

A child in a pink shirt is running in a grassy field. In the foreground, there are several colorful Easter eggs (green, purple, blue, and gold) scattered on the grass. The background shows a clear blue sky and some trees.

# MARCH

## Conway Planning Commission Staff Report

7:00pm • March 12, 2018 • 810 Parkway Avenue

# CONWAY PLANNING COMMISSION AGENDA

March 12, 2018 • 7:00 pm • 810 Parkway Street

**A. Call to Order**

**B. Approval of Minutes**

1. February 20, 2018

**C. Board of Zoning Adjustment\***

1. Covington Properties request for zoning variance to allow reduced lot width for property located at 2400 Robinson Avenue

**D. Public Hearings**

1. Zion Temple Church of Christ request for Conditional Use Permit for Religious Activities in T5 Urban Zone of the Northeast Old Conway Area Specific Plan, for property located at 1272 Sutton Street
2. Jordan Easley request for Conditional Use Permit for Restricted Office in MF-1 for property located at 402 6th Street
3. Jim Hawks request to rezone property located east of Hwy 25 N, south of Southshore Lane, immediately north of North Woods Estates, from A-1 to PUD
4. Chris Thornton request to rezone the +/-4.24 acres located to the east of the termination of Allyson Lane, from O-2 to PUD

**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**

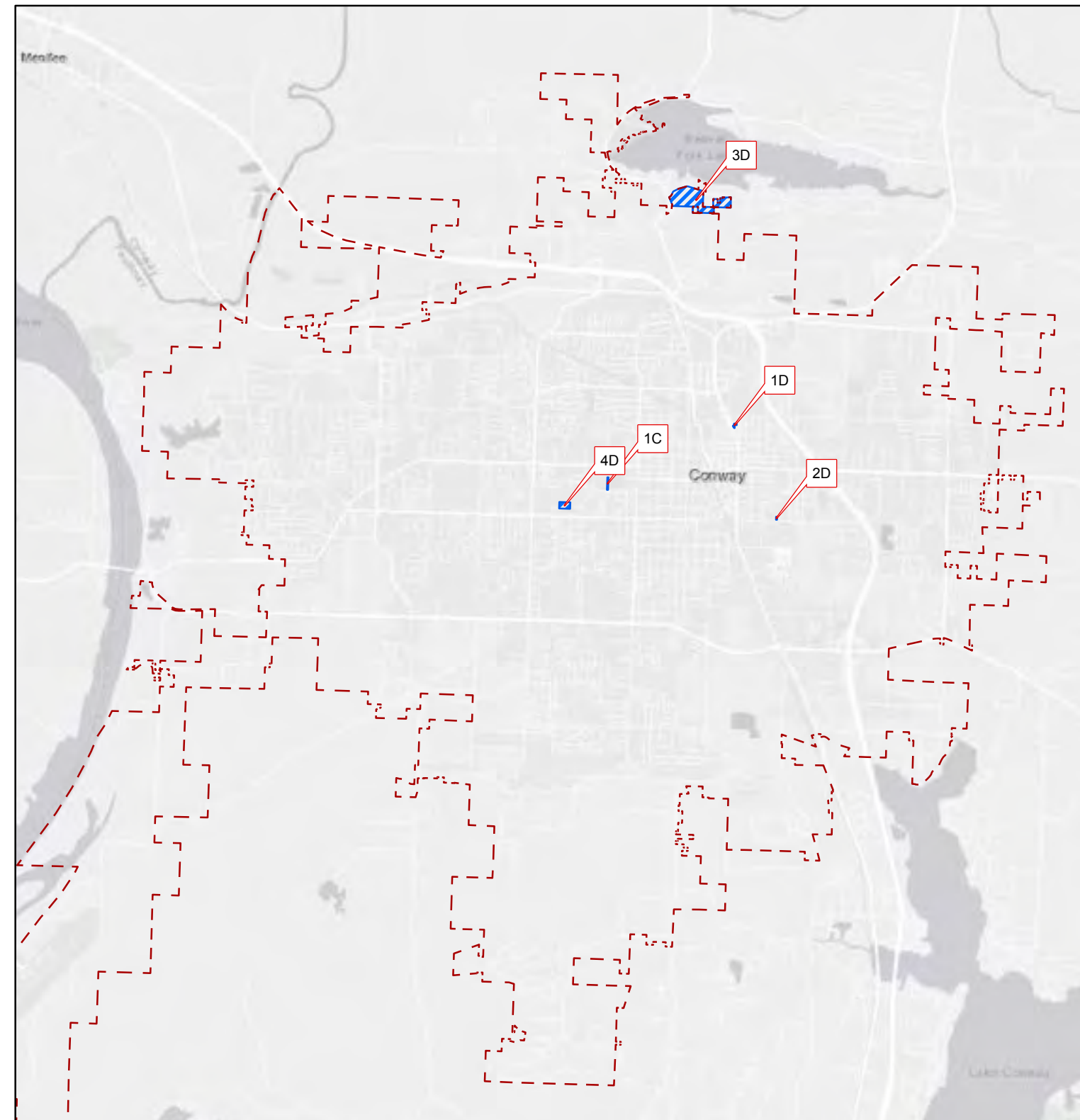
- None

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

- Covington Commercial, Phase II (P2018-00004)
- Salem Woods, Phase II (P2018-00005)

**I. Lot Splits, Lot Mergers, Minor Subdivisions, and Major Finals (submitted for review)**

- None



- C. Board of Zoning Adjustment\***
1. Covington Properties request for zoning variance to allow reduced lot width, 2400 Robinson Ave
- D. Public Hearings**
1. Zion Temple CoC, Conditional Use Permit for Religious Activities in T5 Urban Subzone, Northeast Old Conway Area Specific Plan, 860 Pine Street
  2. Jordan Easley request for Conditional Use Permit for Restricted Office in MF-1, 402 6th Street
  3. Jim Hawks request to rezone property located east of Hwy 25 N, south of Southshore Lane, A-1 to PUD
  4. J.C. Thornton request to rezone the +/-4.24 acres located to the east of the termination of Allyson Lane, O-2 to PUD

# CONWAY PLANNING COMMISSION

- 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](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 **March 27, 2018**.

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).

\*Decisions made by the Planning Commission acting as the Board of Zoning Adjustment are final. No appeal may be made to the City Council. Any aggrieved party may pursue litigation should they feel the decision is unfair.

**BOARD OF ZONING ADJUSTMENT REQUEST FOR REDUCED EXTERIOR SIDE AND REAR SETBACKS FOR PROPERTY LOCATED AT 2400 ROBINSON AVENUE**

**APPLICANT**  
 Jason Covington  
 4630 Bay Hill Drive  
 Conway, AR 72034

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

**SITE DATA**  
**Location.** 2400 Robinson Avenue

**Site Area.** ±1.64 acres

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

**Existing Structures.** None.

**Overlay.** None.

**Requested Zoning Variance.** To allow the creation of an R-1 single family lot with reduced street frontage.

**General Overview.** The proposed property subdivision is part of several narrow lots bounded by commercial property to the north, Laurel Park to the east, and Heritage Subdivision to the west, and Robinson Avenue on the south.

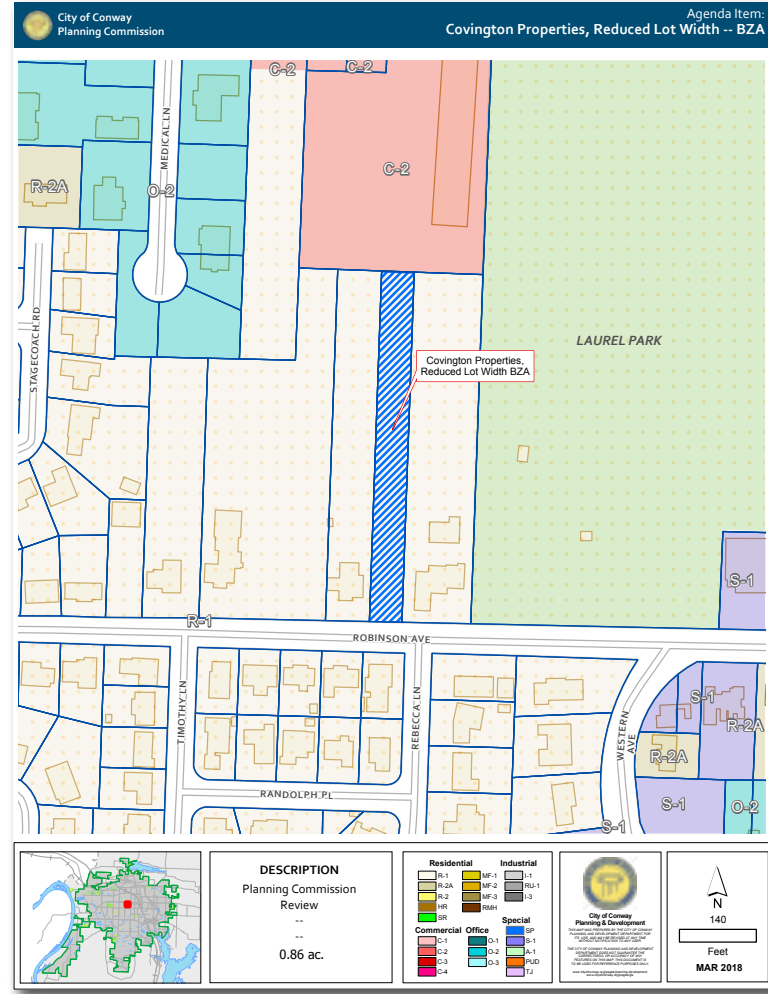
**Zoning Ordinance Regulations.**

SECTION 401.4 – RESIDENTIAL DISTRICTS, C.  
 Each lot in R-1, R-2, R-2A, SR, and HR zoning districts shall have a minimum street frontage equal to the minimum lot width required at the building line...

*R-1 requires a 60 foot wide lot at the building line; therefore, 60 feet of street frontage is required.*

**Requested Variance**  
 1. A 20.69 foot variance from the required 60 foot street frontage.

**Basis of Variance.**  
 The Planning Commission acting as the Board of Zoning Adjustment, should only grant zoning variances if strict enforcement of the zoning ordinance will cause undue hardship due to circumstances unique to the individual property. Variances should only be granted when it is demonstrated that such action will be in keeping with the spirit and intent of the ordinance. The Commission may impose conditions in granting a variance to insure compliance and protect adjacent property.

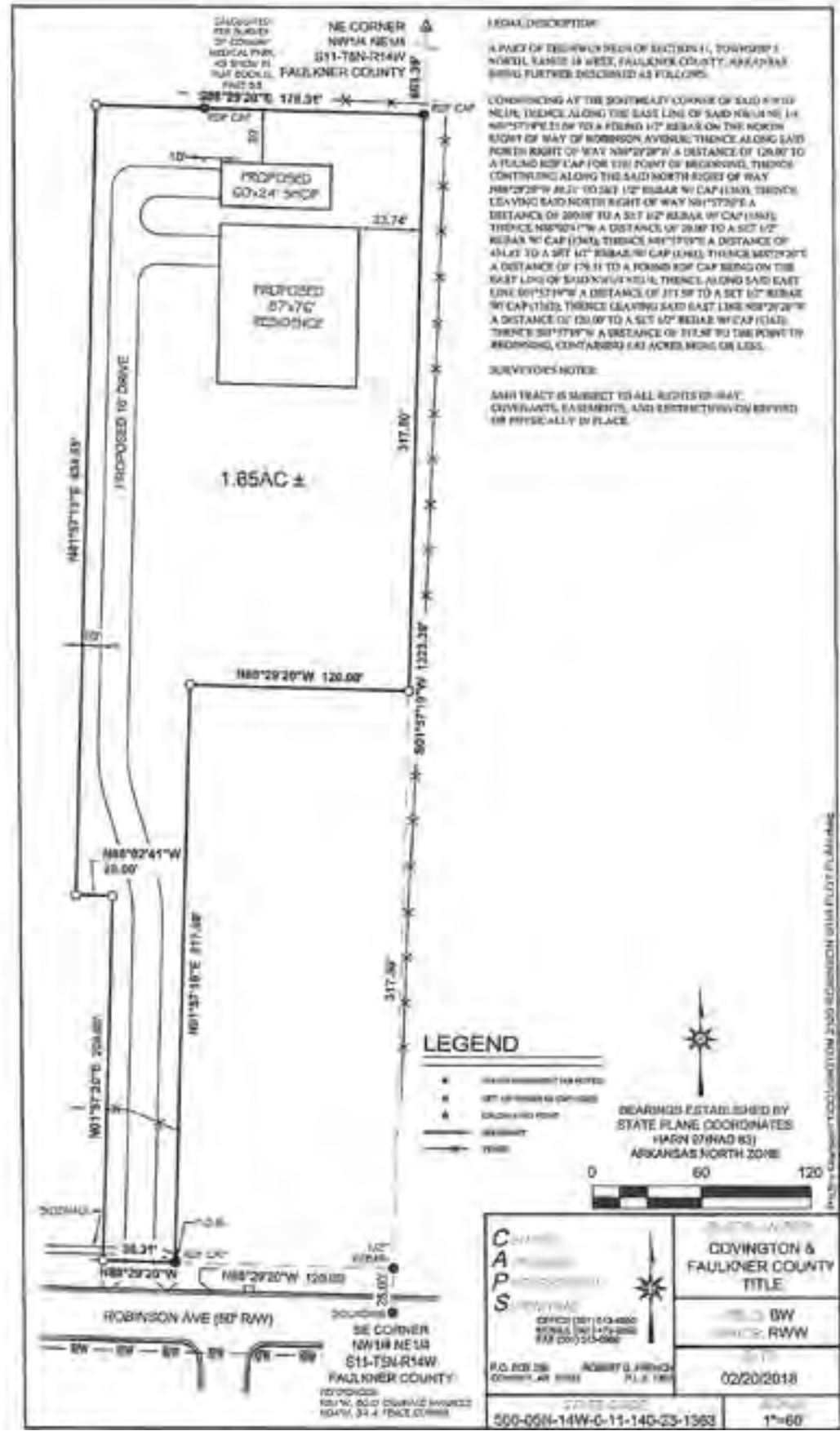


**STAFF COMMENTS**  
 The applicant is seeking a variance from the required street frontage width. The proposed property configuration will be divided from existing narrow single family lots on the north side of Robinson Avenue. These existing narrow lots could be considered “remnant” lots that have been surrounded by commercial property on the north, a public park on the east, and a large single family residential subdivision on the west. The applicant would like to construct a new single family home and shop. The new land division would be created from an existing 59.3 foot lot (2400 Robinson) and a portion of the north side of another existing lot (2320 Robinson). The adjoining neighbor to the west (2406 Robinson), needs 20 feet of the 59.3 foot (2400 Robinson) thus reducing the 59.3 food dimension to 39.3 feet.

**STAFF RECOMMENDATIONS**  
 Due to the extreme narrowness of the existing lots and the nature of their creation. Planning Staff recommends approval of the requested street frontage width variance. The narrowness of the existing lots is unique and creates large unbuildable areas. All other requirements of the zoning ordinance will be met or exceeded. Granting this variance will allow the creation of an additional single family lot on otherwise unbuildable “land locked” property.



**PROPOSED SITE PLAN**



# D1 ZION TEMPLE CHURCH OF GOD IN CHRIST REQUEST FOR CONDITIONAL USE PERMIT

## ZION TEMPLE CHURCH OF GOD IN CHRIST REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW RELIGIOUS ACTIVITIES

**APPLICANT**  
 Zion Temple Church of God in Christ  
 860 Pine Street  
 Conway, AR 72032

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

**SITE DATA**  
**Location.** New Request: 1272 Sutton Street. Properties already covered by religious activity conditional use permits are located at Pine and Sutton, Spruce and Sutton, and along Pine and Sutton Streets.

**Site Area.** New conditional use area request: ±0.45 acre. Total including new and previously covered properties: ±2.37 acres.

**Current Zoning.** T-5 Urban (Northeast Old Conway Area Specific Plan). Properties with previous conditional use permits: T-5 Urban and T-4 Transitional (Northeast Old Conway Area Specific Plan).

**Existing Structures.** New Request: None - vacant lot. Properties with previous conditional use permits: Church building and parking lots.

**Overlay.** None - Part of the Northeast Old Conway Area Specific Plan

**Requested Conditional Use.** Allow religious activities.

**Comprehensive Plan.** The Northeast Old Conway Specific Plan shows this area as appropriate for mixed use development.

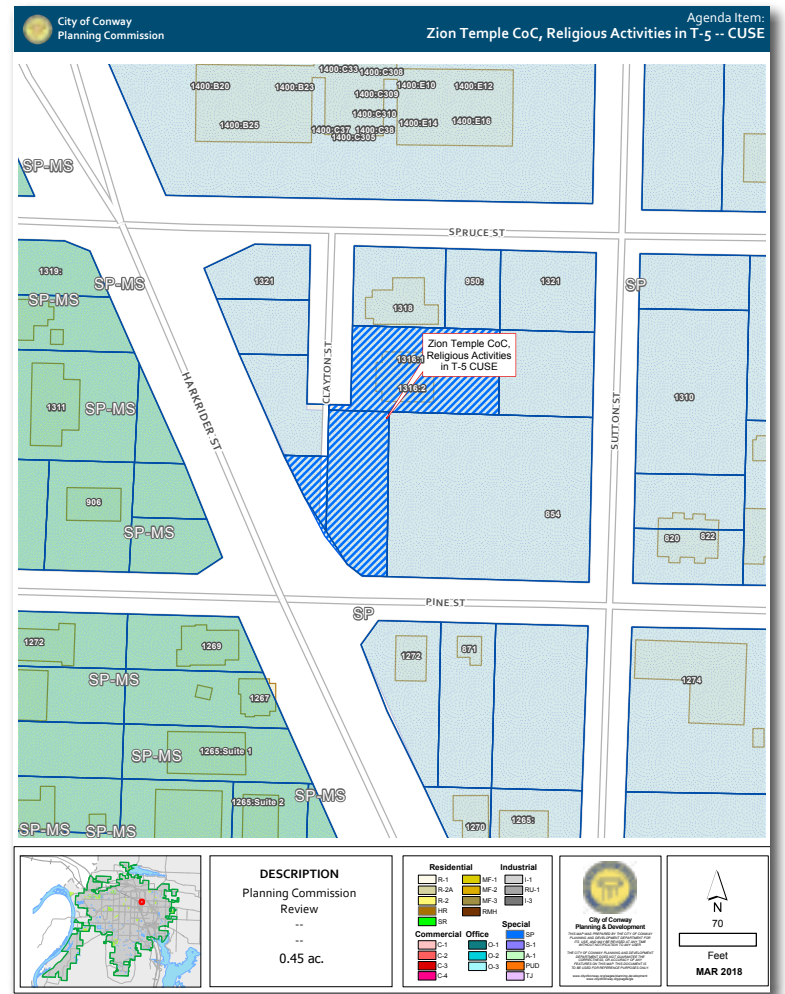
**Projected Traffic Impact.** With the existing T-5 and T-4 zones, and developed with a 13,000 s.f. church, 118 vehicle trips per day could be expected. This number would be higher during worship times. The properties have the potential for a much higher daily traffic generation impact if developed with commercial/residential mixed use structures.

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

**Utilities.** The applicant will need to coordinate utilities with Conway Corporation to accommodate development.

**Street Improvement.** No area street upgrades are planned in the near future.

**Conway 2025.** Not directly applicable.



**STAFF COMMENTS**  
 The new property request is currently zoned T-5 Urban in the Northeast Old Conway Area Plan. The Church has purchased additional property and would like to construct a new sanctuary at the corner of Pine and Harkrider. The proposed site plan places the new sanctuary close to the corner of Harkrider and Pine Streets. The closed portion of Clayton Street would be removed and a plaza entry area would be created with the front of the sanctuary facing Harkrider. The current sanctuary is located at the southeast corner of Sutton and Pine Streets. Through the years, the Church has purchased properties and obtained conditional use permits to allow religious activities. Permits 1164 (2001), 1165 (2001), 1179 (2003), 1334 (2013) were all approved for the Church's various properties. Planning Staff feels that a new conditional permit combining all church property would be advantageous. Previous permits would be repealed.

**STAFF RECOMMENDATIONS**  
 Planning Staff recommends approval of the requested conditional use permit to allow religious activities for the requested property and consolidation of previous conditional use permits into the new permit.

**Recommended Condition.**  
 Conditional Use Permits 1164, 1165, 1179, and 1334 are repealed and all properties previously approved for religious activities will be included in the newly approved conditional use permit.



PERMIT No 1165

PERMIT No 1164

USE2001CCT01  
513065.W

### CONDITIONAL USE PERMIT CITY OF CONWAY, ARKANSAS

### CONDITIONAL USE PERMIT CITY OF CONWAY, ARKANSAS

PROPERTY DESCRIPTION-ADDRESS-LOCATION

Lots 1,2,3, and 12, Block 14 Burns Addition

PROPERTY DESCRIPTION-ADDRESS-LOCATION

Lots 6 and 7, Block 1, Jones Addition

ZONING MF-3

ZONING: MF-3

CONDITIONAL USE PERMITTED Religious Activities

CONDITIONAL USE PERMITTED Religious Activities

DATE OF COUNCIL MEETING ALLOWING PERMITTED USE October 23, 2001

DATE OF COUNCIL MEETING ALLOWING PERMITTED USE January 8, 2002

CONDITIONS ATTACHED TO PERMIT  
None

CONDITIONS ATTACHED TO PERMIT  
None

APPROVED:

*John H. ...*  
Mayor

7 November 30, 2001  
Date

APPROVED:

*John H. ...*  
Mayor

*Secretary (S), 2002*  
Date

PERMIT No 1179

USE2003MARCH  
514015E

### CONDITIONAL USE PERMIT CITY OF CONWAY, ARKANSAS

PROPERTY DESCRIPTION/ADDRESS/LOCATION:

Block 1, South 1/2 of Lot 1, Jones Addition, City of Conway, Arkansas

ZONING MF-3

parking area for religious activities

CONDITIONAL USE PERMITTED

DATE OF COUNCIL MEETING ALLOWING PERMITTED USE: March 25, 2003

CONDITIONS ATTACHED TO PERMIT:

- 1) Any lighting on the property shall be directed inward and downward

APPROVED

Tab Townsell  
Mayor

March 27, 2003  
Date

PERMIT No 1334

USE2013NOV01  
514015E

### CONDITIONAL USE PERMIT CITY OF CONWAY, ARKANSAS

PROPERTY DESCRIPTION / ADDRESS / LOCATION:

This conditional use is for property located in the vicinity of 1272 Sutton Street with the legal description

North half of Lot 1, Block 1 and Lot 8, Block 1, Jones Addition AND Lot 1, Block 8, Jones Addition

ZONING: SP Urban Zone (T5)

CONDITIONAL USE PERMITTED TO ZION TEMPLE CHURCH OF GOD IN CHRIST FOR: Surface Parking and Religious Activity

DATE OF COUNCIL MEETING ALLOWING PERMITTED USE: November 26, 2013

CONDITIONS ATTACHED TO PERMIT:

- 1. External Sound System – No external sound systems are permitted due to the site's proximity to residences.
- 2. Parking Lot Lighting – Any exterior lighting must be designed and installed in such a way that it prevents light trespass onto adjacent properties.
- 3. Construction Hours – Hours of external construction are limited to 7:00 a.m. to 7:00 p.m. due to the site's proximity to residences.
- 4. Architecture/Design/Landscaping – The Conway Historic District Commission must review and approve through a Certificate of Appropriateness.
- 5. Signage – All signage will meet current Conway Sign Ordinance regulations.

APPROVED:

Tab Townsell  
Tab Townsell, Mayor

12/10/13  
Date

**JORDAN EASLEY REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW RESTRICTED OFFICE IN MF-1 ZONING DISTRICT AT 402 6TH STREET**

**OWNER**  
KWC, LLC  
2755 Silver Crest Drive  
Conway, AR 72034

**APPLICANT**  
Jordan Easley  
1570 Edgestone Circle  
Conway, AR 72034

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

**SITE DATA**  
**Location.** 402 6th Street

**Site Area.** ±0.20 acres

**Current Zoning.** MF-1 (Multifamily 12 units per acre)

**Existing Structures.** 1036 s.f. residence

**Overlay.** None

**Requested Conditional Use.** Allow a restricted office.

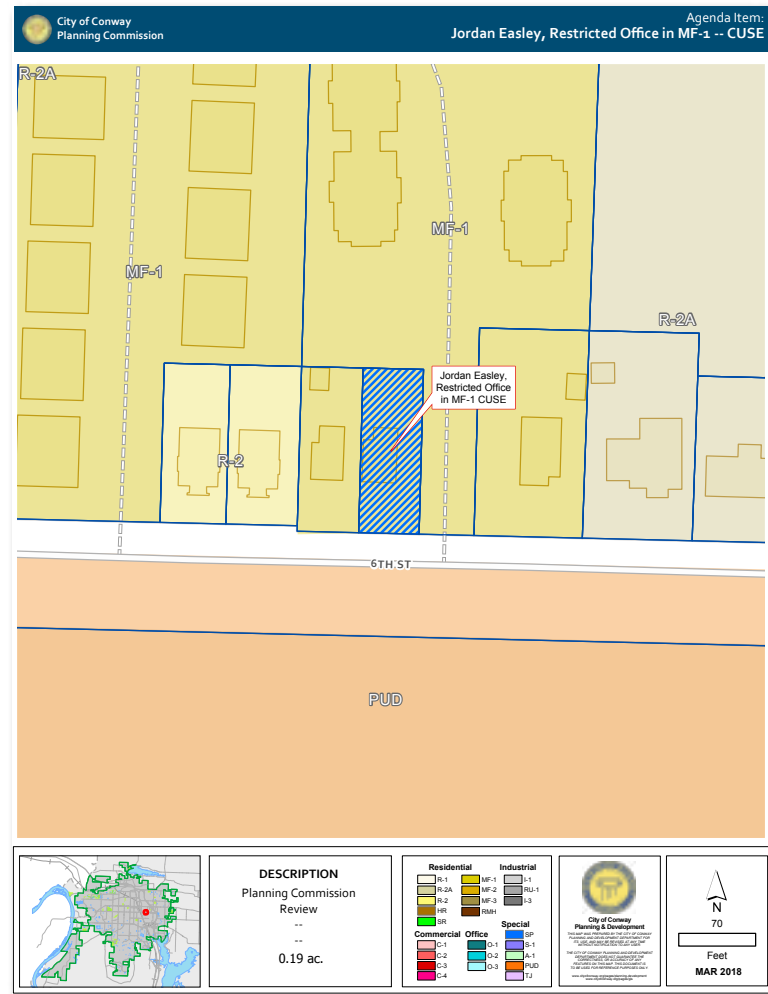
**Comprehensive Plan.** The 2004 Comprehensive Plan shows this area as a special study area. A study has not been completed for the area. The property is zoned for multifamily and the Central Landing PUD is south across 6th Street.

**Projected Traffic Impact.** With the existing single family home, around 10 vehicle trips per day could be expected. The property is zoned MF-1 and could potentially have a duplex generating around 20 vehicle trips per day. If used as a restricted retail office, around 11 vehicle trips per day could be expected.

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

**Utilities.** The applicant will need to coordinate utilities with Conway Corporation to accommodate development.

**Street Improvement.** No area street upgrades are planned in the very near future, however, 6th Street has been improved starting at 1st Avenue east to Conway Commons Shopping Center in anticipation of the Central Landing Development. When the Central Landing property is developed, there will be pressure to improve the remainder of 6th Street from 1st Avenue to Harkrider Street. 6th Street was upgraded from a collector street to a minor arterial in 2014.



**Conway 2025.** Not applicable.

**STAFF COMMENTS**

The property is currently zoned MF-1 multifamily. A single family residence occupies the property. Potentially, the single family structure could be remodeled into, or replaced with, a duplex. The applicant is requesting a restricted office to be used as a photography workspace. The zoning ordinance contains conditions that should be examined as part of a request for restricted office:

*Section 601.27 of the Zoning Ordinance states:*

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

*The following conditions are required:*

- *Hours of operation: Appropriate hours of operation must be determined.*
- *Signage: Wall signage shall be limited to a non-illuminated faceplate attached to the structure no greater than 2 square feet in area. Freestanding signage shall be a non-illuminated monument or two pole sign no greater than 4 feet in height and 4 feet wide. A non-illuminated post and arm sign as*





## D2 EASLEY REQUEST FOR CONDITIONAL USE PERMIT

defined by Conway sign regulations, may be substituted for a monument or two pole sign. No banners shall be permitted.

- **Architectural Compatibility:** Any remodeling or new construction must be compatible with the surrounding architecture. In areas outside of the Old Conway Design Overlay District or any Certified Local Government Historic District, compatibility shall be decided by the City Council after review by the Planning Commission. Within the Old Conway Design Overlay District or any Certified Local Government Historic District, the Old Conway Design Review Board or Historic District Commission shall review and decide compatibility. This review shall include overall exterior appearance, materials, setbacks, height, lot coverage, etc. The setbacks, height, and lot coverage restrictions will be no greater than allowed by the lot regulations per zone, overlay, or historic district.
- **Term of the Conditional Use:** Conditions are limited to the applicant. If the applicant does not own the property within 6 months of approval, the conditional use permit shall be void. If the property is sold, the conditional use shall be void.
- **Lighting, parking, screening/buffering** shall minimally match Conway Development Review Standards. Additional parking and/or screening/buffering requirements may be recommended by the Planning Commission and required by the City Council including, but not limited to, parking location and design, fencing or landscaping as required to provide an adequate buffer for neighboring properties.
- **Sidewalks:** Construction and or repair of existing sidewalks, if necessary, is required as per Conway Development Review Standards.

These conditions are to insure the compatibility of the office use with any adjacent residential use. New construction designed to reinforce existing residential area characteristics that would not be detrimental to the surrounding residential area may also be allowed by conditional use.

### STAFF RECOMMENDATIONS

With recent 6th Street improvements and the anticipated redevelopment of the old airport property, it is likely that 6th Street will transition to uses other than residential. However,



a wholesale change of land use from residential to commercial should not be allowed to occur. Oak and Harkrider Streets are prime examples of reasons not create a "strip" of commercial zoning along a primary street. Continuous commercial property creates traffic conflicts and degrades area residential uses. The restricted office conditional use permit allows an older residential structure to be transitioned into a light business use that does not generate large amounts of traffic with little to no negative impact on surrounding residential uses. The proposed photography workspace would seem to be a good fit as a restricted office use. It will generate little traffic and should not affect nearby residences with noise, light, or other nuisances. Planning Staff recommends approval of the requested restricted office with appropriate conditions. A restricted office conditional use permit allows a property to transition to an office use without committing to an actual office zone.

### Recommended Conditions.

1. Hours of operation - Appropriate hours of operation should be established.
2. Signage - Wall signage shall be limited to a non-illuminated faceplate attached to the structure no greater than 2 square feet in area. Freestanding signage shall be a non-illuminated monument or two pole sign no greater than 4 feet in height and 4 feet wide. A non-illuminated post and arm sign as defined by Conway sign regulations, may be substituted for a monument or two pole sign. No banners shall be permitted.
3. Terms of Conditional Use Permit - Conditions are limited to the applicant.
4. Lighting, parking, screening/buffering - Shall minimally match Conway Development Review Standards.

### Zoning Ordinance Conditions Not Directly Applicable.

**Sidewalks.** Not required at this location as the street has open ditches and sidewalks will likely be demolished when 6th Street is improved.

**Architectural Compatibility.** The property is not located in a historic district or architecturally sensitive area.

## D3 JIM HAWKS REQUEST TO REZONE FROM A-1 TO PUD

### JIM HAWKS REQUEST TO REZONE PROPERTY LOCATED EAST OF HWY 25N & SOUTH OF SOUTHSHORE DRIVE [PROPOSED NORTH VIEW ESTATES] FROM A-1 TO PUD

#### OWNER/APPLICANT

Jim Hawks  
2111 E German Lane  
Conway, AR 72032

#### STAFF REVIEW BY

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

#### SITE DATA

**Location.** Vacant property south of Southshore Lane immediately north of North Woods Estates.

**Site Area.** ±47.08 acres

**Existing Structures.** None.

**Current Zoning.** A-1 (Agricultural); Annexed as A-1 on 2-13-2018

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

**Overlay District.** None.

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

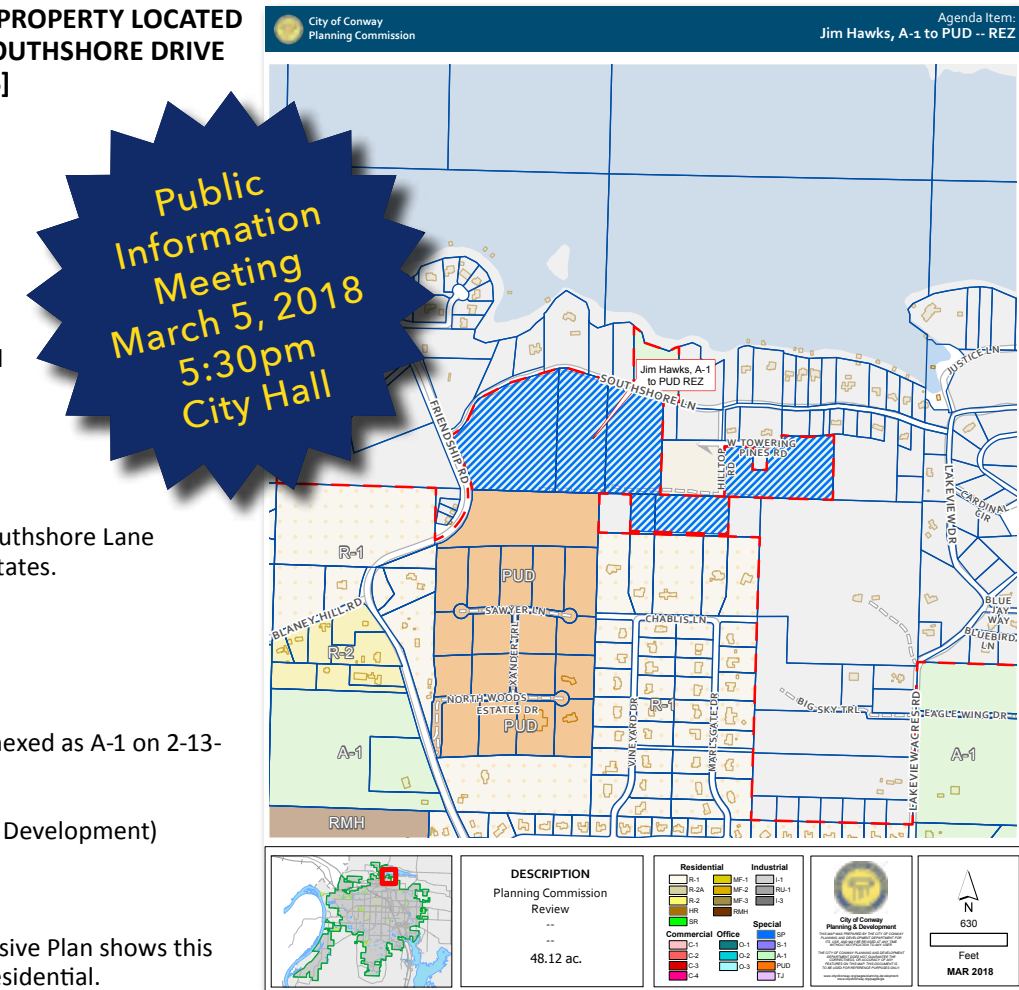
**Projected traffic Impact.** Under current A-1 zoning and developed with the maximum number of residences allowed at approximately 50 single family homes, 478 vehicle trips per day could be expected. With a rezoning to PUD and developed as proposed with 24 single family residences, 230 vehicle trips per day could be expected.

**Utility Infrastructure.** Conway Corporation will provide power to the subdivision. Water is provided by Beaverfork Water. Sewer will be individual septic systems per lot.

**Flood / Drainage.** This property is not within the 100 year floodplain or floodway. If approved the property will be platted. During plat review, the City Engineering will review drainage patterns and require appropriate easements, detention areas, and piping structures.

**Street Improvements.** There are no street improvements planned in the immediate future for area public streets. The applicant will be constructing private streets throughout the development.

**Conway 2025.** Not directly applicable.



### STAFF COMMENTS

This project would allow the creation of a residential development with 24 single family homes served by private streets. If the development had public streets, the zoning could remain A-1. In order to have private streets, the property must be zoned PUD.

**PUD Specific Requirements.** Below is an examination of requirements specific to PUD zoning requests:

- **Relation to Utilities and Major Roads** - A PUD shall be located in relation to utility systems, drainage systems, and major roads so that neither extension or enlargement of public facilities shall be at the public's expense. *The proposal would not create any additional expense to the public. All required utility extension and construction will be the developer's expense.*
- **Internal Street Network** - A PUD shall include an internal system of streets, parking aisles, and/or cross access drives that can safely and efficiently accommodate vehicular traffic generated by the PUD. *The proposed PUD will create 1 new private street and an alley. The street right of way is proposed to be 50 feet expanding to 60 feet. The alley will have a 50 foot right of way narrowing to a 20 foot right of way and alley width.*

## D3 JIM HAWKS REQUEST TO REZONE FROM A-1 TO PUD

- Sidewalk System** - Unless there are outstanding reasons that warrant otherwise, all internal streets within the PUD shall include pedestrian sidewalks. *The proposed PUD should include sidewalks along the new internal private streets or pay a sidewalk in-lieu fee. Sidewalks are also required along Friendship Road (former Highway 25); however, due to the Highway's open ditch construction, the City Engineer may prefer an in-lieu fee instead of sidewalk construction at this time. An in-lieu fee for residential lots is capped at \$1875 per lot. This fee is typically paid by the homebuilder at the time of home construction.*
- Common Space** - The incorporation of plazas, courtyards, and other outdoor spaces for people to gather is encouraged. *No common space is planned for the development.*
- Green Space** - PUDs over 3 acres in area shall dedicate a minimum of 20% of the development as green space. Green space is defined as permeable area set aside for open space or landscaping. *20% green space is accomplished through large private yards and is well above the required 20%.*
- Property Owners Association** - PUDs may require the formation of a property owners association to oversee the upkeep of common areas and green spaces. *No information has been presented concerning a property owners association at this time.*
- Required Meetings** - A PUD request requires two specific meetings prior to the Planning Commission public hearing; a development review meeting and a public informational meeting. *The development review meeting was held on February 1, 2018 at City Hall. This meeting is a technical meeting between the applicant and city officials to determine any technical development issues. Discussion centered on street design, fire access, and utilities. Changes to the street design were recommended and have since been implemented.*

*On March 5, 2018 a public information meeting was held at Conway City Hall at 5:30 pm. There were 14 area neighbors in attendance at the meeting. The discussion centered on drainage, access to Southshore Lane, questions about septic systems, tree removal, and silt run-off filling the ditches along Southshore Lane.*
- Signage** - Unless specified otherwise, a PUD is subject to current Conway sign regulations. However, as part of the PUD's final development plan, signage may deviate from these requirements. *There are no special sign variance requests as part of the PUD.*
- Platting, Development Review** - *The proposed PUD will be platted into individual lots that will be sold. A plat will be required to record this subdivision. Platting will be required upon approval of the PUD prior to issuance of building permits. The plat should include necessary utility/pedestrian easements along all public streets, setbacks, etc.*

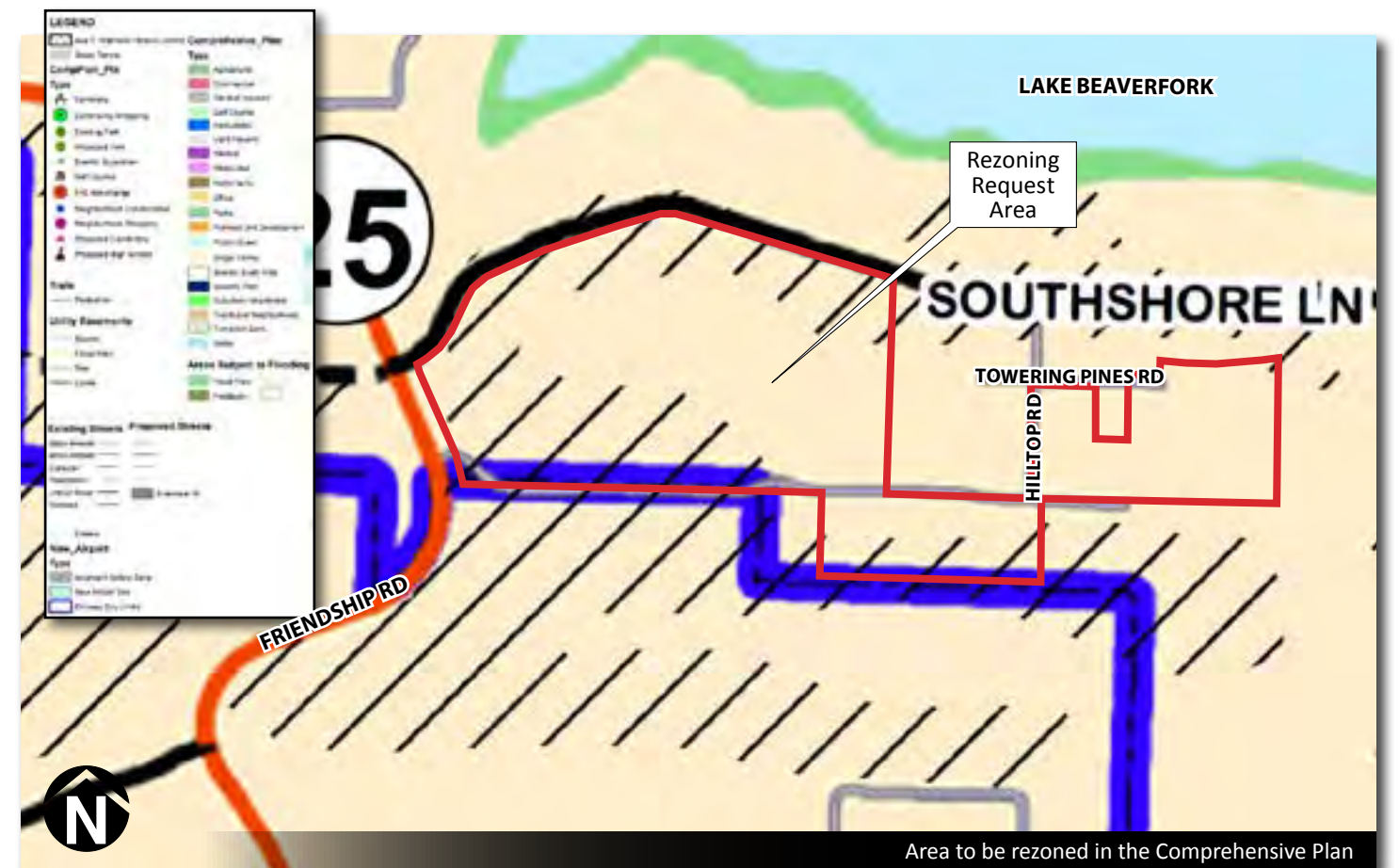
**Staff Recommendation.** There is a problem with the current legal description and property ownership. A small corner of property in the area noted as Hilltop Road is not owned by the developer. This small triangle of land should not be included in the proposed PUD and needs to be removed from the recent annexation. Planning Staff recommends that the Planning Commission hold the public hearing then hold this item in committee until the ownership and boundaries of the PUD are finalized.

### Conditions for consideration in April.

Staff recommends approval of the PUD as submitted with conditions that make the project most compatible with the surrounding area.

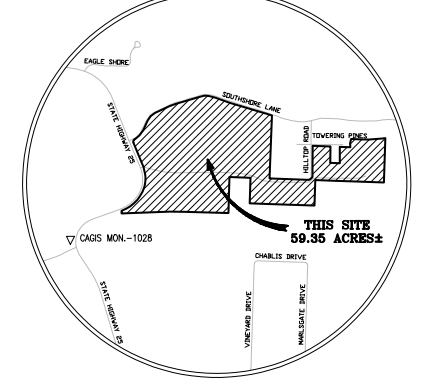
**Suggested PUD Final Development Plan Conditions.** A list of possible conditions is presented below. The Commission should examine these suggested conditions and delete, modify, or add to as needed.

- PUD shall be generally developed as shown on the submitted site plan. Minor modifications of the submitted plan shall be allowed for technical reasons. However, the density and intent of the site plan shall be followed.
- No driveways of private streets shall be allowed access to Southshore Lane.
- The construction of sidewalks will be waived. An in-lieu fee of \$15 per linear foot must be paid for the required length of sidewalk along Friendship Road (former Highway 25). This fee must be paid prior to filing of the subdivision. The private street sidewalk in-lieu fee shall be \$1875 per lot and must be paid prior to home final inspection.



PRELIMINARY PLAT

LINE	BEARING	DISTANCE
L1	N 59°09'02" E	14.53
L2	N 51°11'14" E	62.89
L3	N 35°28'22" E	80.39
L4	N 33°30'06" E	65.13
L5	N 53°58'02" E	68.23
L6	N 65°18'05" E	80.95
L7	N 69°09'53" E	82.37
L8	N 74°07'24" E	64.21
L9	N 73°33'08" E	29.28
L10	N 78°15'15" E	53.71
L11	S 86°00'21" E	52.20
L12	S 74°43'39" E	79.96
L13	S 73°28'27" E	26.11
L14	N 83°35'56" W	31.94
L15	N 85°20'31" W	120.04
L16	N 74°56'23" W	71.29
L17	N 78°09'57" W	28.11
L18	N 06°35'24" E	123.93
L19	N 00°45'13" W	140.95
L20	N 03°10'43" W	97.98
L21	N 03°10'43" W	10.23
L22	N 00°42'14" E	87.98
L23	N 05°15'22" E	81.66
L24	N 18°42'27" E	57.48
L25	N 47°42'12" E	72.76
L26	N 52°32'09" E	125.55
L27	N 78°09'37" W	25.11
L28	N 81°58'18" W	68.14
L29	N 76°07'00" W	32.33
L30	S 88°02'28" E	48.78
L31	S 74°56'23" E	11.62
L32	S 74°56'23" E	79.53
L33	N 46°34'13" E	26.00
L34	N 46°34'13" E	37.59
L35	S 88°35'09" E	38.44
L36	S 88°35'09" E	75.15
L37	N 84°48'54" E	41.45
L38	S 71°01'17" W	7.75
L39	S 79°46'08" W	27.79
L40	S 79°46'08" W	1.49
L41	N 46°34'13" W	6.15
L42	N 01°41'54" E	30.56
L43	N 44°30'28" E	58.78
L44	N 59°07'50" E	56.43
L45	N 51°18'55" E	64.92
L46	N 44°10'52" E	59.08
L47	N 38°43'22" E	52.57
L48	N 30°15'50" E	69.90
L49	N 20°23'48" E	63.70
L50	N 11°07'07" E	36.73
L51	N 08°20'48" E	43.60
L52	N 00°51'51" W	44.45
L53	N 06°04'52" W	36.49



# NORTH VIEW ESTATES P.U.D.

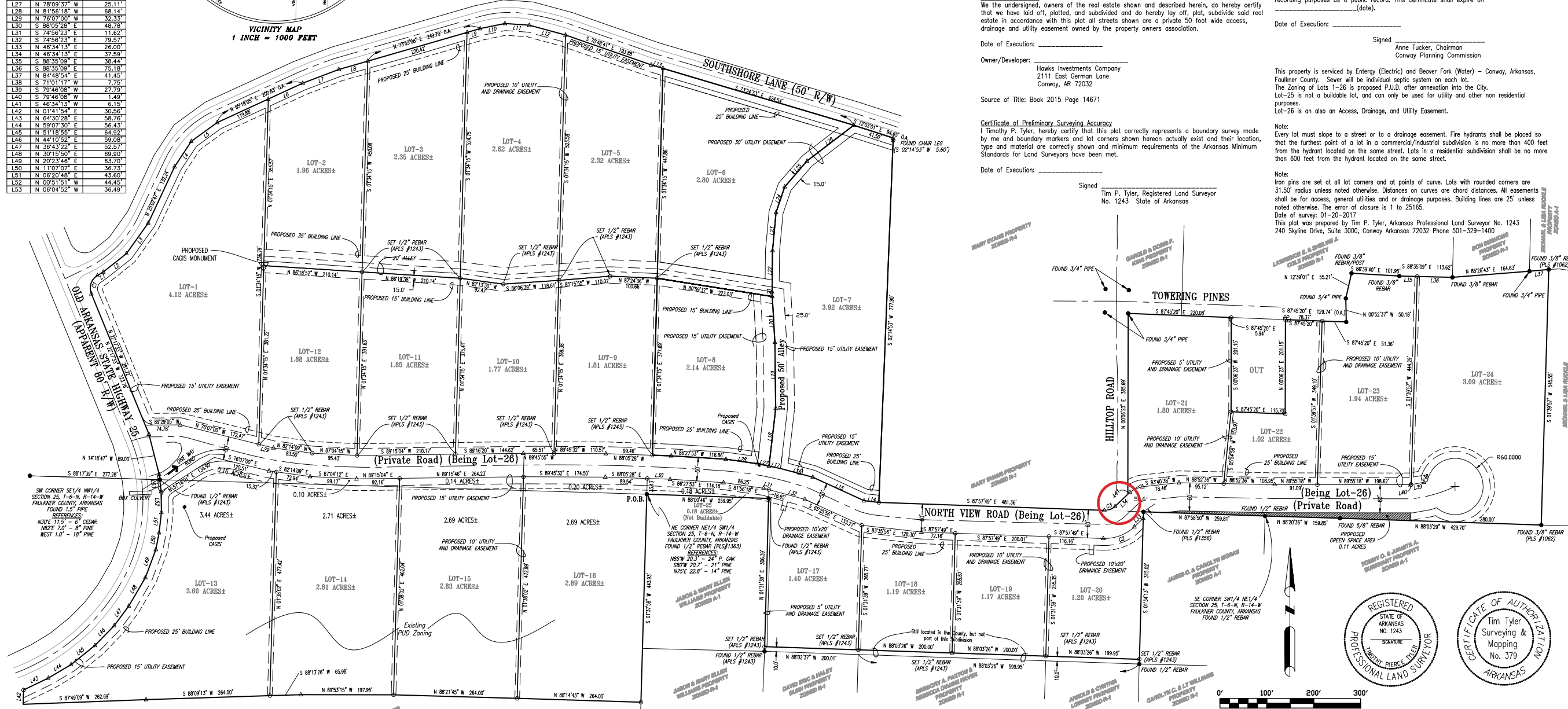
Lying in Section 25, T-6-N, R-14-W  
Faulkner County, Arkansas

Legal description for North View Estates P.U.D.  
Being a part of the NE1/4 and part of the NW1/4 SE1/4 and part of the NE1/4 SW1/4 and part of the SE1/4 NW1/4 all in Section 25, T-6-N, R-14-W, Faulkner County, Arkansas more particularly described as follows:  
Beginning at the SW corner of said NE1/4 Section 25, T-6-N, R-14-W; thence S01°37'58" W 443.93 feet; thence N88°21'45" W 264.00 feet; thence N89°53'15" W 197.95 feet; thence S88°13'26" W 65.98 feet; thence S88°09'13" W 264.00 feet; thence S87°49'09" W 262.69 feet; thence N01°41'54" E 30.56 feet to the Eastern right of way of Arkansas State Highway 25; thence continuing along said right of way the following courses: N64°30'28" E 58.76 feet; thence N59°07'30" E 56.43 feet; thence N51°18'55" E 64.92 feet; thence N44°10'52" E 59.08 feet; thence N36°43'22" E 52.57 feet; thence N30°15'50" E 69.90 feet; thence N20°23'48" E 63.70 feet; thence N11°07'07" E 36.73 feet; thence N06°20'48" E 43.60 feet; thence N00°51'51" W 44.45 feet; thence N06°04'52" W 36.49 feet; thence N14°18'47" W 89.00 feet; thence N27°17'33" W 323.76 feet; thence N22°17'33" W 323.76 feet; thence N15°18'47" W 62.89 feet; thence N15°11'14" E 62.89 feet; thence N15°28'22" E 80.39 feet; thence N25°02'47" E 132.24 feet; thence N33°30'06" E 65.13 feet; thence N43°58'02" E 68.23 feet; thence N45°18'05" E 80.95 feet; thence N49°09'53" E 82.37 feet; thence N74°07'24" E 64.21 feet; thence N73°33'08" E 29.28 feet; thence N78°15'15" E 53.71 feet; thence S86°00'21" E 52.20 feet; thence S74°43'39" E 79.96 feet; thence S73°28'27" E 26.11 feet; thence S73°25'45" E 418.42 feet; thence S72°03'01" E 94.65 feet to a point N02°14'53" E 5.60 feet from a found chair leg; thence leaving said right of way S02°14'53" W 777.90 feet; thence S87°57'49" E 481.36 feet; thence along a curve the chord bearing of N69°18'12" E 24.35 feet; thence N46°34'13" E 37.59 feet; thence S87°45'20" E 220.08 feet to a point N02°14'53" E 5.60 feet from a found chair leg; thence S00°06'23" W 201.15 feet to a set 1/2" rebar (APLS #1243); thence S87°45'20" E 115.70 feet to a set 1/2" rebar (APLS #1243); thence S00°06'23" W 201.15 feet to a set 1/2" rebar (APLS #1243); thence N00°06'23" E 201.15 feet to a set 1/2" rebar (APLS #1243); thence S87°45'20" E 129.74 feet to a found iron pin; thence N00°52'37" W 50.18 feet to a found 3/4" pipe; thence N12°39'01" E 55.21 feet to a found 3/8" rebar post; thence S86°39'40" E 101.95 feet to a found 3/8" rebar; thence S88°35'09" E 113.62 feet to a found 3/8" rebar; thence N85°26'43" E 164.63 feet to a found 3/4" pipe; thence N84°48'54" E 41.45 feet to a found 3/8" rebar (PLS #1062); thence S01°39'57" W 545.35 feet to a found 3/8" rebar (PLS #1062); thence N88°03'26" W 429.70 feet to a found 3/8" rebar; thence N88°03'26" W 159.85 feet to a found 1/2" rebar; thence N87°58'50" W 259.81 feet to a found 1/2" rebar (PLS #1356); thence S01°34'13" W 315.02 feet to a set 1/2" rebar (APLS #1243); thence N88°03'26" W 599.95 feet to a set 1/2" rebar (APLS #1243); thence N88°03'26" W 599.95 feet to a set 1/2" rebar (APLS #1243); thence N01°31'39" E 306.39 feet to a found 1/2" rebar (APLS #1243); thence N88°00'46" W 259.95 feet to the point of beginning, having an area of 58.63 acres more or less.

Subject to all roadways, easements and reservations that are of record or physically in place.  
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, plot, subdivide said real estate in accordance with this plat all streets shown are a private 50 foot wide access, drainage and utility easement owned by the property owners association.  
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: Anne Tucker, Chairman  
Conway Planning Commission

Date of Execution: \_\_\_\_\_  
Owner/Developer: Hawks Investments Company  
2111 East German Lane  
Conway, AR 72032  
Source of Title: Book 2015 Page 14671  
Certificate of Preliminary Surveying Accuracy: I Timothy P. Tyler, hereby certify that this plot correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.  
Date of Execution: \_\_\_\_\_  
Signed: Tim P. Tyler, Registered Land Surveyor  
No. 1243 State of Arkansas

Date of Execution: \_\_\_\_\_  
Signed: Tim P. Tyler, Registered Land Surveyor  
No. 1243 State of Arkansas  
This property is serviced by Entergy (Electric) and Beaver Fork (Water) - Conway, Arkansas, Faulkner County. Sewer will be individual septic system on each lot.  
The zoning of lots 1-26 is proposed P.U.D. after annexation into the City.  
Lot-25 is not a buildable lot, and can only be used for utility and other non residential purposes.  
Lot-26 is an also on Access, Drainage, and Utility Easement.  
Note: Every lot must slope to a street or to a drainage easement. Fire hydrants shall be placed so that the furthest point of a lot in a commercial/industrial subdivision is no more than 400 feet from the hydrant located on the same street. Lots in a residential subdivision shall be no more than 600 feet from the hydrant located on the same street.  
Note: Iron pins are set at all lot corners and at points of curve. Lots with rounded corners are 31.50' radius unless noted otherwise. Distances on curves are chord distances. All easements shall be for access, general utilities and/or drainage purposes. Building lines are 25' unless noted otherwise. The error of closure is 1 to 25165.  
Date of survey: 01-20-2017  
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



LEGEND

- FOUND IRON PIN
- SET 1/2" REBAR (APLS #1243)
- △ FOUND MONUMENT (AS NOTED)
- CALCULATED POINT
- PP CS POWER POLE
- OVERHEAD ELECTRIC

COORDINATE CHART: (FOUND CAGIS MONUMENTS)  
Adjusted Arkansas State Plane Coordinates  
(NAD-83 (1997), AS DETERMINED BY GPS)

CAGIS MONUMENT	NORTHING	EASTING	ELEVATION
1028	288723.755	1177451.778	419.927

2/18/18 08:11:52 (Date, Network, Plot) (S:\2017\180122 North View Estates Preliminary Plat, Created)\2018

CURVE CHART

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	31.50	44.78	41.10	N 18°25'45" E	81°26'35"
C2	91.50	72.61	70.72	N 69°18'12" E	45°27'58"
C3	31.50	25.00	24.35	N 69°18'12" E	45°27'58"

PROJECT TITLE: NORTH VIEW ESTATES P.U.D.

BEING A PART OF THE N1/2 SECTION 25, T-6-N, R-14-W, FAULKNER COUNTY, ARKANSAS

INT.	DATE	DESCRIPTION OF REVISION MADE
	8/29/17	REVISIONS BASED ON CITY OF CONWAY LETTER DATED APRIL 20, 2017

DATE:	08-29-2017
SCALE:	1 INCH EQUALS 100 FEET
PROJECT JOB NO.:	116-0312 / HAWKS
DRAWN BY:	TCP
REVIEWED BY:	RPG
STATUS CODE:	500-00N-14W-0-25-104-23-1243
SHEET NO.:	1 OF 1

REGISTERED STATE OF ARKANSAS NO. 1243  
PROFESSIONAL LAND SURVEYOR  
Tim Tyler  
Surveying & Mapping  
No. 379  
Arkansas

**Tyler Group**  
surveying.mapping.engineering  
240 SKYLINE DR. STE 3000/CONWAY, AR. 72032  
Ph: 501.329.1400 / Fax: 501.327.3972 / www.tylergroup.net / email: info@tylergroup.net

**D4 THORNTON REQUEST TO REZONE FROM O-2 TO PUD**

**CHRIS THORNTON REQUEST TO REZONE PROPERTY EAST OF THE TERMINATION OF ALLYSON LANE FROM O-2 TO PUD**

**OWNER/APPLICANT**

Chris Thornton  
1025 Reynolds  
Conway, AR 72034

**STAFF REVIEW BY**

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

**SITE DATA**

**Location.** Vacant property to the north of College Avenue at the termination of Allyson Lane.

**Site Area.** ±3.84 acres

**Current Zoning.** O-2 (Quiet Office)

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

**Existing Structures.** A metal building is in the southeast corner of the property.

**Overlay.** None.

**Comprehensive Plan.** The Comprehensive Plan shows this area as appropriate for single family residential. However, the property immediately west is shown as office. This PUD would be an extension of this office area.

**Projected Traffic Impact.** Under current O-2 zoning and developed with the maximum allowed office space of 58,000 s.f., around 638 vehicle trips per day could be expected. With a rezoning to PUD and developed as proposed with 36,000 s.f. office space and 20 residential units (10 duplexes), around 550 vehicle trips per day could be expected.

**Utility Infrastructure.** There are adequate utilities in the area to serve development. Conway Corporation Engineering will review and consider the adequacy of existing infrastructure. Extensions and re-routing of utilities may be required. Easements will likely be required to provide for future area development.

**Flood / Drainage.** This property is not within the 100 year floodplain or floodway. If approved the property will be platted. During plat review, the City Engineering will review drainage patterns and require appropriate easements, detention areas, and piping structures.

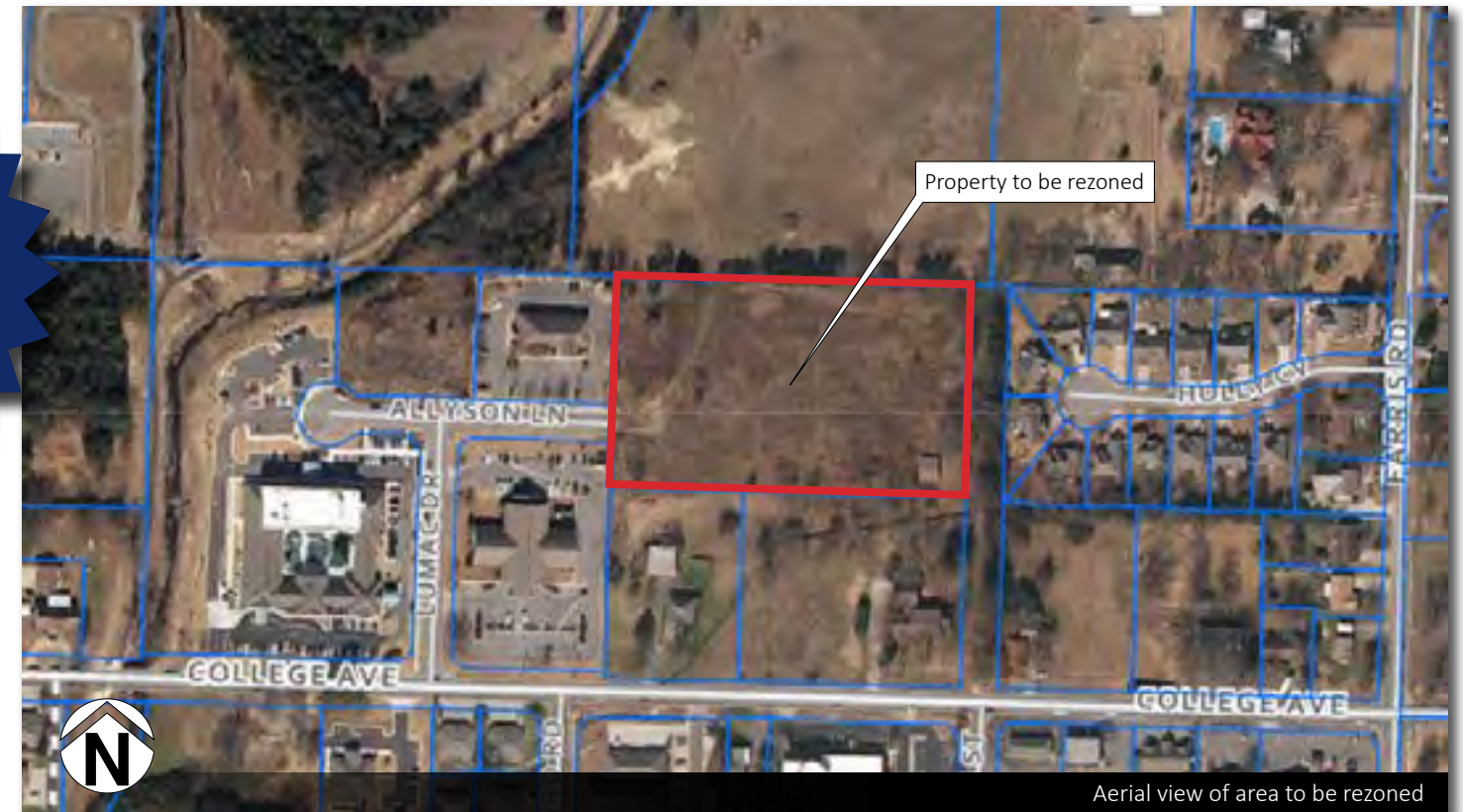


**Street Improvements.** There are no street improvements planned in the immediate future for area streets. The developer would extend Allyson Lane eastward to the unbuilt Denison right of way. This extension of Allyson will be 36 feet wide from curb to curb on a 40 foot right of way. Eventually, as more area development occurs, Denison Street will be extended northward from College.

**Conway 2025.** Not directly applicable

**STAFF COMMENTS**

The applicant would like to create an office structure that can be built in phases. He feels that there is a need for smaller owner occupied office spaces and would like to fill this niche. The proposed structure would have an initial office space of around 3200 s.f. located on the west. Additional office spaces will be sold in 13'-8" increments to allow an office owner to customize the size of the desired office. The structure would have varying facades and breaks in the wall plane creating an office structure with an "urban" feel. Allyson Lane will be extended to the east to allow access to the development. A 40 foot right of way is proposed; however, the street would be built to a collector street width of 36 feet. 10, 0.20 acre lots are proposed on the south side of the Allyson Lane extension. Each lot will have a duplex structure.



**Proposed Parking and Driveways.** 135 Parking spaces are shown on the north side of Allyson Lane in the office portion. 48 head-in parking spaces are shown on the south side of Allyson Lane for the residential parking. Development review standards allow 102-154 spaces. These standards require a 20 foot green space when office/commercial property abuts residential property. There appears to be around 2 feet of green space along the north parking lot.

**PUD Specific Requirements.** Below is an examination of requirements specific to PUD zoning requests:

- **Relation to Utilities and Major Roads** - A PUD shall be located in relation to utility systems, drainage systems, and major roads so that neither extension or enlargement of public facilities shall be at the public's expense. *The proposal would not create any additional expense to the public. All required utility extension and construction will be the developer's expense.*
- **Internal Street Network** - A PUD shall include an internal system of streets, parking aisles, and/or cross access drives that can safely and efficiently accommodate vehicular traffic generated by the PUD. *The proposed PUD would create 1 new public street. The right of way is proposed at 40 feet. This reduced right of way will require minimum utility and pedestrian easements on each side of the right of way to provide adequate area for utility infrastructure and sidewalks.*
- **Sidewalk System** - Unless there are outstanding reasons that warrant otherwise, all internal streets within the PUD shall include pedestrian sidewalks. *The proposed PUD should include sidewalks along both sides of the Allyson Lane extension.*
- **Common Space** - The incorporation of plazas, courtyards, and other outdoor spaces for people to gather is encouraged. None are proposed at this time. *No common space is planned.*
- **Green Space** - PUDs over 3 acres in area shall dedicate a minimum of 20% of the development as green space. Green space is defined as permeable area set aside for open space or landscaping. *The proposed site plan shows approximately 16% green space. In order to reach the required 20% green space, an area equal to (5) duplex lots would need to be free of structures. Permeable area could be created by using 2 story structures reducing the footprints of the duplexes or through the use of permeable parking.*
- **Property Owners Association** - PUDs may require the formation of a property owners association to oversee the upkeep of common areas and green spaces. *No information has been presented concerning a property owners association at this time. The developer has stated that a property owners association would be created to regulate and maintain common ownership areas.*

- **Required Meetings** - A PUD request requires two specific meetings prior to the Planning Commission public hearing; a development review meeting and a public informational meeting. *The development review meeting was held on February 7, 2018 at City Hall. This meeting is a technical meeting between the applicant and city officials to determine any technical development issues. Discussion centered on fire access, connectivity, sanitation service, and utilities. There was some concern by Conway Corporation on how to connect utilities for an office structure that is built in phases. There was also some conversation concerning fire access and necessary radii for trucks to navigate the parking area. These concerns can likely be addressed as the development goes forward in the Planning development review.*

*A public information meeting was held Monday, March 5 at Conway City Hall at 6:15 pm. There were several neighbors from Holly Cove and the property to the north. Questions generally concerned drainage, would the residential property be rental, fence or wall, Denison shrub and tree maintenance, and the number of residential units.*

- **Signage** - Unless specified otherwise, a PUD is subject to current Conway sign regulations. However, as part of the PUD's final development plan, signage may deviate from these requirements. *There are no special sign variance requests as part of the PUD.*
- **Platting, Development Review** - *One of the unique aspects of this PUD is the allowance for small lots that will be the property boundaries of the segmented office building. These lots do not conform to standard zoning or subdivision ordinance lot sizes, hence the PUD request. A plat will be required to indicate the unique lots of this subdivision. Platting will be required upon approval of the PUD prior to issuance of building permits. The plat should include necessary utility/pedestrian easements along all public streets, setbacks, unique lot notes, and sidewalk locations. Building setbacks as proposed, should also be shown on the plat. It appears that the residential units are proposed with 5 foot rear and side setbacks.*

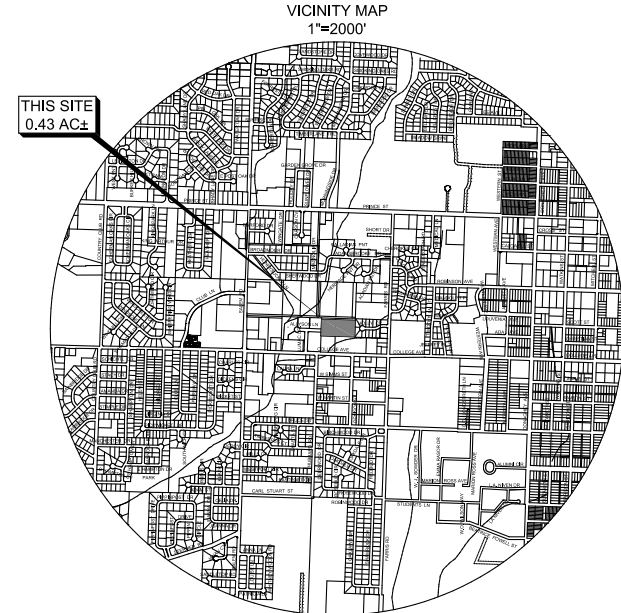
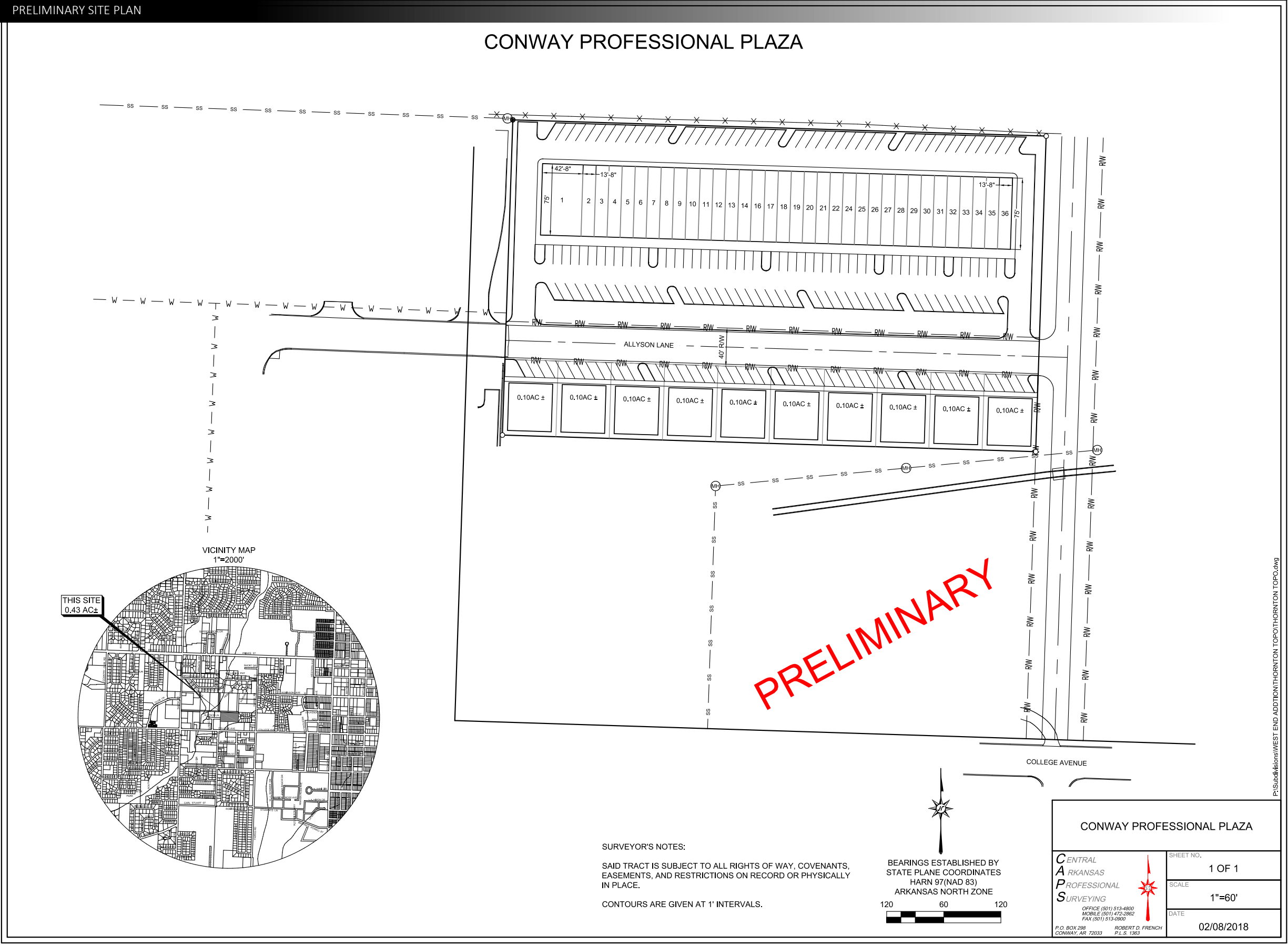
**Staff Recommendation.** Staff recommends approval of the PUD as submitted with conditions that make the project most compatible with the surrounding area.

**Suggested PUD Final Development Plan Conditions.** A list of possible conditions is presented below. The Commission should examine these suggested conditions and delete, modify, or add to as needed.

1. PUD shall be generally developed as shown on the submitted site plan. Minor modifications of the submitted plan shall be allowed for technical reasons. However, the density and intent of the site plan shall be followed.
2. The PUD may be developed in phases; the office structure may be developed as suite lots are sold, the duplex portion may be developed later following construction of the office structure.
3. O-2 (Quiet Office) zoning as detailed in the Conway Zoning Ordinance shall be allowed throughout the PUD.
4. Up to 20 residential units shall be allowed within the PUD on that portion south of the Allyson Lane extension.
5. A reduction in the Development Review required 20 foot green space on the north shall be allowed. The final dimension shall be determined during the development review process.
6. Reduced setbacks, as proposed, for the residential structures shall be allowed.

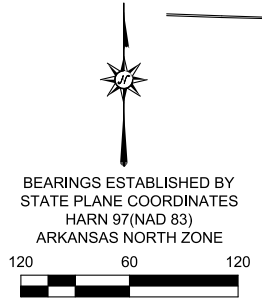
PRELIMINARY SITE PLAN


CONWAY PROFESSIONAL PLAZA



**PRELIMINARY**

SURVEYOR'S NOTES:  
 SAID TRACT IS SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS, AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE.  
 CONTOURS ARE GIVEN AT 1' INTERVALS.



<b>CONWAY PROFESSIONAL PLAZA</b>	
<b>C</b> ENTRAL <b>A</b> RKANSAS <b>P</b> ROFESSIONAL <b>S</b> URVEYING <small>OFFICE (501) 513-4800                  MOBILE (501) 472-2852                  FAX (501) 515-0800                  P.O. BOX 298                  CONWAY, AR 72033</small>	
	SHEET NO. <b>1 OF 1</b>
	SCALE <b>1"=60'</b>
DATE <b>02/08/2018</b>	

P:\Subdivisions\WEST END ADDITION\THORNTON TOPO\THORNTON TOPO.dwg

