



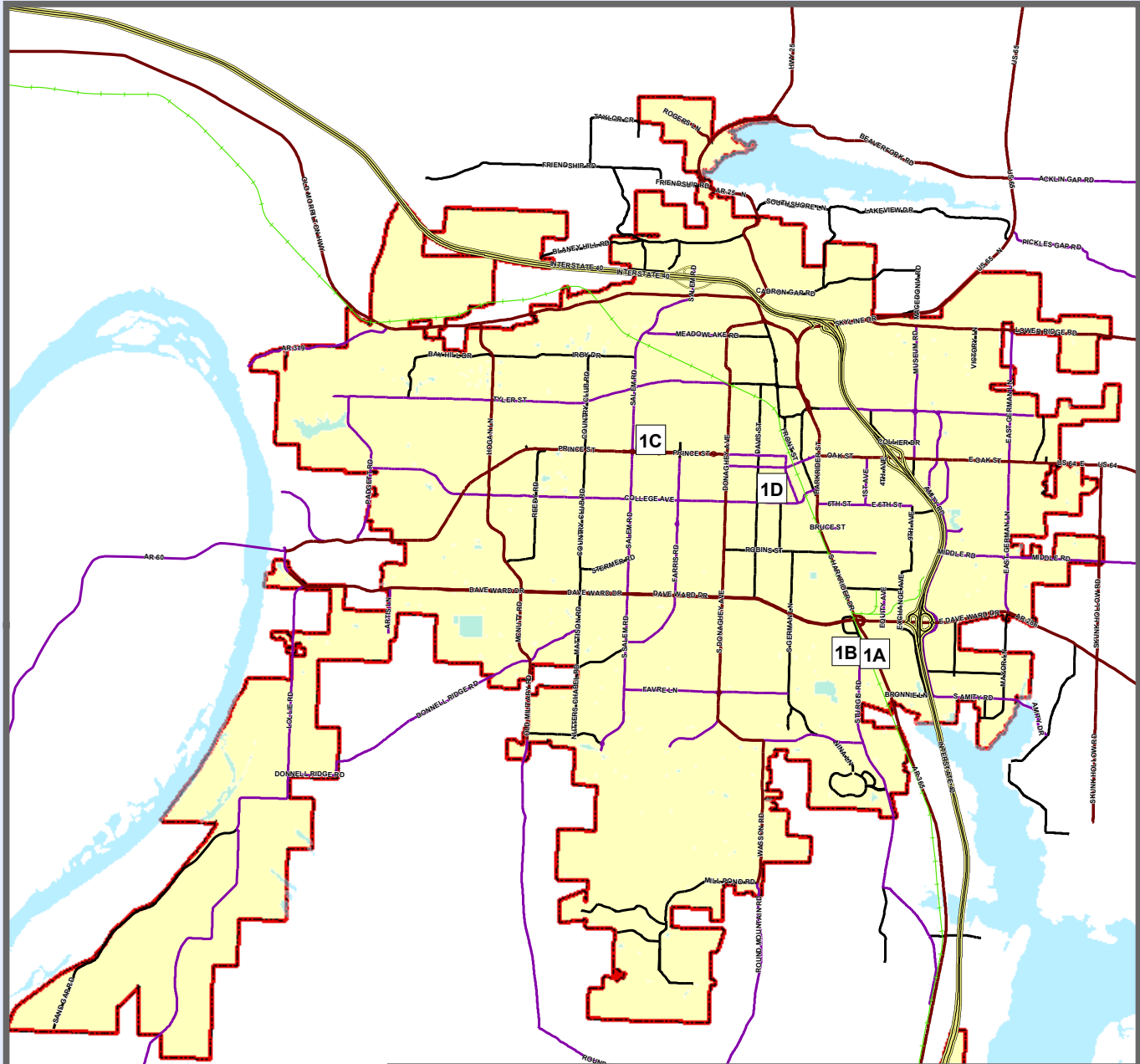
MAY

Conway Planning Commission

7:00pm • May 16, 2016 • 810 Parkway Avenue

CITY OF CONWAY

MAY 2016 PLANNING COMMISSION ITEMS



MAY 2016 AGENDA ITEMS:

- 1A. ALEXANDER TYLER -- REZONING
- 1B. ALEXANDER TYLER -- CONDITIONAL USE
- 1C. CRYSTAL EALY -- CONDITIONAL USE
- 1D. MELVIN GONZALEZ -- REZONING



Tab Tolson - Mayor
 Amy Henshaw & David Grimm - Alderman Ward 1
 Wally Pruitt & Shady Mann - Alderman Ward 2
 Mark Lottaker & Mark Smith - Alderman Ward 3
 Theodore Jones, Jr. & Sheila Williams - Alderman Ward 4
 Chuck Clemons - City Attorney
 Michael Garnett - City Clerk



Rayn Patrick - Director
 Wes Craiglow - Deputy Director
 Cherie Satterfield - Planner
 Beth Skelton - 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	I-1
MINOR ARTERIAL	LAKES & PONDS	R-2A	RU-1
COLLECTOR	CITY LIMITS	R-2	I-3
RESIDENTIAL		HR	RMH
PRIVATE ROAD		SR	
INTERSTATE RAMP		Commercial Office	Special
RAILROADS		C-1	SP
		C-2	S-1
		C-3	A-1
		C-4	PUD
			TJ

0 7501.500 3.000 4.500 Feet

1:100,000

MAY 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 • May 16, 2016
District Court Building • 810 Parkway

SUBDIVISION COMMITTEE WILL NOT MEET

Call to Order

Introduction & Chairperson Remarks

Minutes: April 18, 2016

1. Public Hearings

- A. Tyler Rezoning Request: A-1 to I-3
- B. Tyler Conditional Use Permit Request: Automotive Paint & Bodywork, plus Vehicle Repair
- C. Ealy Conditional Use Permit Request: Adult Day Care in a C-3
- D. Gonzalez Rezoning Request: R-2A to R-2

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

- Sam's Club, 1250 S. Amity Road
- Douglas Company Addition, 200 Exchange Avenue
- Crain Buick - GMC Dealership, 710 Amity Road

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

- ASCC Addition, Lot 1, minor subdivision
- Castleberry Meadows Subdivision, filed [L-289]
- Burns Addition Block 7 (Conway Cottage Court), filed [L-287]
- Gifford Replat, filed [L-286]
- Lewis Crossing Phase II amended, filed [L-285]
- Meadowlake Corner II Replat, filed [L-283]

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 May 24, 2016.

1A TYLER REZONING REQUEST: A-1 TO I-3

ALEX TYLER REQUEST TO REZONE PROPERTY LOCATED AT 1301 MCNUTT ROAD FROM A-1 (AGRICULTURAL) TO I-3 (INTENSIVE INDUSTRIAL)

APPLICANT/OWNER

Alexander Tyler
2605 Collins Drive
Conway, AR 72034

STAFF REVIEW BY

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

SITE DATA

Location. 1301 Sturgis Road

Site Area. 2 acres +/-

Current Zoning. A-1 (Agricultural)

Requested Zoning. I-3 (Intensive Industrial)

Existing Structures. None

Overlay. None

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

Projected Traffic Impact. With the existing A-1 zoning and a maximum use scenario such as a wholesale plant nursery, around 40 vehicle trips per day can be expected. With a rezoning to I-3 and used as a car repair business with a 10,000 square foot building, 230 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.

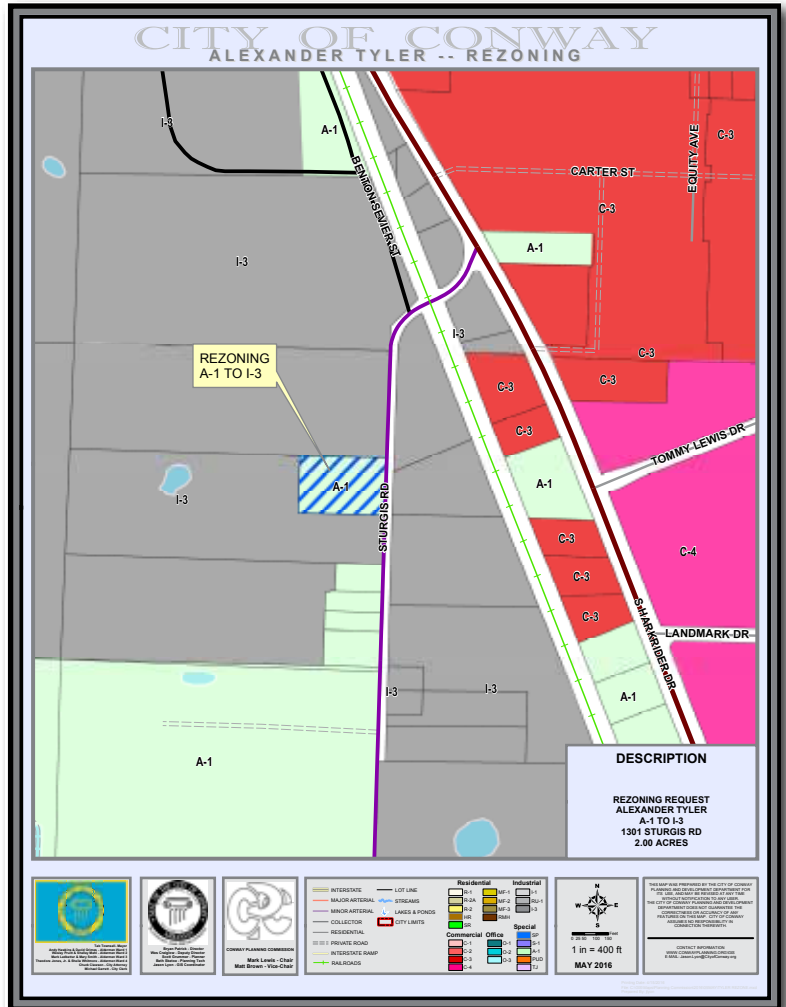
Flood/Drainage. Approximately .04 acre of the southwest corner of the property is within the flood plain.

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 the default annexation A-1 (Agricultural) zone to I-3 in order to construct a car repair and body shop business. A conditional use permit is required for the car repair/body shop. **A request for a Conditional Use Permit is also being sought on this agenda.**



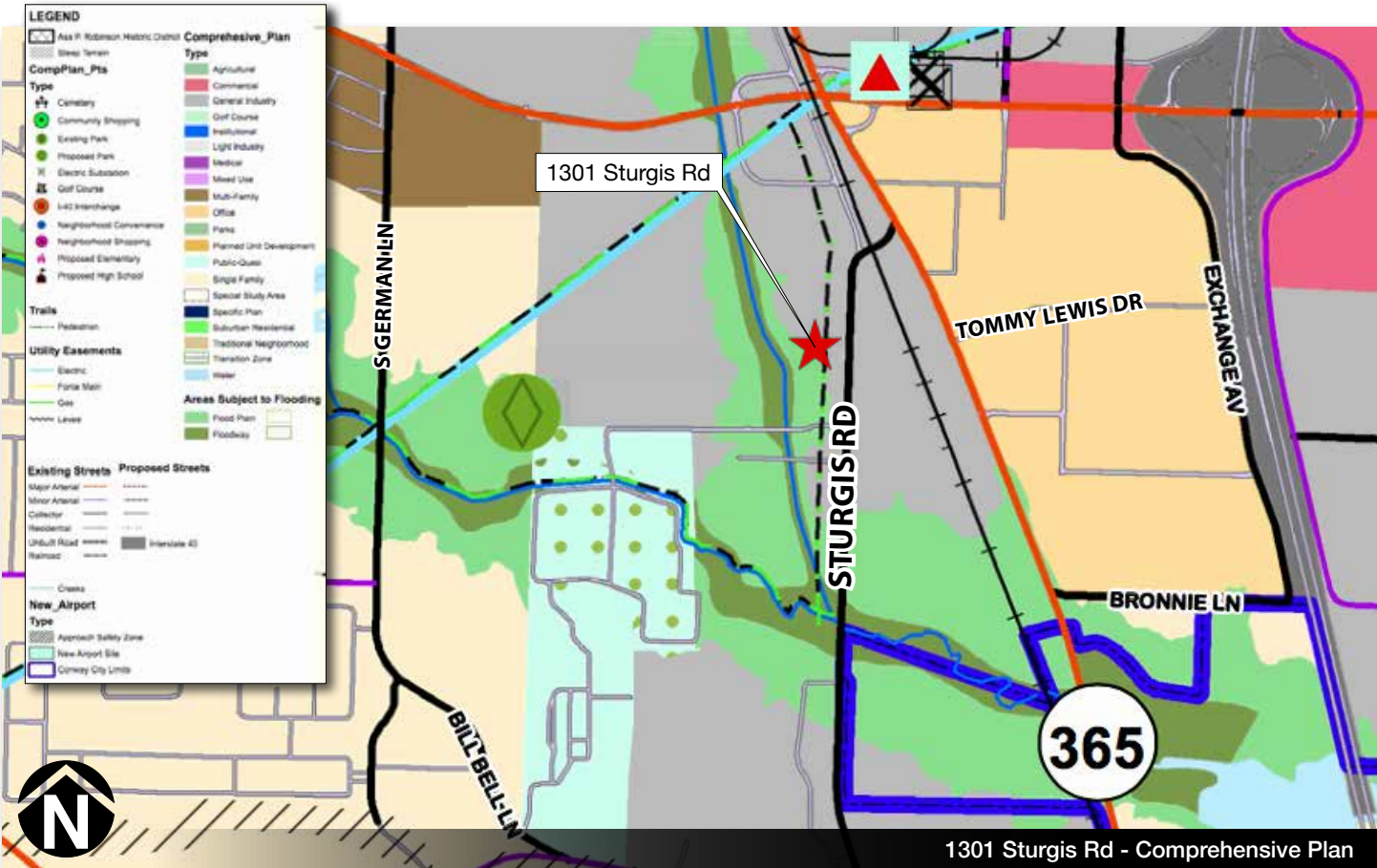
All zoning surrounding the requested property is zoned I-3. There is a small retail center to the north which is actually in the I-3 zone. The rear of this shopping center abuts the requested property. Across Sturgis Road to the east is a large pre-cast concrete manufacturing facility.

STAFF RECOMMENDATIONS

Planning Staff recommends approval of this rezoning request.



Aerial View of 1301 Sturgis Road



1301 Sturgis Rd - Comprehensive Plan

PROPERTIES ABUTTING 1301 STURGIS ROAD



Property North of 1301 Sturgis Road



Property South of 1301 Sturgis Road



Property East of 1301 Sturgis Road [across Sturgis Rd]

1B TYLER CONDITIONAL USE PERMIT REQUEST

ALEXANDER TYLER CONDITIONAL USE PERMIT REQUEST TO ALLOW PAINT & AUTO BODY AND REPAIR SHOP IN AN I-3 ZONING DISTRICT

APPLICANT/OWNER

Alexander Tyler
2605 Collins Drive
Conway, AR 72034

STAFF REVIEW BY

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

SITE DATA

Location. 1301 Sturgis Road

Site Area. 2 acres +/-

Current Zoning. A-1 (Agricultural)

Existing Structures. None

Requested Conditional Use Permit. To allow an auto repair and body shop in I-3 (Intensive Industrial District)

Overlay District. None

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

Projected Traffic Impact. With an I-3 industrial zoning and general industrial use, 70 vehicle trips per day could be expected. A 10,000 s.f. auto repair/body shop facility should generate around 230 vehicle trips per day.

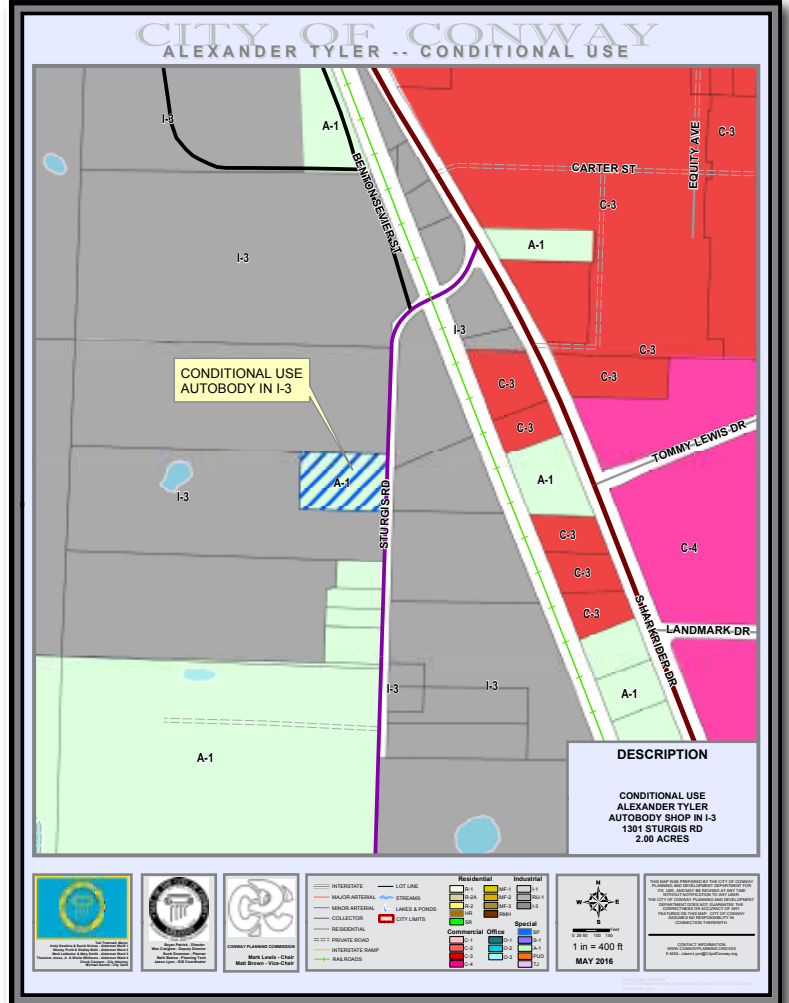
Flood/Drainage. Approximately .04 acre of the southwest corner of the property is within the flood plain.

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

Conway 2025. Not directly applicable.

STAFF COMMENTS

The applicant is requesting a conditional use permit to allow an auto repair/body shop business. Based on surrounding land uses, this request would seem appropriate. The applicant will be required to submit plans for development review prior to obtaining a building permit. Landscaping and appropriate "image zone" development review criteria are required.



STAFF RECOMMENDATIONS

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.

SUGGESTED CONDITIONS

None

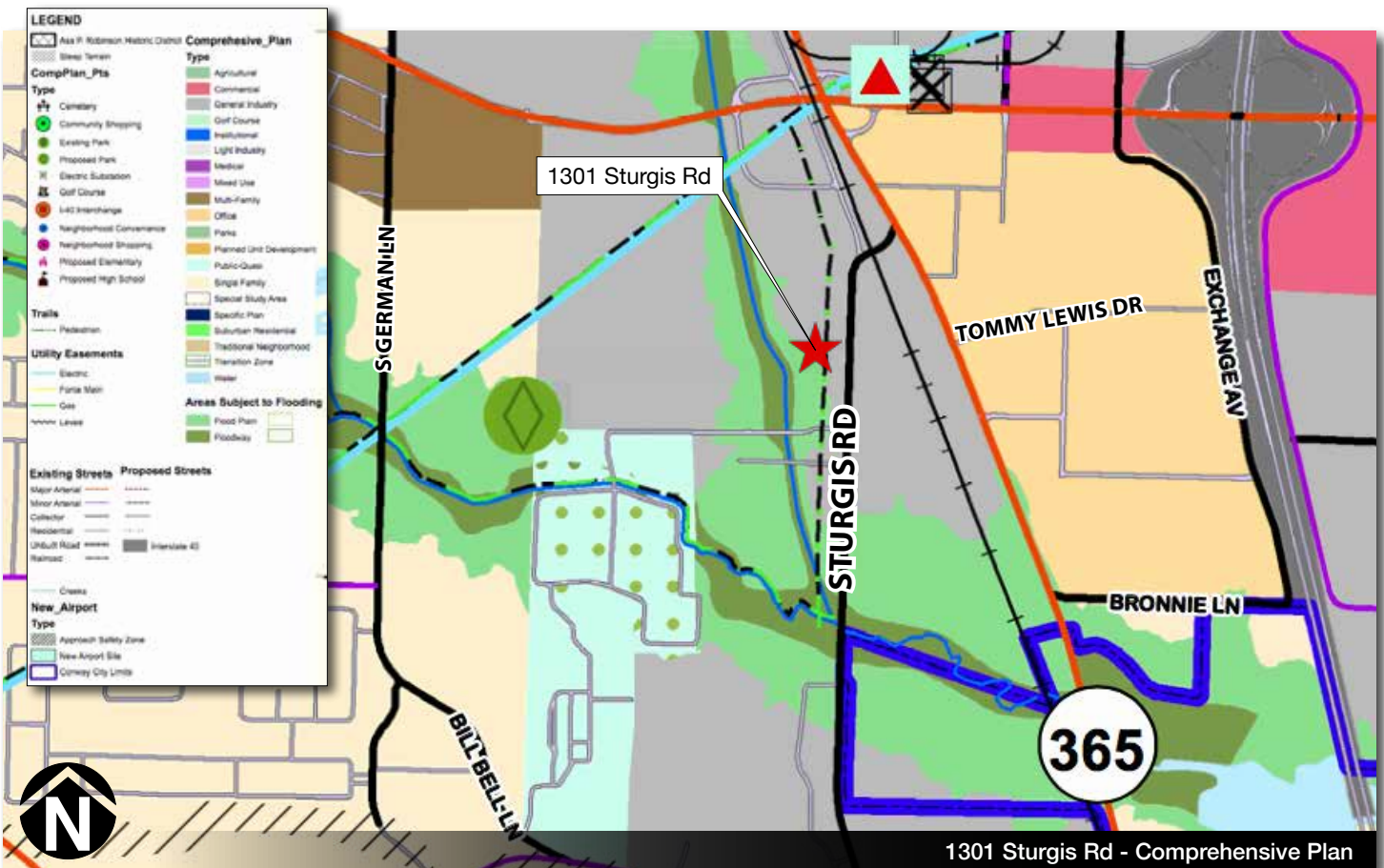


View of 1301 Sturgis Road

1B TYLER CONDITIONAL USE PERMIT REQUEST



Aerial View of 1301 Sturgis Road



1301 Sturgis Rd - Comprehensive Plan

1C EALY CONDITIONAL USE PERMIT REQUEST

BBG/CRYSTAL EALY AND BARBARA MANUEL CONDITIONAL USE PERMIT REQUEST TO ALLOW AN ADULT DAY CARE IN A C-3 ZONING DISTRICT

APPLICANTS

Crystal Ealy and Barbara Manuel
4615 Utah Trail
Conway, AR 72034

STAFF REVIEW BY

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

SITE DATA

Location. 2850 Prince Street, Suites 18 & 19 (Salem Center Shopping Center)

Site Area. Not applicable

Current Zoning. C-3 (Highway Shopping District)

Existing Structures. Salem Center Shopping Center

Overlay. None

Requested Conditional Use Permit. To allow an adult day care facility in the C-3 intensive retail district.

Comprehensive Plan. The Comprehensive Plan shows this area as a neighborhood shopping node. The requested adult day care use would seem to be compatible with retail land use.

Projected Traffic Impact. An adult day care facility would generate a moderate amount of traffic in the mornings and afternoon. The amount of traffic would depend on the number of clients at the facility. Since the requested location is within a large shopping center and Prince Street has recently been improved, traffic generation should not be a concern.

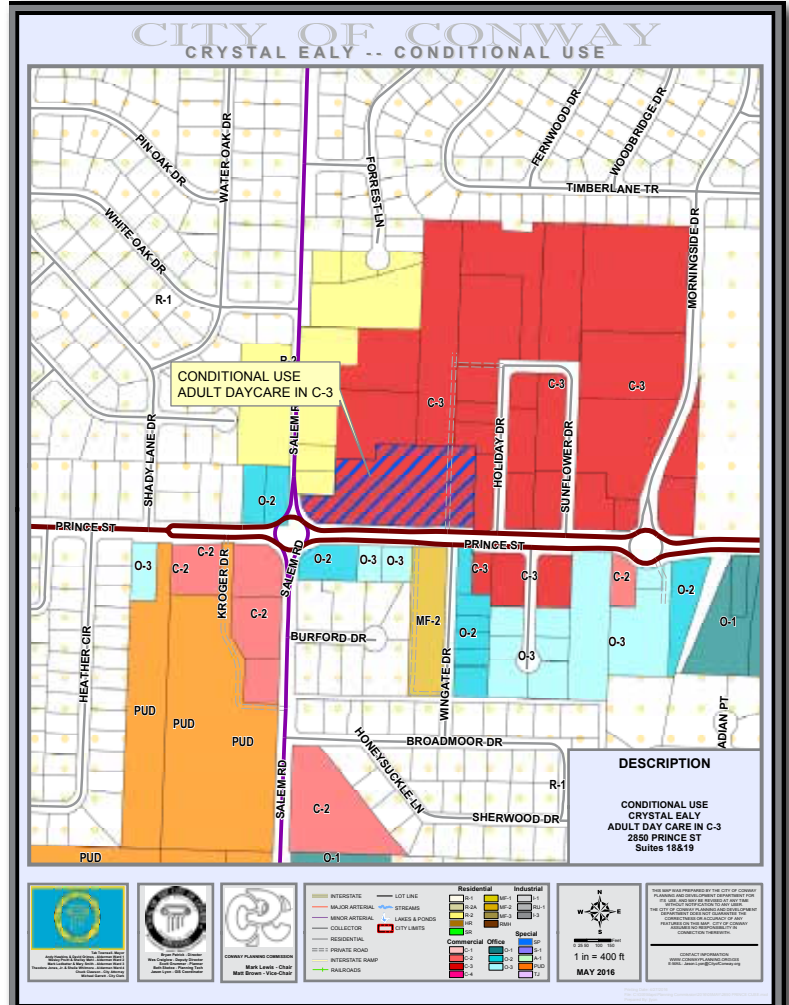
Flood/Drainage. No part of the requested property is within any flood plain or flood way.

Street Improvements. Prince Street was recently improved to a 4-lane with divided median and roundabouts.

Conway 2025. Not directly applicable

STAFF COMMENTS

The applicant is requesting a conditional use permit to allow an adult day care in the Salem Center Shopping Center. The requested use would seem appropriate and would have no effect on surrounding commercial uses.



STAFF RECOMMENDATIONS

Planning Staff recommends approval of this request.

SUGGESTED CONDITIONS

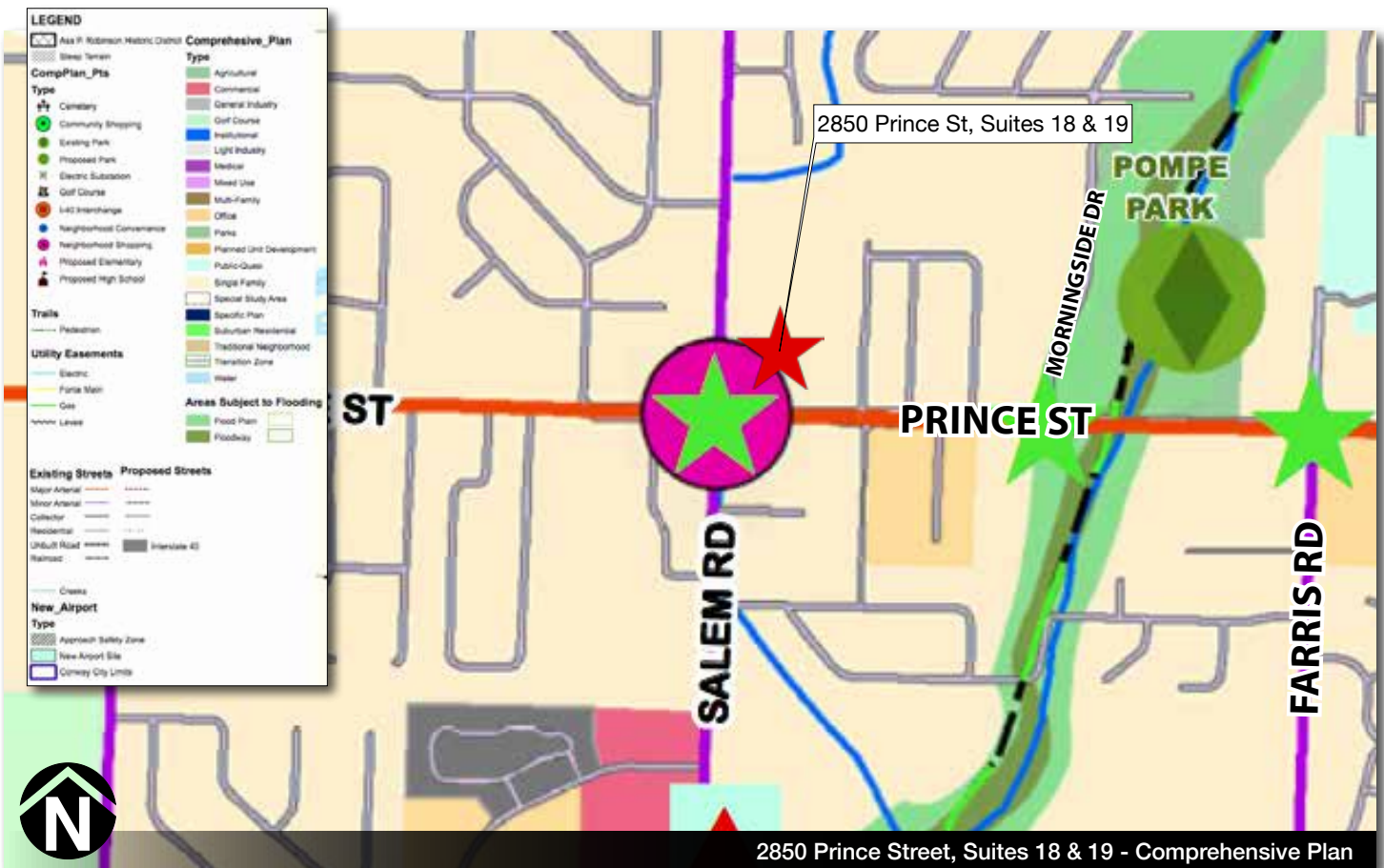
None



View of Salem Center Shopping Center from Prince Street



Aerial View of 2850 Prince Street, Suites 18 & 19



2850 Prince Street, Suites 18 & 19 - Comprehensive Plan

1D GONZALEZ REZONING REQUEST: R-2A TO R-2

MELVIN GONZALEZ REQUEST TO REZONE PROPERTY LOCATED AT 1718 COLLEGE AVENUE FROM R-2A TO R-2

APPLICANT/OWNER

Melvin Gonzalez
2 Hopkins Lane
Conway, AR 72032

STAFF REVIEW BY

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

SITE DATA

Location. 1718 College Avenue

Site Area. 0.3 acres +/-

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

Requested Zoning. R-2 (Small Lot Duplex)

Existing Structures. One single-family residence

Overlay. Old Conway Design Overlay District - New structures must have HDC approval.

Comprehensive Plan. The Comprehensive Plan shows this property as appropriate for single family residential. However, the area is zoned for duplex.

Projected Traffic Impact. A single family residence generates around 10 vehicle trips per day. A duplex would double this number.

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.

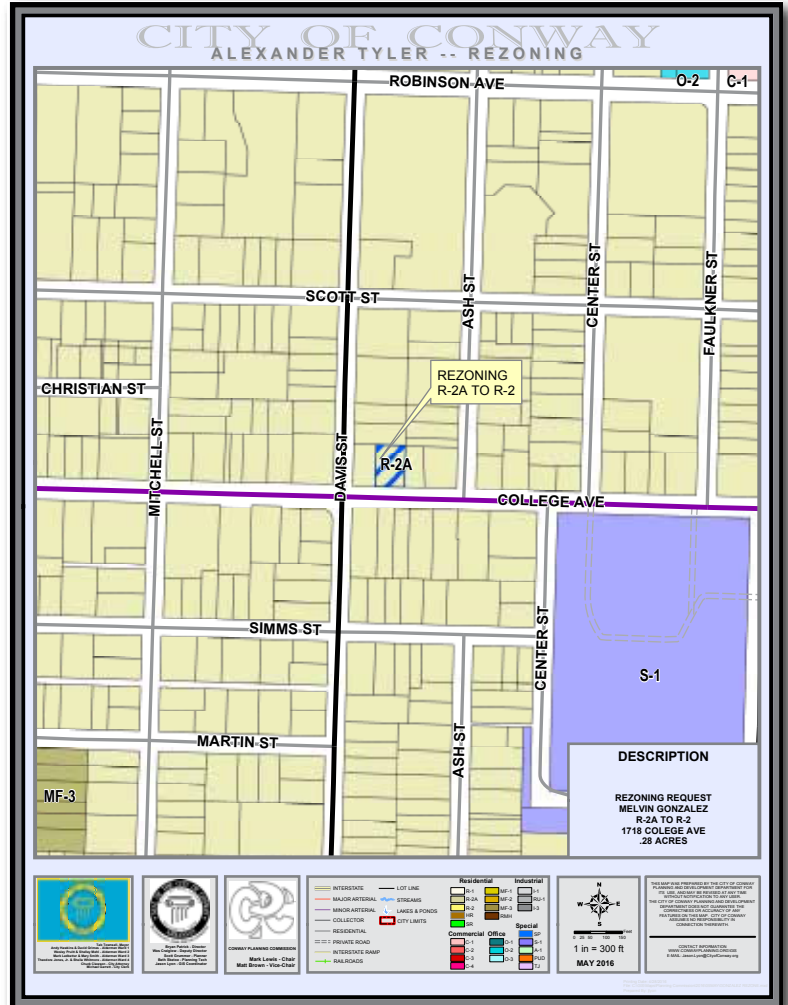
Flood/Drainage. The property is not within any flood plain or flood way.

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 R-2A (Large Lot Duplex) to R-2 (Small Lot Duplex). R-2A requires a minimum lot size of 10,000 square feet and 100 feet of street frontage in order to construct a duplex. R-2 requires a minimum lot size of 7,000 square feet and 50 feet of street frontage.



The requested lot is around 13,000 square feet in size and has around 93 feet of street frontage. By R-2A standards, the lots is sufficient in size, but not in street frontage. Therefore the applicant is requesting a rezoning to R-2. An R-2 zoning would allow the construction of 1 duplex.

The applicant intends to demolish the existing residence as it is in poor condition and build 1 duplex. There are 3 duplexes in the immediate area; one next door to the west, one diagonally across College to the southeast, and diagonally across College to the southwest. With the exception of the newer duplex to the southwest, the duplexes are pre-existing non-conforming uses (grandfathered).

R-2A zoning was created in the 1984 as a mechanism to control the number of duplexes in the Old Conway area. At that time, many homes were being converted to duplexes and the Old Conway homeowners requested a change to slow duplex proliferation. One of the major factors for duplex opposition was and is vehicle parking. On smaller lots, cars are typically parked in the yards or on large concrete driveways. There was no regulation by the Historic District Commission as the Old Conway Design Overlay District was created in 2006.

Staff Recommendations on p.12 

1D GONZALEZ REZONING REQUEST: R-2A TO R-2

STAFF RECOMMENDATIONS

This request will likely cause concern with Old Conway homeowners. The requested lot is 7 feet shy of having enough street frontage to allow a duplex without rezoning. The lot has 3,000 square feet more than the minimum R-2A requirement for a duplex (10,000 sf). The new residence, whether single family or duplex, must be reviewed and approved by the Historic District Commission. This oversight of the HDC should result in a duplex structure and parking appropriate for the neighborhood.



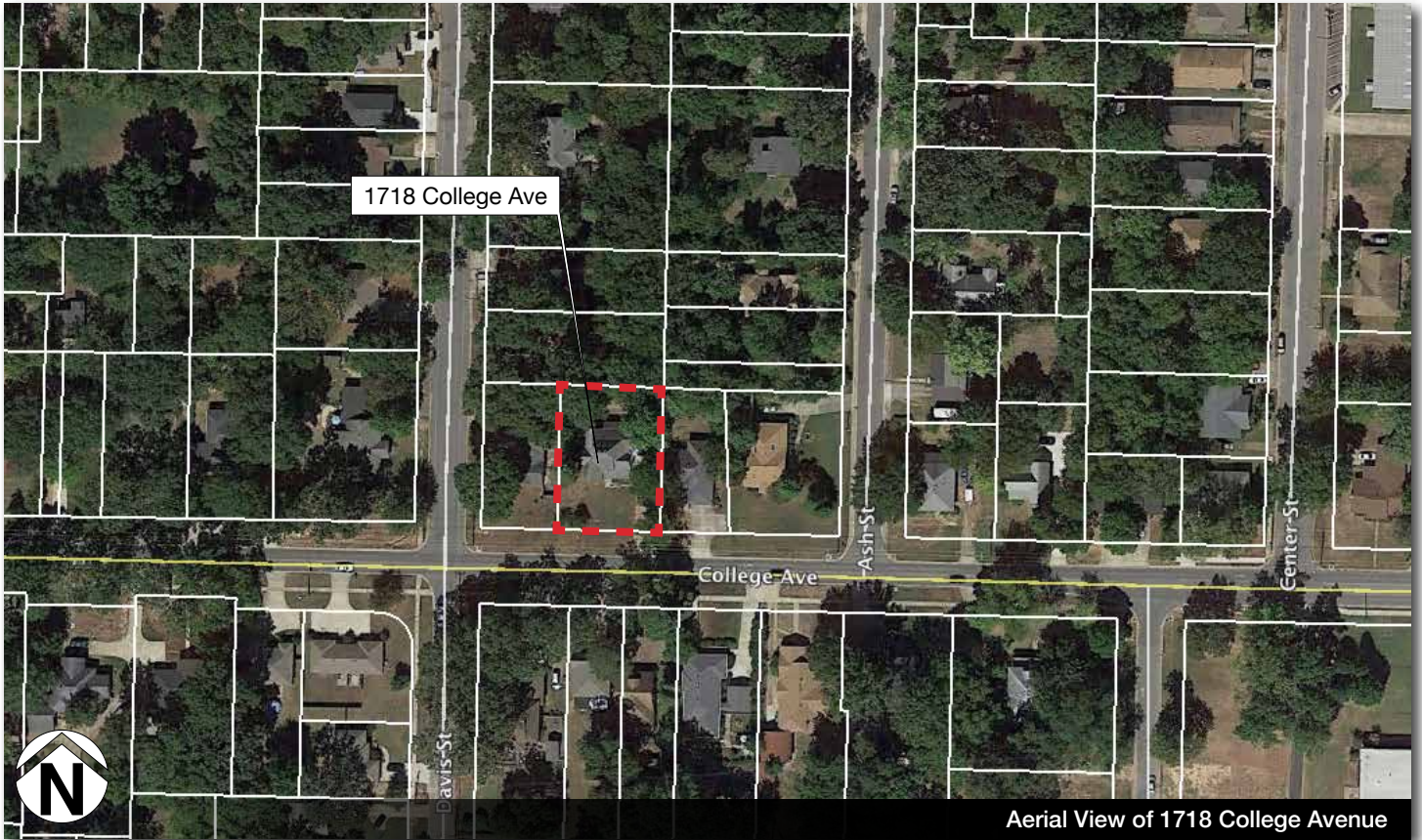
Property West of 1718 College Avenue



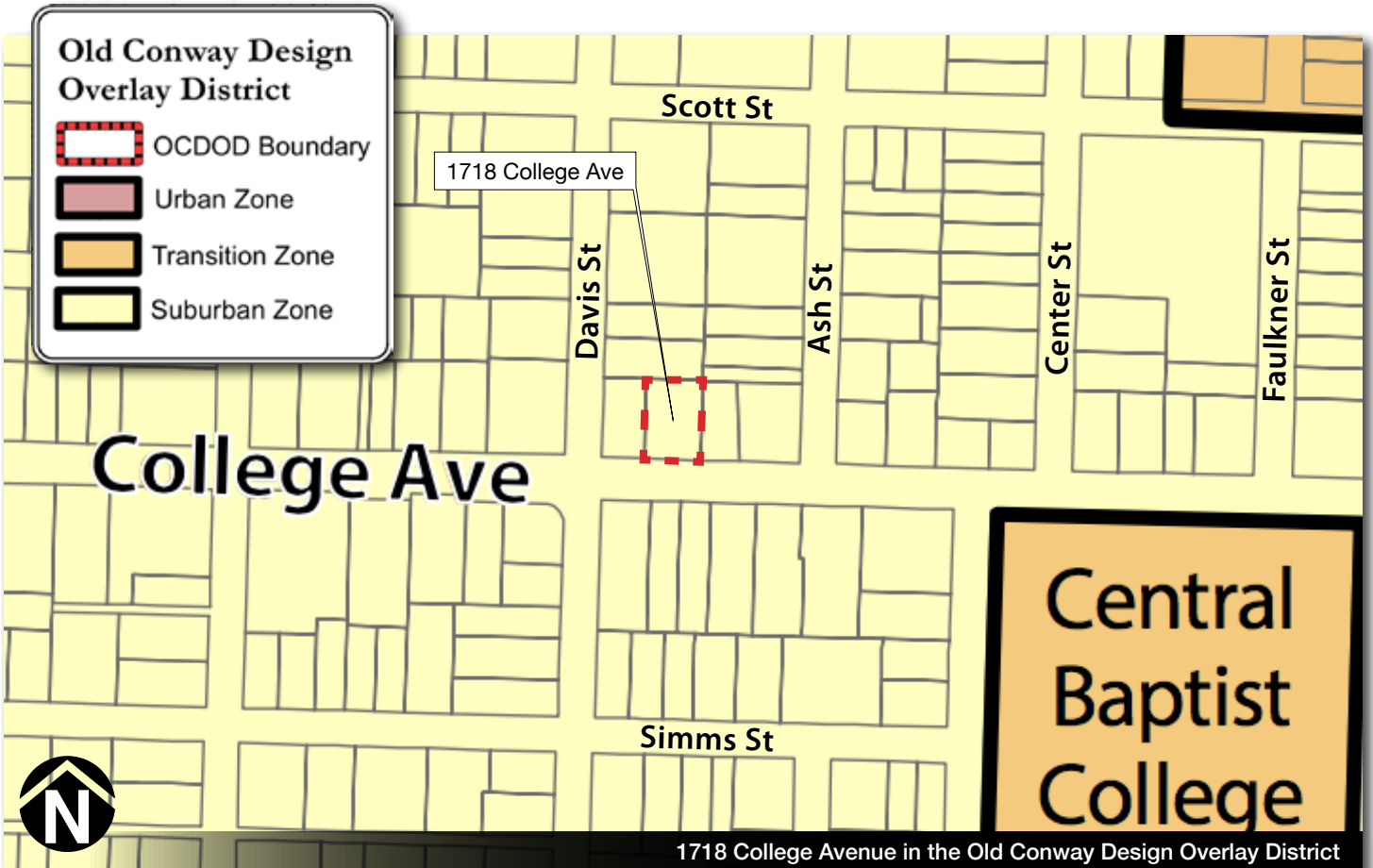
Property East of 1718 College Avenue



Property South of 1718 College Avenue [across College Ave]



Aerial View of 1718 College Avenue



1718 College Avenue in the Old Conway Design Overlay District

Memorial Day

MEMORIAL DAY, originally called Decoration Day, is a day of remembrance, borne out of the Civil War and a desire to honor those who have died in service of the United States of America. It was officially proclaimed on May 5, 1868 by General John Logan, *“The 30th of May, 1868, is designated for the purpose of strewing with flowers, or otherwise decorating the graves of comrades who died in defense of their country during the late rebellion, and whose bodies now lie in almost every city, village and hamlet churchyard in the land,”* he proclaimed. The date of Decoration Day, as he called it, was chosen because it wasn’t the anniversary of any particular battle.

On the first Decoration Day, General James Garfield made a speech at Arlington National Cemetery, and 5,000 participants decorated the graves of the 20,000 Union and Confederate soldiers buried there.

The first state to officially recognize the holiday was New York in 1873. By 1890 it was recognized by all of the northern states. The South refused to acknowledge the day, honoring their dead on separate days until after World War I (when the holiday changed from honoring just those who died fighting in the Civil War to honoring Americans who died fighting in any war).

It is now observed in almost every state on the last Monday in May with Congressional passage of the National Holiday Act of 1971 (P.L. 90 - 363). This helped ensure a three day weekend for Federal holidays.

Red Poppies

In 1915, inspired by the poem “In Flanders Fields,” Moina Michael replied with her own poem:
*We cherish too, the Poppy red, That grows on fields where valor led,
It seems to signal to the skies, That blood of heroes never dies.*

She then conceived of an idea to wear red poppies on Memorial day in honor of those who died serving the nation during war. She was the first to wear one, and sold poppies to her friends and co-workers with the money going to benefit servicemen in need. Later a Madam Guerin from France was visiting the United States and learned of this new custom started by Ms. Michael. When she returned to France she made artificial red poppies to raise money for war orphaned children and widowed women. This tradition spread to other countries. In 1921, the Franco-American Children’s League sold poppies nationally to benefit war orphans of France and Belgium. The League disbanded a year later and Madam Guerin approached the VFW for help.



Shortly before Memorial Day in 1922 the VFW became the first veterans’ organization to nationally sell poppies. Two years later their “Buddy” Poppy program was selling artificial poppies made by disabled veterans.

National Moment of Remembrance

The “National Moment of Remembrance” resolution was passed on Dec 2000 which asks that at 3 p.m. local time, for all Americans “To voluntarily and informally observe in their own way a Moment of remembrance and respect, pausing from whatever they are doing for a moment of silence or listening to ‘Taps.’”

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