



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

March 25, 2024 • 7:00pm • 1111 Main Street

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

March 25, 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 **04 09 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 [Planning Commission] and Roll Call.

Finding of a Quorum.

Approval of Minutes. February 20, 2024

I. Subdivision Review*

A. Request for preliminary plat approval for Orchard at Round Mountain Phase II (SUB-0224-0030)

II. Public Hearings**

A. Request to rezone property at 2014 Washington Ave from R-2A to R-2 (REZ-0224-0023)

III. Announcements/Additional Business

A. Items as decided by the Commission

Adjourn.

Request for Preliminary Plat Approval: Orchard at Round Mountain Phase II

I.A

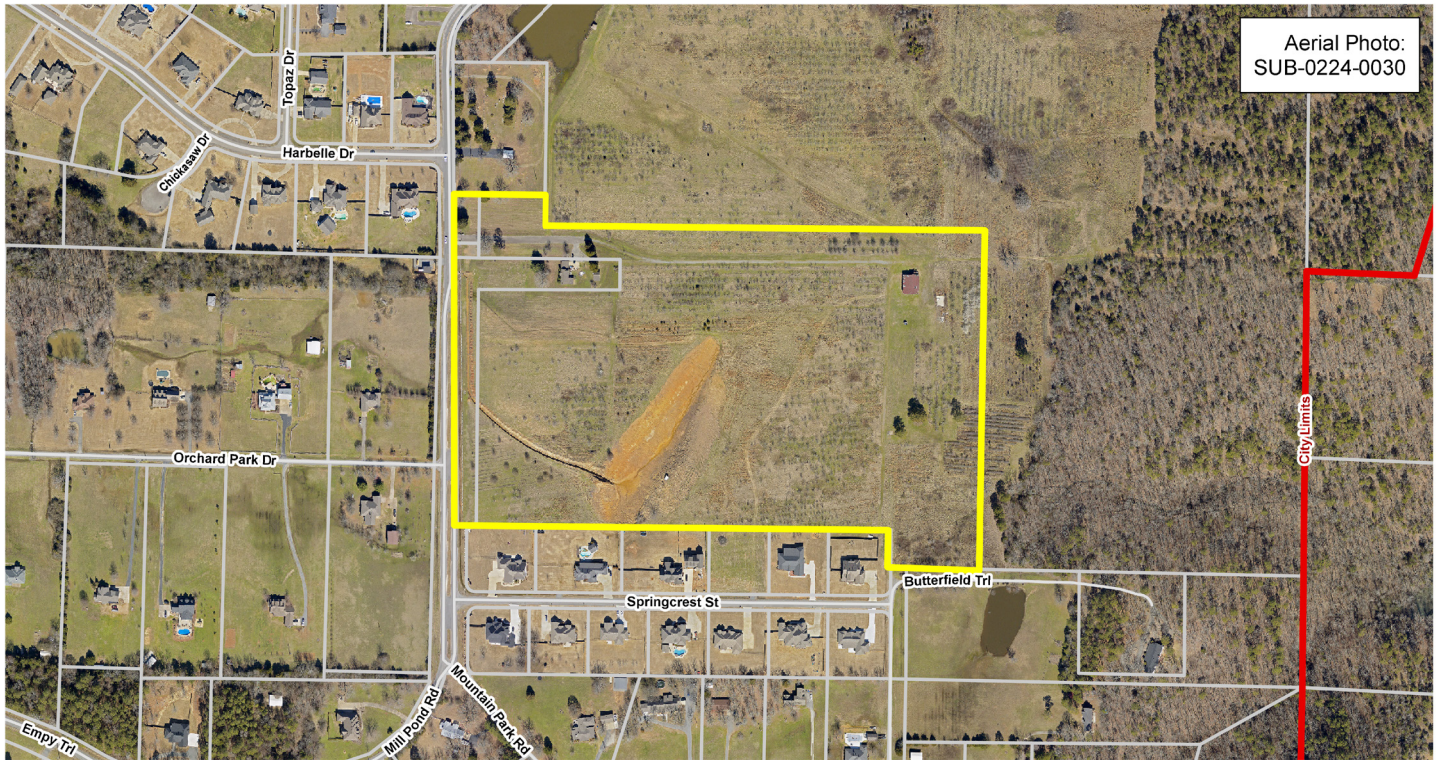
+/- 38.09 acres east of Mill Pond Rd

APPLICANT/AUTHORIZED AGENT

Jonathan Franklin
Central Arkansas Professional Surveying
(CAPS)
1021 Front St Conway, AR 72032

OWNER

Hal Crafton
Rush-Hal Development, LLC
PO Box 10482
Conway, AR 72034



SITE DATA

Location. 159 Mill Pond Road; Adjacent property to the southeast.

Site Area. 38.09 acres +/-.

Current Zoning. R-1 (One-family residential).

Comprehensive Plan. Single-family.

Master Street Plan. Mill Pond Road (Collector).

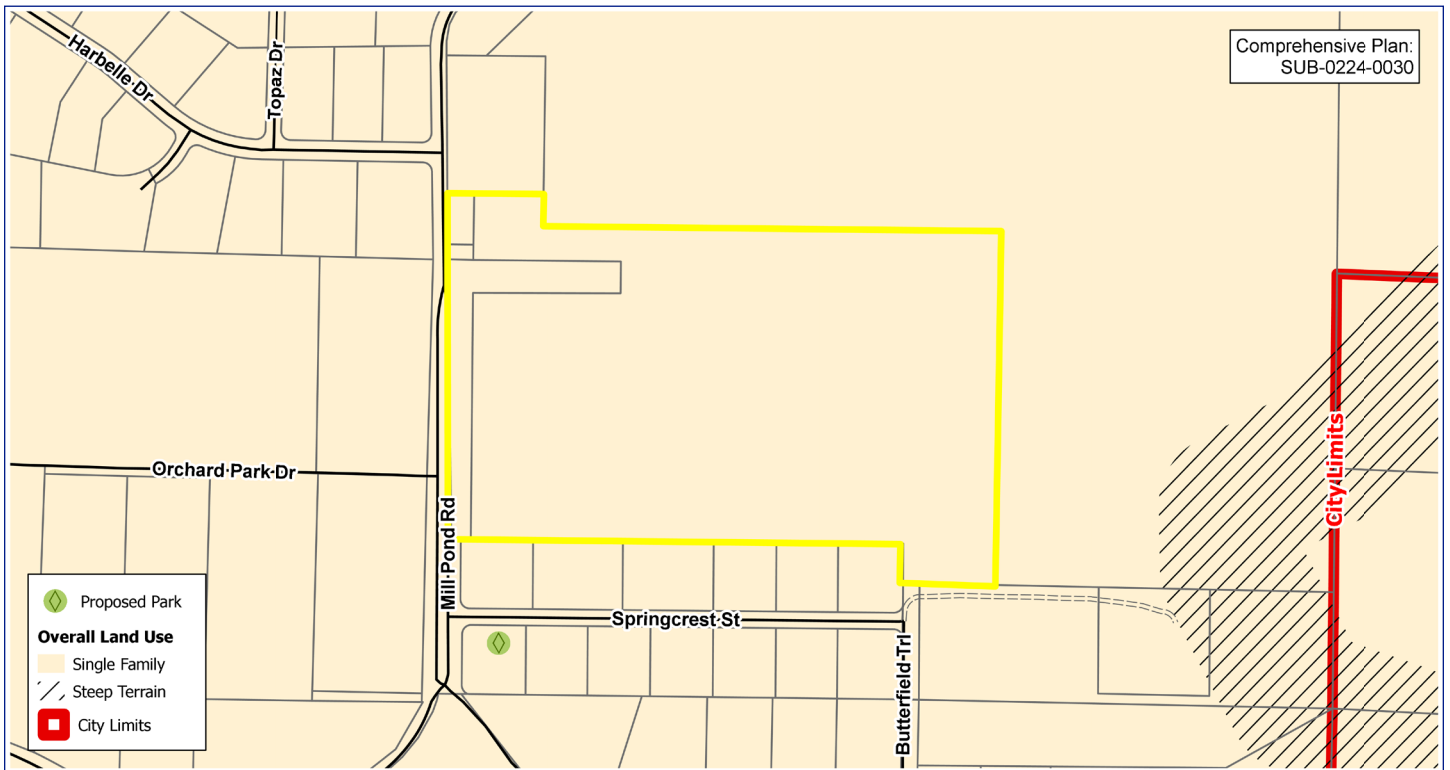
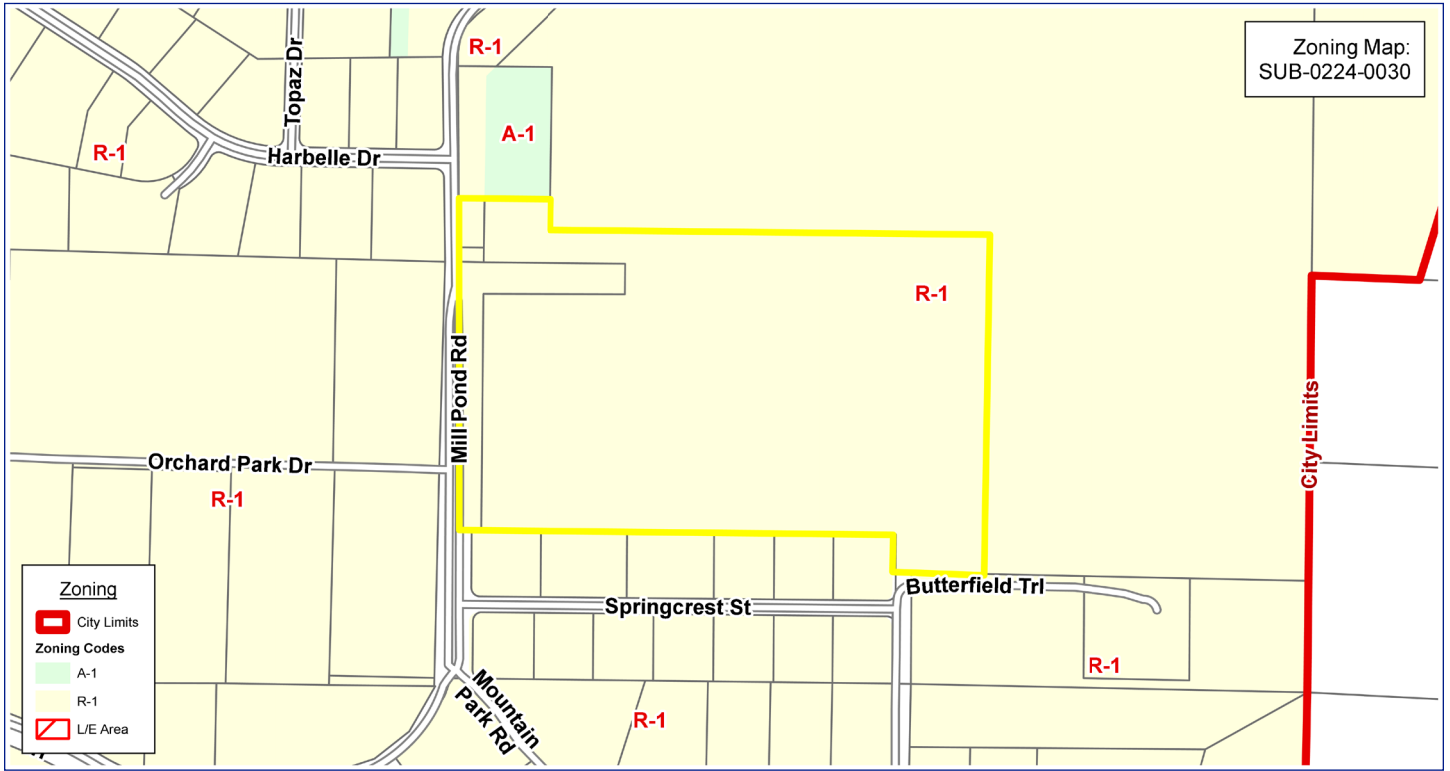
Existing Structures. 2,044 sf single-family home.

Overlay. None.

Request. The applicant is requesting preliminary approval of a 26-lot subdivision located at 159 Mill Pond Road and the adjacent property to the southeast. The development represents Phase 2 of The Orchard at Round Mountain Subdivision. The proposed buildable lots range from 0.95 acres to 2.56 acres, consistent with the requirements for R-1 zoning. The subdivision proposes access via Mill Pond Road and will consist of four internal streets. All proposed streets will require 5-foot sidewalks with a 6.5 foot green space.

Request for Preliminary Plat Approval: Orchard at Round Mountain Phase II

+/- 38.09 acres east of Mill Pond Rd



+/- 38.09 acres east of Mill Pond Rd

Waivers requested. No waivers were requested as part of this submission.

STAFF COMMENTS

- This plat represents a 26-lot subdivision on 38.09 acres.
- This property is surrounded by R-1 zoning with the exception of a small portion of A-1 zoned property to the north.
- Newly created streets will stub out to the north, south, and east for future potential development.
- The development is consistent with the Comprehensive Plan.

CORRECTIONS NEEDED ON THE PLAT

1. Show sidewalks on plat.
2. Corrections to street plan required.
3. Provide all easements as indicated by the City Engineer and Conway Corporation.
4. Other corrections as required by the City Engineer, Planning Director, and Conway Corporation on the Preliminary Plat/ Street and Drainage Plans.

CONDITIONS

1. Wheelchair ramps shall be provided by the developer in accordance with the City of Conway's Standard Details.
2. A minimum 10' planting screen/fencing required along Mill Pond Rd. No access is allowed across the planting screen easement.
3. Any proposed planting screen or fencing will be reviewed by the Planning Director or designee prior to approval.
4. The Street and Drainage Plans/Drainage Report shall be modified to meet the requirements necessary for approval by the City Engineer.
5. Address all drainage concerns of the City Engineer related to the impacts of this project and its relationship with previous phases of the subdivision.
6. Provide a draft of any Bill of Assurance proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property included in the submitted plat.
7. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is not more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
8. All other applicable provisions of the City of Conway Subdivision Ordinance (O-00-03) shall be satisfied and accounted for prior to Preliminary Plat approval.
9. Receipt of an approved copy of the Preliminary Plat along with approved Street and Drainage Plans shall constitute authorization of the Planning Commission for the developer to proceed with the preparation of the Final Plat.

Request for Preliminary Plat Approval: Orchard at Round Mountain Phase II

I.A

+/- 38.09 acres east of Mill Pond Rd



View of subject property from Mill Pond Road looking E



View of subject property from Mill Pond Road looking SE



View of existing stub out from Phase I to subject property



Point of contact between Phase I and Phase II

Request to Rezone: R-2A to R2

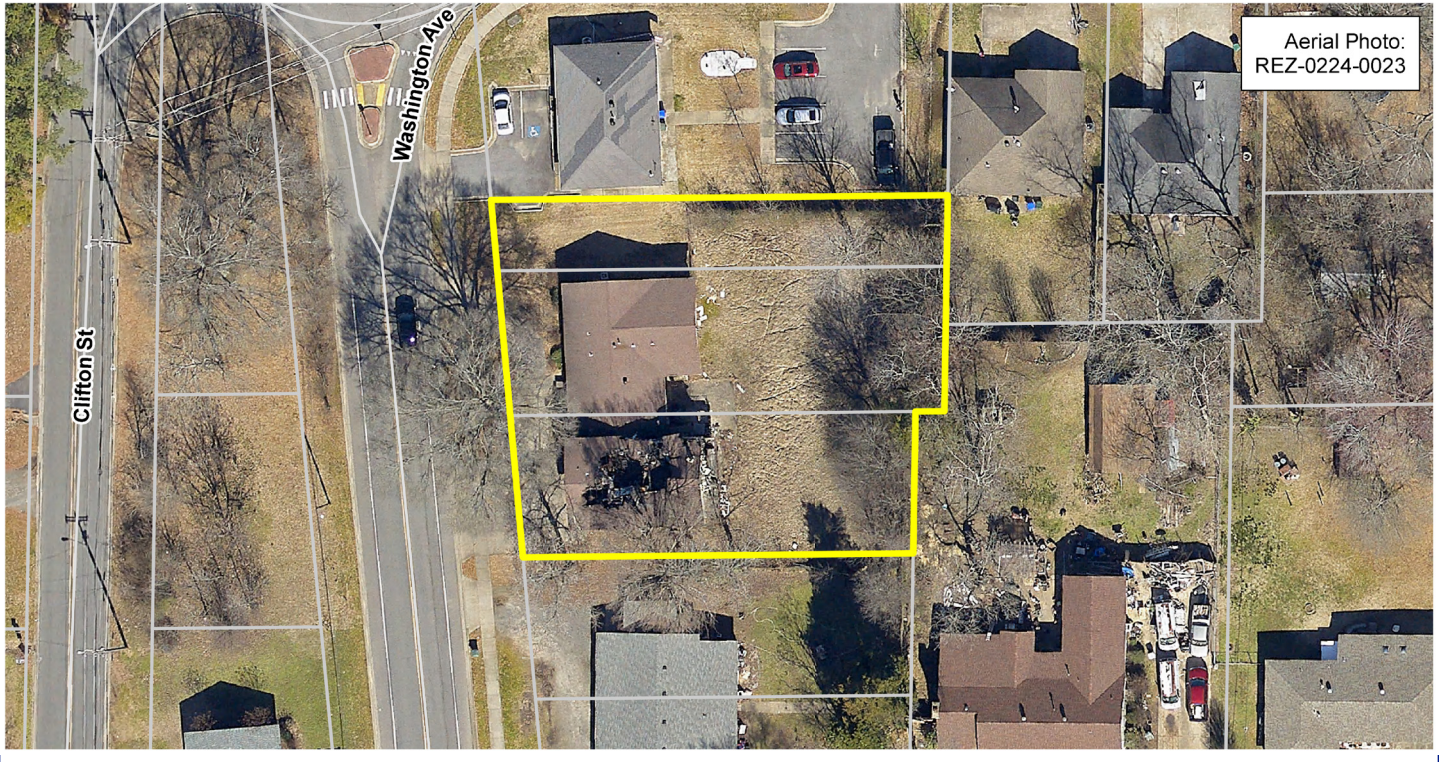
+/- .43 acres east of Washington Ave and south of Fleming St

APPLICANT/AUTHORIZED AGENT

Starla Johnson
Central Arkansas Professional Surveying
(CAPS)
1021 Front Street Conway, AR 72032

OWNER

Brian Fason
Fason Properties, LLC
13203 Macarthur Drive
North Little Rock, AR 72118



SITE DATA

Location. 2014 Washington Avenue and parcels north and south. Parcel IDs: 710-06296-000, 710-06295-000, 710-06298-000.

Site Area. 0.43 acres +/-.

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

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

Adjacent Zoning. North: O-2 (Quiet Office District); East: R-2A; West: R-2A; South: R-2A.

Existing Structures. Single family home located on 2014 Washington Avenue.

Overlay. Old Conway Overlay – Suburban Zone.

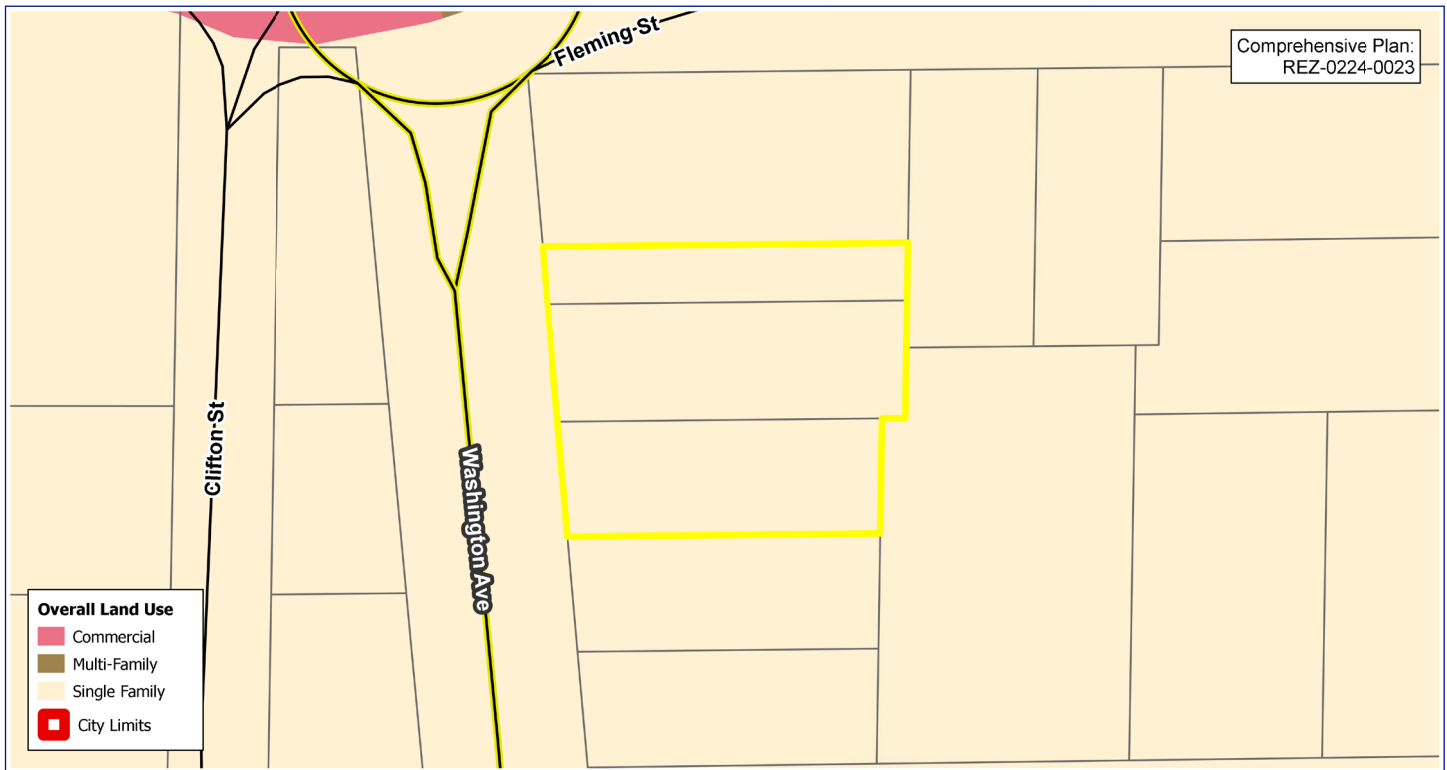
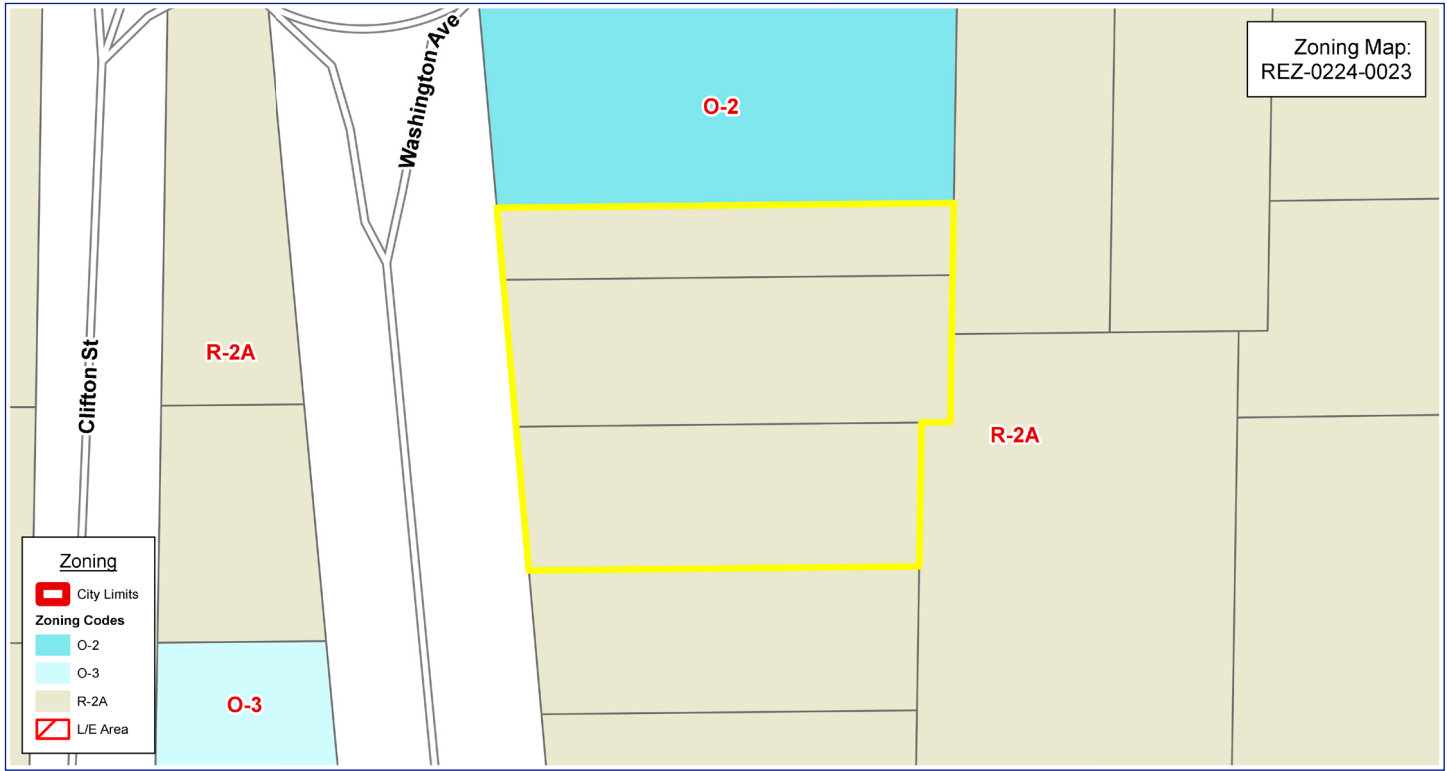
Comprehensive Plan. Single Family with transition to Multi-Family and Commercial to the north of Fleming Street.

Projected Traffic Impact. With a rezoning to R-2, the likely increase in traffic impact would be minimal. With an assumption the site will be developed for two duplexes, it is anticipated the site would generate about 29 vehicle trips per typical weekday.

Request to Rezone: R-2A to R2

II.A

+/- .43 acres east of Washington Ave and south of Fleming St



Request to Rezone: R-2A to R2

II.A

+/- .43 acres east of Washington Ave and south of Fleming St

Current Traffic Counts. Fleming Street just east of the intersection with Washington Avenue – 4,900 ADT. Washington Avenue just north of the intersection with Fleming Street – 8,300 ADT.

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

Utilities. The site is currently served by Conway Corporation utilities.

Master Street Plan. Washington Avenue – Minor Arterial; Fleming Street – Collector.

Street Improvement. No current improvement plans.

STAFF COMMENTS

- The applicant intends to remove the existing structure and construct two duplexes on two separate lots.
- Applicant is requesting the rezone to R-2 to conform with lot width standards.
- Minimum lot width for a duplex in R-2A is 100'. Minimum lot width for a duplex in R-2 is 50'. The lot width of this parcel is roughly 126' which can be divided into two, 63' wide lots.
- Density is in line with the zoning code. A duplex requires 7,000 sf per duplex (3,500 sf/family). Each lot will be roughly 7,840 sf.
- The property is adjacent to R-2A property to the east, west, and south. The north transitions to an office use. Given the surrounding structures and zonings, this use is appropriate for this area.
- 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 area 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.

**Central
Arkansas
Professional
Surveying, LLC**

1021 Front Street
Conway, AR 72032
501.513.4800
501.513.0900-fax

February 14, 2024

Re: College Oaks Addn Sculls Addn Lots 10-12 Blk 15
2014 Washington Ave
Conway, AR 72032

To Whom It May Concern,

On behalf of Fason Properties, LLC we are submitting an application to rezone 3 parcels currently zoned R2A to R2.

The intent to rezone is to split into 2 lots and build 2 duplexes.

If you have any questions, please call me at 501.513.4800.

Sincerely,

Robert French, PS 1363

Central Arkansas Professional Surveying, LLC

Request to Rezone: R-2A to R2

+/- .43 acres east of Washington Ave and south of Fleming St

II.A



View of subject property from Washington Ave looking E



View of subject property from Washington Ave looking SE



Property adjacent to the SW, across Washington Ave



Property adjacent to the W, across Washington Ave



Property adjacent to the S



Property adjacent to the N

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

- Conway Social, 565 Front St (SDR-0723-0105)
- Kids World, 1085 Holiday Dr (SDR-1223-0213)

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

- CoSo Replat (P2024-00012)
- Shaver's Polk Street Replat (P2024-00013)
- Moody Replat (P2024-00014)
- SBH1-Replat (P2024-00016)