



# MARCH

## Conway Planning Commission Staff Report

7:00pm • March 16, 2020 • 810 Parkway Avenue

# CONWAY PLANNING COMMISSION

Brandon Ruhl, Chairman

Dalencia Hervey, Vice-Chairman

Rhea Williams, Secretary

Rebekah Fincher

Brooks Freeman

Drew Gainor

Arthur Ingram

Latisha Sanders-Jones

Brian Townsend

Anne Tucker

This page intentionally left blank

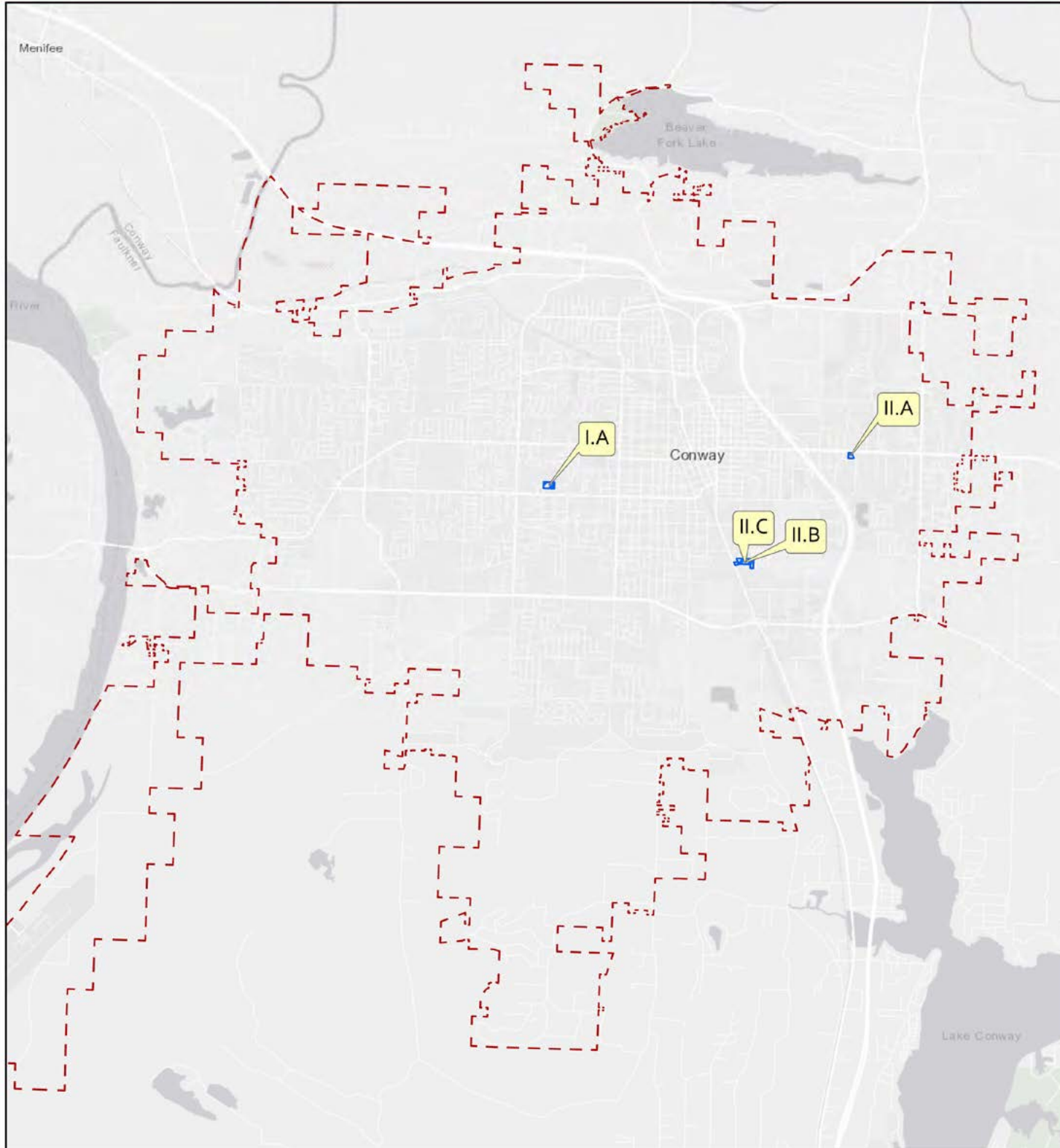
Contact the Conway Planning Commission at [planningcommission@conwayarkansas.gov](mailto:planningcommission@conwayarkansas.gov)

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 **March 24, 2020**.

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).

Decisions made by the Planning Commission acting as the Board of Zoning Adjustment are final. No appeal may be made to the City Council.





- I. Subdivision Committee Report Subdivision Committee will meet prior to the Planning Commission at 6:30 pm in City Hall
  - A. Marvin Gardens Preliminary Subdivision Review (SUB2020MAR01)
- II. Public Hearings - Rezoning, Conditional Use Permit, Zoning Variance, etc.
  - A. Variance request to allow a canopy within front setback for Chik Fil-A located at 1115 E Oak St (VAR2020MAR01)
  - B. Request for rezoning of property from C-3 to RU-1 located at 310 S Harkrider St (REZ2020MAR01)
  - C. Request for conditional use permit to allow a warehouse in RU-1 zone located at 310 S Harkrider St (USE2020MAR01)



# City of Conway PLANNING COMMISSION Agenda • March 16, 2020

## Call to Order.

**Approval of Minutes.** February 18, 2020

### I. Subdivision Committee Report

- A. Request for preliminary plat approval of Marvin Gardens Subdivision (SUB2020FEB07)

### II. Public Hearings - Rezoning, Conditional Use Permit, Zoning Variance, etc.

- A. Request for zoning variance - reduced setback & oversize commercial accessory at 1115 E Oak Street (VAR2020MAR01)
- B. Request to rezone from C-3 to RU-1 property located at 260/310 S Harkrider Street (REZ2020MAR01)
- C. Request for conditional use permit to allow warehouse in RU-1 at 260/310 S Harkrider Street (USE2020MAR01)

### III. Discussion

- A. Items as decided by the 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

- Shelby Trail Multi-Tenant, 950 Shelby Rd (SIT2019NOV03)

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

- Central Landing Phase 1 (P2020-00011)
- Replat Lot 19, Block 1, Golden Meadows (P2020-00012)
- Linn's Subdivision Replat (P2020-00013)
- Annie Acres (P2020-00014)
- Replat Lot 11, Block 7, Davies & Garvins Annex (P2020-00015)
- Replat Lots 9-13, Adcock's Subdivision (P2020-00016)
- Woodland Cove PUD (P2020-00017)

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

- Lewis Ranch Phase 2, Lot 1 (SUB2020FEB05)
- Blackberry Ridge Phase 2 (SUB2020FEB06)
- Ashley Hart's Subdivision (SUB2020MAR01)
- Longing Round Mountain Subdivision (SUB2020MAR02)
- Young Replat (SUB2020MAR03)
- Lewis Ranch Phase 1, Replat Lot 2 (SUB2020MAR04)



# I.A REQUEST FOR PRELIMINARY PLAT APPROVAL - MARVIN GARDENS SUBDIVISION

## REQUEST FOR PRELIMINARY PLAT APPROVAL OF MARVIN GARDENS SUBDIVISION

### APPLICANT

Central Arkansas Professional Surveying  
1021 Front St  
Conway, AR 72032

### OWNER

Conway Professional Plaza, LLC  
1855 McKennon St, Ste 100  
Conway, AR 72032

### STAFF REVIEW BY

Levi Hill, Assistant Director

### SITE DATA

**Location.** 2690 Allyson Ln. Immediately east of the terminus of Allyson Ln.

**Site Area.** 4.26 acres ±.

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

**Existing Structures.** One accessory structure.

**Overlay.** None.

**Request.** The applicant is requesting preliminary approval of a 30-lot subdivision located at the easterly terminus of Allyson Ln, approximately 300 feet north of College Ave. The property is zoned PUD (Planned Unit Development) and proposes lots ranging from 3,400 square feet to 4,700 square feet. The lots would be accessed by the extension of Allyson Ln and the construction of a new private drive. No improvements to the Denison St right-of-way are proposed. Sidewalks are proposed along the Allyson Ln extension and on the southern side of the private drive.

### Waivers Requested.

No waivers were requested as a part of this application.

### STAFF RECOMMENDATIONS

Planning Staff recommends approval of the preliminary plat contingent upon the completion of the amended punch list and associated conditions of approval. The proposed lot sizes and frontage widths are consistent with the requirements of the approved PUD for this site.



### CITY OF CONWAY PLANNING & DEVELOPMENT DEPARTMENT MARVIN GARDENS SUBDIVISION

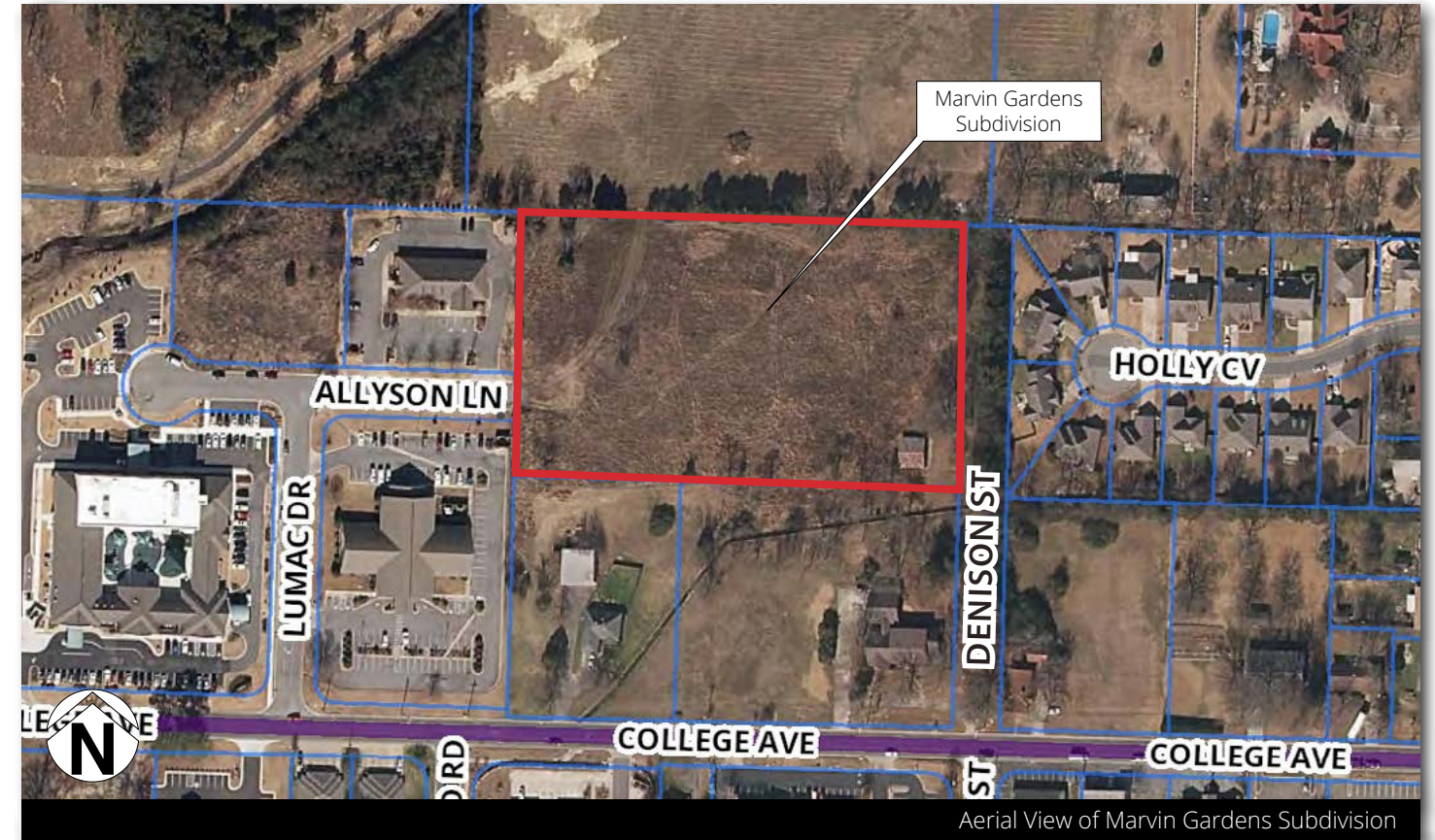
The following lists the items that are reviewed by the Conway Planning Department for the changes and/or additions as required by the applicable provisions of the Conway Subdivision Ordinance.

### CORRECTIONS NEEDED ON THE PLAT

1. Show all hydrant locations.
2. Corrections as noted on Preliminary Plat.

### CONDITIONS

1. Preliminary Plat approval from all reviewing agencies shall be obtained.
2. 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.
3. 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.
4. Minimum clearance of twenty-six (26) feet must be provided around a fire hydrant.



Marvin Gardens Subdivision

Aerial View of Marvin Gardens Subdivision

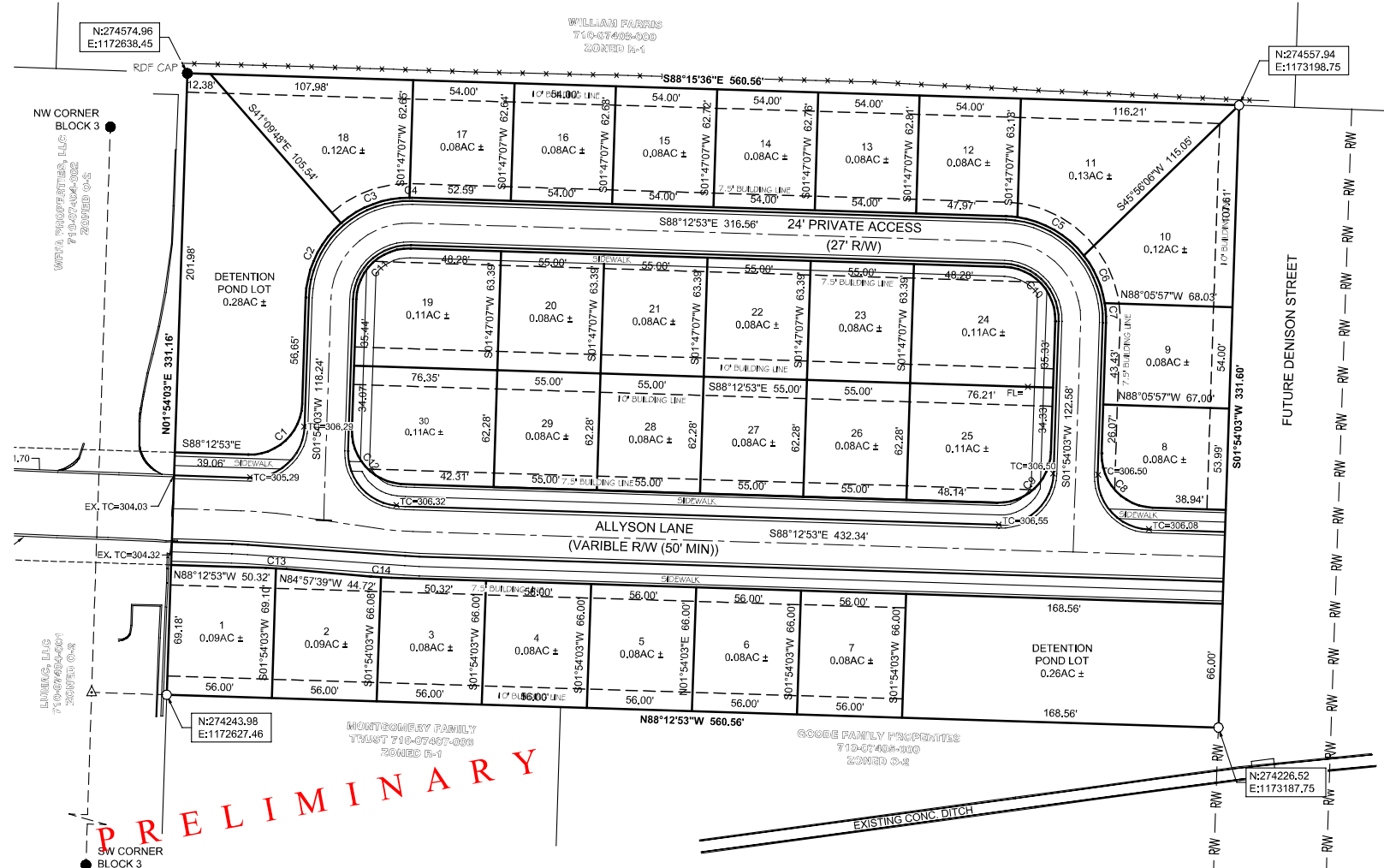


Marvin Gardens Subdivision in the Comprehensive Plan



# I.A REQUEST FOR PRELIMINARY PLAT APPROVAL - MARVIN GARDENS SUBDIVISION

## MARVIN GARDENS



OWNER: JOHN PENNINGTON  
 SUBDIVIDER: \_\_\_\_\_  
 SURVEYOR: ROBERT FRENCH  
 1021 FRONT ST.  
 CONWAY, ARKANSAS 72032

**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: BRANDON RUHL, CHAIRMAN,  
 CONWAY PLANNING COMMISSION

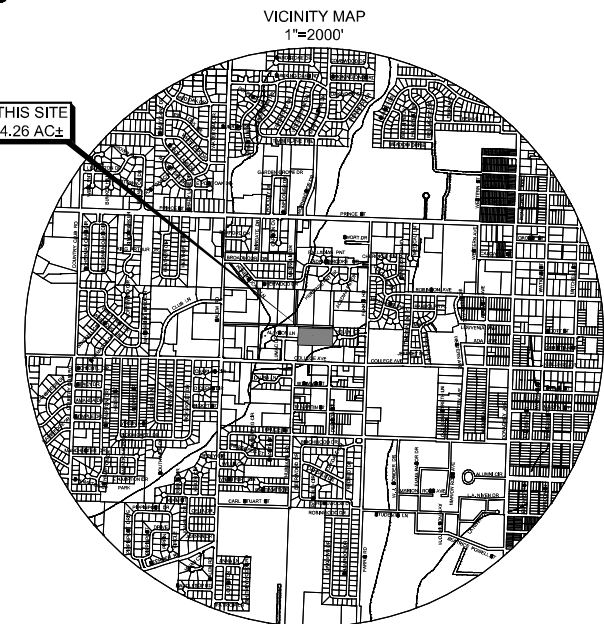
**CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY**

I, ROBERT D. FRENCH, HEREBY CERTIFY THAT THIS PLAT CORRECTLY 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



**PRELIMINARY**



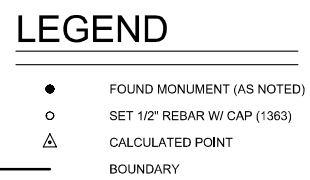
**LEGAL DESCRIPTION:**  
 PART OF THE N1/2 OF BLOCK 3 OF WEST END ADDITION TO THE CITY OF CONWAY, ARKANSAS AS SHOWN IN PLAT BOOK A, PAGE 38 IN THE RECORDS OF FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT A POINT BEING THE SW CORNER OF SAID BLOCK 3; THENCE ALONG THE WEST LINE OF SAID BLOCK 3 N01°54'03"E 301.25' TO A POINT; THENCE LEAVING SAID WEST LINE S88°12'53"E 40.00' TO A SET 1/2" REBAR W/ CAP (1363) FOR THE POINT OF BEGINNING; THENCE N01°54'03"E A DISTANCE OF 331.16' TO A FOUND RDF CAP; THENCE S88°15'36"E A DISTANCE OF 560.56' TO A SET 1/2" REBAR W/ CAP (1363); THENCE S01°54'03"W A DISTANCE OF 331.60' TO A SET 1/2" REBAR W/ CAP (1363); THENCE N88°12'53"W A DISTANCE OF 560.56' TO THE POINT OF BEGINNING, CONTAINING 4.26 ACRES MORE OR LESS.

**SURVEYOR'S NOTES:**  
 SAID TRACT IS SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS, AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE.

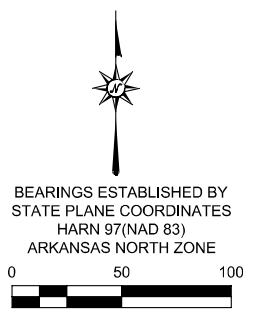
**SIDEWALK CONSTRUCTION REQUIREMENTS:**  
 SIDEWALK CONSTRUCTION MUST MEET THE SPECIFICATION REQUIREMENTS AS AMENDED IN THE CITY OF CONWAY SUBDIVISION ORDINANCE #0-18-56, ARTICLE V, SECTION 9(13) "SIDEWALK SPECIFICATIONS" (p.46) INCLUDING BUT NOT LIMITED TO:  
 A) SIZE & DISTANCE FROM THE CURB; AS DEPICTED BY THE CITY OF CONWAY STANDARD DETAILS FOR ROADWAY & DRAINAGE CONSTRUCTION, UNLESS SPECIFICALLY APPROVED BY THE 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, DAMAGE & REPLACEMENT.  
 SIDEWALKS SHALL LINK SIDEWALKS OF ADJOINING LOTS SO AS TO PROVIDE A CONTINUOUS "RIBBON" OF PEDESTRIAN ACCESS THROUGHOUT THE COMMUNITY.  
 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.

**GENERAL NOTES:**

- LOT DIMENSIONS GIVEN ON CORNER LOTS ARE TO THE POINT OF INTERSECTION.
- ALL ROUNDED CORNERS ARE 28" RADII UNLESS OTHERWISE NOTED.
- THIS PROPERTY SURVEYED ON 01/26/2018.
- RATIO CLOSURE ERROR: MEETS MINIMUM RELATIVE POSITIONAL ACCURACY STANDARDS FOR THE STATE OF ARKANSAS.
- THIS PROPERTY ZONED P.U.D.
- THIS PROPERTY SERVICED BY CONWAY CORPORATION UTILITIES - WATER AND SEWER.
- ALL LOTS SHALL SLOPE TO A STREET AND/OR DRAINAGE EASEMENT.
- THIS PLAT IS REFERENCED TO CAGIS MONUMENT 1013-HARN.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD AREA PER FEMA PANEL NO. 0504502794 DATED 12/19/2016.
- THE CITY OF CONWAY ZONING CODE WILL DICTATE REQUIRED SETBACKS.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	43.93'	28.00'	89°53'03"	N46°50'35"E	39.56'
C2	45.05'	55.00'	46°56'08"	N25°22'08"E	43.81'
C3	38.82'	55.00'	41°29'05"	S89°34'44"W	38.96'
C4	1.41'	55.00'	1°27'50"	S88°56'48"E	1.41'
C5	41.90'	55.00'	43°39'10"	N60°05'28"W	40.90'
C6	27.92'	55.00'	29°04'56"	S23°43'25"E	27.62'
C7	10.64'	55.00'	11°05'00"	N03°38'27"W	10.62'
C8	44.04'	28.00'	90°06'57"	S43°09'25"E	39.64'
C9	43.93'	28.00'	89°53'03"	N46°50'35"E	39.56'
C10	44.04'	28.00'	90°06'57"	N43°09'25"W	39.64'
C11	43.93'	28.00'	89°53'03"	N46°50'35"E	39.56'
C12	42.63'	28.00'	87°14'34"	S41°43'14"E	38.63'
C13	11.38'	200.00'	3°15'14"	N88°35'16"W	11.38'
C14	11.38'	200.00'	3°15'14"	S86°35'16"E	11.38'



**MARVIN GARDENS**  
 CITY OF CONWAY  
 LOT PLAN

CENTRAL ARKANSAS PROFESSIONAL SURVEYING  
 OFFICE (501) 513-4800  
 MOBILE (501) 472-2862  
 FAX (501) 513-8800

ROBERT D. FRENCH  
 P.L.S. 1363

SHEET NO. 1 OF 1  
 SCALE 1"=50'  
 DATE 02/27/2020

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



I.A REQUEST FOR PRELIMINARY PLAT APPROVAL - MARVIN GARDENS SUBDIVISION



View from subject property looking northeast

View from subject property looking east



View of Allyson Ln from subject property looking west



View from subject property looking southeast

View from subject property looking southwest





## II.A REQUEST FOR ZONING VARIANCE - 1115 EAST OAK STREET

### VARIANCE REQUEST FOR SIZE AND LOCATION OF COMMERCIAL ACCESSORY STRUCTURE

#### APPLICANT

Chick-fil-A

#### APPLICANT REPRESENTATIVE

Bryan M. Burger  
Burger Engineering, LLC  
17103 Preston Rd  
Dallas TX, 75248

#### OWNER

Conway Development Corporation  
900 Oak St  
Conway AR, 72032

#### STAFF REVIEW BY

Levi Hill, Assistant Director

#### SITE DATA

Location. 1115 East Oak St.

Site Area. 1.68 acres +/-.

Current Zoning. C-3 (Highway Commercial).

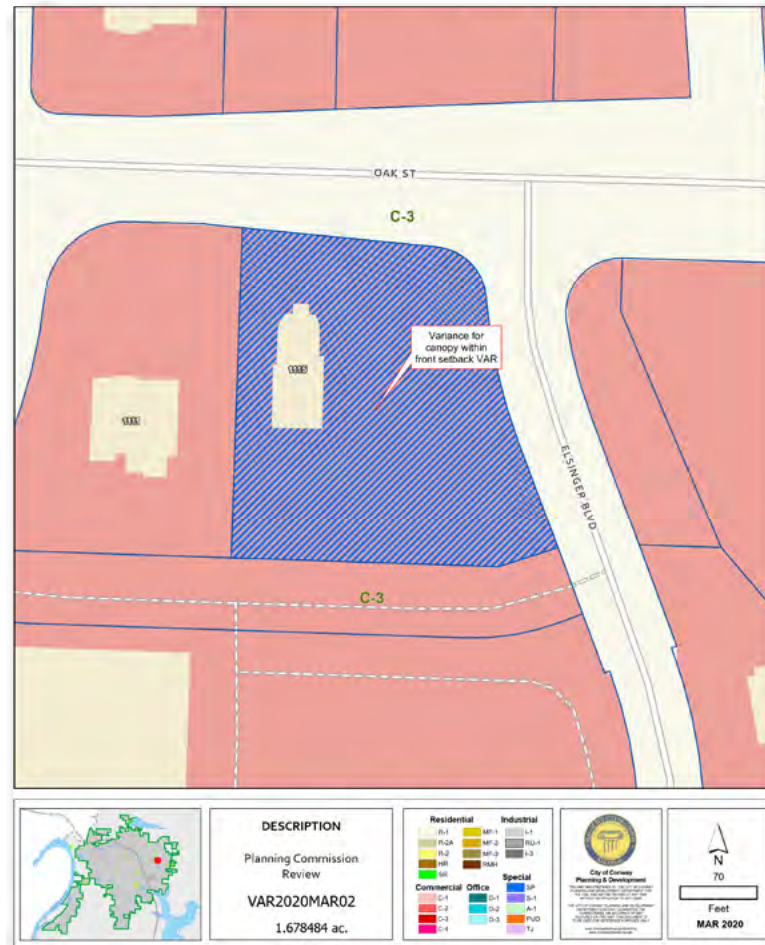
Existing Structures. The site is developed with an existing fast-food restaurant.

Overlay. None.

#### Requested Variances.

- Reduce the required setback for a commercial accessory structure from 60' to 15'.
- Allow a commercial accessory structure to exceed 160 square foot maximum.

**General Overview.** The applicant is proposing to construct a new canopy over the existing drive through lane along Elsinger Blvd. The proposed structure is approximately 1,175 square feet and is proposed to be setback from the eastern property line by 15 feet. The property was platted with a 40 foot building line in the proposed location of the canopy. Additionally, the total area of commercial accessory structures is limited to 160 square feet in the C-3 zoning district. In 2019, the Zoning Code was amended to reduce the required street side setback in the C-3 zoning district from 40 feet to 15 feet. As such, the applicant is seeking a setback which is more consistent with the current zoning regulations.



#### Zoning Ordinance Regulations.

C-3 zoning district requires:

- Setbacks: 15 foot front and exterior (side street) setbacks
- 0 foot interior setback
- 10 foot rear setback

#### Zoning Ordinance Regulations FOR ACCESSORY STRUCTURES.

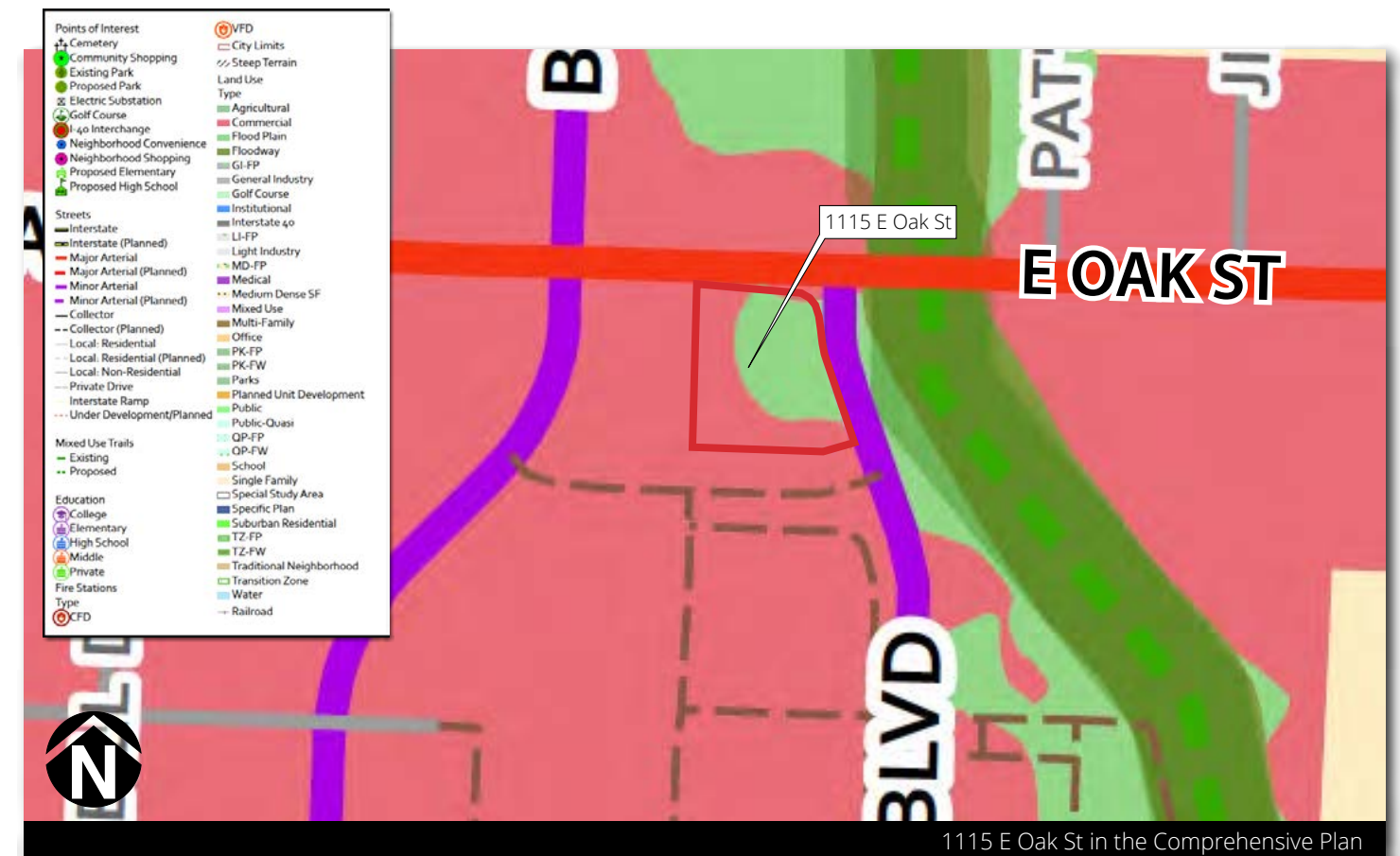
C-3 zoning district requires:

- Setbacks: 60 foot front and exterior (side street) setbacks
- 5 foot interior setback
- 5 foot rear setback
- Setbacks: 160 square feet maximum.

**Basis of Variance Review.** 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.



Aerial view of 1115 E Oak St



1115 E Oak St in the Comprehensive Plan



# II.A REQUEST FOR ZONING VARIANCE - 1115 EAST OAK STREET

## STAFF COMMENTS

1. The property is located within a commercial shopping center where the typical setback required for a primary structure would be 15 feet.
2. The applicant has proposed the structure on the less prevalent corridor limiting the potential impact.
3. The maximum allowed area of accessory structures is too restrictive for feasible commercial operation.
4. The existing platted setback no longer conforms to the zoning standards of the district.

## STAFF RECOMMENDATIONS

Staff recommends approval of the variance with conditions on the following basis:

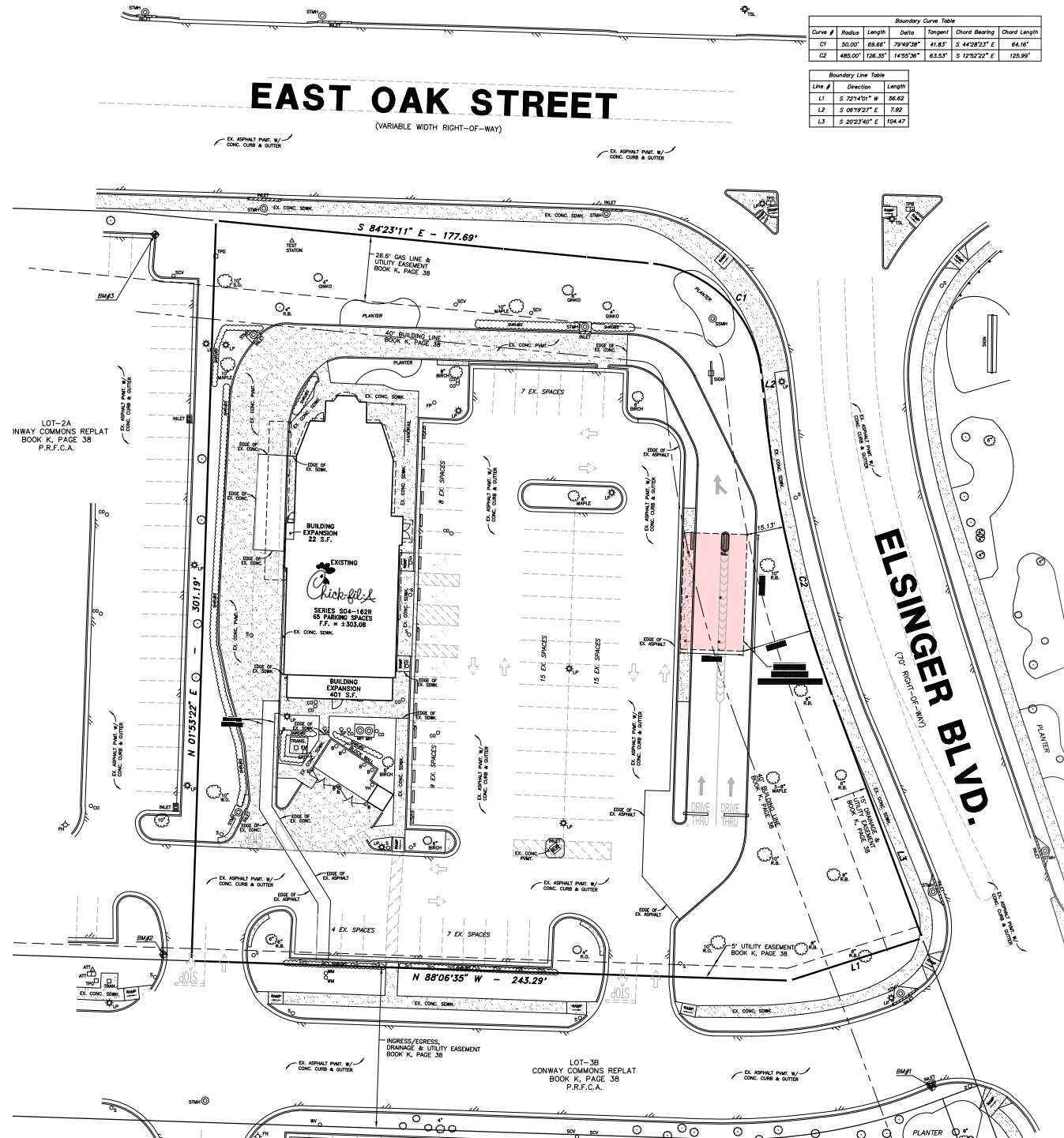
Granting the variance would allow for an appropriate development of the site without causing any harm to adjacent properties. Imposing the C-3 setback and size standards will cause an undue hardship on the applicant. Granting the variance will meet the spirit and intent of the zoning ordinance.

## Conditions.

1. Additional landscaping shall be provided along Elsinger Blvd. One understory tree shall be planted every 15 feet or as feasible around existing landscaping.
2. The property shall be re-platted to remove the existing platted setback.



Example canopy at another location



View of proposed canopy location from parking lot looking north



View of proposed canopy location from E Oak St looking south

View of proposed canopy location from Elsinger Blvd looking west



View of proposed canopy location from Elsinger Blvd looking northwest



## II.B REQUEST TO REZONE C-3 TO RU-1 - 260/310 SOUTH HARKRIDER STREET

REQUEST TO REZONE FROM C-3 TO RU-1 PROPERTY LOCATED AT 260/310 SOUTH HARKRIDER STREET

**APPLICANT**  
AF&G, LLC

**APPLICANT REPRESENTATIVE**  
Todd Rice  
Colliers International  
1 Allied Dr, #1500  
Little Rock, AR 72202

**OWNERS**  
Siar Properties, LLC  
PO Box 27209  
Houston, TX 77227

**STAFF REVIEW BY**  
Beth Sketoe, Planner

**SITE DATA**  
Location. 260/310 S Harkrider St.

Site Area. 6.83 acres +/-.

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

**Existing Structures.** 18,880 sf and 3,000 sf industrial metal buildings; 1,200 sf mobile office building.

**Requested Rezoning.** RU-1 (Restricted Use District).

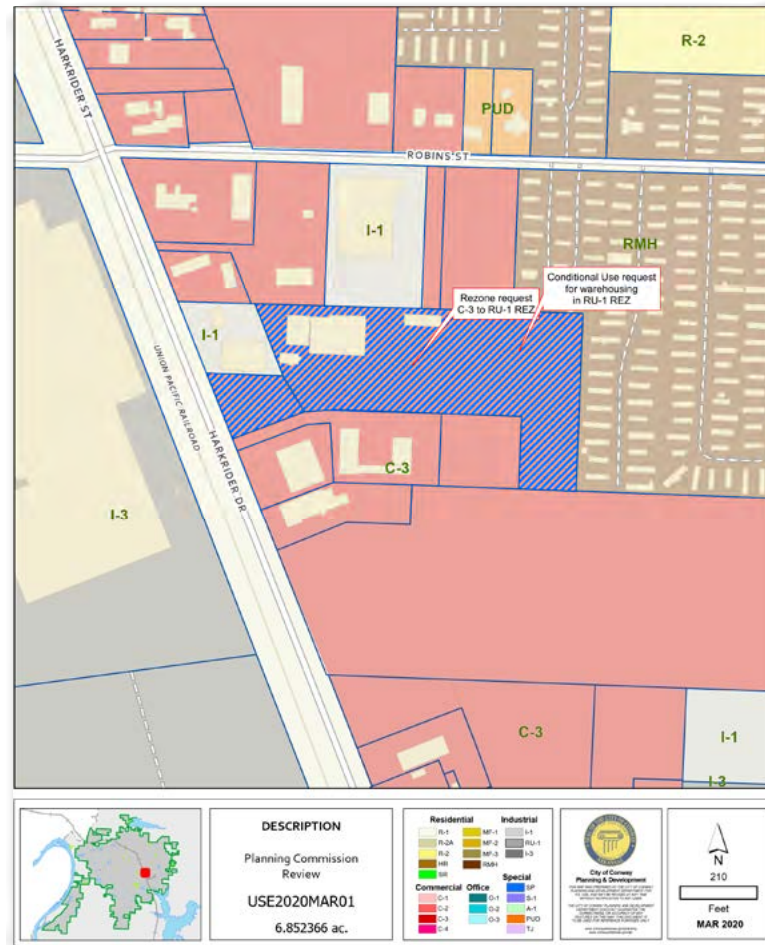
**Adjacent Zoning.**

East. RMH (Mobile Home District)  
West. I-1 (Intermediate Industrial District) and I-3 (Intensive Industrial District)  
North. I-1 (Intermediate Industrial District) and C-3 (Highway Service & Open Display District)  
South. C-3 (Highway Service & Open Display District)

**Overlay.** None.

**Comprehensive Plan.** Public-Quasi and Multi-Family.

**Projected Traffic Impact.** Under the existing C-3 zoning the most intense use would be fast-food restaurant with drive-through which would generate an average of 496 trips per 1,000 sf of gross floor area. With a rezoning to RU-1, the expected increase in traffic would be minimal. Uses permitted by right in RU-1 will likely generate less traffic than those permitted by right in C-3. With an assumption of the site devoted to warehousing and storage, it is anticipated the site would generate about 109 vehicle trips per typical weekday based on the existing square footage of the buildings.



DESCRIPTION	USE2020MAR01
Planning Commission Review	6.852366 ac.



Aerial view of 260/310 S Harkrider St

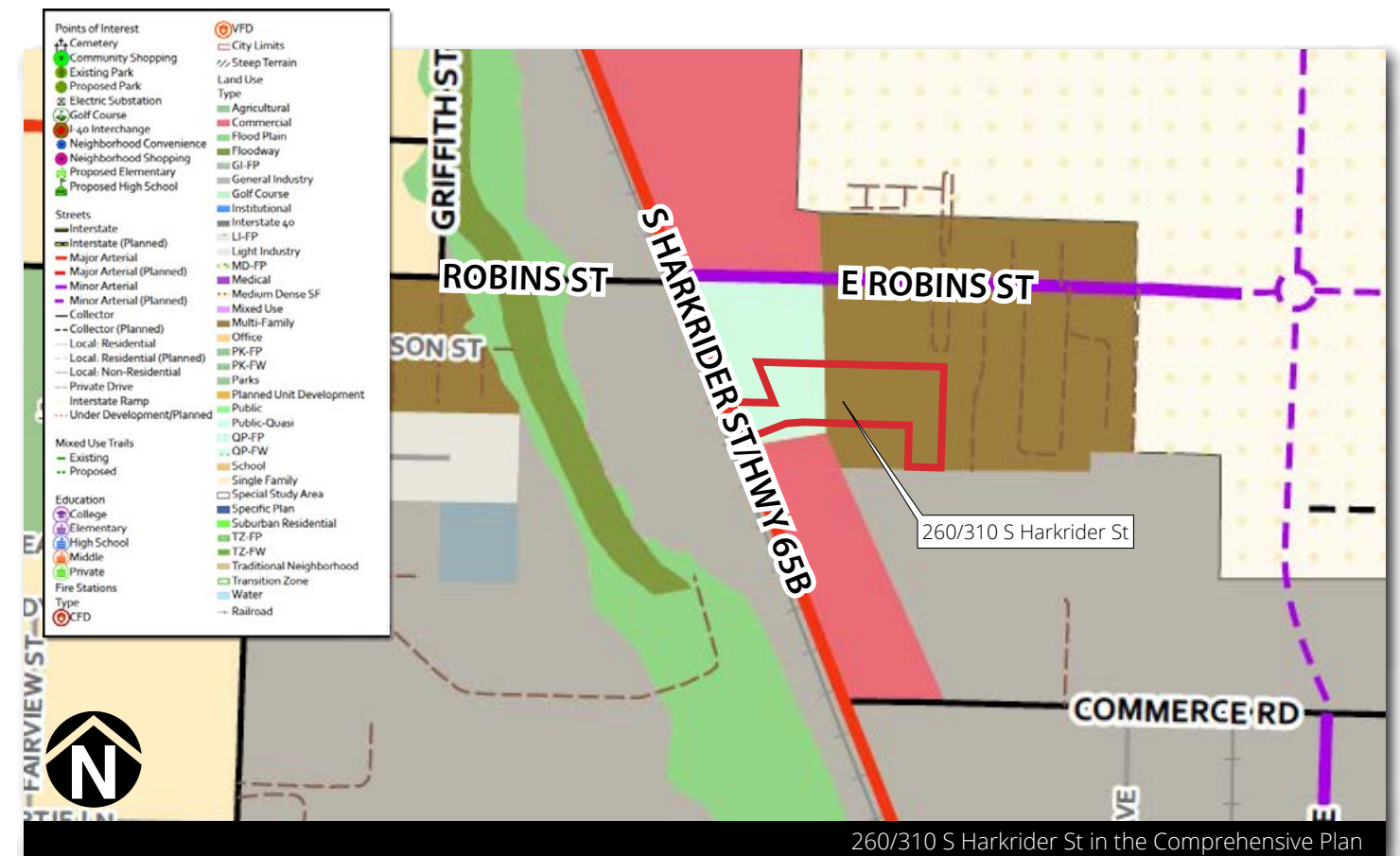
**Current Traffic Counts.** S Harkrider St/State Hwy 65B - 14,000 vehicles per day.

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

**Utilities.** The site is currently served by utilities. The applicant will need to coordinate any utility improvements with Conway Corporation.

**Master Street Plan.** S Harkrider St/State Hwy 65B - Major Arterial.

**Street Improvement.** No current improvement plans. S Harkrider St is State Hwy 65B and is currently improved as a 4-lane roadway with turning lane and open ditches. Any future improvements will be handled by ARDOT.



260/310 S Harkrider St in the Comprehensive Plan



## II.B REQUEST TO REZONE C-3 TO RU-1 - 260/310 SOUTH HARKRIDER STREET

### STAFF COMMENTS

- The applicant is seeking a concurrent application for a conditional use permit to allow warehousing. Such permit is dependent upon approval of this rezoning application.
- The applicant intends to locate its fence/guardrail wholesale and distribution state headquarters at the site.
- By right RU-1 zoning will allow mostly office/clinic, school, and parking uses, with the most intensive use permitted by right likely being a maintenance garage/yard.
- The property is in close vicinity to existing C-3, I-1, and I-3 zoning.
- The requested zoning change is not consistent with the land use plan. However, it is compatible with the established use of the site and surrounding properties.
- The conditional use will not likely result in harm to adjacent property.

### STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning. While the proposed zoning change is not consistent with the land use plan, the proposed rezoning is compatible with the established use of the site, and will likely not cause harm to surrounding properties.



View of entry to property from S Harkrider St looking east



Existing metal buildings on site



Adjacent property across S Harkrider St to the west

Adjacent property to the south



View of entry to property from S Harkrider St looking east



View of entry to property from S Harkrider St looking east



## II.C REQUEST FOR CONDITIONAL USE PERMIT FOR WAREHOUSING - 260/310 SOUTH HARKRIDER STREET

REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW WAREHOUSING IN RU-1 FOR PROPERTY LOCATED AT 260/310 SOUTH HARKRIDER STREET

**APPLICANT**  
AF&G, LLC

**APPLICANT REPRESENTATIVE**  
Todd Rice  
Colliers International  
1 Allied Dr, #1500  
Little Rock, AR 72202

**OWNERS**  
Siar Properties, LLC  
PO Box 27209  
Houston, TX 77227

**STAFF REVIEW BY**  
Beth Sketoe, Planner

**SITE DATA**  
Location. 260/310 S Harkrider St.

Site Area. 6.83 acres +/- .

**Current Zoning.** C-3 (Highway Service & Open Display District); applicant is seeking concurrent application to rezone property to RU-1.

**Existing Structures.** 18,880 sf and 3,000 sf industrial metal buildings; 1,200 sf mobile office building.

**Requested Conditional Use.** Warehousing.

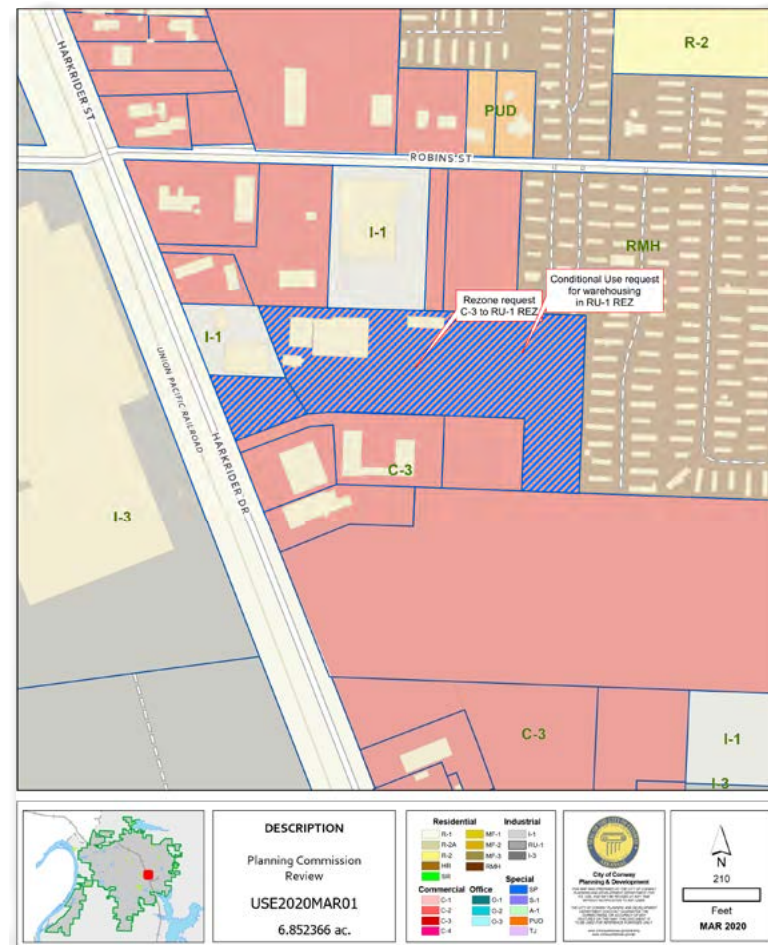
**Overlay.** None.

**Comprehensive Plan.** Public-Quasi and Multi-Family.

**Projected Traffic Impact.** Under the existing C-3 zoning the most intense use would be fast-food restaurant with drive-through which would generate an average of 496 trips per 1,000 sf of gross floor area. With a rezoning to RU-1, the expected increase in traffic impact would be minimal. Uses permitted by right in RU-1 will likely generate less traffic than those uses permitted by right in C-3. With an assumption of the site devoted to warehousing and storage, it is anticipated the site would generate about 109 vehicle trips per typical weekday based on the existing square footage of the building.

**Current Traffic Counts.** S Harkrider St/State Hwy 65B - 14,000 vehicles per day.

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



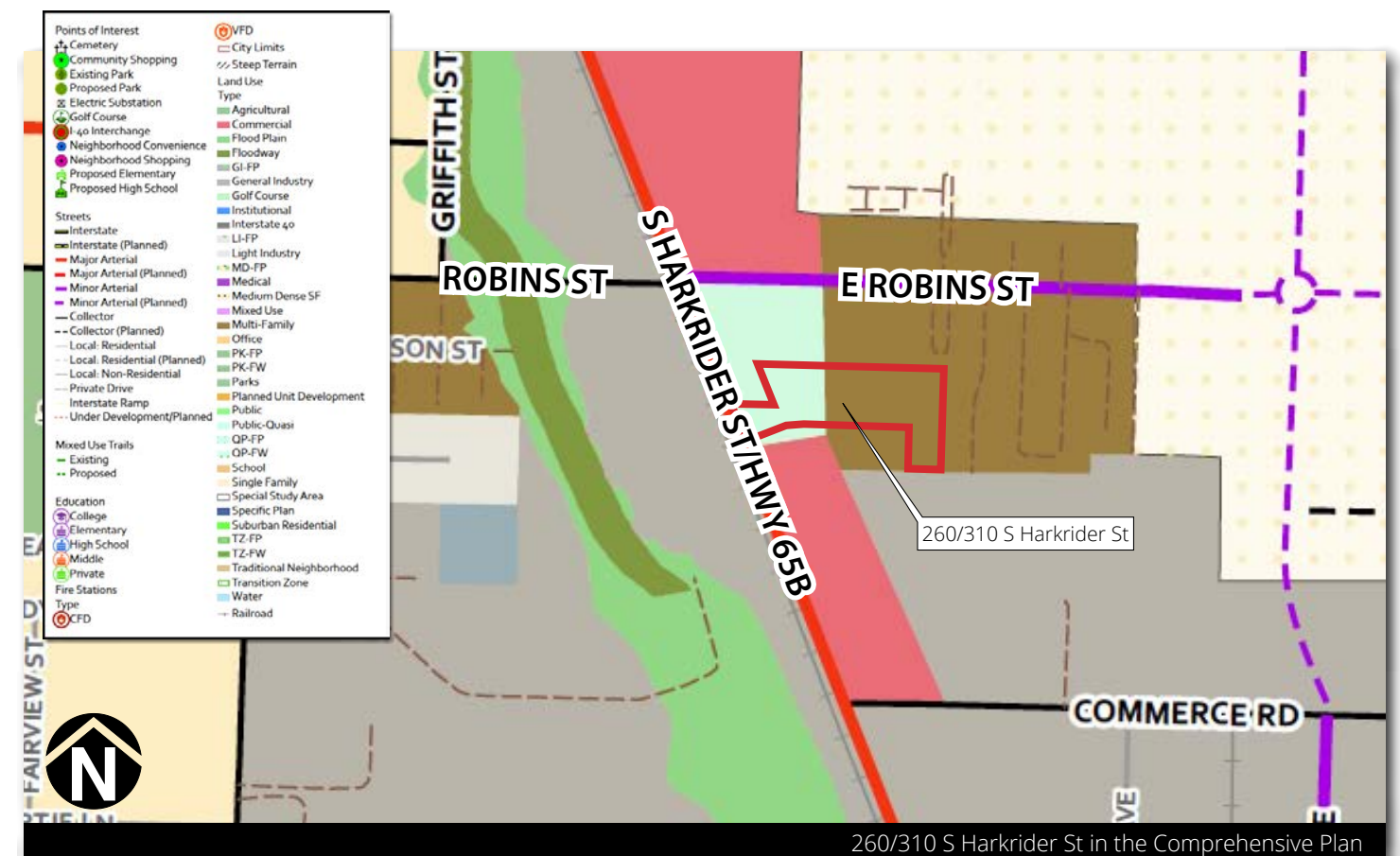
Aerial view of 260/310 S Harkrider St

**Utilities.** The site is currently served by utilities. The applicant will need to coordinate any utility improvements with Conway Corporation.

**Master Street Plan.** S Harkrider St/State Hwy 65B – Major Arterial.

**Street Improvement.** No current improvement plans. S Harkrider St is State Hwy 65B and is currently improved as a 4-lane roadway with turning lane and open ditches. Any future improvements will be handled by ARDOT.

**General Overview.** The applicant is proposing to locate its fence/guardrail wholesale and distribution state headquarters at the site. The applicant plans to rehabilitate the existing metal building; no additional buildings have been proposed. A significant portion of the site will be devoted to outdoor materials storage, though no manufacturing is proposed to occur outside of the buildings.



260/310 S Harkrider St in the Comprehensive Plan



## II.C REQUEST FOR CONDITIONAL USE PERMIT FOR WAREHOUSING - 260/310 SOUTH HARKRIDER STREET

### STAFF COMMENTS

- The applicant intends to locate its fence/guardrail wholesale and distribution state headquarters at the site. Warehousing is not allowed in C-3, but is allowed as a conditional use in the RU-1 zone.
- The proposed use as Warehousing is compatible with other properties in the area and would utilize a property which has been vacant and deteriorating for some time.
- The use will be subject to the development standards as set forth in Article 1101 of the Zoning Code.
- As conditioned, the conditional use would not likely result in harm to adjacent property.

### STAFF RECOMMENDATIONS

Staff recommends approval of the conditional use permit with the following conditions:

- Outside uses shall be limited to storage of materials, goods, and equipment. Such outside uses shall be screened and shielded from view from adjacent property and public right-of-way.
- Landscape screening is required along the street frontage at 1 canopy tree per 15 feet.
- Any new lighting installed shall conform to standards set forth in Article 1101 of the Zoning Code.
- Applicant is required to improve access drive and parking area to conform to standards set forth in Articles 501 and 1101 of the Zoning Code.
- Applicant shall provide plans in accordance Article 1101 of the Zoning Code (Development Review) indicating all proposed improvements, including parking and circulation, fencing, and loading and storage areas.
- Staff shall be authorized to impose reasonable conditions upon approval of the required development review application to mitigate impacts on adjacent property.
- Any expansions or additions to the structure(s) on site as well as any changes to the use shall require an amended or new conditional use permit.
- Failure to comply with the conditions imposed could result in the conditional use permit being revoked.

