



# CONWAY PLANNING COMMISSION

## PLANNING COMMISSION MEETING

Russell L. "Jack" Roberts District Court Building • 810 Parkway Street • Conway, Arkansas 72034

**February 21, 2017, 7:00 pm**

The regular meeting of the Conway Planning Commission was held Tuesday, February 21, 2017 in the Russell L. "Jack" Roberts District Court Building. The following members being a quorum were present and acting: Chairman Anne Tucker, Vice-Chairman Jerry Rye, Brooks Freeman, Bryan Quinn, Arthur Ingram, Wendy Shirar, and Justin Brown. Dalencia Hervey, Marilyn Armstrong, and Brandon Ruhl were not present.

Chairman Tucker called the meeting order.

Chairman Tucker informed the audience that 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's recommendation as a guide. Items not approved by the Planning Commission may be appealed to the City Council within 30 days after the Planning Commission's denial. If an item is appealed to the City Council a public hearing sign must be placed on the property no less than 7 days prior to the City Council meeting and a public notice will be placed on the City's website at [www.cityofconway.org](http://www.cityofconway.org). Items reviewed by the Planning Commission on this agenda may be considered by the City Council as early as February 28, 2017.

Chairman Tucker asked the Planning Commissioners to introduce themselves to the audience.

Minutes from the January meeting were approved unanimously on a motion made by Brooks Freeman and seconded by Jerry Rye.

The procedure followed for the public hearing portion of the meeting is to allow the first representative to speak in favor of a request for ten minutes and each subsequent favorable speaker for two minutes each. Then, if there is any opposition, the first speaker opposed to the request may speak for ten minutes and each subsequent opposed speaker for two minutes each. Anyone wishing to speak either for or against an item may do so on any public hearing issue presented. Once all public parties have spoken the item will be brought back into committee for discussion.

### **I. SUBDIVISION**

Justin Brown presented to Subdivision Committee report to the Planning Commission.

#### **A. Request for Preliminary Plat Approval - Lewis Ranch Subdivision, Phase 2**

The preliminary plat for Lewis Ranch Subdivision, Phase II was reviewed and approved by the Subdivision Committee subject to the completed punch list.

#### **B. Request for Preliminary Plat Approval - Campbell Cove PUD**

The preliminary plat for Campbell Cove PUD was reviewed by the Subdivision Committee and approved subject to the amended punch list.

##### **Street Design Requirements**

12. Property line corners at street intersections shall be rounded with a radius of at least 28 feet. *A variance request has been received to allow corner radii of 25 feet. The Planning Commission approved this variance request.*

**Lot Design Requirements**

20. Double frontage lots other than corner lots fronting two streets shall not be platted except under extreme circumstances, as may be approved by the Planning Commission. *The Planning Commission approved Lot 87 as a double frontage lot.*

**II. PUBLIC HEARINGS****A. Rush-Hal Development request to rezone property identified as Winterbrook Subdivision, Phase 2 in the 3300 Block of Tyler Street**

Hal Crafton, 5460 Lost Canyon Dr, representing Rush-Hal Development presented the request explaining that this is the continuation of Winterbrook Subdivision Phase 1 and a rezoning to R-1 is required. Bryan Quinn motioned that the request be forwarded to the City Council with a recommendation for approval. Wendy Shirar seconded the motion. There was no discussion. The motion passed 7-0.

**B. Salter Properties request to rezone property located at 1912 and 1918 Robinson Avenue from R-2A to [Robinson Court] Planned Unit Development**

*Chairman Anne Tucker explained that the Planning Commission had received a request from the applicant the afternoon of February 21, 2017 to table the rezoning request for one month.* Jordan Broadstreet, representing Salter Properties, 201 Lee Andrew Ln, addressed the Planning Commission requesting that the rezoning request be held in committee until the regular scheduled March Planning Commission meeting to allow the developer additional time to modify the proposal based on feedback received at the public information meeting, held February 16, 2017, in order to present an accurate depiction of the proposed development. Although the applicant had requested the item to be held in committee there were numerous audience members present so Chairman Tucker elected to move forward with the public hearing. Marianne Black, 1146 Davis St, representing the membership of the Old Conway Preservation Society, spoke in opposition to the request. Ms. Black is a member of the Conway Historic District Commission and described how the Old Conway Design Overlay District serves as a buffer to the Asa P. Robinson Historic District. She appealed to the Conway Planning Commission's role of determining land use appropriateness for the proposed property, her argument being that a high-density, rental development is not appropriate for this largely single-family residential area of the Historic District. Steve Hurd, 607 Davis St, spoke in opposition to the request. Mr. Hurd also serves on the Historic District Commission as the chairman. He does not feel that the proposed development is appropriate for the area due to the proposed density of the project. He cited the purpose of the Historic District as preservation and restoration. Madeline Adams, 1822 Robinson Ave, spoke in opposition to the request and shared an opposition letter written by area resident, Donna Cason, who was unable to attend the public hearing. Dr. Lynn Rich, 1617 Robinson Ave, spoke in opposition to the request citing sections 401.4 and 401.10.C of the Conway Zoning Ordinance as reference, stating that the proposed development is "objectionable in character" and would set a new precedent for the area. Vivian Lawson Hogue, 1723 College Ave, spoke in opposition to the request. Ms. Hogue noted the recent increased interest in purchasing and restoring historic homes, but drew attention to the lack of maintenance of rental properties in the area. She also noted the proposed development is not keeping with the architectural character of the area. Tim O'Brien, 1807 Robinson Ave, spoke in opposition to the request. Mr. O'Brien described his role in the formation of the Asa P. Robinson Historic District. His objection was related to the number of units allowed on the lots, stating the existing 5 units already exceeds that allowed by the zoning and it is inappropriate to add more [4] units to that total. Steve Norris, 1035 Summerwood Dr, spoke in opposition to the request. Though not a current 'Old Conway' resident, Mr. Norris is currently building a home at 2018 Caldwell St. He stated that there is no compelling reason to go in a different development direction than the established preservation movement. Dan West, 920 Center St, spoke in opposition to the request. Mr. West cited City Council meeting minutes in which Mr. Gene Salter and Mr. Brent Salter were opposed to other rezonings of properties in close proximity to other Salter properties. Margaret West, 920 Center St, spoke in opposition to the request. Mrs. West spoke of many other historic residence restorations that have been completed recently and stated that a new apartment complex constructed in this area would negate those

preservation efforts. Eric Bryan, 1704 Mill St, spoke in opposition to the request. Mr. Bryan and his wife own several properties in the Old Conway Design Overlay District and spoke of agreeing to a previous zoning change in favor of the historic nature of the neighborhood. He went on to state that exceptions to the zoning should not be made. Jim Lane, 1840 Scott St, spoke in opposition to the request primarily focusing on the use of the Planned Unit Development zoning as way to get around the R-2A zoning and went on to say that Salter Properties should not put the burden of modifying the proposed design on those who object to it. Katy Bernard, 3660 Jeanna Dr, spoke in opposition to the request. Ms. Bernard read a letter on behalf of Jay and Molly Bernard, 1905 Caldwell St, which stated the character of the historic neighborhood is threatened by the proposed high-density PUD. Marilyn Larson, 1814 Robinson Ave, spoke in opposition to the request describing the Historic District as a "feather in the cap of the City," which brings businesses, educators, etc. to the area. Jerry Oberton, 1836 Caldwell St, spoke in opposition to the request remarking that developments like the one proposed will bring a "cookie-cutter" feel to the Historic District, which he does not want. Dan Williams, 619 Mitchell St, spoke in opposition to the request citing an example of the loss of a historic residence just outside the Asa P. Robinson Historic District at Donaghey Ave and Robinson Ave and implored the Planning Commission to not allow another section to be chopped out of the Historic District. Eleanor Baldrige, 1924/1926 Robinson Avenue, spoke in opposition to the request. Mrs. Baldrige commended the City for its involvement in and protection of the Historic District. Carol Clark, 1709 Prince St, spoke in opposition to the request. A transplant from Fayetteville, Mrs. Clark noted the successful historic district revitalization in Fayetteville and stated that the same could be profitable in Conway while valuing the Historic District for what it is. Frances Bonner Hendrix, 1931 Robinson Ave, spoke in opposition to the request explaining some of her husband's work as a hydrologist. She described findings by the US Geological Survey that there is not adequate drainage for the proposed development. Justin Brown motioned to table the request until the March Planning Commission meeting. Wendy Shirar seconded the motion. There was no discussion. The motion passed 7-0.

### III. ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

#### A. The following Development Reviews were completed since the previous meeting.

1. Safely Tucked Away Mini Storage, 720 S. Harkrider Street
2. JLofts Downtown Apartments, 1050 Spencer Street
3. Downtown Self-Storage Addition, 1510 Mill Street
4. Hideaway Pizza, 1170 S. Amity Road

#### B. The following Lot Splits, Lot Mergers, and Minor Subdivisions were filed for record since the previous meeting.

1. Woodsland Edge Subdivision (L-316)
2. Guy Murphy Industrial Park, Phase 2 Replat Lot 8A (L-315)
3. The Reserve at Tucker Creek (L-313)
4. MNB Replat (L-312)
5. Hart Place PUD, Replat L1C (L-311)

### Adjournment

There being no further business to conduct, the meeting was adjourned by unanimous vote on a motion made by Justin Brown and seconded by Wendy Shirar.

Approved:




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Chairman, Anne Tucker