

# **AUGUST**

## **Conway Planning Commission Staff Report**

7:00pm • August 21, 2017 • 810 Parkway Avenue

# CONWAY PLANNING COMMISSION AGENDA

August 21, 2017 • 7:00 pm • 810 Parkway Street



Anne Tucker, Chairman  
Jerry Rye, Vice-Chairman  
Justin Brown, Secretary  
Marilyn Armstrong  
Brooks Freeman  
Dalencia Hervey  
Arthur Ingram  
Bryan Quinn  
Brandon Ruhl  
Wendy Shirar

Contact the Conway Planning Commission at [planningcommission@cityofconway.org](mailto:planningcommission@cityofconway.org)

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 on **August 22, 2017**.

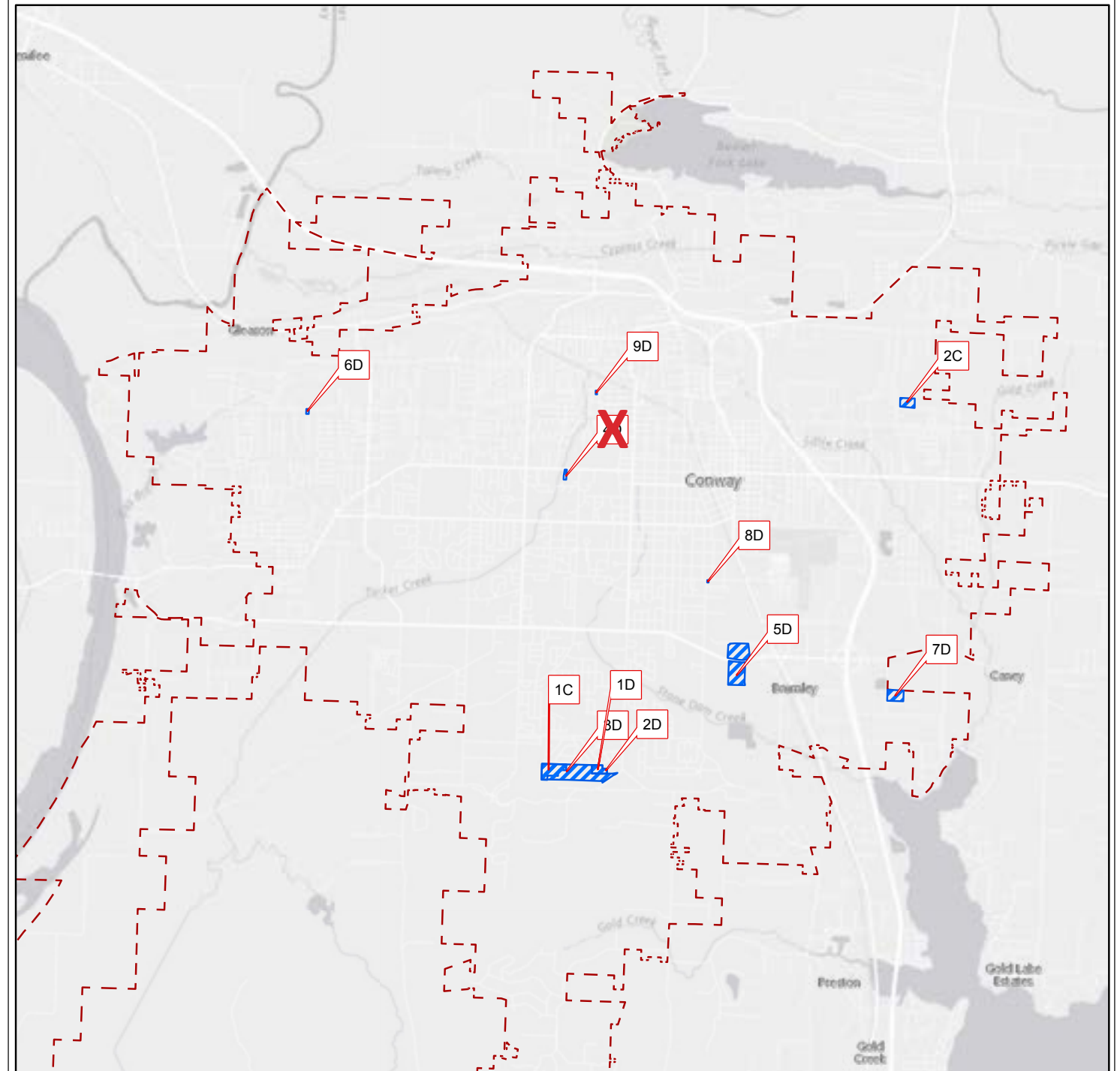
Items not approved by the Planning Commission may be appealed to the City Council within 30 days after Planning Commission denial. If an item is appealed to the City Council, a public notice sign will be placed on the property at least 7 days prior to the City Council meeting and a public notice will be placed on the City's website: [www.cityofconway.org](http://www.cityofconway.org).

- A. **Call to Order**
  - B. **Approval of Minutes**
    - 1. July 17, 2017
  - C. **Report from the Subdivision Committee** (*Subdivision Committee meets prior to the Planning Commission at 6:45 pm in City Hall*)
    - 1. Willow Oak Manor Subdivision
    - 2. Robynmar Subdivision
  - D. **Public Hearings**
    - 1. Soul Food Café Mission request to Rezone from A-1 to R-2A property located at 1715, 1717, and 1727 S Donaghey Avenue
    - 2. Soul Food Café Mission request for a Conditional Use Permit to allow Religious Activities and a Shelter for the Homeless in an R-2A zoning district for property located at 1715, 1717, and 1727 S Donaghey Avenue
    - 3. Watson & Watson request to Rezone from A-1 to R-1 property located off S Donaghey, south of Spring Valley Subdivision
    - 4. \*Dayer request for a Conditional Use Permit to allow General Retail in an O-1 zoning district for property located at 2545 Prince Street **[Applicant has requested to postpone the public hearing for this item to September 18, 2017]**
    - 5. Covington request to Rezone from I-3 to C-3 property located at 655 and 700 Dave Ward Drive
    - 6. Gordy request to Rezone from A-1 to R-1 property located at 2 Eve Lane
    - 7. Theilke request to Rezone from I-3 to C-3 property located at 1200 Thomas G Wilson Drive and 1300, 1350, and 1400 EW Martin Drive
    - 8. Byrd request for a Conditional Use Permit to allow Restricted Office in an R-2 zoning district for property located at 1344 Robins Street
    - 9. West request for a Conditional Use Permit to allow a Childcare Facility in an R-2 zoning district for property located at 2425 Tyler Street
    - 10. Request to amend Conway Zoning Ordinance Article 301.2 & Addendum A
  - E. **Discussion**

Items as decided by the Planning Commission
  - F. **Adjourn**
- Planning Staff Review reports to the Planning Commission**  
The following items (development reviews, minor subdivisions, plats filed for record, etc) 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:
- G. **Development Reviews**
    - Laurel Park Tennis Facility, 2215 Prince Street
  - H. **Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)**
    - North Market Partners Replat, Lots 5B & 5C (Book L, Page 333)
    - Sherwood Estates Replat, Lots 63 & 64 (Book L, Page 334)
    - Ingram Village PUD, Phase 2 (Book L, Page 335)
  - I. **Lot Splits, Lot Mergers, and Minor Subdivisions (submitted for review)**
    - Zion Replat
    - Cadron Valley Estates, Phase 1 Replat



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- C. Report from the Subdivision Committee
1. Willow Oak Manor Preliminary (N. of Bill Lucy Dr and E. of Trison Ln)
  2. Robynmar Phase I Preliminary (W. of S. Donaghey)
- D. Public Hearings
1. Soul Food Cafe Mission Request to Rezone, A-1 to R2-A (1715, 1717, 1727 S. Donaghey)
  2. Soul Food Cafe Mission Request for Cond. Use Permit, Religious Activity in R2-A (1715, 1717, 1727 S. Donaghey)
  3. Watson & Watson Request to Rezone, A-1 to R-1 (W. of S. Donaghey Ave, S. of Spring Valley Sub.)
  - ~~4. Dayer Request for Cond. Use Permit, General Retail in O-1 (2545 Prince St.)~~
  5. Covington Request to Rezone, I-3 to C-3 (655, 700 Dave Ward Dr)
  6. Gordy Request to Rezone, A-1 to R-1 (2 Eve Lane)
  7. Theilke Request to Rezone, I-3 to C-3 (1200 Thomas G Wilson Dr; 1300, 1350, 1400 EW Martin Dr)
  8. Byrd Request for Cond. Use Permit, Restricted Office in R-2 (1344 Robins St)
  9. West Request for Cond. Use Permit, Childcare Facility in R-2 (2425 Tyler Street)

**JACOB LONGING REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL OF WILLOW OAK MANOR**

**APPLICANT**

Jacob Longing  
 Jacob Longing Construction, LLC  
 515 Oak Street, Suite B  
 Conway, AR 72032

**STAFF REVIEW BY**

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

**SITE DATA**

**Location.** Bill Lucy Drive

**Site Area.** ± 7.51 acres

**Current Zoning.** R-1 (Single-family residential)

**Existing Structures.** None

**Overly.** None

**STAFF RECOMMENDATIONS**

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

**CONWAY CITY PLANNING DEPARTMENT REVIEW WILLOW OAK MANOR SUBDIVISION PRELIMINARY PLAT SUBMITTED BY JACOB LONGING CONSTRUCTION, LLC**

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. The name and address of all the owners of record are needed.
2. The present zoning classification of the adjoining land contiguous to the boundary of the proposed subdivision/replat is needed.
3. 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**

4. The downstream drainage channel and drainage structures substantially impacted by the subdivision/replat shall be shown. *Preliminary Plat Approval contingent upon Street Department review of drainage/detention report.*
5. Improvement plans for each new utility system are needed. *Preliminary Plat approval contingent upon meeting Street, Drainage and Utility requirements.*
6. The Certificate of Preliminary Engineering Accuracy is needed on each set of street and drainage plans.



**GENERAL DESIGN REQUIREMENTS**

7. 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.
8. 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."



9. Storm water detention or another storm water flow reduction measures shall be provided where existing 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.
10. 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.

11. An easement shall be placed around the high water limits of the detention area.
- EASEMENT DESIGN REQUIREMENTS**
12. Easements across lots or centered on rear or side lot lines shall be provided for utilities with widths as recommended by Engineering and Conway Corp.
  13. Utility easements as required by Conway Corporation are needed.
  14. Drainage easements as required by the City Engineer are needed.

**UTILITY DESIGN REQUIREMENTS**

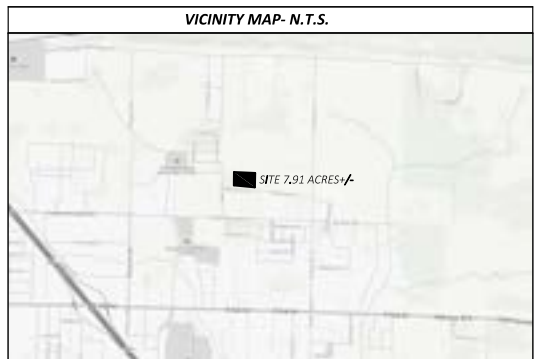
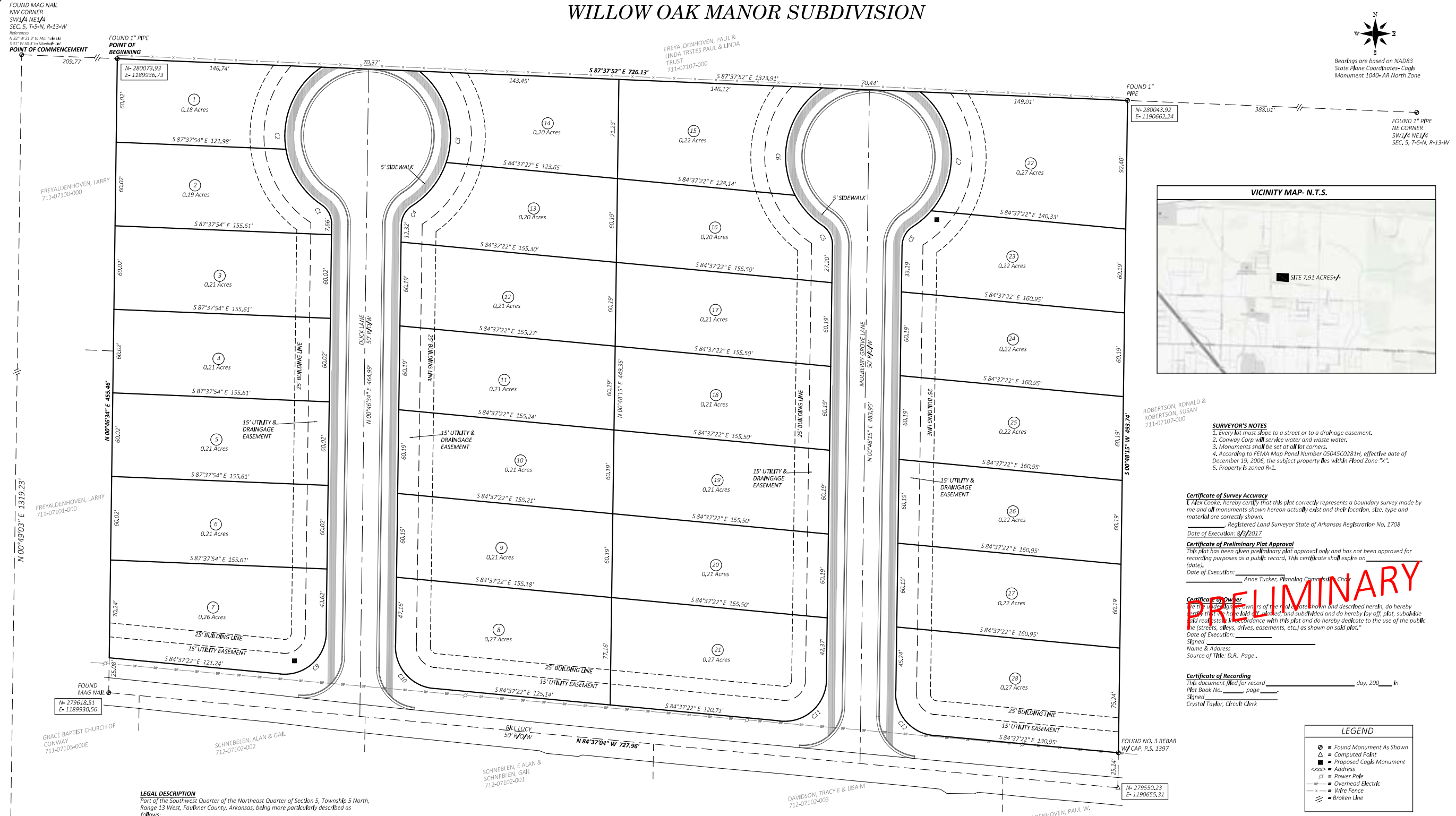
15. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is no more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief. *Siting locations need to be verified with the City Fire Marshal.*
16. Minimum clearance of twenty-six (26) feet must be provided around a fire hydrant.

**SIDEWALK DESIGN REQUIREMENTS**

17. Sidewalks are required along both sides of all streets within all zoning districts within Conway city limits and within the Conway Territorial Jurisdiction. *Sidewalks are required along Bill Lucy Drive.*

continued on page 10

# WILLOW OAK MANOR SUBDIVISION



- SURVEYOR'S NOTES**
1. Every lot must slope to a street or to a drainage easement.
  2. Conway Corp will service water and waste water.
  3. Monuments shall be set at all lot corners.
  4. According to FEMA Map Panel Number 05045C0281H, effective date of December 19, 2006, the subject property lies within Flood Zone "X".
  5. Property is zoned R-1.

**Certificate of Survey Accuracy**  
 I, Alex Cooke, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type and material are correctly shown.  
 Registered Land Surveyor State of Arkansas Registration No. 1708  
 Date of Execution: 8/3/17

**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: \_\_\_\_\_  
 Anne Tucker, Planning Commission Chair

**Certificate of Owner**  
 I, \_\_\_\_\_, owner of the above plat, do hereby certify that the above plat, as shown and described herein, do hereby show the true and correct location and subdivision and do hereby lay off, plat, subdivide and reallocate 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: \_\_\_\_\_  
 Signed: \_\_\_\_\_  
 Name & Address \_\_\_\_\_  
 Source of Title: D.R. Page \_\_\_\_\_

**Certificate of Recording**  
 This document filed for record \_\_\_\_\_ day, 200\_\_ in Plat Book No. \_\_\_\_\_ page \_\_\_\_\_  
 Signed \_\_\_\_\_  
 Crystal Taylor, Circuit Clerk

**LEGEND**

- Found Monument As Shown
- △ Computed Point
- Proposed Cgls Monument
- Address
- ⊙ Power Pole
- Overhead Electric
- x- Wire Fence
- Broken Line

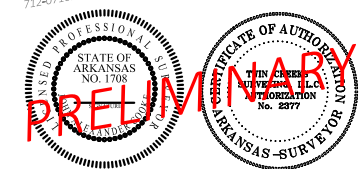


**LEGAL DESCRIPTION**  
 Part of the Southwest Quarter of the Northeast Quarter of Section 5, Township 5 North, Range 13 West, Faulkner County, Arkansas, being more particularly described as follows:  
 Commencing at the Northwest corner of the Southwest Quarter of the Northeast Quarter, thence, along the North line of said Southwest Quarter of the Northeast Quarter, South 87 degrees 37 minutes 52 seconds East a distance of 209.77 feet to the Point of Beginning, thence, continuing along said North line, South 87 degrees 37 minutes 52 seconds East a distance of 726.13 feet, thence, leaving said North line, South 00 degrees 48 minutes 15 seconds West a distance of 493.74 feet, thence North 84 degrees 57 minutes 04 seconds West a distance of 727.96 feet, thence North 00 degrees 46 minutes 34 seconds East a distance of 455.46 feet to the Point of Beginning, containing 7.91 acres, more or less.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	16.50'	16.40'	15.73'	N 27°41'26" W
C2	59.50'	116.59'	98.81'	S 00°01'33" E
C3	59.50'	113.22'	96.90'	S 03°08'06" W
C4	16.50'	16.38'	15.71'	S 29°12'46" W
C5	16.48'	16.38'	15.71'	S 27°40'09" E
C6	59.52'	116.60'	98.83'	S 00°01'49" E
C7	59.52'	113.24'	96.92'	S 03°09'12" W
C8	16.67'	16.36'	15.71'	S 29°12'46" W
C9	30.00'	54.35'	47.22'	N 48°04'36" E
C10	30.00'	49.53'	44.10'	S 41°55'24" E
C11	30.00'	54.31'	47.19'	S 48°05'26" W
C12	30.00'	49.52'	44.09'	N 41°54'34" W

**SIDEWALK NOTES**

1. All sidewalks shall be handicapped accessible to public streets at street corners and at designated mid-block public service drive/alleys. Sidewalks shall meet American Disability Act Standards.
2. Sidewalks Along Residential Streets: Sidewalks along streets with residential lots shall be constructed by the homeowner/builder. The sidewalk shall be installed prior to the final inspection and issuance of a certificate of occupancy.
3. Sidewalk Elevation: The sidewalk elevation shall be two (2) percent above the top of the curb, sloping two percent towards the curb (one-fourth inch in each foot). This elevation shall be continuous through the driveway approach.
4. Driveway approach: The area remaining between the sidewalk and the flowline of the gutter, called the approach to the driveway, shall slope up to the elevation of the sidewalk.
5. 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 sidewalk, and from the sidewalk to the garage without adversely affecting the required 2% cross-slope of the sidewalk.
6. Sidewalks shall link sidewalks of adjoining lots so as to provide a continuous "ribbon" of pedestrian access throughout the community.
7. 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.



I hereby certify that the above plat represents a survey made by me on this day, and all easements, encroachments, and improvements disclosed by this survey are shown. An independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was not performed.

**TWIN CREEKS SURVEYING, L.L.C.**

DRAWN BY: A. COOKE  
 APPROVED BY: A. COOKE  
 DATE: 8/3/17  
 SHEET NO. 1 OF 1

Alex Cooke  
 P.O. Box 456  
 Wilcox, AR 72173  
 Phone: 501.425.3808  
 twincreeksurveying@gmail.com  
 State Code 500-05-N-13W-005-130-23-1708

**C1 WILLOW OAK MANOR PRELIMINARY SUBDIVISION**

18. 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. *Sidewalks along Bill Lucy Drive need to be shown.*
19. Sidewalks are to be constructed as required within the Conway city limits and within the Conway Territorial Jurisdiction. Subdivisions developed with open ditch design standards as addressed in Table 2, "Street Classifications and Design Standards", are also required to construct sidewalks.
20. 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. *Add to Sidewalk notes on plat.*

**OTHER REQUIREMENTS**

21. 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**

22. 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**

23. 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 Willow Oak Manor Subdivision will expire on 8/1/2017.

**C2 ROBYNMAR PRELIMINARY SUBDIVISION, PHASE 1**

**WATSON & WATSON REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL OF ROBYNMAR SUBDIVISION, PHASE 1**

**APPLICANT**

Kevin Watson

**STAFF REVIEW BY**

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

**SITE DATA**

**Location.** S Donaghey Ave

**Site Area.** ± 15.04 acres

**Current Zoning.** A-1 (Agricultural), Request to rezone to R-1 (Single-family residential) on this agenda

**Existing Structures.** None

**Overly.** None

**STAFF RECOMMENDATIONS**

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

**CONWAY CITY PLANNING DEPARTMENT REVIEW ROBYNMAR SUBDIVISION PRELIMINARY PLAT SUBMITTED BY WATSON FAMILY PROPERTIES, LLC**

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**

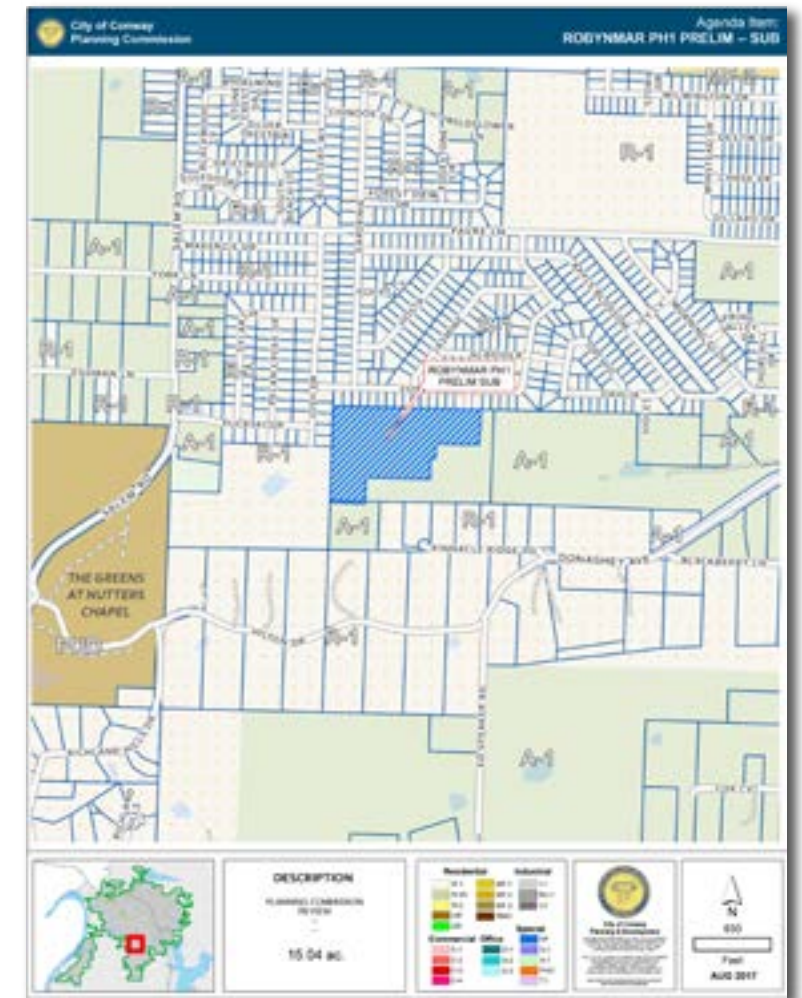
1. The layout of all proposed sidewalk systems are needed, along with relevant dimensions and bearings. *Add 5' to all sidewalk notations on plat.*
2. The Certificate of Preliminary Plat Approval is needed. *Change Signor to "Anne Tucker"*

**ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE PLAT**

3. Improvement plans for any new drainage system, including location, size and construction of drainage ways and structures and typical cross sections and centerline profiles are needed. *Preliminary Plat approval is contingent upon Street Department approval of Drainage Plans and Drainage/Detention Report.*

**GENERAL DESIGN REQUIREMENTS**

4. 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



5. 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.
5. 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."
6. 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



Aerial View of Robynmar Subdivision Phase 1

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.

7. 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.
8. An easement shall be placed around the high water limits of the detention area.

**STREET DESIGN REQUIREMENTS**

9. All methods to slow traffic must meet all relevant city regulations and must be approved by the City Engineer and the Planning Director. Preliminary Plat approval is contingent upon Street Department approval of Street Design.

**EASEMENT DESIGN REQUIREMENTS**

10. Utility easements as required by Conway Corporation are needed.
11. Drainage easements as required by the City Engineer are needed.
12. Where possible, pedestrian trail and pathway systems shall link open space corridors through major utility, drainage and other easements and another easement for the pathways shall be established within that easement.

**LOT DESIGN REQUIREMENTS**

13. Every lot must slope to a street or to a drainage easement. *Add this Note to the Plat.*

**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. *Preliminary Plat approval contingent upon verification of Hydrant placement review by Conway Fire Marshal.*
15. Minimum clearance of twenty-six (26) feet must be provided around a fire hydrant.

**SIDEWALK DESIGN REQUIREMENTS**

16. Sidewalks Along Residential Streets: Sidewalks along streets with residential lots shall be constructed by the homeowner/builder. The sidewalk shall be installed prior to the final inspection and issuance of a certificate of occupancy. *Correct Sidewalk Note #4 for residential standards, not commercial.*
17. Sidewalks along streets on unbuildable, green space, and other permanently vacant lots will be the responsibility of the developer.
18. Sidewalk elevation. The sidewalk elevation shall be two (2) percent above the top of the curb, sloping two percent towards the curb (one-fourth inch in each foot). This elevation shall be continuous through the driveway approach. *Add to Sidewalk Notes.*
19. Driveway approach. The area remaining between the sidewalk and the flow-line of the gutter, called the approach to the driveway, shall slope up to the elevation of the sidewalk. *Add to Sidewalk Notes.*
20. 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 to Sidewalk Notes.*
21. Sidewalks shall link sidewalks of adjoining lots so as to provide a continuous "ribbon" of pedestrian access throughout the community. *Add to Sidewalk Notes.*

**OTHER REQUIREMENTS**

22. 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**

23. 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**

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 Robynmar Subdivision will expire on 8/9/2018.

# ROBYNMAR SUBDIVISION PHASE I

LYING IN THE SE 1/4 OF THE SW 1/4  
SECTION 23, T-5-N, R-14-W  
FAULKNER COUNTY, ARKANSAS

**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, alleys, drives, easements, etc.) as shown on said plat.

Date of Execution: \_\_\_\_\_

Owner/Developer: **Watson Family Properties, LLC**  
700 Padgett Road  
Conway, AR 72034

Source of Title: Deed Book 280 Page 591

**Certificate of Preliminary 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 hereon actually exist and their location, type and material are correctly shown and minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: \_\_\_\_\_

Signed  
**Tim P. Tyler, Arkansas Professional 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: \_\_\_\_\_

Signed  
**Mark Lewis**  
Conway Planning Commission  
Chairman

This property is serviced by Conway Utilities. Water, Sewer and Electricity - Conway, Arkansas, Faulkner County.  
Zoning of property: **A-1**

Note:  
Iron pins are set at all lot corners and at points of curve. Lots with rounded corners are 31.5' radius unless noted otherwise. Distances on curves are chord distances. All easements shall be for general utilities and or drainage. Building lines are 25' unless noted otherwise. All easements are as shown. The error of closure is 1 to 11585.

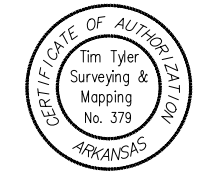
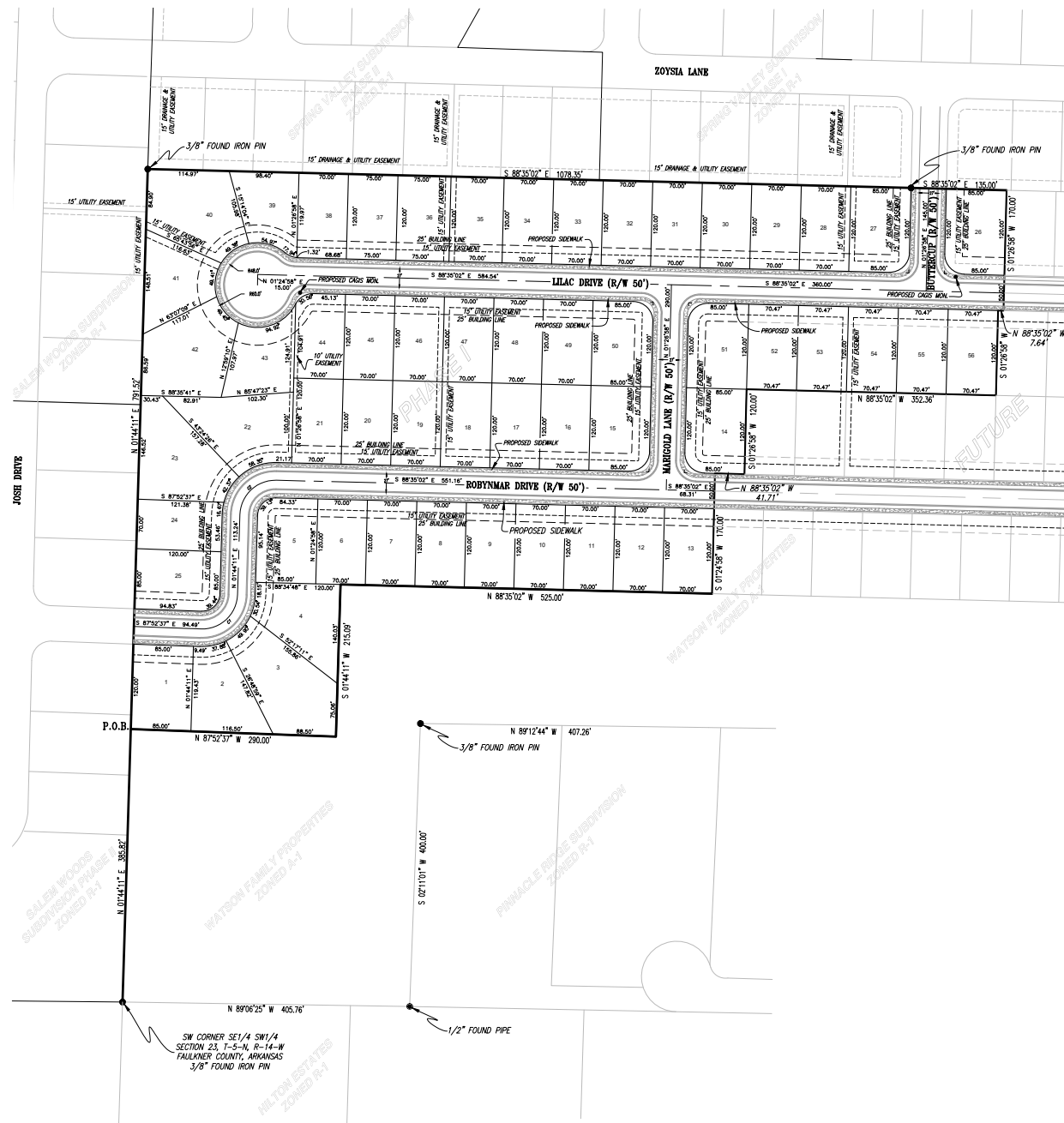
Date of survey: **07-10-2017** Date of Drawing: **08-03-2017**

This plat was prepared by **Tim P. Tyler, Arkansas Professional Land Surveyor No. 1243**  
240 Hwy 65 North, Conway Arkansas 72032 Phone 501-329-1400

- 100 YEAR FLOODWAY NOTE:**  
No structures, fill or obstructions shall be placed in a 100 year floodway easement. No reshaping of the surface within a 100 year floodway easement shall be made without the approval of the City Engineer. This property is not in the 100 year flood plain according to Map #05045C0290H dated December 19, 2006. No fences shall be in a floodway easement.
- Proposed Sidewalks:**
1. Shall be constructed of concrete with a minimum thickness of four (4) inches and shall be a minimum of ten (5) feet wide.
  2. All sidewalks shall be handicapped accessible to public streets at street corners and at designated mid-block public service drives/alleys. Sidewalks shall meet American Disability Act Standards.
  3. 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.
  4. Sidewalks along streets in commercial, multi-family, and mixed use subdivisions shall be constructed concurrently with building construction as part of site development review. Sidewalks shall be the responsibility of the builder/owner and not the subdivider. The sidewalk shall be installed prior to the final inspection and issuance of a certificate of occupancy.

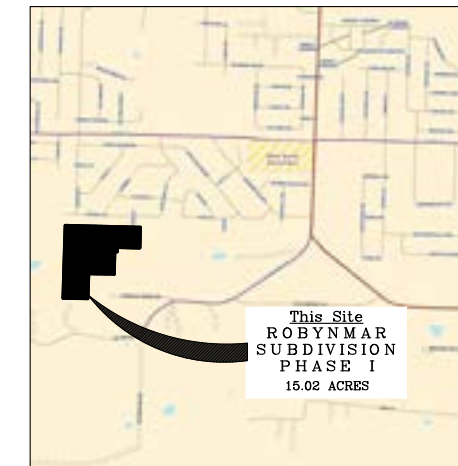
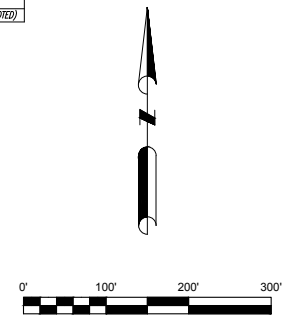
**Legal Description:**

Commencing at the SW Corner of the SE 1/4 SW 1/4 of Section 23, T-5-N, R-14-W City of Conway, Faulkner County, Arkansas at a found iron pin; thence along the West line of said SE 1/4 SW 1/4 N01°44'11"E 385.82 feet to the Point of Beginning; thence continuing along the West line of said SE 1/4 SW 1/4 N01°44'11"E 791.52 feet to a found iron pin; thence S88°35'02"E 1078.35 feet to a found iron pin; thence continuing S88°35'02"E 135.00 feet to a point; thence S01°26'58"W 170.00 feet to a point; thence N88°35'02"W 7.64 feet to a point; thence S01°26'58"W 120.00 feet to a point; thence N88°35'02"W 352.36 feet to a point; thence S01°26'58"W 120.00 feet to a point; thence N88°35'02"W 41.71 feet to a point; thence S01°24'58"W 170.00 feet to a point; thence N88°35'02"W 525.00 feet to a point; thence S01°44'11"W 215.09' feet a point; thence N87°52'37"W 290.00 feet to the point of beginning containing 15.02 acres, more or less.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	78.88'	70.95'	S 46°58'42" W	90°23'11.52"
C2	50.00'	78.26'	70.51'	S 46°34'35" W	89°40'46.98"

- LEGEND**
- FOUND IRON PIN
  - FOUND MONUMENT (AS NOTED)



**Tyler Group**  
surveying.mapping.engineering  
240 SKYLINE DR. STE 3006/CONWAY, AR. 72032  
PH: 501.328.1400 / FAX: 501.329.3972 / www.tylergroup.com / email: info@tylergroup.com

DATE:	08-03-2017
SCALE:	1 INCH EQUALS 100 FEET
PROJECT JOB NO.:	117-0193/ ROBYNMAR SUBDIVISION
DRAWN BY:	KTS
REVIEWED BY:	RPG
STATE CODE:	500-05H-14W-0-23-203-23-1243
SHEET NO.:	VI

DESCRIPTION OF REVISION MADE

INT.	DATE	DESCRIPTION OF REVISION MADE

PROJECT TITLE:  
**ROBYNMAR SUBDIVISION PHASE I**  
BEING A PART OF THE SE 1/4 OF THE SW 1/4 SECTION 23, T-5-N, R-14-W, FAULKNER COUNTY, ARKANSAS



**D1 SOUL FOOD CAFE MISSION REQUEST TO REZONE FROM A-1 TO R-2A**

**SOUL FOOD CAFE MISSION REQUEST TO REZONE FROM A-1 TO R-2A PROPERTY LOCATED AT 1715, 1717, & 1727 S DONAGHEY AVENUE**

**APPLICANT**  
 Rick Harvey  
 Soul Food Café Mission  
 PO Box 1303  
 Conway AR 72033

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

**SITE DATA**  
**Location.** 1715, 1717, 1727 South Donaghey Avenue

**Site Area.** ± 6.08 acres

**Current Zoning.** A-1 (Agricultural)

**Requested Zoning.** R-2A (Large Lot Duplex Residential District)

**Existing Structures.** A warehouse structure - Soul Food Mission (approximately 14,000 s.f.), an historic barn (approximately 10,000 sf), and various accessory structures.

**Comprehensive Plan.** The Comprehensive Plan shows this area as appropriate for single family residential.  
**Projected Traffic Impact.** The planned use as a homeless shelter, would not create a significant additional traffic impact from the current use. If the property were used as a church, a higher traffic volume would be expected during service hours. With a rezoning to R-2A, the property could be developed with duplexes. With 20 duplexes, traffic impact would be potentially 200 vehicle trips per day..

**Overlay.** None

**Projected Traffic Impact.** With a rezoning to R-2A, the property could be developed with duplexes. With 20 duplexes, traffic impact would be potentially 200 vehicle trips per day. The planned use as a homeless shelter, would not create a significant additional traffic impact from the current use. If the property were used as a church, a higher traffic volume could be expected during service hours.

**Flood\Drainage.** The Planning Department is not aware of any flooding problems on this property.

**Utility Infrastructure.** The applicant will need to coordinate utilities with Conway Corporation to ensure that existing utility infrastructure can handle commercial activity.

**Street Improvement.** There are no current City plans for street upgrades in this area. However, abutting property is planned to become a single family residential neighborhood. This neighborhood might possibly provide future access to the Soul Food/Barn property.



**Conway 2025.** Not applicable

**STAFF COMMENTS**  
**Requested Zoning.** The applicant is seeking a rezoning from A-1 (Agricultural) to R-2A (Large Lot Duplex) to add homeless shelter and church use to the property. The applicant is seeking R-2A duplex as it is the least intrusive zone that allows a homeless shelter and church through a conditional use permit. The applicant is seeking a conditional use permit for a homeless shelter and church on this same Planning Commission agenda.

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**D1 SOUL FOOD CAFE MISSION REQUEST TO REZONE FROM A-1 TO R-2A CONT.**

Excerpts from Conway Zoning Ordinance #O-94-54, Addendum A

<b>Allowed Uses</b>		R-1	R-2A	R-2	SR	MF-1	MF-2	MF-3	RMH	HR	C-1	C-2	C-3	C-4	O-1	O-2	O-3	I-1	RU-1	I-3	A-1	S-1	S-2	TJ
Shelter for the homeless			C	C		C	C	C	C		C X	C	C	C										C X

<b>Allowed Uses</b>	R-1	R-2A	R-2	SR	MF-1	MF-2	MF-3	RMH	HR	C-1	C-2	C-3	C-4	O-1	O-2	O-3	I-1	RU-1	I-3	A-1	S-1	S-2	TJ
Church, synagogue, or temple, including Sunday school facilities	C	C	C	C	C	C	C	C	C	X	C	X	X	X	C	C	C	C	C	C	X	X	C

**Structures and Preexisting Land Uses.** The existing warehouse structure was constructed around 2007 while it was outside the city limits. The structure’s use as a food and clothing distribution center is a preexisting nonconforming (grandfathered) use. The area was annexed into the City in 2008. Also on the property, is a historic barn that was built in 1937 and used as part of a demonstration farm project in conjunction with the Arkansas State Teacher’s College (UCA). Around the late 1990s, the barn was used as a church. The church stopped using the facility several years ago and the barn has remained unused. The preexisting nonconforming church use has lapsed as there has not been a Church there in many years.

The property is accessed by a driveway from Donaghey. It is not known if this driveway is situated on a filed access easement to the property. Without a legal access easement, the property could lose it’s only means of ingress/egress. Possibly, public street access will be gained as part of a new planned subdivision on abutting property. However, any additional/better access will be several years in the future as the planned subdivision will be constructed starting on the west.

**Fire Code.** Access to the property via a long gravel driveway is likely a fire access problem. Lack of fire flow, hydrants, and building code compliance is a fire safety problem. If the structure(s) were to be used as a homeless shelter and/or church, many building upgrades will be required to meet the Arkansas Fire Prevention Code. Sprinklers are one of the likely upgrades.

**STAFF RECOMMENDATION**

The Planning Commission needs to examine the base land use requested; R-2A Duplex. The applicant is seeking this zoning in order to add a conditional use permit for homeless shelter and church. However, if the property is rezoned to R-2A, it may be developed for duplexes. If the property were cleared and public access made available via the construction of public streets, the property could hold roughly 20 duplexes. Without dedicated public street access and internal streets, the property cannot be developed for duplexes.

The property has no street frontage. Unless the Planning Commission wants to consider allowing a homeless shelter on the property, there is little reason to rezone the property to R-2A duplex. If the Planning Commission would like to consider the homeless shelter request, then a rezoning will be in order as a homeless shelter is not allowed in the current A-1 zone.

A church is allowed by conditional use permit in A-1. Therefore, if the Planning Commission feels that a homeless shelter is not appropriate, there is no need to rezone to R-2A as a church may be allowed by conditional use permit in an A-1 zone.

**D2 SOUL FOOD CAFE MISSION REQUEST FOR CONDITIONAL USE PERMIT**

**SOUL FOOD CAFE MISSION REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW RELIGIOUS ACTIVITIES & A SHELTER FOR THE HOMELESS FOR PROPERTY LOCATED AT 1715, 1717, & 1727 S DONAGHEY AVENUE**

**APPLICANT**

Rick Harvey  
Soul Food Café Mission  
PO Box 1303  
Conway AR 72033

**STAFF REVIEW BY**

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

**SITE DATA**

**Location.** 1715, 1717, 1727 South Donaghey Avenue

**Site Area.** ± 6.08 acres

**Current Zoning.** A-1 (Agricultural); seeking rezoning to R-2A (Large Lot Duplex Residential District) on this agenda.

**Requested Conditional Use.** Seeking permit for a homeless shelter and church within large lot duplex zoning district.

**Existing Structures.** None

**Overlay.** None

**Comprehensive Plan.** The Comprehensive Plan shows this area as appropriate for single family development.

**Projected Traffic Impact.** The planned use as a homeless shelter, would not create a significant additional traffic impact from the current use. If the property were used as a church, a higher traffic volume could be expected during service hours. With a rezoning to R-2A, the property could be developed with duplexes. With 20 duplexes, traffic impact would be potentially 200 vehicle trips per day.

**Flood\Drainage.** The Planning Department is not aware of any flooding problems on this property.

**Utility Infrastructure.** The applicant will need to coordinate utilities with Conway Corporation to ensure that existing infrastructure can handle commercial activity.

**Street Improvement.** There are no current City plans for street upgrades in this area. However, abutting property is planned to become a single family residential neighborhood. This neighborhood might possibly provide better future access to the Soul Food/Barn property.

**Conway 2025.** Not applicable.



**STAFF COMMENTS**

The existing warehouse structure was constructed around 2007 while it was outside the city limits. The structure’s use as a food and clothing distribution center is a preexisting nonconforming (grandfathered) use. The area was annexed into the City in 2008. Also on the property, is a historic barn that was built around 1937 and used as part of a demonstration farm project in conjunction with the Arkansas State Teacher’s College (UCA). Around the late 1990s, the barn was used as a church. The church stopped using the facility several years ago and the barn has remained unused. The preexisting nonconforming Church use has lapsed as there has not been a church there in many years.

The property is accessed by a driveway from Donaghey. It is not known if this driveway is situated on a filed access easement to the property. Without a legal access easement, the property could lose it’s only means of ingress/egress. Possibly, public street access will be gained as part of a new planned subdivision on abutting property. However, any additional/better access will be several years in the future as the planned subdivision will be constructed starting on the west.

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**D2 SOUL FOOD CAFE MISSION REQUEST FOR CONDITIONAL USE PERMIT CONT.**



Aerial View of 1715, 1717, 1727 S Donaghey Avenue

**Fire Code.** Access to the property via a long gravel driveway is likely a fire access problem. Lack of fire flow, hydrants, and building code compliance is a fire safety problem. If the structure(s) were to be used as a homeless shelter and/or church, many building upgrades will be required to meet the Arkansas Fire Prevention Code. Sprinklers are one of the likely upgrades.

**STAFF RECOMMENDATIONS**

Recommended Conditions:

1. Limit the homeless shelter to the warehouse structure only.
2. Approval of the conditional use permit is contingent upon Fire Department and Permits and Inspections Department approval.



1715, 1717, 1727 S Donaghey Avenue in the Comprehensive Plan

**D3 WATSON & WATSON REQUEST TO REZONE FROM A-1 TO R-1**

**WATSON & WATSON REQUEST TO REZONE FROM A-1 TO R-1 PROPERTY LOCATED WEST OF S DONAGHEY AVENUE AND SOUTH OF SPRING VALLEY SUBDIVISION**

**APPLICANT**

Kevin Watson  
Watson and Watson Construction  
700 Padgett Rd  
Conway, AR 72034

**STAFF REVIEW BY**

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

**SITE DATA**

**Location.** Acreage due south of Spring Valley Subdivision; west of S Donaghey Ave, north of Pinnacle Ridge Subdivision

**Site Area.** ±55.0 acres

**Current Zoning.** A-1 (Agricultural District)

**Requested Zoning.** R-1 (Single Family Residential)

**Existing Structures.** None

**Overlay.** None

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

**Projected Traffic Impact.** Under the current A-1 zoning with the maximum development of 55 homes, 550 vehicle trips per day could be expected. With a rezoning to R-1 and developed with 140 lots, 1400 v.t.d. could be expected. The new subdivision is well served by stub streets from Spring Valley and Salem Woods Subdivisions. Ultimately, the subdivision will also be accessed from South Donaghey Avenue.

**Flood\Drainage.** Planning Staff are not aware of any flooding problems on this property

**Utility Infrastructure.** The applicant will need to coordinate utilities with Conway Corporation to ensure that adequate infrastructure can be provided for new growth.

**Street Improvement.** No area street improvements are planned at this time.

**Conway 2025.** Not applicable.



**STAFF COMMENTS**

The applicant is seeking a rezoning from A-1 (Agricultural District) to R-1 (Single Family Residential) with plans to build a new 140 lot subdivision on the property. Phase one will include 56 lots. Access to the property will come from current stub outs in Spring Valley Subdivision and stub outs currently under construction within Salem Woods Phase II. Ultimately, there will also be an entrance from South Donaghey near the current entrance to the existing plant nursery. An R-1 zoning is congruent with the area development. The Comprehensive Plan shows a pedestrian trail under the large power line easement on the east side of the property. Upon future platting and development, a trail easement can be captured to continue the area trail system southward.

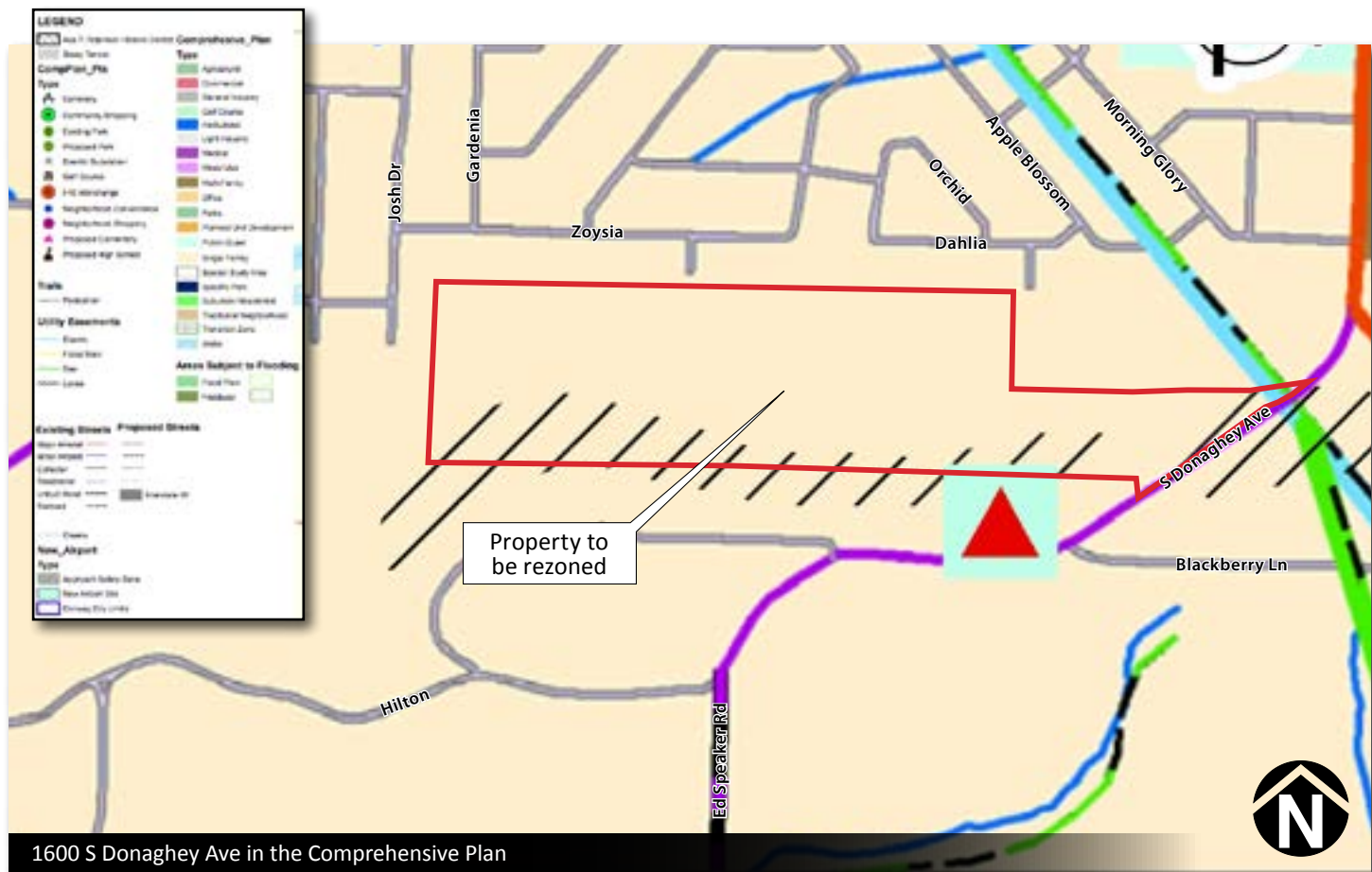
**STAFF RECOMMENDATIONS**

Planning Staff recommends approval of this request. The rezoning is congruent with the comprehensive plan and with existing area land uses.

**D3 WATSON & WATSON REQUEST TO REZONE FROM A-1 TO R-1**



Aerial View of property west of S Donaghey Avenue



1600 S Donaghey Ave in the Comprehensive Plan

**D4 DAYER REQUEST FOR CONDITIONAL USE PERMIT**

**DAYER REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW GENERAL RETAIL IN O-1 FOR PROPERTY LOCATED AT 2545 PRINCE STREET**

**APPLICANT**

Phil Dayer  
3270 Nutters Chapel Rd  
Conway, AR 72034

**STAFF REVIEW BY**

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

**SITE DATA**

**Location.** 2545 Prince Street

**Site Area.** ±1.43 acres

**Current Zoning.** O-1 (General Office) with an existing conditional use permit (1277) allowing 60% restricted retail divided across two abutting properties.

**Requested Conditional Use.** General retail in office zone

**Existing Structures.** None

**Overlay.** None

**Comprehensive Plan.** The 2004 Comprehensive Plan shows this area as appropriate for single family residential. However, the property was rezoned to O-1 with a conditional use permit to allow 60% restricted retail in May 2008.

**Projected Traffic Impact.** With the current office zoning, an office development with the maximum allowed square footage of 31,000 square feet could be expected to generate 341 vehicle trips per day. With the addition of restricted retail as allowed by the conditional use permit (pro-rated), an 18,647 square foot restricted retail center could generate 820 vehicle trips per day. A 3,500 square foot fast food restaurant could potentially generate 1736 vehicle trips per day. Prince Street was upgraded to a 4 lane divided median with roundabouts "bookending" this property and abutting properties. Due to the divided median, any traffic entering or exiting the property would be limited to right in/right out. The design of Prince would lessen the impact of traffic generated from an intensive commercial use.

**Flood\Drainage.** No flood issues on this property.

**Utility Infrastructure.** Developers will need to coordinate utilities with Conway Corporation to ensure that existing infrastructure can handle additional commercial growth.

**Street Improvement.** Prince Street was upgraded to a 4 lane divided median street with roundabouts in 2013. No near term improvements are scheduled for Prince Street or other area streets in the near future.



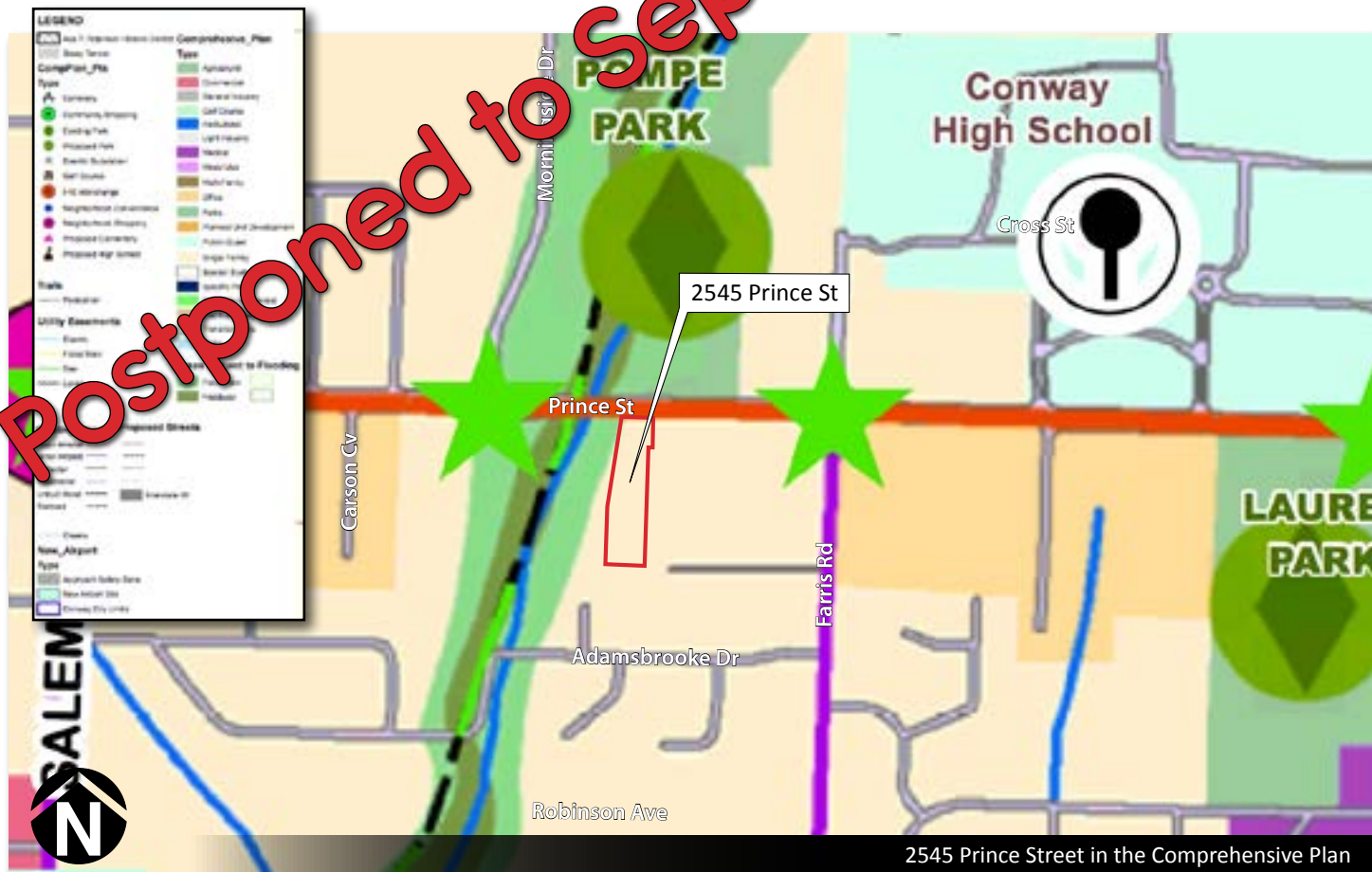
**Conway 2025.** Not directly applicable.

**STAFF COMMENTS**

The applicant is seeking a conditional use permit for general retail in order to sell the property to a fast food restaurant. Examples of businesses allowed by right in general retail; appliance repair, bank, contractor, clothing store, dance hall, delivery service, department store, drive-in restaurant, eating place with drive-through, gunsmith, feed store, appliance store, luggage store, medical appliance sales, office equipment sales, pet shop, plumbing fixtures, restaurant, rug cleaning, secondhand store, sewing machine shop, recording studio, upholstery shop, vending machine sales and service, and window blinds.

The property was rezoned to O-1 General Office in 2008. At the same time, a conditional use permit (1277) allowing up to 60% of the buildable floor area to be restricted retail was approved. Conditional Use Permit 1277 was amended in 2016 to remove .3 acres to allow a bank at the corner of Farris and Prince. Conditional Use Permit 1277 covers two abutting properties. Including the requested property there is approximately 7.5 acres total. The request for a new conditional use permit for this property would necessitate amending the existing conditional use permit to exclude the Dayer Property.

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Postponed to September 18, 2017

- Currently Approved Conditions: Conditional Use Permit 1277:
1. No more than 60% of the development's floor area may be used for retail.
  2. The development must generally follow the conceptual site plan presented at the April 2008 Planning Commission meeting (see attachment). Key elements are interior parking, structure orientation to creek and trail, and the encouragement of plaza space and trail access points.
  3. A 30 foot green space buffer strip with no parking or structures on the south to buffer residences.
  4. Dedication of a riparian buffer area 30 feet in width, measured east of and parallel to the eastern Tucker Creek floodway boundary, also to be used for pedestrian/bike trail easement purposes.
  5. Driveway separation/access management—curb cuts are to have 300 feet of separation and a minimum of 150 feet from side lot lines unless outstanding conditions warrant other locations.
  6. Office uses only are allowed on the east and south sides of the development.
  7. A brick wall must be constructed along the south property line to provide screening for residences. (Wall must be a minimum of 6 feet tall.)

In order to allow a new conditional use permit for general retail at 2545 Prince Street, these conditions must be examined and amended as necessary.

**Condition 1 - 60% Restricted Retail.** Limits the amount of restricted retail to 60% of the development's floor area. If the 7.55 acres covered by the conditional use permit is prorated; this property will receive 18.9% of the allowed 60% restricted retail. This translates into approximately 18,647 square feet of restricted retail.

**Condition 2 - Unified Development.** Required for the entire development, all 7.55 acres, be developed as a whole. Structures were to be closer to Prince Street with internal parking. Structures on the west side of the property were to be oriented to the pedestrian trail, plazas and trail access. The requested conditional use permit would break apart the unified development. All three parcels would be developed separately. It is likely that the proposed fast food restaurant would be oriented to Prince Street in a typical drive through manner. The requested property does not border the creek. Any creek related conditions would not be applicable.

**Condition 3 - 30 foot buffer.** A 30 foot non-parking buffer area is to be along south property line.

**Condition 4 - Creek Buffer Area.** Not applicable - buffer area adjacent to creek. Bike/pedestrian trail is constructed.

**Condition 5 - Driveway Separation.** Curb cuts are to be 300 feet apart and at least 150 feet from side lot lines unless there are outstanding conditions. This separation distance will likely not be possible without unified development. The requested property is 106 feet wide. Cross access and shared access would be required as part of development review. A shared driveway could possibly be created.

**Condition 6 - Office Use.** Office use only is required on the east and south sides of the property. The requested property does not abut residences on the east. Only a southern office use only condition could be applicable.

**Condition 7 - Brick Wall.** A 6 foot high brick wall is required along the south property line. The south property line of the requested property is 133 feet wide. Without additional wall across the entire vacant development area, this requirement may not be effective.

**STAFF RECOMMENDATIONS**

If a conditional use permit to allow general retail is approved for this property. There is little reason for future requests for general retail on abutting property to be denied. The property currently has a percentage of restricted retail that would allow up to 18,647 square feet of restricted retail. However, restricted retail does not allow a drive through restaurant. Existing conditions complicate development for more intensive retail.

**Recommended Conditions.**

If the Planning Commission feels that this conditional use permit is appropriate, new conditions need to be crafted to allow general retail and with necessary amendments to the existing conditional use permit.

**New Conditions Applicable to requested property at 2545 Prince Street:**

1. General retail shall be allowed
2. Driveway curb cuts shall meet development review standards. Cross access/shared access shall be used unless outstanding conditions warrant otherwise.
3. A brick wall must be constructed along the south property line to provide screening for residences. (Wall must be a minimum of 6 feet tall.) **8 foot wooden privacy fence?**

**Amendments to Conditional Use Permit 1277:**

1. No more than 60% of the development's floor area may be used for retail. The allowed 60% restricted retail area of the approved conditional use permit is prorated according to parcel size. The east parcel: 710-08411-000 or 2525 Prince Street shall have no more than 51.6% of the developable area used for restricted retail. The west parcels: 710-08413-000 2565 Prince Street and 710-08413-000 2555 Prince Street shall have no more than 29.5% of the developable area used for restricted retail.
2. The development must generally follow the conceptual site plan presented at the April 2008 Planning Commission meeting (see attachment). Key elements are interior parking, structure orientation to creek and trail, and the encouragement of plaza space and trail access points. The 2008 conceptual site plan is abandoned with the exception of encouragement of creek oriented structures, plazas, and trail access points.
3. A 30 foot green space buffer strip with no parking or structures on the south to buffer residences.
4. Dedication of a riparian buffer area 30 feet in width, measured east of and parallel to the eastern Tucker Creek floodway boundary, also to be used for pedestrian/bike trail easement purposes.

**D4 DAYER REQUEST FOR CONDITIONAL USE PERMIT**

5. Driveway separation/access management—curb cuts are to have 300 feet of separation and a minimum of 150 feet from side lot lines unless outstanding conditions warrant other locations. Driveway curb cuts shall meet development review standards. Cross access/shared access shall be used unless outstanding conditions warrant otherwise.
6. Office uses only are allowed on the east and south sides of the development.
7. A brick wall must be constructed along the south property line to provide screening for residences. (Wall must be a minimum of 6 feet tall.) 8 foot wooden privacy fence? Match any new fencing requirements.



View of property from Prince Street looking SW

**D5 COVINGTON REQUEST TO REZONE FROM I-3 TO C-3**

**COVINGTON PROPERTIES REQUEST TO REZONE FROM I-3 TO C-3 PROPERTY LOCATED AT 655 & 700 DAVE WARD DRIVE**

**APPLICANT/OWNER**

Covington Properties  
1023 Front Street  
Conway, AR 72032

**STAFF REVIEW BY**

Jason Lyon, Assistant Director of Planning and Development  
1201 Oak St  
Conway, AR 72032

**SITE DATA**

**Location.** 700 Block Dave Ward Drive (north and south side)

**Site Area.** ±40.61 acre +/- (21.67 South; 18.94 North)

**Current Zoning.** I-3 (Intensive Industrial District)

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

**Existing Structures.** Vacant land; overgrown parking lot.

**Overlay.** Dave Ward Drive Access Management Plan

**Comprehensive Plan.** The Comprehensive Plan shows this area as appropriate for Industrial activity.

**Projected Traffic Impact.** With the current I-3 zoning and developed with the maximum amount of industrial building square footage, 9048 vehicle trips per day could be expected. With a rezoning to C-3, significant traffic could be expected depending on the nature of development. Dave Ward is large enough to handle the additional traffic but significant internal traffic flow will be imperative for any development. No new traffic signals are planned in the area, however a large shopping center would trigger a traffic study which in turn, might necessitate additional traffic signals and/or roundabouts (with AHTD approval). Traffic impact will vary depending on nature of development, for instance fast food restaurants or convenience stores will generate a significant volume of traffic (convenience store - 738 vtd/1000 s.f., fast food - 496 vtd/1000 s.f.). Assuming 20% of the area covered with general shopping a maximum of 14,000 vehicle trips per day could be expected.

**Flood\Drainage.** No flooding problems on this property; although there are some natural drainage ditches on the northern tract that will need to be addressed during development.

**Utility Infrastructure.** The applicant will need to coordinate utilities with Conway Corporation.

**Street Improvement.** There are no current plans for area road improvements. Dave Ward Drive is a four lane divided median, however, the median stops immediately west of the requested rezoning area. The Dave Ward Access



Management Plan, limits curb cuts to one per 300 feet and require AHTD, Metroplan, and City of Conway approval.

**Conway 2025.** Not specified.

**STAFF COMMENTS**

The applicant is seeking a rezoning from I-3 (Intensive Industrial District) to C-3 (Highway Service & Open Display District). The rezoning of the properties shows the evolving nature of the Dave Ward Corridor in this area from an industrial use to a commercial/office use. A commercial rezoning allows more intensive commercial uses than I-3 but also removes intensive industrial uses. Likewise, a commercial zoning will require more stringent development standards (all sides of a commercial development). I-3 development standards are limited to the street side of the structure (image zone).

**STAFF RECOMMENDATIONS**

Planning Staff recommends approval of this request for commercial zoning. Although not congruent with the Comprehensive Plan, the rezoning would make the property more congruent with the evolving land uses along Dave Ward Drive. A rezoning from I-3 would remove the possibility for a less desirable intense industrial use to occupy the property.

**D5 COVINGTON REQUEST TO REZONE FROM I-3 TO C-3**



Aerial View of 700 Block of Dave Ward Drive



700 Block of Dave Ward Drive in the Comprehensive Plan

**D6 GORDY REQUEST TO REZONE FROM A-1 TO R-1**

**GORDY REQUEST TO REZONE FROM A-1 TO R-1  
PROPERTY LOCATED AT 2 EVE LANE**

**APPLICANT**

Grant Gordy  
4915 Tyler Street  
Conway, AR 72034

**STAFF REVIEW BY**

Jason Lyon, Assistant Director of Planning and Development  
1201 Oak St  
Conway, AR 72032

**SITE DATA**

**Location.** 2 Eve Lane; Lot 41 Block 1 Golden Meadows Subdivision

**Site Area.** ±0.73 acres

**Current Zoning.** A-1 (Agricultural)

**Requested Zoning.** R-1 (Single family residential)

**Existing Structures.** One single-family residence

**Overlay.** The property is within the Old Conway Design Overlay District.

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

**Projected Traffic Impact.** With a rezoning to R-1, traffic impact would be negligible.

**Flood\Drainage.** No flood issues on this property

**Utility Infrastructure.** The applicant will need to coordinate utilities with Conway Corporation for any future structures.

**Street Improvement.** There are no current plans for area street improvements, although Tyler Street will need to be rebuilt in the near future.

**Conway 2025.** Not applicable

**STAFF COMMENTS**

The applicant is seeking a rezoning from A-1 (Agricultural) to R-1 (Single family residential). The applicant indicates that they would like to construct a new single family structure on the lot. The current A-1 zoning does not allow a new replacement home to be built as the lot is less than 1 acre in area. A-1 requires 1 acre per residence. This rezoning could also allow a future replat to split the lot in two creating a new single family residential lot.

**STAFF RECOMMENDATIONS**

Planning Staff recommends approval of this request as the rezoning request is minimal. The area consists of single family homes on larger lots. Any new home(s) would conform to single family standards.

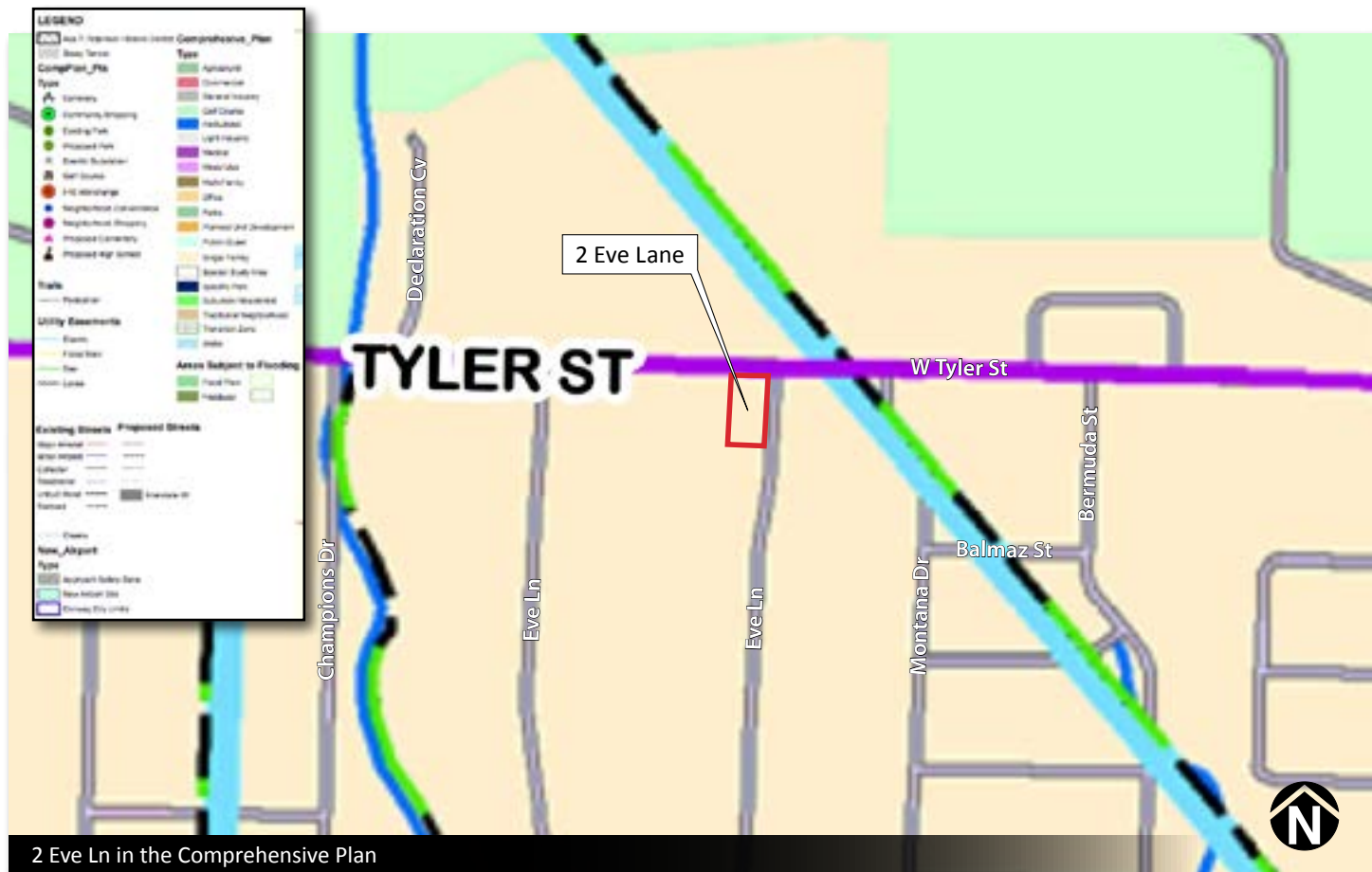


View of property looking NW

**D6 GORDY REQUEST TO REZONE FROM A-1 TO R-1**



Aerial View of 2 Eve Lane



2 Eve Ln in the Comprehensive Plan

**D7 THIELKE REQUEST TO REZONE FROM I-3 TO C-3**

**THIELKE REQUEST TO REZONE FROM I-2 TO C-3 PROPERTY LOCATED AT 1200 THOMAS G WILSON DRIVE AND 1300, 1350, & 1400 E W MARTIN DRIVE**

**APPLICANT**

Joseph Thielke  
10 Justice Lane  
Conway AR 72032

**STAFF REVIEW BY**

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

**SITE DATA**

**Location.** 1200 Thomas G. Wilson Drive; 1300, 1350, and 1400 EW Martin Drive

**Site Area.** ±10.03 acres

**Current Zoning.** I-3 (Intensive Industrial)

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

**Existing Structures.** 1200 Thomas G. Wilson - 5000 s.f. building (Unoccupied), 1300 E W Martin - Empty Lot, 1350 E W Martin - 26,250 s.f. building (Habitat for Humanity Warehouse), 1400 E W Martin - 52,000 s.f. building (FedEx & G & W Diesel)

**Overlay.** None

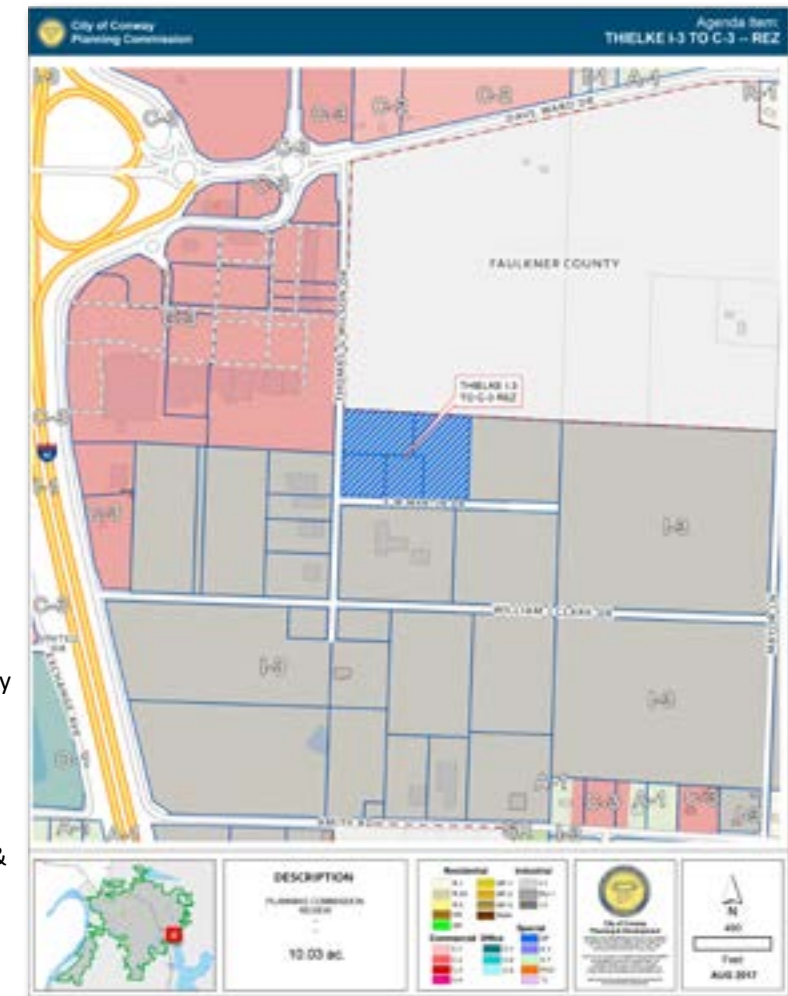
**Comprehensive Plan.** The Comprehensive Plan shows this area as appropriate for General Industrial use.

**Projected Traffic Impact.** With the current I-3 zoning and developed to the maximum allowed industrial square footage, 2,262 vehicle trips per day could be expected. An I-3 use with the current building square footage could generate around 1,079 v.t.d. With a rezoning to C-3 at maximum buildout, 9,147 v.t.d could b expected. A C-3 use with the current building square footage could be expected to generate around 3,496 v.t.d.

**Flood\Drainage.** Planning staff is not aware of any flooding problems on this property.

**Utility Infrastructure.** The applicant will need to coordinate utilities with Conway Corporation to ensure that existing infrastructure can accommodate new growth.

**Street Improvement.** There are currently no planned area road improvements. East Dave Ward Drive was recently upgraded with new interstate access ramps and roundabouts to better serve the new Lewis Crossing Shopping Center. These improvements stop at Thomas G Wilson Drive. A new Amity Road is being constructed on the north side of Dave Ward Drive to serve Lewis Ranch Shopping Center.



**Conway 2025.** Not applicable.

**STAFF COMMENTS**

The applicant is seeking a rezoning from I-3 (Intensive Industrial) to C-3 (Highway Shopping and Open Display District). There are 3 businesses currently occupying 2 of the 3 buildings (1300, 1350, and 1400 E W Martin). The smaller building at 1200 Thomas G Wilson is unoccupied. The current business uses are all allowed in I-3 and C-3. If the property is rezoned to C-3, no preexisting non-conforming (grandfathered) businesses are created. The area has seen a shift from industrial use to commercial use. The former "Sale Barn" property has changed to a shopping center. Industrial property on the north side of Dave Ward Drive is also transitioning to a commercial shopping area. A request to rezone the large open parcel of land between the Thielke property and Dave Ward Drive will likely happen in the short term future. The large I-40/Dave Ward Drive intersection is shown as appropriate for commercial use on the Comprehensive Plan. Rezoning the Thielke property to commercial would be an expansion of this commercial node. This transition seems appropriate, however, the area south of William J Clark should likely be the boundary between commercial and industrial use. Several large industrial facilities are located south of William J Clark including a new industrial linen facility.



**D7 THIELKE REQUEST TO REZONE FROM I-3 TO C-3**



Aerial View of 1200 Thomas G Wilson Drive & 1300-1400 E W Martin Drive

Recent improvements to Dave Ward Drive and Amity Road have increase traffic volume capacity and traffic movement. The additional traffic generated should not be detrimental to area traffic movement.

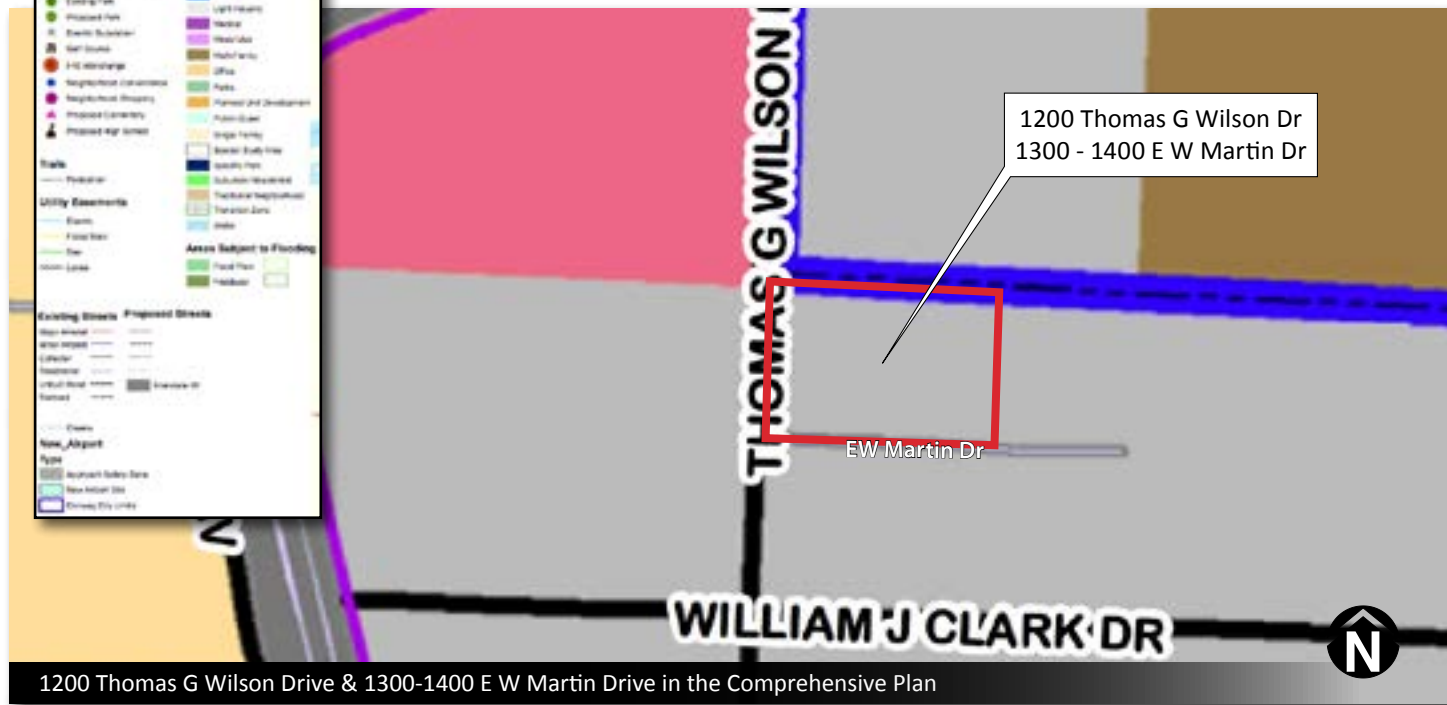
A rezoning to C-3 would make the property subject to development review standards. If developed as an industrial property, lesser development regulations may be used. Only the front areas of industrial structures must have landscaping and better quality building materials. Developments in commercial zones must have all 4 sides of the structure meeting building material, landscaping, lighting, access, etc development review regulations. A rezoning to C-3 will better ensure appropriate commercial development.

**LEGEND**

<p><b>Map Symbols</b></p> <ul style="list-style-type: none"> <li>Area 1: Industrial (Zone Control)</li> <li>Area 2: Commercial (Zone Control)</li> <li>Area 3: Residential (Zone Control)</li> <li>Area 4: Office (Zone Control)</li> <li>Area 5: Public Use (Zone Control)</li> <li>Area 6: Other (Zone Control)</li> <li>Area 7: Flood Hazard</li> <li>Area 8: Flood Plain</li> <li>Area 9: Flood Zone</li> <li>Area 10: Flood Zone</li> <li>Area 11: Flood Zone</li> <li>Area 12: Flood Zone</li> <li>Area 13: Flood Zone</li> <li>Area 14: Flood Zone</li> <li>Area 15: Flood Zone</li> <li>Area 16: Flood Zone</li> <li>Area 17: Flood Zone</li> <li>Area 18: Flood Zone</li> <li>Area 19: Flood Zone</li> <li>Area 20: Flood Zone</li> <li>Area 21: Flood Zone</li> <li>Area 22: Flood Zone</li> <li>Area 23: Flood Zone</li> <li>Area 24: Flood Zone</li> <li>Area 25: Flood Zone</li> <li>Area 26: Flood Zone</li> <li>Area 27: Flood Zone</li> <li>Area 28: Flood Zone</li> <li>Area 29: Flood Zone</li> <li>Area 30: Flood Zone</li> <li>Area 31: Flood Zone</li> <li>Area 32: Flood Zone</li> <li>Area 33: Flood Zone</li> <li>Area 34: Flood Zone</li> <li>Area 35: Flood Zone</li> <li>Area 36: Flood Zone</li> <li>Area 37: Flood Zone</li> <li>Area 38: Flood Zone</li> <li>Area 39: Flood Zone</li> <li>Area 40: Flood Zone</li> <li>Area 41: Flood Zone</li> <li>Area 42: Flood Zone</li> <li>Area 43: Flood Zone</li> <li>Area 44: Flood Zone</li> <li>Area 45: Flood Zone</li> <li>Area 46: Flood Zone</li> <li>Area 47: Flood Zone</li> <li>Area 48: Flood Zone</li> <li>Area 49: Flood Zone</li> <li>Area 50: Flood Zone</li> </ul>	<p><b>Map Symbols</b></p> <ul style="list-style-type: none"> <li>Area 1: Flood Hazard</li> <li>Area 2: Flood Plain</li> <li>Area 3: Flood Zone</li> <li>Area 4: Flood Zone</li> <li>Area 5: Flood Zone</li> <li>Area 6: Flood Zone</li> <li>Area 7: Flood Zone</li> <li>Area 8: Flood Zone</li> <li>Area 9: Flood Zone</li> <li>Area 10: Flood Zone</li> <li>Area 11: Flood Zone</li> <li>Area 12: Flood Zone</li> <li>Area 13: Flood Zone</li> <li>Area 14: Flood Zone</li> <li>Area 15: Flood Zone</li> <li>Area 16: Flood Zone</li> <li>Area 17: Flood Zone</li> <li>Area 18: Flood Zone</li> <li>Area 19: Flood Zone</li> <li>Area 20: Flood Zone</li> <li>Area 21: Flood Zone</li> <li>Area 22: Flood Zone</li> <li>Area 23: Flood Zone</li> <li>Area 24: Flood Zone</li> <li>Area 25: Flood Zone</li> <li>Area 26: Flood Zone</li> <li>Area 27: Flood Zone</li> <li>Area 28: Flood Zone</li> <li>Area 29: Flood Zone</li> <li>Area 30: Flood Zone</li> <li>Area 31: Flood Zone</li> <li>Area 32: Flood Zone</li> <li>Area 33: Flood Zone</li> <li>Area 34: Flood Zone</li> <li>Area 35: Flood Zone</li> <li>Area 36: Flood Zone</li> <li>Area 37: Flood Zone</li> <li>Area 38: Flood Zone</li> <li>Area 39: Flood Zone</li> <li>Area 40: Flood Zone</li> <li>Area 41: Flood Zone</li> <li>Area 42: Flood Zone</li> <li>Area 43: Flood Zone</li> <li>Area 44: Flood Zone</li> <li>Area 45: Flood Zone</li> <li>Area 46: Flood Zone</li> <li>Area 47: Flood Zone</li> <li>Area 48: Flood Zone</li> <li>Area 49: Flood Zone</li> <li>Area 50: Flood Zone</li> </ul>
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**STAFF RECOMMENDATIONS**

Due to the transitioning nature of the area away from industrial use and recent improvements to Dave Ward Drive to better accommodate increased traffic, Planning Staff recommends approval of this requested rezoning.



1200 Thomas G Wilson Drive & 1300-1400 E W Martin Drive in the Comprehensive Plan

**D8 BYRD REQUEST FOR CONDITIONAL USE PERMIT**

**BYRD REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOWED RESTRICTED OFFICE IN AN R-2 ZONE FOR PROPERTY LOCATED AT 1344 ROBINS STREET**

**APPLICANT**

Angela Byrd  
2850 Prince Street  
Conway, AR 72034

**STAFF REVIEW BY**

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

**SITE DATA**

**Location.** 1344 Robins Street

**Site Area.** ±0.19 acres

**Current Zoning.** R-2 (Small Lot Duplex)

**Requested Conditional Use.** Restricted Office

**Existing Structures.** An 1130 s.f. single family residence.

**Overlay.** None

**Comprehensive Plan.** The Comprehensive Plan shows this area as appropriate for multifamily residential. However, the area is occupied single family and duplex structures.

**Projected Traffic Impact.** With the current single family residential use, around 10 vehicle trips per day can be expected. A restricted office use with 5 employees could generate around 25 vehicle trips per day.

**Flood\Drainage.** No flood issues on this property.

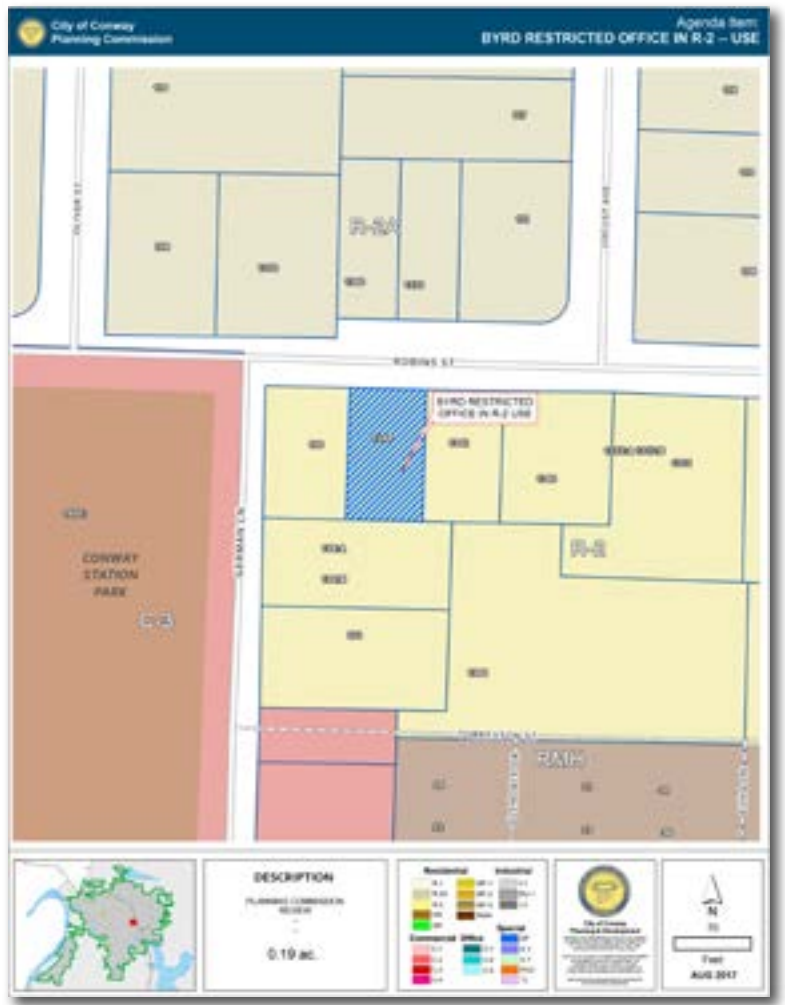
**Utility Infrastructure.** Utilities are currently provided. Any upgrades may need to be coordinated with the Permits Department and Conway Corporation.

**Street Improvement.** No near term improvements are scheduled for Robins Street or South German Road.

**Conway 2025.** Not directly applicable.

**STAFF COMMENTS**

The applicant is seeking a conditional use permit for restricted office. A restricted office is defined by the zoning ordinance as the conversion of an 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 existing single family residence will be upgraded for office use by enclosing the carport, adding parking, and general renovations. This property is in an R-2 duplex zone. It is one lot away on the west and two lots away on the south from C-3 commercial zoning. Immediately south of the property is a trailer park zoned RMH. A multi-family zone is to the east. Across Robins to the north, is R-2A large lot duplex zoning. Office zoning is seen as a buffer between commercial and residential uses. A restricted office use by conditional use would allow the south side of Robins to begin to transition to an office use area. Area law offices could support the Faulkner County Justice Building to the south on South German Lane.

**STAFF RECOMMENDATIONS**

Due to the neighborhood compatibility of a small attorney's office, buffering provided between higher intensity uses to the south and west from residential uses to the north, and improvements to the property, Staff recommends approval of this conditional use permit with appropriate conditions.



Aerial View of 1344 Robins St



1344 Robins St in the Comprehensive Plan

**Zoning Ordinance Required Conditions.**

The following restricted office conditions as specified by the zoning ordinance require review:

- Hours of operation ?
- 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. In areas outside of the Old Conway Design Overlay District or any Certified Local Government Historic District, compatibility shall be decided by the City Council after review by the Planning Commission. Within the Old Conway Design Overlay District or any Certified Local Government Historic District, the Old Conway Design Review Board or 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.
- Term of the Conditional Use: Conditions are limited to the applicant. If the applicant does not own the property within 6 months of approval, the conditional use permit shall be void. If the property is sold, the conditional use shall be void.
- 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.
- Sidewalks: Construction and or repair of existing sidewalks, if necessary, is required as per Conway Development Review Standards.

**Staff Recommended Conditions.**

The following conditions are edited versions of the above required conditions for restricted office modified to fit the requested property:

1. Hours of operation - Commission needs to determine.
2. Signage: 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.
3. Terms of Conditional Use: The restricted office is limited to the applicant. If the applicant does not own the property within 6 months of approval, the conditional use permit shall be void. If the property is sold, the conditional use shall be void.
4. Lighting, parking, screening/buffering, and sidewalks are subject to Staff Development Review.

Architectural Compatibility: Not applicable - No additional condition. The property is not within a historic district and is not architecturally significant. General materials and construction will be reviewed by Planning and Permitting Staff.

**D9 WEST REQUEST FOR CONDITIONAL USE PERMIT**

**WEST REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW A CHILDCARE FACILITY IN AN R-2 ZONE FOR PROPERTY LOCATED AT 2425 TYLER STREET**

**APPLICANT**

Michael & Elizabeth West  
2943 Highway 287  
Hattiesville, AR 72063

**STAFF REVIEW BY**

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

**SITE DATA**

**Location.** 2524 Tyler Street

**Site Area.** ±0.28 acres

**Current Zoning.** R-2 (Small Lot Duplex)

**Requested Conditional Use.** Child Care Facility

**Existing Structures.** An approximately 3200 s.f. structure formerly used as a child care facility

**Overlay.** None

**Comprehensive Plan.** The Comprehensive Plan shows this area as appropriate for single family residential. However, the area is zoned for duplexes.

**Projected Traffic Impact.** With the current single family residential use, around 10 vehicle trips per day can be expected. A child care facility could generate around 240 vehicle trips per day. These vehicle trips would be generated at peak before and after work times.

**Flood\Drainage.** Planning Staff are not aware of any flooding problems on this property.

**Utility Infrastructure.** Utilities are currently provided. Any upgrades may need to be coordinated with the Permits Department and Conway Corporation.

**Street Improvement.** No near term improvements are scheduled for Tyler Street.

**Conway 2025.** Not applicable.



**STAFF COMMENTS**

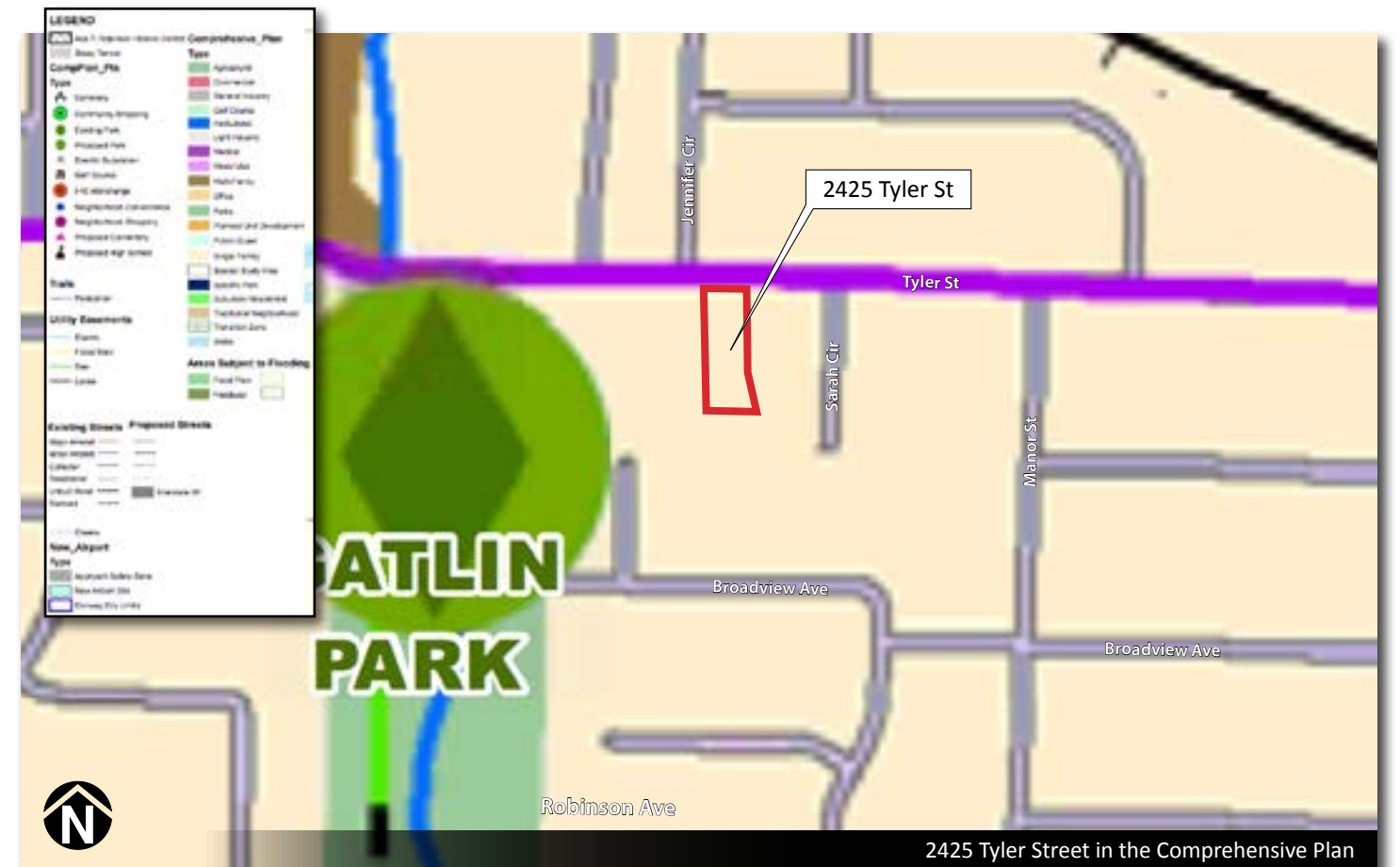
The applicant is seeking a conditional use permit for a child care facility. The structure was used a child care facility for many years. The facility began when Child Care was a “by right” use in an R-2 zoning district. The zoning ordinance was later amended requiring a conditional use permit for Child Care in residential zones. This created a preexisting nonconforming (grandfathered) use. A grandfathered use may continue to operate unless the activity ceases for one year or more. It is unclear when the facility closed, however it has been over one year. Therefore, a conditional use permit is necessary to reopen a child care facility at this location.

**STAFF RECOMMENDATIONS**

Due to the preexisting use of this property as a child care facility, Staff recommends approval of this conditional use permit with appropriate conditions.

Staff Recommended Conditions:

1. Hours of operation - Commission needs to determine.



**D10 REQUEST TO AMEND CONWAY ZONING ORDINANCE**

**REQUEST TO AMEND CITY OF CONWAY ZONING ORDINANCE ARTICLE 301.2 & ADDENDUM A TO CLARIFY THE DEFINITION OF OFFICE AND ALLOWED ZONING DISTRICTS FOR PHARMACY AND PHARMACEUTICAL COMPOUNDING**

**STAFF REVIEW BY**

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

**STAFF COMMENTS**

The current Zoning Ordinance definition of "Office" is unclear in need of an update. For example, the current definition includes antiquated office uses such as: "Addressing, duplicating, mailing lists, stenographic telephone messages and similar office services" and "Computer, data processing or similar service" It also lists specific uses understood to be an office use; "Advertising Agency", "Employment service". Further, it includes specific uses that are possibly not office related; "Interior decorating shop", "Mobile home and/or subdivision sales office without display", "Animal clinic (enclosed) small animals".

"Pharmacy" is also included in this list of allowed office uses. The intent of this pharmacy listing is an in-house non-retail pharmacy. Pharmacy is listed in other sections of the zoning ordinance as allowed by conditional use permit in office zones. This creates a discrepancy without further clarification. Pharmacy/drugstore is listed as a use under restricted retail. Restricted retail requires a conditional use permit in an office zone. To clarify the intent of the zoning ordinance, pharmacy should be removed from the "by right" listed uses in office zoning.

A new more general definition for "Office" is proposed:

Office: A business providing administrative, executive, management, professional services, or medical clinic. Examples include architect, accountant, engineer, attorney, doctor, dentist, or similar profession.

Along with a new definition, the allowed use matrix is updated to clarify which zoning districts allow pharmacy and compounding pharmacy.

Office is clarified with the deletion of extraneous text, the deletion of a redundant category, and the insertion of "Office, Restricted".

Allowed Uses	R-1	R-2A	R-2	SR	MF-1	MF-2	MF-3	RMH	HR	C-1	C-2	C-3	C-4	O-1	O-2	O-3	I-1	RU-1	I-3	A-1	S-1	S-2	TJ
Clinic, dental, medical or osteopathic, chiropractist, <del>pharmacy</del> , optical										X	X	X	X	X	X	X	X	X	X		X	X	C
Compounding of cosmetics, toiletries, drugs, and pharmaceutical products												X							X				C
Drugstore or pharmacy										X	X	X	X	C	C	C	X	C	C		C	X	C
<del>Office (See 601.27) (Ordinance 00-43)</del>		<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>C</del>
<del>Offices: administrative, executive, general, professional, research, governmental</del>										<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>C</del>
Office, Restricted (See 601.27)		C	C	C	C	C	C	C	C														