



CONWAY PLANNING COMMISSION

PLANNING COMMISSION MEETING

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

June 19, 2017, 7:00 pm

The regular meeting of the Conway Planning Commission was held Monday, June 19, 2017 in the Russell L. "Jack" Roberts District Court Building. The following members being a quorum were present and acting: Chairman Anne Tucker, Dalencia Hervey, Marilyn Armstrong, Bryan Quinn, Wendy Shirar, Justin Brown, Brandon Ruhl, and Arthur Ingram. Brooks Freeman and Jerry Rye 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. Items reviewed by the Planning Commission on this agenda may be considered by the City Council as early as June 27, 2017. Chairman Tucker went on to explain that decisions made by the Planning Commission, acting as the Board of Zoning Adjustment, are final and may not be appealed to the City Council.

Minutes from the May meeting were approved unanimously on a motion made by Marilyn Armstrong and seconded by Wendy Shirar.

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 public hearing will be closed and the item will be brought back into commission for discussion.

I. BOARD OF ZONING ADJUSTMENT

A. St. Joseph School Endowment & Charitable Trust request for zoning variance to allow reduced front building setback

Jaqueline Kordsmeier, 1315 College Avenue, Executive Director of the St. Joseph School Endowment & Charitable Trust, presented the request. Ms. Kordsmeier explained that the Endowment has been gifted the property and intends to sell it. However, when the property was initially platted, in the 1960's, it was done so with a very deep front setback leaving very little buildable area considering that almost the entire rear half of the lot resides in the FEMA floodway. Ms. Kordsmeier requested that the existing front setback of 75 feet be reduced to 40 feet. Chairman Tucker closed the public hearing and brought the item back before the Planning Commission for discussion. The Planning Commission commented that even the requested reduced 40 foot setback is even deeper than most setbacks required in residential zoning districts. Bryan Quinn motioned that the request be approved. Justin Brown seconded the motion. There was no discussion of the motion. The motion passed unanimously.

II. PUBLIC HEARINGS

A. Mustela Properties, LLC request to rezone from R-2A to PUD properties located at 1616, 1620, and 1624 Robinson Avenue

Greg Pillow, 510 Whispering Wind Circle, presented the request. Mr. Pillow introduced his partners in Mustela Properties, LLC, Steve Gardner and Brad Lacy, both present. He explained the plan to rehabilitate per Historic District standards, both 1624 and 1620 Robinson Avenue and convert 1624 Robinson Ave, which is currently a duplex, to 4 units, and 1620 Robinson Ave from 3 to 4 units. Additionally, the single-family residence at 1616 Robinson Ave will be razed and a new, 4-unit multi-family structure, similar to the 2 other existing buildings, will be constructed. These changes will yield a total of 12 living units across the 3 buildings. Marianne Black, 1146 Davis Street, representing the Old Conway Preservation Society, spoke in favor of the request. Ms. Black reminded the Planning Commission about her opposition to another multi-family project that was proposed on Robinson Avenue a few months prior and went on to express her support of Mustela Properties' proposal. Ms. Black pointed out that the differentiating factor between the the current and earlier proposal is that the two structures which are to be rehabilitated were initially designed to be multi-family and the proposed new structure would be replacing an existing, dilapidated structure whereas in the earlier proposal a new multi-family structure was proposed on the same lot with existing single-family homes that had been converted to duplexes. Drew Lawson, 1005 S German Lane, Apartment 23, spoke in favor of the request. Mr. Lawson shared that he thinks the proposed project is good for Conway. Chairman Tucker closed the public hearing and brought the item back before the Planning Commission for discussion. The commissioners discussed the merits of the proposal and how it compared to the earlier proposal. Most commissioners felt that the initial intent of the properties was the important factor. Bryan Quinn motioned that the request be forwarded to the City Council with a recommendation for approval including the 9 suggested conditions listed below. Dalencia Hervey seconded the motion. The motion passed 7-1. Justin Brown voted in opposition.

Staff Suggested Conditions:

1. The PUD is tied to applicants; Mustela Properties, LLC. If Mustela Properties, LLC does not own the property by June 19, 2018, this PUD shall become null and void and the property will revert to an R-2A zoning district.
2. The PUD shall allow a maximum of 12 residential units; 4 units in each of the two historic apartment structures and 4 units in a new apartment structure.
3. Signage must be approved by the Historic District Commission.
4. The PUD shall be generally developed as shown on site plan. Specific structure design, materials, landscaping, and variations from the submitted plan shall be allowed per Historic District Commission review. However, the density and intent of the site plan shall be followed.
5. Appropriate setbacks, shall be determined during Historic District Commission review.
6. This allowed increase in density shall be allowed only with a rehabilitation/restoration of the two existing historic apartment structures. No increase in density shall be allowed without substantial exterior improvements meeting the approval of the Conway Historic District Commission.

Additional Suggested Conditions [by area residents]:

7. Double-sided privacy fencing shall be required on the north property line.
8. The minimum number to trash containers, as allowed by ordinance, will be provided/used.
9. No permanent parking will be allowed on Robinson Avenue fronting the development.

III. ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

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

1. Car Wash USA, 1680 Hartje Lane
2. Red Robin, 1025 S Amity Road
3. Boedeker Office/Shop, 3750 Prince Street
4. Hampton Inn, 2400 Sanders Street

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

1. Reed Road Estates Replat Lot 2 (L-236)
2. Car Was USA Subdivision (L-237)
3. Golden Meadows Replat Block 2, Lots 29 (L-328)

C. The following Lot Splits, Lot Mergers, and Minor Subdivisions were submitted for review since the previous meeting.

1. Golden Meadows Replat
2. Cedar Ridge Addition
3. Edgewood PUD Phase 1

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:



Chairman, Anne Tucker