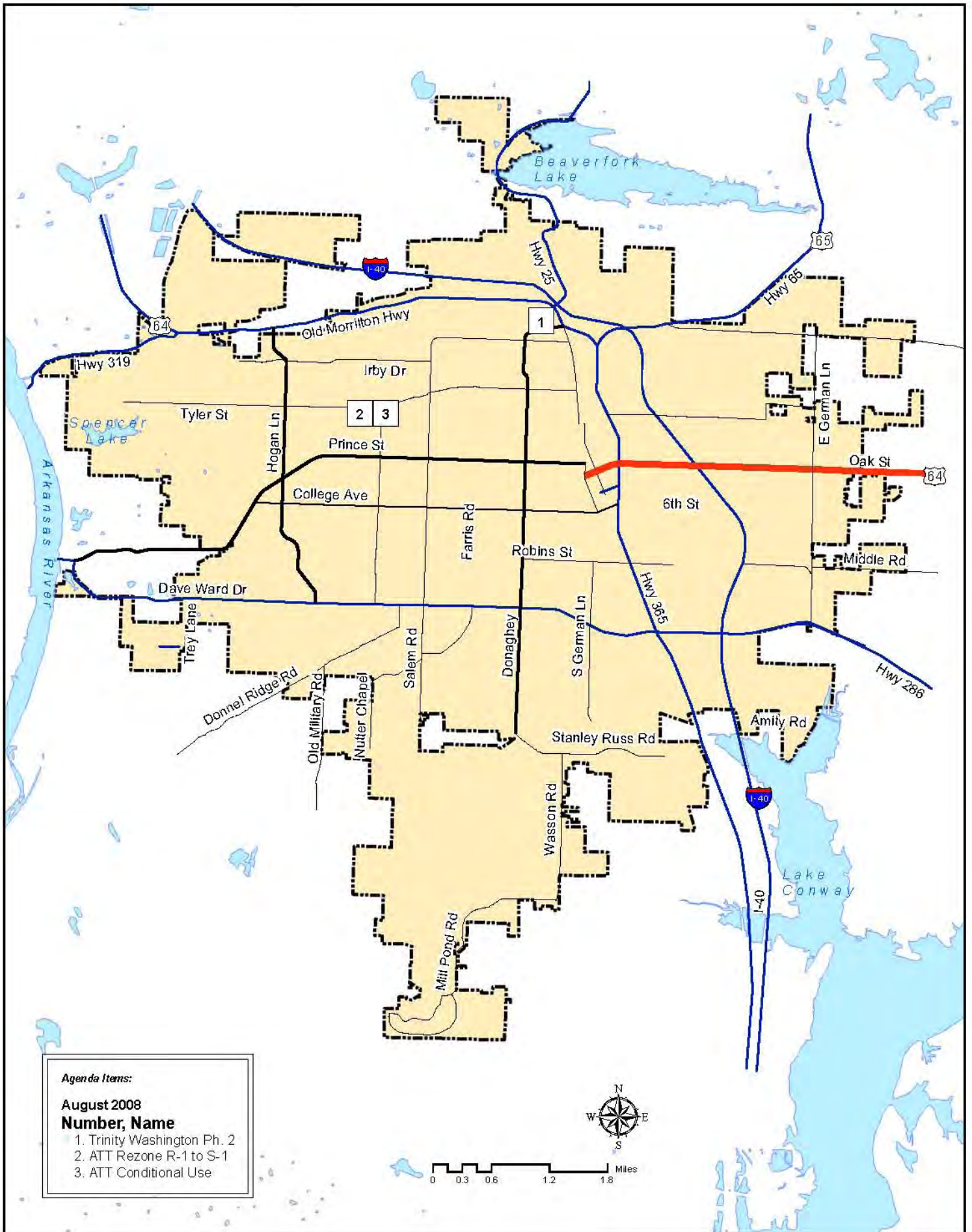


20 August 08



City of Conway, Arkansas
Planning Commission Staff Report
for the meeting on
Monday, August 18, 2008

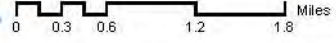




Agenda Items:

August 2008

Number	Name
1.	Trinity Washington Ph. 2
2.	ATT Rezone R-1 to S-1
3.	ATT Conditional Use



August 2008 Agenda Item Locations

CONWAY, ARKANSAS PLANNING COMMISSION MEETING AGENDA

TIME: 7:00 PM

DAY AND DATE: Monday, August 18, 2008

LOCATION: COURT ROOM, DISTRICT COURT, 810 PARKWAY, CONWAY, AR

ITEMS REQUIRING PLANNING COMMISSION ACTION

July 2008 Minutes

Report of Standing Committees:

Subdivision

1. A request by Trinity Development for preliminary plat approval of Trinity Washington Subdivision Phase II. **(The applicant has requested that this item be held for Planning Commission action at the September 2008 meeting.)**

Public Hearings:

Items below should be reviewed by the City Council on August 26, 2008. Denied items may be appealed within 30 days and scheduled for City Council review.

Rezoning and Conditional Use

2. A request by AT&T Mobility to rezone from R-1 to S-1 property located at 1303 Country Club Road.
3. A request by AT&T Mobility for a conditional use permit to allow a *transmission (cell) tower* at 1303 Country Club Road.

Staff Presentation:

4. A presentation of corridor studies for Old Morrilton Highway and Lower Ridge Road.

By-Laws Amendment:

5. An amendment to the Conway Planning Commission By-Laws regarding attendance.

Discussion:

Other items as decided by the Planning Commission.

ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

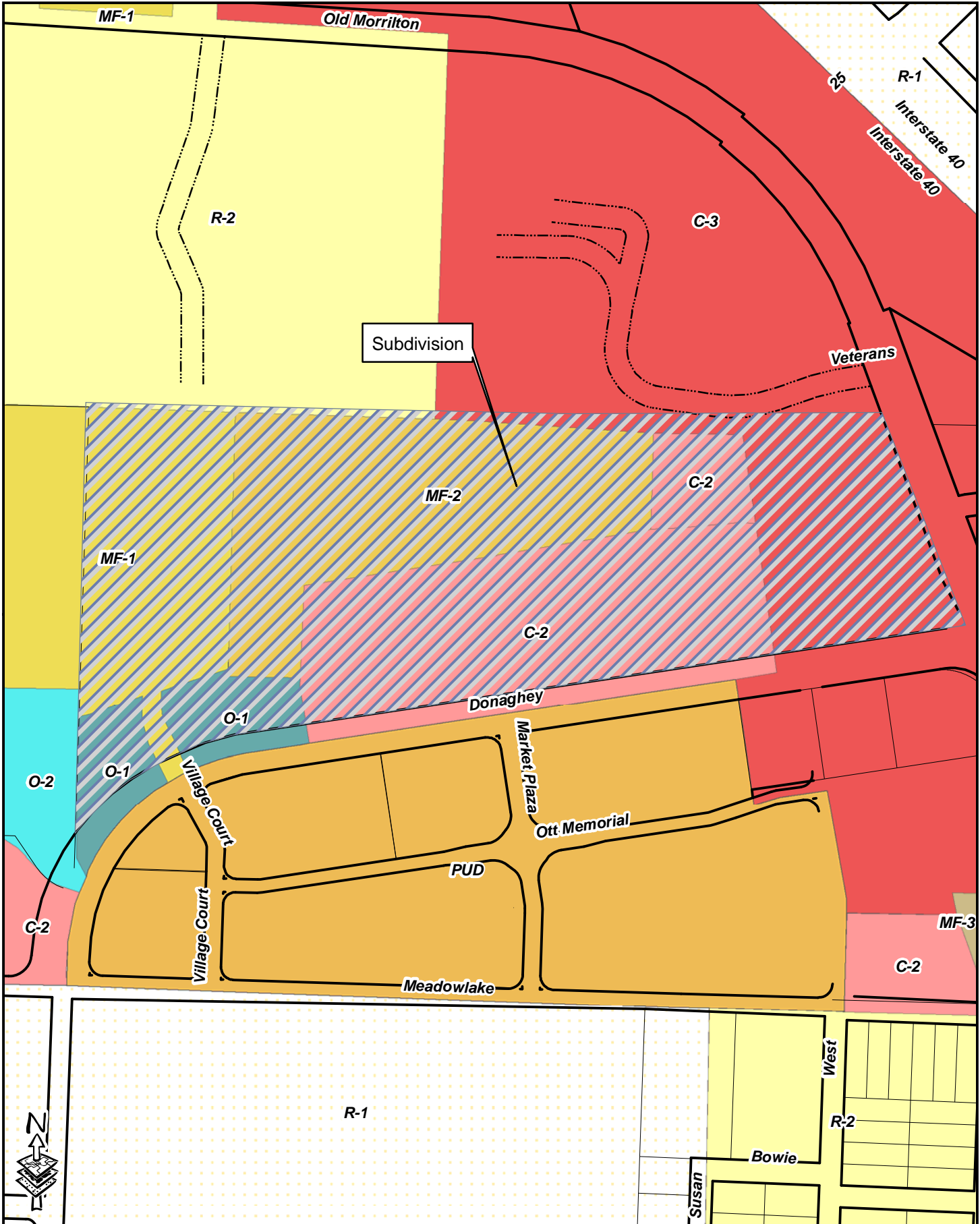
The following items have been reviewed and approved by the Planning Director and are being reported to the Planning Commission as stipulated in the applicable Zoning or Subdivision Ordinance:

Site Plans

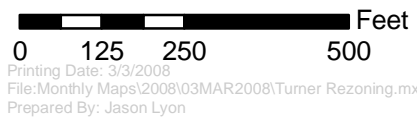
- Valley Creek Apartments (11 units), 308 Salem Road
- Lot Splits, Lot Mergers and Minor Subdivisions (filed for record)
- Valley Creek Subdivision Lot 17 Correction
- Doud Subdivision

Scheduled times for Planning Commission Committee Meetings

*Due to the request by the applicant to hold the submitted subdivision, the Subdivision Committee **WILL NOT MEET.***



**Trinity Washington Phase 2
Subdivision**



SUBDIVISION

DN: SUB2008AUG02
ID: SUB2008AUG02
GL: 61436SW

1. Trinity Washington Subdivision Phase II

<u>APPLICANT'S NAME(S)</u>	<u>PLAT APPROVAL REQUESTED</u>	<u>PRESENT ZONING</u>	<u>ABUTTING ZONING</u>
Trinity Development	Preliminary	MF-1,MF-2, O-1,C-2,C-3	PUD,C-3,R-2,MF-1, O-2

NUMBER OF LOTS

8

LOCATION

This property is located along the north side of the Donaghey Avenue extension north of Meadowlake Road, between Sonshine Academy and Old Morrilton Highway.

DIMENSIONS

Maximum east-west dimension about 2,000 feet
Maximum north-south dimension 1,039 feet

AREA

28.36 acres

STRUCTURES ON THE PROPERTY

June Beene Apartments on the west and multiple commercial structures extending east to Old Morrilton Highway.

COMMENTS

The applicant submitted no request for variance and consequently there is no item that requires Planning Commission action.

On Wednesday, August 13, 2008 the applicant requested that this subdivision be held for Planning Commission action at the September 2008 meeting.

ENCLOSURES

A map of the area, a reduced copy of the plat, and a copy of the punch list.

**CONWAY CITY PLANNING DEPARTMENT REVIEW
TRINITY WASHINGTON SUBDIVISION PHASE II
PRELIMINARY PLAT
SUBMITTED BY
TRINITY DEVELOPMENT
AUGUST 2008**

This review lists the changes and/or additions as required by the Conway Subdivision Ordinance for **preliminary** plat approval.

BASIC INFORMATION NEEDED ON THE PLAT

1. A legal description of the property with exact boundary lines, bearings and distances is needed. The legal description must reference the west right-of-way of Old Morrilton Highway instead of Washington Avenue. Also, the distance as shown along the south side of the plat must be the same as the legal description.
2. The present zoning classification of the land to be subdivided is needed. Lots 5 & 6 were rezoned to O-1 by Ordinance # O-07-127.
3. The layout of all proposed sidewalk systems are needed, along with relevant dimensions and bearings.
4. Lot lines with appropriate dimensions are needed. The arrow on the east side of Lot #5 for 42.84 must be clarified. The distance on the east side of Lot #7 must be in an location to not overlap with additional lines and wording. The distance of the north and south lot line for Lot #11 must not include the dedicated right-of-way.

ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE PLAT

5. Contour intervals of the property of not more than two feet where the overall average slope is less than 4% grade and not more than five feet where the slope is greater than 4% are needed.
6. Existing streets, buildings, water courses, railroads, culverts, utilities and easement on and adjacent to the tract are needed. The adjacent easement as shown in Meadowlake Corner Subdivision must be shown on the plat.
7. A draft of any Bill of Assurance proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property included in the submitted plat is needed.
8. Where a subdivision involves property other than entire lots that have already been through the subdivision process, copies of a deed or deeds dated on a date no less than ten years prior to the filing of the plat are needed to assure that no parcels less than five acres in area are being created through this platting.

GENERAL DESIGN REQUIREMENTS

9. The development plans shall include and identify a prepared and dedicated flowage path or floodway that will accommodate a one hundred (100) year frequency storm event across and through the development. The floodway shall be uniformly graded along the length of the floodway such that water will not pond or accumulate on the surface due to humps or depressions along the route. Computations for the quantity of storm water runoff, sizing of the floodway and elevation of the one hundred (100) year flood shall be prepared by a registered professional engineer and submitted to the City Engineer for review and approval. The computations shall be made using usual and accepted methods and procedures as approved by the City Engineer. A floodway will not be required where less than five (5) acres of adjacent lands drains onto the developed property and the total drainage area is less than five (5) acres.
10. An easement of adequate width to accommodate the required floodway shall be provided on the plat. The easement shall clearly identify the easement as a "100-year Floodway". The plat shall have a note that reads as follows: "No structures, fill or obstructions shall be placed in the 100 year Floodway easement. No reshaping of the surface within the 100 year Floodway easement shall be made without the approval of the City Engineer. No fences shall be in the floodway easement."
11. Minimum floor elevations shall be placed on the plat for all lots less than three (3) feet above the computed one hundred (100) year flood elevation. The minimum finished flood elevation shall be established at one (1) foot above the computed one hundred (100) year flood elevation.

12. Storm water detention or another storm water flow reduction measures shall be provided where existing downstream subdivisions or developments have storm drainage systems with a capacity of less than a ten (10) year frequency storm. The requirement does not apply to the inadequate natural streams or creeks flowing through undeveloped areas. The storm water detention facilities shall be designed to provide a holding area such that storm water runoff can be accumulated and released through at an outlet structure. The required storage volume and outlet structure shall be sized to release the storm water at a rate that does not exceed the capacity of the downstream storm drainage system or a computed runoff rate equal to that of the pre-development conditions of the proposed development, whichever is the greater. The detention facilities shall be based on a twenty-five (25) year frequency storm event. Computations for the sizing of the detention facilities and outlet structure shall be prepared by a registered professional engineer and submitted to the City Engineer for review and approval. The computations shall be made using usual and accepted methods and procedures as approved by the City Engineer.
13. Detention basins may be either wet basins having a permanent pool of water for aesthetic purposes or a dry basin that retains no water other than that required during the storm event. A dry basin shall be graded and shaped to provide for the positive drainage of surface water from all portions of the basin. A concrete paved channel may be required from the inlet pipe to the outlet pipe to provide a maintainable bottom area.
14. An easement shall be placed around the high water limits of the detention area.

ACCESS DESIGN REQUIREMENTS

15. Multi-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the International Fire Code. Projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.
16. All identified access easements must be shown on the plat. The asphalt street 50' right-of-way must be clarified. Is this to be another access easement or is right-of-way being dedicated?

STREET DESIGN REQUIREMENTS

17. The rights-of-way of all streets must conform to the Master Street Plan and the requirements of Table 1, Street Classification & Design Standards, City of Conway in the Subdivision Ordinance. The actual right-of-way for Old Morrilton Highway with the additional right-of-way dedication must be noted.
18. Proper access in the form of stub streets or temporary deadend streets shall be provided to adjacent unplatted property unless, in the judgment of the Planning Commission, topographic conditions or physical constraints preclude reasonable provision of such access or alternate routes are or will be available in the future.

EASEMENT DESIGN REQUIREMENTS

19. Easements shall be provided for utilities where a subdivision is traversed by a water course, drainageway, channel or stream, or there shall be provided a storm water easement conforming substantially with the lines of the water course and shall be adequate for such intended purpose.
20. Utility easements as required Conway Corporation are needed.
21. Drainage easements as required by the City Engineer are needed.

BLOCK DESIGN REQUIREMENTS

22. Blocks over 1500 feet in length are prohibited.
23. Blocks over 1000 feet in length may require a public crosswalk within a dedicated easement of not less than 15 feet in width including a paved crosswalk not less than five feet in width to provide pedestrian circulation.

LOT DESIGN REQUIREMENTS

24. No lot shall be more than four times as deep as it is wide. Lot #7 is more than four times as deep as it is wide. This condition must be corrected.
25. The minimum building setback (building line) shall be no less than 25 feet from the right-of-way of the front street, or as required by the Zoning Ordinance. The eastern portion of Lot #9 that is zoned C-3 must have a 40' building line.

26. All existing buildings must be shown to meet the minimum setback requirements from all lot lines or they must be modified or moved to meet those setback requirements. The building on the east side of Lot 7 is too close to the proposed lot line. This condition must be resolved.
27. Every lot must slope to a street or to a drainage easement.

UTILITY DESIGN REQUIREMENTS

28. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is no more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
29. Fire hydrants shall be placed so that the furthest point of a lot in a commercial subdivision is no more than 400 feet from the nearest hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.

SIDEWALK DESIGN REQUIREMENTS

30. Sidewalks are required along both sides of all streets. Sidewalks must meet all requirements in Table 1, Street Classification & Design Standards, City of Conway.
31. Sidewalks must be a minimum of five feet wide and located within the public right-of-way, with the edge closest to the street located five and one-half feet from the back of the curb. Sidewalks are not required to be constructed in a straight line, if such straight line construction would damage trees, or if an aesthetic effect is desired and the Planning Commission approves.
32. All sidewalks shall be handicapped accessible to public streets at street corners and at designated mid-block public service drives/alleyways. Sidewalks shall meet American Disability Act Standards.
33. Sidewalks along streets classified as a collector or above shall be constructed by the subdivision developer concurrently with construction of the other subdivision infrastructure. Such construction shall be completed or assurance of construction equal to that required for other infrastructure improvements provided prior to the filing of the final plat. Such sidewalk construction, location, and responsibility shall be clearly identified and be a requirement of the final plat.
34. Sidewalks shall link sidewalks of adjoining lots so as to provide a continuous "ribbon" of pedestrian access throughout the community.
35. If, during the construction of a building or any other improvements upon a lot or by any other actions, the sidewalk(s) are damaged, the party responsible for the construction or other actions shall repair the sidewalk(s) to the satisfaction of the City.

OTHER REQUIREMENTS

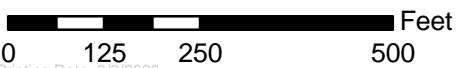
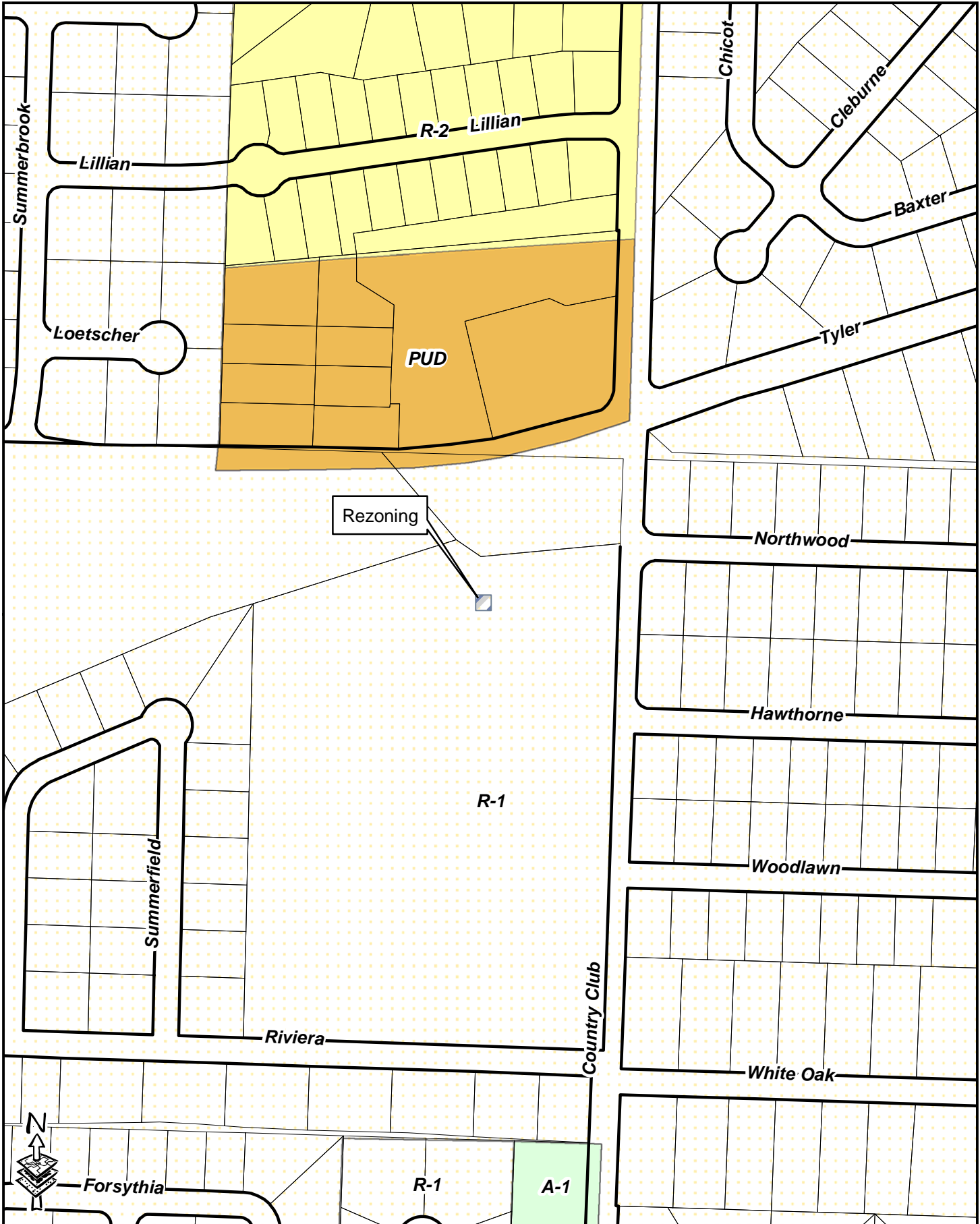
36. In addition to the requirements established herein, all subdivision plats shall comply with all other applicable rules, regulations and laws including but not limited to the Growth Plan (Comprehensive Plan), the Conway Zoning Ordinance, building and housing codes, and any other regulations adopted by the City Council and any regulations or special requirements of the State Health Department, State Highway & Transportation Department, or other appropriate State agencies.

EXPIRATION OF PLAT

37. Plats will expire at the end of one year from acceptance of the Preliminary Plat unless an extension is requested and granted by the Planning Commission. Trinity Washington Subdivision Phase II will expire on August 18, 2009.

AUTHORIZATION TO PROCEED

38. Receipt of an approved or conditionally approved copy of the Preliminary Plat, together with an approved copy of the Improvements Plan shall constitute authorization of the Planning Commission for the subdivider to proceed with the preparation of the Final Plat, the installation of improvements, and the staking out of lots and blocks. The subdivider, after conditional approval of the Preliminary Plat, shall complete all improvements required under this regulation.



**AT&T Rezoning
 R-1 to S-1**

REZONING

DN: REZ2008AUG01
ID: REZ2008AUG01
GL: 51403SW

2. AT&T Mobility Rezoning R-1 to S-1

<u>APPLICANT'S NAME(S)</u>	<u>PRESENT ZONING</u>	<u>REQUESTED ZONING</u>	<u>ABUTTING ZONING</u>
AT&T / Laura McAnear	R-1	S-1	R-1

LOCATION

This property is located at 1303 Country Club Road.

DIMENSIONS

30-foot by 30-foot lease parcel within the 15-acre school property

AREA

0.02 acres

STRUCTURES ON THE PROPERTY

None in the lease area; on the lot, Julia Lee Moore Elementary School complex

CONGRUENCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan notes the school at this location and shows the school property as public/quasi-public. S-1 Institutional District is an appropriate zone.

TRAFFIC IMPACT

No impact on traffic from existing school use

NOTIFICATION REQUIREMENTS

In compliance.

COMMENTS

This request is for a rezoning for a 30-foot by 30-foot lease area within the larger property that is Julia Lee Moore Elementary School. The applicant wishes to erect a mobile phone tower and has consent from Conway Public Schools to proceed with a rezoning and a conditional use. The conditional use request follows. The S-1 zone was chosen because it allows cell towers as a conditional use and also is appropriate for the school use.

The lease area is located in the north part of the school grounds, about 225 feet west of Country Club Road and near the east end of the walking track. The lease area is buffered from adjacent property by the school property. The adjacent property to the north is closest--about 60 feet from the boundary of the lease area.

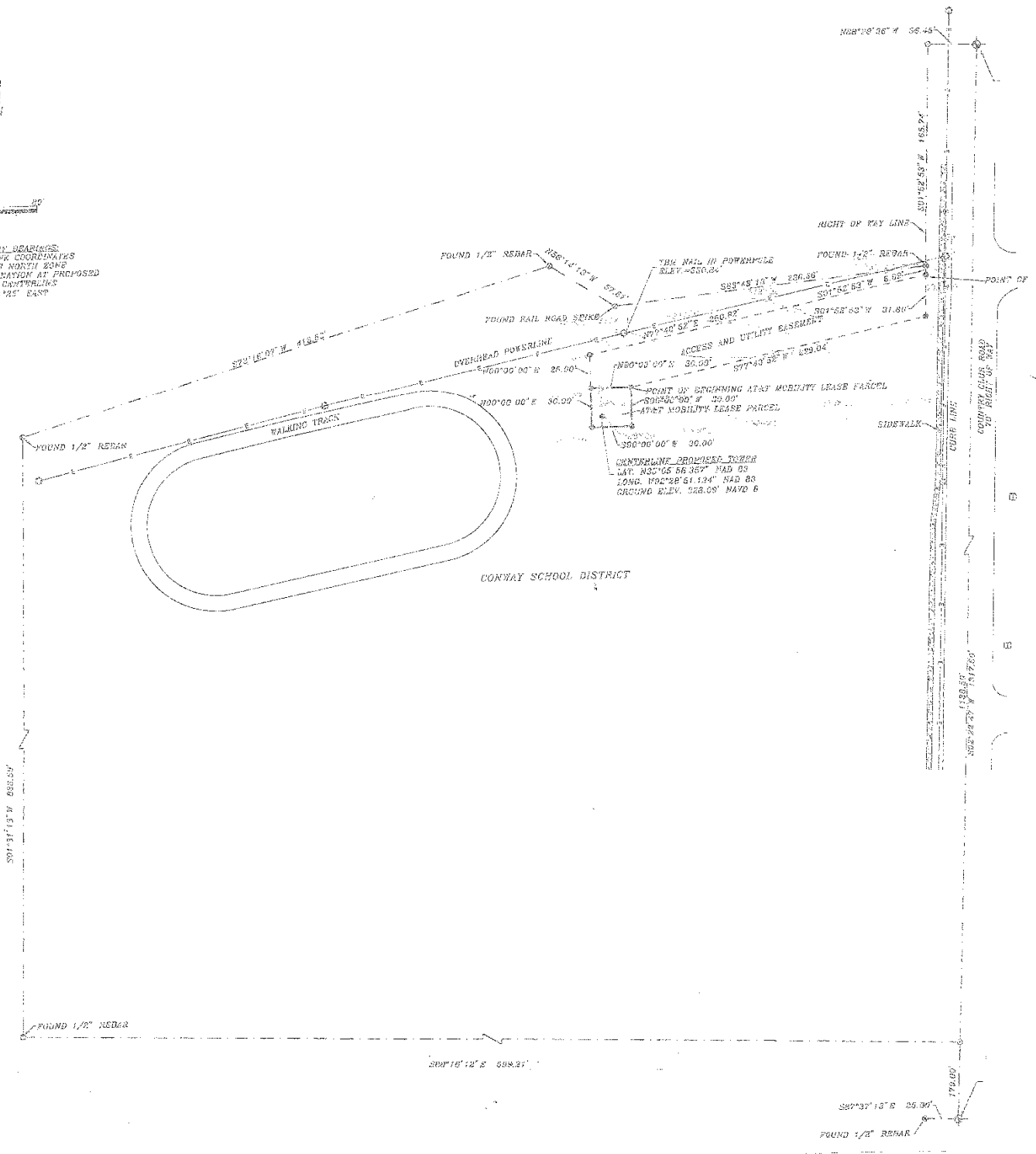
The S-1 zone has a maximum allowable building height of 100 feet. Maximum building height has been used to limit cell tower height. The applicant has requested a tower height of 100 feet.

ENCLOSURES

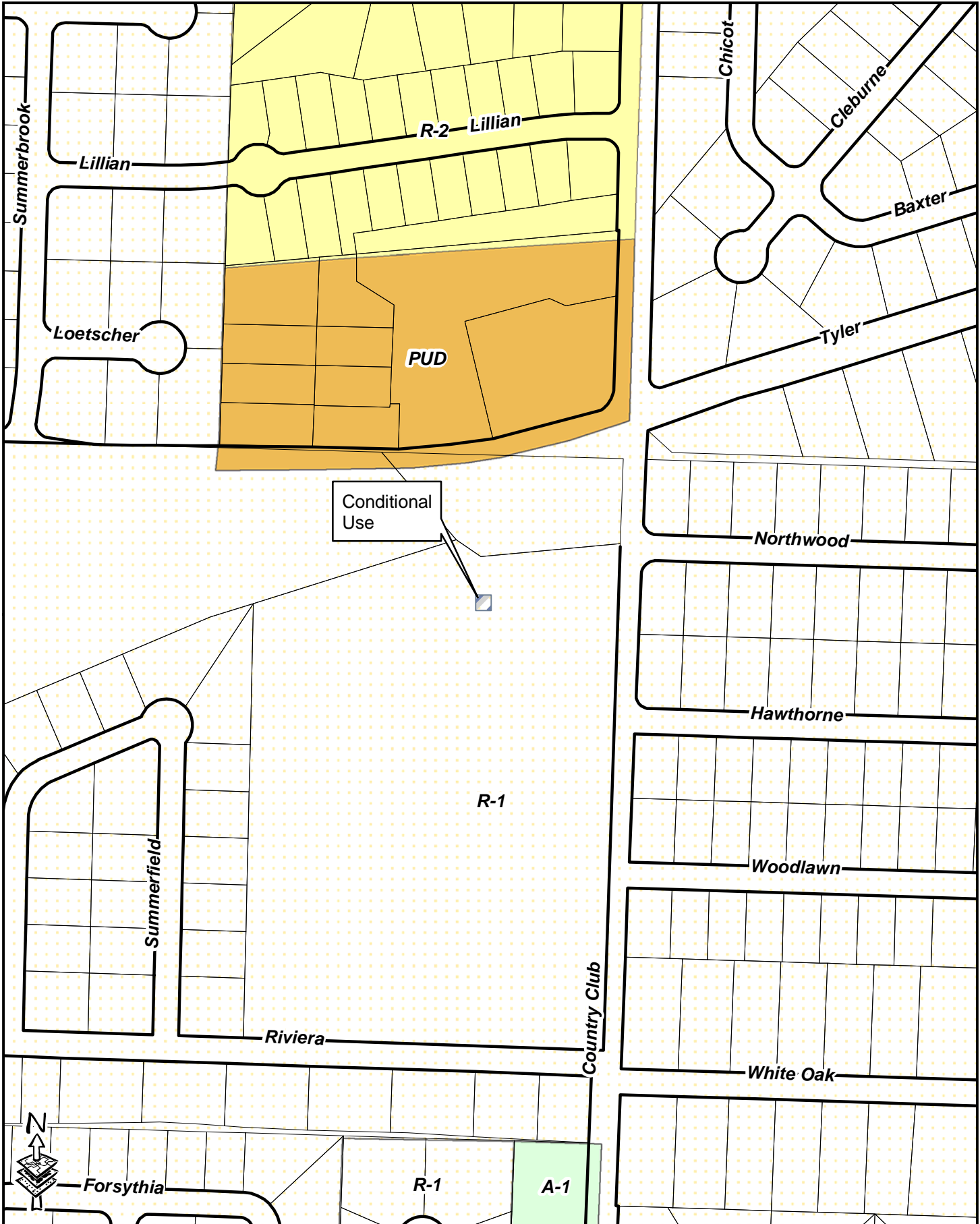
A map of the area and a reduced copy of the survey



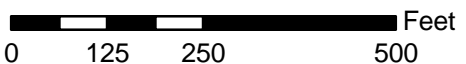
BASIS OF BEARINGS:
 STATE PLANK COORDINATES
 AREA W/AS MOBILE ZONE
 MAGNETIC DECLINATION AT PROPOSED
 TOWER CENTERLINE
 IS 1°25' EAST



AT&T Mobility Rezoning



**AT&T Conditional Use
100 ft Cell Tower**



CONDITIONAL USE

DN: USE2008AUG01
ID: USE2008AUG01
GL: 51403SW

3. AT&T Mobility Conditional Use Request

<u>APPLICANT'S NAME(S)</u>	<u>REQUESTED CONDITIONAL USE</u>	<u>PRESENT ZONING</u>	<u>ABUTTING ZONING</u>
AT&T / Laura McAnear	Transmission Tower	R-1 (S-1 requested)	R-1

LOCATION

This property is located at 1303 Country Club Road.

DIMENSIONS

30-foot by 30-foot lease parcel within the 15-acre school property

AREA

0.02 acres

STRUCTURES ON THE PROPERTY

None in the lease area; on the lot, Julia Lee Moore Elementary School complex

TRAFFIC IMPACT

Negligible impact from occasional service vehicles.

NOTIFICATION REQUIREMENTS

In compliance.

COMMENTS

The applicant has requested this conditional use so that a mobile phone transmission tower can be erected at this location. The request is for a 30-foot by 30-foot lease area within the Julia Lee Moore Elementary School property. The applicant has consent from Conway Public Schools to proceed with this request. The conditional use request cannot proceed without a favorable outcome to the preceding request for rezoning to S-1 for the lease area. The S-1 zone was chosen because it allows cell towers as a conditional use and also is appropriate for the school use.

The lease area is located in the north part of the school grounds, about 225 feet west of Country Club Road and near the east end of the walking track. The lease area is buffered from adjacent property by the school property. The adjacent property to the north is closest--about 60 feet from the boundary of the lease area.

The applicant has stated that a 100-foot stealth flagpole transmission tower is planned and that the tower will be surrounded by a 10-foot concrete block wall to hide equipment. The S-1 zone has a maximum allowable building height of 100 feet and maximum building height has been used to limit cell tower height.

Conditions that might be considered, including some that restate zoning requirements and the applicant's intentions, are as follows:

1. 100-foot monopole transmission tower allowed, flagpole design, no external antennae or cabling
2. Minimum 10-foot high concrete block enclosure
3. No signs, banners, advertising or flags (?) allowed except for signage required by the FCC
4. No lighting allowed except that required by the FAA and emergency lighting inside the compound

ENCLOSURES

A map of the area and a reduced copy of the survey.

4. Staff Presentation of Corridor Studies

The Planning Staff will present the Old Morrilton Highway and Lower Ridge Road corridor studies.

5. By-Laws Amendment

An amendment to the Planning Commission By-Laws regarding attendance will be considered.