



# JANUARY

## Conway Planning Commission Staff Report

7:00pm • January 23, 2019 • 810 Parkway Avenue

# CONWAY PLANNING COMMISSION

Justin Brown, Chairman

Brandon Ruhl, Vice-Chairman

Dalencia Hervey, Secretary

Brooks Freeman

Arthur Ingram

Bryan Quinn

Latisha Sanders-Jones

Brian Townsend

Anne Tucker

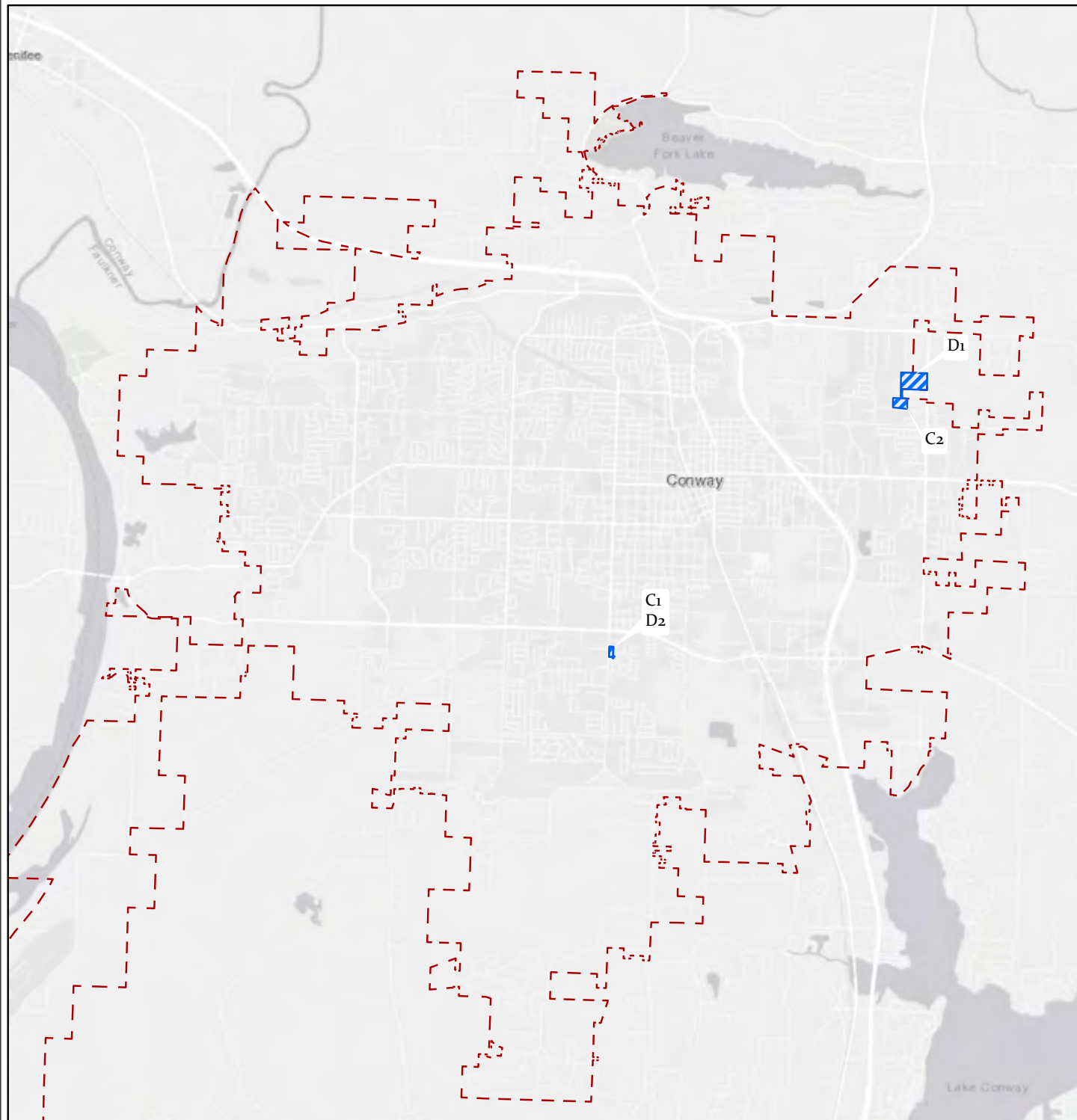
Rhea Williams

Contact the Conway Planning Commission at [planningcommission@cityofconway.org](mailto:planningcommission@cityofconway.org)

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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 as early as **February 12, 2019**.

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, [conwayarkansas.gov](http://conwayarkansas.gov).



- C. Subdivision (Subdivision Committee will meet at 6:30, prior to the Planning Commission meeting)
1. Request for preliminary plat approval of Woodland Cove PUD
  2. Request for preliminary plat approval of Files PUD
- D. Public Hearings - Rezoning, Conditional Use Permit, etc.
1. Conrad Court Subdivision request to rezone property from A-1, RU-1 to R-1 at 2085 East German Ln
  2. Woodland Cove PUD requesting amendment to existing PUD Development Plan

# CONWAY PLANNING COMMISSION AGENDA

January 23, 2019 • 7:00 pm • 810 Parkway Street

**Call to Order.** Vice-Chairman Brandon Ruhl

**Approval of Minutes.** December 17, 2018

**I. Subdivision** *(Subdivision Committee will meet at 6:30, prior to the Planning Commission meeting)*

- A. Request for preliminary plat approval of Woodland Cove PUD
- B. Request for preliminary plat approval of Files PUD

**II. Public Hearings - Rezoning, Conditional Use Permit, etc.**

- A. Request to rezone from A-1 and RU-1 to R-1 +/-25.90 acres located at 2085 East German Lane
- B. Request to amend the Woodland Cove PUD Final Development Plan for property located at 940-980 South Donaghey Avenue

**III. Discussion**

- A. Additional items as decided by the Planning Commission

**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:

**Development Reviews**

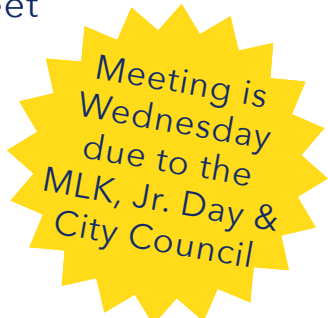
- Fontaine Bleau Apartments, 300 Bruce Street

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

- Conway Marketplace East, Lot 5 (P2018-00070)
- Car Mart Subdivision (P2018-00071)
- Subdivision (P2018-00071)
- Lewis Ranch, Phase II Lot 4 Replat (P2018-00072)
- 12 Hundred Place, Phase I (P2018-00073)
- Clifton Addition, Lots 1 & 2, Block 2 Replat (P2018-00074)
- Conway Regional Health Replat (P2018-00075)
- Smith's Block B Lot Merger (P2018-00076)
- Matthews Meadows PUD, Phase I (P2019-00001)

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

- Storybook Replat (SUB2018DEC01)
- Conway Regional Health Replat (SUB2018DEC02)
- Smith's Subdivision, Block B Replat (SUB2018DEC03)
- Hardy Brock Replat (SUB2018DEC04)



# I.A REQUEST FOR PRELIMINARY PLAT APPROVAL - WOODLAND COVE PUD

## REQUEST FOR PRELIMINARY PLAT APPROVAL OF WOODLAND COVE PUD

### APPLICANT

Central Arkansas Professional Surveying  
1021 Front Street  
Conway, AR 72032

### OWNER

MCMG, LLC  
Chris Thornton

### STAFF REVIEW BY

Levi Hill, Assistant Director of Planning & Development  
1201 Oak Street  
Conway, AR 72032

### SITE DATA

**Location.** 940-980 South Donaghey Avenue (Lots 122, 123, 124 Woodland Springs Subdivision Phase III and part of landscape area along west boundary of Lot 38, Woodland Springs Subdivision Phase I).

**Site Area.** ±2.54 acres.

**Current Zoning.** PUD – Planned Unit Development (Single-Family Development).

**Existing Structures.** None.

**Overlay.** None.

### STAFF COMMENTS

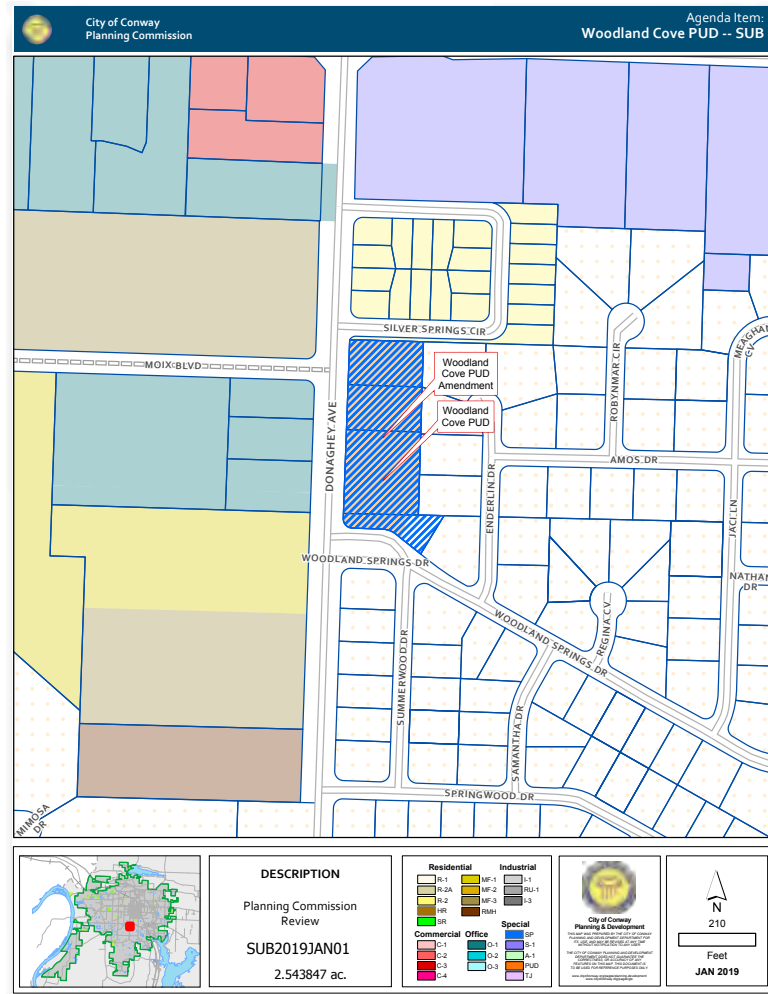
Owner was granted a rezoning to PUD on July 13, 2010 (#0-10-72) and has requested a series of modifications to the approved final development plan. Platting of the property is required to remain consistent with the proposed PUD.

### Planning Commission action is required for the following:

1. Block of less than 400 feet. (Article IV: Sec. 5(e)(4))
2. Single tier block. (Article IV: Sec. 5(e)(4))
3. Reduced setbacks. (Article IV: Sec. 5(f)(4))
4. Creation of double frontage lots. (Article IV: Sec. 7(f)(7))

### STAFF RECOMMENDATIONS

Planning Staff recommends approval of the preliminary plat contingent upon the approval of the associated PUD amendment and completion of the amended punch list. The proposed lot sizes and frontage widths are generally consistent with the requirements of the R-1 zoning district and surrounding properties. The proposed lot depths fall short of the required 100 foot depth with the shallowest lot measured at 80 feet. The plat also proposes reduced setbacks and increased lot coverage when compared to the requirements of the R-1 zoning district.



### CITY OF CONWAY PLANNING & DEVELOPMENT DEPARTMENT REVIEW OF WOODLAND COVE PUD PRELIMINARY PLAT

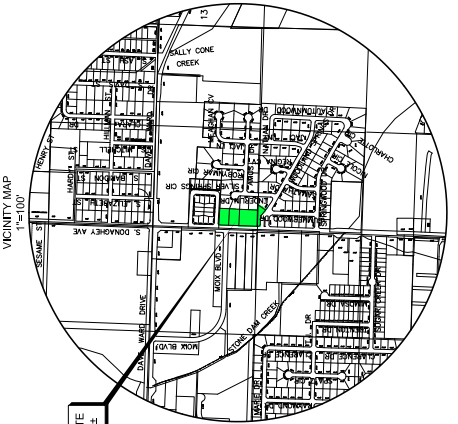
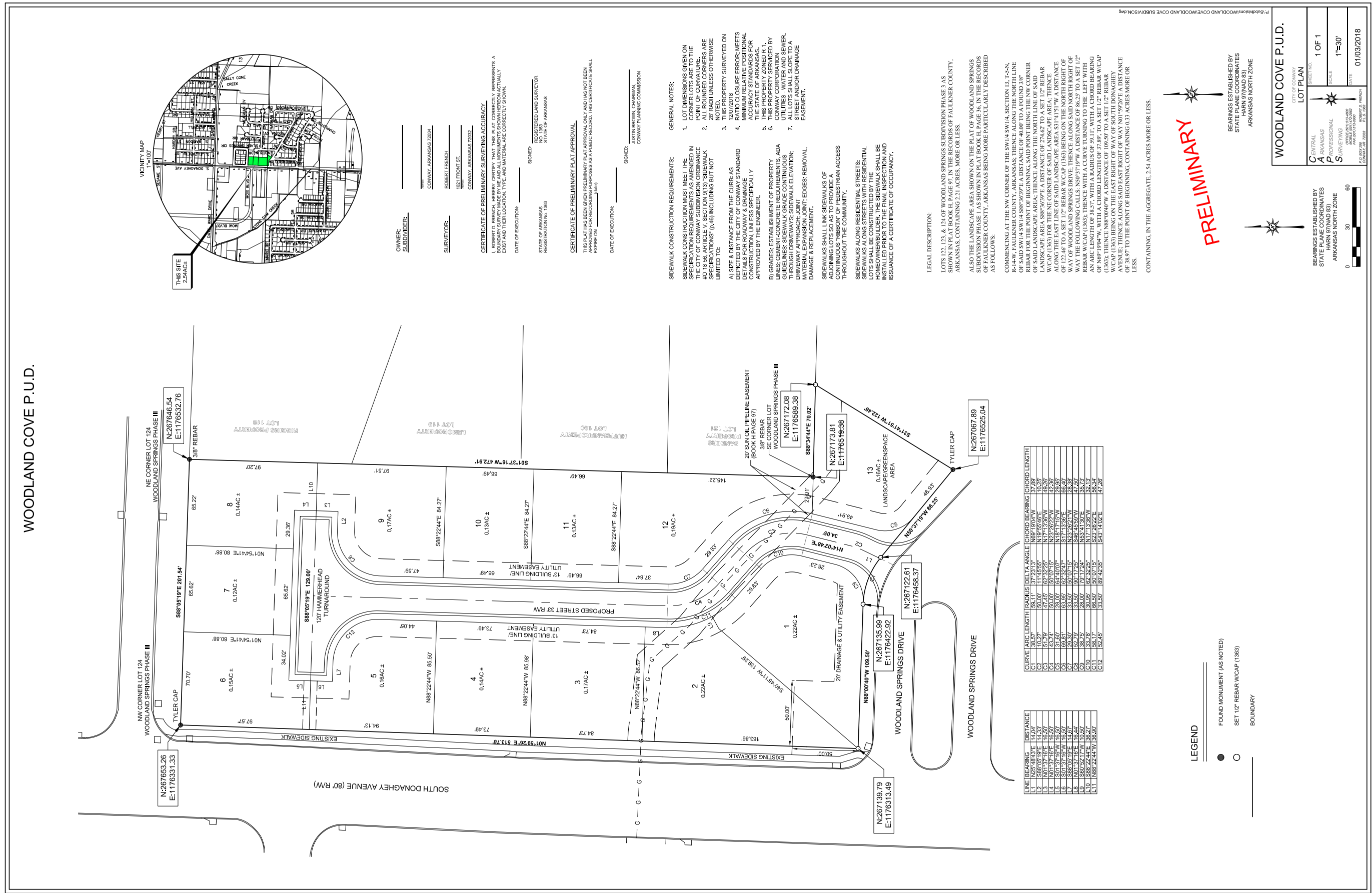
The following lists the items that are reviewed by the Conway Planning Department for the changes and/or additions as required by the Conway Subdivision Ordinance for preliminary plat approval.

### CORRECTIONS NEEDED ON THE PLAT

1. Street names that are not similar to existing street names are needed for all proposed streets. Verification by GIS of street names is needed.
2. Show and label all building lines.
3. Label lot 13 as unbuildable.
4. Correct the zoning on plat.
5. Add owner name and address.
6. Label and dimension all sidewalks.
7. Adjust line weight for plat boundary.
8. Label lot number or parcel ID for adjacent properties.
9. Reference CAGIS monument.
10. Show all hydrant locations.



continued on page 10



OWNER: \_\_\_\_\_  
 SUBDIVIDER: \_\_\_\_\_  
 SURVEYOR: ROBERT FRENCH  
 101 FRONT ST.  
 CONWAY, ARKANSAS 72032

**CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY**  
 I HEREBY CERTIFY, UNDER OATH, THAT THIS SURVEY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.  
 DATE OF EXECUTION: \_\_\_\_\_  
 SIGNED: \_\_\_\_\_  
 REGISTERED LAND SURVEYOR  
 NO. 1363  
 STATE OF ARKANSAS

**CERTIFICATE OF PRELIMINARY PLAT APPROVAL**  
 THIS PLAT HAS BEEN GIVEN PRELIMINARY PLAT APPROVAL ONLY AND HAS NOT BEEN APPROVED FOR RECORDING PURPOSES AS A PUBLIC RECORD. THIS CERTIFICATE SHALL EXPIRE ON \_\_\_\_\_ (9999).  
 DATE OF EXECUTION: \_\_\_\_\_  
 SIGNED: JUSTIN BROWN, CHAIRMAN  
 CONWAY PLANNING COMMISSION

**GENERAL NOTES:**  
 1. LOT DIMENSIONS GIVEN ON CORNER LOTS ARE TO THE POINT OF CURVATURE.  
 2. ALL CORNER MONUMENTS ARE TO BE SET UNLESS OTHERWISE NOTED.  
 3. THIS PROPERTY SURVEYED ON 12/07/2018 TO INSURE ERROR-FREE MEASUREMENTS AND TO INSURE ACCURACY STANDARDS FOR THE STATE OF ARKANSAS.  
 4. MINIMUM RELATIVE POSITIONAL ACCURACY STANDARDS FOR CONVEYANCE SHALL BE MET BY CONVEYANCE CORPORATION.  
 5. THIS PROPERTY ZONED R-1.  
 6. ALL LOTS SHALL SLOPE TO A STREET AND/OR DRAINAGE EASEMENT.

**SIDEWALK CONSTRUCTION REQUIREMENTS:**  
 SIDEWALKS SHALL MEET THE SPECIFICATION REQUIREMENTS AS AMENDED IN THE CITY OF CONWAY SUBDIVISION ORDINANCE #01-168, ARTICLE V, SECTION 9(I)(3) "SIDEWALKS" UNLESS OTHERWISE LIMITED TO:  
 A) SIZE & DISTANCE FROM THE CURB: AS SPECIFIED IN THE CITY OF CONWAY STANDARD SPECIFICATIONS FOR CONCRETE CONSTRUCTION, UNLESS SPECIFICALLY APPROVED BY THE ENGINEER.  
 B) CURB: 8" (MINIMUM) CONCRETE CURB.  
 C) FINISH: FINISH TO MATCH ADJACENT DRIVEWAYS.  
 D) UTILITIES: WATER AND SEWER, GAS, AND TELEPHONE/COAXIAL CABLE SHALL BE INSTALLED PRIOR TO THE FINAL INSPECTION AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

**LEGAL DESCRIPTION:**  
 LOTS 122, 123, & 124 OF WOODLAND SPRINGS SUBDIVISION PHASE 3 AS SHOWN IN PLAT BOOK H, PAGE 97, IN THE RECORDS OF FAULKNER COUNTY, ARKANSAS, CONTAINING 2.31 ACRES, MORE OR LESS.  
 ALSO THE LANDSCAPE AREA SHOWN ON THE PLAT OF WOODLAND SPRINGS SUBDIVISION PHASE 1 AS SHOWN IN PLAT BOOK H, PAGE 36, IN THE RECORDS OF FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NW CORNER OF THE SW 1/4 SW 1/4 SECTION 13, T.5N. R.14W. FAULKNER COUNTY, ARKANSAS; THENCE ALONG THE NORTH LINE OF SAID SW 1/4 SW 1/4 S88°36'39"E A DISTANCE OF 40.00' TO A POINT 38" OF SAID LANDSCAPE AREA; THENCE ALONG THE NORTH LINE OF SAID LANDSCAPE AREA S88°36'39"E A DISTANCE OF 274.62' TO A SET 1/2" REBAR WCAP (1363) FOR THE NE CORNER OF SAID LANDSCAPE AREA; THENCE ALONG THE NORTH LINE OF SAID LANDSCAPE AREA S88°36'39"E A DISTANCE OF 122.46' TO A SET 1/2" REBAR WCAP (1363) BEING ON THE NORTH RIGHT OF WAY OF WOODLAND SPRINGS DRIVE; THENCE ALONG SAID NORTH RIGHT OF WAY OF WOODLAND SPRINGS DRIVE, A DISTANCE OF 86.25' TO A SET 1/2" REBAR WCAP (1363); THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 38.57', WITH A RADIUS OF 59.11', WITH A CHORD BEARING N136°09'00"W A DISTANCE OF 169.50' TO A SET 1/2" REBAR WCAP (1363); THENCE N88°00'40"W A DISTANCE OF 109.50' TO A POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT OF WAY OF SOUTH DONAGHEY AVENUE; THENCE ALONG SAID EAST RIGHT OF WAY N01°59'26"E A DISTANCE OF 38.97' TO THE POINT OF BEGINNING, CONTAINING 0.33 ACRES MORE OR LESS.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.57'	56.13'	31°25'33"	N88°00'40"W	37.86'
C2	51.79'	47.45'	62°32'25"	N17°13'36"W	49.26'
C3	48.74'	50.00'	50°07'15"	N22°26'22"W	42.36'
C4	28.93'	33.50'	50°07'15"	N22°26'22"W	26.35'
C5	68.81'	63.95'	62°32'25"	S17°13'36"W	68.40'
C6	28.93'	33.50'	50°07'15"	N22°26'22"W	26.35'
C7	52.79'	53.50'	90°17'25"	S46°45'59"W	47.50'
C8	33.78'	33.50'	62°32'25"	N17°13'36"W	32.13'
C9	58.17'	66.50'	50°07'15"	S22°26'22"E	56.34'
C10	33.78'	33.50'	62°32'25"	N17°13'36"W	32.13'
C11	58.17'	66.50'	50°07'15"	S22°26'22"E	56.34'
C12	152.45'	133.50'	89°42'35"	S43°14'02"E	47.26'

LINE BEARING	DISTANCE
L1	N88°22'44"E 84.27'
L2	N88°22'44"W 86.52'
L3	N01°54'41"E 80.88'
L4	N01°54'41"E 80.88'
L5	N01°54'41"E 80.88'
L6	N01°54'41"E 80.88'
L7	N01°54'41"E 80.88'
L8	N01°54'41"E 80.88'
L9	N01°54'41"E 80.88'
L10	N01°54'41"E 80.88'
L11	N01°54'41"E 80.88'
L12	N01°54'41"E 80.88'
L13	N01°54'41"E 80.88'
L14	N01°54'41"E 80.88'
L15	N01°54'41"E 80.88'
L16	N01°54'41"E 80.88'
L17	N01°54'41"E 80.88'
L18	N01°54'41"E 80.88'
L19	N01°54'41"E 80.88'
L20	N01°54'41"E 80.88'
L21	N01°54'41"E 80.88'
L22	N01°54'41"E 80.88'
L23	N01°54'41"E 80.88'
L24	N01°54'41"E 80.88'
L25	N01°54'41"E 80.88'
L26	N01°54'41"E 80.88'
L27	N01°54'41"E 80.88'
L28	N01°54'41"E 80.88'
L29	N01°54'41"E 80.88'
L30	N01°54'41"E 80.88'
L31	N01°54'41"E 80.88'
L32	N01°54'41"E 80.88'
L33	N01°54'41"E 80.88'
L34	N01°54'41"E 80.88'
L35	N01°54'41"E 80.88'
L36	N01°54'41"E 80.88'
L37	N01°54'41"E 80.88'
L38	N01°54'41"E 80.88'
L39	N01°54'41"E 80.88'
L40	N01°54'41"E 80.88'
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L54	N01°54'41"E 80.88'
L55	N01°54'41"E 80.88'
L56	N01°54'41"E 80.88'
L57	N01°54'41"E 80.88'
L58	N01°54'41"E 80.88'
L59	N01°54'41"E 80.88'
L60	N01°54'41"E 80.88'
L61	N01°54'41"E 80.88'
L62	N01°54'41"E 80.88'
L63	N01°54'41"E 80.88'
L64	N01°54'41"E 80.88'
L65	N01°54'41"E 80.88'
L66	N01°54'41"E 80.88'
L67	N01°54'41"E 80.88'
L68	N01°54'41"E 80.88'
L69	N01°54'41"E 80.88'
L70	N01°54'41"E 80.88'
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L81	N01°54'41"E 80.88'
L82	N01°54'41"E 80.88'
L83	N01°54'41"E 80.88'
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L89	N01°54'41"E 80.88'
L90	N01°54'41"E 80.88'
L91	N01°54'41"E 80.88'
L92	N01°54'41"E 80.88'
L93	N01°54'41"E 80.88'
L94	N01°54'41"E 80.88'
L95	N01°54'41"E 80.88'
L96	N01°54'41"E 80.88'
L97	N01°54'41"E 80.88'
L98	N01°54'41"E 80.88'
L99	N01°54'41"E 80.88'
L100	N01°54'41"E 80.88'

**LEGEND**  
 ● FOUND MONUMENT (AS NOTED)  
 ○ SET 1/2" REBAR WCAP (1363)  
 — BOUNDARY

**PRELIMINARY**

BEARINGS ESTABLISHED BY STATE PLANE COORDINATES HARN 87(NAD 83) ARKANSAS NORTH ZONE

**WOODLAND COVE P.U.D.**  
 CONVEYANCE LOT PLAN  
 SHEET NO. 1 OF 1  
 SCALE 1"=30'  
 DATE 01/03/2018

BEARINGS ESTABLISHED BY STATE PLANE COORDINATES HARN 87(NAD 83) ARKANSAS NORTH ZONE

## I.A REQUEST FOR PRELIMINARY PLAT APPROVAL - WOODLAND COVE PUD

### CONDITIONS

1. Preliminary Plat approval from all reviewing agencies shall be obtained.
2. Approved improvement plans for each new utility system shall be obtained prior to submission of Final Plat and authorization to proceed.
3. 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.
4. The Preliminary Plat shall remain consistent with any approved PUD for this property. The proposed preliminary plat is being reviewed concurrently with an associated PUD amendment and no final design has been approved at this time. A such, all future iterations of the Preliminary Plat shall conform to the lot standards and street layout as determined by the property's zoning.
5. State Fire Code 503.0.5 states that dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Anything other than the following cul-de-sac requirement must be approved by the Conway Fire Marshall. Preliminary Plat approval conditioned upon Fire Department approval of access and turn around requirements for new street.
6. Utility easements as required Conway Corporation are needed.
7. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
8. Minimum clearance of twenty-six (26) feet must be provided around a fire hydrant.
9. The following sidewalk notes should be added on the plat: "Required sidewalks for lot 13 to be constructed by developer/subdivider prior to recording final plat."
10. 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.
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.
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.
13. Plats will expire one year from acceptance of the Preliminary Plat unless an extension is requested and granted by the Planning Commission. The Woodland Cove PUD Preliminary Plat will expire on 1/04/2020.

## I.B REQUEST FOR PRELIMINARY PLAT APPROVAL - FILES PUD

### REQUEST FOR PRELIMINARY PLAT APPROVAL OF FILES PUD

#### APPLICANT

The Tyler Group, Inc.  
240 Skyline Drive, Ste 3000  
Conway, AR 72032

#### APPLICANT

Tim Files  
45 River Estates Cove  
Little Rock, AR 72223

#### STAFF REVIEW BY

Levi Hill, Assistant Director of Planning & Development  
1201 Oak Street  
Conway, AR 72032

#### SITE DATA

**Location.** Bill Lucy Drive (unnumbered); Approximately 900 feet east of the intersection of Bill Lucy Drive and Trison Lane.

**Site Area.** ±8.53 acres.

**Current Zoning.** PUD – Planned Unit Development (Single-Family Development).

**Existing Structures.** None.

**Overlay.** None.

#### STAFF COMMENTS

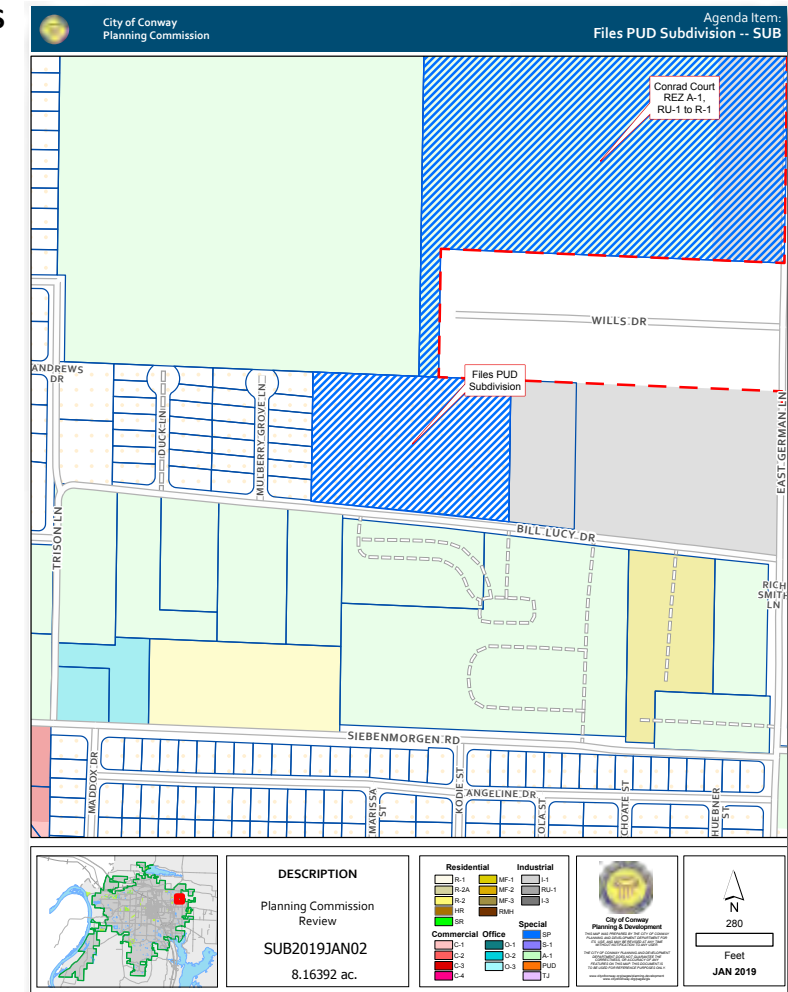
Owner was granted a rezoning to PUD on January 8, 2019 (O-19—04). Platting of the property is required as a condition of the approved PUD.

#### Planning Commission action is required for the following:

1. Block of less than 400 feet. (Article IV: Sec. 5(e)(4))
2. Single tier block. (Article IV: Sec. 5(e)(4))
3. Reduced setbacks. (Article IV: Sec. 5(f)(4))
4. Creation of double frontage lots. (Article IV: Sec. 7(f)(7))

#### STAFF RECOMMENDATIONS

Planning Staff recommends approval of the preliminary plat contingent upon the completion of the amended punch list. The proposed lot sizes and frontage widths are generally consistent with the requirements of the R-1 zoning district and surrounding properties. Four of the proposed lot depths fall short of the required 100 foot depth with the shallowest lot measured at 98 feet. The plat also proposes reduced setbacks when compared to the requirements of the R-1 zoning district. The proposed Preliminary Plat is generally consistent with the approved PUD for this site.



### CITY OF CONWAY PLANNING & DEVELOPMENT DEPARTMENT REVIEW OF TIM FILES PUD PRELIMINARY PLAT

The following lists the items that are reviewed by the Conway Planning Department for the changes and/or additions as required by the Conway Subdivision Ordinance for preliminary plat approval.

#### CORRECTIONS NEEDED ON THE PLAT

1. Street names that are not similar to existing street names are needed for all proposed streets. Verification by GIS of street names is needed.
2. Correct acreage shown on plat.
3. Correct the zoning on plat.
4. Correct the preliminary plat approval certificate.
5. Label and dimension all sidewalks and planting strip.
6. Show all hydrant locations.
7. Correct Right-of-Way to be dedicated.
8. Remove reference to Miles Crossing in legal description.
9. Separate and number general notes.
10. Add the following to general notes:
  - a. "Every lot must slope to a street or drainage easement."
  - b. "Street Lighting shall be provided I accordance with the standards and spacing prescribed by the Conway Corporation."

# I.B REQUEST FOR PRELIMINARY PLAT APPROVAL - FILES PUD

11. Add the following to Sidewalk Notes:
  - a. "A five-foot sidewalk and seven-foot planting strip is required along Bill Lucy Drive property frontage and shall be constructed by the developer/subdivider prior to recording of final plat."

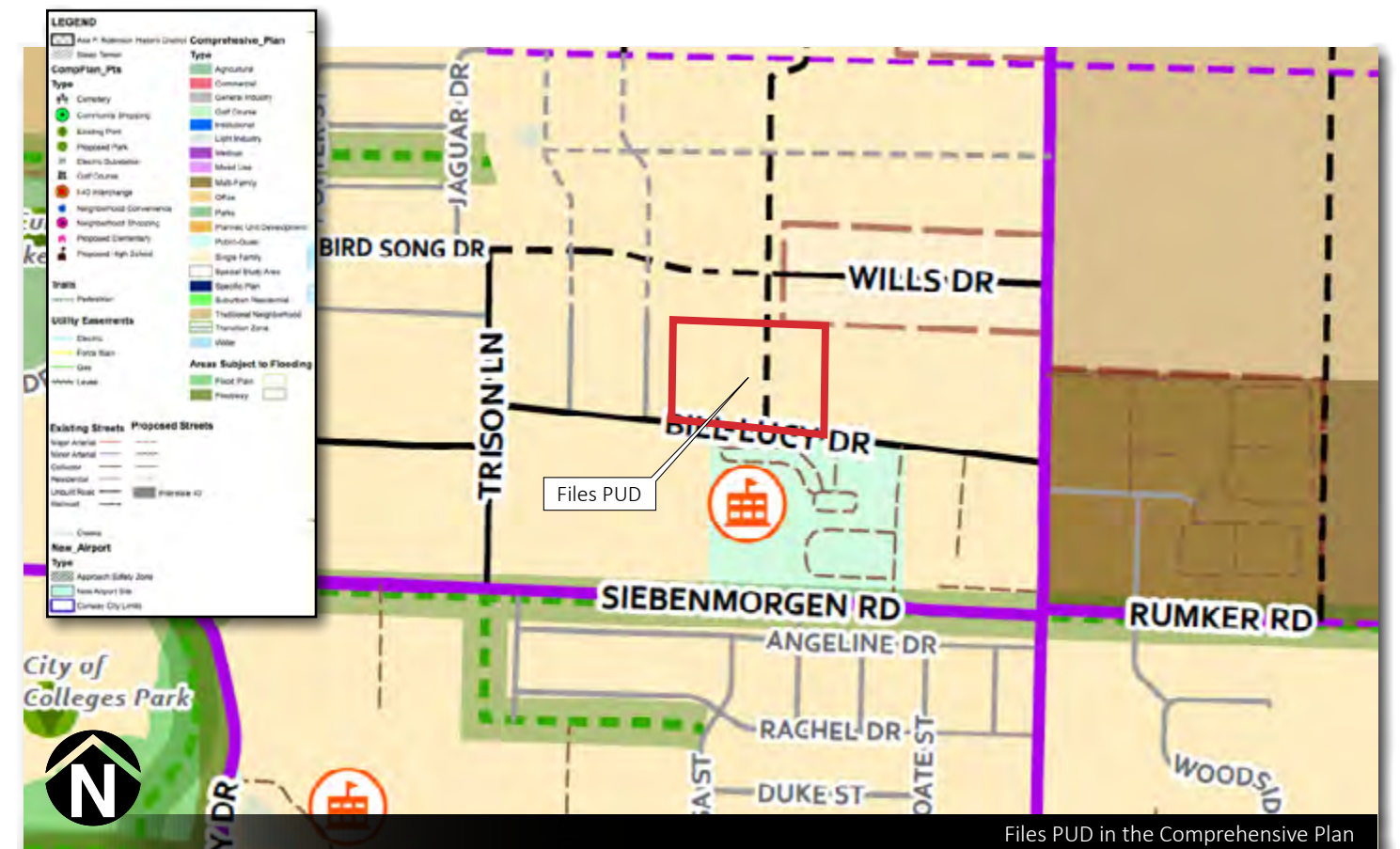
**CONDITIONS**

1. Preliminary Plat approval from all reviewing agencies shall be obtained.
2. Approved improvement plans for each new utility system shall be obtained prior to submission of Final Plat and authorization to proceed.
3. 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.
4. The Preliminary Plat shall remain consistent with any approved PUD for this property.
5. State Fire Code 503.0.5 states that dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Anything other than the following cul-de-sac requirement must be approved by the Conway Fire Marshall. Preliminary Plat approval conditioned upon Fire Department approval of access and turn around requirements for new street.
6. Utility easements as required Conway Corporation are needed.
7. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.

8. Minimum clearance of twenty-six (26) feet must be provided around a fire hydrant.
9. The following sidewalk notes should be added on the plat: "A five foot sidewalk and seven foot planting strip is required along Bill Lucy Drive property frontage and shall be constructed by the developer/subdivider prior to recording of final plat."
10. 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.
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.
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.
13. Plats will expire one year from acceptance of the Preliminary Plat unless an extension is requested and granted by the Planning Commission. The Files PUD Preliminary Plat will expire on 1/04/2020.



Aerial View of Files PUD



Files PUD in the Comprehensive Plan

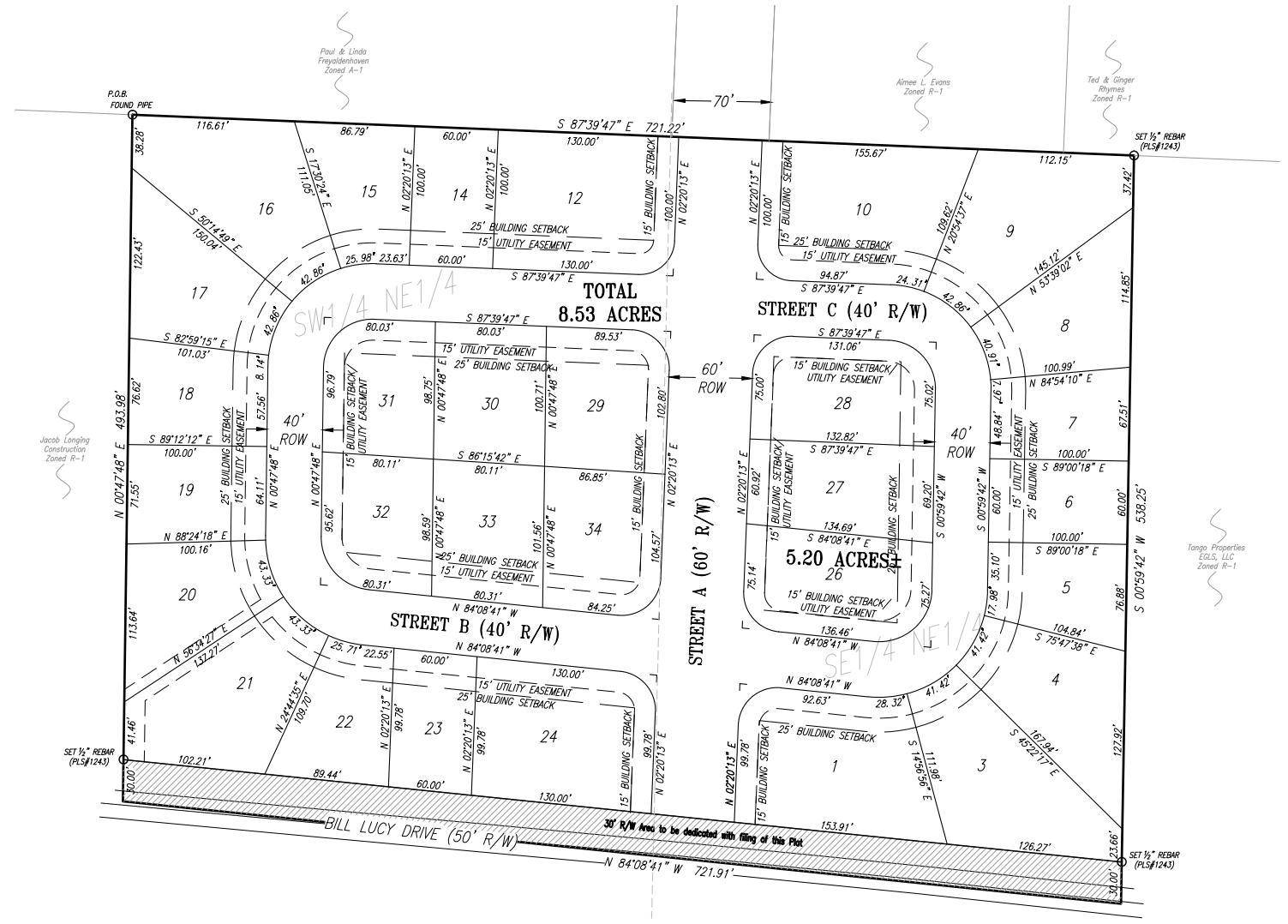
# Tim Files Subdivision (Preliminary Plat)

Conway, Arkansas  
Lying in the S1/2 NE1/4 Section 5, T-5-N, R-13-W

THIS SITE  
±5.20 ACRES



Vicinity Map  
Not to Scale



**CERTIFICATE OF OWNER**

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the (streets, alleys, drives, easements, etc.) as shown on said plat.

Date of Execution: \_\_\_\_\_  
 Owner: Files Development LLC  
 45 River Estates Cove  
 Little Rock, AR 72223  
 Source of Title: Book 2018 Page 15617

**Certificate of Preliminary Surveying Accuracy:**

I Timothy P. Tyler, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: \_\_\_\_\_  
 Signed: Tim P. Tyler Registered Land Surveyor  
 No. 1243 State of Arkansas  
 240 Skyline Drive, Suite 3000, Conway Arkansas 72032  
 Phone 501-329-1400

**Certificate of Preliminary Plat Approval**

Pursuant to the Conway Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution \_\_\_\_\_  
 Signed: Justin Brown  
 Conway Planning Commission Chair

**NOTES:**

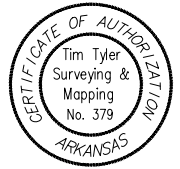
- Iron pins are set at all lot corners and at points of curve. Lots with rounded corners are 28' radius unless noted otherwise. Distances on curves are chord distances. Every lot must slope to a street or to a drainage easement. All easements shall be for general utilities and or drainage. Building lines are as noted. All easements are dedicated to the public.
- This property is not in the 100 year flood plain according to Map#05045C0281H, Dated 12-19-2006, and Map#05045C0282H, Dated 12-19-2006.
- This property is serviced by Conway Corporation. Water and Sewer - Conway, Arkansas, Faulkner County.
- This property is zoned R-2.
- This property is in reference to CAGIS Monument#1022
- Date of survey: December 2018
- The error of closure is 1 to 112545.
- This plat was prepared by Tim P. Tyler, Arkansas Professional Land Surveyor No. 1243
- 240 Skyline Drive, Suite 3000, Conway Arkansas 72032 Phone 501-329-1400

**Sidewalk Notes:**

- Sidewalk construction must meet the specification requirements as amended in the City of Conway Subdivision Ordinance #0-18-56, Article V, Section 9(13) "Sidewalk Specifications" (p.46) including but not limited to:
  - a) Size & distance from curb: as depicted by the City of Conway STANDARD DETAILS FOR ROADWAY & DRAINAGE CONSTRUCTION, unless specifically approved by the City Engineer.
  - b) Grades, establishment of property lines, cement-concrete requirements, ADA guidelines, sidewalk grade continuous through driveways, sidewalk elevation, driveway approach, joint material, expansion joint, edges, removal/replacement.
- Sidewalks shall link sidewalks of adjoining lots so as to provide a continuous "ribbon" of pedestrian access throughout the community.
- Sidewalks along streets in commercial, multi-family, and mixed use subdivisions shall be constructed concurrently with building construction as part of site development review. Sidewalks shall be the responsibility of the builder/owner and not the developer. The sidewalk shall be installed prior to final inspection and issuance of a certificate of occupancy.
- Sidewalks Along Residential Streets: Sidewalks along streets with residential lots shall be constructed by the homeowner/builder. The sidewalk shall be installed prior to the final inspection and issuance of a certificate of occupancy.

**LEGAL DESCRIPTION (Miles Crossing Lots 1-20):**

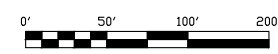
Being the following tract of land lying in a part of the S1/2 NE1/4 of Section 5, T-5-N, R-13-W, Faulkner County, Arkansas more particularly described as follows:  
 Commencing at the NW corner of the S1/2 NE1/4 at a found mag nail; thence along the North line of said S1/2 NE1/4 S87°38'31"E 935.86 feet to a found pipe being the point of beginning; thence continue along said North line S87°38'31"E 721.22 feet to a set 1/2" rebar (PLS#1243); thence leaving said North line S00°59'42"W 538.25 feet to a point on the centerline of Bill Lucy Drive; thence along said road N84°08'41"W 721.91 feet; thence leaving said road N00°47'48"E 493.98 feet to the point of beginning; containing 8.53 acres more or less.  
 Subject to all roadways, easements and reservations that are of record or physically in place. Property corners are located in accordance with existing monuments in the area. Improvements are as shown. Visible encroachments, if any, are as shown.



**LEGEND**

○	SET 1/2" REBAR & CAP #1243
●	FOUND IRON PIN
▲	COMPUTED POINT
■	FOUND STONE

BEARINGS BASED ON ARKANSAS GRID NORTH AND AS DETERMINED BY GPS. RELATIVE POSITIONAL ACCURACY MEETS ARKANSAS MINIMUM STANDARDS.



**COORDINATE CHART (FOUND CASE MONUMENTS)**  
 Adjusted Arkansas State Plane Coordinates  
 NAD 83 (1987) AS DETERMINED BY GPS

MONUMENT	NORTHING	EASTING	ELEVATION
1002	2803.088	112793.841	372.418

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

DATE:	01-04-2018
SCALE:	1 INCH EQUALS 50 FEET
PROJECT JOB NO.:	118-0684/TIM FILES
DRAWN BY:	KTS
REVIEWED BY:	RFK
STATE CODE:	500-058-13W-0-05-100-23-1243
SHEET NO.:	1 OF 1

DATE	DESCRIPTION OF REVISION MADE

PROJECT TITLE:  
**Tim Files Subdivision  
 PRELIMINARY PLAT**  
 BEING A PART OF THE S1/2 NE1/4  
 SECTION 5, T-5-N, R-13-W  
 FAULKNER COUNTY, ARKANSAS



# II.A REQUEST TO REZONE FROM A-1 & RU-1 TO R-1 - 2085 EAST GERMAN LANE

## REQUEST TO REZONE FROM A-1 & RU-1 TO R-1 +/- 25.89 ACRES LOCATED AT 2085 EAST GERMAN LANE

**APPLICANT**  
 Central Arkansas Professional Surveying  
 1021 Front Street  
 Conway, AR 72032

**OWNER**  
 Conrad and Conrad Properties, LLC  
 310 Amity Road  
 Conway, AR 72032

**STAFF REVIEW BY**  
 James Walden, AICP, Director of Planning & Development  
 1201 Oak Street  
 Conway, AR 72032

**SITE DATA**  
**Location.** 2085 E German Ln

**Site Area.** ±25.89 acres.

**Current Zoning.** A-1 (Agricultural District) and RU-1 (Restricted Use District).

**Requested Zoning.** R-1 (Single-Family District).

**Existing Structures.** None.

**Overlay.** None.

**Comprehensive Plan.** Single-Family Residential: Proposed use is consistent with the Comprehensive Plan.

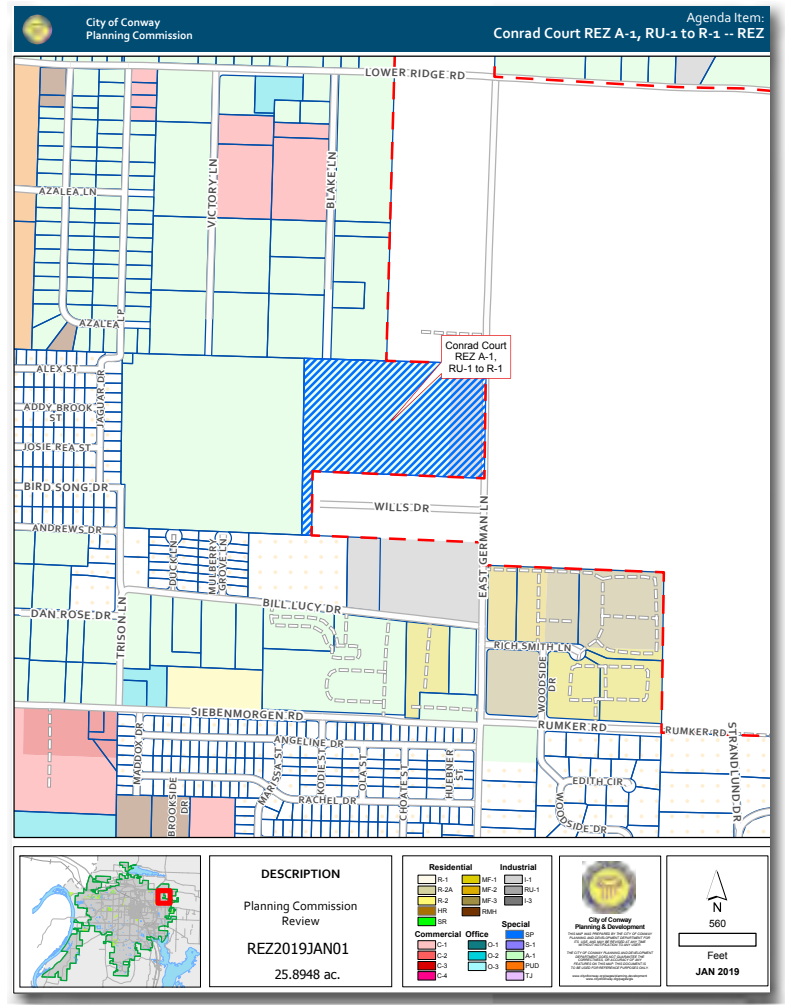
**Projected Traffic Impact.** With a rezoning to R-1 traffic impact would be significant with potential for 105 single-family dwellings on a 23 acre portion of the site. Approximately 2.9 of the site shall be required to be dedicated as perimeter ROWs and are excluded from the calculation. With an assumption 9.57 vehicle trips per single-family dwelling per weekday, the site could yield about 1,005 vehicle trips per day.

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

**Utilities.** The applicant will need to coordinate utilities with Conway Corporation for any potential upgrading of facilities.

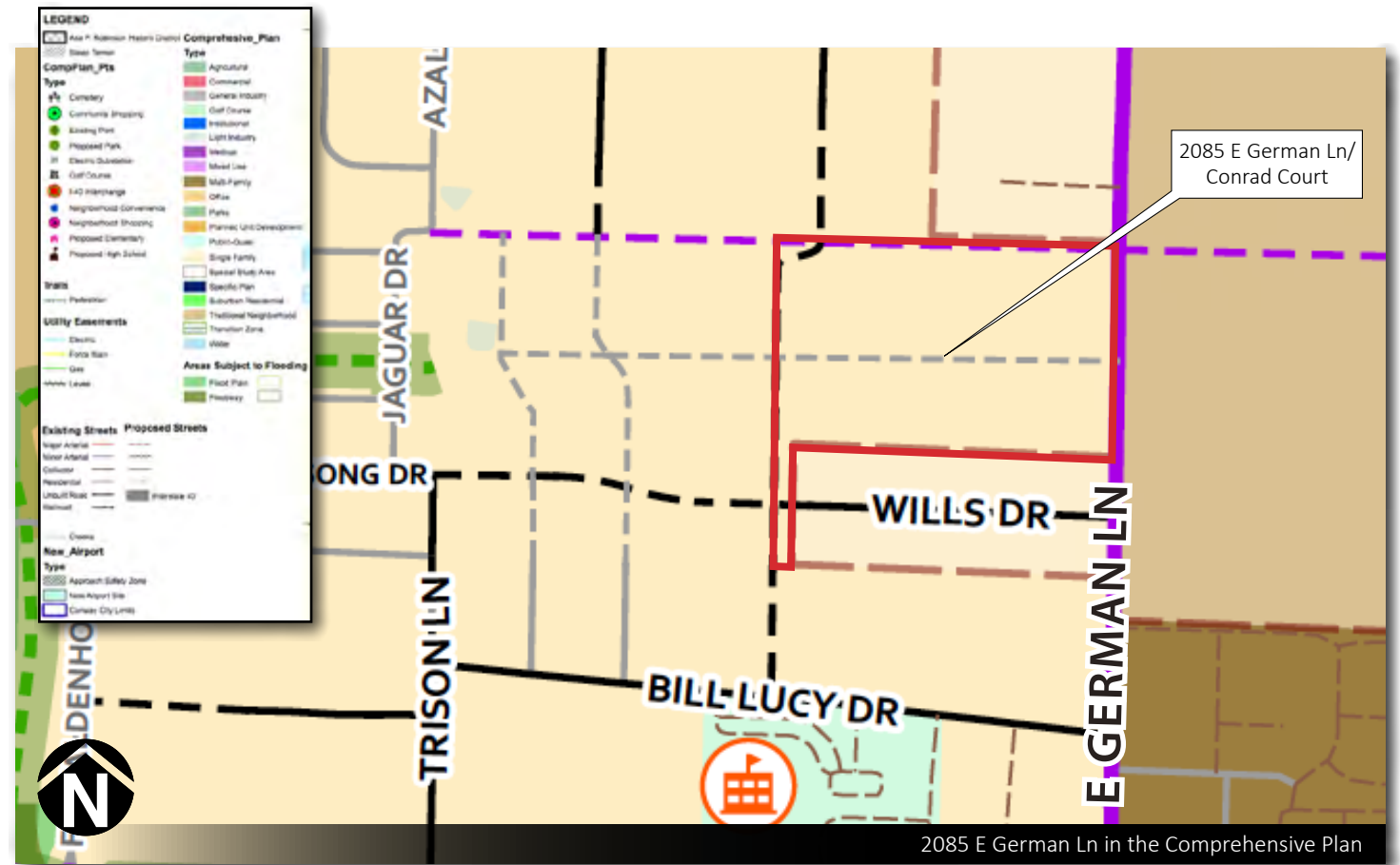
**Street Improvement.** There are no plans currently for improvements along East German Lane. East German Lane is designated as a Minor Arterial on the Master Street and Trails Plan.

**Conway 2025.** Not specified.



**STAFF COMMENTS**  
 The applicant is seeking a rezoning from A-1 (Agricultural District) and RU-1 (Restricted Use District) to R-1 (Single-Family Residential District). The site has been granted preliminary plat approval to develop a 105 lot single-family development. The site will have one ingress/egress to East German Lane.

**STAFF RECOMMENDATIONS**  
 Planning Staff recommends approval of the rezoning. The proposed single-family residential use is consistent with the Comprehensive Plan and compatible with the surrounding uses. Additionally, the site has already been granted approval for a 105 lot single-family development. Approval will not likely result in harm to adjacent property or the general safety and welfare of the community.



**II.A REQUEST TO REZONE FROM A-1 & RU-1 TO R-1 - 2085 EAST GERMAN LANE**



View of the site from E German Ln looking N



View of the site from E German Ln looking NW



View of the site from E German Ln looking S



View of the site from E German Ln looking W

# II.B REQUEST TO AMEND WOODLAND COVE PUD FINAL DEVELOPMENT PLAN - 940-980 SOUTH DONAGHEY AVENUE

## REQUEST FOR MAJOR AMENDMENT TO WOODLAND COVE PUD FINAL DEVELOPMENT PLAN

### APPLICANT

Central Arkansas Professional Surveying  
1021 Front Street  
Conway, AR 72032

### OWNER

MCMG, LLC  
Chris Thornton

### STAFF REVIEW BY

James Walden, AICP, Director of Planning and Development  
1201 Oak Street  
Conway, AR 72032

### SITE DATA

**Location.** 940-980 South Donaghey Avenue (Lots 122, 123, 124 Woodland Springs Subdivision Phase III and part of landscape area along west boundary of Lot 38, Woodland Springs Subdivision Phase I).

**Site Area.** ±2.54 acres.

**Current Zoning.** PUD – Planned Unit Development (Single-Family Development).

**Requested Zoning.** PUD – Planned Unit Development (Major Modification).

**Existing Structures.** None.

**Overlay.** None.

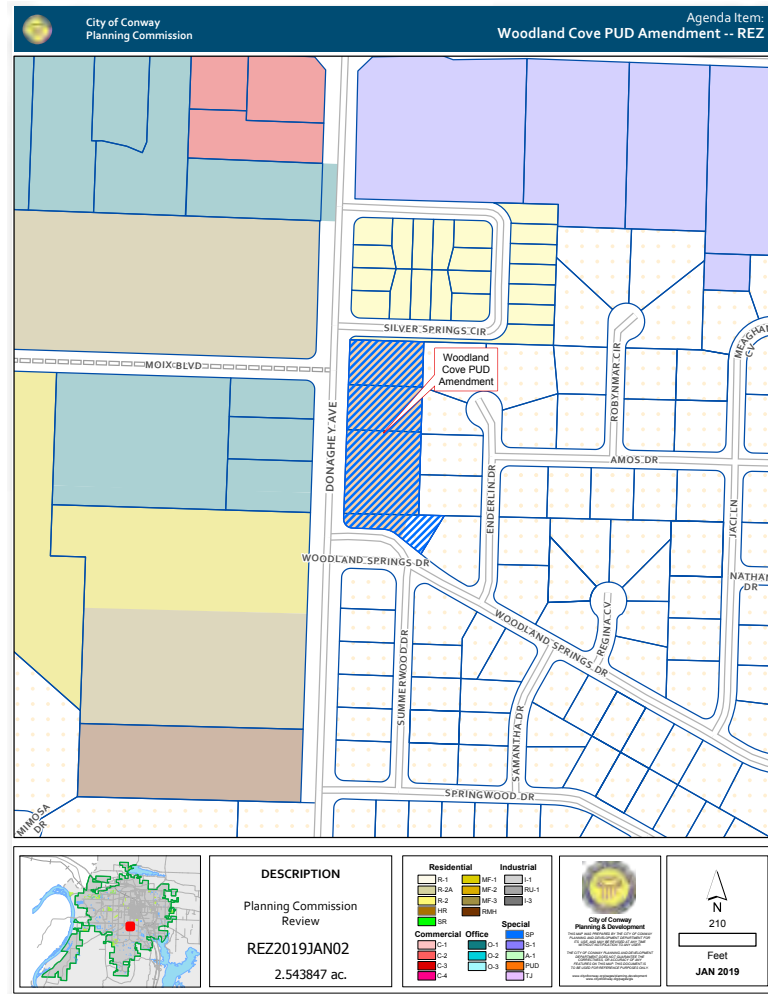
**Comprehensive Plan.** Single-Family Residential: Proposed uses are consistent with the Comprehensive Plan.

**Projected Traffic Impact.** Single-family housing could generate approximately 9.57 trips per unit per weekday. Based on 12 dwelling units, the subject property could generate as many as 115 trips per weekday. This is consistent with the projected amounts of traffic generation for the previously approved development plan.

**Flood\Drainage.** The site is not within the 100 year floodplain or regulatory floodway.

**Utility Infrastructure.** At the Development Review Committee meeting on 4/27/10, a Conway Corporation representative indicated that Conway Corporation can fully service the development. Applicant has worked with Sun Oil to ensure that proposed development does not encroach onto a pipeline easement that runs east-west across the southernmost portion of the property.

**Street Improvement.** No street improvements are currently contemplated for Donaghey Ave or Woodland Springs Dr.



**Conway 2025.** "In 2025, the City of Conway has a planning ordinance that accommodates truly high density residential developments."

### STAFF COMMENTS

The applicant is seeking a major modification to a previously approved, on July 13, 2010 (O-10-72), PUD Final Development Plan. The applicant is seeking the following modifications:

1. Alter the street configuration to eliminate the roadway connection to South Donaghey Avenue.
2. Allow the construction of 2 story residences.
3. Remove the requirement for shared driveways.
4. Alter the architectural requirements to allow custom homes rather than the 4 home plans, previously approved.
5. The applicant is requesting the setbacks of Front/Exterior: 13', Side: 6', Rear: 10'.
6. Alter the fencing along the West and South sides of the development from a brick wall to decorative wood fencing with brick posts.
7. Construct the sidewalk adjacent to the back edge of the curb instead of with a greenspace buffer.



## II.B REQUEST TO AMEND WOODLAND COVE PUD FINAL DEVELOPMENT PLAN - 940-980 SOUTH DONAGHEY AVENUE

Comments from 2010: Applicant proposes a PUD that includes 12 single-family garden homes on property lying on the east side of Donaghey at the Woodland Springs subdivision. The proposed PUD would be served by a private street running north from Woodland Springs Drive. The private street would have a gated exit onto Donaghey on the north end of the property (No longer applicable). The PUD will have its own set of covenants and restrictions; home buyers will also be required to abide by the Woodland Springs POA's covenants and restrictions.

At 4.9 units per acre, applicant's proposal is well within the minimum lot area standards imposed on R-1 zoned properties (5.8 units per acre). Additionally, applicant has indicated that lot width will likely (This is shown on Plat) be equal to or greater than the 60 feet width required in R-1. Proposed setbacks, lot coverage, and lot depth are all less than those required in R-1 districts, thus the need for the PUD zoning.

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

- Relation to Utilities and Major Roads – The proposal would not create any additional public expense. South Donaghey Avenue and Woodland Springs Drive are currently improved to near current standards. The existing sidewalk along South Donaghey Avenue will be reviewed through the platting process. It does not appear additional ROW is necessary for dedication.
- Internal Street Network – The development has a proposed 33' ROW for its internal street. The smaller ROW along with the narrowed setbacks will convey a semi-urban feel for the development. The smaller ROW will make accommodating all necessary utilities and improvements difficult. Close coordination will be necessary.
- Sidewalk System – The development will include sidewalks adjacent to the back of curb along the proposed street and along
- Common Space – The development will not provide common spaces within its interior. A common greenspace area at the development's periphery will be provided. Lot sizes will be adequate to accommodate private yard areas.
- Greenspace – The development will provide 0.16 acres of greenspace (6.3% of the development area) that is set aside. The greenspace area (located at the entrance of the development) will also accommodate the development's centralized postal service box.
- Property Owners Association – The applicant shall be required to form a Property Owner's Association to provide for the maintenance of the greenspace area proposed to be set aside.
- Required Meetings – The applicant has fulfilled all required meeting requirements including the public input meeting held on January 14th. Three neighbors attended this meeting. Support of the project was expressed following a community meeting held by the applicant with the adjacent neighborhood. This expression of support was preceded by concessions made by applicant. These concessions are included as suggested conditions of approval.
- Signage – No signage is requested as part of approval.
- Platting, Development Review – The proposed development is being concurrently reviewed as a preliminary plat application.

### STAFF RECOMMENDATIONS

Staff recommends approval of the PUD Major Modification with conditions to create a development compatible with the surrounding area and to protect the health, safety, and welfare of the community.

**Staff Suggested Conditions.** A list of possible conditions is presented below. The Commission should examine these suggested conditions for inclusion as part of its consideration for the application.

- Lots 8, 9, 10, 11, and 12 shall be precluded from having second story windows facing east unless frosted glass or a similar semi-opaque material is used.
- No accessory structures shall be permitted outside the envelope of the required primary structure setbacks.
- All lots shall have a driveway at least 25' in length as measured extending from the front or exterior side yard property line.
- All primary structures shall be restricted to the use of only stone, brick, brick veneer, wood, or fiber cement cladding excluding on soffits and trims.
- All sidewalks shall be at least 5' in width.
- A brick wall, closely matching the existing brick wall for the Woodland Springs neighborhood south of Woodland Springs Drive, shall be installed along the entirety of the western exterior boundary of the development.
- The applicant shall be required to form a Property Owner's Association for the care and maintenance of the required greenspace lot.



View of the site from Woodland Springs Dr looking N



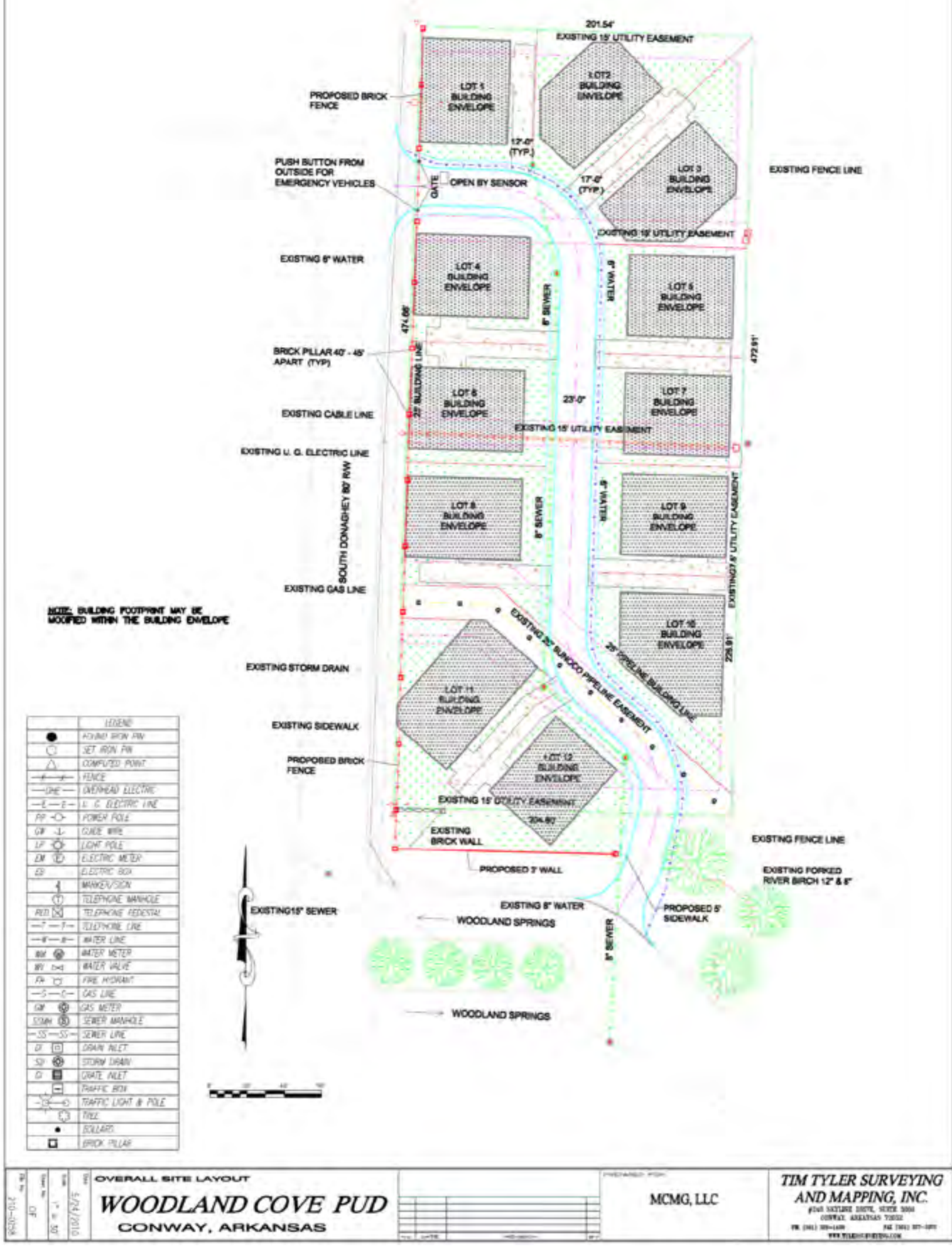
View of the site from S Donaghey Ave looking NE



View of the site from S Donaghey Ave looking E

**II.B REQUEST TO AMEND WOODLAND COVE PUD FINAL DEVELOPMENT PLAN - 940-980 SOUTH DONAGHEY AVENUE**

Approved Woodland Cove PUD Site Plan



Approved Woodland Cove PUD Final Development Plan

**Tim Tyler Surveying and Mapping**

240 Skyline Drive, Suite 3000 · Conway, Arkansas 72032  
 (501) 329-1400 office · (501) 327-3972 Fax

To: The City of Conway Planning Commission  
 The City of Conway Planning and Development Department

From: MCMG, LLC  
 Tim Tyler Surveying & Mapping, Inc.

Date: June 3, 2010

RE: Proposed Woodland Cove PUD

Located at South Donaghey and Woodland Springs Drive, Woodland Cove is home to our very small garden home community. An upscale, moderately priced neighborhood this project will convey a strong sense of community and quality.

With only a dozen homes, this small subdivision will offer luxury amenities in a smaller footprint. At 1,200 to 2,000 square feet, the homes will share the French country architectural style, with side loading garages located at the rear of each home, accessed by mostly shared driveways.

Exterior surfaces will feature design elements of stone, painted hardiboard, brick, and cedar. Interiors will offer granite countertops, stained concrete flooring, and other amenities according to the tastes of the homeowner.

Each home will be accessed primarily via the private drive off of Woodland Springs Drive. A gate and an outlet at the northwest end of the drive will be available for normal egress to South Donaghey with an automatic pressure switch in the driveway as well as for emergency ingress with an entry button just outside the subdivision.

While the lots will be owned by each homeowner, the lawns will be maintained by a common service contracted by the Woodland Cove Property Owner's Association (WCPOA). The homes in Woodland Cove will be members of both the WCPOA and the Woodland Springs Property Owner's Association, and will pay dues to each.

The WCPOA will maintain not only the lawns, but also the private drive (Woodland Cove), the brick wall, and the exit gate. Woodland Cove seeks to fulfill a sense of community, convenience, quality, and lasting value for its homeowners.

Woodland Cove PUD  
Development Plan Overview  
June 2010

Existing Conditions

Presently, lots 122, 123, and 124 of Woodland Springs Subdivision Phase 3 are vacant. The lots total 2.21 acres and have approximately 475 feet of frontage along South Donaghey Avenue. The project also includes a portion of green space near the existing Woodland Springs entrance at Woodland Springs Drive. Current zoning for the three lots and the green space is R-1 (single-family residential).

Purpose and Intent of Woodland Cove PUD

PUD zoning is necessary for this project due to the proposed density, setbacks, and lot width and depth. The PUD will include garden homes on individual lots with common maintenance. For additional information on purpose and intent of the project, see attached letter from MCMG LLC and Tim Tyler Surveying and Mapping Inc. dated 6/3/10.

List of Allowable Land Uses

Land use within Woodland Cove PUD is limited to 12 single-family houses and common open space.

Proposed Building Types

Houses built within Woodland Cove PUD will be a minimum of 1,200 square feet and a maximum of 2,000 square feet. Typical height will be approximately 15 to 20 feet from ground to rooftop.

Development Phasing

Houses will be built based primarily on market demand. Developer anticipates completion within five years.

Covenants and Restrictions

Woodland Cove PUD will function under the terms and conditions of its own covenants and restrictions as well as those of the Woodland Springs Subdivision. Woodland Cove PUD covenants and restrictions are being formulated at this time. In accordance with 401.9(C)(2)(c) of the Conway Zoning Ordinance, the Director of Planning and Development has granted a waiver to the developer to allow for later submittal of proposed covenants and restrictions.

Additional Information

*Architectural Standards:* Developer shall appoint a Design Review Committee, which shall review all building plans prior to construction. Issuance of a Certificate of Occupancy by the City's Building Official shall be contingent upon Design Review Committee approval.

*Building Lines and Setbacks:* To be established on Woodland Cove PUD final plat.

*Emergency Access:* Private street will be gated at Donaghey, but will include an efficient mechanism for safe entry by emergency vehicles.

*Landscaping:* Shall be reviewed and approved by Design Review Committee. Maintenance of landscaped areas shall be the responsibility of the Woodland Cove Property Owners Association.

*Lighting:* Shall meet standards set forth in Section 7 of the City of Conway Design Standards Pattern Book. The Design Review Committee shall also review and approve all exterior lighting.

*Property Owners Association:* Property owners are required to join the Woodland Cove Property Owners Association, which is responsible for the upkeep of all common areas, landscaped areas, fencing, signage, and exterior lighting.

*Sidewalks:* Sidewalks shall be constructed in accordance with the Conway Subdivision Ordinance. Sidewalks shall be 5 feet in width, separated from the curb by 5'6".

*Signage:* Shall conform to Section 3.02 of the Conway Sign Ordinance.

*Utilities/Easements:* Developer shall work with local utility provider to ensure compliance with all applicable local and state codes. Utility easements shall be shown on final plat.