



City of Conway

PLANNING COMMISSION

July 20, 2020 · 7:00 pm · Conway Municipal Building

Due to restrictions imposed because of the COVID-19 pandemic, the Planning Commission meeting will be broadcast on the City of Conway [Facebook](#) and [YouTube](#) pages. Please submit questions/comments to planningcommission@conwayarkansas.gov by 5:00pm the day the meeting.

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

The Conway Planning Commission makes recommendations to the City Council on public hearing items. Items reviewed on this agenda will be considered by the City Council as early as **July 28, 2020.**

Items not approved by the Planning Commission may be appealed to the City Council within 30 days of Planning Commission denial, with the exception of decisions made by the Planning Commission acting as the Board of Zoning Adjustment. If an item is appealed to the City Council a public notice will be placed on the property and conwayarkansas.gov

Call to Order.

Roll Call.

Approval of Minutes. June 15, 2020

I. Public Hearings

- A. Request for modification of Scherman Heights PUD to allow tattoo parlor for property located at 705 Club Lane (REZ2020JUL01)
- B. Request for rezoning of 1.37 acres +/- located west of 1165 Bob Courtway Drive from R-1 to O-1 (REZ2020JUL02)

II. Discussion

- A. Items as decided by the Commission

Adjourn

The following items, which do not require public hearing or Planning Commission action, have been reviewed and approved by the Director of Planning & Development and are being reported to the Planning Commission as required by the Zoning Code and Subdivision Ordinance.

Development Reviews

- Carpet Barn, 1575 E Oak St - SIT2020MAR01
- Tommy Car Wash, 950 S Amity Rd - SIT2020MAY02
- AIM Clinic, 815 S Donaghey Ave - SIT2020MAY03
- German Oaks Townhomes, 1295 E German Ln - SIT2019NOV01

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

- Replat Lot 3A, Conway Commons Replat (Chick-Fil-A) - SUB2020JUN01
- Crow Scott Street Replat - SUB2020JUN02
- Replat Lot 226E, Fidlar's Survey - SUB2020JUN03

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

- Orchard Hill Subdivision, Phase 1 Correction Plat (P2020-00036)
- The Village at Hendrix, Phase 3 (P2020-00038)
- Horton's Lot Merger (P2020-00039)

Request for PUD Modification: Add Tattoo Parlor as approved use

Record No: REZ2020JUL01

APPLICANT

Central Arkansas Professional Surveying
1021 Front St
Conway, AR 72032

PROPERTY OWNER

Four Winds, Inc.
PO Box 1735
Conway, AR 72033

STAFF REVIEW BY

Beth Sketoe, Planner



Location/Site Area. 705 Club Ln (Lot 5 Scherman Heights PUD); 1.42 acres+/-.

Current Zoning. PUD (Planned Unit Development).

Requested PUD Modification. Add Tattoo Parlor as approved use for Lot 5.

Adjacent Zoning. North, East, South, West: PUD.

Existing Structures. 12,350 sf multi-tenant building.

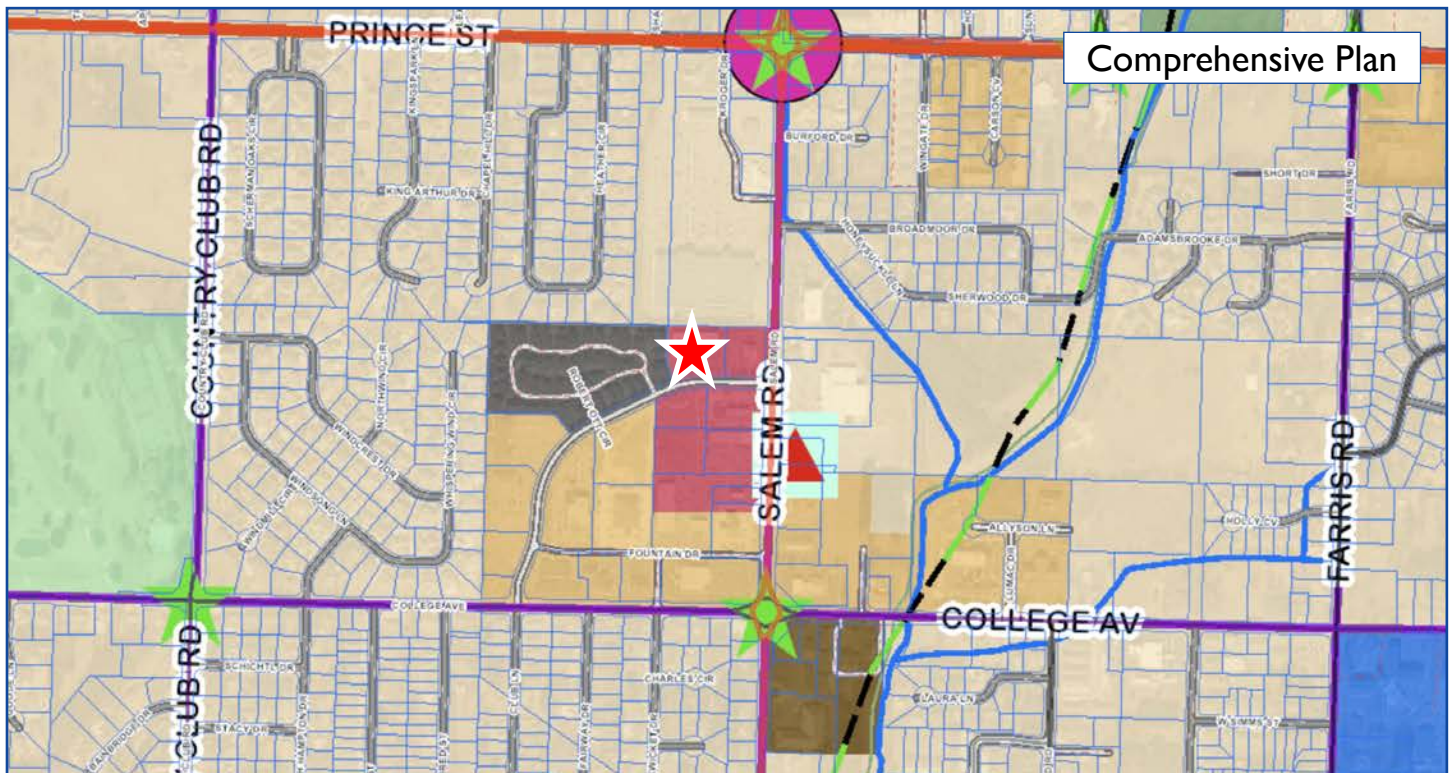
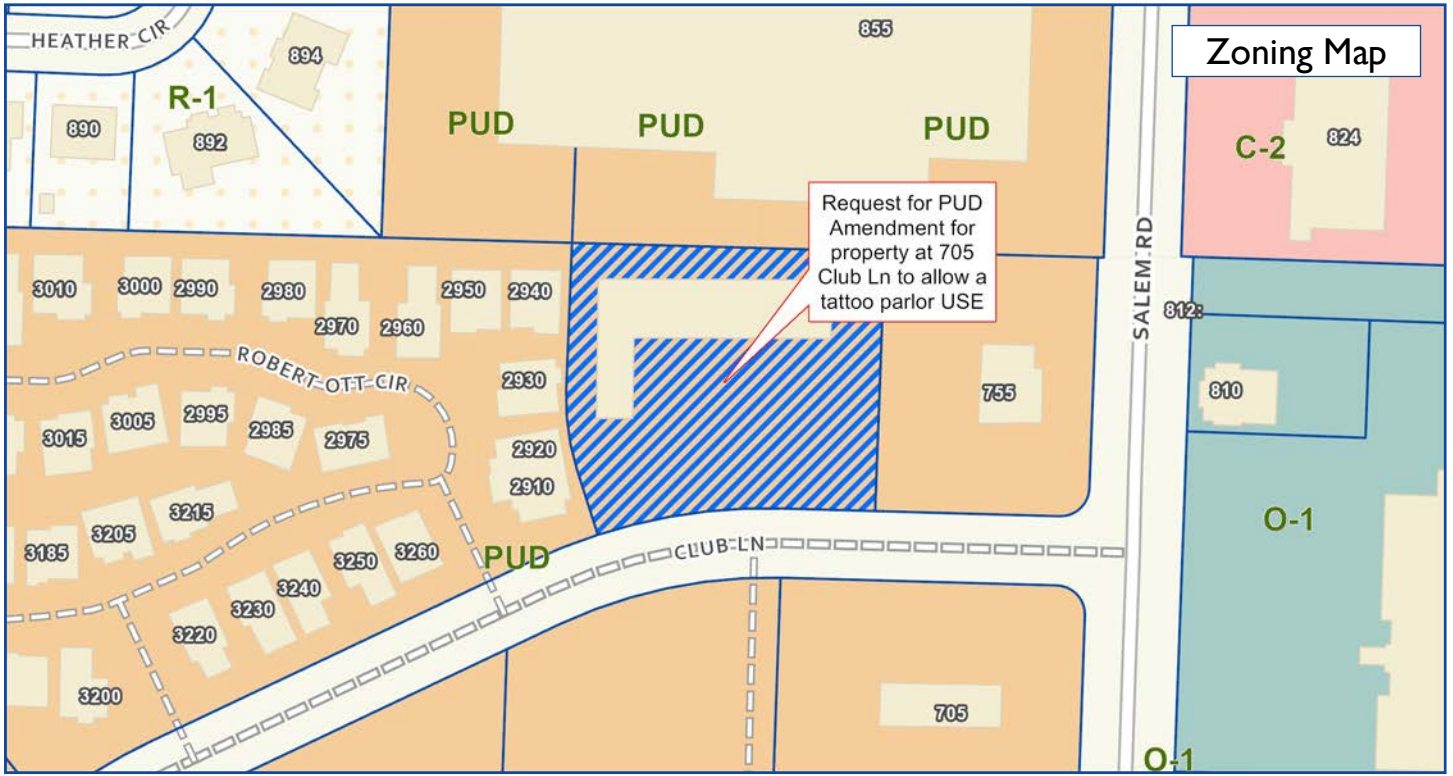
Overlay. None.

Comprehensive Plan. Commercial.

Projected Traffic Impact. Traffic impact for this type of use is challenging to estimate, however it is anticipated that a tattoo parlor at this location would generate fewer vehicle trips per typical weekday than similar establishments such as hair or nail salons as well as either of the restaurants, Pizza Hut and Tropical Smoothie Café, located in the same building.

Request for PUD Modification: Add Tattoo Parlor as approved use

Record No: REZ2020JUL01

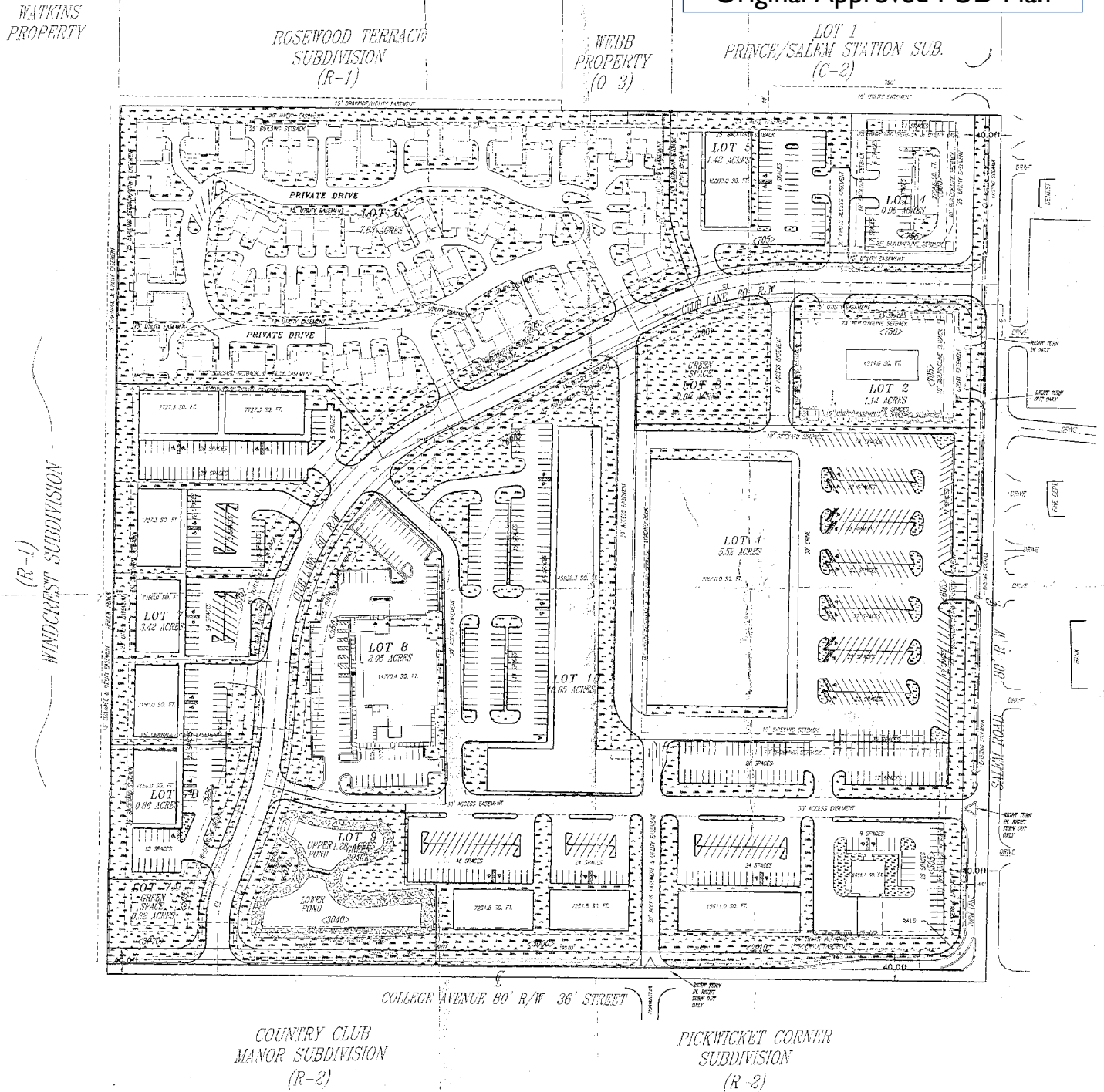


Request for PUD Modification: Add Tattoo Parlor as approved use

I.A

Record No: REZ2020JUL01

Original Approved PUD Plan



Current Traffic Counts. N/A (Estimated to likely be 1,500 - 5,000 vehicles per typical weekday).

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

Utilities. The site is currently developed.

Master Street Plan. Club Ln - Local Non-Residential.

Street Improvement. No improvements planned at this time.

STAFF COMMENTS

- The applicant is proposing to add Tattoo Parlor as an allowed used for Lot 5 of the Scherman Heights PUD.
- The Scherman Heights PUD Final Development Plan notes that Lots 1 and 5 are intended for commercial development permitting Retail-Restricted as defined by the City of Conway Zoning Code. The plan further states that the C-2 (Neighborhood Commercial) zoning district shall governing use of these lots, unless otherwise noted.

Scherman Heights PUD Final Development Plan - Lots 1 and 5 use and restrictions:

- 1. In addition to all uses permitted under C-2, the following uses are allowed: Fur sales, repair and storage, household appliance fittings and sales, pet shop, secondhand store, sewing machine shop, hospital services, hospital general, health center, religious activity, drive-thru pharmacy, medical appliance fitting and sales, and office equipment sales and service.*
- As initially developed Lots 2 and 4, which abut Salem Rd, also allowed all uses permitted in C-2 as well as those additional uses noted for Lots 1 and 5, but also allowing the more intense use, drive-in restaurant/eating place with drive-thru service.
 - Given the original approved PUD plan and the manner in which the Final Development Plan is written, it is clear that the developer intended to limit Lots 1 and 5 to uses which are less intense, primarily serving the adjacent residential neighborhoods, as a buffer or transition between the higher intensity uses along Salem Rd and the quieter residential and office uses at the interior of the development.
 - Other uses, permitted as part of Retail - Restricted, which may be considered averse include Billiard or pool parlor and Novelty store.
 - Similar operations within the city limits close daily between 6:00 pm - 9:00pm. The applicant has indicated that operating hours will be 12:00pm - 8:00pm, Tuesday through Saturday.

STAFF RECOMMENDATIONS

Staff recommends approval of the requested PUD modification with the following conditions:

1. Business operation must cease daily no later than 10:00pm.
2. All new or replacement signage, including window signage, must comply with standards as set forth in Article 1301 of the Conway Zoning Code (Sign Ordinance).
3. The use of neon tube lighting is prohibited with the exception of one static Open/Closed sign.
4. No outdoor speakers/sound system shall be allowed.
5. Services to be offered, now or in future, are limited to:
 - professional tattoo/body art
 - professional piercings
 - permanent cosmetics
 - laser tattoo removal

Any addition of services to be offered will require an amended Conditional Use Permit.

Request for PUD Modification: Add Tattoo Parlor as approved use

I.A

Record No: REZ2020JUL01



Site Photo



Site Photo



Site Photo



Adjacent Property



Adjacent Property



Adjacent Property

Request for Rezoning: R-1 to O-1

I.B

Record No: REZ2020JUL02

APPLICANT

Rik Sowell/Sowell Architects
1315 North St, Ste 100
Conway, AR 72034

PROPERTY OWNER

Jennifer Day
6 Cedar Hill Rd
Conway, AR 72032

STAFF REVIEW BY

Beth Sketoe, Planner



Location/Site Area. Immediately west of and adjacent to 1165 Bob Courtway Dr; 1.37 acres +/-.

Current Zoning. R-1 (One-Family Residential).

Requested Rezoning. O-1 (General Office).

Adjacent Zoning. West: R-1; South, East: O-1; North: O-1, O-2.

Existing Structures. Approximately 1,800 sf accessory structure.

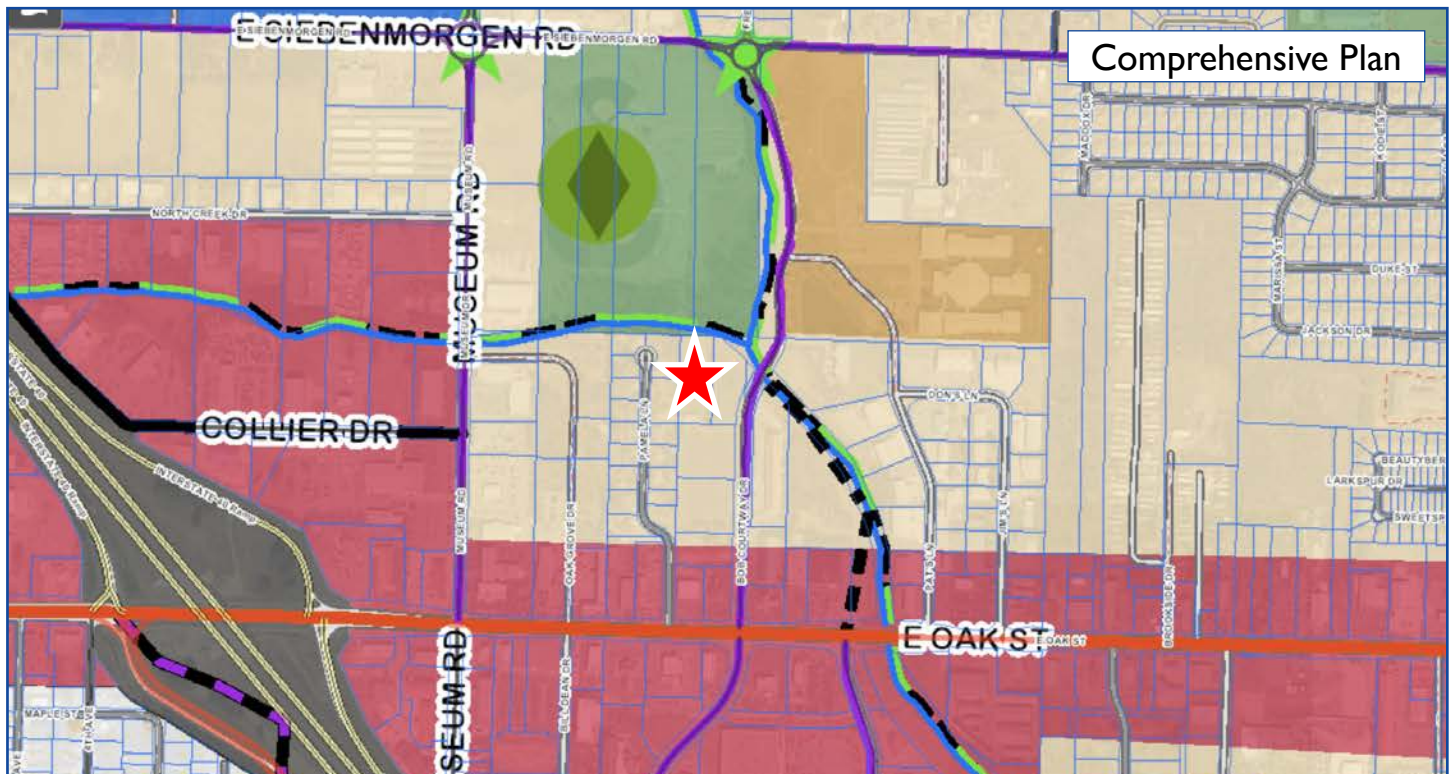
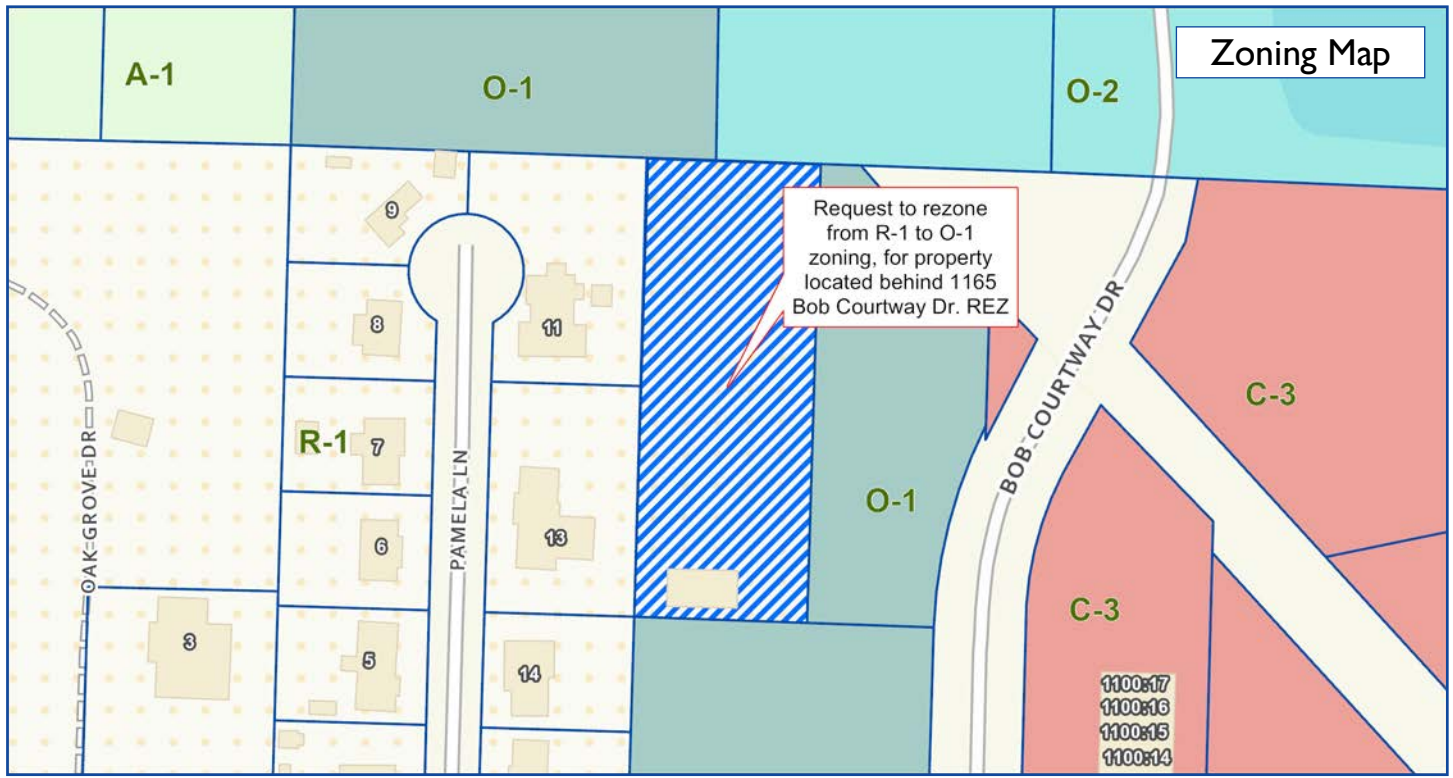
Overlay. None.

Comprehensive Plan. Single-Family.

Projected Traffic Impact. With a rezoning to O-1 the potential traffic impact would be moderate, given that the site is currently undeveloped. O-1 zoning would allow for general office/clinic development. Given the flood hazard constraints on the site, it is estimated that general office use on the developable portion of the combined properties would generate approximately 113 - 173 vehicle trips per typical weekday whereas clinic use could generate 249 - 443 vehicle trips per typical weekday. The applicant has advised that it is the owner's intent to develop the site for general office use.

Request for Rezoning: R-1 to O-1

Record No: REZ2020JUL02



Current Traffic Counts. Estimated 5,000 Average Daily Traffic.

Flood\Drainage. A significant portion of the site is within flood hazard areas, primarily floodplain with a base flood elevation of 297 ft, but also floodway at the extreme north end of the site.

Utilities. Sewer service is available, though water service is not currently available at the site. Applicant will need to coordinate extension of utilities with Conway Corp.

Master Street & Trail Plan. Bob Courtway Dr – Minor Arterial; proposed future trail extension across north quarter of property.

Street Improvement. No current improvement plans.

STAFF COMMENTS

- The applicant has advised staff that it is the owner’s intent to develop the site, in conjunction with the 1.12 acre site adjacent to the east fronting Bob Courtway Dr, with an initial 6,500 sf office building with the possibility of a second office building (5,100 sf) in the future .
- Though the proposed zoning is not congruent with the Comprehensive Plan, adjacent properties to the east and south, currently zoned O-1, are also indicated as appropriate for single-family use. The context of the immediate area has transformed in recent years due to increased commercial and office development to the east and south.
- Development of the subject property for single-family use is unlikely as the site has no street frontage. The site is better suited for development if incorporated with adjacent O-1 property to the east.
- Platting, in the form of a lot merger, will be required as a condition of Development Review approval.
- Existing accessory structure shall be removed prior to issuance of building permits.
- The rezoning would not likely result in harm to adjacent property.

STAFF RECOMMENDATIONS

Staff recommends approval of the request as the proposed zoning would accommodate an appropriate use for the corridor and will likely not result in harm to surrounding property.

Request for Rezoning: R-1 to O-1

Record No: REZ2020JUL02

