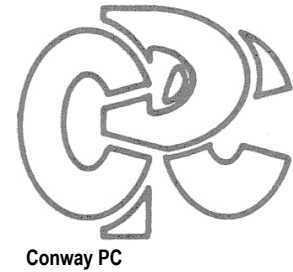




PC MEETING
District Court Building
810 Parkway Street
7:00 p.m., December 15, 2014



The regular meeting of the Conway Planning Commission was held Monday, December 15, 2014, in the Russell L. "Jack" Roberts District Court Building. Present: Chairman Jeff Allender, Jon Arms, Marilyn Armstrong, Matthew Brown, Stan Hobbs, Mark Lewis, Jerry Rye, Anne Tucker, Wendy Shirar and Vice Chair Lee Washington.

Chairman Allender called the meeting to order.

The Conway Planning Commission (PC) makes recommendations to the City Council on public hearing items. The City Council will make a final decision on these items using the PC's recommendation as a guide. Items not approved by the PC may be appealed to the City Council within 30 days after the PC's denial. If an item is appealed to the City Council, a public hearing notice sign will be placed on the property at least seven days prior to the City Council meeting. A public notice will also be placed on the City's website. Items reviewed by the PC on this agenda will be considered by the City Council as early as December 23, 2014.

The PC is comprised of appointed, non-paid Conway citizens. Chairman Allender requested that commission members introduce themselves to the audience present.

Minutes from the November meeting were approved as submitted on a motion made by Jerry Rye and seconded by Jon Arms. Motion passed unanimously.

Though the Subdivision Committee was originally scheduled to meet, the item was withdrawn. So as the Subdivision Committee did not meet, Chair moved on to public hearing items.

Procedure followed for this meeting is to allow those speaking in favor of a proposal to speak first. The first speaker is allowed ten minutes. All other speakers are allowed two minutes each. Speakers are asked to begin by stating their names and home addresses. Then all persons opposed to the proposal will be allowed to speak against it. Again, the first speaker is allowed ten minutes and all other speakers are allowed two minutes each. Chair asked all parties to be respectful of the time and considerate of their neighbors.

I. Public Hearings

- A. The Hounds' Hideaway request for a Conditional Use Permit to allow a pet lodge and grooming facilities for property located at 1300 Old Military Road was approved 9-0 on a motion made by Marilyn Armstrong and seconded by Anne Tucker. Lacey Vance, 36 Persimmon Ridge Drive, Greenbrier, AR 72058, presented the proposal to the PC. Ms. Vance explained that the proposed facility would offer boarding, grooming and a doggy daycare. She explained that she has worked in animal rescue for many years and has done extensive research and feels this type of business would be beneficial to the "pet parenting" community in Conway. Some unique features Ms. Vance wants to include at the Hounds' Hideaway are a self-serve dog wash and a members-only dog park. In answer to a question, she stated that some runs would have private outdoor access, but that no dogs would be outside when no staff was present and that dogs would only be outside after public business hours for bathroom breaks. This practice should help control any noise issues. Also, Ms. Vance explained the plan to install noise abatement curtains

which would also contribute to noise control. Several Commissioners stated that Conway would benefit from a facility like this. Conditions attached to the motion are listed below.

1. Hours of operation: public hours are 6:30 am to 6:30 pm Monday – Friday; 8:00 am to 5:00 pm on weekends. Staff hours are 6:00 am to 10:00 pm seven (7) days per week.
 2. Noise abatement curtains shall be installed in exterior play area fencing per submitted conditional use permit application.
 3. No dogs shall remain outside the building after 10:00 pm.
- B. 915 East Oak Street, LLC's request for Rezoning C-3 to PUD for property located at 915 East Oak Street was approved 8-0-1 on a motion made by Jon Arms and seconded by Lee Washington. Stan Hobbs recused himself. Greg Long of Crafton-Tull, 65 Bradley Cove Road, Russellville, AR 72802, presented the proposal to the PC for project owner, Ryan McNeill of Veritas Development. He described the plan for the proposed BK Dean PUD as a mixture of hotel, retail and high-end restaurants and stated that the plan has been refined after multiple meetings with the Conway Planning and Development Department. There was discussion related to the total number of planned parking spaces. Mr. Long assured the PC that the appropriate amount of parking, concerning the overage, would be permeable to meet the Ordinance requirements, but that final parking design has not been finalized. Mr. Ken Patel, 1945 Columbia Drive, Conway, AR 72034, spoke against the proposal. He asked the PC to consider the hotel occupancy demand in Conway. He felt there is not a market for an additional hotel. In response to Mr. Patel's comments, Mr. Long explained that the current conceptual hotel plan included 83 units, but clarified that Veritas Development/915 East Oak Street LLC would likely sell the lot to a hotel developer and not build the hotel the directly. Planning Director, Bryan Patrick, addressed the question posed by Chair, Jeff Allender, that Veritas Development/915 East Oak Street could develop the property in the order they deemed best and could sell lots for development by others or further subdivide/reconfigure the property; the PC is simply approving the land use as a PUD which allows technical variations regarding set-backs, landscaping, parking, etc. compared to the current C-3 zoning. Several Commissioners felt favorably about the proposed development and that it would be a good use of an "ugly spot" that is a former car dealership that has been vacant for some time. It was also stated that the PUD zoning would give the City some measure of oversight in the further development of this area. There was further discussion about the proposed green space. The current empty Lot 3 was excess and not part of the required percentage of green space for the proposed development.

II. Discussion

- A. Proposed 2015 schedule of meeting dates and submission deadlines was approved as presented.
- B. 2015 Officers and Committee Assignments were discussed and decided as follows:
 1. Officers
 - a) Chairman – Lee Washington
 - b) Vice Chairman – Mark Lewis
 - c) Secretary – Anne Tucker
 2. Annexation Committee
 - a) Anne Tucker, Chairman
 - b) Justin Brown
 - c) Mark Lewis
 - d) Lee Washington
 - e) Marilyn Washington

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- 3. Subdivision Committee
 - a) Stan Hobbs, Chairman
 - b) Matthew Brown
 - c) Wendy Shirar
 - d) Jerry Rye
 - e) Bryan Quinn
 - 4. Conditional Use Committee
 - a) Mark Lewis, Chairman
 - b) Lee Washington
 - c) Anne Tucker
 - d) Justin Brown
 - e) Stan Hobbs
 - 5. Zoning Committee
 - a) Marilyn Armstrong, Chairman
 - b) Jerry Rye
 - c) Wendy Shirar
 - d) Matthew Brown
 - e) Bryan Quinn
 - C. Awards were presented to out-going Commissioners, Jeff Allender and Jon Arms, for their service. They each shared remarks of appreciation.
- III. Items not requiring PC action
- A. Development Reviews
 - 1. Zion Temple, 1272 Sutton Street
 - 2. Conway Machine, 192 Commerce Road
 - 3. Factory Row/Gentiva, 625 Polk Street
 - B. Lot Splits, Lot Mergers and Minor Subdivisions (filed for record)
 - 1. CVS 10518 Replat (Block 2 Harkrider Addition)
 - 2. Lieblong Acres
 - 3. Robinson's Plan Pro-Investment Replat
 - 4. The Edge Replat

There being no further business to conduct, the meeting was adjourned on a motion made by Anne Tucker and seconded by Jon Arms. The vote was unanimous.