street Plan is a component of the Conway Comprehensive Plan. The MSP classifies streets by their function, size, and capacity. There are four basic classifications:

1. Local: A residential street/50 foot right of way/27 feet from curb to curb/25 mph
2. Collector: Carries traffic from local streets to arterial streets/60 foot right of way/36 feet from curb to curb/30 mph
3. Minor Arterial: A moderate to high capacity road just below a highway/80 foot right of way/48 feet from curb to curb/40 mph
4. Major Arterial: A high capacity road/100 foot right of way/60+ feet from curb to curb/50+mph

**Multi-Family Zones:** In Conway, there are 3 multi-family zones. These all basically allow the same land uses and setbacks. They differ in allowed density; MF-1 allows 12 units per acre, MF-2 allows 18 units per acre, and MF-3 allows 24 units per acre.

**Overlay District:** A district that is “laid” on top of another zone or zones. The overlay will typically have a specific set of regulations to achieve a desired planning outcome. For example, The Village at Hendrix is a Traditional Neighborhood Development (TND) overlay. The underlying zone is (S-1) Institutional, but a new form based code allowing the denser mixed used traditional neighborhood is “overlaid” on top of the zone. The Old Conway Design Overlay District is another example of an Overlay District.

**Rezoning:** The action of changing the zoning district of a particular piece of property. A zoning district will allow certain land uses by right or through a conditional use permit. Conversely, a zoning district may prohibit certain land uses. Unlike a conditional use permit, a rezoning may not have additional requirements tied to it. In a particular zone, a use is allowed or disallowed.

**Setback:** The area between a property line and the primary structure. There are differing setbacks in the various zoning districts. For example, the side setback in C-3 is 0 feet. In an R-1 zone, a 6 foot side setback is required. There are typically, front, rear, side, and exterior (street frontage i.e. corner lot) setbacks.

**Vehicle Trips Per Day:** Vehicle trips per day is the average number of cars, trucks, motorcycles, etc. that enter and exit a property within a 24 hour weekday time span. The VTD numbers quoted in Planning Commission reports are sourced from the Institute of Transportation Engineers Trip Generation 6th or 7th edition.