

A background image featuring vibrant red maple leaves with serrated edges, set against a warm, yellowish-gold background. The leaves are in various stages of focus, with some sharp and others blurred, creating a sense of depth. A semi-transparent white horizontal band runs across the middle of the image, serving as a backdrop for the text.













CONWAY PLANNING COMMISSION













NOVEMBER 2014












Planning & Development Staff Report
Monday, November 17 • 7:00pm
District Court Building • 810 Parkway Ave • Conway, Arkansas

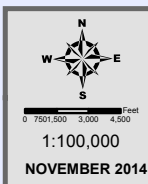
2A. BOEDEKER-HAMILTON PROPERTIES REZONE A-1 TO R-1
2B. MFB INVESTMENTS CONDITIONAL USE
2C. SC INVESTMENTS INC CONDITIONAL USE
2D. TIM KELLEY CONDITIONAL USE



 INTERSTATE  LOT LINE
 MAJOR ARTERIAL  STREAMS
 MINOR ARTERIAL  LAKES & PONDS
 COLLECTOR  CITY LIMITS
 RESIDENTIAL
 PRIVATE ROAD
 RESIDENTIAL RAMP
 RAILROADS

| Residential | | Industrial | |
|--|--|---|--|
|  R-1 |  MF-1 |  I-1 | |
|  R-2A |  MF-2 |  I-2 | |
|  R-2 |  MF-3 |  I-3 | |
|  HR |  RMH | | |
|  SR | | | |

| Commercial | Office | Special |
|---|---|---|
|  C-1 |  O-1 |  SP |
|  C-2 |  O-2 |  S-1 |
|  C-3 |  O-3 |  RUD |
|  C-4 | |  TJ |



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CONTACT INFORMATION
LANDMARK IMS WEBSITE:
gis.cityofconway.org (UNDER DEVELOPMENT)
E-MAIL: Jason.Lyon@CityOfConway.org

CONWAY, ARKANSAS PLANNING COMMISSION MEETING AGENDA

7:00 pm • Monday • November 17, 2014
District Court Building • 810 Parkway

SUBDIVISION COMMITTEE WILL NOT MEET

Call to Order

Introduction & Chairperson Remarks

Minutes: October 20, 2015

SUBDIVISION COMMITTEE WILL NOT MEET

1. Subdivision and Replat
 - A. None
2. Zoning and Conditional Use Permits (Requires Public Hearing)
 - A. Boedeker-Hamilton Properties Rezoning: A-1 to R-1
 - B. MFB Investments Conditional Use Permit: Clinic Treatment Services in T-4 Transitional, NE Old Conway Area Specific Plan
 - C. SC Investments, Inc. Conditional Use Permit: Restricted Retail in O-3
 - D. Tim Kelley Conditional Use Permit: Tattoo Studio in C-1
3. Discussion
 - A. 2015 Planning Commission Nomination Recommendation
 - B. Other items as decided by the Planning Commission

Adjourn

Planning Staff Development Review/

Minor Subdivision Reports to the Planning Commission

The following items 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 Ordinance:

- A. Development Reviews
 - Arvest Bank, 621 Oak Street
 - Road Runner, 545 Skyline Drive
- B. Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)
 - Harkrider Addition, Lot A-R, Block 1
 - Acxiom Commercial Addition Phase II
 - Coulson-Roadrunner Addition
 - Vines Addition
 - Moix Replat of Lot 12 Deerbrook Subdivision



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 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. A public notice will also be placed on the City's website: www.cityofconway.org.

Items reviewed by the Planning Commission on this agenda may be considered by the City Council as early as November 25, 2014.

2A Boedeker-Hamilton Properties Rezoning A-1 to R-1

Boedeker-Hamilton Properties Rezoning A-1 (Agricultural) to R-1 (Single Family Residential)

APPLICANT/OWNER
Bobby Hamilton
1605 Stanley Russ Road
Conway, AR 72034

OWNER’S REPRESENTATIVE
Tyler Group, Inc.
204 Skyline Drive
Conway, AR 72032

STAFF REVIEW BY
Bryan Patrick, Director of Planning
1201 Oak Street
Conway, AR 72032

SITE DATA
Location: 1655 South Donaghey

Site Area: .71 acre

Existing Structures: None

Current Zoning: A-1 (Agricultural)

Requested Zoning: R-1 (Single-Family Residential)

Overlay District: None

Comprehensive Plan: The Comprehensive Plan shows this property as appropriate for single family residential. The request is congruent with the Plan.

Projected Traffic Impact: With development as allowed under current A-1 zoning, one residence could be constructed generating 10 vehicle trips per day. With a rezoning to R-1 and developed with two single family homes, 20 vehicle trips per day could be expected.

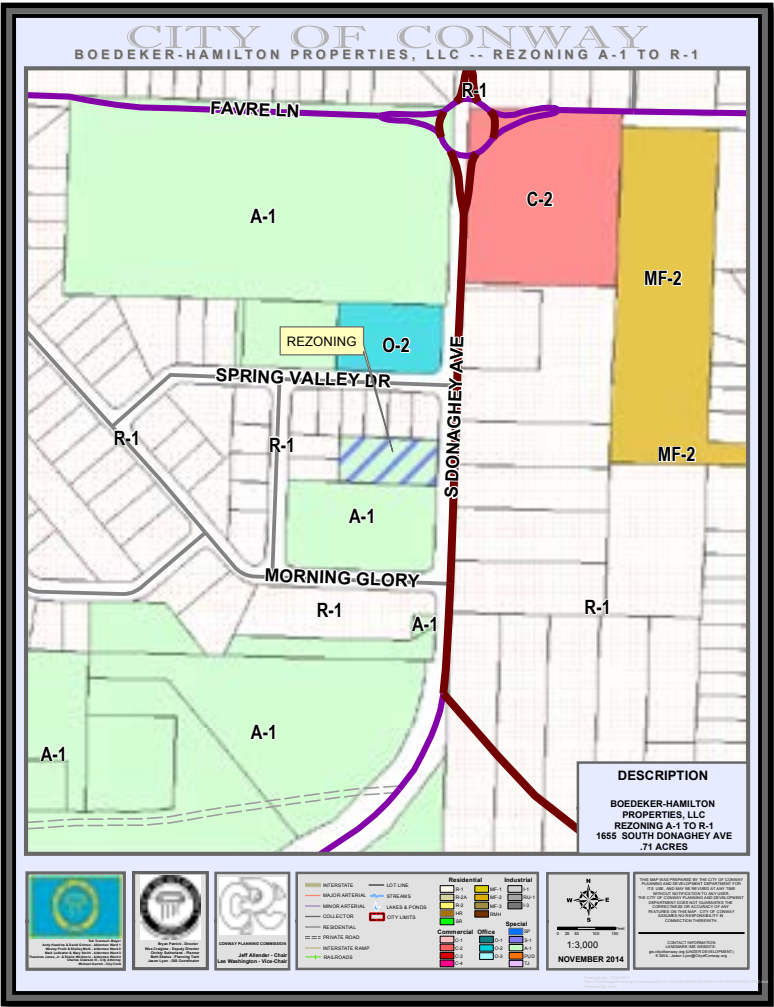
Utility Infrastructure: There is sufficient utilities in the area for development.

Flood/Drainage: The property is not within any flood plain or flood way.

Street Improvements: There are no area street improvements planned in the near future.

Conway 2025: Not directly applicable

STAFF COMMENTS
The applicant is requesting a rezoning from agricultural to single family residential in order to subdivide the existing tract into two parcels. A-1 requires one acre for each residence. With a rezoning to R-1, two single family lots may be created. This rezoning is congruent with the Conway Comprehensive Plan.



STAFF RECOMMENDATIONS
Planning Staff recommends approval of this rezoning request.



2B

MFB INVESTMENTS CONDITIONAL USE PERMIT

MFB INVESTMENTS CONDITIONAL USE PERMIT TO ALLOW CLINIC TREATMENT SERVICES

APPLICANT/OWNER
MFB Investments, LLC (Phoenix Recovery Center)
1224 Jersey Street
Conway, AR 72032

STAFF REVIEW BY
Bryan Patrick, Director of Planning
1201 Oak Street
Conway, AR 72032

SITE DATA
Location: 1222-1224, 1223-1225, 1227-1229 Jersey Street

Site Area: .58 acre

Existing Structures: Two vacant lots and a duplex serving as the office for Phoenix Recovery.

Current Zoning: T-4 (Transitional Zone) in the Northeast Old Conway Area Specific Plan

Requested Conditional Use Permit: To allow clinic treatment services

Overlay District: Old Conway Design Overlay

Comprehensive Plan: The 2004 Comprehensive Plan was superseded by the Northeast Old Conway Area Specific Plan. Current T4 zoning allows apartments, duplexes, and some light retail.

Projected Traffic Impact: The proposed clinic will serve residents of Phoenix Recovery Center. These residents are not allowed to drive or keep cars; therefore, no substantial increase in traffic should be expected. If services are offered to the community at large, traffic generation can be expected at a volume of 30 vehicle trips per day per 1000 s.f. of office space.

Utility Infrastructure: There are adequate utility services in the area to serve development.

Flood/Drainage: The property is not within flood plain or flood way.

Street Improvements: There are no area street improvements planned in the near future.

Conway 2025: Not directly applicable

STAFF COMMENTS
The applicant is requesting a conditional use permit to allow a drug treatment clinic in support of Phoenix Recovery. The current T4 transitional zone allows a clinic by conditional

CITY OF CONWAY
MFB INVESTMENTS, LLC -- CONDITIONAL USE

S-1 R-2

SIEBENMORGEN RD INTERSTATE 40

CONDITONAL USE

SP SHANNON CIR

SP DURHAM ST

SP HEREFORD ST

SP ANGUS ST

SP GUERNSEY DR

SP JERSEY ST

SP INGRAM ST

SP PINE ST

SP WALNUT ST

SP LINCOLN ST

SP MILL ST

DESCRIPTION
MFB INVESTMENTS, LLC
CONDITIONAL USE FOR CLINICAL TREATMENT
LOTS 18 BLOCK 6
LOTS 5-6 BLOCK 8
BROWNS SUB
1200 BLOCK JERSEY ST

LEGEND
Type
Agricultural
Commercial
General Industry
Golf Course
Institutional
Light Industry
Medical
Mixed Use
Multi-Family
Office
Parks
Planned Unit Development
Public-Office
Single-Family
Special Study Area
Specific Plan
Suburban Residential
Traditional Neighborhood
Transition Zone
Water
Flood Plain
Floodway

Trails
Pedestrian

Utility Easements
Electric
Force Main
Gas
Levee

Existing Streets
Major Arterial
Minor Arterial
Collector
Residential
Unbuilt Road
Railroad

Proposed Streets

Interstate 40

North

1:3,000
NOVEMBER 2014

use permit. An amendment to the Northeast Old Conway Area Specific Plan was approved in September, 2013 to allow transitional housing. All specific requirements of the conditional use permit to allow transitional housing have been met. Allowing treatment services on-site for Phoenix Recovery is a logical extension of current services. The property is within the Old Conway Design Overlay District. As such, any new structures or large additions must be approved by the Historic District Commission and are subject to Planning Staff Development Review.

STAFF RECOMMENDATIONS
Planning Staff recommends approval of this conditional use permit with appropriate conditions.

The following list of conditions is not complete and should be considered a “starting point” for conditions. The Commission should take public comment and revise, add to, or delete from the suggested conditions appropriately.

Suggested Conditions

- Hours of operation
- Conditional Use Permit is limited to MFB Investments, LLC (Phoenix Recovery)

LEGEND

Asa P. Robinson Historic District

Comprehensive Plan

CompPlan_Pts

Type

Agricultural
Commercial
General Industry
Golf Course
Institutional
Light Industry
Medical
Mixed Use
Multi-Family
Office
Parks
Planned Unit Development
Public-Office
Single-Family
Special Study Area
Specific Plan
Suburban Residential
Traditional Neighborhood
Transition Zone
Water
Flood Plain
Floodway

Trails
Pedestrian

Utility Easements
Electric
Force Main
Gas
Levee

Existing Streets
Major Arterial
Minor Arterial
Collector
Residential
Unbuilt Road
Railroad

Proposed Streets

Interstate 40

North

Siebenmorgen Rd

Ingram St

Jersey St

Requested CUP Areas

Comprehensive Plan

North

Ingram St

Jersey St

Requested CUP Areas

Area Aerial Photo

8

9

2C

SC INVESTMENTS, INC. CONDITIONAL USE

SC INVESTMENTS, INC. CONDITIONAL USE
PERMIT TO ALLOW RESTRICTED RETAIL

APPLICANT/OWNER
SC Investments, Inc./Sam Carrasquillo
P.O. Box 7167
Sherwood, AR 72174

STAFF REVIEW BY
Bryan Patrick, Director of Planning
1201 Oak Street
Conway, AR 72032

SITE DATA
Location: 2002 Dave Ward Drive

Site Area: .44 acre

Existing Structures: A 2500 square foot single family residence.

Current Zoning: O-3 (Quiet Office)

Requested Conditional Use Permit: To allow restricted retail. The conditional use permit may be further limited specifically for Premiere Windows, Inc. if necessary.

Overlay District: None

Comprehensive Plan: The Comprehensive Plan shows the area as appropriate for single family residential; however, the property was rezoned to allow restricted office in May, 2011. Therefore, the Comprehensive Plan may be considered to now include office use. A neighborhood commercial node is shown at the intersection of Dave Ward Drive and Donaghey Avenue.

Projected Traffic Impact: If the existing home is used as an office, 275 vehicle trips per day could be expected. If a new office building with the maximum size footprint of 6700 square feet is constructed, 73 vehicle trips per day could be expected. The same size structure used as restricted retail could generate around 335 vehicle trips per day.

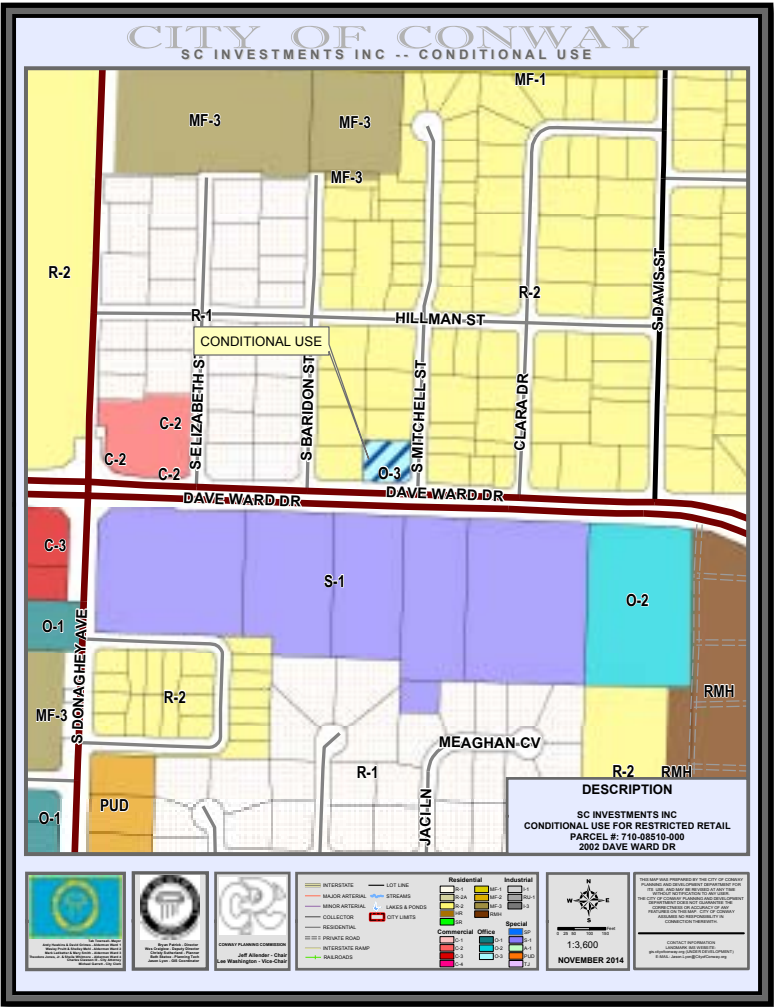
Utility Infrastructure: There are adequate utilities in the area for development.

Flood/Drainage: The property is not within flood plain or flood way.

Street Improvements: No area street improvements are planned in the near future.

Conway 2025: Not directly applicable.

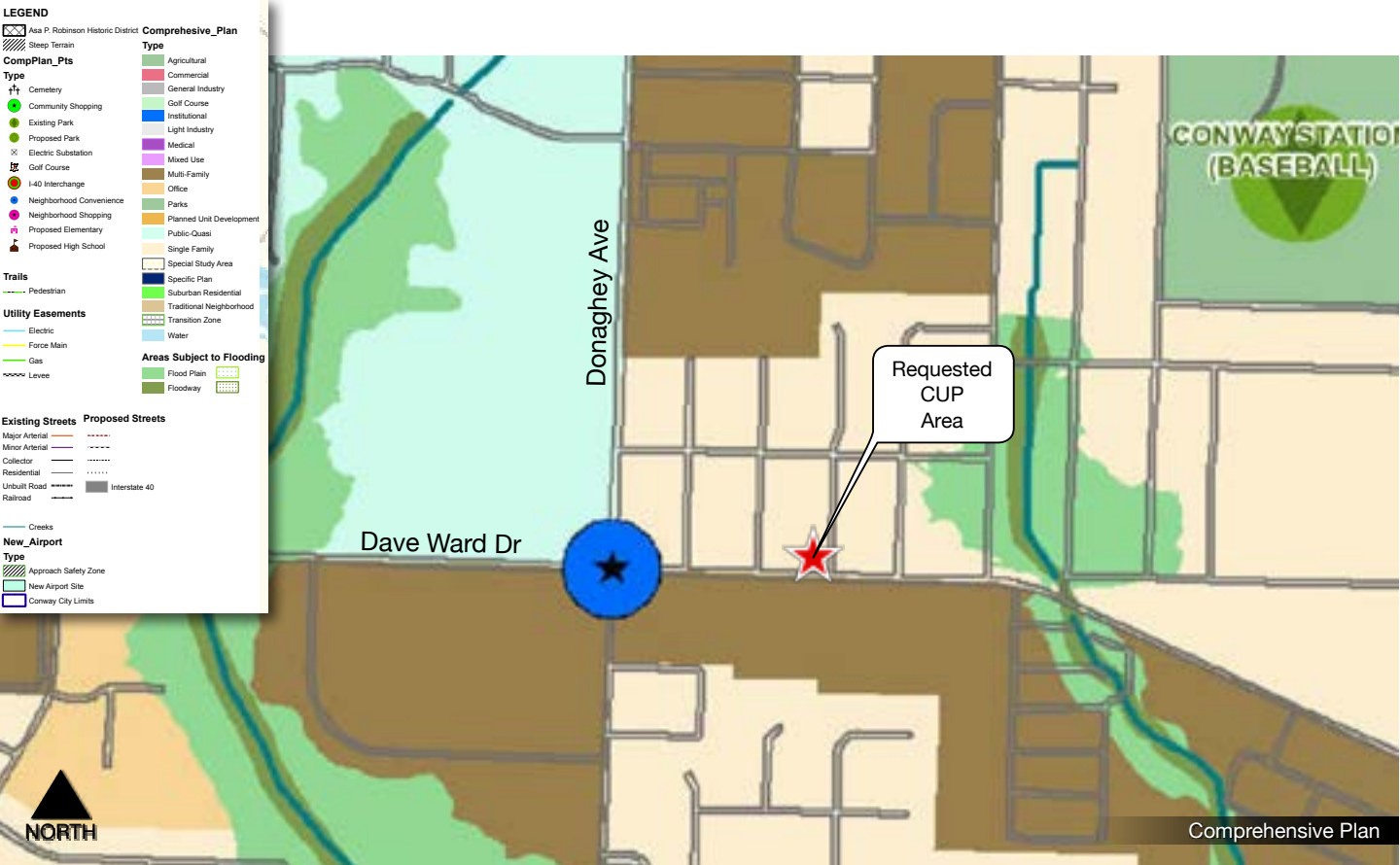
STAFF COMMENTS
This property was rezoned to allow office in May, 2011. This rezoning was given largely due to the undesirability



of the home as a residence. Office zone is viewed as a buffer between commercial and residential land uses. Kum and Go was approved for a rezoning from R-1 to C-2 with a conditional use permit to allow a convenience store at the NE corner of Dave Ward and Donaghey. This use agrees with the Comprehensive Plan's Neighborhood Convenience node. This request could be seen as an expansion of the NC node. However, the 3 lots to the west between Kum and Go and the requested property could become commercial or office in the future. A key idea of the commercial node system is the reduction of "commercial strips" or continuous commercial activity along a street. Dave Ward Drive is median divided reducing the amount of traffic conflict. If this conditional use is granted, no other rezonings or conditional uses for office or commercial should be granted for property to the east. Conditions limiting commercial activity could allow a limited retail use without detrimentally affecting neighboring residences. New construction would require Planning development review.

STAFF RECOMMENDATIONS
Staff recommends the approval of this conditional use permit with appropriate conditions.

The following list of conditions is not complete and should be considered a "starting point" for conditions. The Commission should take public comment and revise, add to, or delete from the suggested conditions appropriately.



- Suggested Conditions
- Hours of operation
 - Conditional use permit is limited to the applicant for a window sales office with display and warehousing.
 - Ingress/Egress to the property must be from South Mithcell Street.

2D

TIM KELLEY CONDITIONAL USE PERMIT

TIM KELLEY CONDITIONAL USE PERMIT TO ALLOW A TATTOO STUDIO

APPLICANT/OWNER

Tim Kelley
P.O. Box 10469
Conway, AR 72033

STAFF REVIEW BY

Bryan Patrick, Director of Planning
1201 Oak Street
Conway, AR 72032

SITE DATA

Location: 1022 Main Street

Site Area: .15 acre

Existing Structures: One story traditional downtown structure

Current Zoning: C-1 (Central Business District Commercial)

Requested Conditional Use Permit: To allow a tattoo studio

Overlay District: Old Conway Design Overlay District

Comprehensive Plan: The Comprehensive Plan shows this area as a “Special Study Area”, a more comprehensive study of the downtown area that has not been conducted. The Plan offers little guidance. However, the applicant plans to conduct a small business similar to other area downtown businesses.

Projected Traffic Impact: As a small downtown business, a tattoo studio would not generate any significant additional area traffic normally associated with the downtown central business district.

Utility Infrastructure: There are adequate utilities in the area for development.

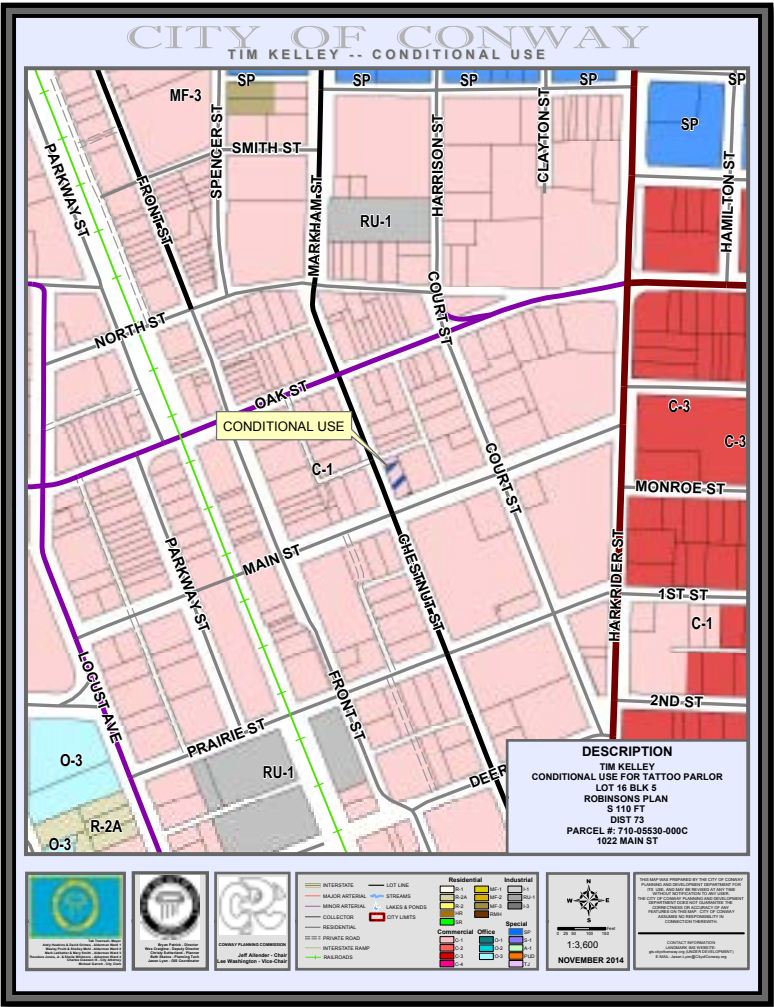
Flood/Drainage: The property is not within the flood plain or flood way.

Street Improvements: No area street improvements are planned in the near future.

Conway 2025: Not directly applicable.

STAFF COMMENTS

The applicant would like to operate a tattoo studio, accessory, and apparel store in the retail space formerly occupied by the Main Street Bakery. Retail sales are allowed by right in the C-1 commercial zone. A tattoo studio requires a conditional use permit. This type of business would not seem to be detrimental to other surrounding commercial uses.



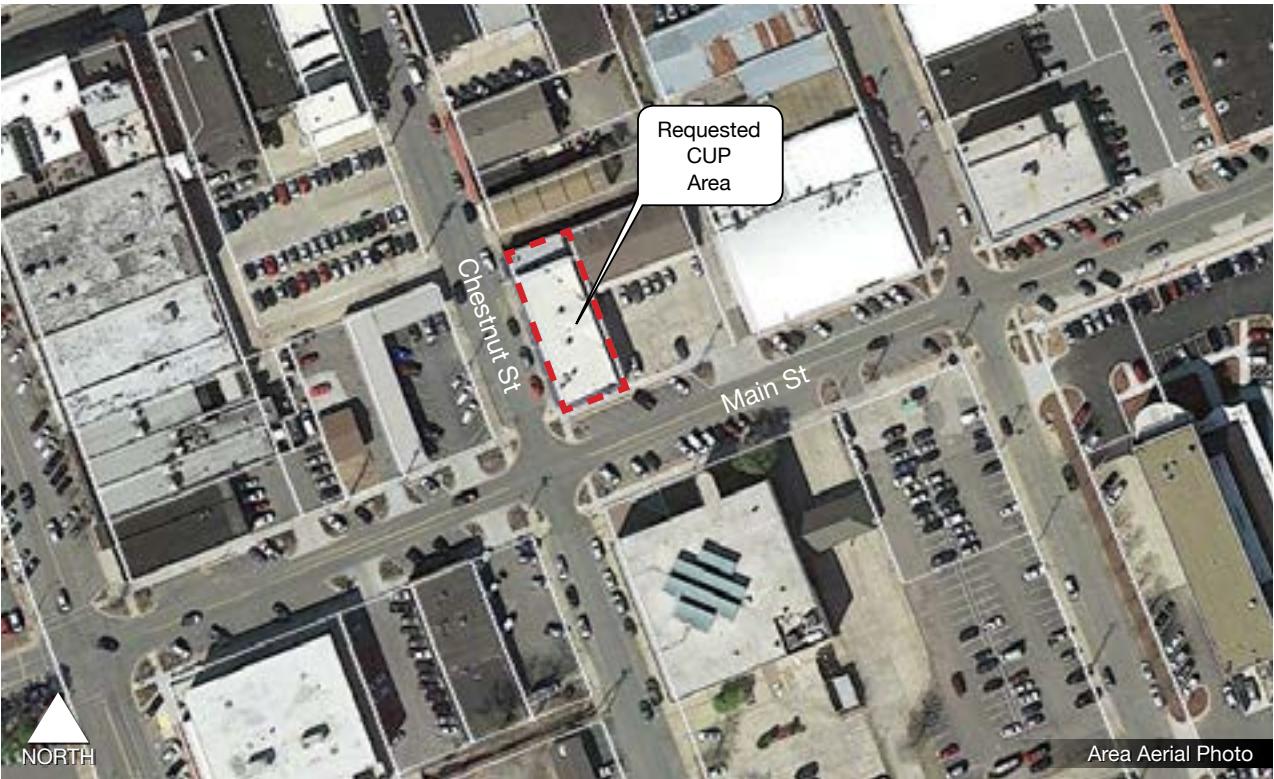
STAFF RECOMMENDATIONS

Planning Staff recommends approval of this conditional use permit with appropriate conditions.

The following list of conditions is not complete and should be considered a “starting point” for conditions. The Commission should take public comment and revise, add to, or delete from the suggested conditions appropriately.

Suggested Conditions

- Hours of operation



Proposed Schedule for Nominations of 2015 Planning Commission Members

The calendar below is presented for discussion.

Two new members will be needed in 2015 to fill Jon Arms’ and Jeff Allender’s positions. The two 5-year terms will expire on December 31, 2019.

City-wide representation is a desirable trait of the Planning Commission. Not including outgoing members, the Planning Commission consists of:

- Ward 1: 1 member
- Ward 2: 2 members
- Ward 3: 3 members
- Ward 4: 2 members

Jon Arms resides in Ward 3 and Jeff Allender resides in Ward 4.

Ideally, both new member’s would represent Ward 1 or one new member from Ward 1 and one new member from either Ward 2 or Ward 4.

12 Nominee applications were accepted by the October 31 deadline. All forms were forwarded to Planning Commission members to begin the nominee interviewing process.

The Planning Commission should select two nominee recommendations for the City Council at the November 17, 2014 meeting.

| STEP | DATE | ACTION | DAYS PRIOR TO TERM EXPIRATION | DAYS REQ'D PRIOR TO TERM EXPIRATION |
|------|--|---|-------------------------------|-------------------------------------|
| 1 | October 1, 2014 (Wednesday) | Planning Commission advertises for nominations | 91 | 90 |
| 2 | October 20, 2014 (Monday) October Planning Commission Meeting | Planning Commission discusses nomination process and creates nomination committee(s) | 71 | N/A |
| 3 | October 31, 2014 (Friday) | Planning Commission closes nominations | 61 | 60 |
| 4 | November 1 to 17, 2014 | Nominee interviews, discussion, and selection | | |
| 5 | November 17, 2014 (Monday) November Planning Commission Meeting | Planning Commission chooses and submits nominees to the City Council; Nominee choices are released to the media | 44 | 30 |
| 6 | November 18 to December 9, 2014 | City Council takes under advisement for 29 days (20 required) | 21 | 10 |
| 7 | December 9, 2014 (Tuesday) First December City Council Meeting | City Council notifies Planning Commission of action | 21 | ***** |

TURKEYS, CHICKENS, HOGS OH MY! OR PLEASE PASS THE RATITE

‘Tis the season for turkey. That begs the question, “Can I raise a turkey in my backyard in Conway?”. The answer is yes. The Conway Animal Control Ordinance allows the raising of turkeys along with other small fowls such as chickens, ducks, guinea hens, etc. as long as they are enclosed. The animals must also be living a happy comfortable life;

“All animals, excluding livestock, must be provided with appropriate shelter and a safe, non-injurious environment, as per Federal Animal Welfare Act Guidelines. Shelters and enclosures, whether temporary or permanent, must be constructed so that they are the appropriate size, strength, and material that allows the animal to stand, stretch, turn around, and lie down freely. The shelters, enclosures, and fenced areas for animals must be kept free of hazards such as trash, sharp edges, protruding nails, broken or splintered wood, metal or glass shards, machinery, loose wires, or any other material that may cause injury.”

If however, you’d like to have some homegrown ham or bacon along with your turkey, you will be infringing on Conway regulations. The keeping of hogs or swine is forbidden in Conway city limits. However, hogs are allowed for up to 8 days at a livestock auction or the County fair.

Cows, horses, or other large animals such as ratites (Emu-Ostrich) are allowed in the city limits as long as you provide an enclosed 3 acres for each animal. Goats, sheep, and other smaller animals of the hoofed variety are allowed as per the same regulations pertaining to fowl.



If your Thanksgiving meal is more on the “gamey” side, you’ll also have to outsource your dinner. Prohibited animals include; bears, wolves, coyotes, foxes, lions, tigers, cheetahs, hyenas, raccoons, skunks, weasels, chimpanzees, gorillas, alligators, and all manner of venomous snakes.

HAPPY THANKSGIVING!

The complete animal control ordinance may be found at: <http://cityofconway.org/ordinances.html>



Happy Thanksgiving!

