

OCTOBER

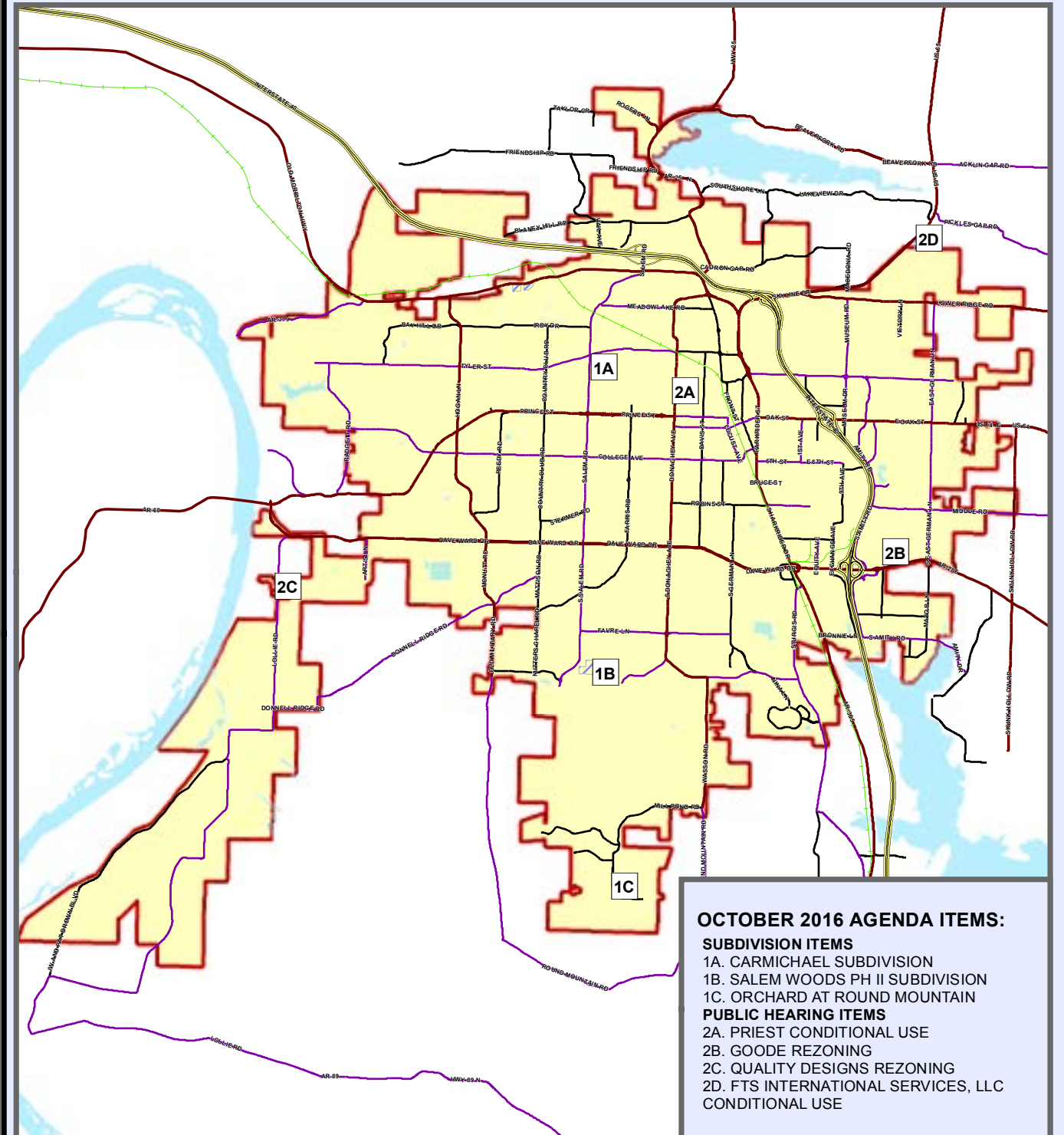
Conway Planning Commission
Staff Report



7:00pm • October 17, 2016 • 810 Parkway Avenue

CITY OF CONWAY

OCTOBER 2016 PLANNING COMMISSION ITEMS







OCTOBER 2016 AGENDA ITEMS:

SUBDIVISION ITEMS
 1A. CARMICHAEL SUBDIVISION
 1B. SALEM WOODS PH II SUBDIVISION
 1C. ORCHARD AT ROUND MOUNTAIN

PUBLIC HEARING ITEMS
 2A. PRIEST CONDITIONAL USE
 2B. GOODE REZONING
 2C. QUALITY DESIGNS REZONING
 2D. FTS INTERNATIONAL SERVICES, LLC CONDITIONAL USE

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 <small>1st Vice-Chair: Mayor Andy Hawkins & David Grimes - Alderman Ward 1 Wesley Pugh & Stanley Webb - Alderman Ward 2 Mark Ledbetter & Wiley Smith - Alderman Ward 3 Theodore Jones, Jr. & Brock W. Hines - Alderman Ward 4 Chuck Chesser - City Attorney Michael Garrett - City Clerk</small>	 <small>Bryan Patrick - Director Jessie Lynn - Assistant Director Scott Grunwell - Planner Bob Babler - Planning Tech Mike Sakinaga - GIS Coordinator</small>	 <small>CONWAY PLANNING COMMISSION Mark Lewis - Chair Matthew Brown - Vice-Chair</small>	<table border="0" style="font-size: 8px;"> <tr> <td>— INTERSTATE</td> <td>— LOT LINE</td> <td> R-1</td> <td> MF-1</td> <td> I-1</td> </tr> <tr> <td>— MAJOR ARTERIAL</td> <td>— STREAMS</td> <td> R-2A</td> <td> MF-2</td> <td> RU-1</td> </tr> <tr> <td>— COLLECTOR</td> <td>— LAKES & PONDS</td> <td> R-2</td> <td> MF-3</td> <td> I-3</td> </tr> <tr> <td>— RESIDENTIAL</td> <td>— CITY LIMITS</td> <td> HR</td> <td> RMH</td> <td></td> </tr> <tr> <td>— PRIVATE ROAD</td> <td></td> <td> SR</td> <td></td> <td></td> </tr> <tr> <td>— INTERSTATE RAMP</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>— RAILROADS</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	— INTERSTATE	— LOT LINE	 R-1	 MF-1	 I-1	— MAJOR ARTERIAL	— STREAMS	 R-2A	 MF-2	 RU-1	— COLLECTOR	— LAKES & PONDS	 R-2	 MF-3	 I-3	— RESIDENTIAL	— CITY LIMITS	 HR	 RMH		— PRIVATE ROAD		 SR			— INTERSTATE RAMP					— RAILROADS					 1:100,000 OCTOBER 2016	THIS MAP WAS PREPARED BY THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT FOR ITS USE, AND MAY BE REVISED AT ANY TIME WITHOUT NOTICE TO ANY USER. THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT DOES NOT GUARANTEE THE CORRECTNESS OR ACCURACY OF ANY FEATURES ON THIS MAP. CITY OF CONWAY ASSUMES NO RESPONSIBILITY IN CONNECTION THEREWITH. CONTACT INFORMATION LANDMARK BUS WEBSITE: gis.cityofconway.org (UNDER DEVELOPMENT) E-MAIL: jessie.lynn@cityofconway.org
— INTERSTATE	— LOT LINE	 R-1	 MF-1	 I-1																																				
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Printing Date: 10/15/2016
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CONWAY, ARKANSAS PLANNING COMMISSION MEETING AGENDA
7:00 pm • Monday • October 17, 2016
District Court Building • 810 Parkway

SUBDIVISION COMMITTEE WILL MEET
@ 6:00 pm in the City Hall Downstairs Conference Room

Call to Order

Introduction & Chairperson Remarks

Minutes: September 19, 2016

1. Subdivision and Replat

- A. Carmichael Place Subdivision, Preliminary
- B. Salem Woods Phase 2, Preliminary
- C. The Orchard at Round Mountain, Sidewalk in lieu of variance request

2. Public Hearings*

- A. Priest Request to Amend Conditional Use Permit No. 1353
- B. Goode Request to Rezone: I-3 to C-3
- C. Quality Design Construction Request to Rezone: A-1 to I-1
- D. Bruning Request for Conditional Use Permit

3. Discussion

- A. 2017 Planning Commission Nomination Schedule
- B. 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 Ordinances:

A. Development Reviews

- Village Commons Duplexes, 1830 Village Commons Drive
- St. Joseph South Parking Lot, 415 Harkrider Street

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

- South CBC Subdivision - extension granted until 10/2/2017
- Laney Subdivision, Block 2 "Davids Replat" [L-302]
- Holland Subdivision [L-301]

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**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 reviewed at tonight's Planning Commission meeting may be considered by the City Council as early as **October 25, 2016**.*

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 be placed on the City's website: www.cityofconway.org.

1A CARMICHAEL PLACE, PRELIMINARY SUBDIVISION

CARMICHAEL PLACE PRELIMINARY SUBDIVISION

APPLICANT

Jim Hawks
Hawks Investment Co
2111 E German Lane
Conway, AR 72032

STAFF REVIEW BY

Scott Grummer, City Planner
1201 Oak Street
Conway, AR 72032

SITE DATA

Location. Property located on Salem Road north of Smoking Oaks Road and south of Tucker Creek Road

Site Area. 5.04 acres +/-

Current Zoning. R-1 (One Family Residential)

Existing Structures. 1 existing single family home and one accessory building.

Overlay. None

STAFF COMMENTS

This subdivision is a 5 acre single family residential infill development. There are 4 items needing Planning Commission approval. A variance request has been made to not require the new street to connect with Forrest Lane which is stubbed to the south property line. The developer would instead like to construct a cul-de-sac. Additional connectivity from the new subdivision and Smoking Oaks Subdivision is desirable. Therefore, Planning Staff is not in favor of granting this variance. If the Planning Commission grants the variance to allow a cul-de-sac, then a *constructed* 5 foot sidewalk, on a pedestrian easement should be required between the cul-de-sac and Forrest Lane. Planning Staff sees no problem with the requested variances for slightly reduced lot sizes and corner radii.

STAFF RECOMMENDATIONS

Planning Commission approval is needed for items 7, 8, 9, and 13. Staff recommends approval of the subdivision with the above concerns addressed.

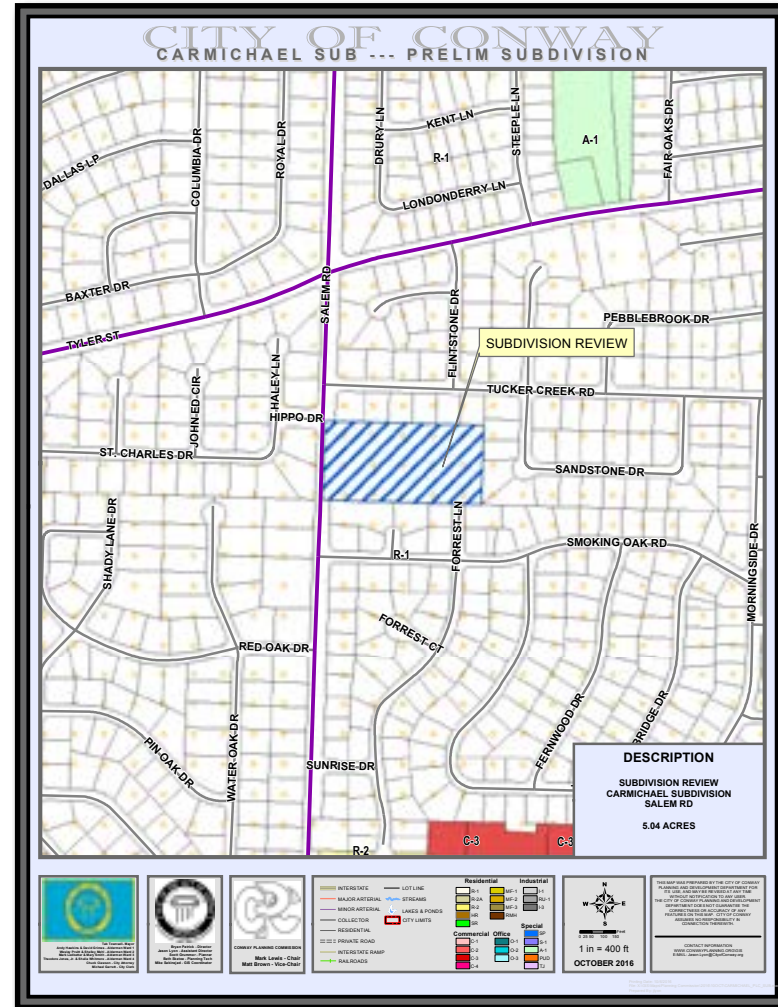
CONWAY CITY PLANNING DEPARTMENT REVIEW

CARMICHAEL PLACE SUBDIVISION
SUBMITTED BY: JIM HAWKS

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. Boundary Corners need to be marked on the map.



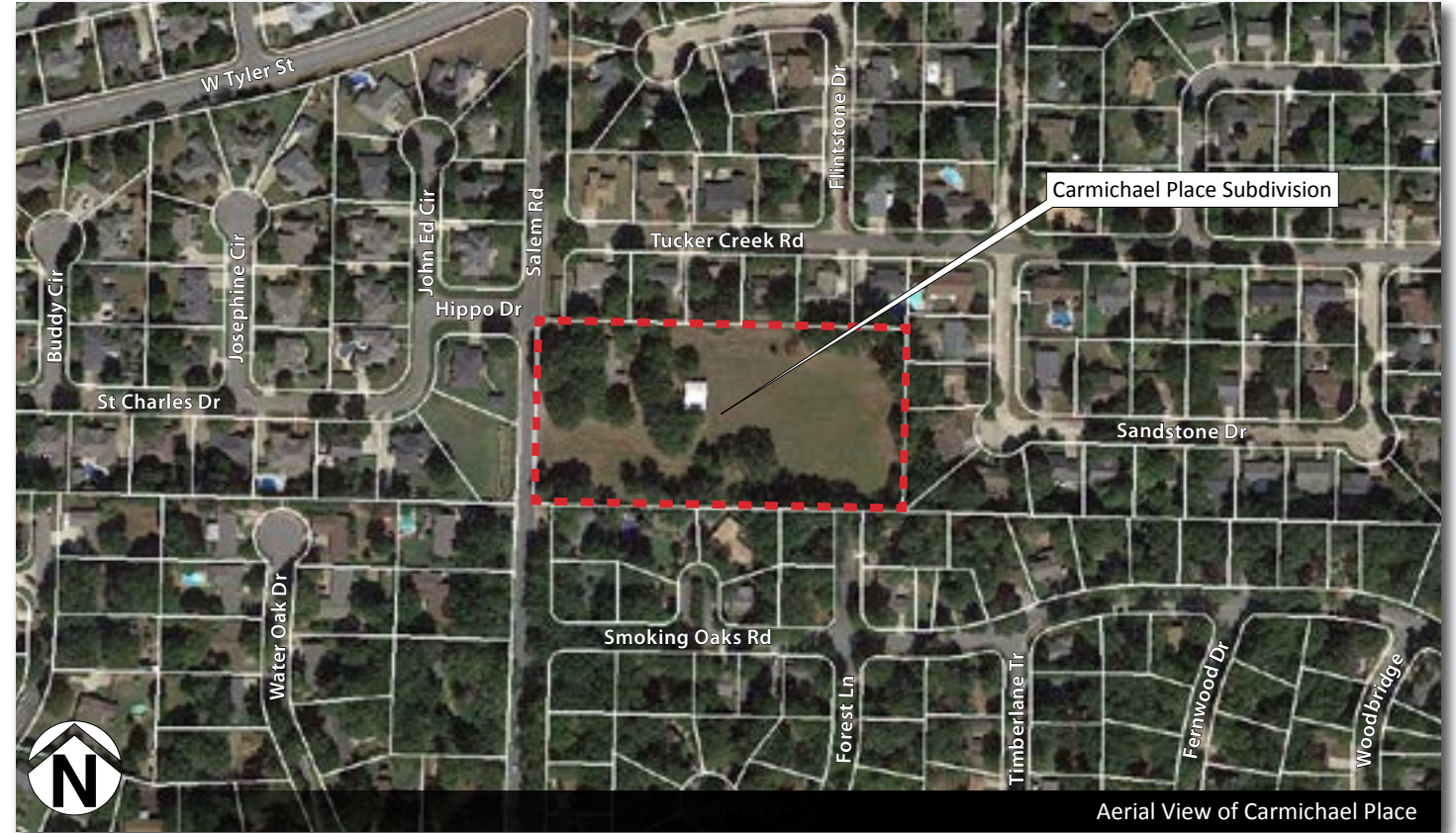
2. For subdivisions of ten (10) acres or less in size, no new CAGIS monumentation is required. However, these smaller subdivisions must all be tied to CAGIS monumentation.

ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE PLAT

3. Improvement plans for each new utility system are needed.
4. Improvement plans, including typical cross sections and centerline profiles for any new street system, are needed.
5. Improvement plans for any new drainage system, including location, size and construction of drainageways and structures and typical cross sections and centerline profiles are needed.
6. The Certificate of Preliminary Engineering Accuracy is needed on each set of street and drainage plans.

STREET DESIGN REQUIREMENTS

7. Proper access in the form of stub streets or temporary dead end 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. ***A variance request has been received to allow a Cul-de-sac in lieu of connecting to the Forrest Lane Stub out. The Planning Commission must approve this request or this condition must be corrected.***



8. Cul-de-sac streets tend to reduce the number of connections and choices available for people traveling by automobile and increase congestion on other streets. Where cul-de-sacs are utilized, pedestrian and bicycle pathways to allow linkages with like abutting properties and the street system may be provided. Construction standards for the pedestrian and bicycle pathways shall be the same as for sidewalks. For instance, pathways could be provided linking the backs of lots fronting on the termination of cul-de-sacs and providing access to sidewalks along through streets. ***If Forrest Lane is not extended into the development, then a pedestrian pathway easement between lots 9 & 10, extending to the Forrest Lane stub out, is recommended by staff for approval by the Planning Commission.***
9. Cul-de-sac turnarounds shall have a right-of-way diameter of 120 feet and a pavement diameter of 96 feet. Measurements assume back of curb to back of curb for a roll curb. ***A variance request has been received for a reduced radius of 50' ROW. The Planning Commission must approve this request or this condition must be corrected.***
10. Where residential streets intersect other residential, collector or arterial streets, the curb radii at the intersection shall not be less than 28 feet.

EASEMENT DESIGN REQUIREMENTS

11. Utility easements as required by Conway Corporation are needed.
12. Drainage easements as required by the City Engineer are needed.

LOT DESIGN REQUIREMENT

13. Minimum lot area must conform with the requirements of the Zoning Ordinance. ***A Variance Request has been received for Lots 1 thru 5 for reduced lot size in order to re-route Carmichael Drive to avoid cutting down trees mid-block. The Planning Commission must approve this request or this condition must be corrected.***

UTILITY DESIGN REQUIREMENTS

14. 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.

SIDEWALK DESIGN REQUIREMENTS

15. Sidewalks are required along both sides of all streets within all zoning districts within Conway city limits and within the Conway Territorial Jurisdiction.
16. Any developer required sidewalk shall be constructed concurrently with other subdivision infrastructure. Such construction shall be completed or assurance for construction shall be required along with other infrastructure improvements prior to filing of the final plat.
17. All sidewalk construction location, and responsibility for construction shall be clearly identified on the final plat. Detailed sidewalk construction drawings coordinating sidewalks with other street/lot/easement infrastructure shall be shown on or included with the final plat.

1A CARMICHAEL PLACE, PRELIMINARY SUBDIVISION

18. Garage Elevation. The elevation the garage or carport will need to be established to allow for the transition of the driveway from the street curb to the sidewalk, and from the sidewalk to the garage without adversely affecting the required 2% cross-slope of the sidewalk. *Add this to the Sidewalk Notes.*

OTHER REQUIREMENTS

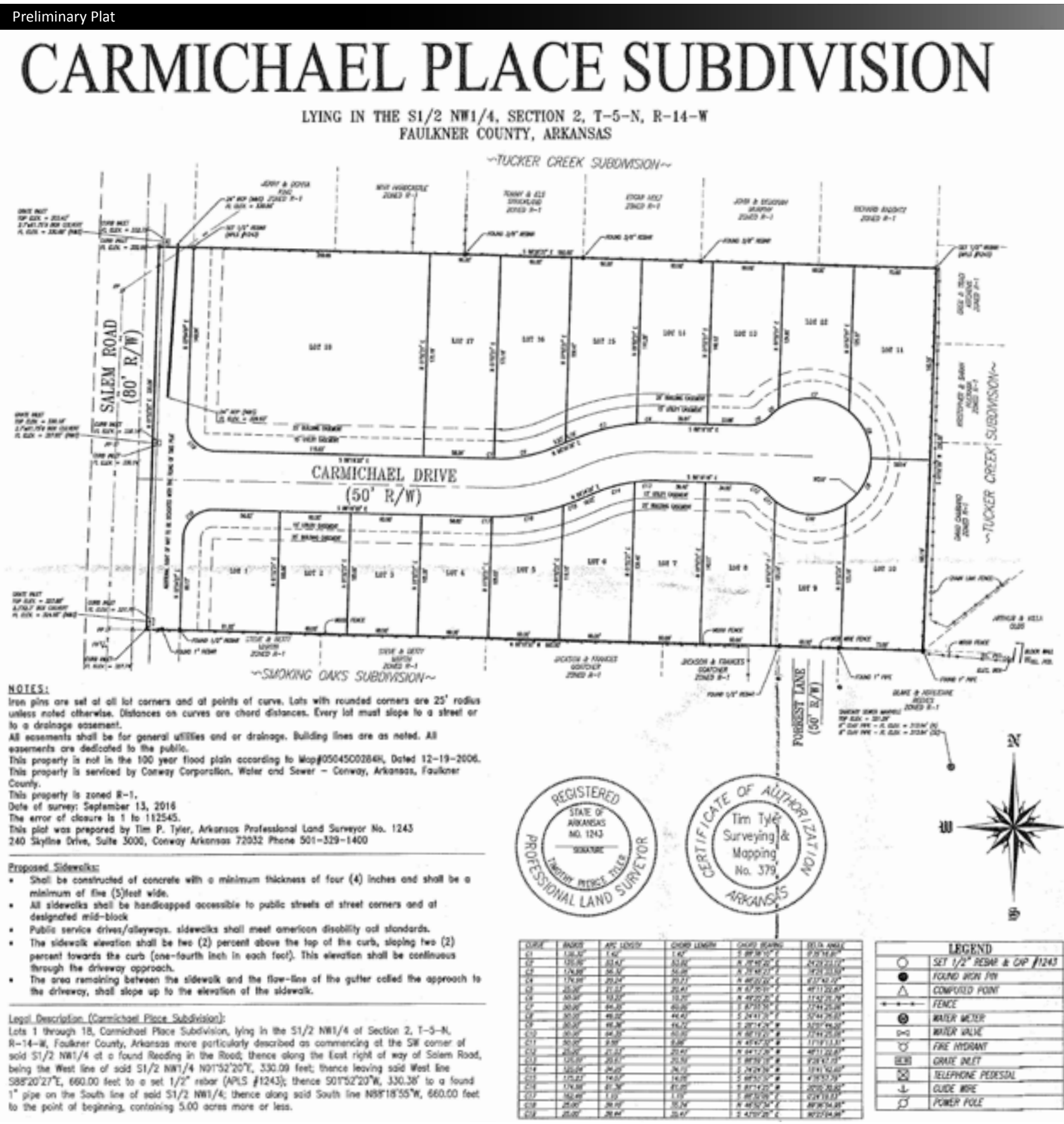
19. In addition to the requirements established herein, all subdivision plats shall comply with all other applicable rules, regulations and laws including but not limited to the Growth Plan (Comprehensive Plan), the Conway Zoning Ordinance, building and housing codes, and any other regulations adopted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

AUTHORIZATION TO PROCEED

20. 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 developer to proceed with the preparation of the Final Plat, the installation of improvements, and the staking out of lots and blocks. The developer, after conditional approval of the Preliminary Plat, shall complete all improvements required under this regulation.

EXPIRATION OF PLAT

21. 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. The Carmichael Place Subdivision will expire on 09/30/2017.



CERTIFICATE OF OWNER

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, plotted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the (streets, alleys, drives, easements, etc.) as shown on said plat.

Date of Execution: _____

Owner: _____
 Jim Hawks
 2111 East German Lane
 Conway, Arkansas 72032

Source of Title : Deed Book _____ Page _____

Certificate of Surveying Accuracy:

I Timothy P. Tyler, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown herein actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: _____

Signed: _____
 Tim P. Tyler Registered Land Surveyor
 No. 1243 State of Arkansas

Certificate of Preliminary Plat Approval

This plat has been given preliminary plat approval only and has not been approved for recording purposes as a public record. This certificate shall expire on _____ (date).

Date of Execution: _____

Chairman, Conway Planning Commission

RECEIVED
 SEP 30 2016
 By *Patricia Reed*

0 60 120 180

VICINITY MAP
 SCALE: 1"=1000'

LEGEND

- SET 1/2" REBAR & CAP #1243
- FOUND IRON PIN
- ▲ COMPALED POINT
- FENCE
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗ FIRE HYDRANT
- ⊗ GRIPE INLET
- ⊗ TELEPHONE PEDESTAL
- ↓ GROUND WIRE
- ⊗ POWER POLE

T Tyler Group
 Surveying, Mapping, Engineering

1240 SKYLINE DR. STE. 3000 CONWAY, AR. 72032
 501-329-1402 / Fax: 501-329-1402 / www.ttylertgroup.com / email: info@ttylertgroup.com

DATE: 09-30-16
 SCALE: 1"=60 FEET
 PROJECT JOB NO: 116-0560 / MALLORY
 DRAWN BY: CMC
 REVIEWED BY: JPP
 STATE CODE: 500-05A-148-0-02-400-03-1243
 SHEET NO: 1 OF 2

PROJECT TITLE:
 Survey For:
CARMICHAEL PLACE SUBDIVISION
 BEING A PART OF THE S1/2 NW1/4 SECTION 2, T-05-N, R-14-W, FAULKNER COUNTY, ARKANSAS

1B SALEM WOODS PHASE 2, PRELIMINARY SUBDIVISION

SALEM WOODS, PHASE 2 PRELIMINARY SUBDIVISION

APPLICANT/OWNER

Hal Crafton
 Rush-Hal Development
 3200 Tyler Street, #A
 Conway, AR 72034

STAFF REVIEW BY

Scott Grummer, City Planner
 1201 Oak Street
 Conway, AR 72032

SITE DATA

Location. Property located at south of Pulaski Drive

Site Area. 21.99 acres +/-

Current Zoning. R-1 (One Family Residential)

Existing Structures. None

Overlay. None

STAFF COMMENTS

Planning Staff sees no problems with this single family residential subdivision as submitted.

STAFF RECOMMENDATIONS

Staff recommends approval of the preliminary plat subject to the completion of the punch list.

CONWAY CITY PLANNING DEPARTMENT REVIEW SALEM WOODS PHASE 2 PRELIMINARY PLAT SUBMITTED BY: HAL CRAFTON

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

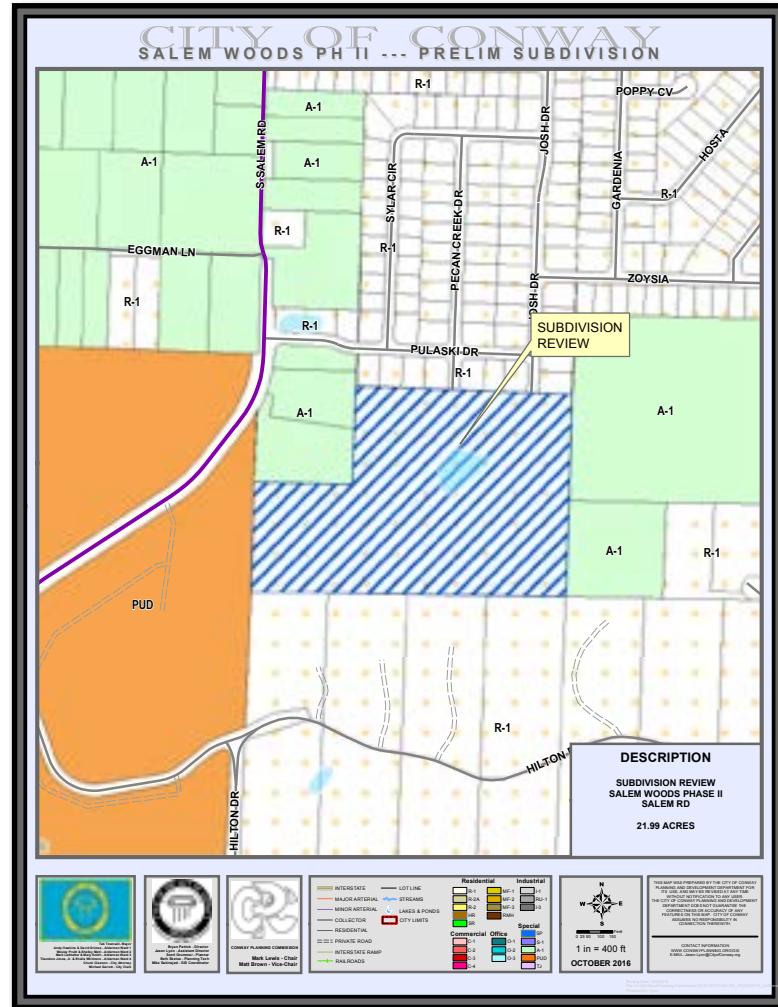
1. Certificate of Owner Title needs to be placed over the owner information.

GENERAL DESIGN REQUIREMENTS

2. Preliminary Plat approval subject to review and approval by Street Dept. of submitted Drainage and Street Improvement Plans.

ACCESS DESIGN REQUIREMENTS

3. The maximum number of single family and two family residential units served by a single access shall be thirty (30). For more than thirty (30) living units, there shall be no fewer than two (2) separate and approved fire apparatus access roads. These two access roads shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. For more than two hundred (200) living units, three (3) access routes must be provided. Two access roads must meet the above



separation requirements, the third access must be no less than 200 feet from any other access, measured from centerline to centerline of street right-of-ways.

STREET DESIGN REQUIREMENTS

4. Cul-de-sac turnarounds shall have a right-of-way diameter of 120 feet and a pavement diameter of 96 feet. Measurements assume back of curb to back of curb for a roll curb.

EASEMENT DESIGN REQUIREMENTS

5. Utility easements as required by Conway Corporation are needed.
6. Drainage easements as required by the City Engineer are needed.

UTILITY DESIGN REQUIREMENTS

7. 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.



Aerial View of Salem Woods Phase 2

SIDEWALK DESIGN REQUIREMENTS

8. Sidewalk are required along both sides of all streets. The existing sidewalks must be shown.

FEE REQUIREMENTS

9. Appropriate fees must be paid. *Please remit \$30 to the City of Conway for Engineering Fee balance owed.*

OTHER REQUIREMENTS

10. 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.

AUTHORIZATION TO PROCEED

11. 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 developer to proceed with the preparation of the Final Plat, the installation of improvements, and the staking out of lots and blocks. The developer, after conditional approval of the Preliminary Plat, shall complete all improvements required under this regulation.

EXPIRATION OF PLAT

12. 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. The Salem Woods Phase II will expire on 09/30/2017.

Preliminary Plat

SALEM WOODS PHASE II



OWNER
 HILL COUNTRY
 500 THUR ST., SUITE A
 COMPTON, AR 72834

SUBDIVIDER
 HILL COUNTRY
 500 THUR ST., SUITE A
 COMPTON, AR 72834

SURVEYOR
 ROBERT FRENCH
 500 FRONT ST
 STANLEY, ARKANSAS 72380

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY
 I, ROBERT F. FRENCH, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL BOUNDARIES SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.

DATE OF EXECUTION: _____

SIGNED: _____
 REGISTERED LAND SURVEYOR
 NO. 1293
 STATE OF ARKANSAS

CERTIFICATE OF PRELIMINARY PLAT APPROVAL
 THIS PLAT HAS BEEN GIVEN PRELIMINARY PLAT APPROVAL ONLY AND HAS NOT BEEN APPROVED FOR RECORDING PURPOSES AS A PUBLIC RECORD. THIS CERTIFICATE SHALL EXPIRE ON: _____ 2016.

DATE OF EXECUTION: _____

SIGNED: _____
 CHAIRMAN, COMPTON PLANNING COMMISSION



LEGAL DESCRIPTION
 A PART OF THE SW/4 SW/4 SECTION 25, T-5-N, R-10-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 2 1/2' BEAR FOR THE SW CORNER OF SAID SW/4 SW/4; THENCE N0°4'48"E A DISTANCE OF 148.54' TO A FOUND ROP CAP; THENCE S88°22'51"E A DISTANCE OF 108.83' TO A FOUND CHAIR; THENCE N0°35'42"E A DISTANCE OF 438.52' TO A FOUND ROP CAP BEING THE SW CORNER OF SALEM WOODS SUBDIVISION PHASE I; THENCE ALONG THE SOUTH LINE OF SAID PHASE I S87°32'28"E A DISTANCE OF 891.52' TO A FOUND ROP CAP BEING THE SE CORNER OF SAID PHASE I; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID SW/4 SW/4 S02°11'27"W A DISTANCE OF 344.52' TO A FOUND JOE CAP BEING THE SE CORNER OF SAID SW/4 SW/4; THENCE ALONG THE SOUTH LINE OF SAID SW/4 SW/4 N89°52'27"W A DISTANCE OF 154.42', TO THE POINT OF BEGINNING, CONTAINING 2.94 ACRES MORE OR LESS.



MINOR CONSTRUCTION REQUIREMENTS:
 BENCHMARKS MUST BE A MINIMUM OF FIVE FEET HIGH AND LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY WITH THE CORNER (CLOSEST TO THE STREET) LOCATED FIVE AND ONE-HALF FEET FROM THE BACK OF THE CURB.
 BENCHMARKS SHALL HAVE BENCHMARKS OF ADJACENT LOTS BEING TO PROVIDE A CONTINUOUS TRAIL OF RECORDING ACCESS THROUGHOUT THE COMMUNITY.
 ALL BENCHMARKS SHALL BE HANDICAPPED ACCESSIBLE TO PUBLIC OBJECTS AT STREET CORNERS. BENCHMARKS SHALL MEET AMERICAN DISABILITY ACT STANDARDS.
 BENCHMARKS ALONG STREETS CLASSIFIED AS RESIDENTIAL COLLECTOR OR MAIN SHALL BE CONSTRUCTED BY THE SURVEYOR/DEVELOPER CONCURRENTLY WITH CONSTRUCTION OF THE OTHER SUBDIVISION INFRASTRUCTURE.
 BENCHMARKS ALONG STREETS CLASSIFIED AS RESIDENTIAL SHALL BE CONSTRUCTED BY THE HOMEOWNERS/OWNER. THE SURVEYOR SHALL BE NOTIFIED PRIOR TO THE FINAL INSPECTION AND SIGNATURE OF A CERTIFICATE OF OCCUPANCY. BENCHMARKS ON LOTS THAT ARE NOT BUILT OUT WITHIN THREE (3) YEARS OF FINAL PLATTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
 IF, DURING THE CONSTRUCTION OF A NEW ROAD OR ANY OTHER IMPROVEMENTS UPON A LOT OR BY ANY OTHER ACTIONS, THE BENCHMARKS ARE DAMAGED, THE PARTY RESPONSIBLE FOR THE CONSTRUCTION OF CORNER ACTIONS SHALL REPAIR THE BENCHMARKS TO THE SATISFACTION OF THE CITY.

GENERAL NOTES:
 1. LOT DIMENSIONS GIVEN ON CORNER LOTS ARE TO THE POINT OF INTERSECTION.
 2. ALL ROUNDED CORNERS ARE 20' RADIUS UNLESS OTHERWISE NOTED.
 3. THIS PROPERTY SURVEYED ON 08/10/2016.
 4. RATE-CLIQUE SHOWS RESULTS SIMILAR TO OTHER PROFESSIONAL ACCURACY STANDARDS FOR THE STATE OF ARKANSAS.
 5. THIS PROPERTY ZONED R-1.
 6. THIS PROPERTY SERVED BY COMBAT CORPORATION UTILITIES - WATER AND SEWER.
 7. ALL LOTS SHALL SLOPE TO A STREET AND/OR DRAINAGE EASEMENT.
 8. THIS PLAT REFERENCED TO C.A.S.S. BOOKMENT #107.



SALEM WOODS PHASE II
 CITY OF COMPTON
 PRELIMINARY LOT PLAN

CENTRAL ARKANSAS PROFESSIONAL SURVEYING

1 OF 1
 SCALE: 1"=100'
 DATE: 09/30/2016

1C THE ORCHARD AT ROUND MOUNTAIN, VARIANCE REQUEST

THE ORCHARD AT ROUND MOUNTAIN VARIANCE REQUEST TO PAY IN LIEU OF SIDEWALKS

APPLICANT

Central Arkansas Professional Surveying
1021 Front Street
Conway, AR 72032

OWNER

Hal Crafton
Rush-Hal Development
3200 Tyler Street, #A
Conway, AR 72034

STAFF REVIEW BY

Scott Grummer, City Planner
1201 Oak Street
Conway, AR 72032

SITE DATA

Location. Property located off Mill Pond Road on a portion of the former Collins Round Mountain Orchard.

Site Area. 5.9 acres +/-

Current Zoning. R-1 (One Family Residential)

Existing Structures. A handful of single-family homes are under construction.

Overlay. None

STAFF COMMENTS

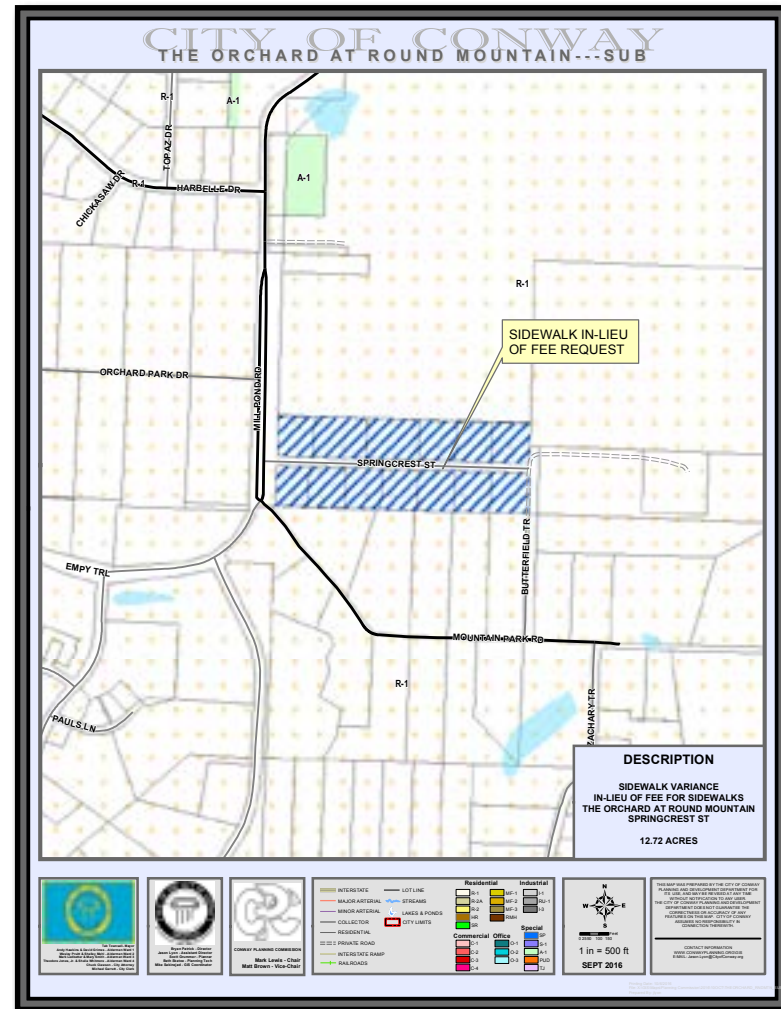
This subdivision was approved in March 2015. Sidewalks were required as part of the approved plat. The developer would like to remove the sidewalk construction requirement and pay in-lieu fee instead.

STAFF RECOMMENDATIONS

Planning Commission approval is needed to remove the sidewalk construction requirement as noted on the plat. The street has open ditches which cause a technically difficult situation for sidewalk construction. Other factors the Planning Commission should consider include:

- Pedestrian traffic generators
- The existence of an area sidewalk network
- The density of area development
- The amount of pedestrian traffic
- Terrain and other physical difficulties

Based on the above factors, Planning Staff recommend approval of the removal of the sidewalk requirement as platted. An in-lieu fee of \$24,375 will be added to the general sidewalk fund.



THE ORCHARD AT ROUND MOUNTAIN SUBMITTED BY: HAL CRAFTON

This review lists the changes and/or additions as required by the Conway Subdivision Ordinance for approval of the requested variance after preliminary plat approval has already been granted.

SIDEWALK DESIGN REQUIREMENTS

1. Sidewalks are required along both sides of all streets within all zoning districts within Conway city limits and within the Conway Territorial Jurisdiction.
2. Any developer required sidewalk shall be constructed concurrently with other subdivision infrastructure. Such construction shall be completed or assurance for construction shall be required along with other infrastructure improvements prior to filing of the final plat.

Variance Request

CENTRAL ARKANSAS PROFESSIONAL SURVEYING, LLC

P.O. Box 298
Conway, AR 72033

Phone: 501.513.4800
Fax: 501.513.0900

October 3, 2016


City of Conway
1201 Oak St.
Conway, AR

RE: The Orchard at Round Mountain
Conway, AR Faulkner County

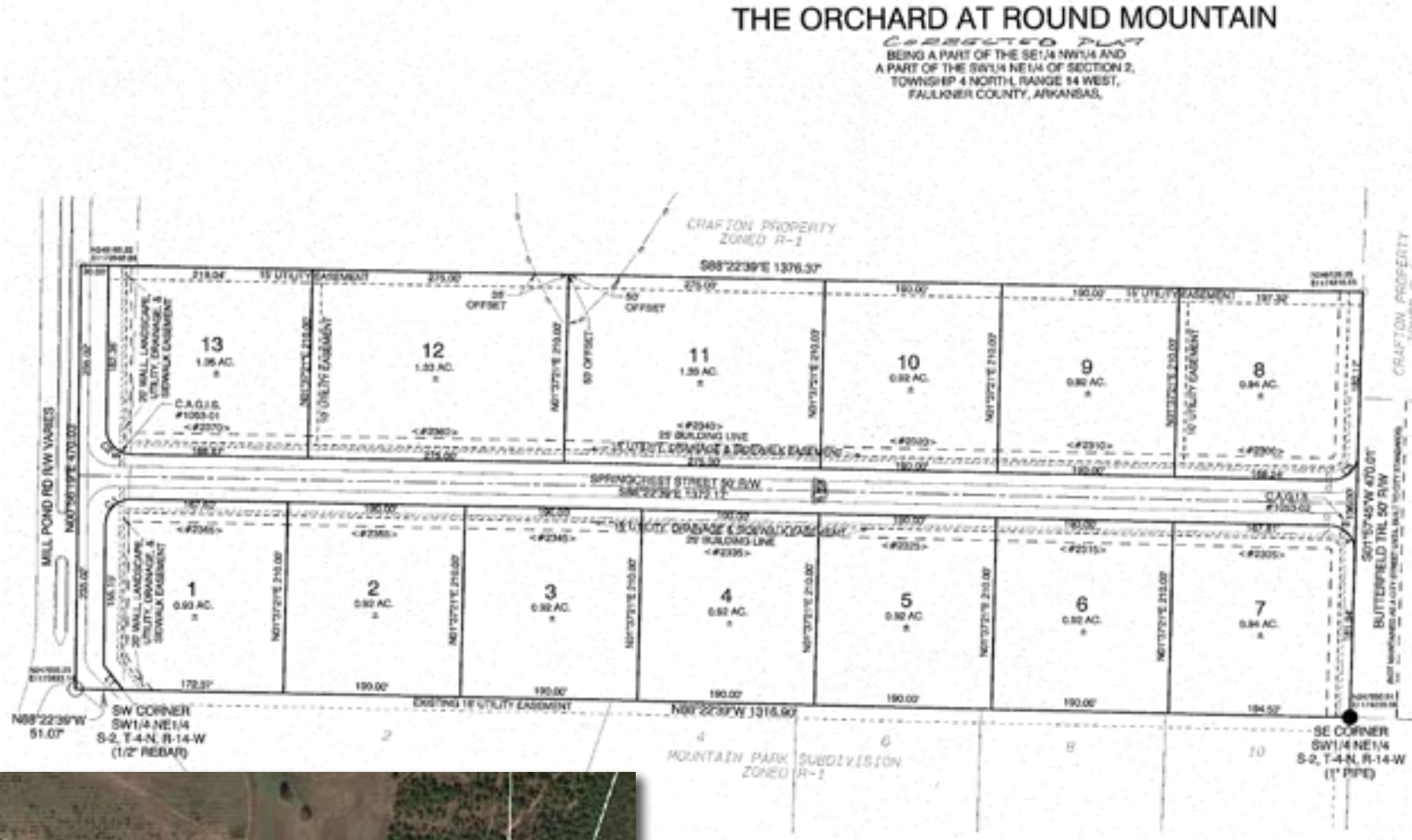
Dear Sir,

C.A.P.S. is requesting to be put on the October 17th, 2016 agenda in regards to pay in lieu of building sidewalks on all the lots in The Orchard at Round Mountain Subdivision, as the houses are being built.

If you have any questions or comments, please call me at 501.513.4800 or email me at surveying@conwaycorp.net.

Sincerely,

Robert French, P.S. 1363
President

Approved Preliminary Plat



CERTIFICATE OF OWNER
 WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE Laid OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, RIGHTS OF WAY, AND EASEMENTS AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: 03/26/15
 SIGNED: *HLC* HIL CRAFTON UNITED MOTOR COMPANY INC. P.O. BOX 10487 CONWAY, ARKANSAS 72014
 SIGNED: *HLC* HIL CRAFTON RUSH-HAL DEVELOPMENT LLC P.O. BOX 10483 CONWAY, ARKANSAS 72014

SOURCE OF TITLE: DOC# 2014-2117 2014-2106
 FILED FOR RECORD 3-31-15
 Date 3:10 PM at Paul's Clerk
 By *Paul's* Paul's Clerk

CERTIFICATE OF RECORDING
 THIS DOCUMENT FILED FOR RECORD *Mar 31* DAY, 2015
 IN PLAT BOOK NO. *L*, PAGE *237*
 SIGNED: *Rebecca Wharton* REBECCA WHARTON FALKNER COUNTY CLERK

CERTIFICATE OF SURVEYING ACCURACY
 I, ROBERT D. FRENCH, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR SURVEYS HAVE BEEN MET.
 DATE OF EXECUTION: 03/26/15
 SIGNED: *RD* REGISTERED LAND SURVEYOR NO. 1363 STATE OF ARKANSAS

CERTIFICATE OF FINAL PLAT APPROVAL
 PURSUANT TO THE CONWAY SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.
 DATE OF EXECUTION: 3-27-2015
 SIGNED: *Lee Hahn* CHAIRMAN, CONWAY PLANNING COMMISSION

LEGAL DESCRIPTION:
 A PART OF THE SE1/4 NW1/4 AND A PART OF THE SW1/4 NE1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 14 WEST, FALKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTH-EAST CORNER OF SAID SW1/4 NE1/4 AND RUNNING THENCE N88°22'39"W ALONG THE SOUTH LINE OF SAID SE1/4 NW1/4 AND SW1/4 NE1/4, 1367.97 FEET; THENCE RUN N00°56'19"E, 470.03 FEET; THENCE RUN S88°22'39"E, 1376.37 FEET TO THE EAST LINE OF SAID SW1/4 NE1/4; THENCE RUN S01°57'45"W, 470.01 FEET TO THE POINT OF BEGINNING, CONTAINING 14.81 ACRES MORE OR LESS.

ARC	CHORD BEARING	RADIUS	CHORD
C1	S41°16'00"	537'14.50'	
C2	N48°16'00"	26.0000'	39.8336'
C3	N42°43'19"W	26.0000'	39.3808'
C4	N48°47'33"E	26.0000'	39.4802'
C5	N42°12'27"W	26.0000'	39.2733'

SEWERAGE CONSTRUCTION REQUIREMENTS:
 SEWERAGE MUST BE A MINIMUM OF FIVE FEET WIDE. THE LOCATION OF SEWERAGE SHALL BE PARALLEL AND ADJACENT TO THE UTILITY, DRAINAGE, SEWERAGE WALL, & LANDSCAPE EASEMENT OVER AND ACROSS THE SUBJECT PROPERTY.
 SEWERAGE SHALL LINK SEWERAGE OF ADJOINING LOTS SO AS TO PROVIDE A CONTINUOUS "RIBBON" OF FIBERGLASS ACCESS THROUGHOUT THE COMMUNITY.
 ALL SEWERAGE SHALL BE HANDICAPPED ACCESSIBLE TO PUBLIC STREETS AT STREET CORNERS. SEWERAGE SHALL MEET AMERICAN DISABILITY ACT STANDARDS.
 SEWERAGE ALONG RESIDENTIAL STREETS. SEWERAGE ALONG RESIDENTIAL STREETS WITH RESIDENTIAL LOTS SHALL BE CONSTRUCTED BY THE HOMEOWNER/BUILDER. THE SEWERAGE SHALL BE INSTALLED PRIOR TO THE FINAL CONNECTION AND INSTALLATION OF A CERTIFICATE OF OCCUPANCY.
 IF, DURING THE CONSTRUCTION OF A BUILDING OR ANY OTHER IMPROVEMENTS UPON A LOT OR BY ANY OTHER ACTIONS, THE SEWERAGE ARE DAMAGED, THE PARTY RESPONSIBLE FOR THE CONSTRUCTION OR OTHER ACTIONS SHALL REPAIR THE SEWERAGE TO THE SATISFACTION OF THE CITY.
 SEWERAGE ELEVATION. THE SEWERAGE ELEVATION SHALL BE 12" HIGHER ABOVE THE TOP OF CURB, SLOPING TWO PERCENT TOWARDS THE CURB (ONE-FOURTH INCH IN EACH FOOT). THIS ELEVATION SHALL BE CONTINUOUS THROUGH THE DRIVEWAY APPROACH.
 DRIVEWAY APPROACH. THE AREA REMAINING BETWEEN THE SEWERAGE AND THE FLOW-LINE OF THE GUTTER, CALLED THE APPROACH TO THE DRIVEWAY, SHALL SLOPE UP TO THE ELEVATION OF THE SEWERAGE.
 GARAGE ELEVATION. THE ELEVATION OF THE GARAGE OR CARPORT WILL NEED TO BE ESTABLISHED TO ALLOW FOR THE TRANSITION OF THE DRIVEWAY FROM THE STREET CURB TO THE SEWERAGE, AND FROM THE SEWERAGE TO THE GARAGE WITHOUT ADVERSELY AFFECTING THE 2% CROSS-SLOPE OF THE SEWERAGE.



Aerial View of The Orchard at Round Mountain

THE ORCHARD AT ROUND MOUNTAIN SUBDIVISION
 CITY OF CONWAY
 SHEET NO. 1 OF 1
 SCALE 1"=100'
 DATE 03/26/15
 CENTRAL ARKANSAS PROFESSIONAL SURVEYING
 OFFICE: 601 S. 11th St. CONWAY, AR 72034
 PHONE: 501-325-2800 FAX: 501-325-2800
 ROBERT D. FRENCH P.L.S. 1363

2A GOODE REQUEST TO REZONE: I-3 TO C-3

GOODE REQUEST TO REZONE PROPERTY AT 1310 EAST DAVE WARD DRIVE FROM I-3 TO C-3

APPLICANT/OWNER

Grant Goode, representative for
Dwayne & Elaine
1 Eaglewing Drive
Conway, AR 72032

STAFF REVIEW BY

Jason Lyon, Asst. Director of Planning and Development
1201 Oak Street
Conway, AR 72032

SITE DATA

Location. 1310-1450 E Dave Ward Drive

Site Area. 24.47 acres +/-

Current Zoning. I-3 (Intensive Industrial District)

Requested Zoning. C-3 (Highway Service and Open Display District)

Existing Structures. Mobile Home Sales units, temporary office buildings across property, no permanent foundations

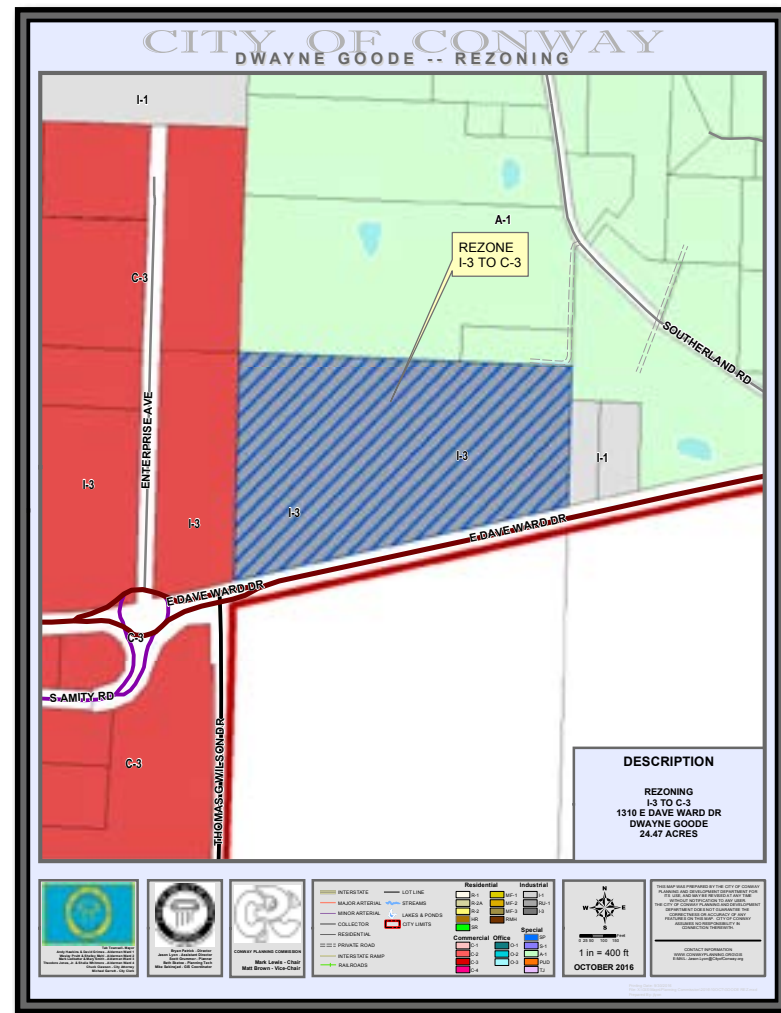
Overlay. None.

Comprehensive Plan. The Comprehensive Plan shows this area as a transition zone with a transition from commercial frontage on Dave Ward Drive to industrial as one moves away from street frontage and single family to the east of the property.

Projected Traffic Impact. With the proposed C-3 zoning there would be an expected jump in traffic. The area in question has rapidly changed to commercial over the past 2 years with 2 other rezoning requests approved in 2014 and 2015 to C-3 from industrial zonings. The applicant has not given details on project proposals, but timeline of growth would be extended out 5 years due to current ground leases in place. With Lewis Crossing opening across Dave Ward and the proposed Lewis Ranch Development, traffic in the area will already be high and a rezoning to commercial would only add to the traffic that will already be in place. Assuming a retail shopping center of 300,000 sq. ft. traffic could be as high as 12,000 car trips a day, but note this traffic could be spread across the shopping centers existing in the immediate area.

Flood\Drainage. No flood issues on this property, but with 24 acres of developed would require significant drainage and retention/detention upgrades as required by the City Engineer

Utility Infrastructure. Developer will need to work with Conway Corporation to ensure adequate utilities are in place for a large development, with the existing known development, it can be assumed utilities have been



extended to area but significant upgrades will more than likely be required to sewer, water, and electrical grid.

Street Improvements. East Dave Ward Drive is currently under construction to be widened from I-40 to eventually South East German Lane. There is no known timeline as to when the extension to South East German Lane will be finished, currently the widening stops in front of this property

Conway 2025. Commercial corridor continues to build and bring in new development but this area is not directly written about in the 2025 plan.

STAFF COMMENTS

The applicant is seeking a rezoning from I-3 (Intensive Industrial District) to C-3 (Highway Service and Open Display District) with plans to build a commercial complex on the 24 acres although no formal plans have been submitted. Development of the entire property is approximately 4-5 years out due to existing ground leases, although portions of property could be developed within 2 to 3 years as shorter leases end. This property has mainly been used for mobile home sales and staging areas for oil and gas companies' equipment. No permanent foundations have been built on the property, but the rezoning would be congruent with the surrounding area transitioning to commercial sector.



STAFF RECOMMENDATIONS

Planning Staff recommends approval of this request, the area is transitioning to a commercial sector, but the eastern edge of property would be the appropriate tipping point for commercial expansion. There is office to the east and property on the south side of East Dave Ward is outside the city and not zoned, currently. Traffic concerns and infrastructure will need to be addressed as the development master plan is brought forward for further review. Further studies of this corridor will also be needed for a smart growth plan that allows a buffer between commercial and the residential-agricultural component located to the north and east of the proposed rezoning.



2B QUALITY DESIGN CONSTRUCTION REQUEST TO REZONE: A-1 TO I-1

**QUALITY DESIGN CONSTRUCTION, INC.
REQUEST TO REZONE PROPERTY LOCATED AT 1182 LOLLIE ROAD FROM A-1 TO I-1**

APPLICANT/OWNER

Mark Ladd
Quality Design Construction
1182 Lollie Rd
Conway, AR 72034

STAFF REVIEW BY

Jason Lyon, Assistant Director of Planning & Development
1201 Oak Street
Conway, AR 72032

SITE DATA

Location. 1182 Lollie Rd

Site Area. 1.81 acres +/-; 1.38 +/- developable area due to ROW dedication needed upon expansion and platting of the property

Current Zoning. A-1 (Agricultural District) Note: Current use is a preexisting non-conforming (grandfathered) use. The property was annexed into the City, in February 2009 as part of the Lollie Bottoms (new airport) Annexation.

Requested Zoning. A-1 (Agricultural District) to I-1(Intermediate Industrial District)

Existing Structures. Cabinet Shop at 1182 Lollie Road

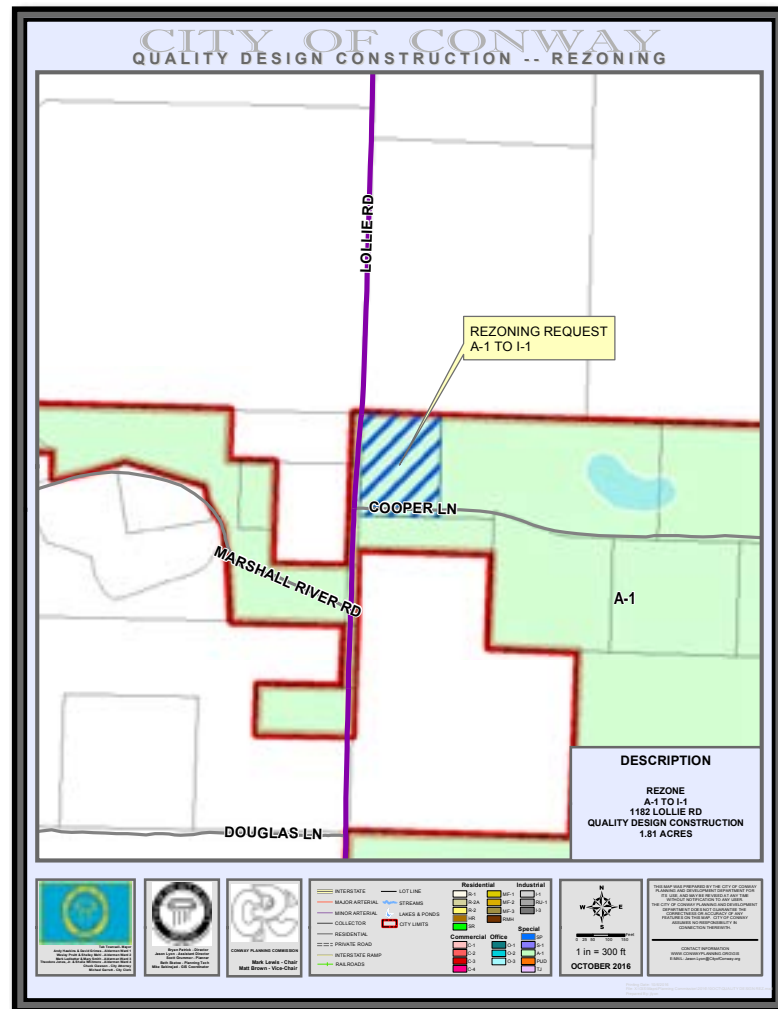
Overlay. None

Comprehensive Plan. The Comprehensive Plan shows this area as single family, Cooper Lane is all larger lot residential, surrounding area is relatively undeveloped land in the County.

Projected Traffic Impact. The requested rezoning would have a minor impact on traffic as the existing use would continue. An expansion is planned creating a slight increase in traffic. With a rezoning to I-1, a worst case scenario for traffic generation would be a hotel/motel. However, due to the size of lot and lack of public sewer, this would not be feasible.

Flood\Drainage. There is no flood plain located on the property as it sits on a higher point as the land slopes south into the Lollie Bottoms.

Utility Infrastructure. Developers of the property should coordinate with Conway Corporation on utility upgrades needed for development on the property and Fire Department regarding fire hydrant location and needs. There is a fire hydrant located on the property in the Southwest corner (#2682).



Street Improvement. There are currently no known plans for upgrades to Lollie Road in this section, although with the opening of the airport and Tupelo Bayou Wastewater Treatment Facility, traffic has increased on this stretch of roadway.

Conway 2025. Not applicable.

STAFF COMMENTS

The applicant is seeking a rezoning from A-1 (Agricultural District) to I-1(Intermediate Industrial District) with plans to expand existing structure and add a showroom. The small size of the property prohibits any type of large scale development and it is not likely that the owner will tear down and rebuild existing structures. The traffic generated should be manageable, even with the planned expansion. The traffic count should only slightly increase.

STAFF RECOMMENDATIONS

Planning Staff recommends approval of this request, as an I-1 zoning would bring the property into zoning compliance with its current use as a cabinet shop. The small size of the property and the improbability of the applicant rebuilding means overall impact of the new zoning would be very small with regards to traffic or neighborhood property impact.



Aerial View of 1182 Lollie Road



1182 Lollie Road - Comprehensive Plan

2C PRIEST REQUEST TO AMEND CONDITIONAL USE PERMIT NO. 1353

PRIEST REQUEST TO AMEND CONDITIONAL USE PERMIT NO. 1353, ALLOWING RESTRICTED OFFICE FOR PRIVATE COUNSELING PRACTICE, FOR PROPERTY LOCATED AT 1312 DONAGHEY AVENUE

OWNER
Ayisha Canant

APPLICANT
Jon Priest
3185 Cleburne Cove
Conway, AR 72034

STAFF REVIEW BY
Jason Lyon, Asst. Director of Planning and Development
1201 Oak St
Conway, AR 72032

SITE DATA
Location. 1312 Donaghey Ave

Site Area. 0.28 acres +/-

Current Zoning. R-2A (Two Family Residential District);
Conditional Use Permit Allowing Restricted Office (#1353)

Requested Conditional Use Permit. Restricted Office in Residential

Existing Structures. Single Family home currently used as counseling office and accessory buildings

Overlay. Old Conway Design Overlay District

Comprehensive Plan. The Comprehensive Plan shows this property as appropriate for single family residential.

Projected Traffic Impact. A one-person counseling office should be a very low traffic generator. Any additional employees would also have an impact. Assuming 5 patients per day and one employee, an additional 14 vehicle trips per day could be expected in addition to the typical 10 single-family vehicle trips.

Utility Infrastructure. There are existing utilities at the property for the current use.

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

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 restricted office.

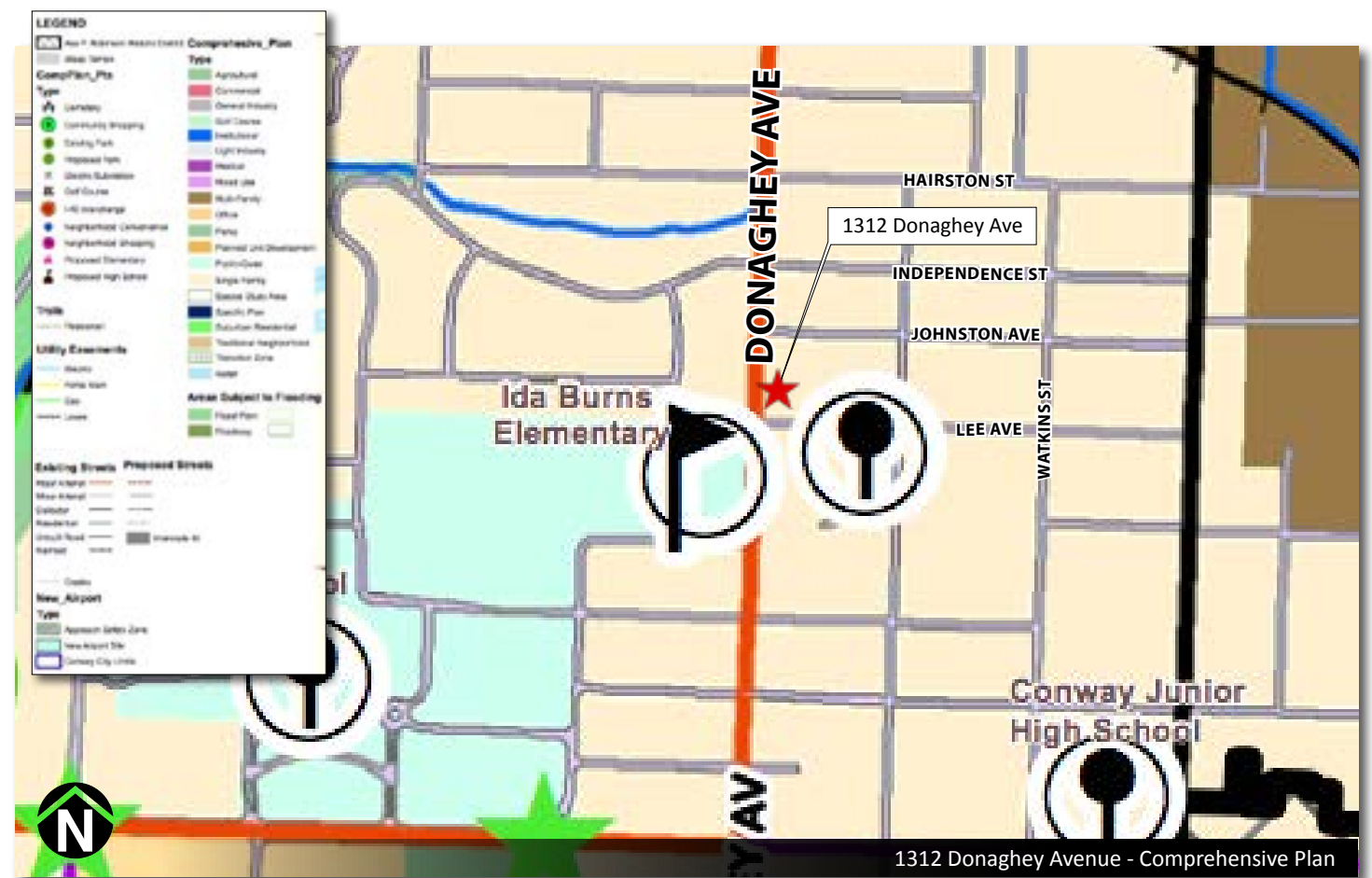
There is an existing conditional use for the same service. Therefore, staff recommends amending conditional use permit #1353 to allow the new tenant to provide the same



mental health services under the restricted office use. A restricted office as defined by the Zoning Ordinance must meet the following criteria:

A conditional use may be granted to allow the conversion of older structures within residential districts that are no longer useful, serviceable, or desirable in their present use to Restricted Office use. Such offices will have minimal to no negative impact on the residential areas.

- The following conditions are required:**
- Hours of operation: Appropriate hours of operation must be determined.
 - Signage: Wall signage shall be limited to a non-illuminated faceplate attached to the structure no greater than 2 square feet in area. Freestanding signage shall be a non-illuminated monument or two pole sign no greater than 4 feet in height and 4 feet wide. A non-illuminated post and arm sign as defined by Conway sign regulations, may be substituted for a monument or two pole sign. No banners shall be permitted.
 - Architectural Compatibility: Any remodeling or new construction must be compatible with the surrounding architecture.





View of property from Donaghey Ave looking NE

4. Within the Old Conway Design Overlay District, the Historic District Commission shall review and decide compatibility. This review shall include overall exterior appearance, materials, setbacks, height, lot coverage, etc. The setbacks, height, and lot coverage restrictions will be no greater than allowed by the lot regulations per zone, overlay, or historic district.
5. Term of the Conditional Use: Conditions are limited to the applicant. If the property is sold, the conditional use shall be void.
6. Lighting, parking, screening/buffering shall minimally match Conway Development Review Standards. Additional parking and/or screening/buffering requirements may be recommended by the Planning Commission and required by the City Council including, but not limited to, parking location and design, fencing or landscaping as required to provide an adequate buffer for neighboring properties.
7. Sidewalks: Construction and or repair of existing sidewalks, if necessary, is required as per Conway Development
8. Review Standards.

These conditions are to insure the compatibility of the office use with any adjacent residential use. The above conditions may be amended by the Planning Commission/City Council for the most appropriate use.

The applicant intends to move his consulting office to this location. Currently, Ms. Ayisha Miller has been operating a consulting office at the location since February 2015. The Donaghey Avenue Corridor Study examined Donaghey from Prince Street south to Dave Ward Drive. The study recommended that residences no longer viable for residential use be allowed to repurpose to office or commercial uses through the conditional use process. The home is within the Old Conway Design Overlay District. Although the applicant is not planning an addition to the residence, additions in the Old Conway area require Historic District Commission approval.

STAFF RECOMMENDATIONS

Planning Staff recommends approval of this conditional use permit with appropriate conditions. There have been no issues with Ms. Ayisha Miller, the current holder of the conditional use permit since February 2015.

Recommended Conditions: Taken and Amended from Conditional Use Permit #1353

CONDITIONS ATTACHED TO PERMIT #1353:

1. Hours of operation will be limited to 7:00 am to 7:00 pm, Monday through Friday
2. The total number of employees may not exceed four (4).
3. The Conditional Use Permit is limited to Ayisha (Miller) Canant and/or Jon Priest/Christian Perspective Counseling.
4. The existing structure shall be used for the restricted office. The character of the structure shall remain residential.
5. Parking is limited to the existing driveway and the rear of the structure.
6. Signage shall be a Post and Arm sign OR two-pole sign limited to 4 feet in height and no larger 16 square feet in area AND meets Old Conway Design Overlay District guidelines pursuant to freestanding signs. ~~limited to a 2 foot by 2-foot, non-illuminated sign attached to the structure as defined by the Conway Sign Ordinance (O-96-60). No freestanding signage or banners may be used.~~ No additional signage is allowed.



Example of two-pole sign

PERMIT NO 1353

USE2015FEB01
51401NW

**CONDITIONAL USE PERMIT
CITY OF CONWAY, ARKANSAS**

PROPERTY DESCRIPTION / ADDRESS / LOCATION:

This conditional use is for property located at 1312 Donaghey Ave. with the following legal description:

Block 9, North half of Lot 12, Lot 13, and the southern 13 feet of Lot 14, Anderson Addition

ZONING: R-2A

CONDITIONAL USE PERMITTED TO THE AYISHA MILLER/BUSINESS ENTITY FOR: Restricted Office Space for a private mental health practice

DATE OF COUNCIL MEETING ALLOWING PERMITTED USE: February 24, 2015

CONDITIONS ATTACHED TO PERMIT:

1. Hours of operation will be limited to 7:00 am to 7:00 pm, Monday through Friday
2. The total number of employees may not exceed four (4).
3. The Conditional Use Permit is limited to Ayisha Miller/Business Entity, once it is formally established.
4. The existing structure shall be used for the restricted office. The character of the structure shall remain residential.
5. Parking is limited to the existing driveway and the rear of the structure.
6. Signage is limited to a 2 foot by 2 foot, non-illuminated sign attached to the structure as defined by the Conway Sign Ordinance (O-96-60). No freestanding signage or banners may be used.

APPROVED:


Tab Townsell, Mayor

2/27/15
Date

2D FTS INTERNATIONAL SERVICES REQUEST FOR CONDITIONAL USE PERMIT

FTS INTERNATIONAL SERVICES LLC REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW NON-RESIDENTIAL USES FOR PROPERTY LOCATED AT 294 HWY 65N (IN THE TERRITORIAL JURISDICTION)

APPLICANT
Tyler Group
240 Skyline Drive
Conway AR 72034

OWNER
Dave Bruning
FTS International Services LLC
P.O. Box 13437
Maumelle, AR 72113

STAFF REVIEW BY
Bryan Patrick, Director of Planning and Development
1201 Oak St
Conway, AR 72032

SITE DATA
Location. 294 Hwy 65 N (Former Frac Tech property on the north side of Highway 65 immediately east of Pickle’s Gap Motorcycles and Jake’s Fireworks)

Legal Description. on file

Site Area. 22.94 acres +/-

Current Zoning. TJ (Territorial Jurisdiction - zoning outside city limits)

Requested Conditional Use Permits. There are 3 requested uses as part of this conditional use permit; a church, an environmental services company, and a bucket truck chassis assembly company.

Existing Structures. Several metal buildings, concrete parking areas, and storage tanks.

Overlay. None

Comprehensive Plan. The Comprehensive Plan shows this area as appropriate for single family residential. However, the property is outside the City limits and has commercial activity adjacent to the west. Rolling Hills single family residential subdivision is abutting on the south.

Projected Traffic Impact. A church would have minimal traffic generation other than peak worship times. The truck chassis assembly and environmental services businesses would generate mostly employee traffic. The property abuts a major 4 lane highway with a center turn lane. The proposed uses should not create an undue burden on area traffic movement.

Utility Infrastructure. Electricity is served by Entergy. Water is served by Beaverfork Water. There is no public sewer. Private septic systems are used. Private sanitation companies service trash pickup.

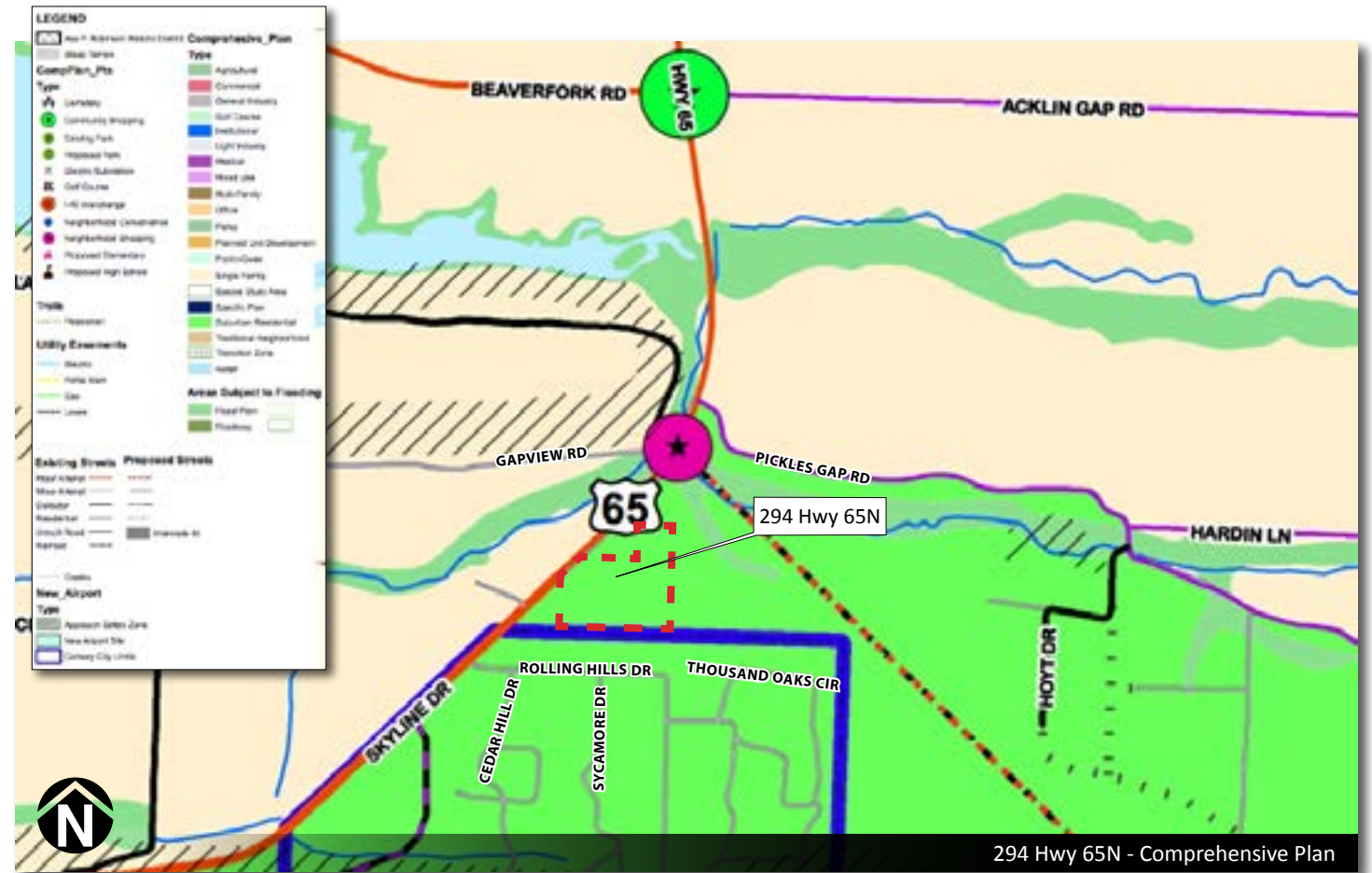


Flood/Drainage. There is no flood plain or flood way located on the property. Planning is unaware of any substantial drainage problems.

Street Improvements. There are currently no known plans for upgrades to Highway 65.

Conway 2025. Not applicable.

STAFF COMMENTS
The property is outside the city limits but within Conway’s Territorial Jurisdiction. By Arkansas state law, Conway may zone within its territory up to one mile outside the city limits. In 2011, a new zone named TJ (Territorial Jurisdiction) zoning was created in response to the gas drilling industry and Frac Tech in particular. The south property line of this property is the city limit. Rolling Hills and Thousand Oaks Subdivisions are abutting on the south. While Frac Tech was in business, there were complaints from the adjacent residential areas including; noise, lights, and a truck wash out adjacent to residential lots. Frac Tech also ran 24/7. At the time, there was no City control of the land use on the Frac Tech property. In response, the City extended zoning to control redevelopment of the property. In the TJ zone, pre-existing businesses may continue to operate without any action from the



2D FTS INTERNATIONAL SERVICES REQUEST FOR CONDITIONAL USE PERMIT

city. Once a business closes, the new business must seek a conditional use permit to allow re-opening. Frac Tech has been closed since 2010.

The applicant is seeking a conditional use permit to allow 3 uses at this location: a church; Altec, a bucket truck chassis assembly company; and Momar Ramco, an environmental service facility. These 3 businesses would occupy and use lease areas as shown on the submitted lease area map.

Church. Prior to Frac Tech, the metal building resembling a church was constructed and used by Calvary Baptist Church. There is ample paved parking. A church use of the property should be quiet and non-intrusive to the abutting neighborhood.

Bucket Truck Assembly. Altec, the bucket truck assembly company receives commercial truck chassis without a bed and adds a bucket truck assemblies to finish the truck. The submitted lease area map shows them operating from two existing buildings in the middle portion of the property.

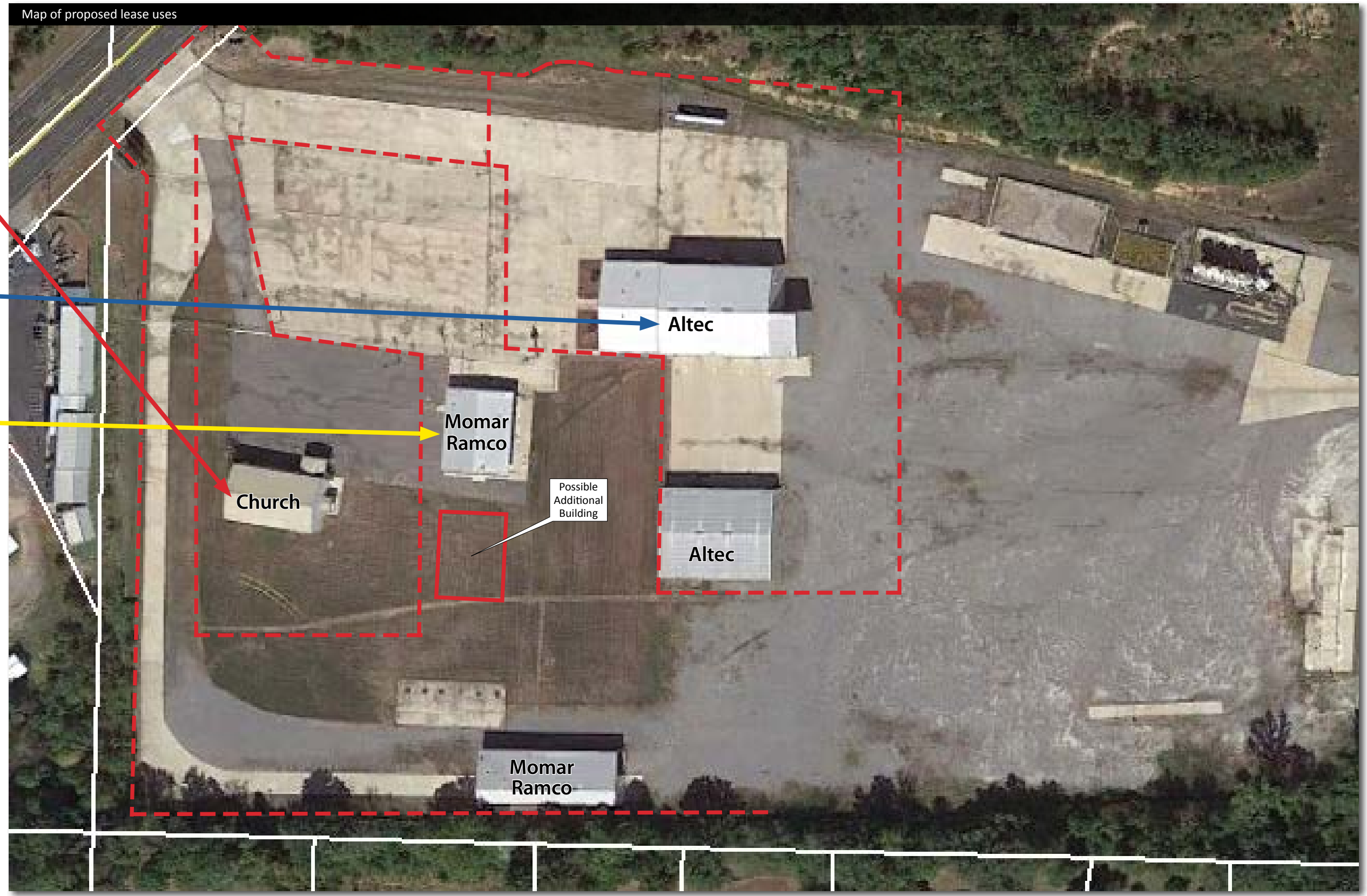
Environmental Services. Momar Ramco specializes in application services, including dust control, soil retention, erosion control, and revegetation. They provide on-site assessment, consultation, and product application. It is assumed that the company will have several spray trucks, supporting equipment, and loading tanks. The submitted lease area map shows them operating from 2 existing buildings and a possible new building in the south, mid, and east portion of the property.

STAFF RECOMMENDATIONS

Planning Staff recommends approval of this request with appropriate conditions that may be the requested uses most compatible with the abutting residential neighborhood.

Recommended Conditions:

1. Hours of operation for commercial businesses
2. Lighting must be inward, downward, and shrouded with cut off fixtures meeting development review standards. No lights shall intrude on abutting residential property
3. Uses are limited to those requested; church, bucket truck assembly, and environmental services
4. Allowed uses shall be in specified areas as shown on submitted lease area map
5. Church and businesses entities may change, however allowed uses may not
6. No external sound system
7. Dust control measures shall be used to lessen air borne dust from gravel parking area



2017 PLANNING COMMISSIONER NOMINATION/SELECTION SCHEDULE

Proposed Schedule for the Nomination of 2017 Planning Commission Members

Two new members will be needed in 2017 to fill Mark Lewis and Matthew Brown's positions, whose terms are expiring. The two new 5 year terms will expire in 2021.

City wide representation is a desirable trait of the Planning Commission. Not including the two outgoing members, the Planning Commission consists of:
 Ward 1: 1 member
 Ward 2: 3 members
 Ward 3: 2 members
 Ward 4: 2 members

Mark Lewis resides in Ward 3 and Matthew Brown in Ward 1.

Ideally, the new members would represent a combination of Wards 1, 3 and/or 4

The nomination schedule below shows a window for nominee interviews and selection available between November 1 and November 18, 2016.



STEP	DATE	ACTION	DAYS PRIOR TO TERM EXPIRATION	DAYS REQ'D PRIOR TO TERM EXPIRATION
1	October 1, 2016 (Saturday)	Planning Commission adjourns for nominations	93	90
2	October 17, 2016 (Monday) October Planning Commission Meeting	Planning Commission discusses nomination process and creates nomination committee(s)	75	N/A
3	October 31, 2016 (Monday)	Planning Commission closes nominations	61	60
4	November 1, 2016 (Tuesday)	All Planning Commission nomination forms received by the deadline are sent to current Planning Commissioners		
5	November 1 to November 18, 2016	Nominee interviews, discussion and selection		
5	November 21, 2016 (Monday) November Planning Commission Meeting	Planning Commission chooses and submits nominees to the City Council. Nominee choices are released to the media	41	30
6	December 13 to December 27, 2016	City Council takes under advisement for ? Days	18	10
7	December 27, 2016 (Tuesday) Second December City Council Meeting	City Council notifies Planning Commission of action	4	----

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Mark Lewis, Chairman
Matthew Brown, Vice-Chairman
Justin Brown, Secretary
Marilyn Armstrong
Brooks Freeman

Dalencia Hervey
Bryan Quinn
Jerry Rye
Wendy Shirar
Anne Tucker

Contact the Conway Planning Commission by email at planningcommission@cityofconway.org

City of Conway Planning & Development Department

1201 Oak Street
Conway, Arkansas 72032
501.450.6105
501.450.6144 [f]
www.cityofconway.org