

A close-up photograph of a fire with glowing logs and a pair of colorful, knitted socks in the foreground. The socks are red, green, and blue with a white pattern. The background is dark with warm, glowing light from the fire.

JANUARY

Conway Planning Commission Staff Report

7:00pm • Tuesday, January 21, 2020 • 810 Parkway Avenue

CONWAY PLANNING COMMISSION

Brandon Ruhl, Chairman

Dalencia Hervey, Vice-Chairman

Rhea Williams, Secretary

Rebekah Fincher

Brooks Freeman

Drew Gainor

Arthur Ingram

Latisha Sanders-Jones

Brian Townsend

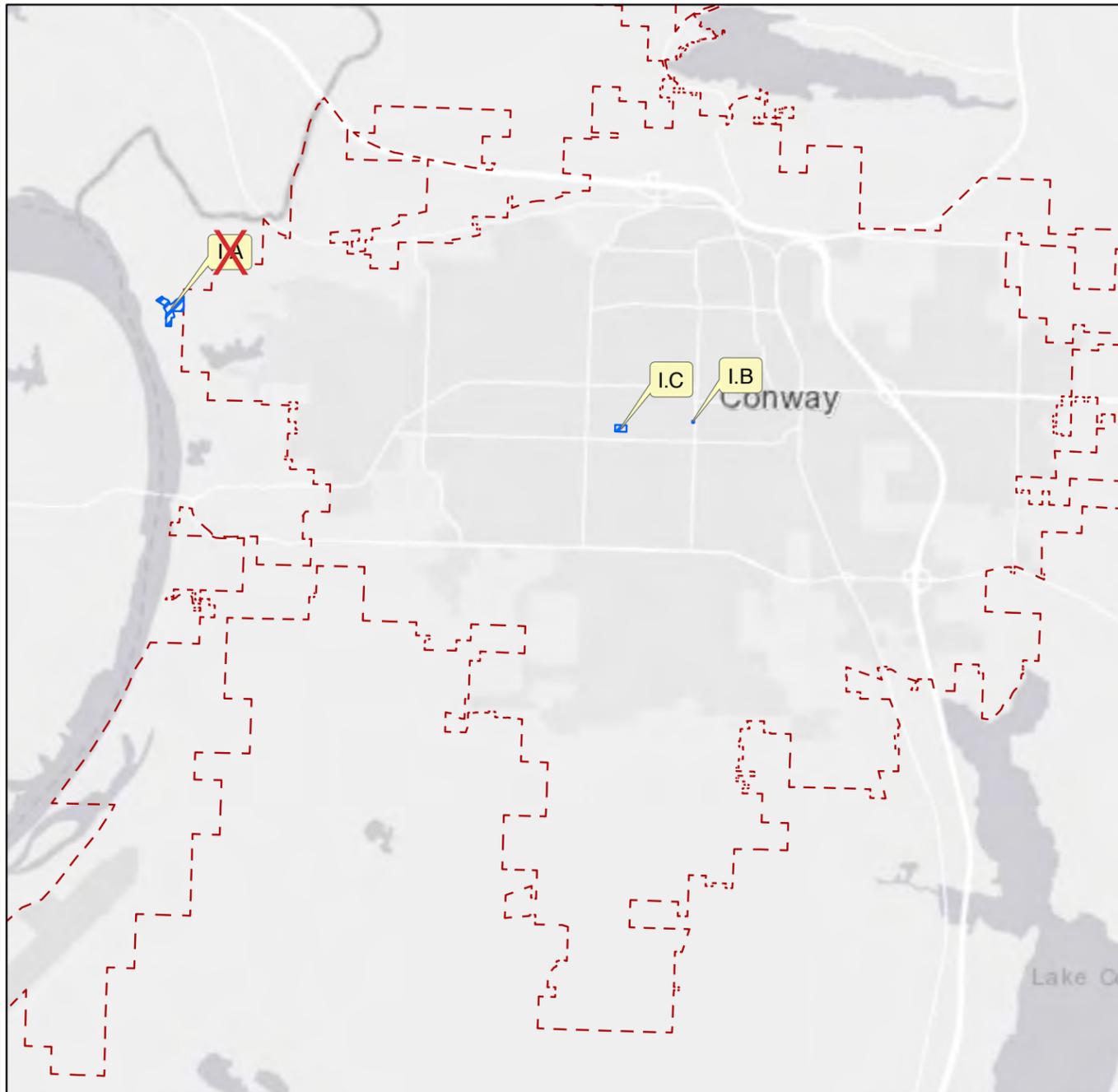
Anne Tucker

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Contact the Conway Planning Commission at planningcommission@conwayarkansas.gov

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 reviewed at tonight's Planning Commission meeting may be considered by the City Council as early as January 28, 2020.

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 and a public notice will be placed on the City's website, conwayarkansas.gov.



- I. Public Hearings - Rezoning, Conditional Use Permit, Zoning Variance, etc.
- ~~A. Annexation Tollantusky and Cadron Settlement properties (ANN2020JAN01)~~
- B. Request for conditional use permit to allow a childcare facility in O-3 zoning district located at 703 Donaghey Avenue (USE2020JAN01)
- C. 2690 Allyson Lane PUD major modification (REZ2020JAN01)



City of Conway PLANNING COMMISSION Agenda • January 21, 2020

Meeting is Tuesday due to the MLK, Jr. holiday

Call to Order.

Approval of Minutes. December 16, 2019

I. Public Hearings - Rezoning, Conditional Use Permit, Zoning Variance, etc.

- A. Request to annex +/-18.93-acres in Cedar Park Estates (ANN2020JAN01) *Request is postponed to future meeting.*
- B. Request for conditional use permit to allow a childcare facility in the O-3 zoning district at 703 Donaghey Avenue (USE2020JAN01)
- C. Request for a major modification of the Conway Professional Plaza Planned Unit Development at 2690 Allyson Lane (REZ2020JAN01)

II. Discussion

- A. Items as decided by the Commission

Adjourn

Planning Staff Review reports to the Planning Commission

The following items (development reviews, minor subdivisions, plats filed for record, etc.) 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:

Development Reviews

- Covington Retail Building (1110 Front St)
- Lenderman Dental (841 Donaghey Ave)

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

- Replat Lots 1 & 2, Lewis Ranch Phase 1 (P2019-00067)
- Robynmar Lot 47 Replat (P2019-00070)

Lot Splits, Lot Mergers, Minor Subdivisions, and Major Finals (submitted for review)

- Replat Lot 19, Golden Meadows (SUB2020DEC01)
- Bell Urban Farm Subdivision (SUB2020DEC02)
- Matthews Meadows PUD, Phase 2 Replat (SUB2020DEC03)
- Replat Lot 1, Miss Toby's Country Corner (SUB2020DEC04)
- Replat Phase 1, Lewis Ranch (SUB2020JAN01)
- Eugene S. Gaxiola, Sr. Subdivision (SUB2020JAN02)

I.B REQUEST FOR CONDITIONAL USE PERMIT - 703 DONAGHEY AVENUE

REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW A CHILDCARE FACILITY IN O-3 AT 703 DONAGHEY AVENUE

APPLICANT

Melonie Polk/Happy Place Childcare Center, LLC
1601 Greenwood Cir
Conway, AR 72034

OWNER

Ferdowsian Properties, LLC
703 Donaghey Ave
Conway, AR 72034

STAFF REVIEW BY

Levi Hill, Assistant Director

SITE DATA

Location. 703 Donaghey Ave.

Site Area. 0.25 acres +/-.

Current Zoning. O-3 (Restricted Office)

Existing Structures. 2,300 sf office building

Overlay. Old Conway Design Overlay District-Suburban Zone.

Requested Conditional Use. Commercial Childcare Facility.

Comprehensive Plan. Medical.

Projected Traffic Impact. With the requested conditional use, the likely increase in traffic impact would be minimal. With an assumption of the site devoted to a daycare use, it is anticipated the site would generate about 400 vehicle trips per typical week day.

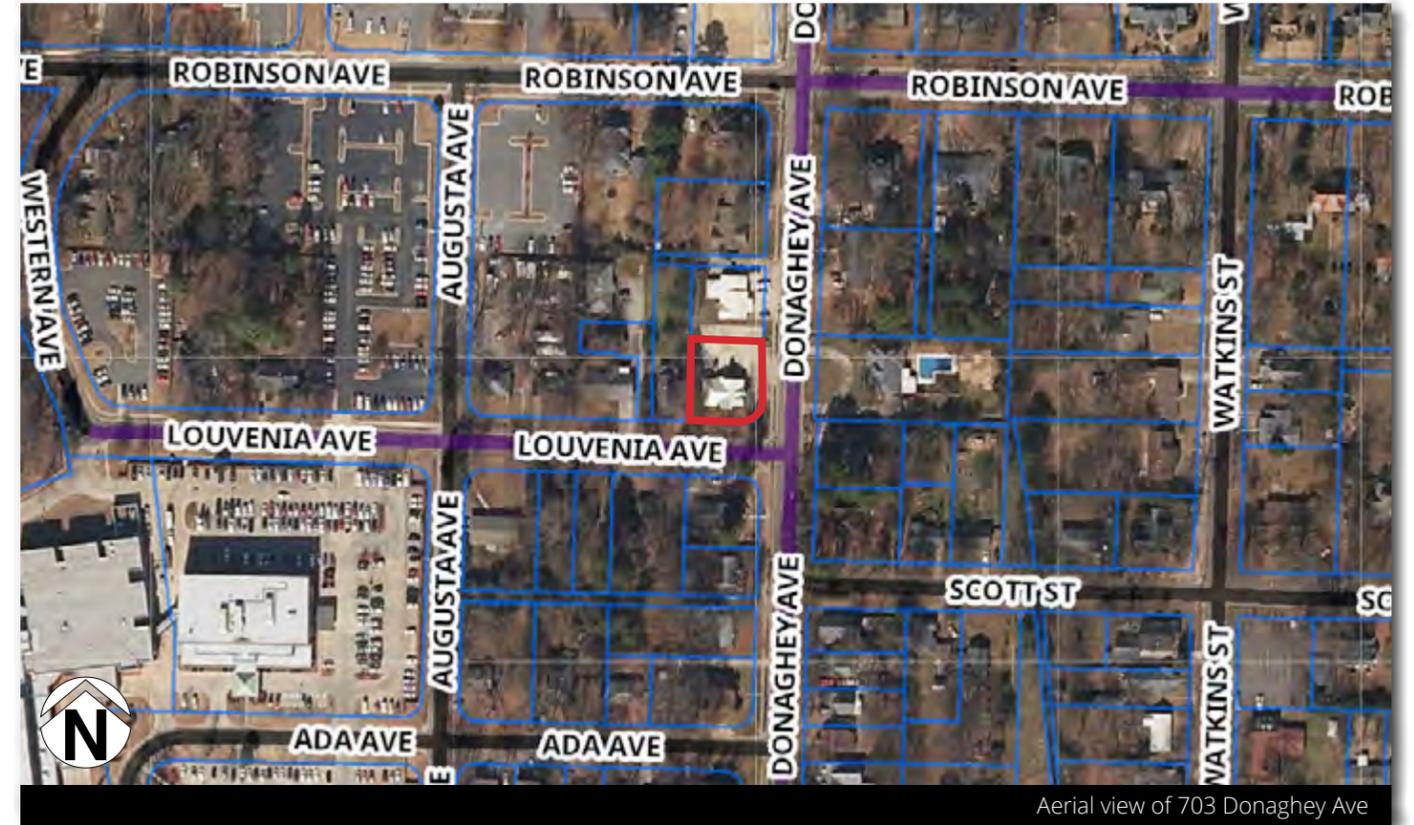
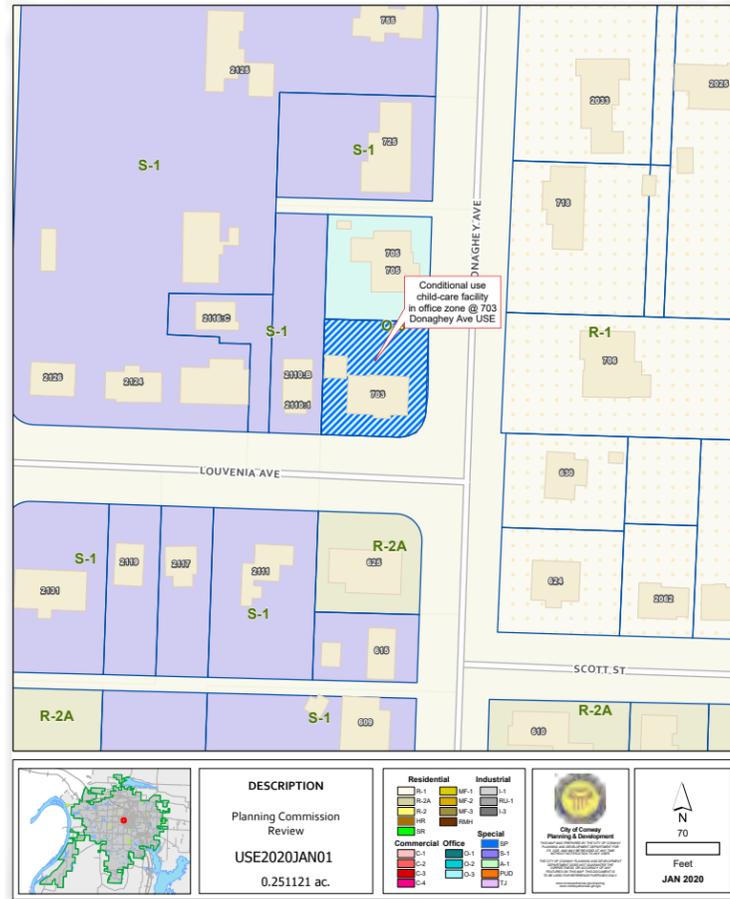
Current Traffic Counts. Donaghey Ave (12,000 vehicles per day).

Flood/Drainage. The site is not within any regulated floodplains or floodways.

Utilities. The site is currently served by utilities.

Master Street Plan. Donaghey Ave – Minor Arterial.

Street Improvement. Reconstruction and Rehabilitation planned for 2020.



Aerial view of 703 Donaghey Ave

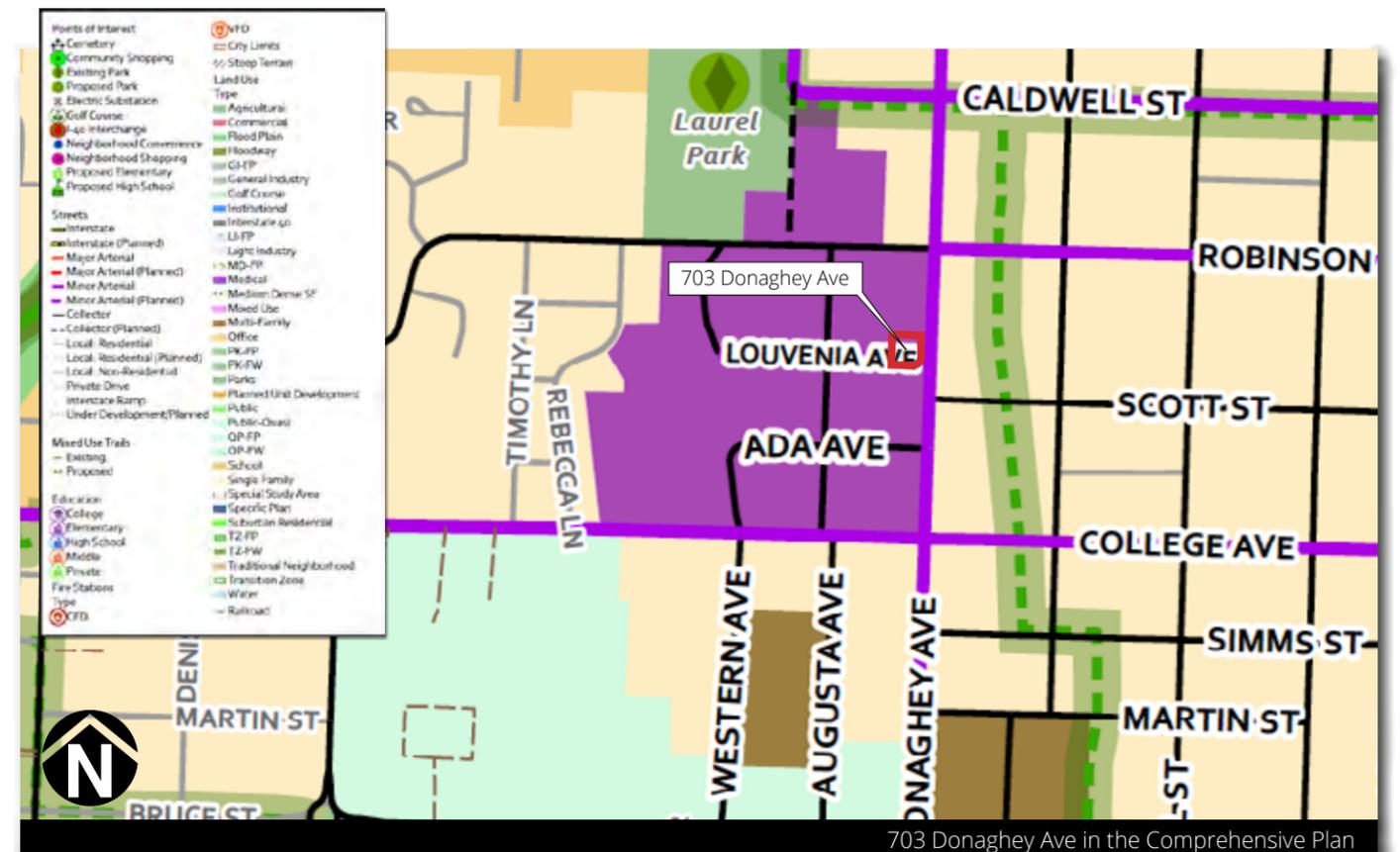
STAFF COMMENTS

1. The applicant intends to open a daycare on-site. That use is not allowed in the current zoning, but is allowed as a conditional use in the O-3 zone.
2. The proposed use as a Daycare Center is a needed use within and nearby the institutional campuses of Conway Regional and UCA.
3. The conditional use would not likely result in harm to adjacent property.
4. It appears adequate parking is present in the form of an existing concrete parking lot.

STAFF RECOMMENDATIONS

Staff recommends approval of the conditional use permit with the following conditions:

1. Any expansions or additions to the structure as well as any changes to the use shall require an amended or new conditional use permit.
2. A designated drop off/pick up location shall be identified at the interior of the parking lot by pavement marking and/or signage.
3. A fencing plan shall be submitted to the Planning Department for approval prior to any installation of new fencing.



703 Donaghey Ave in the Comprehensive Plan

I.B REQUEST FOR CONDITIONAL USE PERMIT - 703 DONAGHEY AVENUE

View of property from corner of Donaghey Ave and Louvenia Ave looking northwest



View of property from Donaghey Ave looking west



View of property looking south along Donaghey Ave



View of play area at rear of property

I.C REQUEST TO MODIFY PLANNED UNIT DEVELOPMENT - 2690 ALLYSON LANE

REQUEST FOR MAJOR MODIFICATION TO CONWAY PROFESSIONAL PLAZA PUD AT 2690 ALLYSON LANE

APPLICANT
Pennies, LLC
PO Box 10382
Conway, AR 72034

OWNER
Conway Professional Plaza, LLC
1855 McKennon St, Ste 100
Conway, AR 72032

STAFF REVIEW BY
Levi Hill, Assistant Director

SITE DATA
Location. 2690 Allyson Ln; immediately east of the terminus of Allyson Ln.

Site Area. 4.26 acres +/-.

Current Zoning. PUD (Planned Unit Development).

Existing Structures. 1 accessory structure.

Overlay. None.

Requested Rezoning. PUD (Planned Unit Development)-Major modification.

Comprehensive Plan. Single-Family Residential.

Projected Traffic Impact. With the PUD modification, the likely increase in traffic impact would be moderate given that the site is currently undeveloped. The applicant is proposing a total of 30 residential units. If approved, the anticipated traffic increase is expected to be between 129-630 average daily trips more than the current use.

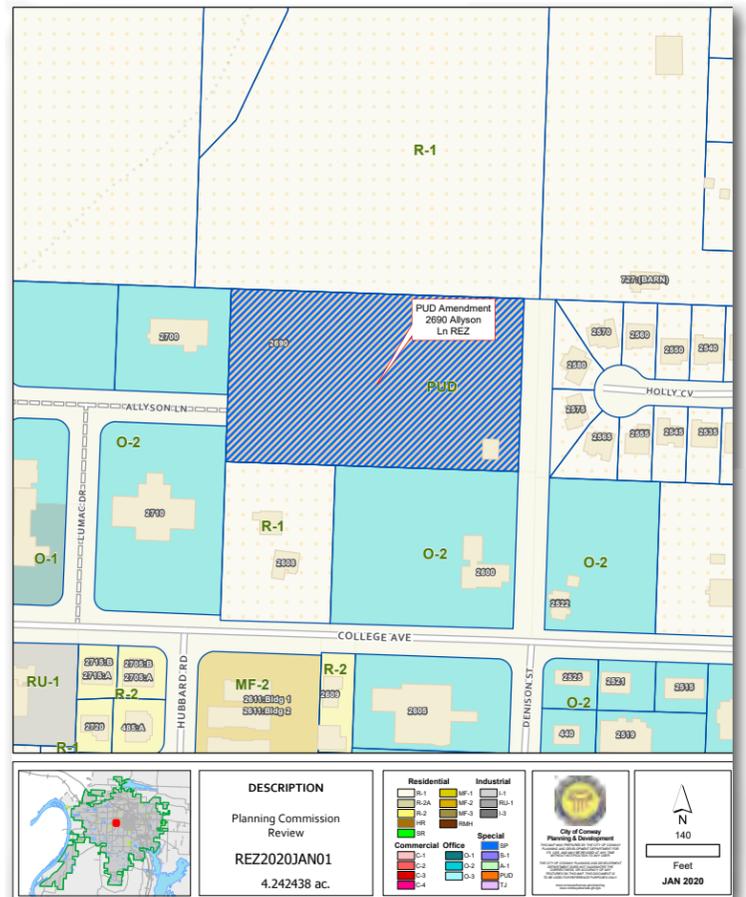
Current Traffic Counts. None.

Flood/Drainage. Site is not within any regulated floodplains or floodway.

Utilities. The site is currently served by utilities.

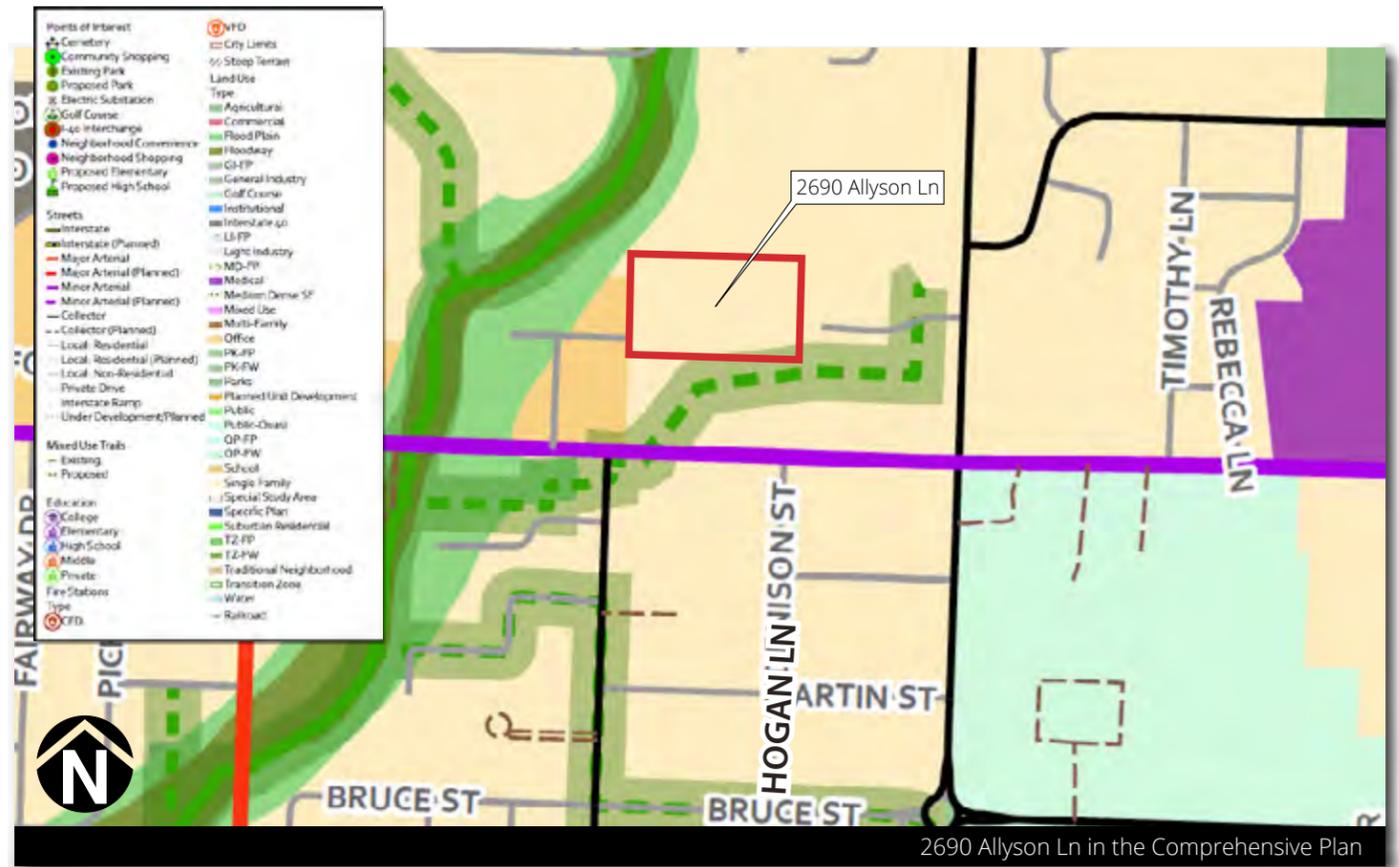
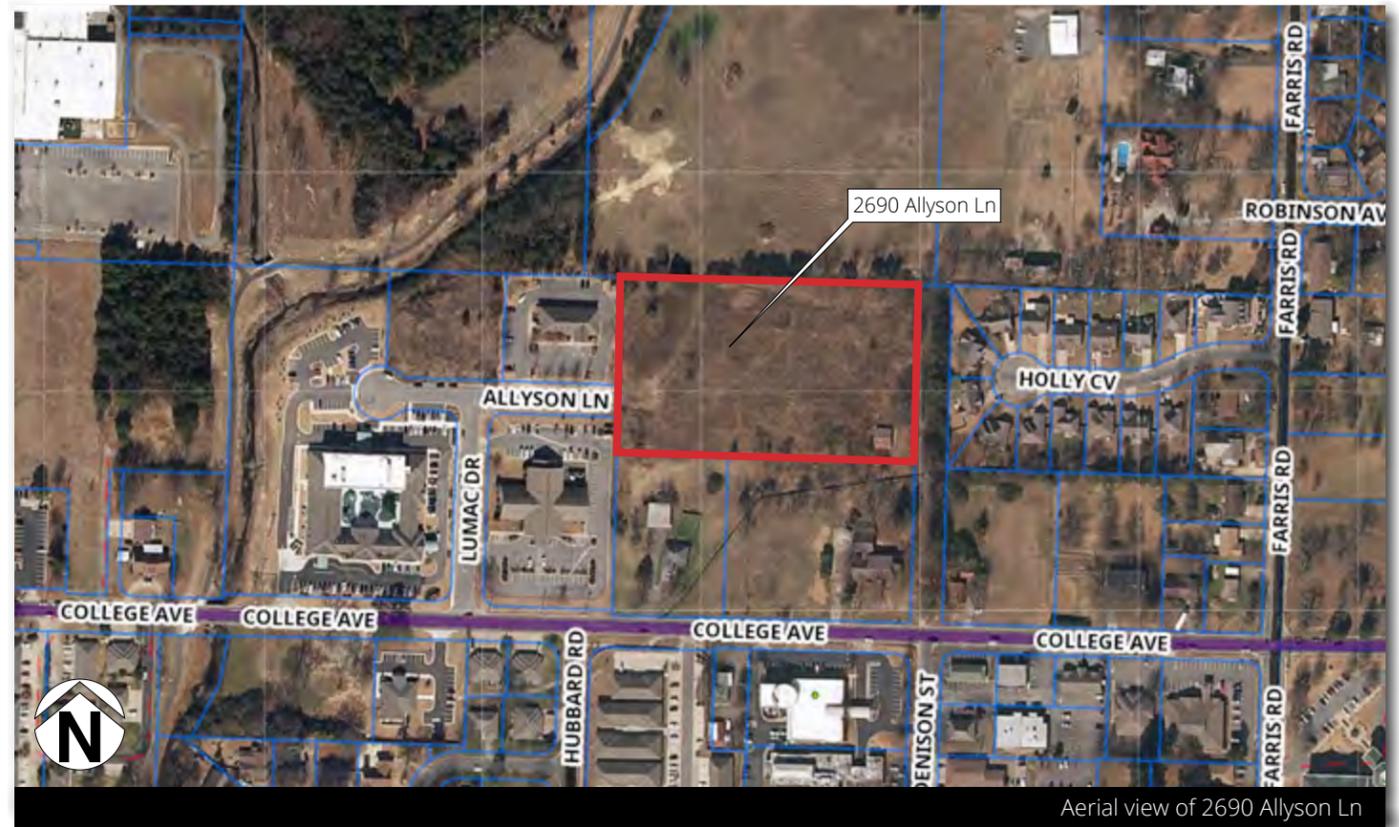
Master Street Plan. College Ave – Minor Arterial.

Street Improvement. No current improvement plans.

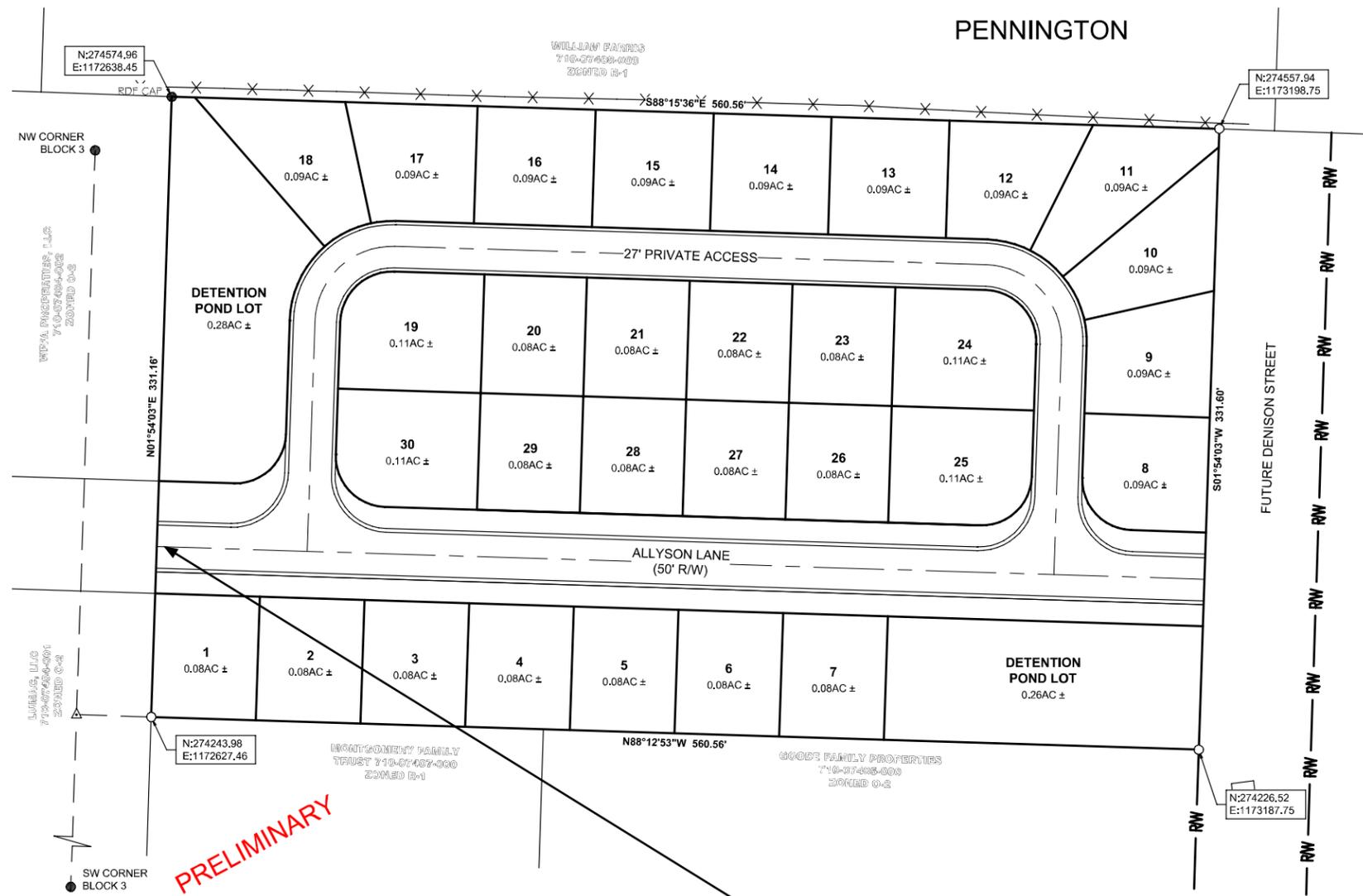


STAFF COMMENTS

- The site is currently undeveloped and lies at the terminus of existing street (Allyson Ln).
- The site was previously rezoned to PUD in March of 2018 to allow 9 duplex lots and approximately 34,000 square feet of commercial office space with associated parking.
- The applicant is requesting approval of a PUD modification to adjust the overall concept of the plan and reconfigure the layout and permitted uses.
- The plan proposes 30 single-family residential lots ranging from 3,400 square feet to 4,700 square feet. The lots would be accessed by the extension of Allyson Ln and the construction of a new private drive. No improvements to the Dennison St right of way are proposed as a part of this request.
- 50 feet of right of way would be dedicated for Allyson Ln.
- The plan proposes setbacks as follows:
 - Front – 7'
 - Side – 5'
 - Rear – 10'
- Staff concurs with the proposed uses.

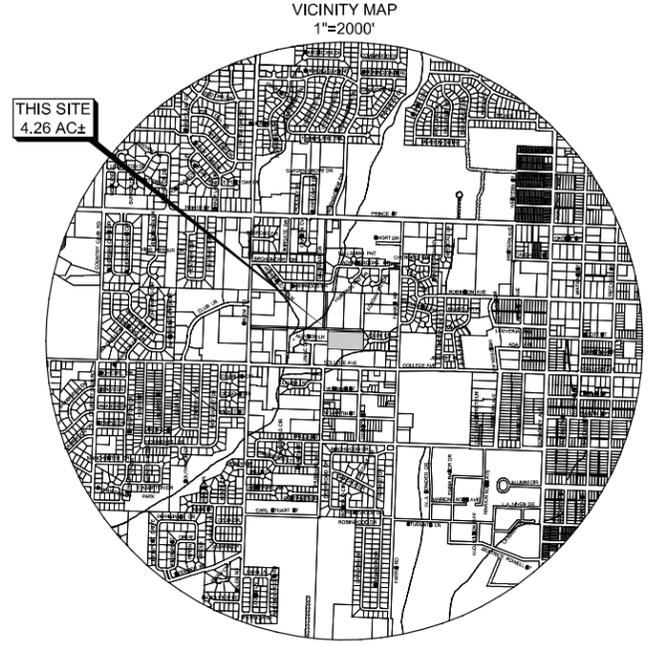


I.C REQUEST TO MODIFY PLANNED UNIT DEVELOPMENT - 2690 ALLYSON LANE



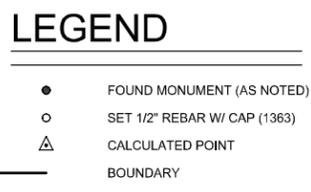
OWNER/SUBDIVIDER: _____
 SURVEYOR: ROBERT FRENCH
 1021 FRONT ST.
 CONWAY, ARKANSAS 72034
 CERTIFICATE OF PRELIMINARY SURVEYING
 I, ROBERT D. FRENCH, HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECT.
 DATE OF EXECUTION: _____
 STATE OF ARKANSAS
 REGISTRATION No. 1363
 CERTIFICATE OF PRELIMINARY PLAT APPROVAL
 THIS PLAT HAS BEEN GIVEN PRELIMINARY PLAT APPROVAL FOR RECORDING PURPOSES AS A PUBLIC UTILITY AND SHALL EXPIRE ON _____ (date).

- STAFF RECOMMENDATIONS**
 Staff recommends approval of the modification with conditions. The proposed use is compatible with the surrounding uses and will not represent a significant increase of intensity on the site.
- Permitted uses shall be limited to 30 single-family residential units.
 - Buildings shall be of the following materials:
 - Brick/stone
 - Cement Fiber Board (Hardie Board)
 - Wood
 - Other materials as approved by the Planning Director
 - Vinyl Siding shall be prohibited.
 - No fences are allowed to exceed 3 feet in the front yard setback area.
 - No accessory structures shall be permitted.
 - Applicant shall plat the property in accordance with the Subdivision Regulations, at which time setbacks will be finalized.
 - Applicant shall return a signed copy of the final development plan agreement prior to the issuance of building permits.



LEGAL DESCRIPTION:
 PART OF THE N1/2 OF BLOCK 3 OF WEST END ADDITION TO THE CITY OF CONWAY, ARKANSAS AS SHOWN IN PLAT BOOK A, PAGE 38 IN THE RECORDS OF FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT BEING THE SW CORNER OF SAID BLOCK 3; THENCE ALONG THE WEST LINE OF SAID BLOCK 3 N01°54'03"E 301.25' TO A POINT; THENCE LEAVING SAID WEST LINE S88°12'53"E 40.00' TO A SET 1/2" REBAR W/ CAP (1363) FOR THE POINT OF BEGINNING; THENCE N01°54'03"E A DISTANCE OF 331.16' TO A FOUND RDF CAP; THENCE S88°15'36"E A DISTANCE OF 560.56' TO A SET 1/2" REBAR W/ CAP (1363); THENCE S01°54'03"W A DISTANCE OF 331.60' TO A SET 1/2" REBAR W/ CAP (1363); THENCE N88°12'53"W A DISTANCE OF 560.56' TO THE POINT OF BEGINNING, CONTAINING 4.26 ACRES MORE OR LESS.
SURVEYOR'S NOTES:
 SAID TRACT IS SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS, AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE.

SIDEWALK CONSTRUCTION REQUIREMENTS:
 SIDEWALK CONSTRUCTION MUST MEET THE SPECIFIC REQUIREMENTS AS AMENDED IN THE CITY OF CONWAY ORDINANCE #0-18-56, ARTICLE V, SECTION 9(13) "SIDEWALK SPECIFICATIONS" (p.46) INCLUDING BUT NOT LIMITED TO:
 A) SIZE & DISTANCE FROM THE CURB: AS DEPICTED IN CONWAY STANDARD DETAILS FOR ROADWAY & DRIVEWAY CONSTRUCTION, UNLESS SPECIFICALLY APPROVED OTHERWISE.
 B) GRADES: ESTABLISHMENT OF PROPERTY LINES, ADA GUIDELINES; SIDEWALK GRADIENTS THROUGH DRIVEWAYS; SIDEWALK ELEVATION; JOINT MATERIAL, EXPANSION JOINT; EDGES; REPAIR REPLACEMENT.
 SIDEWALKS SHALL LINK SIDEWALKS OF ADJOINING PROPERTIES TO PROVIDE A CONTINUOUS "RIBBON" OF PEDESTRIAN PATH THROUGH THE COMMUNITY.
 SIDEWALKS ALONG RESIDENTIAL STREETS: SIDEWALKS WITH RESIDENTIAL LOTS SHALL BE CONSTRUCTED BY HOMEOWNER/BUILDER. THE SIDEWALK SHALL BE IN PLACE AT THE TIME OF FINAL INSPECTION AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



BEARINGS ESTABLISHED BY STATE PLANE COORDINATES HARN 97(NAD 83) PROFESSIONAL SURVEYOR

View of Allyson Ln from subject property looking west



View from subject property looking northeast



View from subject property looking southeast

View from subject property looking east

View from subject property looking southwest



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