

# OCTOBER

Conway Planning Commission  
Staff Report



7:00pm • October 16, 2017 • 810 Parkway Avenue

# CONWAY PLANNING COMMISSION AGENDA

October 16, 2017 • 7:00 pm • 810 Parkway Street

- A. Call to Order**
- B. Approval of Minutes**
  - 1. September 18, 2017
- C. Report from Subdivision Committee** *(Subdivision Committee meets prior to the Planning Commission at 6:30 pm in City Hall)*
  - 1. Salem Oaks Subdivision - Preliminary Approval
  - 2. Carmichael Place Subdivision - Extension of Preliminary Approval
- D. Public Hearings**
  - 1. Crafton request to rezone from A-1 to R-1 property located north of W Tyler St, immediately west of St. John's Subdivision (proposed Charleston Place Subdivision)
  - 2. Crafton request to rezone from A-1 to R-1 property located at the northwest corner of the intersection of S German Ln and Favre Ln (proposed Cherry Hill Subdivision)
  - 3. Watson request to rezone from A-1 to R-1 property located west of S Salem Rd and South Wind Subdivision Phase 3 (proposed Salem Oaks Subdivision)
  - 4. Baker request to rezone from A-1 to RU-1 property located at 185 Lower Ridge Rd
  - 5. Smith Communications request for Conditional Use Permit to allow a transmission tower in a C-3 zoning district for property located at Conway Station Park (Robins St)
  - 6. Throneberry request for Conditional Use Permit to allow O-3, Restricted Office, in an R-2A zoning district for property located at 823 Donaghey Ave
  - 7. Request to amend Club Villas Planned Unit Development Final Development Plan
- E. Discussion**
  - 1. 2018 Planning Commissioner Nomination Schedule
  - 2. Items as decided by the Planning Commission
- F. Adjourn**

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## **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**
  - Robinson & Center Church of Christ Parking Expansion, 700 Grove St
  - Honda World Expansion, 450 E Dave Ward Dr
- H. Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)**
  - Remax Replat (Book L, Page 338)
- I. Lot Splits, Lot Mergers, Minor Subdivisions, and Major Final (submitted for review)**
  - Prime Care Addition [Minor]
  - Golden Meadows, Replat Lot 44 [Minor]
  - Turnberry Replat [Minor]

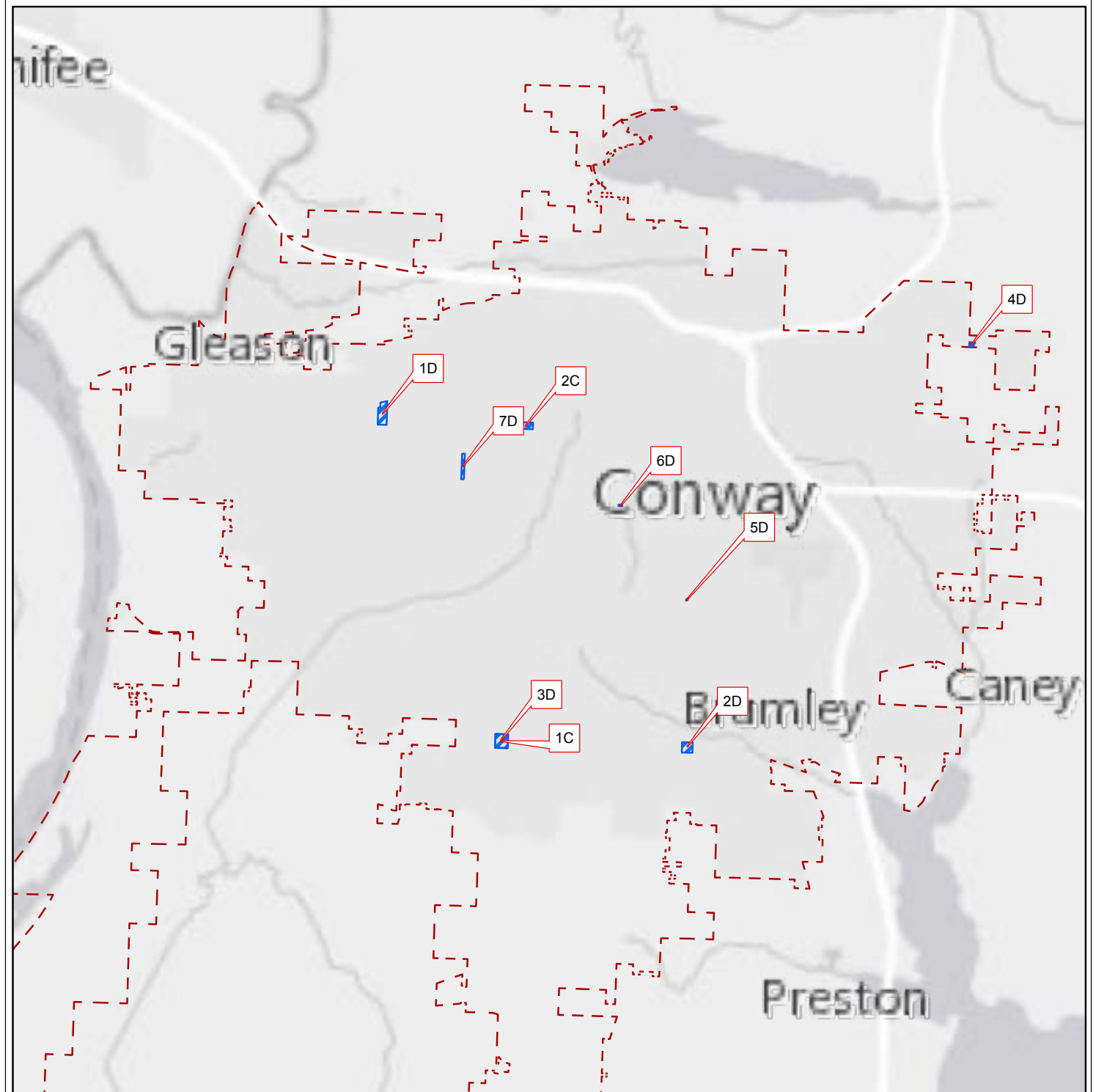
# CONWAY PLANNING COMMISSION

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 **October 24, 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).



- C. Report from the Subdivision Committee
  - 1. Salem Oaks Subdivision - Preliminary
  - 2. Carmichael Place Subdivision - Extension Request
- D. Public Hearings
  - 1. Crafton request to rezone from A-1 to R-1, N of W Tyler St, immediately W of St. John's Sub. (Charleston Place)
  - 2. Crafton request to rezone from A-1 to R-1, NW corner of the intersection of S German Ln and Favre Ln (Cherry Hill)
  - 3. Watson request to rezone from A-1 to R-1, W of S Salem Rd and South Wind Sub Phase 3 (Salem Oaks)
  - 4. Baker request to rezone from A-1 to RU-1, 185 Lower Ridge Rd
  - 5. Smith Communications request for Conditional Use Permit, Transmission Tower in C-3, Conway Station Park (Robins St)
  - 6. Throneberry request for Conditional Use Permit to allow O-3, Restricted Office, in R-2A (823 Donaghey Ave)
  - 7. Request to amend Club Villas Planned Unit Development Final Development Plan (Country Club Rd)

**REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL OF SALEM OAKS SUBDIVISION**

**APPLICANT**

Kevin Watson  
 Watson & Watson Construction  
 700 Padgett Road  
 Conway, AR 72034

**STAFF REVIEW BY**

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

**SITE DATA**

**Location.** Property west of South Salem Road, just north of intersection of Favre Lane

**Site Area.** ± 9.91 acres

**Current Zoning.** A-1 (Agricultural); seeking rezoning to R-1 per agenda item D3

**Existing Structures.** One 3,000 sf single-family residence.

**Overly.** None

**STAFF COMMENTS**

*Planning Commission action is required for item 16.*

**STAFF RECOMMENDATIONS**

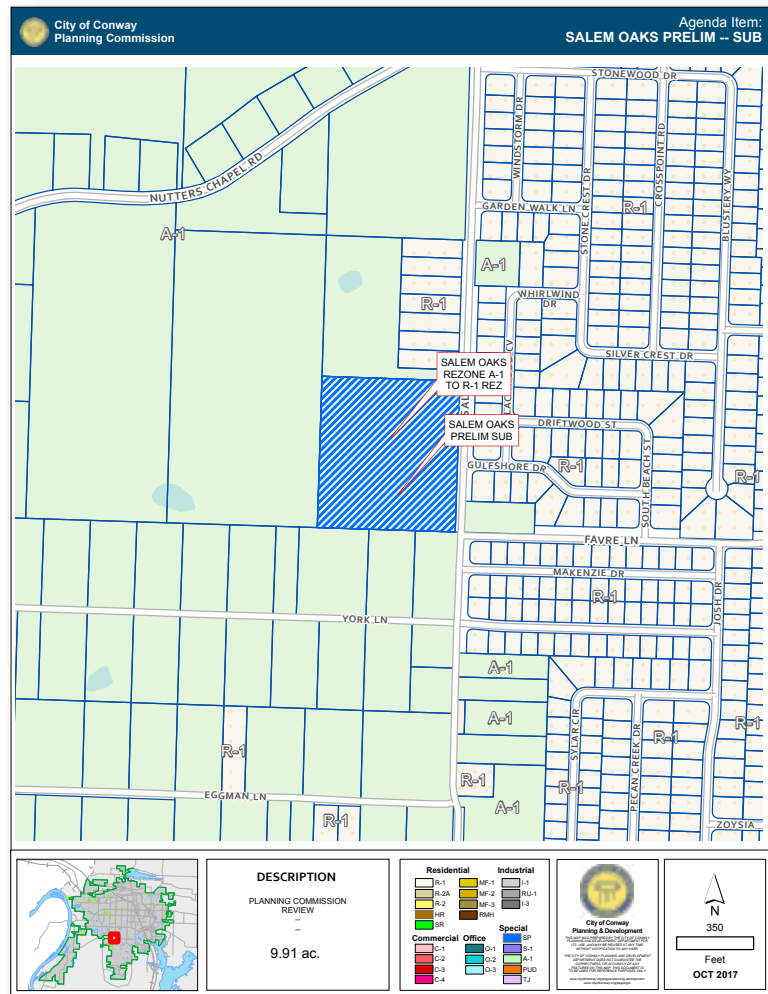
Staff recommends the approval of the preliminary plat subject to the amended punch list.

**CONWAY CITY PLANNING DEPARTMENT REVIEW SALEM OAKS SUBDIVISION PRELIMINARY PLAT SUBMITTED BY WATSON & WATSON**

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. If any portion of the land being subdivided is subject to flooding, the limit of such flooding shall be noted and the appropriate 100 year floodplain and/or floodway shall be identified.
2. The present zoning classification, if any, of the land to be subdivided/replatted and of the adjoining land contiguous to the boundary of the proposed subdivision/replat is needed. Property is zoned A-1. Preliminary Plat approval is contingent upon land being rezoned to R-1.
3. The layout of all proposed sidewalk systems are needed, along with relevant dimensions and bearings.
4. A phasing plan outlining the boundaries for each phase and the location of all CAGIS monuments for the subdivision is needed. A minimum of two CAGIS monuments shall be placed in each subdivision or subdivision phase exceeding ten (10) acres.



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

5. Natural features within the proposed subdivision including drainage channels, bodies of water, wooded areas and other significant features are needed.
6. The downstream drainage channel and drainage structures substantially impacted by the subdivision/replat shall be shown.
7. Improvement plans, including typical cross sections and centerline profiles for any new street system have been provided, which preliminary plat approval is contingent upon review and approval by the Street Dept.
8. Improvement plans for any new drainage system, including location, size and construction of drainageways and structures and typical cross sections and centerline profiles have been provided, which preliminary plat approval is contingent upon review and approval by the Street Dept.
9. The Certificate of Preliminary Engineering Accuracy is needed on each set of street and drainage plans.
10. A draft of any Bill of Assurance proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property included in the submitted plat is needed.



**GENERAL DESIGN REQUIREMENTS**

11. 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.

**STREET DESIGN REQUIREMENTS**

12. State Fire Code 503.0.5 states that dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Anything other than the following cul-de-sac requirement must be approved by the Conway Fire Marshall. Preliminary Plat approval contingent on fire marshal approval of fire apparatus turnaround on Shadow Lane.

**EASEMENT DESIGN REQUIREMENTS**

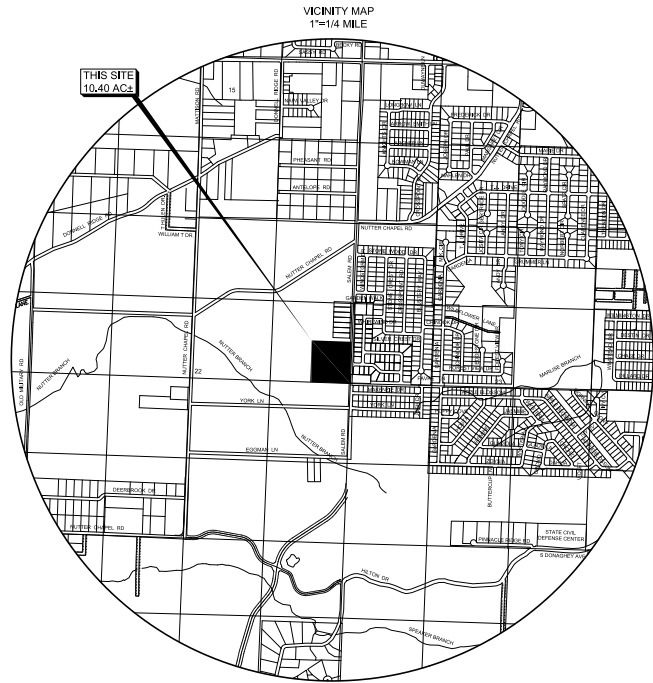
13. Utility easements as required by Conway Corporation are needed.
14. Drainage easements as required by the City Engineer are needed.

**LOT DESIGN REQUIREMENTS**

15. All existing buildings must be shown to meet the minimum setback requirements from all lot lines or they must be modified or moved to meet those setback requirements.
16. Double frontage lots other than corner lots fronting on two streets shall not be platted except under extreme circumstances, as may be approved by the Planning Commission. ***Future extension of Favre Lane will create double frontage lots 13, 14 & 15. Planning Commission must approve these double frontage lots or this condition must be corrected.***
17. On double frontage lots, a planting screen easement of at least 10 feet shall be provided along the portion of the lot abutting a traffic artery or other use where screening is required. There shall be no right of access across the planting screen easement and such restriction shall be clearly designated on the plat and within any Bill of Assurance. Include Planting Easement for lots 12, 13, 14, 15 & 25 along the South boundary lines. Include a Planting Easement for lots 1 & 23 along the east boundary line.
18. At the Planning Commission's discretion, a fence or wall may be substituted for the planting easement and planting screen, but access is denied in the same manner as for the planting easement with the same requirements for noting the restriction.

*continued on page 10*

**SALEM OAKS SUBDIVISION**



**PRELIMINARY**

OWNER/SUBDIVIDER: WATSON & WATSON  
 700 PADGETT RD  
 CONWAY, AR 72034

SURVEYOR: ROBERT FRENCH  
 1021 FRONT ST.  
 CONWAY, ARKANSAS 72032

**CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY**

I, ROBERT D. FRENCH, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
 REGISTERED LAND SURVEYOR  
 NO. 1363  
 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: \_\_\_\_\_  
 CHAIRMAN, CONWAY PLANNING COMMISSION

**SIDEWALK CONSTRUCTION REQUIREMENTS:**

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 SHALL LINK SIDEWALKS OF ADJOINING LOTS SO AS TO PROVIDE A CONTINUOUS "RIBBON" OF PEDESTRIAN ACCESS THROUGHOUT THE COMMUNITY.

ALL SIDEWALKS SHALL BE HANDICAPPED ACCESSIBLE TO PUBLIC STREETS AT STREET CORNERS. SIDEWALKS SHALL MEET AMERICAN DISABILITY ACT STANDARDS.

SIDEWALKS ALONG STREETS CLASSIFIED AS A COLLECTOR OR ABOVE SHALL BE CONSTRUCTED BY THE SUBDIVISION DEVELOPER CONCURRENTLY WITH CONSTRUCTION OF THE OTHER SUBDIVISION INFRASTRUCTURE.

SIDEWALKS ALONG STREETS CLASSIFIED AS RESIDENTIAL SHALL BE CONSTRUCTED BY THE HOMEOWNER/BUILDER. THE SIDEWALK SHALL BE INSTALLED PRIOR TO THE FINAL INSPECTION AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS 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 BUILDING OR ANY OTHER IMPROVEMENTS UPON A LOT OR BY ANY OTHER ACTIONS, THE SIDEWALKS ARE DAMAGED, THE PARTY RESPONSIBLE FOR THE CONSTRUCTION OR OTHER ACTIONS SHALL REPAIR THE SIDEWALK(S) TO THE SATISFACTION OF THE CITY.

- GENERAL NOTES:**
1. LOT DIMENSIONS GIVEN ON CORNER LOTS ARE TO THE POINT OF CURVATURE.
  2. ALL ROUNDED CORNERS ARE 28' RADIUS UNLESS OTHERWISE NOTED.
  3. THIS PROPERTY SURVEYED ON 08/23/2017.
  4. RATIO CLOSURE ERROR: MEETS MINIMUM RELATIVE POSITIONAL ACCURACY STANDARDS FOR THE STATE OF ARKANSAS.
  5. THIS PROPERTY ZONED A-1.
  6. THIS PROPERTY SERVICED BY CONWAY CORPORATION UTILITIES - WATER AND SEWER.
  7. ALL LOTS SHALL SLOPE TO A STREET AND/OR DRAINAGE EASEMENT.
  8. THIS PLAT REFERENCED TO CAGIS MONUMENT #1027-HARN.

LINE BEARING	DISTANCE
L1	S01°54'41"W 25.00'
L2	S01°54'41"W 25.00'
L3	N88°05'18"W 18.50'
L4	S01°54'42"W 8.50'
L5	N88°05'18"W 12.50'
L6	N88°05'18"W 12.50'
L7	S01°54'42"W 8.50'
L8	N88°05'18"W 18.50'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	44.02'	28.00'	90°04'17"	N48°56'49"E	35.82'
C2	43.95'	28.00'	89°55'43"	S43°03'11"E	35.77'
C3	43.98'	28.00'	89°55'51"	N48°59'02"E	35.80'
C4	43.98'	28.00'	90°00'00"	S43°00'58"E	35.80'
C5	44.02'	28.00'	90°04'25"	N43°03'05"W	35.82'
C6	43.95'	28.00'	89°55'35"	S48°56'55"W	35.77'
C7	43.98'	28.00'	90°00'00"	S43°03'11"E	35.80'
C8	43.98'	28.00'	90°00'00"	N48°54'42"E	35.80'
C9	44.02'	28.00'	90°04'25"	N43°03'05"W	35.82'
C10	43.95'	28.00'	89°55'35"	N48°56'55"E	35.77'

SW CORNER SE1/4 NE1/4 SECTION 22 T-5-N-R-14-W

**LEGAL DESCRIPTION:**

A PART OF THE SE1/4 NE1/4, SECTION 22, T-5-N, R-14-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND POINT FOR THE SE CORNER OF SAID SE1/4 NE1/4; THENCE ALONG THE SOUTH LINE OF SAID SE1/4 NE1/4 N88°05'18"W A DISTANCE OF 659.90' TO A SET 1/2" REBAR W/CAP (136); THENCE LEAVING SAID SOUTH LINE N01°59'07"E A DISTANCE OF 687.58' TO A FOUND 3/4" PIPE; THENCE S88°01'02"E A DISTANCE OF 659.01' TO A POINT ON THE EAST LINE OF SAID SE1/4 NE1/4; THENCE ALONG SAID EAST LINE S01°54'41"W A DISTANCE OF 686.76' TO THE POINT OF BEGINNING, CONTAINING 10.40 ACRES MORE OR LESS.

**SURVEYOR'S NOTES:**

SAID TRACT IS SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS, AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE.



**PRELIMINARY**

BEARINGS ESTABLISHED BY STATE PLANE COORDINATES HARN 97(NAD 83) ARKANSAS NORTH ZONE

**SALEM OAKS SUBDIVISION**  
 CITY OF CONWAY  
 LOT PLAN

CENTRAL ARKANSAS PROFESSIONAL SURVEYING  
 OFFICE (501) 513-4500  
 MOBILE (501) 472-2962  
 FAX (501) 513-0865

DATE: 09/27/2017

SCALE: 1"=50'

SHEET NO: 1 OF 1

# C1 SALEM OAKS PRELIMINARY SUBDIVISION

## UTILITY DESIGN REQUIREMENTS

19. 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.
20. Minimum clearance of twenty-six (26) feet must be provided around a fire hydrant.

## SIDEWALK DESIGN REQUIREMENTS

21. Sidewalks are required along both sides of all streets within all zoning districts within Conway city limits and within the Conway Territorial Jurisdiction.
22. 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.
23. When a developer created double frontage lots with one side along a street classified as a collector or above, the developer shall construct sidewalks along the collector or greater street frontage. Developer required sidewalk construction along Salem Road on lot 25. All other required sidewalk construction installed prior to final inspection and issuance of certificate of occupancy.
24. 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.
25. 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.

## OTHER REQUIREMENTS

26. 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

27. 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

28. 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 Oaks Subdivision will expire on September 29, 2018.

# C2 CARMICHAEL PLACE PRELIMINARY SUBDIVISION - EXTENSION

## REQUEST FOR EXTENSION OF PRELIMINARY PLAT APPROVAL FOR CARMICHAEL PLACE 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.

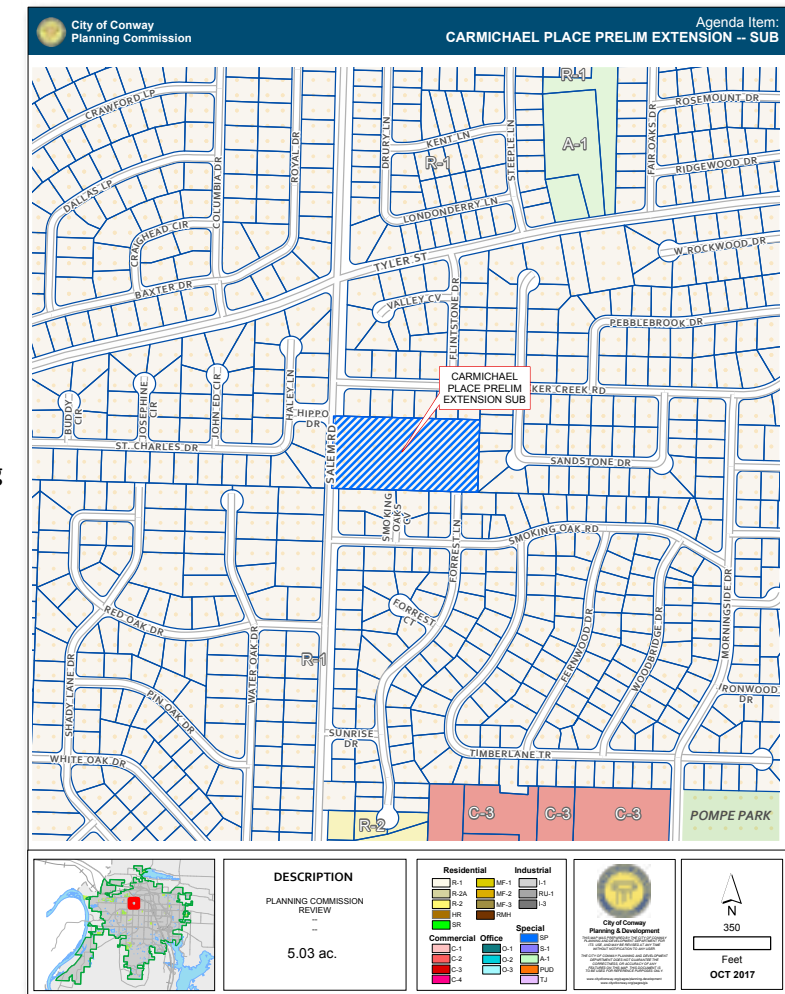
**Overlay.** None

### STAFF COMMENTS

Applicant has requested a one year extension of the approval of the preliminary plat, granted October 17, 2016. If approved, the plat will expire on 9/30/2018.

### STAFF RECOMMENDATIONS

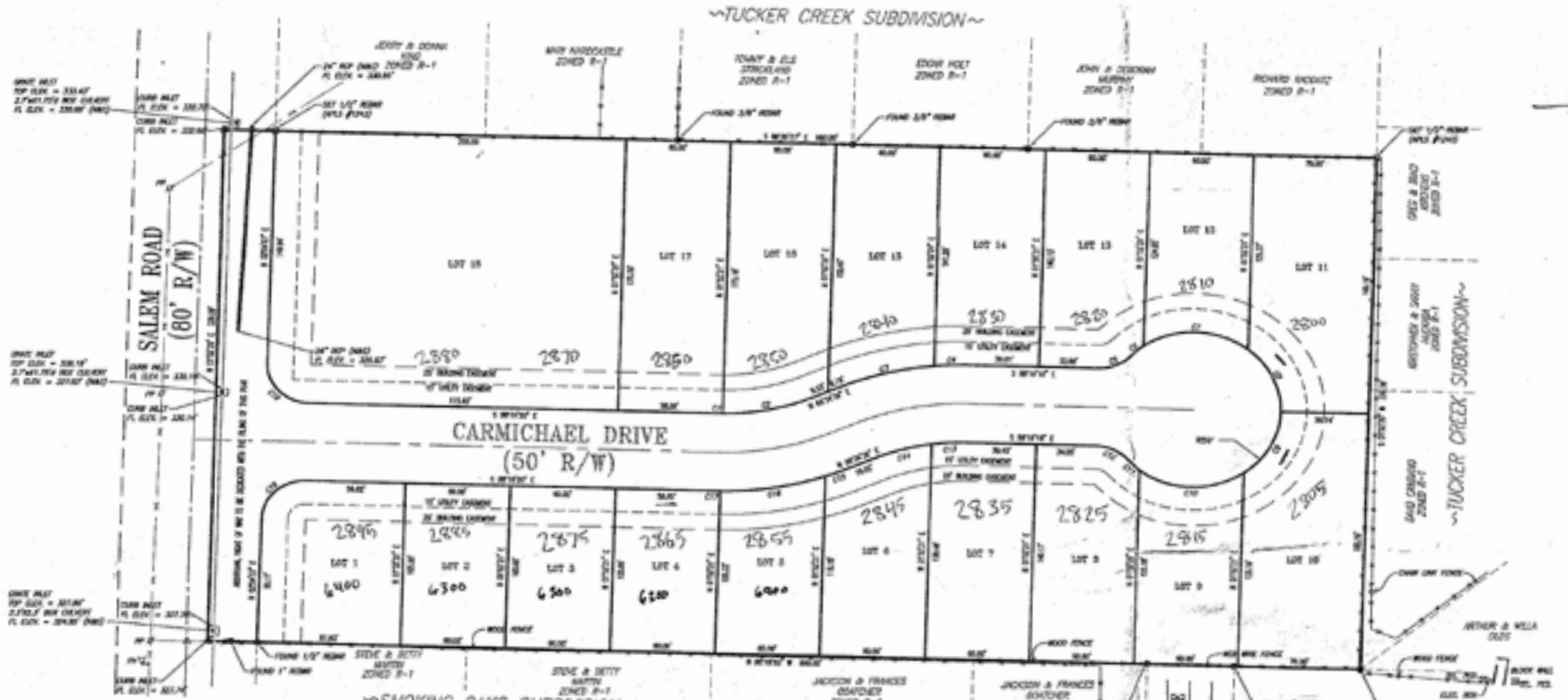
Staff recommends approval of the preliminary plat extension request.



Preliminary Plat

# CARMICHAEL PLACE SUBDIVISION

LYING IN THE S1/2 NW1/4, SECTION 2, T-5-N, R-14-W  
FAULKNER COUNTY, ARKANSAS



**NOTES:**  
 Iron pins are set at all lot corners and at points of curve. Lots with rounded corners are 25' radius unless noted otherwise. Distances on curves are chord distances. Every lot must slope to a street or to a drainage easement.  
 All easements shall be for general utilities and or drainage. Building lines are as noted. All easements are dedicated to the public.  
 This property is not in the 100 year flood plain according to Map#0504500284H, Dated 12-19-2006. This property is serviced by Conway Corporation. Water and Sewer - Conway, Arkansas, Faulkner County.  
 This property is zoned R-1.  
 Date of survey: September 13, 2016  
 The error of closure is 1 to 112545.  
 This plat was prepared by Tim P. Tyler, Arkansas Professional Land Surveyor No. 1243  
 240 Skyline Drive, Suite 3000, Conway Arkansas 72032 Phone 501-329-1400

- Proposed Sidewalks:**
- Shall be constructed of concrete with a minimum thickness of four (4) inches and shall be a minimum of five (5) feet wide.
  - All sidewalks shall be handicapped accessible to public streets at street corners and at designated mid-block.
  - Public service drives/alleyways, sidewalks shall meet american disability act standards.
  - The sidewalk elevation shall be two (2) percent above the top of the curb, sloping two (2) percent towards the curb (one-fourth inch in each foot). This elevation shall be continuous through the 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.

**Legal Description (Carmichael Place Subdivision):**  
 Lots 1 through 18, Carmichael Place Subdivision, lying in the S1/2 NW1/4 of Section 2, T-5-N, R-14-W, Faulkner County, Arkansas more particularly described as commencing at the SW corner of said S1/2 NW1/4 at a found Reading in the Road; thence along the East right of way of Salem Road, being the West line of said S1/2 NW1/4 N01°52'20"E, 330.09 feet; thence along said West line S88°20'27"E, 660.00 feet to a set 1/2" rebar (APLS #1243); thence S01°52'20"W, 330.38' to a found 1" pipe on the South line of said S1/2 NW1/4; thence along said South line N88°18'55"W, 660.00 feet to the point of beginning, containing 5.00 acres more or less.



LINE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	POINT
1	N01°52'20"E	330.09	330.09	N01°52'20"E	238.21
2	S88°20'27"E	660.00	660.00	S88°20'27"E	238.21
3	S01°52'20"W	330.38	330.38	S01°52'20"W	238.21
4	N88°18'55"W	660.00	660.00	N88°18'55"W	238.21

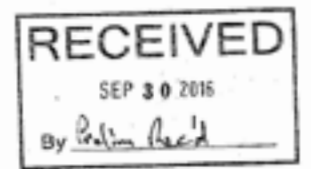
**LEGEND**

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



VICINITY MAP  
SCALE: 1"=1000'

**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 hereon 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



**T Tyler Group**  
 surveying, mapping, engineering  
 1240 SKYLINE DR. STE. 3000, CONWAY, AR. 72032  
 TEL: 501.329.1400 / Fax: 501.307.3072 / www.ttylertgroup.net / email: ttt@tgroup.net

DATE:	09-20-16
SCALE:	1 INCH EQUALS 60 FEET
PROJECT JOB NO.:	116-0560 / MALLORY
DRAWN BY:	CNC
REVIEWED BY:	PPS
STATE CODE:	500-058-146-0-02-400-23-1243
SHEET NO.:	1 OF 2

INT.	DATE	DESCRIPTION OF REVISION MADE

PROJECT TITLE:  
**Survey For:**  
**CARMICHAEL PLACE SUBDIVISION**  
 BEING A PART OF THE S1/2 NW1/4 SECTION 2, T-5-N, R-14-W, FAULKNER COUNTY, ARKANSAS

# D1 CRAFTON REQUEST TO REZONE FROM A-1 TO R-1

## HAL CRAFTON REQUEST TO REZONE FROM A-1 TO R-1 PROPERTY LOCATED AT 3840 TYLER STREET, ADJACENT TO ST. JOHNS SUBDIVISION

### APPLICANT

Hal Crafton  
PO Box 10482  
Conway, AR 72034

### STAFF REVIEW BY

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

### SITE DATA

**Location.** 3840 Tyler Street; adjacent to St. John's Subdivision

**Site Area.** ±10.83 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 development. The submitted plat shows area along creek will be dedicated park land with a walking trail connecting to Tyler St for area pedestrian traffic.

**Projected Traffic Impact.** With a rezoning to R-1, traffic impact with 40 lots would be approximately 383 vehicles trips a day.

**Flood/Drainage.** There is a creek running along the west side of property, there is no designated flood plain at this time, but recent plat shows creek will be a concrete bottom ditch, as well as two detention ponds will be built for storm water mitigation.

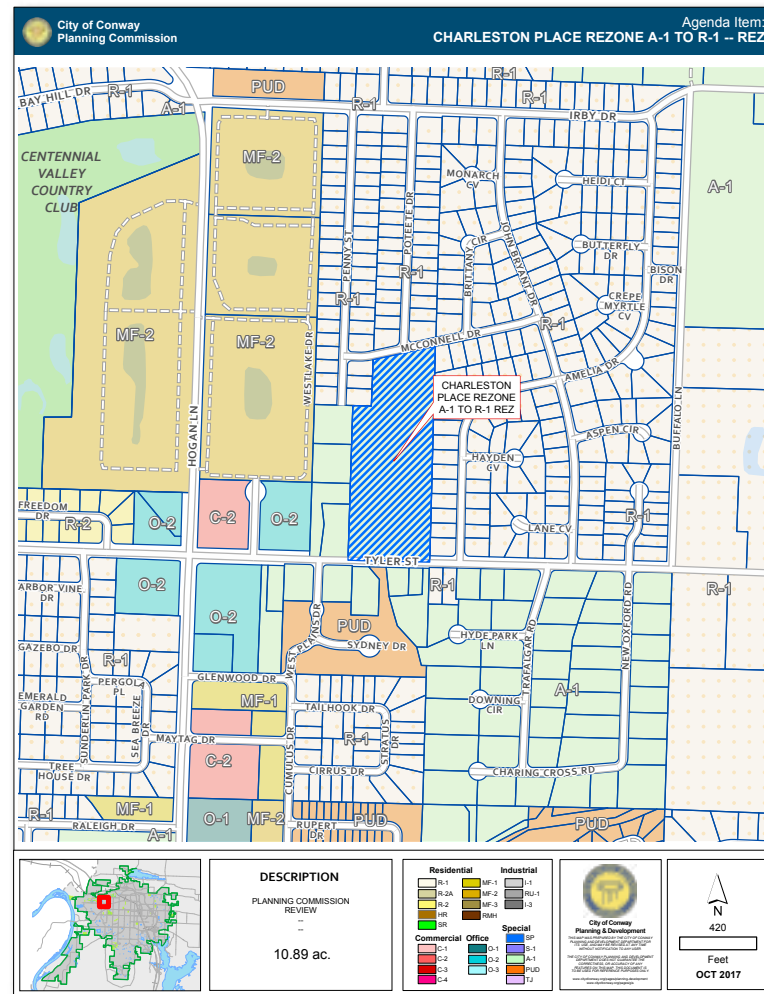
**Utility Infrastructure.** The applicant will need to coordinate utilities with Conway Corporation for any future structures.

**Street Improvement.** There are no current plans for road expansion along Tyler St.

**Conway 2025.** Not directly applicable.

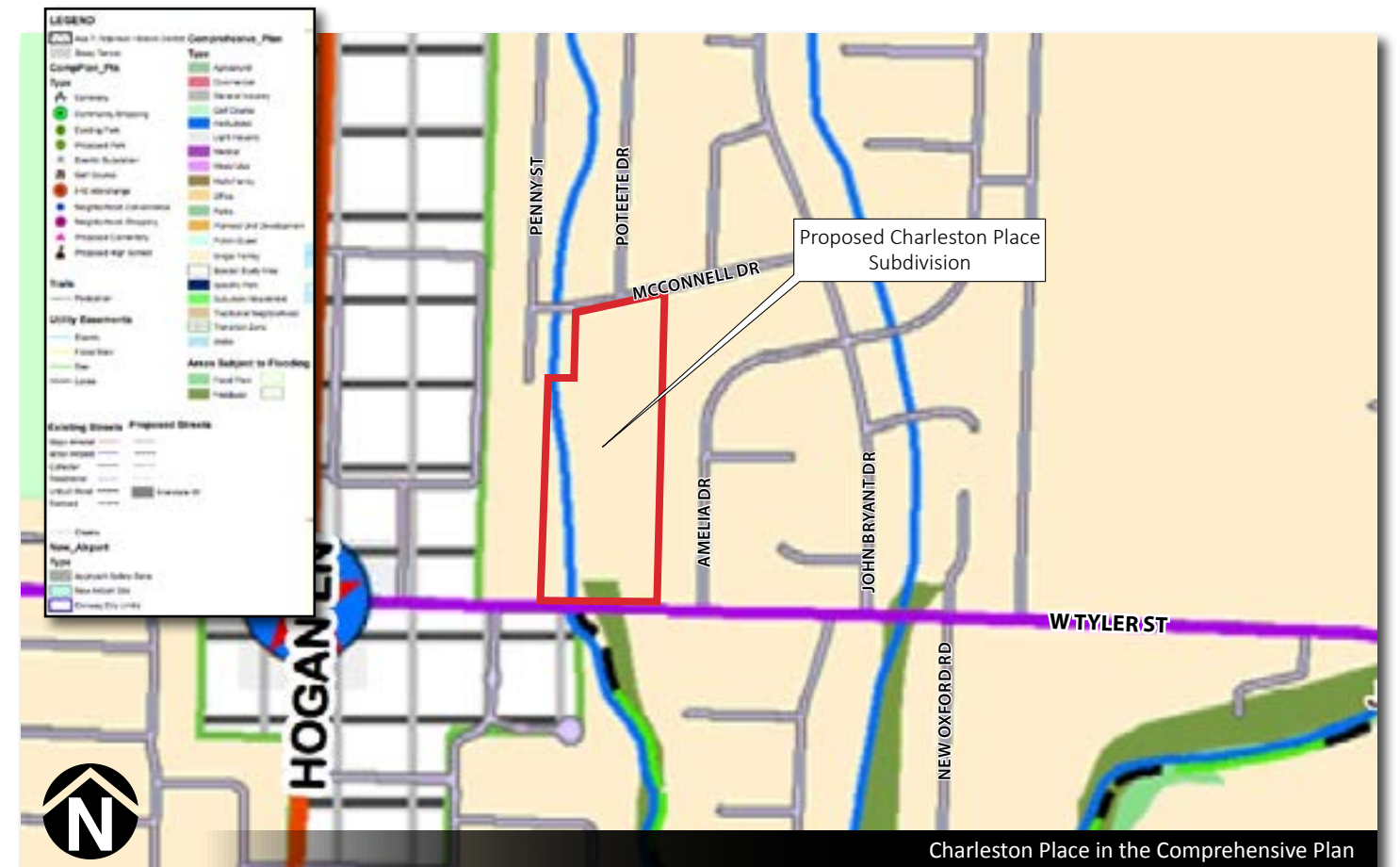
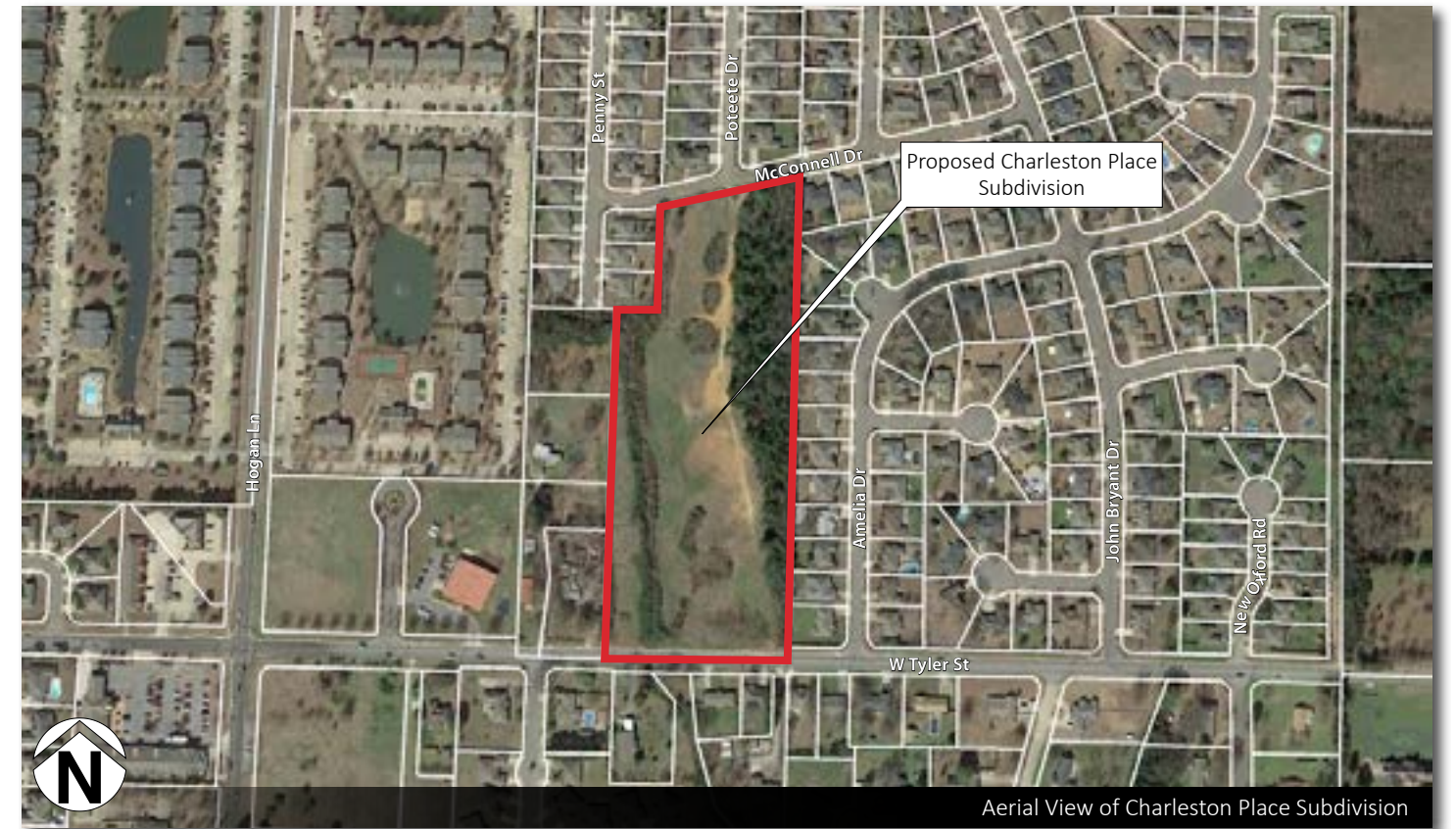
### STAFF COMMENTS

The applicant is seeking a rezoning from A-1 (Agricultural District) to R-1 (Single Family Residential) with plans to build a new subdivision on the property. Connections to the property would be come from Tyler Street and McConnell Drive, within existing subdivisions.



### STAFF RECOMMENDATIONS

Planning Staff recommends approval of this rezoning, as it is in-line with surrounding residential growth. The additional traffic will be negligible on overall traffic flow in the area, with only 40 lots. Traffic will flow onto Tyler Street as the major road of the area, as well as feed into the existing streets in prior phases of St John's Subdivision moving towards Irby Drive. The added potential park land along the creek would be of benefit to the City Parks and Trail system. The subdivision preliminary plat was approved at the September 2017 Planning Commission Meeting.





**HAL CRAFTON REQUEST TO REZONE FROM A-1 TO R-1  
PROPERTY LOCATED AT 1300 FAVRE LANE**

**APPLICANT**  
Hal Crafton  
PO Box 10482  
Conway, AR 72034

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

**SITE DATA**  
**Location.** 1300 Favre Lane; Northwest Corner Favre Lane and South German Lane

**Site Area.** ±6.26 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.** With a rezoning to R-1, traffic impact with 27 lots would be approximately 259 vehicles trips a day.

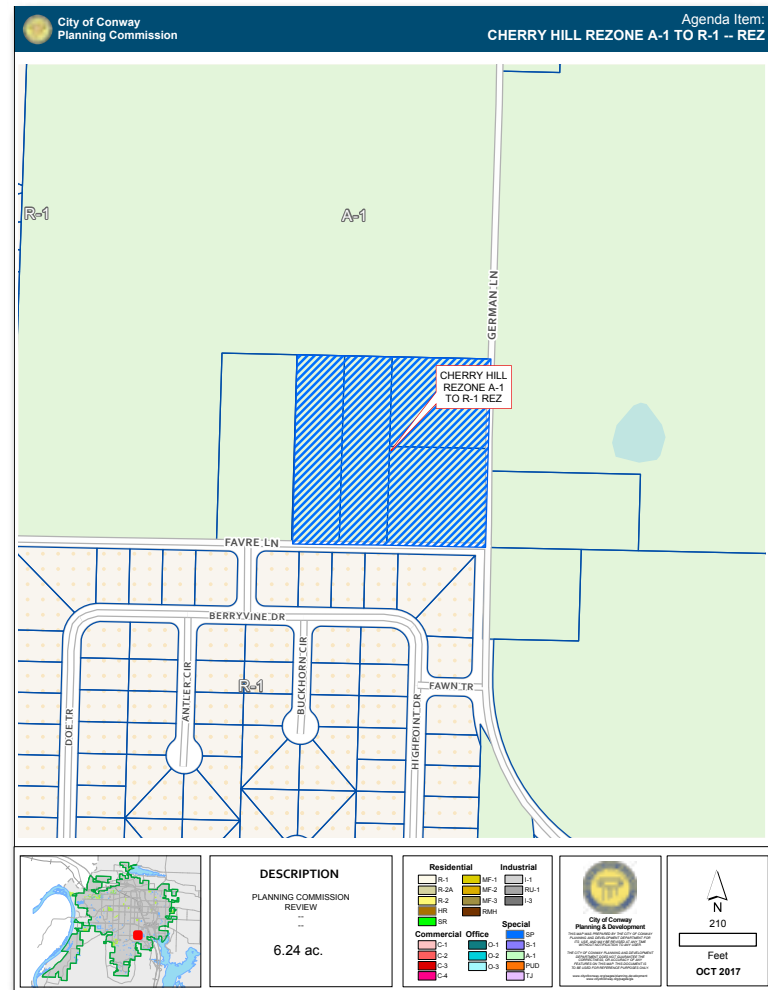
**Flood\Drainage.** There is flood plain in the northeast portion of the property (Lots 11 and 12).

**Utility Infrastructure.** The applicant will need to coordinate utilities with Conway Corporation for adequate utility needs for the proposed subdivision.

**Street Improvement.** There are no current plans for road expansion along South German or Favre Lane.

**Conway 2025.** Not specified.

**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 subdivision on the property. Connections to the property would come from Favre Lane with 2 entrances to the subdivision in the form a horseshoe. Traffic will flow onto Favre Lane, which can handle the additional traffic generation.



**STAFF RECOMMENDATIONS**  
Planning Staff recommends approval of this rezoning, as it is in-line with surrounding residential growth as well as being adjacent to city owned property, which eventually will be a park. The additional traffic will be negligible on overall traffic flow in the area, with only 27 lots. The subdivision preliminary plat was approved at the September 2017 Planning Commission Meeting.



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

**WATSON & WATSON REQUEST TO REZONE FROM A-1 TO R-1 PROPERTY LOCATED AT 1555 S SALEM RD**

**APPLICANT**

Watson & Watson Construction  
700 Padgett Rd  
Conway, AR 72034

**STAFF REVIEW BY**

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

**SITE DATA**

**Location.** 1555 South Salem Road

**Site Area.** ±10.4 acres

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

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

**Existing Structures.** One single family residence along South Salem Road.

**Overlay.** None

**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 limited depending on the number of homes that could be constructed; possibly 48 homes. 48 homes would generate around 460 vehicle trips per day. Favre and South Salem may adequately handle this additional traffic generation.

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

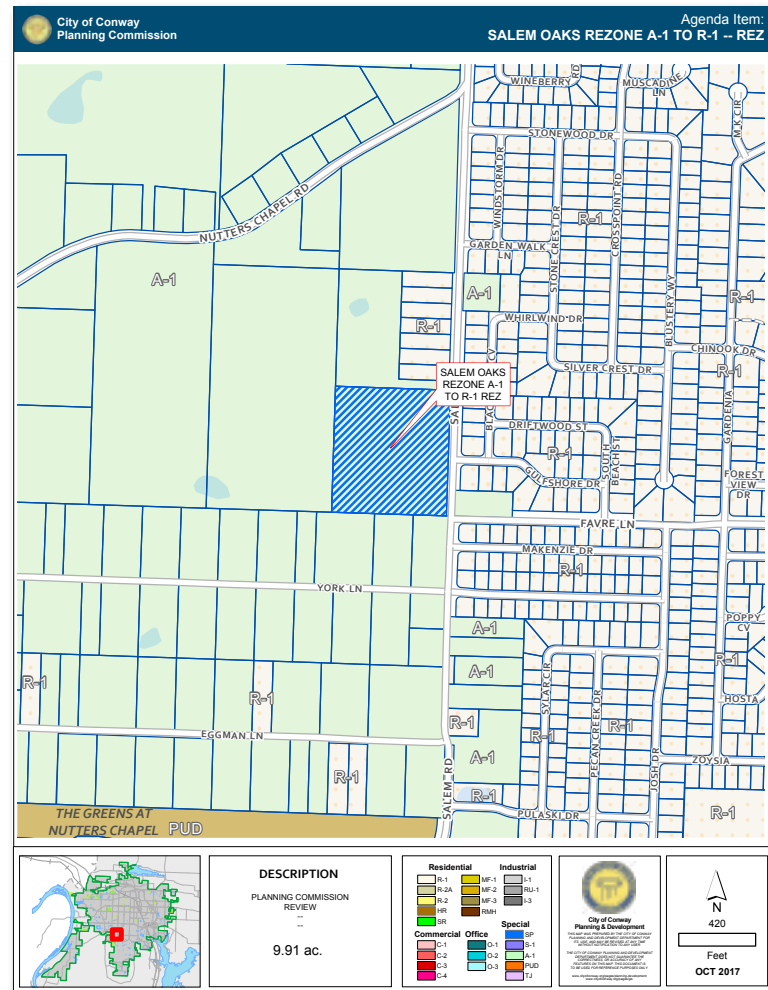
**Utility Infrastructure.** The applicant will need to coordinate utilities with Conway Corporation for the area.

**Street Improvement.** There are no current area street improvement plans. South Salem is a minor arterial but there are no proposed future expansion plans at this time. With approval of rezoning and subsequent platting, additional right of way for the extension of Favre and an intersection roundabout will be acquired to allow future street expansion on southern edge of property.

**Conway 2025.** Not specified.

**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 subdivision on the property. Connections to the property would be come from South Salem Road currently with potential for Favre Lane access in the future when extended west from South Salem Road.



**STAFF RECOMMENDATIONS**

Planning Staff recommends approval of this rezoning, as it is in-line with surrounding residential growth. The additional traffic will be negligible on overall traffic flow in the area, with approximately 25-30 lots. Current traffic flow will be onto South Salem Road off an entry street, with future access from Favre Lane once extended.



**D4 BAKER REQUEST TO REZONE FROM A-1 TO RU-1**

**GARY BAKER REQUEST TO REZONE FROM A-1 TO RU-1  
A PORTION OF PROPERTY LOCATED AT 185 LOWER  
RIDGE RD [to become 183 Lower Ridge Rd]**

**APPLICANT**

Gary Baker  
185 Lower Ridge Rd  
Conway, AR 72032

**STAFF REVIEW BY**

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

**SITE DATA**

**Location.** 185 Lower Ridge Road (Home on Property);  
portion seeking rezoning would be addressed as 183 Lower  
Ridge Road.

**Site Area.** ±2.0 acres

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

**Requested Zoning.** RU-1 (Restricted Use District)

**Existing Structures.** Existing Single Family Home to the  
north and an accessory building (~2500 sq/ft) along the road  
frontage.

**Overlay.** None; Part of Lower Ridge Rd Corridor Study

**Comprehensive Plan.** The Comprehensive Plan this area as  
suburban residential, area was updated in 2009 Lower Ridge  
Road Corridor study

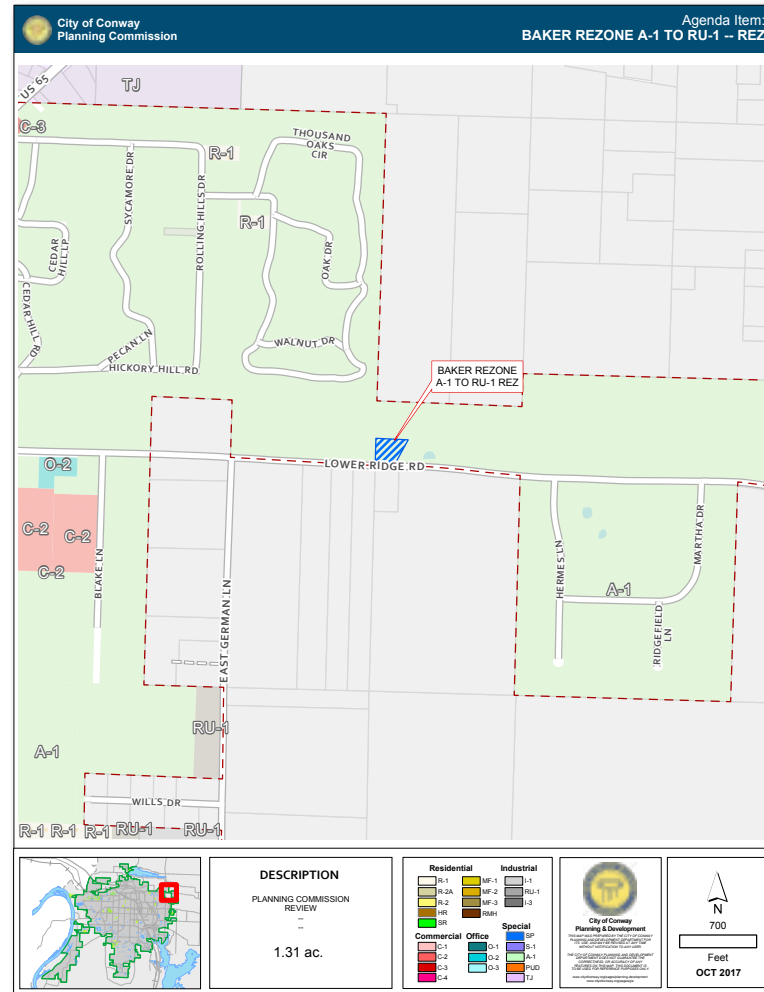
**Projected Traffic Impact.** With a rezoning to RU-1, traffic  
impact would increase, as uses allowed in RU-1 would be  
more intensive than a single family dwelling. A 2500 sq/ft  
office building has the potential to generate around 30-  
35 vehicle trips per day. Lower Ridge is a Major Arterial,  
however it has not been improved at this time and more  
resembles a residential road, but carrying many more cars.  
An office use is the most intensive “by right” use of the  
property in the RU-1 district.

**Flood\Drainage.** The site is not within any FEMA Flood  
Zones.

**Utility Infrastructure.** The applicant will need to coordinate  
utilities with Conway Corporation for any additional needs  
for potential office building improvements above and  
beyond single family use.

**Street Improvement.** There are no current street  
improvement plans for this area. Lower Ridge Road is a  
major arterial and upgrades in the near future could be  
expected as traffic and development continue to increase  
along the corridor.

**Conway 2025.** Not directly applicable.

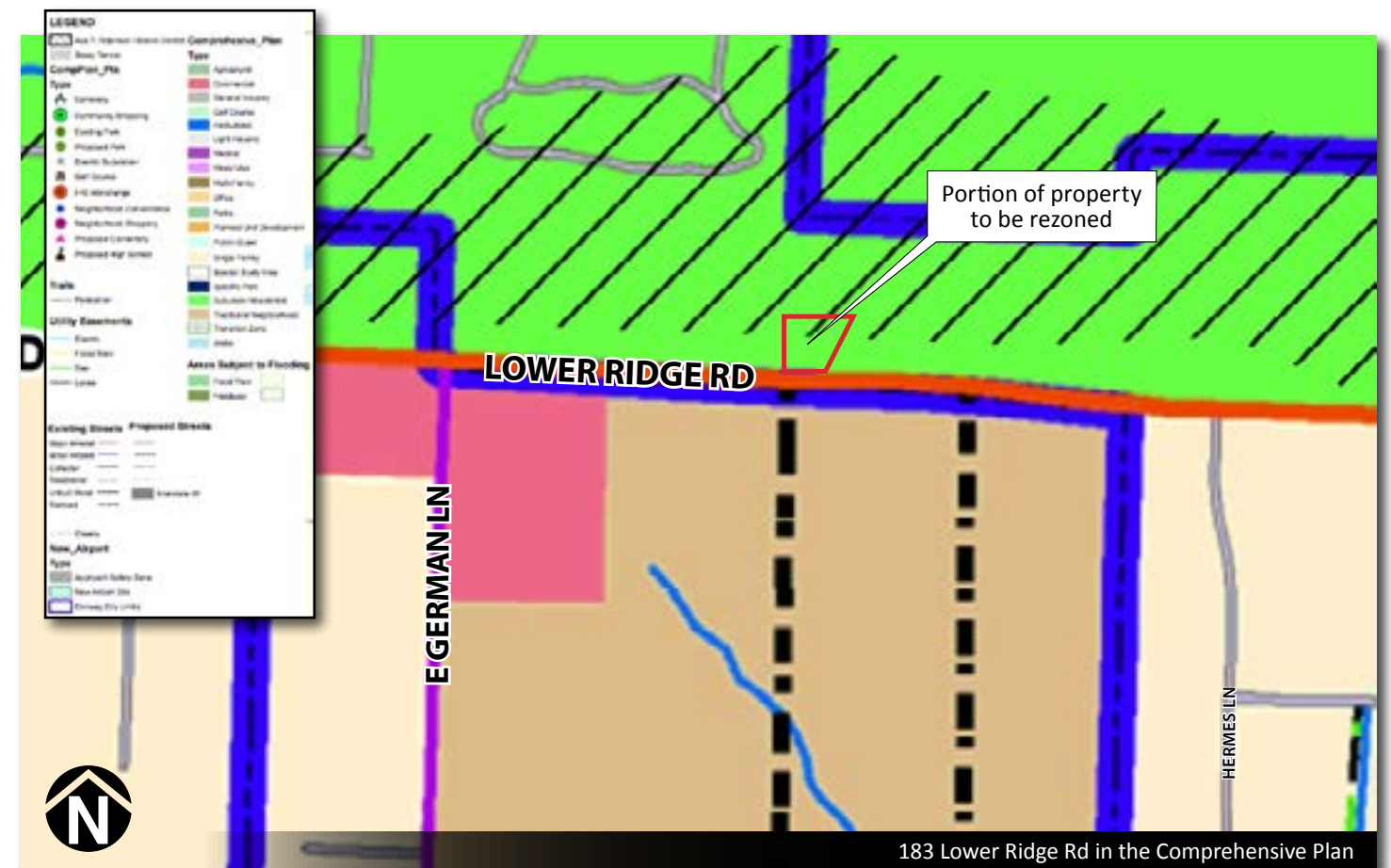


**STAFF COMMENTS**

The applicant is seeking a rezoning from A-1 (Agricultural District) to RU-1 (Restricted Use District) with plans to continue to use the existing shop as a light office. The applicant has been doing research and development on optical systems on his property in the existing shop building with little to no traffic generation. The rezoning is being sought to be more in line with a potential increase in office traffic. The applicant would also like to erect a sign so that visitors may more easily find the shop. The shop is 120 ft off the road, but applicant does not expect any increase in traffic or modifications of the existing buildings.

**STAFF RECOMMENDATIONS**

Planning Staff recommends approval of this request, the rezoning is very restrictive as far as uses and the applicant does not have intentions of expanding his existing small office business. The light office use would have minimal impact on the surrounding area and is sought to be in-line with current zoning regulations. The area to the south is Faulkner County and not regulated by City of Conway Zoning Ordinance. There have been small areas of rezonings farther west on Lower Ridge Rd, but this area has not had any modifications prior to this submittal.



# D5 SMITH COMMUNICATIONS REQUEST FOR CONDITIONAL USE PERMIT FOR TRANSMISSION TOWER

## SMITH COMMUNICATIONS REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW A TRANSMISSION TOWER IN A C-3 ZONING DISTRICT

**APPLICANT/OWNER**  
 Smith Communications  
 520 N College Ave  
 Fayetteville AR 72701

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

**SITE DATA**  
**Location.** 1499 Robins Street (Conway Station Park property)

**Site Area.** ± 0.13 acre (75' X 75' lease parcel)

**Current Zoning.** C-3 (Highway Shopping District)

**Requested Conditional Use Permit.** To allow a 170 foot tall stealth cell tower.

**Existing Structures.** Water Tower (no longer in service) with cellular antennae attached. The water tower will be demolished. The proposed cell tower will replace the water tower.

**Overlay.** None.

**Comprehensive Plan.** The Comprehensive Plan shows this area as parkland and currently Conway Station Park is located on the property, the existing water tower has not been used for water service for many years. It is being utilized as a base for communication antennae.

**Projected Traffic Impact.** None.

**Flood\Drainage.** This property is not within the 100 year floodplain or floodway.

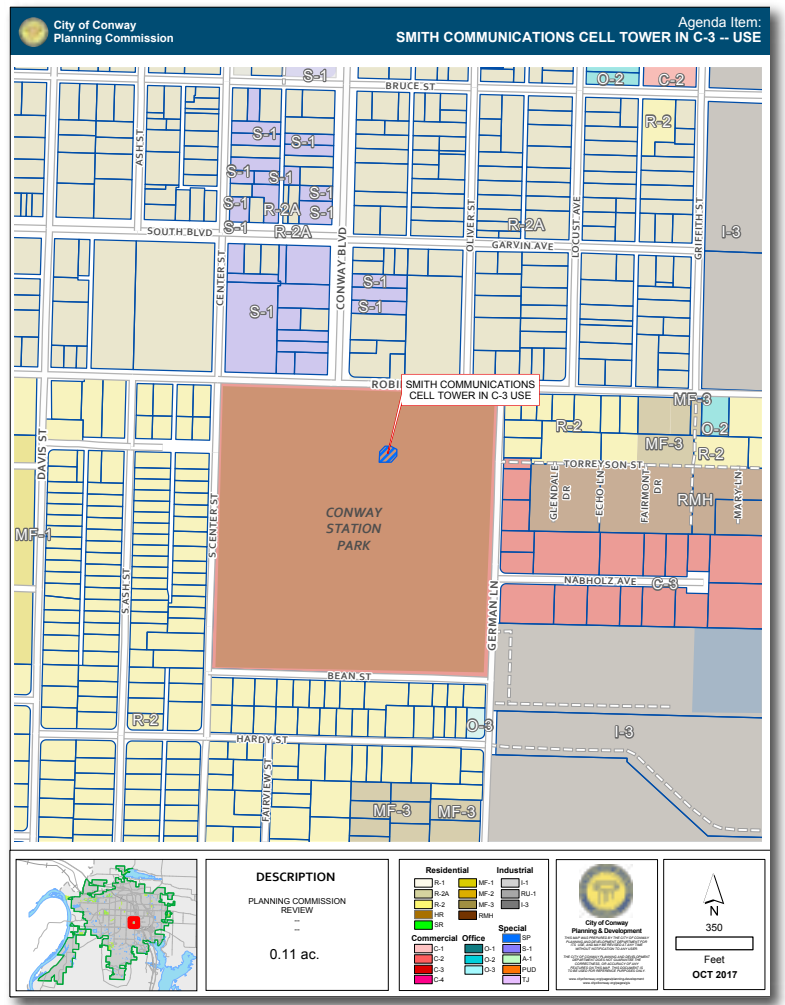
**Utility Infrastructure.** Utilities should be adequate for the new monopole design and necessary equipment.

**Street Improvement.** There are no street improvements planned in the immediate future.

**Conway 2025.** Not directly applicable.

### STAFF COMMENTS

The applicant is seeking a conditional use permit to place a 170 foot tall cellular communications tower within the City of Conway Baseball Park as a replacement for the existing water tower. The new monopole design will be more in line with previous cellular towers that have been approved and constructed.



The Zoning Ordinance permits cell towers in all zoning districts by conditional use permit. Unless outstanding conditions warrant otherwise, the following conditions apply to any transmission tower/station.

### Zoning Ordinance Prescribed Conditions

**Height.** Tower height shall be limited to 150 feet maximum as measured from average undisturbed soil area to the highest tower projection.

- The proposed tower structure is 170 feet tall. The height is similar to height of the existing water tower. Applicant is requesting the additional height for the tower.

**Setbacks.** Transmission towers shall be setback a distance equal to the tower's height from the property line or any occupiable structure. If the Applicant provides a letter or design drawings stamped by a certified structural engineer documenting that the proposed structure's fall zone is less than the actual height of the structure, the setbacks shall be reduced to applicable structure setbacks per zoning district.

- The proposed tower is over 170 feet from any structure and is engineer certified for a lesser fall zone. There are no buildings within fall zone, but a portion of baseball field would be within 170 ft of structure.

continued on pg 24



**Monopole.** Transmission towers shall be a monopole design.

- The proposed tower is a “stealth” monopole design.

**Internal Antenna and Wiring.** All antennas, cabling, and wiring shall be internally mounted. No antennas or wiring shall be visible on the exterior of the tower.

- All antennas and wiring are proposed to be internally mounted.

**Fencing.** Ground mounted accessory equipment and support structures shall be secured and enclosed with a fence not less than 6 feet in height. If the tower location is within view of a public right of way, or an aesthetically sensitive area, fence shall be made of a durable material appropriate for the development and/or area. Brick or masonry shall be the preferred materials. Lesser material shall be appropriate for non-aesthetically sensitive areas.

- An 8 foot tall brick and wooden privacy fence is proposed. The location is highly visible from public view.

**Landscaping.** If the tower location is viewable from a public right of way, or otherwise located in an aesthetically sensitive area, landscaping shall be required surrounding the fencing of accessory equipment. Required landscaping shall be consistent with surrounding vegetation and shall be maintained by the facility owner. The City Council may choose to not require landscaping for sites that are not visible from the public right-of-way or adjacent property or in instances where in the judgment of the City Council, landscaping is not appropriate or necessary.

- The site will be in open view of the public with its location in the middle of the baseball park and fronting Robins Street. Trees and shrubbery will be planted around the fenced in area, with gate entrance located on the southern side.

**Lighting.** Lighting and Marking. Telecommunications Facilities or Support Structures shall not be lighted or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).

- No lighting is proposed.

**Signage.** Signs located at the transmission tower/station shall be limited to ownership and contact information, FCC antenna registration number (if required) and any other information as required by government regulation. Commercial advertising is strictly prohibited.

- No signage is proposed.

**Removal.** Any transmission tower/station which is not used for a continuous period of twenty four (24) months must be dismantled and removed by the telecommunications service provider. If the Planning Commission/City Council find outstanding conditions are warranted, deviations from these prescribed conditions may be allowed.

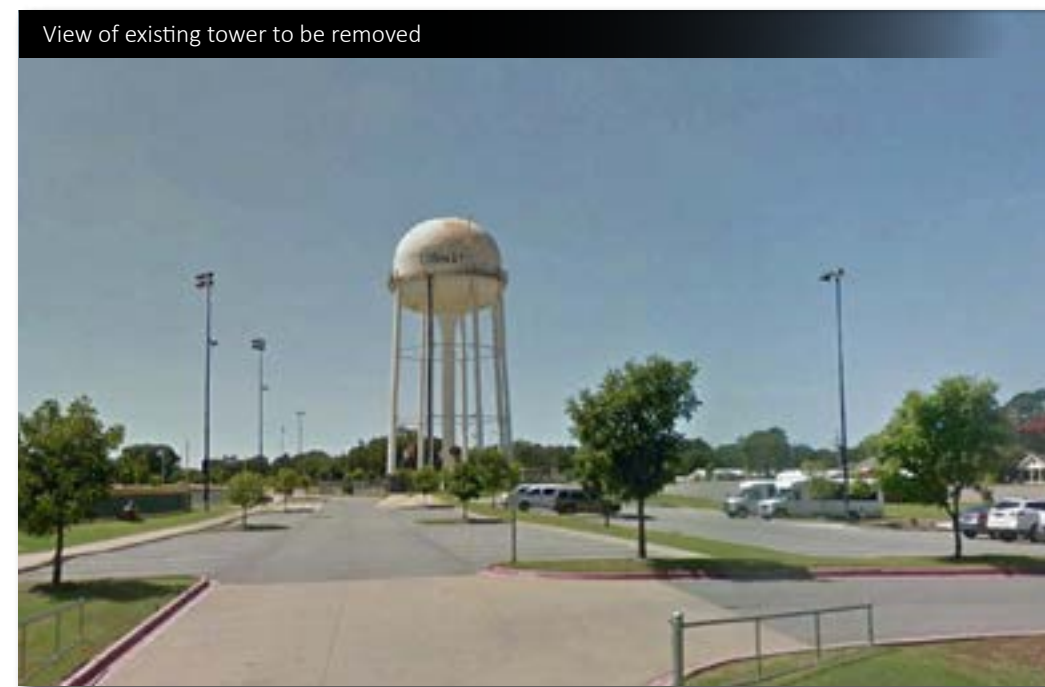
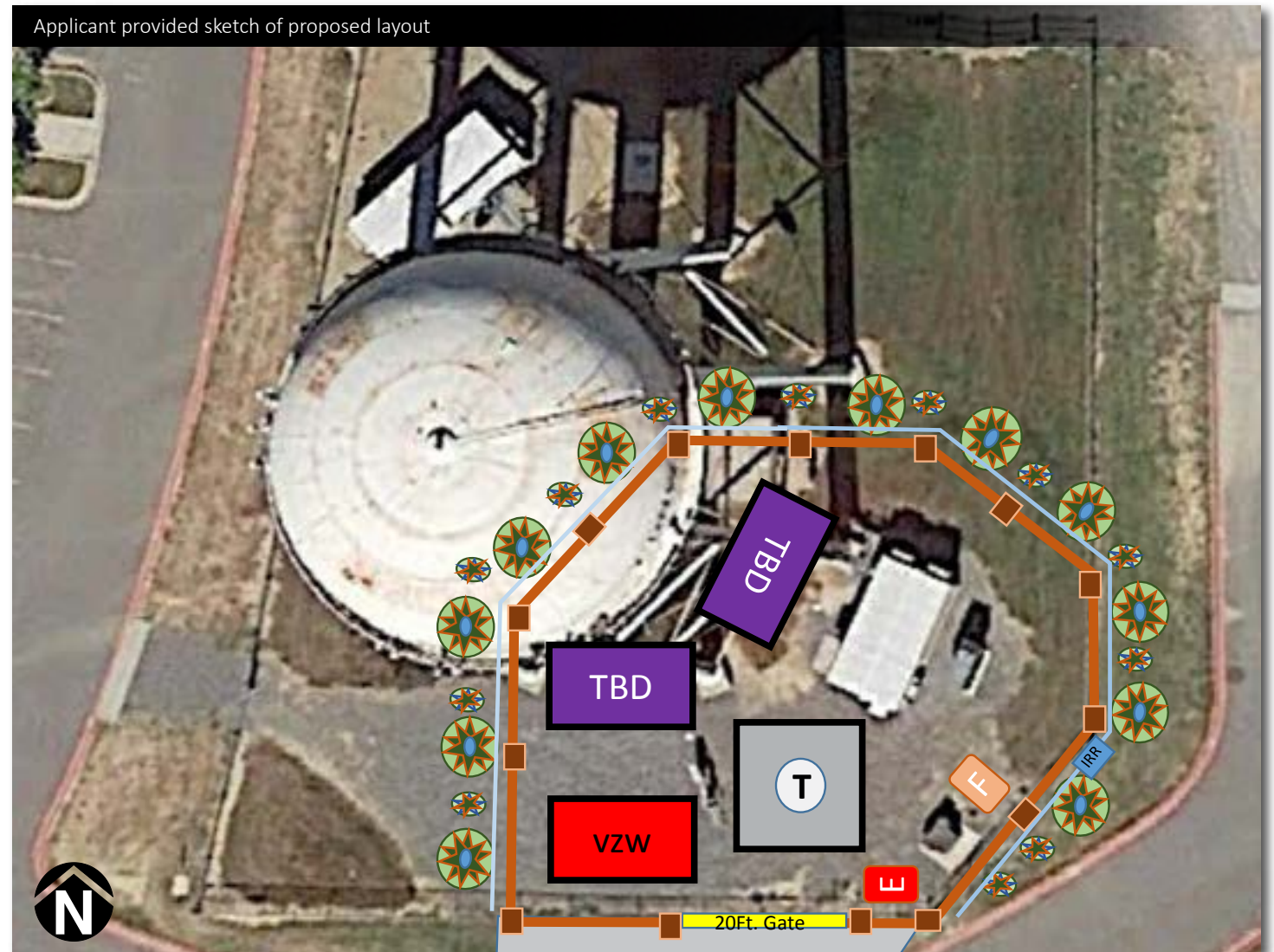
- The current decommissioned water tower is being removed for the construction of a new monopole tower. The requested height is a deviation from the listed zoning conditions. The existing water tower is around this same height. The water tower is also used as a landmark for visitors and aids in visually locating the baseball complex. The proposed 170 foot height will match the existing water tower height and continue to provide a visual aid for park seeking visitors. In addition, a “wrap” with vertical letters spelling “Conway” and possibly other graphics are proposed as part of the new tower.

**STAFF RECOMMENDATIONS**

Staff recommends approval of this conditional use permit. The proposed project will remove the decommissioned water tower and replace it with a new less intrusive stealth monopole transmission tower. This tower will provide a visual guide to park visitors and include appropriate Conway specific graphics.

**Suggested Conditions**

1. All prescribed conditions per the Conway Zoning Ordinance shall be met along with the three specific conditions below.
2. An 8 foot tall brick and wooden privacy fence shall surround the enclosure. Any security fencing shall be behind this wall out of sight. Brick should be of similar color as the Boys and Girls Club
3. 2” caliper d.b.h. Evergreen trees shall be planted around the perimeter of the privacy fence on the west, north, and east as shown on submitted plans.
4. 170 ft. tower height shall be allowed.
5. A graphic “wrap” shall be provided and maintained by the applicant. The specific design and text shall be coordinated through the Mayor’s Office.



**D6 THRONEBERRY REQUEST FOR CONDITIONAL USE PERMIT FOR O-3 IN R-2A**

**CHRIS THRONEBERRY REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW O-3 IN AN R-2A ZONING DISTRICT FOR PROPERTY LOCATED AT 823 DONAGHEY AVE**

**APPLICANT/OWNER**

Chris Throneberry  
901 Reedy Rd  
Conway, AR 72034

**STAFF REVIEW BY**

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

**SITE DATA**

**Location.** 823 Donaghey Ave.

**Site Area.** ± 0.32 acres

**Current Zoning.** R-2A (Large Lot Duplex)

**Requested Conditional Use Permit.** Seeking permit for Restricted Office (O-3) in R-2A zoning district.

**Existing Structures.** Single family home.

**Overlay.** Old Conway Design Overlay District.

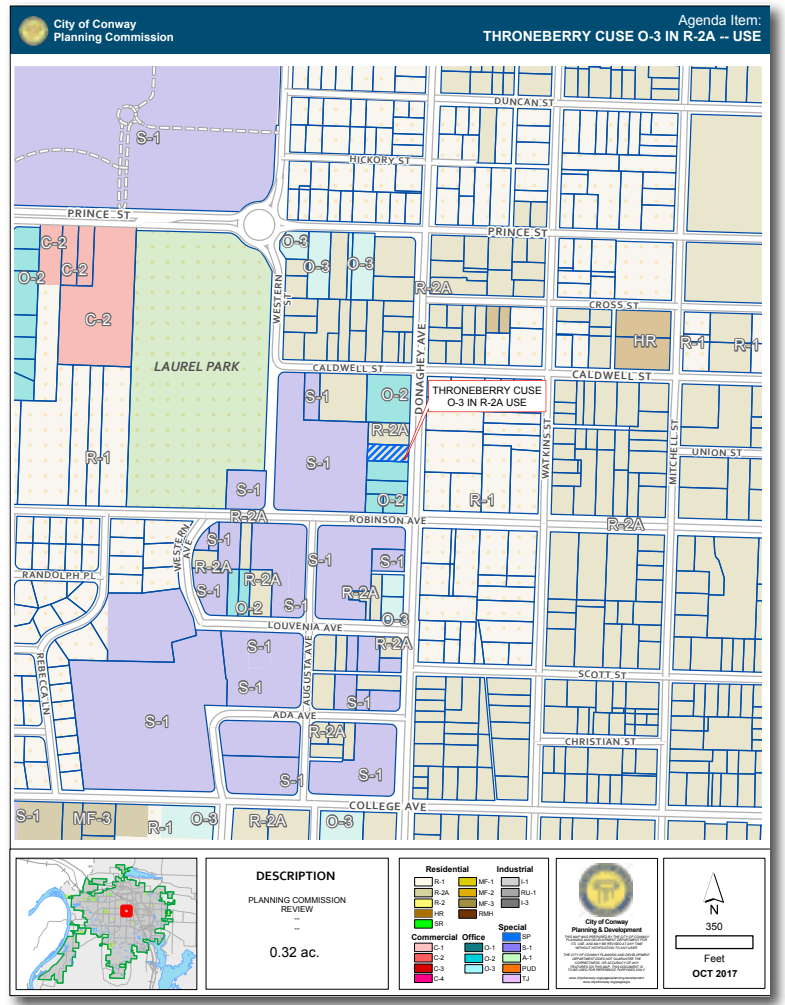
**Comprehensive Plan.** The Comprehensive Plan shows this area as appropriate for single family residential, although the Donaghey Corridor study from 2010 (not formally approved via City Council) shows this parcel as an appropriate for restricted office via conditional use permit. The long term plan shows the property as transitioning to a T-4 zone (urban transition zone).  
**Projected Traffic Impact.** With a conditional use permit for restricted office, traffic increase would be minor in relation to the surrounding land uses.

**Projected Traffic Impact.** With a conditional use permit for restricted office, traffic increase would be minor in relation to the surrounding land uses.

**Flood\Drainage.** There are no flood issues on this property.

**Utility Infrastructure.** The applicant will need to coordinate utilities with Conway Corporation for any extension or upgrade of services required for the structure.

**Street Improvement.** There are no current street improvement plans for the area. If the upcoming sales tax increase is approved by the voters, Donaghey is listed as a street improvement project post 2019.

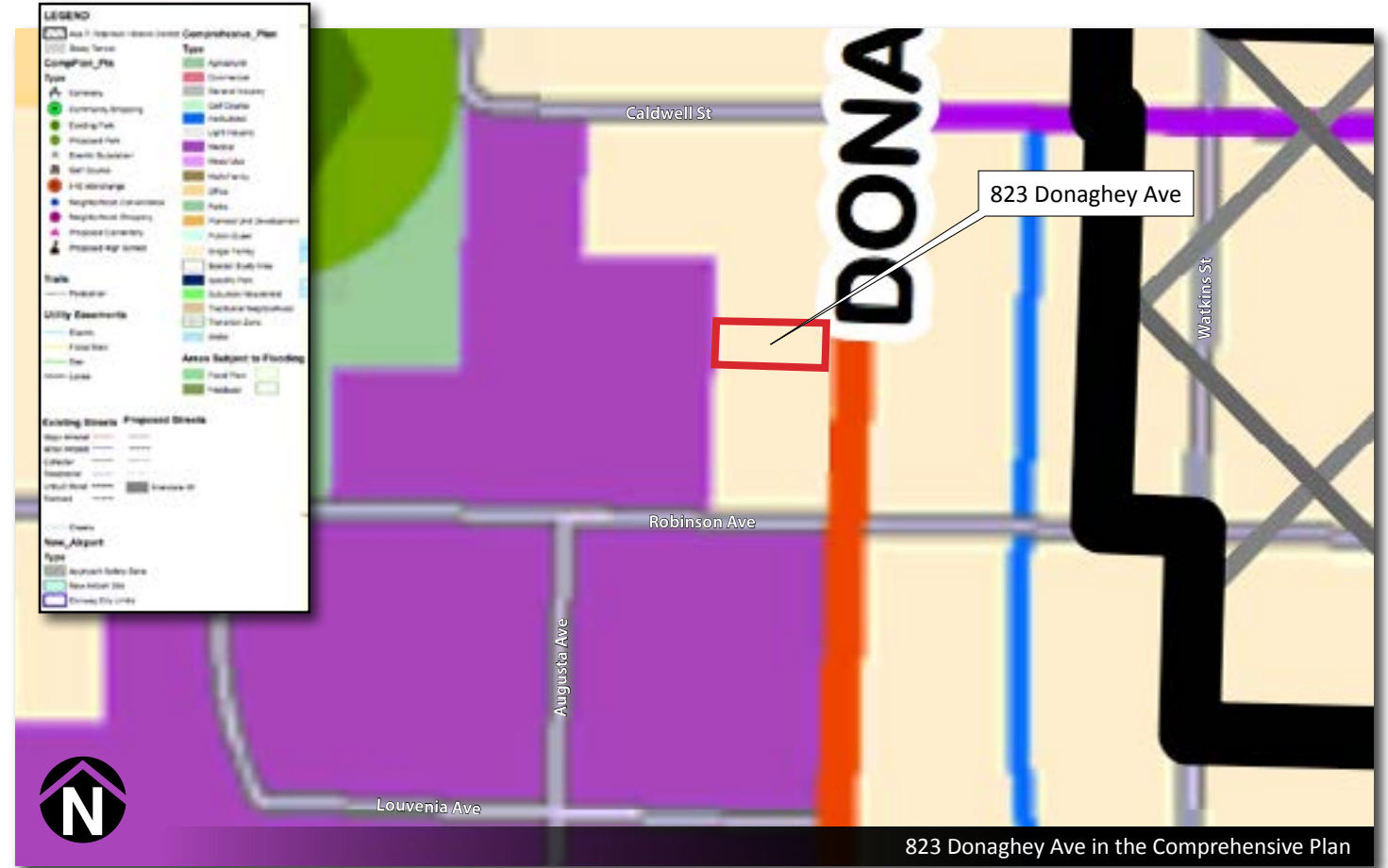


**Conway 2025.** Two goals from the Conway 2025 plan seem applicable to this request:

In 2025, Conway has a number of walkable/livable “villages” that were developed using planning tools such as Traditional Neighborhood Development and form-based zoning.

In 2025, mixed use developments are prevalent throughout Conway. The city has moved away from its previous “subdivision ordinance” style of planning.

**STAFF COMMENTS**  
The applicant is seeking a conditional use permit for restricted office on property that is between two properties already either rezoned to O-2 or having a conditional use permit for similar uses.



Staff Recommendations on page 28

**D6 THRONEBERRY REQUEST FOR CONDITIONAL USE PERMIT FOR O-3 IN R-2A**

**STAFF RECOMMENDATIONS**

Planning Staff recommends approval of this conditional use permit request. The properties in this area on the west side of Donaghey Ave have transitioned to office or commercial uses in the past 3 years. The applicant’s property is currently the only home in the block that remains residential and the requested conditional use permit is congruent with the neighboring properties. With the expansion of Stoby’s restaurant and parking, the applicant’s property now has a parking lot abutting on the south and an office (via conditional use) on the north. The request for restricted office does not appear out of line with the recent changes along the Donaghey Corridor. Traffic generated by a restricted office should not adversely affect the surrounding area. The following recommended conditions are similar to the property immediately to the north.

**Recommended Conditions.**

- Hours of Operation.** The hours of public operation will be Monday through Friday from 8 am to 8 pm, but primarily normal business hours
- Signage.** Wall signage shall be limited to a non-illuminated faceplate attached to the structure no greater than 2 sq/ft 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. Any increase in freestanding sign above 16 sq/ft requires Old Conway Design Review Approval.
- Architectural Compatibility.** Any exterior remodeling or new construction must be compatible with the surrounding architecture. Within the Old Conway Design Overlay District, the Historic District Commission shall review and decide compatibility. This review shall include 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.
- 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. **There is an existing sidewalk along the property’s Donaghey frontage.**
- Parking.** No additional front yard parking allowed.
- Trees.** Existing trees must remain unless diseased or damaged. The Planning Director shall make any decision on future necessary tree removal.

**D7 REQUEST TO AMEND CLUB VILLAS PLANNED UNIT DEVELOPMENT**

**PENNINGTON REQUEST TO AMEND CLUB VILLAS PLANNED UNIT DEVELOPMENT FINAL DEVELOPMENT PLAN**

**APPLICANT/OWNER**

PH LLC  
John Pennington  
306 Salem Rd  
Conway, AR 72034

**STAFF REVIEW BY**

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

**SITE DATA**

**Location.** Club Villas PUD, 1135-1155 Country Club Road

**Legal Descriptions.** Lots 1-3, Club Villas PUD

**Site Area.** Amendment area ± 1.94 acres, Lots 1-3. Entire PUD ± 12.15 acres.

**Current Zoning.** PUD (Planned Unit Development)

**Existing Structures.** Lots 1-3 are vacant.

**Requested PUD Modification.** Requested PUD Modification: The developer requested an amendment on 9/15/17.

The applicant is seeking to reconfigure the existing 3 vacant lots into 7 smaller lots. There would be two curb cuts serving the proposed 7 residences. The curb cuts would provide access to a 20 foot rear alley. The residences would have rear-loading garages. There would also be an 8 foot landscape buffer at the rear (west) property line to allow for the planting of trees and screening vegetation. The original PUD plan also requires an 8 foot privacy fence to be built along the property lines. An 8 foot fence exists along the property line with the exception of the northern most lots, where there is an existing 6 foot privacy fence.

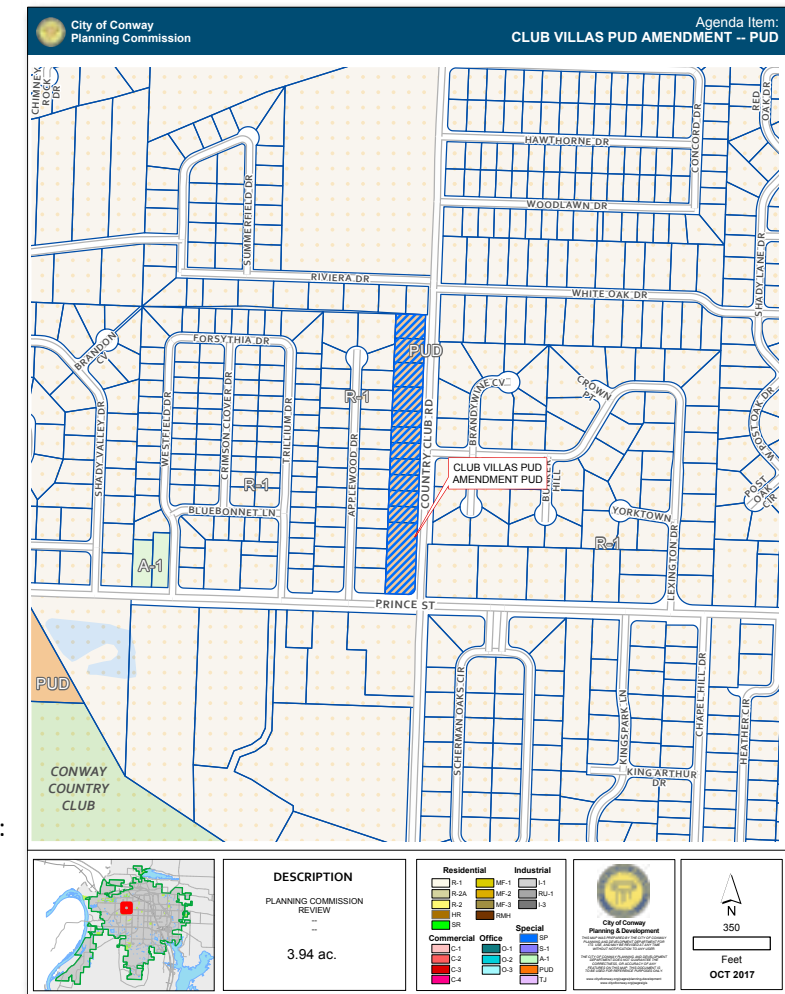
The applicant also seeks to amend the front setback from 25 feet to 20 feet. This was not addressed in the conditions of the PUD, but the approved plan and plat show a 25 ft front setback.

**STAFF COMMENTS**

The Club Villas PUD was approved on February 15, 2011. The Final Development Plan for the PUD includes 16 conditions:

**Conditions for Pennington PUD Approved February 15th, 2011**

- 20 foot rear setback required on the office building.
- The office building will be limited to those land uses allowed by right in the O-3 zoning district.
- Office building hours of operation will be Monday - Friday 8 am to 6 pm.
- Prince Street curb cut is to be right in, right out only.

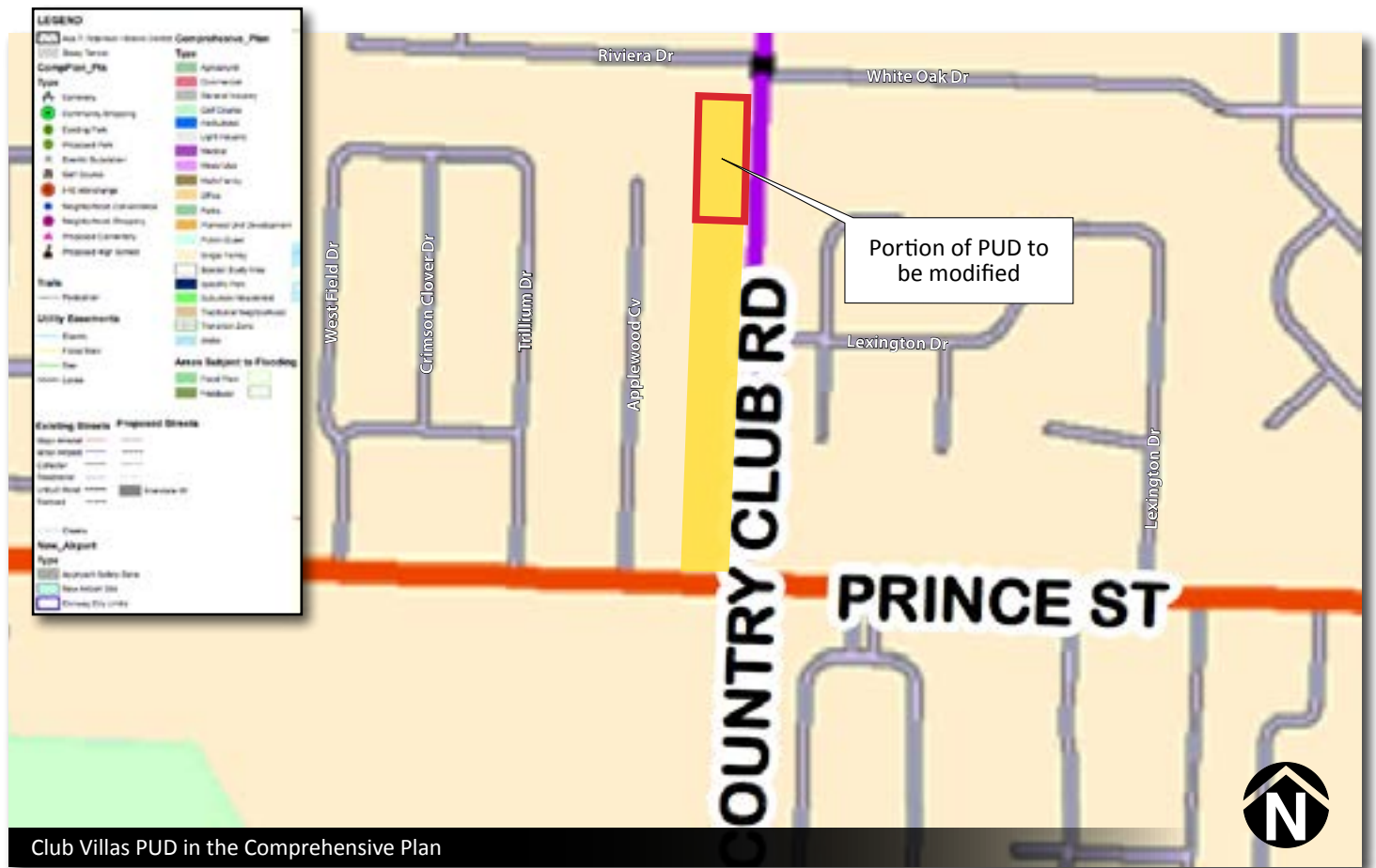


- Lighting shall be non intrusive to Applewood Cove Subdivision.**
- Office building exterior materials shall be residential in nature and compatible with the surrounding neighborhoods.
- Office building shall have a 6-12 roof pitch; maximum 10-12 pitch.
- Before the office building may be constructed, the owner must have a binding legal lease agreement.
- An 8 foot wood privacy fence between the PUD development and Applewood Cove Subdivision is required if no fence is present.**
- Additional evergreen landscaping above development review standards is required within the 20 foot buffer area between the office building and Applewood Cove Subdivision.
- Office building roof vents shall be painted.
- Sound attenuating screening shall be used if ground mounted HVAC units are placed in the 20 foot buffer area between the office building and Applewood Cove Subdivision.
- No structures permanent or temporary may be placed in the 20 foot buffer area between the office building and Applewood Cove Subdivision.
- Hours of construction for the exterior development shall be 7 am to 7 pm.**

continued on page 31



Aerial View of Club Villas PUD



Club Villas PUD in the Comprehensive Plan

15. No signage is allowed on Prince Street other than signage allowed on the dumpster enclosure located at the Southeast corner of the property.
16. **The requirement for a minimum of 20% green space for a PUD development of 3 or more acres is waived.**

Of these approved conditions, only 5, 9, 14, and 16 would be applicable to the requested PUD amendment area. In addition to these conditions a plan titled "Option 4" serves as the general site plan for development of the property. This approved plan specifies:

1. Lots 1-3 shall be used as R-1 single family residential
2. 3 single family residences allowed
3. 25 foot front setback
4. 2 curb cuts to be shared by 4 homes
5. residential density of 2.96 units per acre
6. Best option for large tree preservation

On October 3, 2017 a neighborhood input meeting was held at Conway City Hall. Three area residents attended the meeting. The neighbor's expressed concerns about possible light pollution from cars accessing the alleyway and requesting one way access with the ingress located on Lot 1 and exit at lot 7 (as shown on the proposed PUD amendment plan). There was also some discussion concerning second story windows overlooking the rear yards of existing Applewood Cove residences.

**PROCEDURE**

The zoning ordinance lists two types of PUD modifications; minor and major. Minor modifications are approved by the Director of Planning and should be reserved for lesser changes to a PUD plan such as technical reasons. A major modification involves an expansion of the types of land uses, a change in the function of driveways or streets, an increase in traffic, a reduction in approved green space, or a significant change to the nature or character of the approved PUD. The Director of Planning may approve a major modification by alerting the City Council of the approved changes. The Council will then have 5 business days to respond, or the Director may deny the requested PUD modification if the proposed modification is of a magnitude that it is deemed to be in the public interest.

The requested PUD amendment must be considered a Major Modification. As such, the Director of Planning denied the requested amendment. This denial should not be seen as a recommendation of disapproval. The denial was based on the scope of the change and the need for more public input. Denied PUD modifications may be appealed to the Planning Commission. If the Planning Commission approves the PUD amendment, the modification will stand as granted. If the Planning Commission does not approve the modification, the applicant may appeal the decision of the Planning Commission to the City Council.

Amendments to a PUD do not make the remainder of the PUD subject to review and approval. Only the requested modification and modification area are subject to review.

**Platting.** The applicant will need to replat the property if the PUD amendment is approved. The plat will need to show the reconfigured lots, easements, setbacks, etc.

**Staff Compromise Modification.** The Planning Director suggested the following PUD modification to the developer:

**POSSIBLE MODIFICATIONS TO THE ORIGINAL PUD FINAL DEVELOPMENT PLAN**

No modifications appear to be necessary to the existing 16 conditions of the Club Villa PUD Final Development Plan. The applicable 4 conditions seem relevant with the proposed modification.

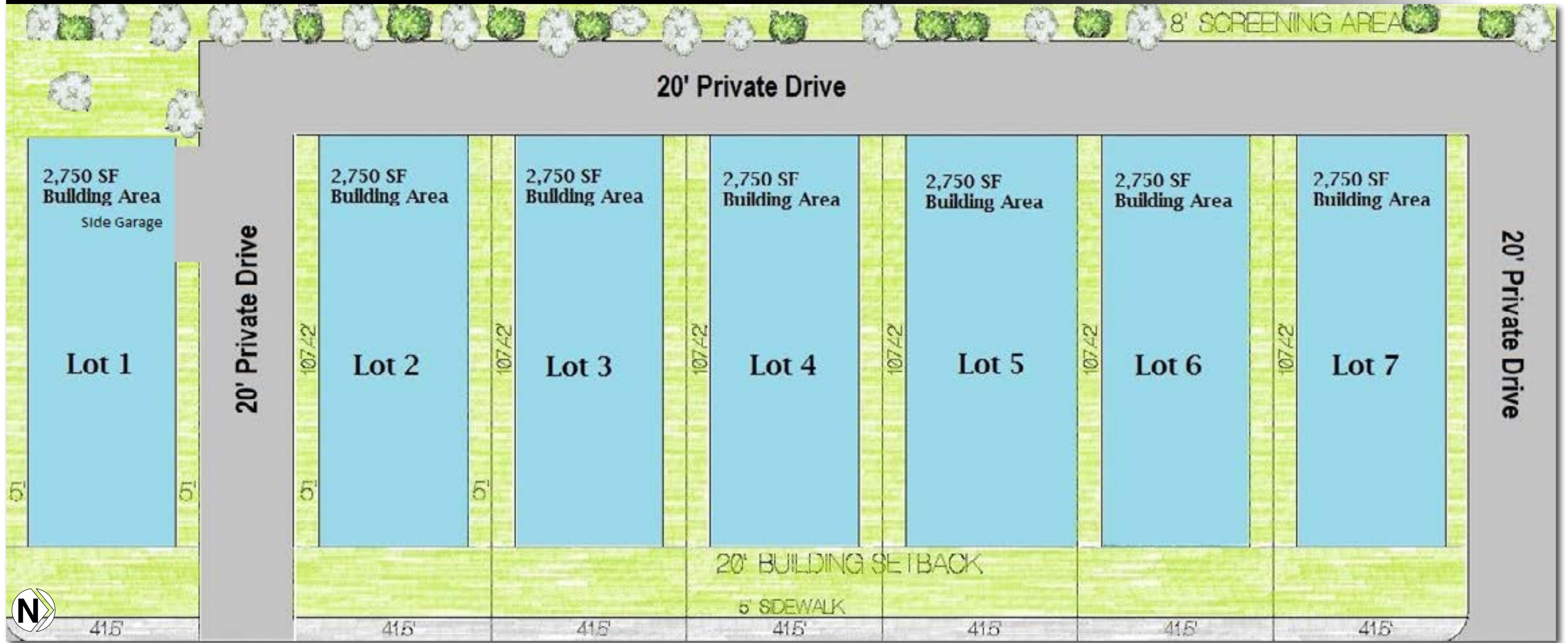
The approved "Option 4 " Plan will need to be modified to allow the proposed PUD amendment.

**Recommended Changes to Plan "Option 4" to be added to the final development plan as 17-22.**

17. The text concerning Lots 1-4 Club Villas PUD as shown on Plan "Option 4" approved on February 15, 2011 shall be superseded with conditions 18-22.
18. Lots 1-3 Club Villas PUD shall be allowed to replat into 7 single family residential lots as shown on the plan as reviewed by the Planning Commission on October 16, 2017. Single family residential shall be the sole allowed land use.
19. PUD shall be generally developed as shown on the October 16, 2017 site plan. Minor variations from the submitted plan shall be allowed for technical reasons. However, the density and intent of the site plan shall be followed.
20. The submitted conceptual front elevations as reviewed by the Planning Commission on October 16, 2017 shall be used as general guides for the overall style of the residences.
21. The private drive providing rear access to the residences shall be a one way drive entering on the north and exiting on the south.
22. A 20 foot front setback and 5 foot side setbacks shall be allowed.




Proposed layout for Lots 1-3



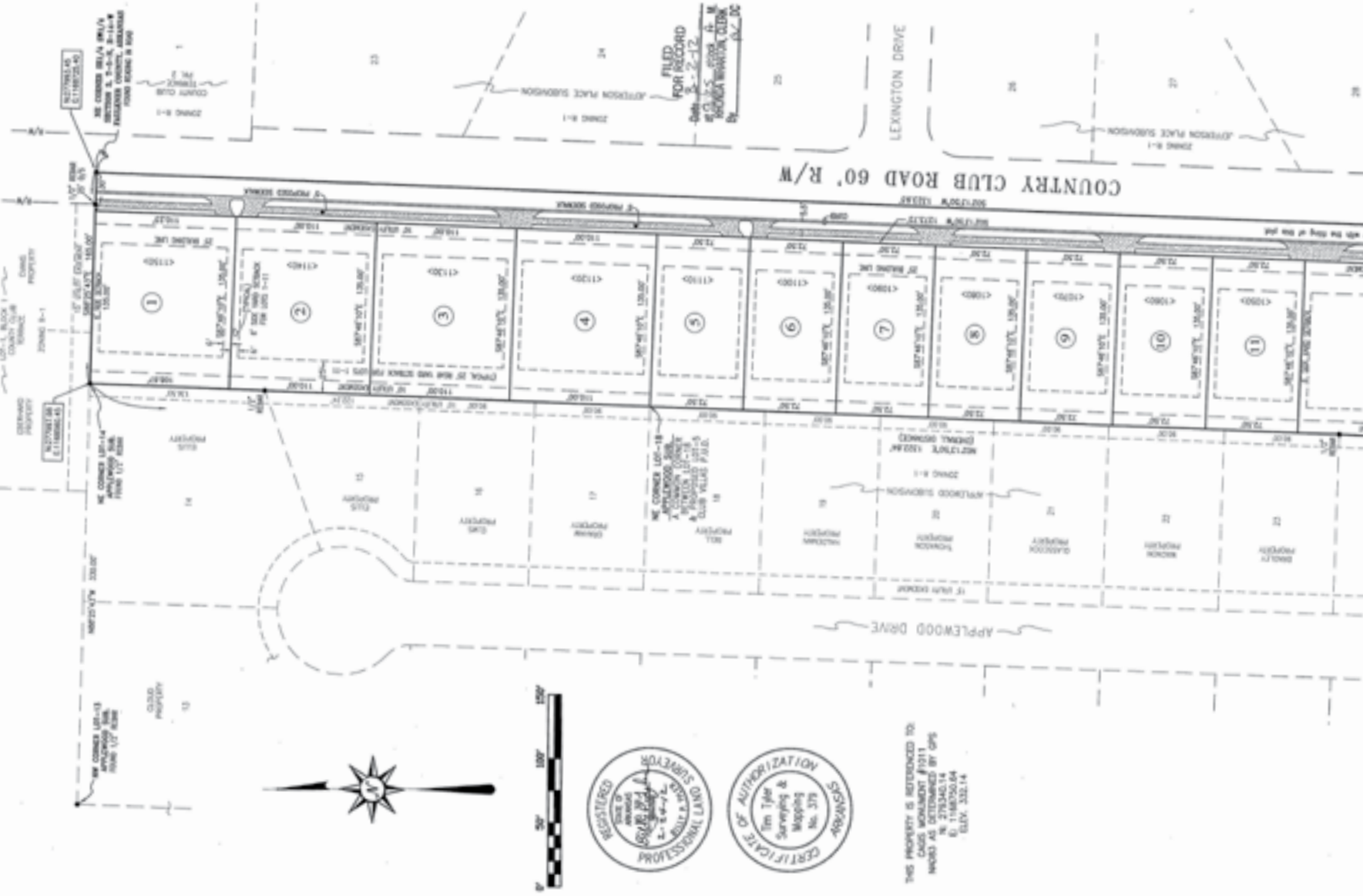
Plat of record for Club Villas PUD

CLUB VILLAS P.U.D.



**VICINITY MAP**

• **Club Villas P.U.D.** is highlighted in black on the vicinity map.



**Country Club Road 60' R/W**

**Lexington Drive**

**Applewood Drive**

LOTS 1-12

FILED FOR RECORD  
BOOK 2-2-12  
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**NOTES:**

- The present zoning classification of the land is PUD (Mixed Use).
- See Conditions and Restrictions & Development Plan for additional information.
- (Lot 1-12) Use-Residential (Consistent with - R-1 One-Family Residential District)
- (Lot 12) Use-Club office purposes only (consistent with - C-3 Restricted Office District)
- A PUD can have variable setbacks.
- (Lot 1-11) Setbacks: 25' rear yard and a 5' side yard.
- (Lot-12) Setbacks: 20' rear yard and a 5' side yard adjacent to Lot 11.
- Every lot must slope to a street or to a drainage easement.
- (Lot 1-11) The hydrant shall be placed so that the highest point of a lot in a residential subdivision is no more than 600 feet from the hydrant located on the same street.
- (Lot 12) The hydrant shall be placed so that the highest point of a lot in a commercial subdivision is no more than 400 feet from the nearest hydrant located on the same street.

The Utility Services (Electric-Water-Sewer) are provided by CONANT CORPORATION P.O. Box 991 Conway, AR 72033 (903)501-4000-6000

This plat was prepared by Tim P. Tyler, Surveyor, Professional Land Surveyor No. 237 (Address) 340 Deyler Drive, Suite 3000, Conway Arkansas 72032, (903) 501-329-1400

Date of Survey: December 10, 2016

• **REQUIREMENTS FOR RECORD:** (See Arkansas Code, Title 24, Chapter 10, Subchapter 10-1)

- Setbacks are required along both sides of all streets. The plans for the sidewalk are attached.
- Setbacks must meet all requirements in Title 24, Street Classification & Design, Arkansas, City of Conway.
- Setbacks must be a minimum of five feet wide and located five 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.
- All sidewalks shall be landscaped accessible to public streets of street corners and at intersections with public streets (streets/intersections). Sidewalks shall meet American Disabilities Act (ADA) requirements.
- Setbacks along streets shall be consistent with the subdivision plat. Sidewalks shall be constructed by the homeowner/submitter. The sidewalk shall be installed prior to the final inspection and issuance of a certificate of occupancy.
- All sidewalk construction locations, and responsibility for construction shall be clearly identified on the final plat. Detailed sidewalk construction drawings coordinating sidewalks with other street/utility infrastructure shall be shown on or included with the final plat.
- Sidewalks shall be installed at adjoining lots so as to provide a continuous "flow" of pedestrian access throughout the community.
- 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.

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
Tim Tyler  
No. 237

**CERTIFICATE OF AUTHORIZATION**  
No. 379

THIS PROPERTY IS REFERENCED TO:  
CASE NO. 17-0111  
NOV 17, 2016  
E. 1148700.04  
ELEV. 332.14



**TIM TYLER SURVEYING AND MAPPING, INC.**  
#210 DEXTER DRIVE, SUITE 3000  
CONWAY, ARKANSAS 72032  
TEL: (903) 501-3290 FAX: (903) 501-3075  
WWW.TIMTYLERSURVEYING.COM

DATE: 12-10-16	BY: TPT
SCALE: 1" = 50'	PROJECT NO: 17-0111
PROJECT NO: 17-0111	BOOK NO. 2 OF 2

**E1 2018 PLANNING COMMISSIONER NOMINATION/SELECTION SCHEDULE**

**Nomination & Selection of 2018 Planning Commission Members**

Two new members will be needed in 2018 to fill Marilyn Armstrong’s and Anne Tucker’s positions, whose terms are expiring. The two new 5 year terms will expire in 2022.

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: 2 members  
 Ward 3: 2 members  
 Ward 4: 2 members  
 Territorial Jurisdiction: 1 member

Marilyn Armstrong resides in Ward 3 and Anne Tucker in Ward 2.

Ideally, one of the new members would represent Ward 1 and the remaining new member could represent any Ward.

The nomination schedule below shows a window for nominee interviews and selection available between November 1 and November 19, 2017.

STEP	DATE	ACTION	DAYS PRIOR TO TERM EXPIRATION	DAYS REQ'D PRIOR TO TERM EXPIRATION
1	October 1, 2017 (Sunday)	Planning Commission advertises for nominations	92	90
2	October 16, 2017 (Monday) <b>October Planning Commission Meeting</b>	Planning Commission discusses nomination process and creates nomination committee(s)	77	N/A
3	October 31, 2017 (Tuesday)	Planning Commission closes nominations	61	60
4	November 1, 2017 (Wednesday)	All Planning Commission nomination forms received by the deadline are sent to current Planning Commissioners		
5	November 1 to November 19, 2017	Nominee interviews, discussion and selection		
5	November 20, 2017 (Monday) <b>November Planning Commission Meeting</b>	Planning Commission chooses and submits nominees to the City Council. Nominee choices are released to the media	42	30
6	December 12 to December 26, 2017	City Council takes under advisement for 14 Days	20	10
7	December 26, 2017 (Tuesday) <b>Second December City Council Meeting</b>	City Council notifies Planning Commission of action	5	----

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