



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

February 20, 2024 • 6:30pm • 1111 Main Street

Please note that the location of the meeting has changed to the City of Conway Expo and Event Center

Planning Commission meeting procedures (per by-laws adopted July 19, 1993; amended September 20, 2021)

**Subdivision Review items are included for consideration as administrative reviews to determine compliance with the Conway Subdivision Ordinance, Zoning Code, and applicable plans. Such items are not conducted as public hearings.*

***Order and conduct for public hearings: Following the announcement of the item by the Chair, Planning Staff will present the report findings. Following Staff presentation the Applicant is granted up to 10 minutes for additional presentation with subsequent favorable public comments limited to 3 minutes per person. If opposed parties are present the initial speaker is then granted up to 10 minutes with each subsequent public comment limited to 3 minutes per person. No person shall address the Planning Commission without first being recognized by the Chair and stating his/her name and address for the public record. All questions/remarks shall be made from the podium and addressed through the Chair to the Commission as a whole. Any group with common interest shall select a speaker to address the Commission on behalf of the group; repetitive comments will be limited.*



City of Conway

PLANNING COMMISSION

February 20, 2024

PLANNING COMMISSION

Rebekah Fincher, Chair
Drew Spurgers, Vice-Chair
Ethan Reed, Secretary
Lori Quinn
Mark Ferguson
Alexander Baney
Jensen Thielke
Jay Winbourne
Brooks Davis
Teneicia Roundtree

The Conway Planning Commission makes recommendations to the City Council on public hearing items. Items reviewed on this agenda will be considered by the City Council as early as **02 27, 2024.**

Items not approved by the Planning Commission/Board of Zoning Adjustment may be appealed to the City Council within 30 days of the date of denial.

Call to Order [Board of Zoning Adjustment] and Roll Call.

Finding of a Quorum.

I. Variance Review**

A. Variance request to reduce lot depth requirement for property located at 1603 Jones Drive (VAR-0124-0010)

Adjourn.

Call to Order [Planning Commission] and Roll Call.

Finding of a Quorum.

Approval of Minutes. December 18, 2023

I. Public Hearings**

A. Request to rezone property located at 1803, 1809 & 1811 Meadowlake Road From R-1 to R-2 (REZ-0124-0012)

II. Announcements/Additional Business

A. Items as decided by the Commission

Adjourn.

**The following item is for consideration by
the BOARD OF ZONING ADJUSTMENT
consisting of the members of the
Planning Commission**

Request for Zoning Variance: Request to reduce lot depth for property located at 1603 Jones Drive

I.A

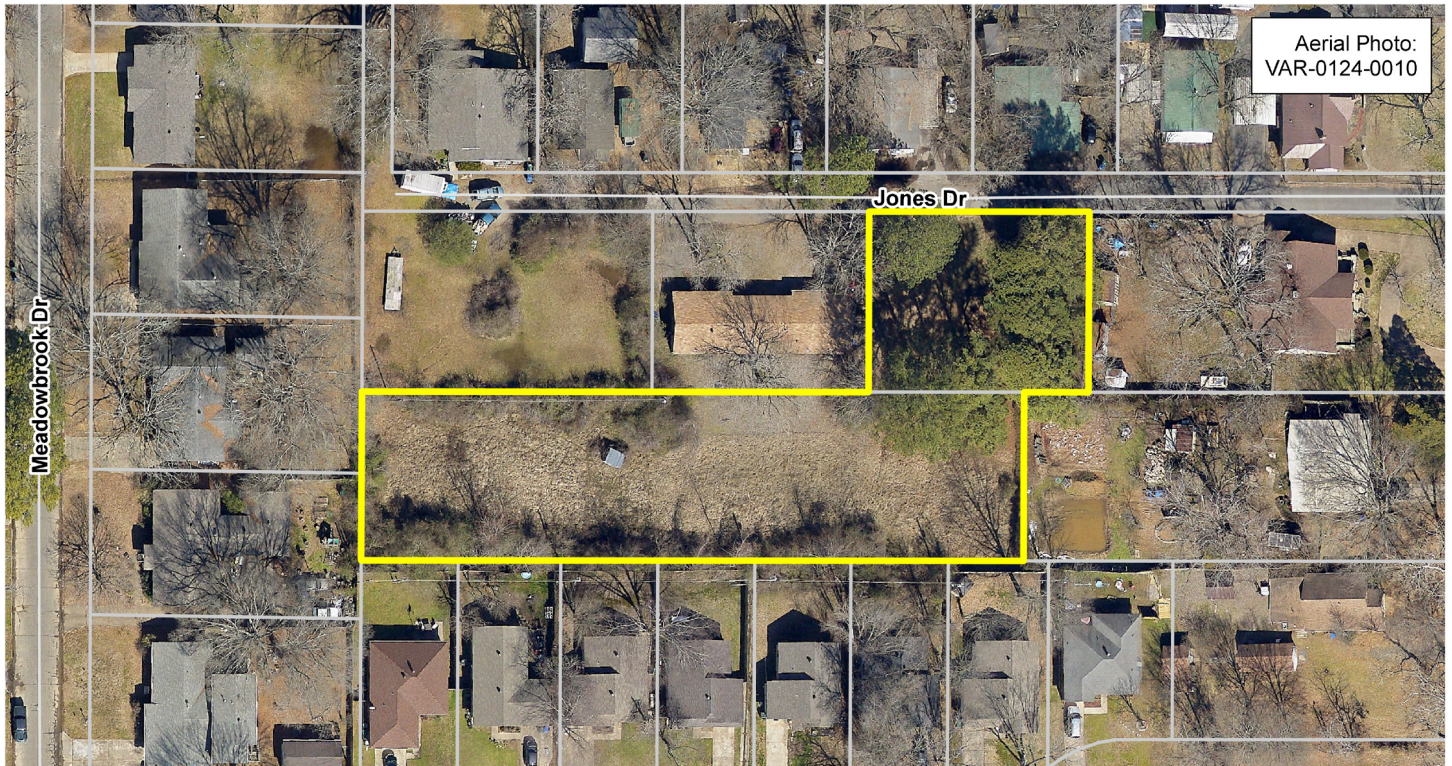
±.89 acres south of Jones Dr between Meadowbrook Dr and Clifton St

APPLICANT/AUTHORIZED AGENT

Central Arkansas Professional Surveying
1021 Front Street
Conway, AR 72032

OWNER

RKVC LLC
P.O. Box 11473 Conway, AR 72034
1855 Poteete Drive Conway, AR 72034



SITE DATA

Location. 1603 Jones Dr and abutting parcel to the south.

Site Area. ±0.89 acres.

Current Zoning. R-2A (Two-Family Residential District).

Overlay. None.

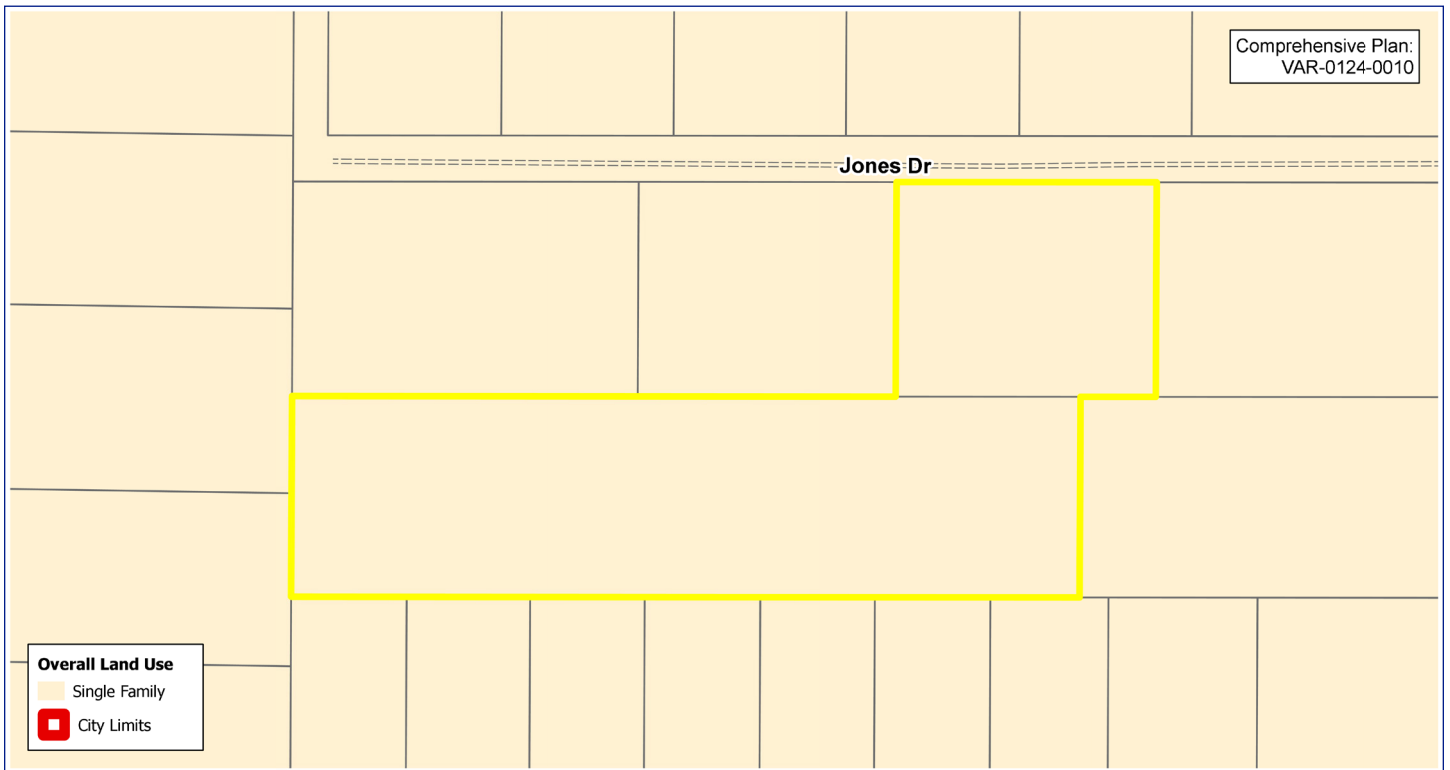
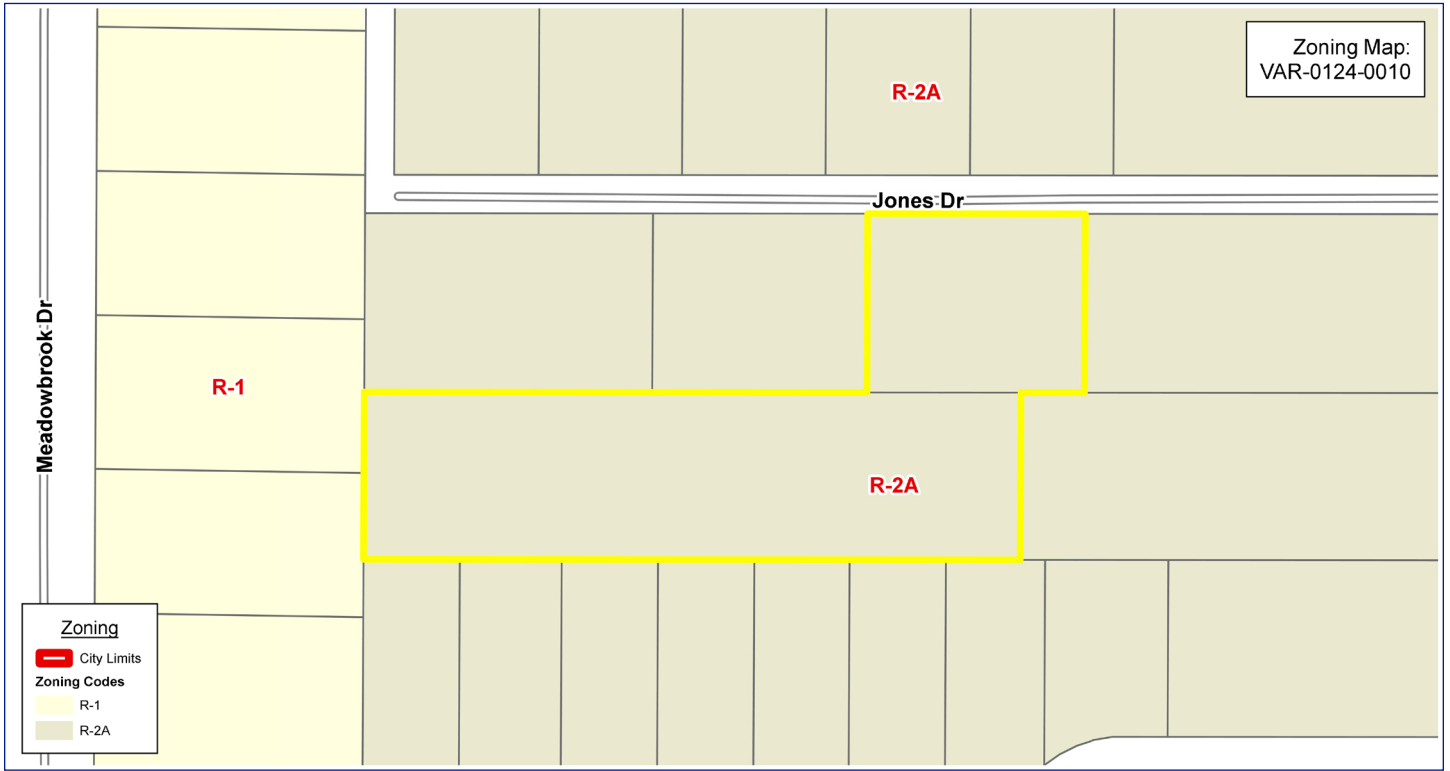
Requested Zoning Variance. Allow a 22-foot reduced lot depth from the required 100' to 78' as specified by the R-2A zoning regulations.

General Overview. The applicant is proposing to reconfigure two lots located at 1605 Jones Dr and the unaddressed parcel to the south to allow the construction of a new single-family home on each of the newly designed lots. This action would necessitate the granting of a variance to accommodate the lot split for Lot 2 by allowing the reduction in the required lot depth from 100' to 78'.

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I.A

±.89 acres south of Jones Dr between Meadowbrook Dr and Clifton St



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Zoning District	Use	Min. Lot Area (sq. ft.)	Lot Area Per Family (sq. ft.)	Min. Lot Width (ft.) (4)	Max. Lot Coverage	Setback Requirements (ft.)				Max. Height*	
						Front	Interior	Exterior	Rear	Stories	Feet
R-2A	Duplex	10,000	5,000	100'	30% (1)	40'	10'	25'	20'	2.5	35'
	SF-Detached	6,000	6,000	50'	30% (1)	25'	6'	25'	20'	2.5	35'
	All others Except Accessory*	10,000	-	100'	30% (1)	40'	10'	25'	20'	2.5	35'

Zoning Code §305.3

Basis of Zoning Review. In accordance with §702.2 the Zoning Code, the Board of Zoning Adjustment, consisting of the members of the Planning Commission shall, "Hear and decide variance requests from the literal provisions of the Zoning Code in instances where strict enforcement of the Zoning Code would cause undue hardship because of circumstances unique to the individual property under consideration, and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the Zoning Code."

STAFF COMMENTS

- This application request succeeds a minor subdivision application (SUB-1223-0210, RKVC Replat) that was submitted to Planning Staff to replat the 2 existing lots into a new configuration.
- Through platting and right-of-way dedication, the newly proposed Lot 2, would not be able to accommodate the required lot depth of 100'.
- As indicated on the plat, the minimum lot area of 6,000-sf will be met for both lots.
- Allowing the variance would not preclude the applicant from meeting all other requirements of the R2A zone.
- Granting the variance would not likely harm adjacent property.

STAFF RECOMMENDATION

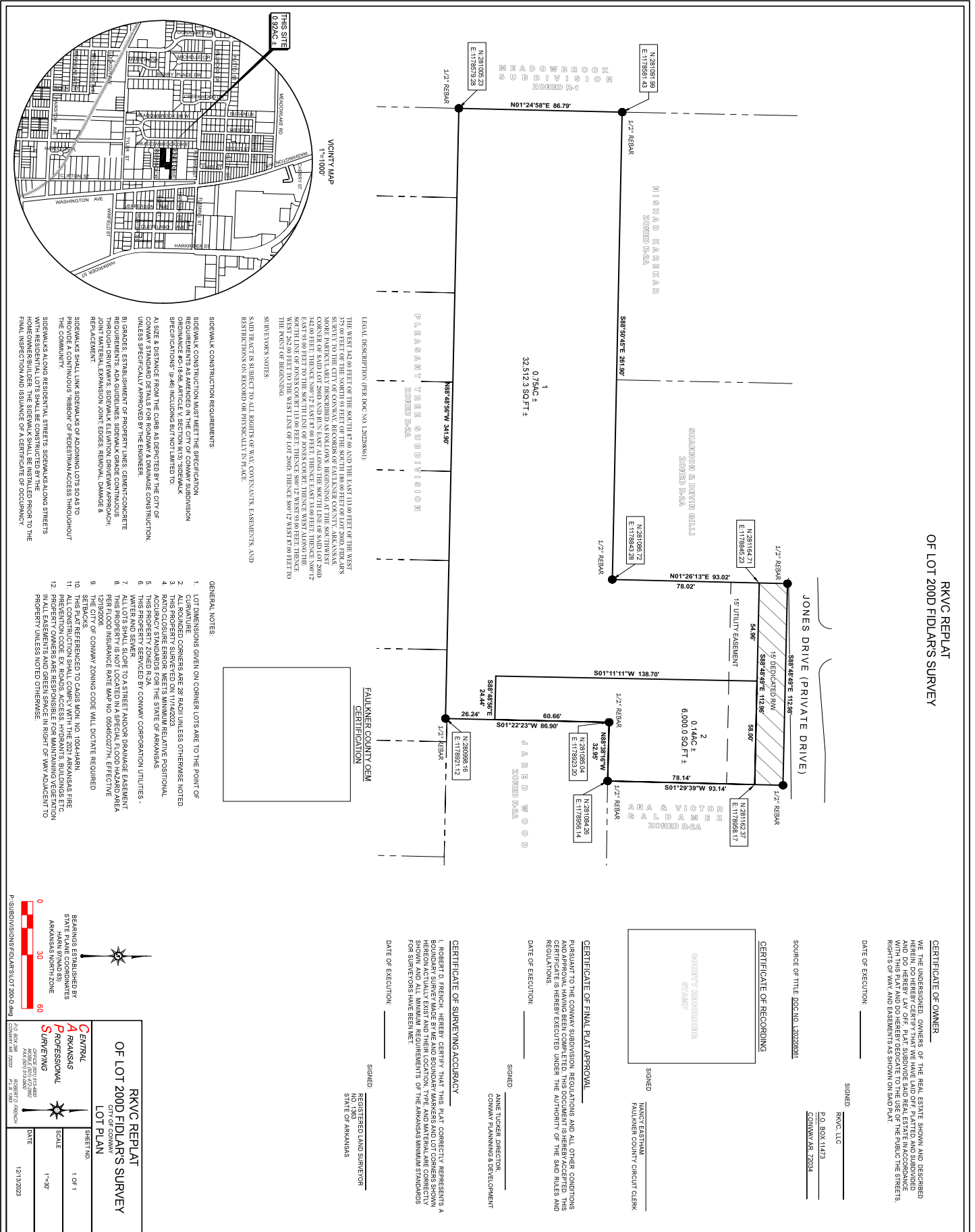
Planning Staff recommends approval of the requested variance, with suggested conditions below, on the basis that it would allow for the subject property to be developed in a comparable manner to adjacent properties and would not likely result in harm to adjacent property. Suggested conditions of approval:

1. The applicant shall be required to replat the property for the variance to become effective.
2. The variance is only valid to Lot 2 of the proposed RKVC Replat.
3. All other lot regulations of the R-2A zone shall be adhered to.

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View of subject property from Jones Drive looking S



Property adjacent to the W



View of subject property from Jones Drive looking SW



Properties along Jones Drive to the NE



View of adjacent property to the W



Property adjacent to the N across Jones Drive

**The following is for
consideration by the
CONWAY
PLANNING COMMISSION**

Request to rezone property located at 1803, 1809 & 1811 Meadowlake Road from R-1 to R-2

I.A

+/-7.55 acres south of Meadowlake Rd between Donaghey Ave and West St

APPLICANT/AUTHORIZED AGENT

Preston Sanders
The Sanders Firm, PLLC
305 Salem Road, Suite 106
Conway, AR 72034

OWNER

Linda Beene Revocable Trust
5205 Bay Town Drive
Conway, AR 72034



SITE DATA

Location. 1803, 1809, and 1811 Meadowlake Road.

Site Area. +/-7.55 acres

Current Zoning. R-1 (One Family Residential District). The east 77' of 1803 Meadowlake Rd is split zoned R-2 while the remaining western portion abutting 1809 Meadowlake Rd is zoned R-1.

Requested Rezoning. R-2 (Low Density Residential District).

Adjacent Zoning. North: PUD (North Market Plaza); East: R-2; West: R-1 (One Family Residential District); South : R-1.

Existing Structures. 1803: 1,813 sf single family home; 1809: 2,079 sf single family home; 1811: 880 sf single family home.

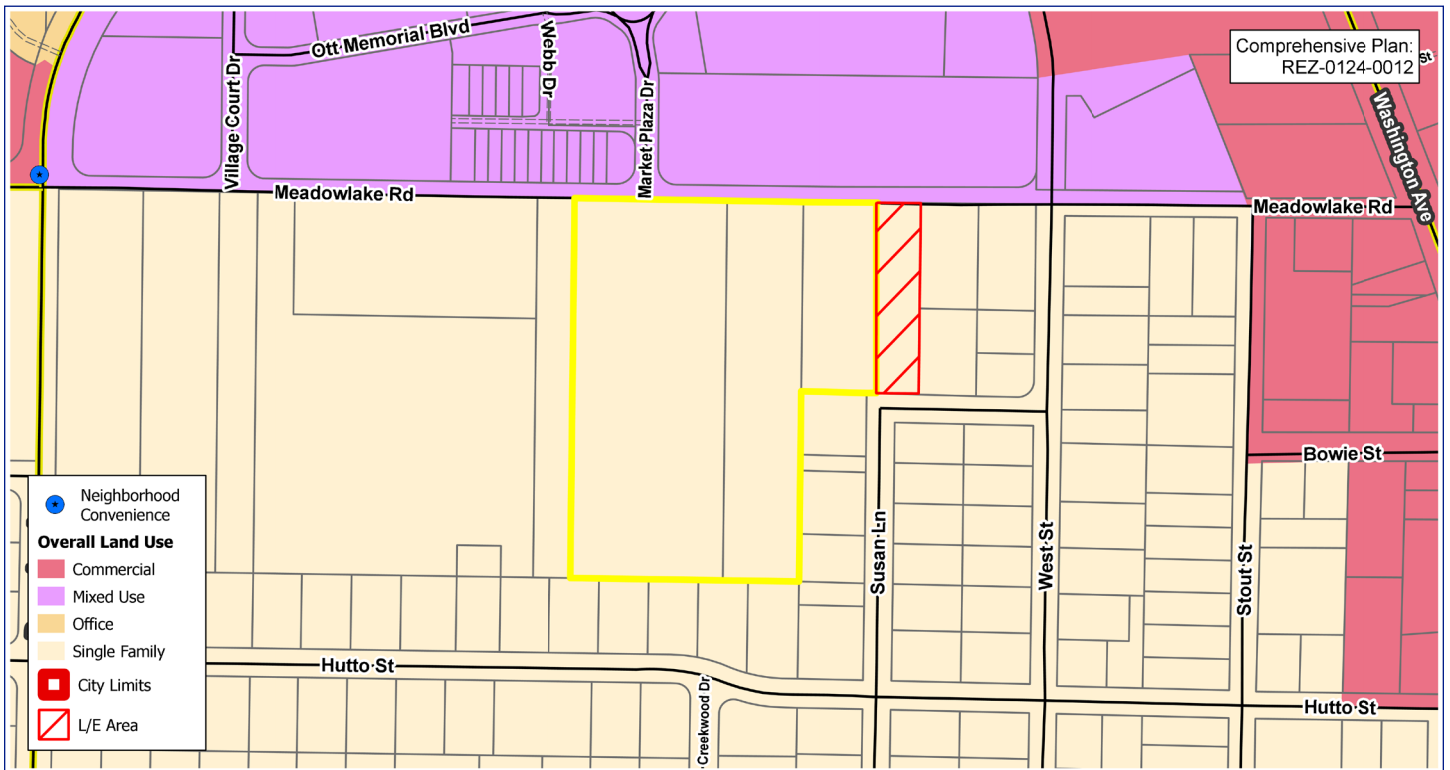
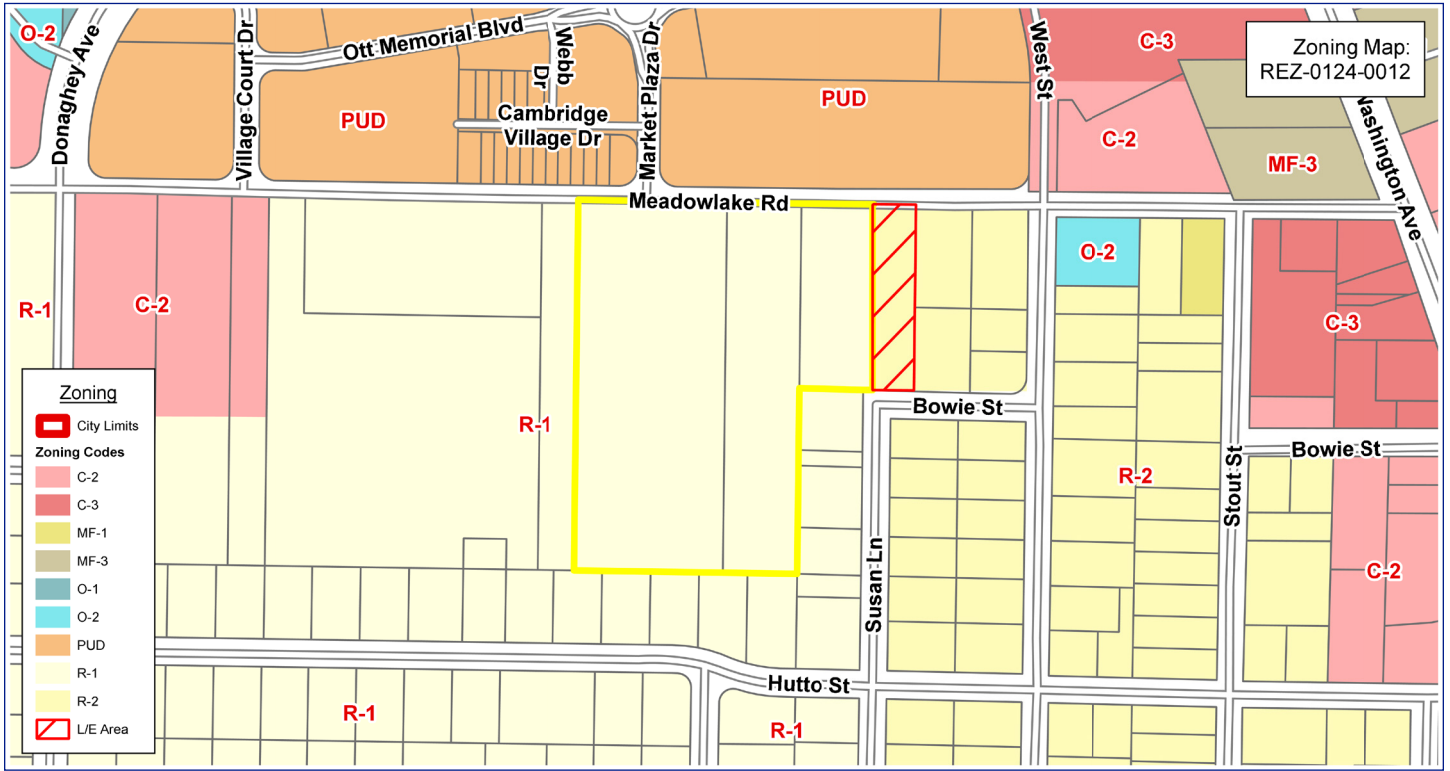
Overlay. None.

Comprehensive Plan. Single Family. Currently there is R-2 zoned property to the east and a Planned Unit Development to the north of Meadowlake Road.

Request to rezone property located at 1803, 1809 & 1811 Meadowlake Road from R-1 to R-2

+/-7.55 acres south of Meadowlake Rd between Donaghey Ave and West St

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+/-7.55 acres south of Meadowlake Rd between Donaghey Ave and West St

Projected Traffic Impact. With a rezoning to R-2, the likely increase in traffic impact would be moderate. Assuming the site will be devoted to duplex use, it is anticipated the site would generate approximately 562 vehicle trips per typical weekday. This figure is based on a maximum yield of 39 duplexes totaling 78 dwelling units. This number may change depending on street layout and topography.

Current Traffic Counts. Intersection of Meadowlake Rd and West St – 3,000 ADT.

Flood\Drainage. The site is not within any regulated floodplains or floodways.

Utilities: The area is currently served by utilities. Any extension of utilities will need to be coordinated with Conway Corporation.

Master Street Plan. Meadowlake Rd – Collector (60' ROW).

Street Improvement. No current improvement plans.

STAFF COMMENTS

- The Comprehensive Plan defines this area as Single Family. Applicant is requesting to rezone the property from R-1 to R-2.
- This property is adjacent to R-2 property to the east and North Plaza Market, a mixed-use Planned Unit Development, to the north. Given the surrounding structures and zoning, this use is appropriate for this area.
- This rezone is consistent with the Comprehensive plan.
- Infill and increased density are appropriate for this location as it will help Conway meet its housing needs in an area characterized by a mixed-use PUD, commercial, and both R-1 and R-2 zoning.
- The zoning would not likely result in harm to adjacent property.

STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning. The proposed zoning is consistent with the present and proposed use of the site and will likely not cause harm to surrounding properties.

SAMPLE MOTION

I move to accept the staff recommendation to approve the rezoning request on the basis that it will allow for appropriate use of the property and will not likely negatively impact adjacent property.

Request to rezone property located at 1803, 1809 & 1811 Meadowlake Road from R-1 to R-2

I.A

+/-7.55 acres south of Meadowlake Rd between Donaghey Ave and West St



View of 1803 from Meadowlake Rd looking S



Property adjacent to the N across Meadowlake Rd



View of 1809 from Meadowlake Rd looking S



Property adjacent to the NW, across Meadowlake Rd



View of 1811 from Meadowlake Rd looking S



Meadowlake Rd looking E adjacent to subject property

APPENDIX

The following items, which do not require public hearings or Planning Commission action, have been reviewed and approved by the Director of Planning & Development and are being reported to the Planning Commission as required by the Zoning Code and Subdivision Ordinance.

Development Review Approvals

- Sherwin Williams, 1355 E Dave Ward Dr (SDR-1223-0214)
- University Lofts Post Approval, 2600 College Ave (SDR-1223-0216)
- Conway Psychological Assessment Center, 4555 Prince St (SDR-0723-0106)

Plats filed for record (Lot Splits, Lot Mergers, and Final Plats)

- Hines Replat (P2024-00001)
- Dickson Subdivision (P2024-00002)
- Replat of Lot 1, Lewis Ranch Phase 1 (P2024-00005)
- Bernard's Replat (P2024-00006)
- Maly Lot 2 Replat (P2024-00007)
- Braum's Addition Lot 1 (P2024-00008)
- Shriya Replat (P2024-00010)
- Hardy Subdivision Replat (P2024-00011)