

A photograph of three children jumping to catch a ball against a sunset sky. The children are silhouetted against the bright, orange and yellow light of the setting sun. The ball is in the upper right corner of the frame. The overall mood is joyful and active.

JULY

Conway Planning Commission Staff Report

7:00pm • July 16, 2018 • 810 Parkway Avenue

CONWAY PLANNING COMMISSION AGENDA

July 16, 2018 • 7:00 pm • 810 Parkway Street



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

Contact the Conway Planning Commission at planningcommission@cityofconway.org

- A. Call to Order
 - B. Approval of Minutes
 - 1. May 21, 2018
 - C. Report from Subdivision Committee
 - Subdivision Committee will meet prior to the Planning Commission at 6:45 pm in City Hall**
 - 1. Station Haus Addition request for preliminary plat approval (*This item was reviewed at the June 18, 2018 Subdivision Committee meeting*)
 - 2. Freyaldenhoven Subdivision request for preliminary plat approval
 - D. Public Hearings
 - 1. ~~Holloway Engineering request for conditional use permit to allow mini-warehouse in RU-1 zoning district for property located at 1550 E Dave Ward Dr (request was held in committee at the May 21, 2018 meeting)~~
 - 2. Wilson request to rezone property located at 2010 Salem Rd from A-1 to RU-1
 - 3. Wilson request for conditional use permit to allow Contractor facilities (general/heavy construction and special trade) other than office; Office equipment: sales and service; Retail - restricted; Utility facility; Warehousing; and Drive-thru [payment] window in RU-1 zoning district for property located at 2010 Salem Rd
 - 4. Trent Family LLC request to rezone property located at 2740 Dave Ward Dr from RMH to C-3
 - 5. Willow Bayou, LLC/New request to rezone property located at 1904 Washington Ave from R-2A to O-3
 - E. Discussion
 - 1. 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
 - Sleep Number, 811 E Oak St
 - St. Joseph Parking Lot,
 - Highway Mini Storage, 3875 Dave Ward Dr
 - Discount Direct, 709 6th St
 - H. Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)
 - Moffett Subdivision (P2018-00017)
 - Lewis Crossing Replat Lot 10 (P2018-00018)
 - Allen's Subdivision (P2018-00019)
 - Club Villas P.U.D Replat (P2018-00020)
 - Jay's Replat (P2018-00023)
 - Audubon Place Replat (P2018-00024)
 - Campbell Cove PUD (P2018-00025)
 - Kimberly Addition Replat (2018-00026)
 - H.P. Merritt Replat (2018-00027)
 - Campbell Cove PUD Correction plat (P2018-00030)
 - Shelton Subdivision (P2018-00031)
 - Guy Murphy Industrial Park Ph 3 (P2018-00035)
 - I. Lot Splits, Lot Mergers, Minor Subdivisions, and Major Finals (submitted for review)
 - Guy Murphy Industrial Park Ph 3 (SUB2018JUN03)
 - Boulevard Replat Lot 3 Blk 54 (SUB2018JUN04)

C1 STATION HAUS ADDITION PRELIMINARY SUBDIVISION

MR CAPITAL PARTNERS LLC REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL OF STATION HAUS ADDITION

APPLICANT
The Tyler Group
240 Skyline Drive
Conway, AR 72032

STAFF REVIEW BY
Scott Grummer, Planner
1201 Oak St
Conway, AR 72032

SITE DATA
Location. Property located Southeast of Covington Commercial Park, South of Dave Ward Drive

Site Area. ±19.39 acres

Current Zoning. MF-3 (Multi-Family 3, 24 units/acre)

Existing Structures. None.

Overlay. None.

STAFF COMMENTS
Planning Commission action was required for items 17 and 23.

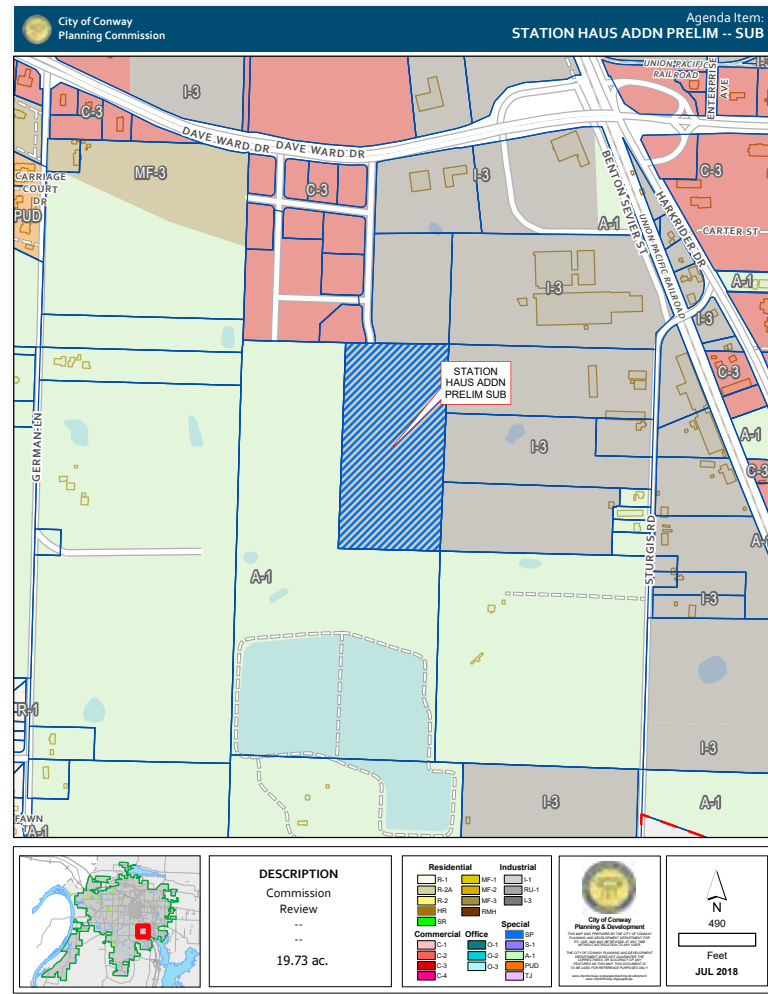
STAFF RECOMMENDATION
Staff recommends the approval of the preliminary plat subject to the amended punch list.

CONWAY CITY PLANNING DEPARTMENT REVIEW STATION HAUS ADDITION PRELIMINARY PLAT

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 of the subdivision/replat is needed. Change name from Apartment to Addition
2. The layout of all proposed sidewalk systems are needed, along with relevant dimensions and bearings.
3. Proposed easements are needed.
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. 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.
5. The Certificate of Preliminary Plat Approval is needed. Change signer to Jerry Rye, Planning Commission Chairman.



GENERAL DESIGN REQUIREMENTS

6. If the Planning Commission considers this land is subject to flooding or topographically unsuitable for residential occupancy, it shall not be platted for any use that may increase the danger to health, life, property or aggravate erosion or flood hazard and shall be set aside for such land uses as will not be affected by these problems unless adequate corrective measures are formulated by the developer and approved by the Planning Commission.
7. Where proposed community or public facilities of the municipal plan are located in whole or in part in a proposed subdivision, the Planning Commission shall require that land for those public facilities to be reserved as a condition of preliminary plat approval. Such reservations shall be referred to the appropriate body to take appropriate action.



Aerial View of Station Haus Addition

8. 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.
9. 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."
10. Minimum floor elevations shall be placed on the plat for all lots less than three (3) feet above the computed one hundred (100) year flood elevation. The minimum finished flood elevation shall be established at one (1) foot above the computed one hundred (100) year flood elevation.
11. Storm water detention or another storm water flow reduction measures shall be provided where existing downstream subdivisions or developments have storm drainage systems with a capacity of less than a ten (10) year frequency storm. The requirement does not apply to the inadequate natural streams or creeks flowing through undeveloped areas. The storm water detention facilities shall be designed to provide a holding area such that storm water runoff can be accumulated and released through at an outlet structure. The required storage volume and outlet structure shall be sized to release the storm water at a rate that does not exceed the capacity of the downstream storm drainage system or a computed runoff rate equal to that of the pre-development conditions of the proposed development, whichever is the greater. The detention facilities shall be based on a twenty-five (25) year frequency storm event. Computations for the sizing of the detention facilities and outlet structure shall be prepared by a registered professional engineer and submitted to the City Engineer for review and approval. The computations shall be made using usual and accepted methods and procedures as approved by the City Engineer.
12. 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.
13. An easement shall be placed around the high water limits of the detention area.

ACCESS DESIGN REQUIREMENTS

- 14. Every subdivision or replat shall be served by a publicly dedicated street system that meets the access requirements of the Subdivision Ordinance.
- 15. Multi-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the International Fire Code. Projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.
- 16. The number of dwelling units on a single fire apparatus road shall not be increased unless fire apparatus access roads will connect with future development, as determined by code official.

STREET DESIGN REQUIREMENTS

- 17. The Planning Commission may authorize a new boundary street when the subdivider agrees to dedicate the entire right-of-way and construct all the required improvements. **Planning Commission authorized this condition.**
- 18. 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. All aspects of the Fire Department access on the south side will be completed per City of Conway regulations and agreements.
- 19. In the case of temporary deadend streets, less than 150 feet in length, which are stub streets designed to provide future connections with unsubdivided adjacent areas, the Planning Commission may require a temporary easement for a turnaround.
- 20. Preliminary Plat approval is contingent upon Street Department approval of Street and Drainage plans.

EASEMENT DESIGN REQUIREMENTS

- 21. Utility easements as required by Conway Corporation are needed.
- 22. Drainage easements as required by the City Engineer are needed.

BLOCK DESIGN REQUIREMENTS

- 23. Blocks over 1000 feet in length may require a public crosswalk within a dedicated easement of not less than 15 feet in width including a paved crosswalk not less than five feet in width to provide pedestrian circulation. **Planning Commission approved this condition.**

UTILITY DESIGN REQUIREMENTS

- 24. Fire hydrants shall be placed so that the furthest point of a lot in a commercial subdivision is no more than 400 feet from the nearest hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
- 25. Minimum clearance of twenty-six (26) feet must be provided around a fire hydrant.

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

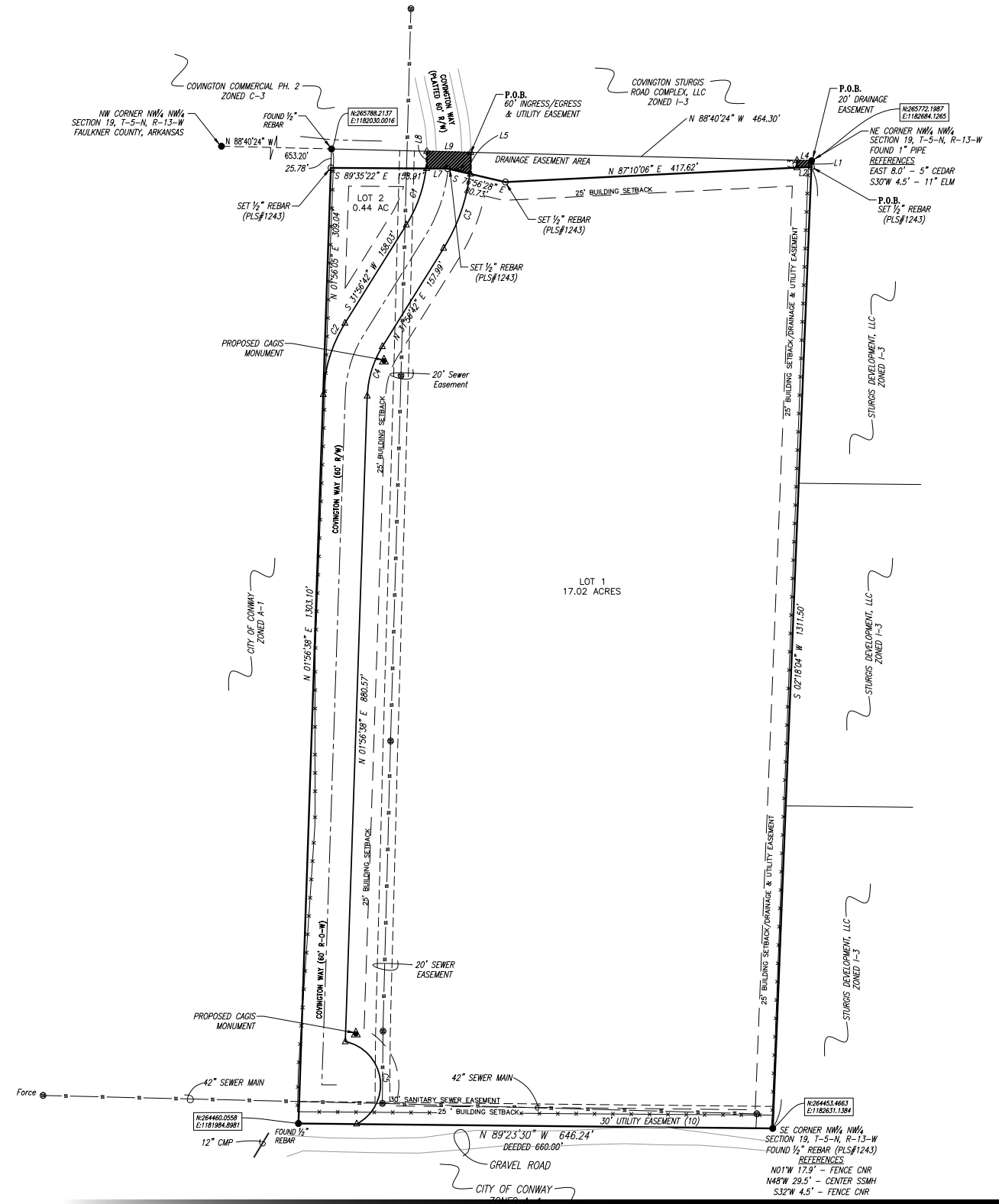
- 27. Receipt of an approved or conditionally approved copy of the Preliminary Plat, together with an approved copy of the Improvements Plan shall constitute authorization of the Planning Commission for the developer to proceed with the preparation of the Final Plat, the installation of improvements, 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 Station Haus Addition will expire on 06/01/2019.**

STATION HAUS APARTMENTS

LYING IN THE NW1/4 NW1/4, SECTION 19, T-5-N, R-13-W
FAULKNER COUNTY, ARKANSAS



Proposed Preliminary Plat

C2 FREYALDENHOVEN PRELIMINARY SUBDIVISION

LARRY FREYALDENHOVEN REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL OF FREYALDENHOVEN SUBDIVISION

APPLICANT

Larry Freyaldenhoven
1595 Trison Lane
Conway, AR 72032

STAFF REVIEW BY

Scott Grummer, Planner
1201 Oak St
Conway, AR 72032

SITE DATA

Location. ±2.16 acres located at the Northeast corner of the intersection of Trison Lane and Bill Lucy Drive

Site Area. ±2.16 acres

Current Zoning. A-1 (Agricultural)

Existing Structures. None.

Overlay. None.

STAFF COMMENTS

No items require Planning Commission action.

STAFF RECOMMENDATION

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

CONWAY CITY PLANNING DEPARTMENT REVIEW FREYALDENHOVEN SUBDIVISION PRELIMINARY PLAT

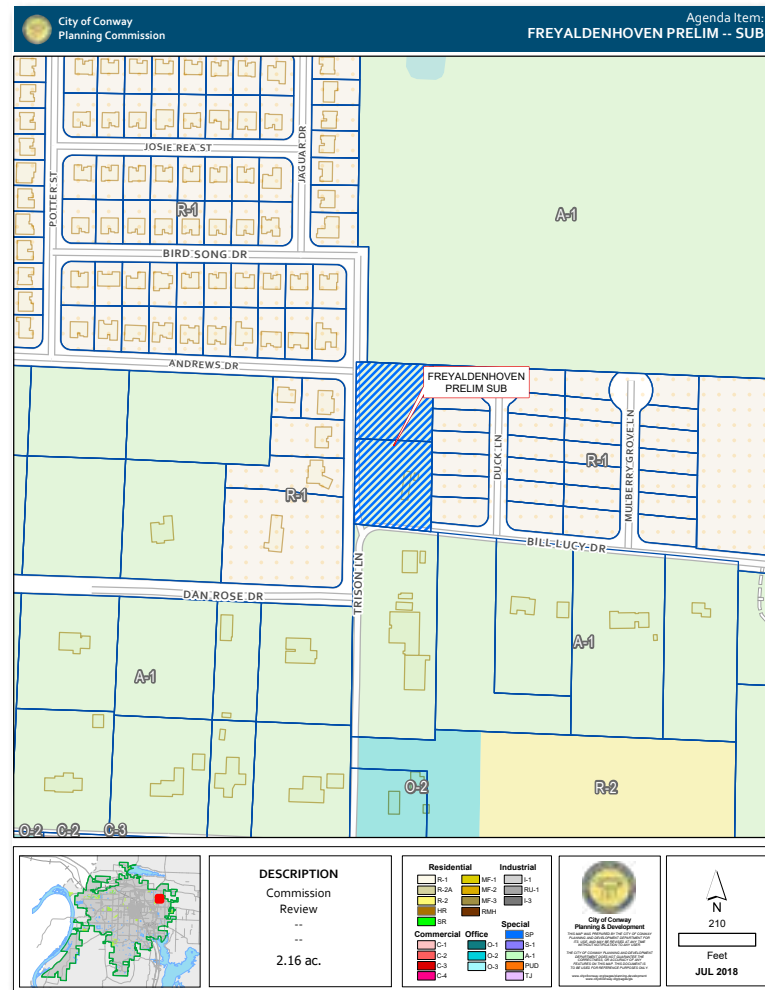
This review lists the changes and/or additions as required by the Conway Subdivision Ordinance for preliminary plat approval.

BASIC INFORMATION NEEDED ON THE PLAT

1. A legal description of the property with exact boundary lines, bearings and distances is needed. Make dedication boundary line same as lot line boundary.
2. The acreage to the nearest one-tenth of an acre is needed.
3. 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. *Preliminary Plat approval is contingent on zoning change to R-1.*
4. The layout of all proposed sidewalk systems are needed, along with relevant dimensions and bearings.
5. The Certificate of Preliminary Plat Approval is needed. Name correction to Jerry Rye.

ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE PLAT

6. Improvement plans for each new utility system are needed.



7. Improvement plans for any new drainage system, including location, size and construction of drainageways and structures and typical cross sections and centerline profiles are needed. Preliminary Plat approval is subject to Street & Engineering approval of Right of way dedication and Drainage plans.

STREET DESIGN REQUIREMENTS

8. The rights-of-way of all streets must conform to the Master Street Plan and the requirements of Table 2, Street Classification & Design Standards, City of Conway in the Subdivision Ordinance. Trison Lane and Bill Lucy Drive are both Collectors requiring 60' of Right of Way. Additional right-of-way dedication is required along both roads, and should be indicated on the plat correctly.

EASEMENT DESIGN REQUIREMENTS

9. Utility easements as required Conway Corporation are needed.
10. Drainage easements as required by the City Engineer are needed.



OTHER REQUIREMENTS

11. 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

12. 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

13. 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 Freyaldenhoven Subdivision will expire on 02/28/2019.**

FREYALDENHOVEN SUBDIVISION



FOUND MAG MAIL NW CORNER SW 1/4 NE 1/4 SEC. 5, T-54-N, R-13-W

POINT OF BEGINNING E-1189720.82

Bearings are based on NAD83 State Plane Coordinates-Continentals North Zone Monument 1046-PAT North Zone

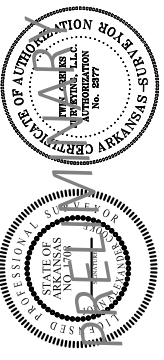
FOUND T-PIPE NE CORNER SW 1/4 NE 1/4 SEC. 5, T-54-N, R-13-W

VICINITY MAP- N.T.S.

WILLOW OAK MANOR SUBDIVISION

CURVE RADIIUS ARC LENGTH CHORD LENGTH CHORD BEARING

Table with 3 columns: CURVE RADIIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Values include 28.00, 36.70, 34.13 and 5.41, 9.19, 10.67.



I hereby certify that the above plat represents a survey made by me on this day, and all easements, encroachments, and improvements shown on this survey are shown as they exist on the ground, and are not shown as they should be shown, and I have not been furnished with any other records which are accurate.

LEGEND: Found Monument As Shown, Iron Nail, Address, Power Pole, Overhead Electric, Utility Fence, Storm Drain, Manhole, Sanitary Sewer, Manhole.

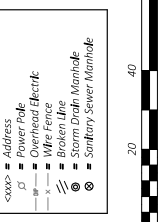


Table for TWIN CREEKS SURVEYING, L.L.C. including fields for DRAWN BY (A. COOKE), APPROVED BY (A. COOKE), DATE (6/21/18), and SHEET NO. (1 OF 1).

SURVEYOR'S NOTES: 1. Every lot must be capable to a street or to a drainage easement. 2. Conway Corp will service water and waste water. 3. According to FEMA Map Panel Number 65095C023H, effective date of December 19, 2006, the subject property shall not be any further east than an existing easement for a 10 foot water main on said property.

Certificate of Survey Accuracy: I, Alan Cooke, hereby certify that this plat, together with all other documents and monuments shown hereon, were prepared by me, or under my supervision, and that I am a duly Licensed Professional Surveyor in the State of Arkansas Registration No. 4077.

Certificate of Preliminary Plat Approval: This plat has been prepared in conformity with the approval of the Planning Commission of the City of Conway, Arkansas. I, Anne Tucker, Planning Commission Chair.

Certificate of Owner: We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have had this plat, attached, and subdivided and do hereby lay off, plat, subdivide and certify that we have had this plat, attached, and subdivided and do hereby dedicate to the use of the public the streets, alleys, avenues, easements, etc., as shown on said plat.

LEGAL DESCRIPTION: The Southwest Quarter of the Northeast Quarter of Section 5, Township 5 North, Range 13 West, Faulkner County, Arkansas, being more particularly defined as follows, to-wit: The Southwest Quarter of the Northeast Quarter, hence, along the North line of said Northwest Quarter of the Northeast Quarter, South 87 degrees 52 seconds East a distance of 209.77 feet, thence along the South line of said Northwest Quarter, South 87 degrees 52 seconds East a distance of 455.46 feet, thence North 84 degrees 13 minutes 30 seconds West a distance of 210.81 feet to the West line of the Southwest Quarter of the Northeast Quarter, thence along said West line 49 minutes 03 seconds East a distance of 442.92 feet to the Point of Beginning, containing 2.16 acres, more or less.

PLAT NOTES: 1. All sidewalks shall be handicapped accessible to public streets at street corners and at designated mid-block public service areas. 2. All sidewalks shall meet American Disability Act standards. 3. Sidewalks shall be constructed by the property owner. 4. The minimum width of a sidewalk shall be four feet, or the width of the street, whichever is greater. 5. Sidewalks shall be constructed on both sides of all streets. 6. Sidewalks shall be constructed on both sides of all streets. 7. Sidewalks shall be constructed on both sides of all streets.

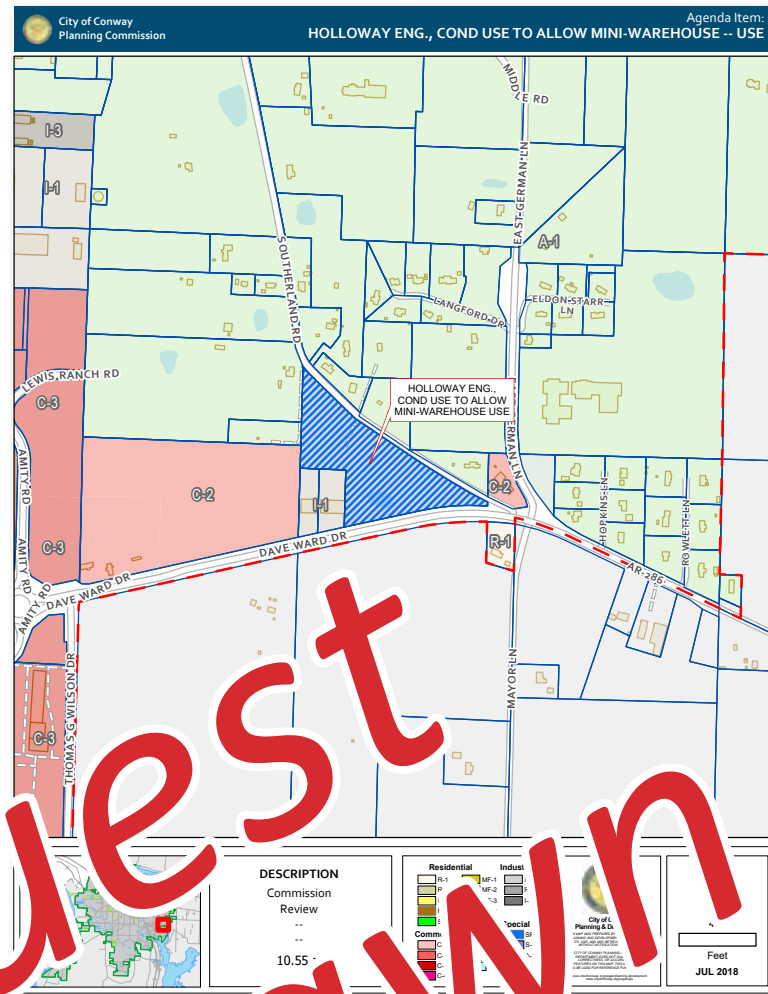
D1 REQUEST FOR CONDITIONAL USE PERMIT IN RU-1; 1550 E DAVE WARD DR

Request was held in committee at the May 21, 2018 Planning Commission meeting

CONWAY MALY PROPERTIES REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW MINI-STORAGE IN RU-1 FOR PROPERTY LOCATED AT 1550 E DAVE WARD DR

APPLICANT
 Holloway Engineering on behalf of Conway Maly Properties
 200 Casey Dr
 Maumelle, AR 72113

The applicant requested, in writing, to withdraw the request from Planning Commission consideration on July 9, 2018, 5 business days prior to the public hearing.



D2 REQUEST TO REZONE FROM A-1 TO RU-1; 2010 SALEM RD

JACKSON WILSON REQUEST TO REZONE FROM A-1 (AGRICULTURAL) TO RU-1 (RESTRICTED USE) PROPERTY LOCATED AT 2010 SALEM ROAD

APPLICANT
 Jackson Wilson
 1180 Collier Drive
 Conway, AR 72032

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

SITE DATA
Location. 2010 Salem Rd (Current AT&T facility, truck yard)
Site Area. ±4.24 acres.
Current Zoning. A-1 (Agricultural District)
Requested Zoning. RU-1 (Restricted Use District)
Existing Structures. Utility Office and Service Yard
Overlay. None.

Comprehensive Plan. The Comprehensive Plan shows this area appropriate for residential uses. The request is not congruent with the plan. However, the plan does not recognize the large warehouse and RU-1 zoning just north of the requested property.

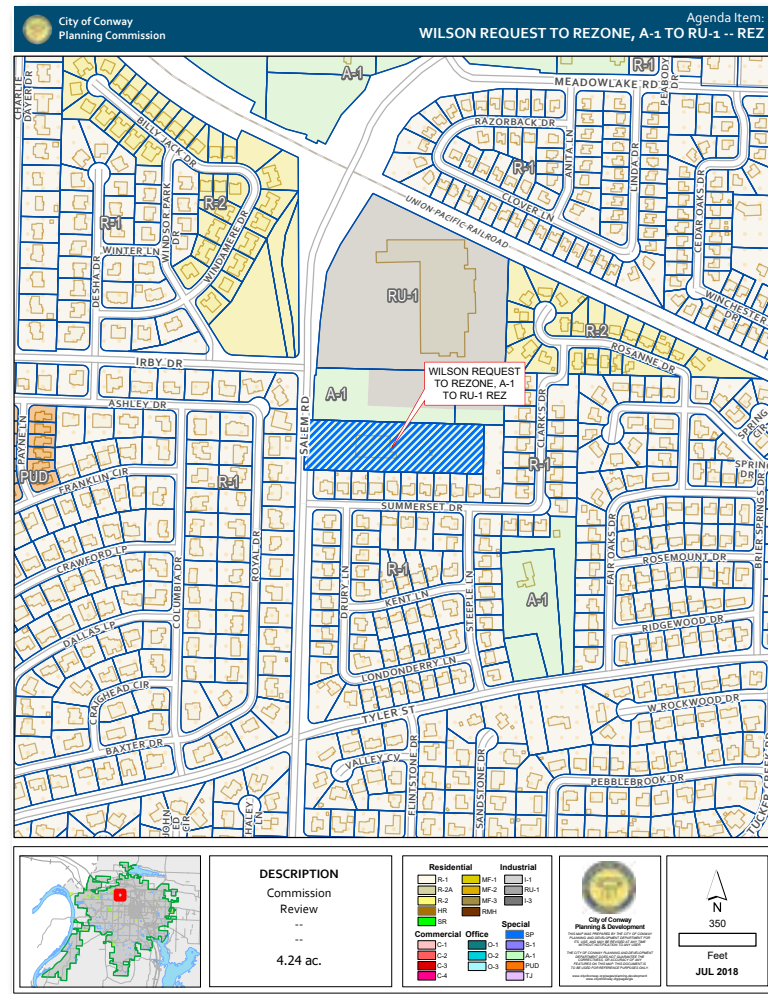
Projected Traffic Impact. With a rezoning to RU-1, and used as a computer sales and support facility, the current amount of traffic generation would not significantly change. Office is one of the most intensive by right uses allowed RU-1. An office with the maximum allowed size of 74,000 square feet could generate around 814 vehicle trips per day. This is a significant number but is presented as a worst case scenario.

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

Utility Infrastructure. New construction would require Conway Corporation Engineering review to consider the adequacy of existing infrastructure. Extensions and re-routing of utilities could be required. Easements would likely be required to provide for new development.

Street Improvement. Roundabouts at Salem & Irby and Salem & Meadowlake are planned in the near future.

Conway 2025. Not applicable.



STAFF COMMENTS
 The applicant is seeking a rezoning from A-1 (Agricultural District) to RU-1 (Restricted Use District) with plans to utilize existing building and service yard for computer service business. The comprehensive plan calls for single family residential. However, the existing use is a preexisting non conforming (grandfathered) office and service yard use in the current A-1 zoning. The applicant has also filed for a Conditional Use Permit to allow Contractor (general/heavy construction) facilities other than office, Contractor (special trade) facilities other than office, Office equipment: sales and service, Retail - Restricted, Utility facility, Warehousing, and Drive-thru payment window. The conditional use request will be reviewed as separate action later in the meeting.

STAFF RECOMMENDATIONS
 Planning Staff recommends approval of this request, the rezoning is unusual for the area, however the property has an existing grandfathered use as an AT&T office and service area for their equipment and trucks. The rezoning would bring the property into compliance for the applicant as well as AT&T. Traffic should be negligible as the applicant runs a computer/network support service and retail business. The property to the north is a large industrial building next to the railroad tracks also zone RU-1. To to the south, is single family residential. Planning is not aware of any complaints with regards to the existing tenant and use. Planning staff does not feel the applicant will have much overall impact on the site compared to current usage.



View of property from Salem Rd looking NE



Aerial View of 2010 Salem Rd



2010 Salem Rd in the Comprehensive Plan

D3 REQUEST FOR CONDITIONAL USE PERMIT IN RU-1; 2010 SALEM RD

JACKSON WILSON REQUEST FOR CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 2010 SALEM RD

PERMIT USES REQUESTED:

- **CONTRACTOR (GENERAL/HEAVY CONSTRUCTION) FACILITIES OTHER THAN OFFICE**
- **CONTRACTOR (SPECIAL TRADE) FACILITIES OTHER THAN OFFICE**
- **OFFICE EQUIPMENT SALES**
- **RETAIL RESTRICTED**
- **UTILITY FACILITY**
- **WAREHOUSING**
- **DRIVE-THRU PAYMENT WINDOW**

APPLICANT

Jackson Wilson
1180 Collier Drive
CONWAY, AR 72032

STAFF REVIEW BY

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

SITE DATA

Location. 2010 Salem Rd (Current AT&T facility, truck yard)

Site Area. ±4.24 acres.

Current Zoning. A-1 (Agricultural District); request to rezone to RU-1 (Restricted Use District) on this agenda (item D2)

Requested Conditional Uses. Contractor (general or heavy construction) facilities other than office; Contractor (special trade) facilities; Office Equipment Sales; Retail Restricted; Utility Facility; Warehousing; Drive thru Payment window

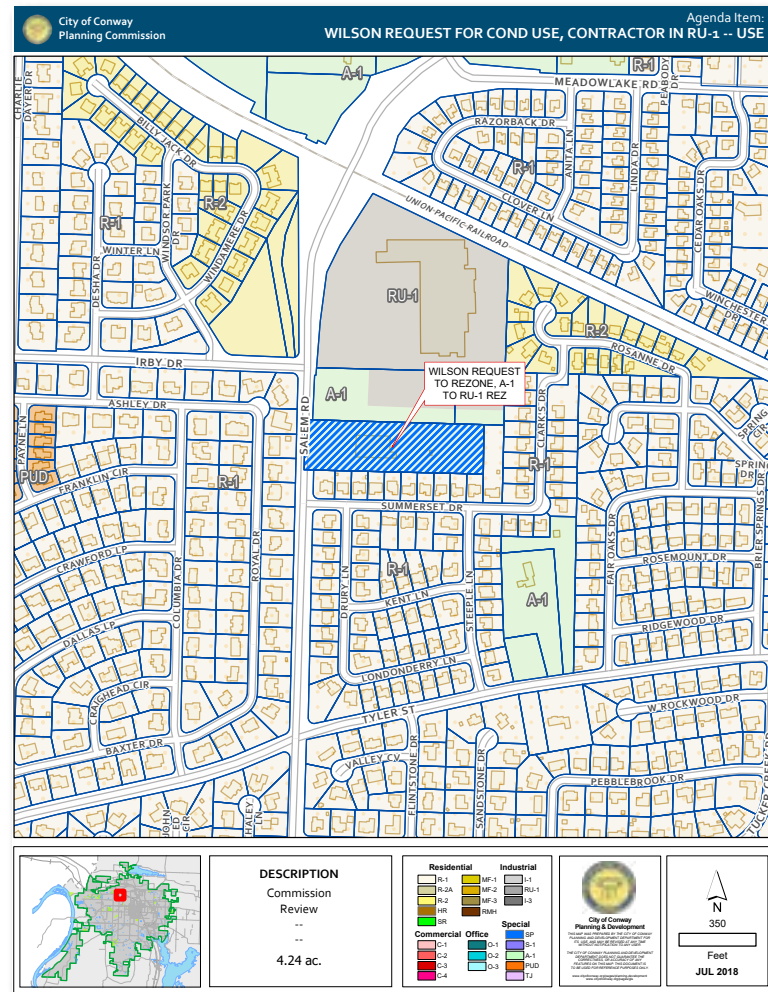
Existing Structures. Utility Office and Service Yard.

Overlay. None.

Comprehensive Plan. The Comprehensive Plan shows this area appropriate for residential uses.

Projected Traffic Impact. Current use as a light industrial office generates around 7 trips per 1,000 sq/ft of space. The existing building is 16,000 sq/ft for a potential of 112 vehicle trips. As a computer/network service facility there would likely be little to no traffic increase over the current AT&T service facility traffic. Likewise, the requested uses for contracting facilities, office equipment sales, utility facility, and warehousing would have little affect on current traffic generation. Restricted retail could create a large impact on traffic generation if no limiting conditions are placed on the request. If the maximum sized allowed "strip" retail center of 74,000 s.f. was constructed, 3256 vehicle trips per day could be expected.

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



Utility Infrastructure. New construction would require Conway Corporation Engineering review to consider the adequacy of existing infrastructure. Extensions and re-routing of utilities could be required. Easements would likely be required to provide for new development.

Street Improvement. Roundabouts at Salem & Irby and Salem & Meadowlake are planned in the near future.

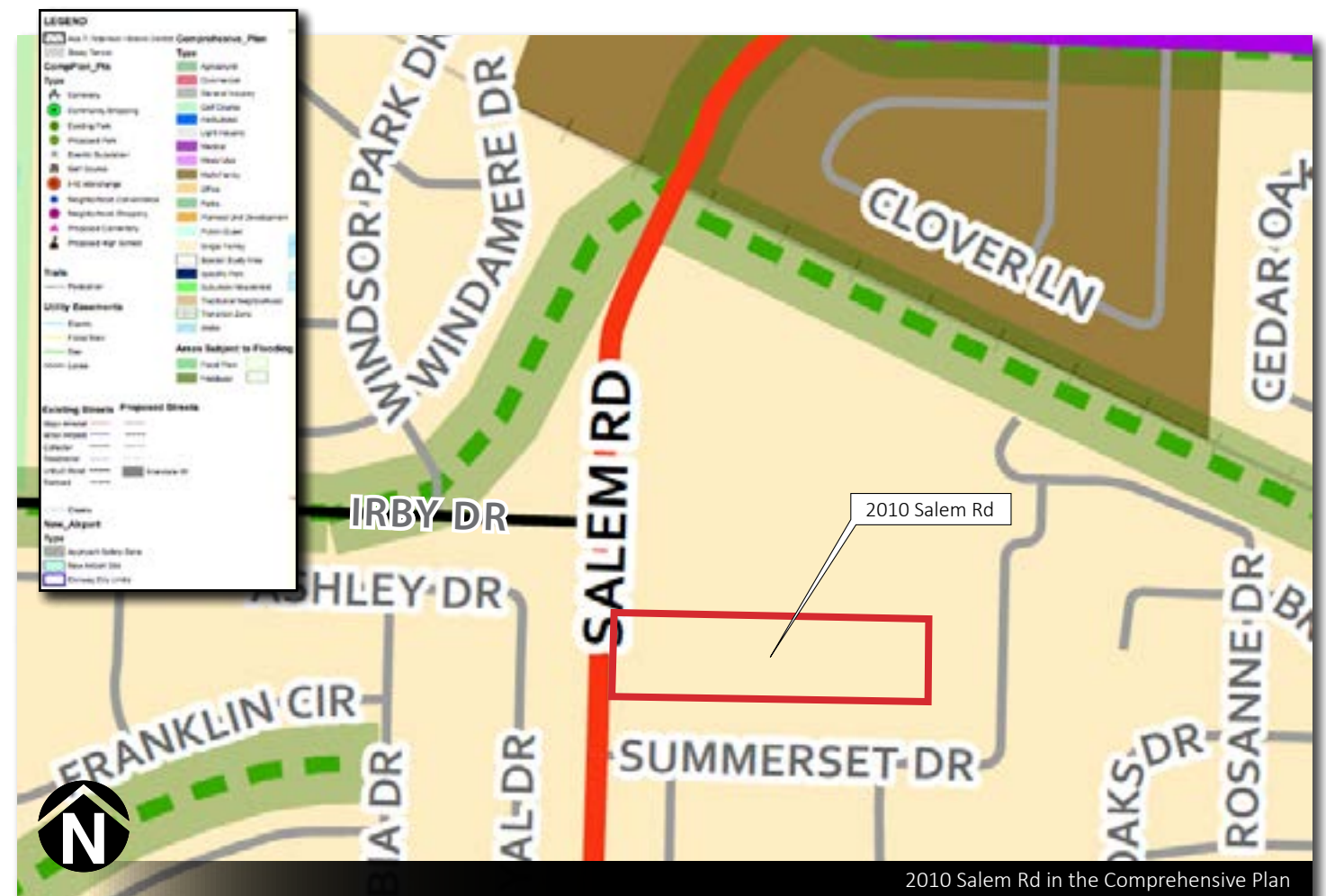
Conway 2025. Not specified.

STAFF COMMENTS

The applicant is seeking a conditional use permit in an RU-1 zone (applied for) to allow:

1. Contractor (general or heavy construction) facilities other than office
2. Contractor (special trade) facilities
3. Office Equipment Sales
4. Retail Restricted
5. Utility Facility
6. Warehousing
7. Drive thru Payment window

continued on page 18



D3 REQUEST FOR CONDITIONAL USE PERMIT IN RU-1; 2010 SALEM RD

The existing use is a preexisting nonconforming (grandfathered) utility contracting office and service yard. The applicant seeks to run a similar computer/network support operation with some retail. Due to nature of the business, traffic is more comparable with a quiet office rather than retail center. The requested non-retail conditional uses would seem to be compatible with the warehousing facility to the north and residences to the south. However, approval of 4.24 acres of restricted retail could be seen as inappropriate at this time. The 2017 Salem Road average daily traffic count at this location was 10,000 vehicles. In 2010, this number was 7000 vehicles. The number can be expected to increase due to I-40/Salem Road access and future Salem improvements. Approval of a conditional use permit to allow restricted retail would allow the construction of a typical “strip” shopping center without drive-throughs. Without significant street improvements, a large retail center could create more traffic than Salem can accommodate at this time. The Commission should consider limiting the allowed retail to suit the proposed computer business.

STAFF RECOMMENDATIONS

Planning Staff recommends approval of this request with conditions that include limiting the amount of allowed retail and appropriate hours of operation to minimize impact on the residential area to the south.

Suggested Conditions.

1. Hours of operations - TBD.
2. Any parking lot expansion must be approved by Planning Staff and meet development review standards.
3. No additional curb cuts along Salem Road.
4. Retail space is limited to the existing building and to the applicant.
5. No outdoor sound system.

D4 REQUEST TO REZONE FROM RMH TO C-3; 2740 DAVE WARD DR

TRENT FAMILY LLC REQUEST TO REZONE FROM RMH (MOBILE HOME DISTRICT) TO C-3 (HIGHWAY SERVICE & OPEN DISPLAY DISTRICT) PROPERTY LOCATED AT 2740 DAVE WARD DR

APPLICANT

Trent Family LLC
PO Box 459
Conway, AR 72033

STAFF REVIEW BY

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

SITE DATA

Location. Lot 2 The Grove at Conway; 2740 Dave Ward Dr.

Site Area. ±5.52 acres.

Current Zoning. RMH (Mobile Home District)

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

Existing Structures. Multiple single family homes and accessory buildings.

Overlay. Dave Ward Drive Access Management Plan.

Comprehensive Plan. The Comprehensive Plan shows this area as appropriate for multi-family residential. The request is not congruent with the plan.

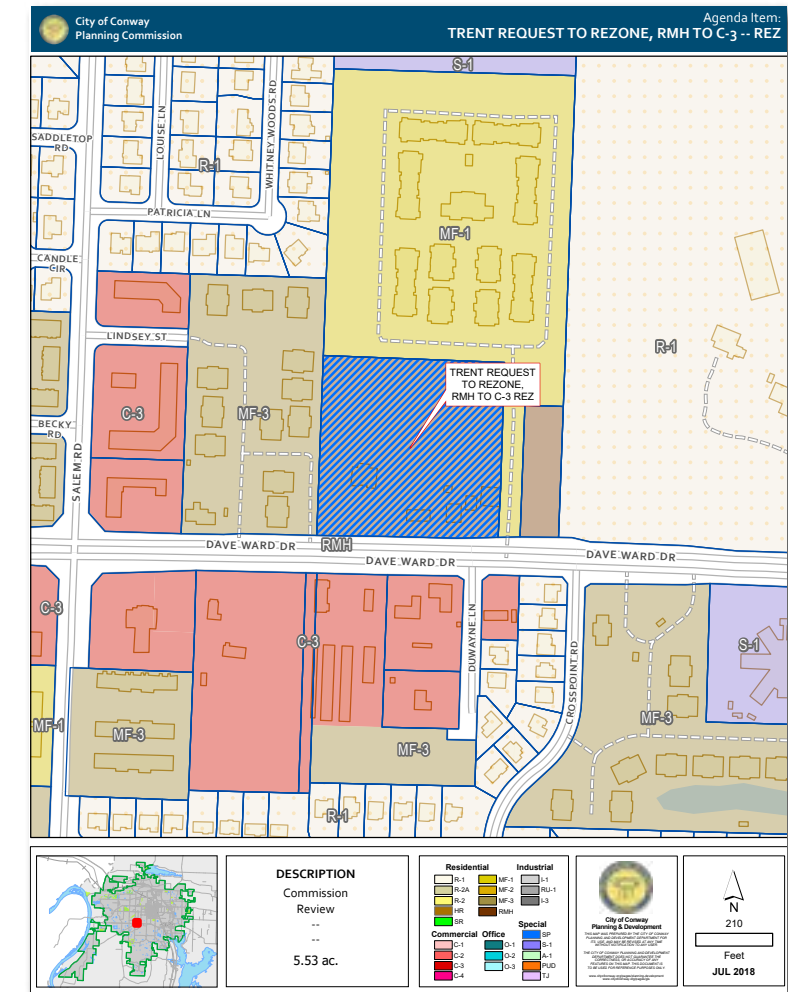
Projected Traffic Impact. With a rezoning to C-3 traffic impact would be substantial dependent on the business and square footage of business type. 5 acres of C-3 zoning could allow the construction of a convenience store with gas pumps and a fast food restaurant. Together, these businesses would generate around 6500 vehicle trips per day.

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

Utility Infrastructure. New construction would require Conway Corporation Engineering review to consider the adequacy of existing infrastructure. Extensions and re-routing of utilities could be required. Easements would likely be required to provide for new development.

Street Improvement. There are no plans for area street improvements. The proposed site has no public access other than Dave Ward Drive. The private drive on the east serves the Wayland Apartments.

Conway 2025. Not specified.



STAFF COMMENTS

The applicant is seeking a rezoning from RMH (Mobile Home District) to C-3 (Highway Service & Open Display District). The Comprehensive Plan calls for multi-family residential. C-3 is Conway’s most intensive commercial zone. C-3 by right uses include; auto sales, auto service, convenience store with gas pumps, and other forms of high impact retail. Non commercial by right uses include office, hospital, and church. Dave Ward Drive is the largest east-west arterial on the south side of Conway. An access management plan is in place requiring driveways to be spaced at least 300 feet apart. Commercial nodes are shown on the Comprehensive Plan limiting appropriately sized commercial activity to major intersections. A Neighborhood Shopping node is shown at the Salem and Dave Ward Drive intersection. Neighborhood Shopping is designed to allow up to 15-20 acres of commercial activity around the intersection. There is approximately 16.8 acres of existing commercial zoning at the Salem and Dave Ward intersection. The requested property is about 625 feet from this intersection. Although Dave Ward Drive is a large divided median street, the node system is an attempt to prevent “stripping out” Dave Ward Drive with commercial property. The requested property is surrounded by multi-family zoning and development.

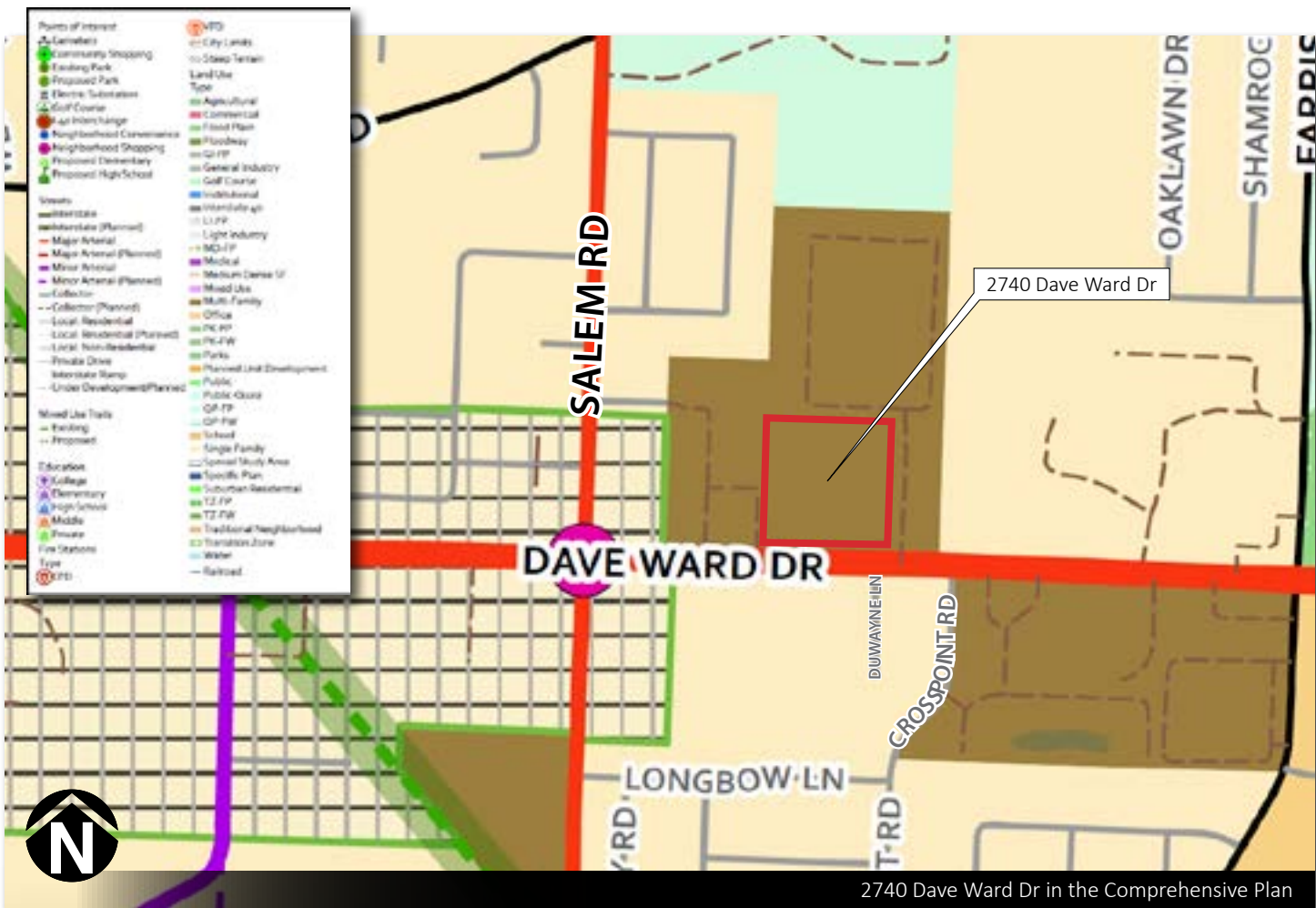
STAFF RECOMMENDATIONS

Due to possible traffic impacts and non-compliance with the Comprehensive Plan, Planning Staff recommends denial of this request.

D4 REQUEST TO REZONE FROM RMH TO C-3; 2740 DAVE WARD DR



Aerial View of 2740 Dave Ward Dr



2740 Dave Ward Dr in the Comprehensive Plan

D5 REQUEST TO REZONE FROM R-2A TO O-3; 1904 WASHINGTON AVE

WILLOW BAYOU, LLC/JIMMY NEW REQUEST TO REZONE FROM R-2A (LARGE LOT DUPLEX) TO O-3 (RESTRICTED OFFICE) PROPERTY LOCATED AT 1904 WASHINGTON AVE

APPLICANT
Willow Bayou, LLC/Jimmy New
PO Box 11512
Conway, AR 72034

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

SITE DATA
Location. 1904 Washington Ave. The northeast corner of Washington Ave and Gist St.

Site Area. ±0.28 acres.

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

Requested Zoning. O-3 (Restricted Office Zone).

Existing Structures. A 1686 square foot single family residence.

Overlay. Old Conway Design Overlay District.

Comprehensive Plan. The Comprehensive Plan shows this area as appropriate for single family residential. The request is not congruent with the plan.

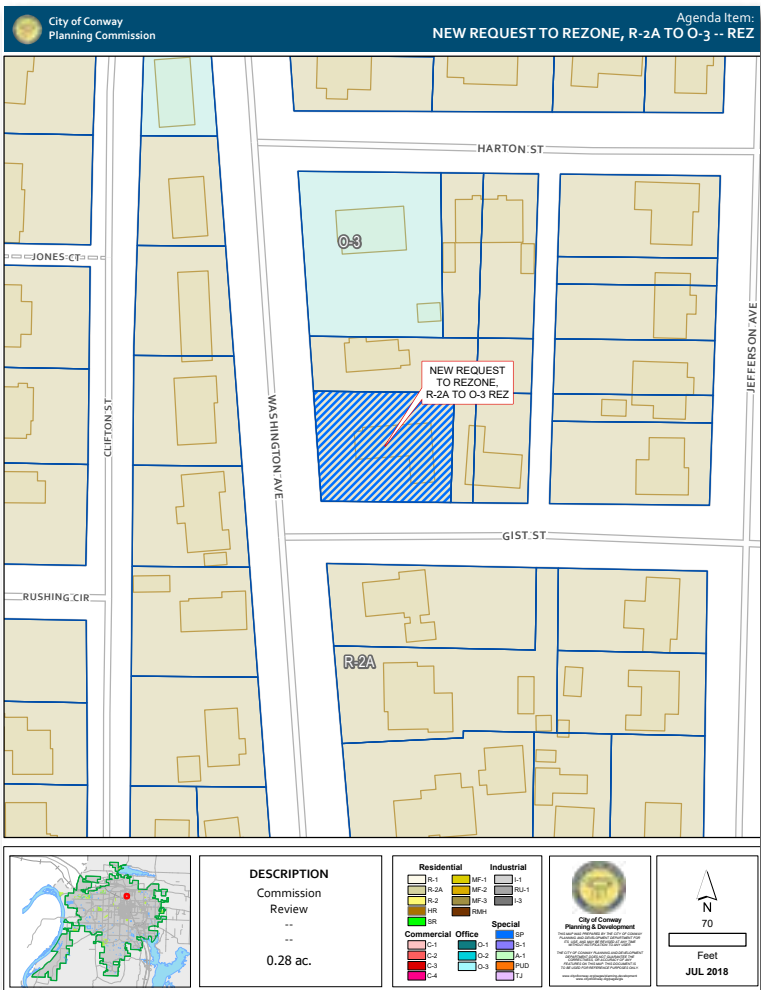
Projected Traffic Impact. With the existing R-1 zoning and single family use, around 10 vehicle trips per day can be expected. With a rezoning to O-3 and the existing residence developed as a small office, around 20 vehicle trips per day should be generated. If the residence were demolished and a 7318 s.f. 2 story office building (the maximum allowed) were constructed, around 260 vehicle trips per day could be expected.

Flood\Drainage. The property is not within any FEMA flood zones.

Utility Infrastructure. Existing utility service is adequate. New construction would require Conway Corporation Engineering review to consider the adequacy of existing infrastructure. Extensions and re-routing of utilities could be required. Easements would likely be required to provide for new development.

Street Improvement. Washington Avenue was improved in 2013. No additional area street improvements are planned in the near future.

Conway 2025. Conway 2025 does not contain any specific statements directly applicable to this request.



STAFF COMMENTS
The applicant is seeking a rezoning from Single Family Residential to Restricted Office. The 1920s residence is listed as a contributing structure in the Hendrix Addition National Register of Historic Places Historic District. A contributing structure retains its historic materials and has not been significantly altered since construction. The property is part of the Old Conway Design Overlay District. Neither the National Register listing nor Old Conway Overlay prohibits demolition. Any new structure or addition must be approved by the Historic District Commission.

There are three office zonings on Washington north of this property; 1912 Washington (rezoned in 2006) at the southeast corner of Washington and Harton; 2001 Washington (rezoned in 2003) on the west side between Clifton and Washington; and 2010 Washington (rezoned in 2010) at the corner of Washington and Fleming. 1912 Washington is within the same block as the requested property. The structure at 1912 is also listed as a contributing historic structure. There was some neighborhood opposition when this property was rezoned in 2006. 2001 Washington is outside of the Hendrix Addition historic district and the Old Conway Design Overlay. 2010 Washington sits at a busy intersection. The property area was reduced by roundabout construction. Due to the level of traffic at this busy corner, the property was seen as no longer useful as a residence.

D5 REQUEST TO REZONE FROM R-2A TO O-3; 1904 WASHINGTON AVE



Aerial View of 1904 Washington Ave



1904 Washington Ave in the Comprehensive Plan

O-3 Restricted Office is defined as a district that provides conversion of older structures no longer useful, serviceable, or desirable in present use to office use and to provide appropriate locations for offices which are in proximity to both residential and nonresidential zones. Such offices will have minimal to no negative impact on the residential areas. Parking and heights will be designed for compatibility with any residential area adjacent to it. Single- family and duplex construction will also be allowed in this district. New construction designed to reinforce existing area characteristics and not detrimental to the use of the surrounding projects for residential use will also be allowed in the district.

The requested rezoning is a historic residence surrounded by other occupied residences. The residence does not appear to be beyond repair and is still useful as a residence. Although office zoning has been introduced north of this property, this request could be seen as an intrusion into the residential area. "Stripping out" Washington Avenue with office uses would be detrimental to the area's historic residential nature. If the property were rezoned to office, the residence could be demolished and a new large office structure could be constructed on the property. However, any new construction must be approved by the Historic District Commission.

STAFF RECOMMENDATIONS
Due to possible negative impacts on the surrounding historic residential neighborhood, Planning Staff recommends denial of this rezoning request.



View of property from Washington Ave looking E



View of Washington Ave looking N (subject property on right)



View of Washington Ave looking S (subject property second on left)