

[PLANNING COMMISSION STAFF REPORT]

for the meeting on Tuesday, February 17, 2009



2.2009

Planning and Development
Department

City of Conway, Arkansas

CONWAY, ARKANSAS PLANNING COMMISSION MEETING AGENDA

TIME: 7:00 PM

DAY AND DATE: **Tuesday**, February 17, 2009

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

ITEMS REQUIRING PLANNING COMMISSION ACTION

December 2008 Minutes

Public Hearings:

Items below should be reviewed by the City Council on February 24, 2009. Denied items may be appealed within 30 days and scheduled for City Council review.

Conditional Use

1. A request by Harrison and Willow Street Church of Christ for a conditional use permit to allow *religious activities* at 1120 Harrison Street.

Discussion:

Committee assignments.

Other items as decided by the Planning Commission.

ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

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

Site Plans

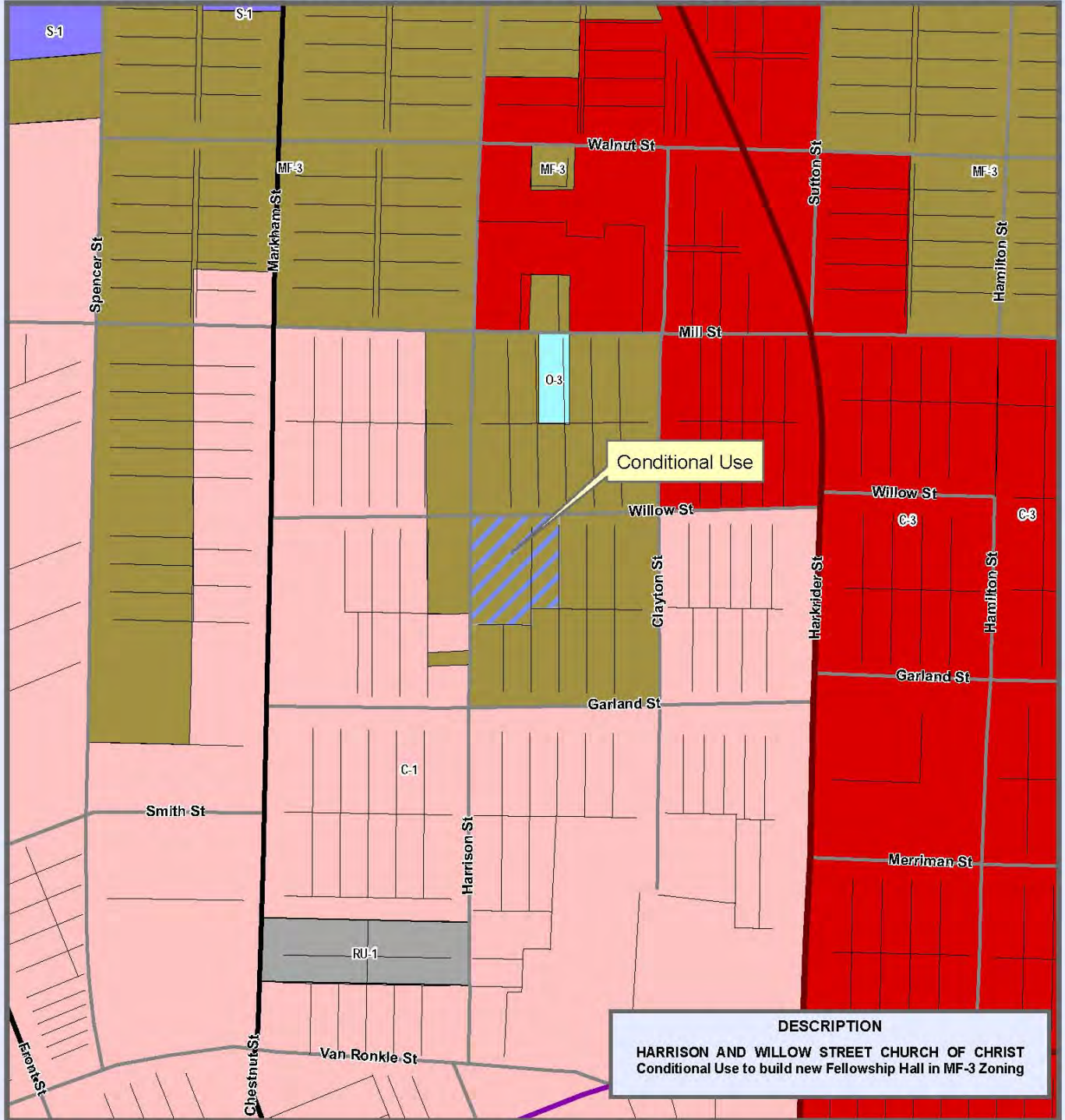
- McDonald's, 1444 Dave Ward Drive
 - QualScript, 325 Hogan Lane
 - Hewlett-Packard, 355 Ledgelawn Drive
- Lot Splits, Lot Mergers and Minor Subdivisions (filed for record)
- Pearson Subdivision
 - Laney Subdivision, Block 1, Eric Replat
 - Plaza Pointe Replat
 - Replat of Lot 65 Cresthaven Subdivision Phase 3

Scheduled Times for Planning Commission Committee Meetings

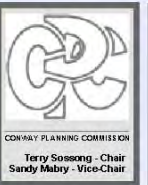
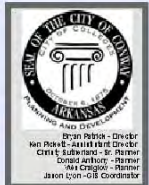
none scheduled

CITY OF CONWAY

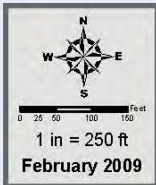
HARRISON AND WILLOW STREET CHURCH OF CHRIST



DESCRIPTION
HARRISON AND WILLOW STREET CHURCH OF CHRIST
 Conditional Use to build new Fellowship Hall in MF-3 Zoning



INTERSTATE	LOT LINE	Residential	Industrial
MAJOR ARTERIAL	STREAMS	R-1	MF-1
MINOR ARTERIAL	LAKES & PONDS	R-2A	MF-2
COLLECTOR	CITY LIMITS	R-2	MF-3
RESIDENTIAL		R-3	RMH
PRIVATE ROAD		SR	
INTERSTATE RAMP		Commercial	Office
RAILROADS		C-1	O-1
		C-2	O-2
		C-3	O-3
		C-4	
		Special	S-1
			A-1
			PUD



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CONDITIONAL USE

DN: USE2009FEB01
ID: USE2009FEB01
GL: 51401SE

1. Harrison & Willow Street Church of Christ

<u>APPLICANT'S NAME(S)</u>	<u>REQUESTED CONDITIONAL USE</u>	<u>PRESENT ZONING</u>	<u>ABUTTING ZONING</u>
Harrison & Willow Street Church of Christ	Religious Activities	MF-3	MF-3, C-1

LOCATION

This property is located at 1120 Harrison Street.

DIMENSIONS

Maximum east-west dimension 145 feet
Maximum north-south dimension 175 feet

AREA

0.55 acres

STRUCTURES ON THE PROPERTY

The existing church facility.

TRAFFIC IMPACT

Churches generate an average of 36.63 vehicle trip ends per day per 1,000 square feet of gross floor area on Sunday. The size of the existing church is approximately 3,900 square feet. The present traffic generation, based on the rate above, is about 143 vehicle trip ends on Sunday. With the addition of about 4,400 square feet as planned, about 304 vehicle trip ends on Sunday could be expected. Both of these estimates appear to be high.

NOTIFICATION REQUIREMENTS

In compliance

COMMENTS

Harrison and Willow Street Church of Christ is located on the southeast corner of the Harrison-Willow intersection. The church has acquired an additional lot (50 x 150 feet) to the east of their existing church facilities. A plan is now in progress to expand those facilities onto this lot.

A conditional use permit for religious activities is needed since the zoning of all the church property is MF-3. The church already has a conditional use permit for the existing facilities. It is Conditional Use Permit No. 1049 and there were no conditions attached. This new request is necessary for the additional lot. The legal description used for the current request includes the original church property and the additional lot on the east side. If granted, the new conditional use permit will supersede the old permit and the addition of a condition voiding the old permit is recommended.

The building plan will expand the existing 3,900-square-foot facility by about 4,400 square feet. The addition will be a fellowship hall with restrooms, classrooms, a multi-purpose hall, kitchen, nursery and storage. This expansion will allow the church to renovate and increase the capacity of the existing sanctuary.

The planned expansion of the church will primarily impact the home to the east and, to a lesser degree, other homes in the area. The church use is already in place and this will be an intensification of that use. Conditions to lessen the impact on surrounding residences might be considered.

Topics for possible conditions include:

1. Conditional Use Permit No. 1049 is hereby revoked
2. Methods to minimize the impact on surrounding residences, especially to the east
3. Location of the curb cut on Willow Street in relation to homes on the north side of Willow

ENCLOSURES

A map of the area and a reduced copy of the proposed expansion plan.

