

A young girl in a pink shirt is running in a grassy field. In the foreground, several colorful Easter eggs (gold, green, purple, blue) are scattered in the grass. The background is a clear blue sky with some trees.

APRIL

Conway Planning Commission Staff Report

7:00pm • April 15 2019 • 810 Parkway Avenue

CONWAY PLANNING COMMISSION

Justin Brown, Chairman

Brandon Ruhl, Vice-Chairman

Dalencia Hervey, Secretary

Brooks Freeman

Arthur Ingram

Bryan Quinn

Latisha Sanders-Jones

Brian Townsend

Anne Tucker

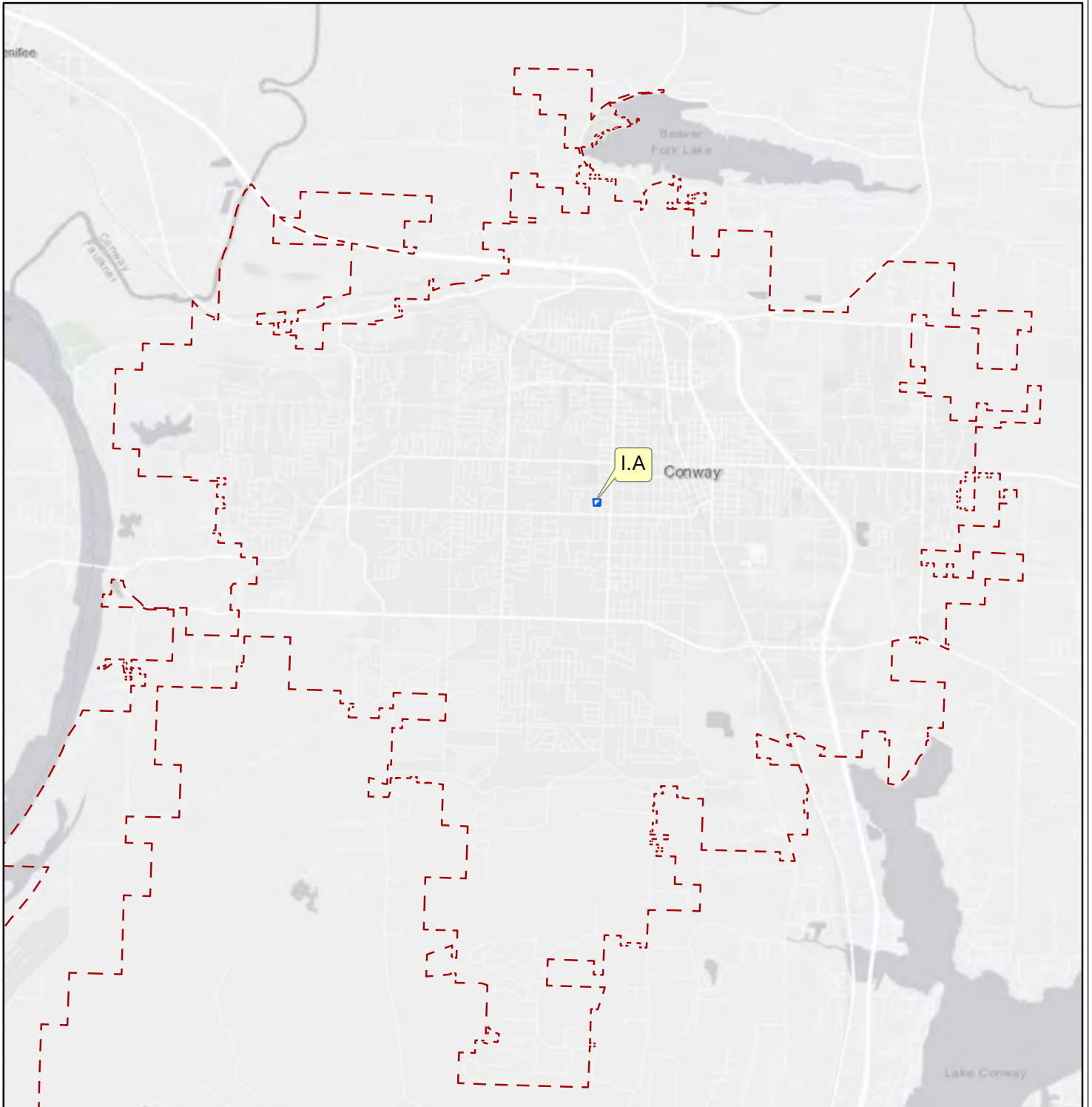
Rhea Williams

Contact the Conway Planning Commission at 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 reviewed at tonight's Planning Commission meeting may be considered by the City Council as early as **April 23, 2019**.

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.

Decisions made by the Planning Commission acting as the Board of Zoning Adjustment are final. No appeal may be made to the City Council. Any aggrieved party may pursue litigation should they feel the decision is unfair.



- I. Public Hearings - Board of Zoning Adjustment
- A. CRMC request for variance on exterior setback along Augusta Ave

CONWAY PLANNING COMMISSION AGENDA

April 15, 2019 • 7:00 pm • 810 Parkway Street

Call to Order. Chairman, Justin Brown

Approval of Minutes. March 18, 2019

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

A. Request for Zoning Variance to allow reduced front building setback along Augusta Avenue

II. Discussion

A. Additional items as decided by the Planning 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

- Conway Regional Medical Center Parking Lot Expansion (SIT2019JAN02)
- UPS Sorting Facility (SIT2019FEB01)

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

- None

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

- Maly Village (SUB2019FEB02)
- Crow Estates (SUB2019MAR01)
- Clifton Square (SUB2019MAR02)
- I-40 Storage Replat (SUB2019MAR03)
- Shelton Subdivision Replat (SUB2019MAR04)
- Weems Addition Replat (SUB2019MAR05)
- Adams Lot Split Subdivision (SUB2019MAR06)

I.A REQUEST FOR ZONING VARIANCE TO ALLOW REDUCED FRONT BUILDING

REQUEST FOR ZONING VARIANCE TO ALLOW REDUCED FRONT BUILDING SETBACK ALONG AUGUSTA AVENUE

APPLICANT

Aaron Scott, AIA
Cromwell Architects
1300 E. 6th Street
Little Rock, AR 72202

OWNER

Conway Regional Medical Center
Bryan Gibbs, Chief Support Services Officer
2302 College Avenue
Conway, AR 72034

STAFF REVIEW BY

James Walden, AICP

SITE DATA

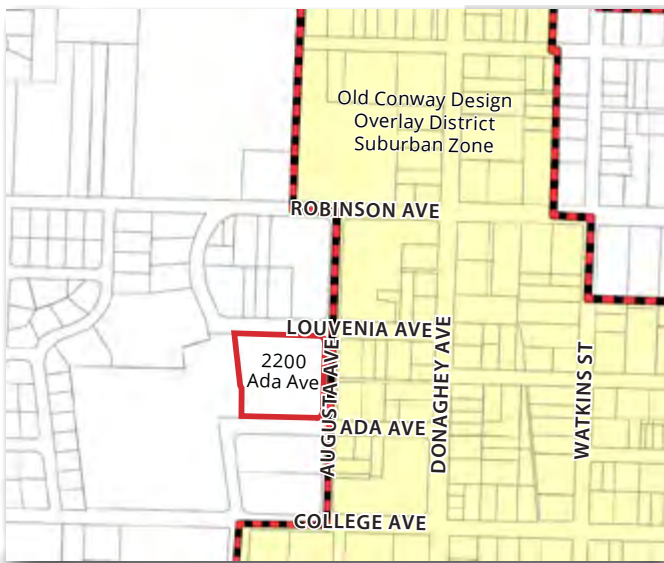
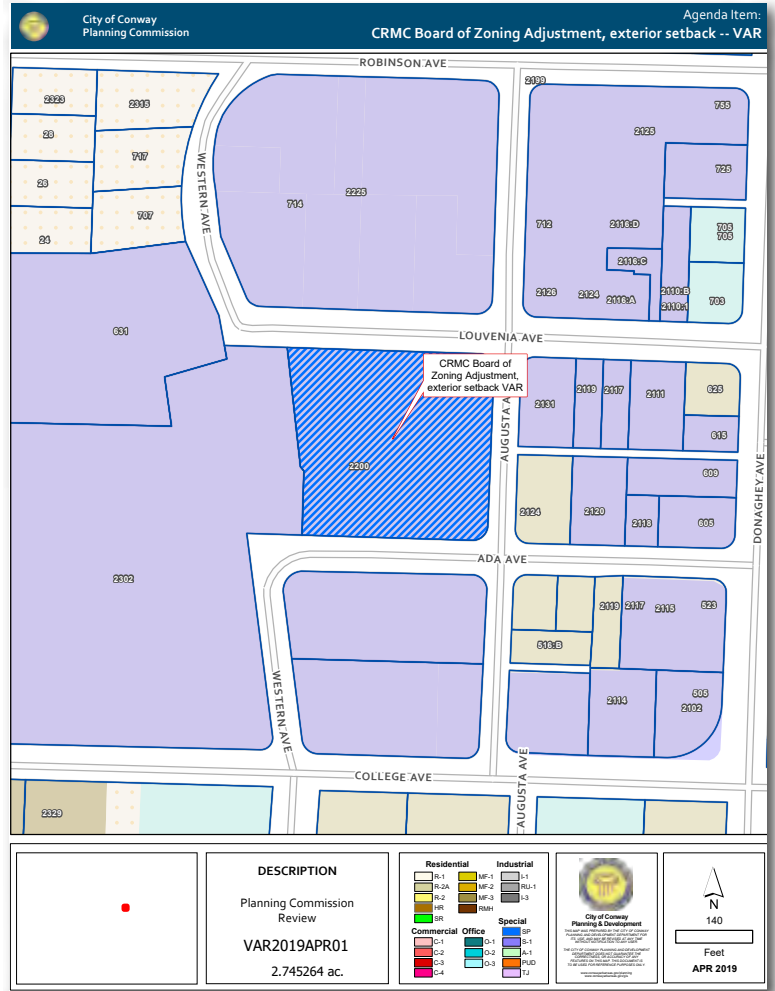
Location. 2200 Ada Avenue.

Site Area. ±2.75 acres.

Current Zoning. S-1 (Institutional District).

Existing Structures. Site is occupied by multiple structures on a medical campus.

Overlay. None (Across street from Old Conway Design Overlay District).



Requested Zoning Variance. Reduce the front setback along Augusta Ave. from 25' to 15'.

General Overview. The applicant is proposing to construct a new medical office building adjacent to the Conway Regional Surgery Center in Medical Plaza Building 3. The property is adjacent to the Old Conway Design Overlay District. As such, the applicant is seeking a front setback which is more consistent with the Old Conway standards.

Zoning Ordinance Regulations.

S-1 zoning district requires:

- Setbacks: 25 foot front and exterior (side street) setbacks
- 25 foot interior setback
- 25 foot rear setback

Lot Area: 1 acre lot area minimum

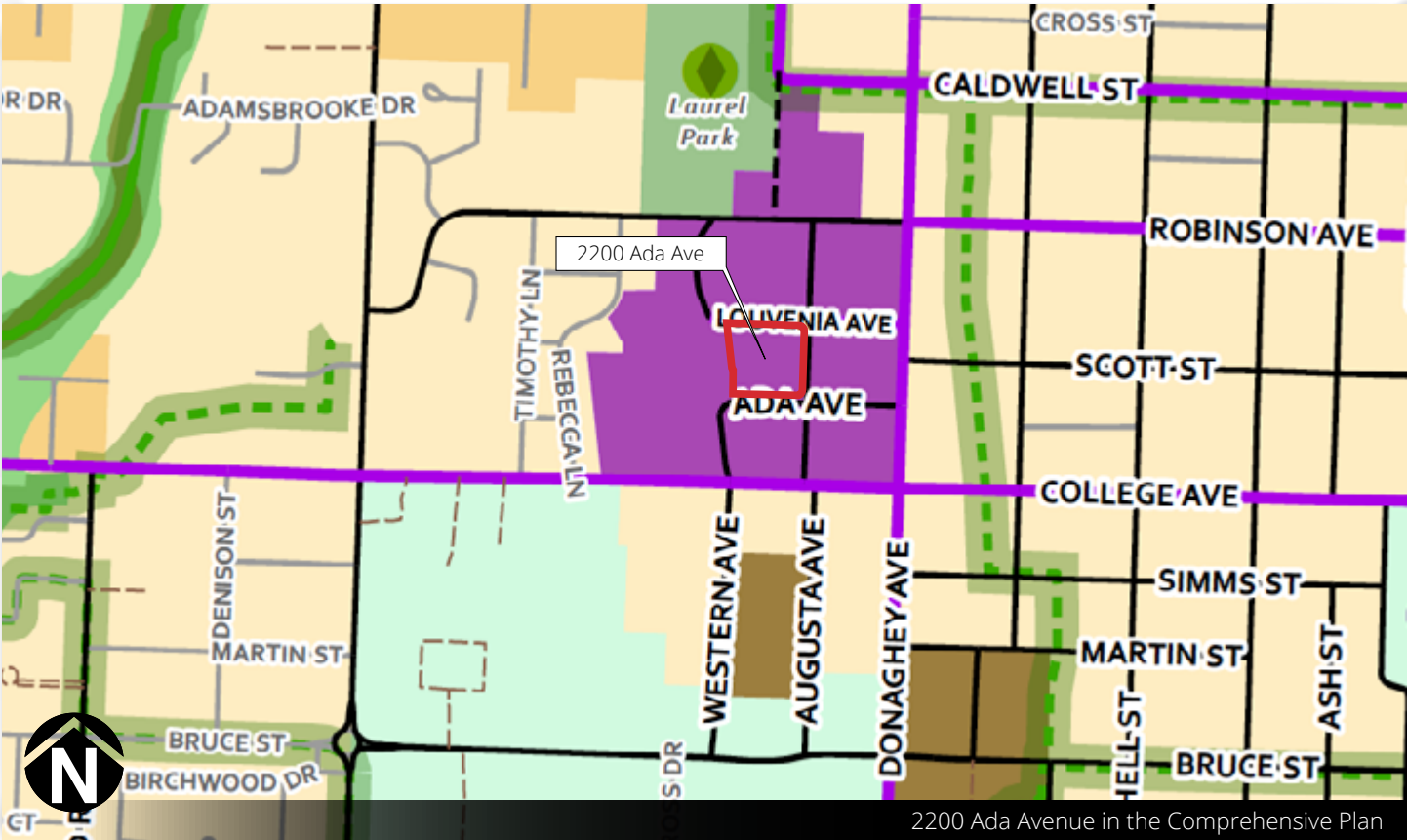
Lot Depth: 150 foot minimum lot depth

Basis of Variance. The Planning Commission acting as the Board of Zoning Adjustment, should only grant zoning variances if strict enforcement of the zoning ordinance will cause undue hardship due to circumstances unique to the individual property. Variances should only be granted when it is demonstrated that such action will be in keeping with the spirit and intent of the ordinance. The Commission may impose conditions in granting a variance to insure compliance and protect adjacent property.

SETBACK - 2200 ADA AVENUE



Aerial View of 2200 Ada Avenue



2200 Ada Avenue in the Comprehensive Plan

I.A REQUEST FOR ZONING VARIANCE CONT.

STAFF COMMENTS

1. The property is adjacent to the Old Conway Design Overlay District where reduced setbacks are prevalent.
2. Conway Regional Medical Center owns land on the east side of Augusta Ave. Its intent is to expand the medical center's campus to Donaghey Ave. As such, everything east of Augusta Ave. will be required to meet the Old Conway standards.
3. Augusta Ave. will likely eventually function as an internal drive to the medical center campus.
4. A reduced setback would help reinforce the campus feel of the medical center and encourage more pedestrian friendly design.
5. Much of the existing site does not conform to the required setbacks.
6. It is advantageous to allow the land on the site to be maximized to reduce the degree to which the medical center campus encroaches on the surrounding neighborhood.

STAFF RECOMMENDATIONS

Staff recommends approval of the variance on the following basis:

Granting the variance would allow for an appropriate transition from the Old Conway Design Overlay District to the east to the medical center campus at the west. Imposing the S-1 setback standards will cause an undue hardship on the applicant and potentially harm adjacent property. Granting the variance will meet the spirit and intent of the zoning ordinance.