



# City of Conway

## PLANNING COMMISSION

### April 20, 2020 · Agenda

*Due to restrictions imposed because of the COVID-19 pandemic, the Conway Planning Commission meeting will be available to view via Facebook Live and on the [City's Facebook page](#).*

#### 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

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 **April 21, 2020**.

Items not approved by the Planning Commission may be appealed to the City Council within 30 days of Planning Commission denial, with the exception of decisions made by the Planning Commission acting as the Board of Zoning Adjustment. If an item is appealed to the City Council a public notice will be placed on the property and [conwayarkansas.gov](http://conwayarkansas.gov)

#### Call to Order.

#### Roll Call.

**Approval of Minutes.** February 18, 2020; *March 16, 2020 meeting was canceled*

#### I. Subdivision Report

- A. Request for preliminary plat approval of Marvin Gardens Subdivision
- B. Request for preliminary plat approval of Cindy's Place Subdivision

#### II. Public Hearings

- A. Request for zoning variances to allow an oversized commercial accessory structure and reduced accessory structure setback at 1115 East Oak Street
- B. Request for rezoning of property located at 310 South Harkrider Street from C-3 to RU-1
- C. Request for conditional use permit to allow warehousing in RU-1 for property located at 310 South Harkrider Street
- D. Request for rezoning of property located at 645 Exchange Ave from I-3 to I-1

#### III. Discussion

- A. Items as decided by the Commission

#### Adjourn

## **Information for this request can be found in the March Planning Commission Staff Report**

Finding that it was consistent with the approved PUD for the location, Planning Staff granted conditional approval of the Preliminary Plat with the 8 conditions listed below and communicated its ruling to the Planning Commission on March 16, 2020. The ruling was held for 2 days following approval to allow for comments. There being no objections or changes, the ruling became effective on March 19, 2020.

### **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.
5. Utility easements as required by Conway Corporation are needed.
6. Drainage easements as required by the City Engineer are needed.
7. 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.
8. 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.



# Request for Preliminary Plat Approval - Cindy's Place Subdivision

I.B

Record No: SUB2020MAR05

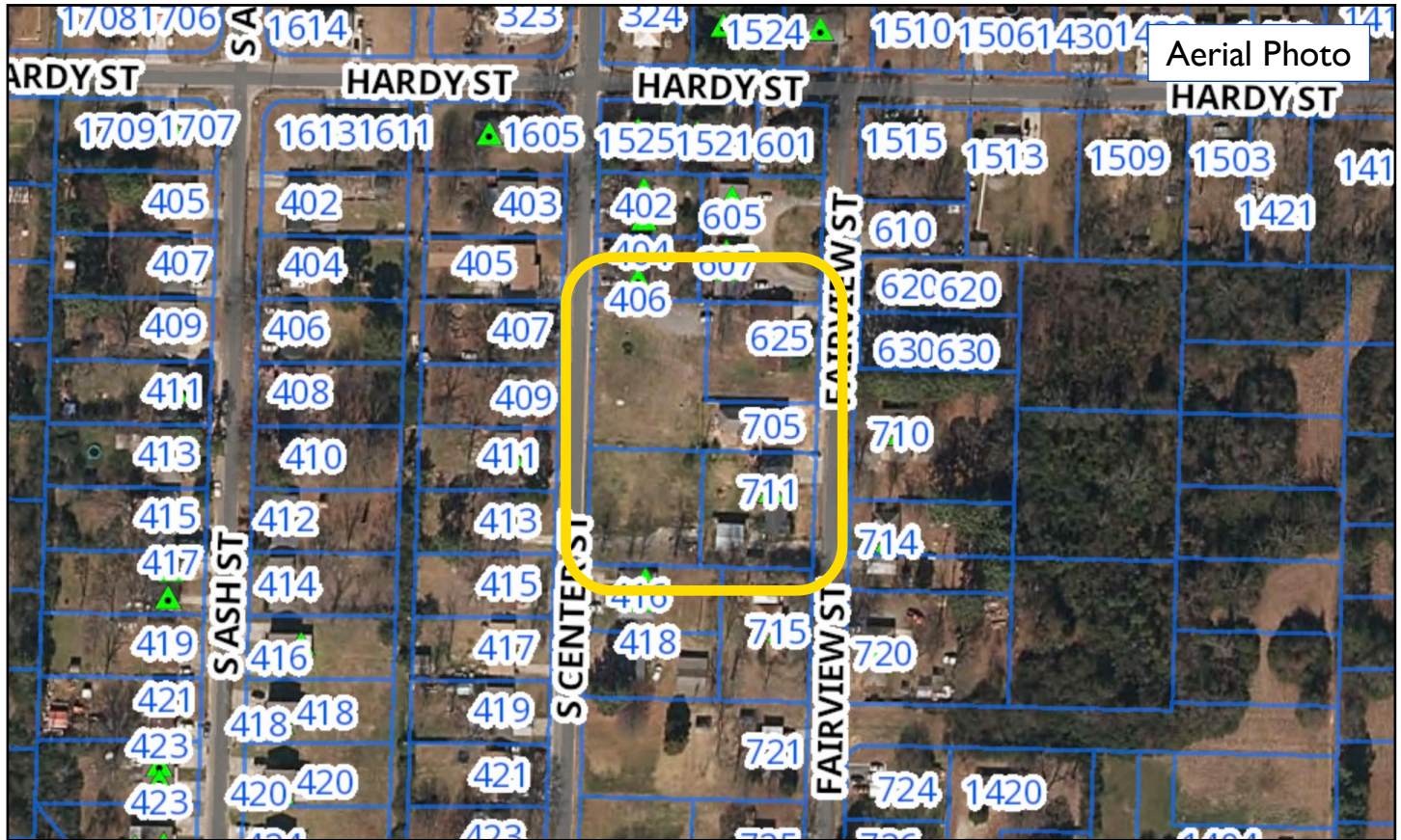
### APPLICANT

Central Arkansas Professional Surveying  
1021 Front St  
Conway, AR 72032

### OWNER

Rosa Marquez  
705 Fairview St  
Conway, AR 72034

**Location/Site Area.** 705 Fairview Ln. Approximately 330 feet south of the intersection of Fairview St and Hardy St. The request also includes the property immediately to the west that fronts on S. Center St; 1.0 acres +/-.



**Current Zoning.** R-2 (Low Density Residential).

**Existing Structures.** One Single-Family Residence.

**Overlay.** None.

### REQUEST

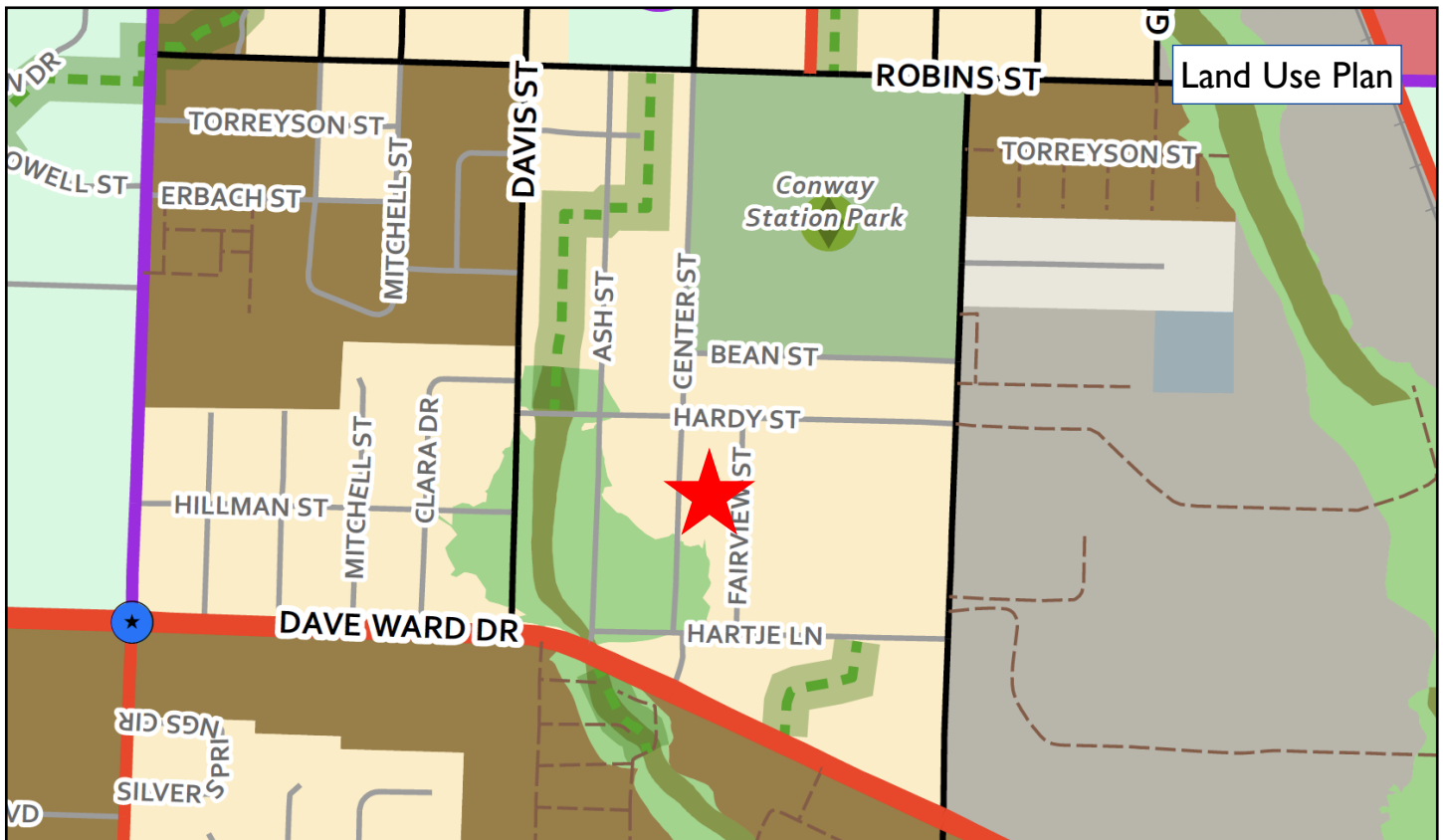
The applicant is requesting preliminary approval of a 6-lot subdivision located approximately 330 feet south of the intersection of Fairview Street and Hardy St. The subdivision also includes the vacant property immediately to the west that fronts on South Center Street. The property is zoned R-2 (Low Density Residential). Lots 1-5 are proposed at 7,000 square feet and will be zoned properly for two-family development. Lot 6 will be approximately 6,800 square feet and will be zone for single-family development. Lots 1-5 would be accessed by South Center Street, while lot 6 will be accessed by Fairview Street. Six feet of right of way is proposed to be dedicated for South Center Street as a part of the plat. The required 5 foot dedication for Fairview is not shown on the plat, however Staff has included a condition of approval requiring the dedication. Sidewalks will be required at the time of construction for lots 1-5, however sidewalk in lieu fees will be required for lot 6 prior to filing the final plat.

**No waivers were Included as a part of this request**

# Request for Preliminary Plat Approval - Cindy's Place Subdivision

I.B

Record No: SUB2020MAR05





Record No: VAR2020MAR01

## Information for this request can be found in the [March Planning Commission Staff Report](#)

### APPLICANT

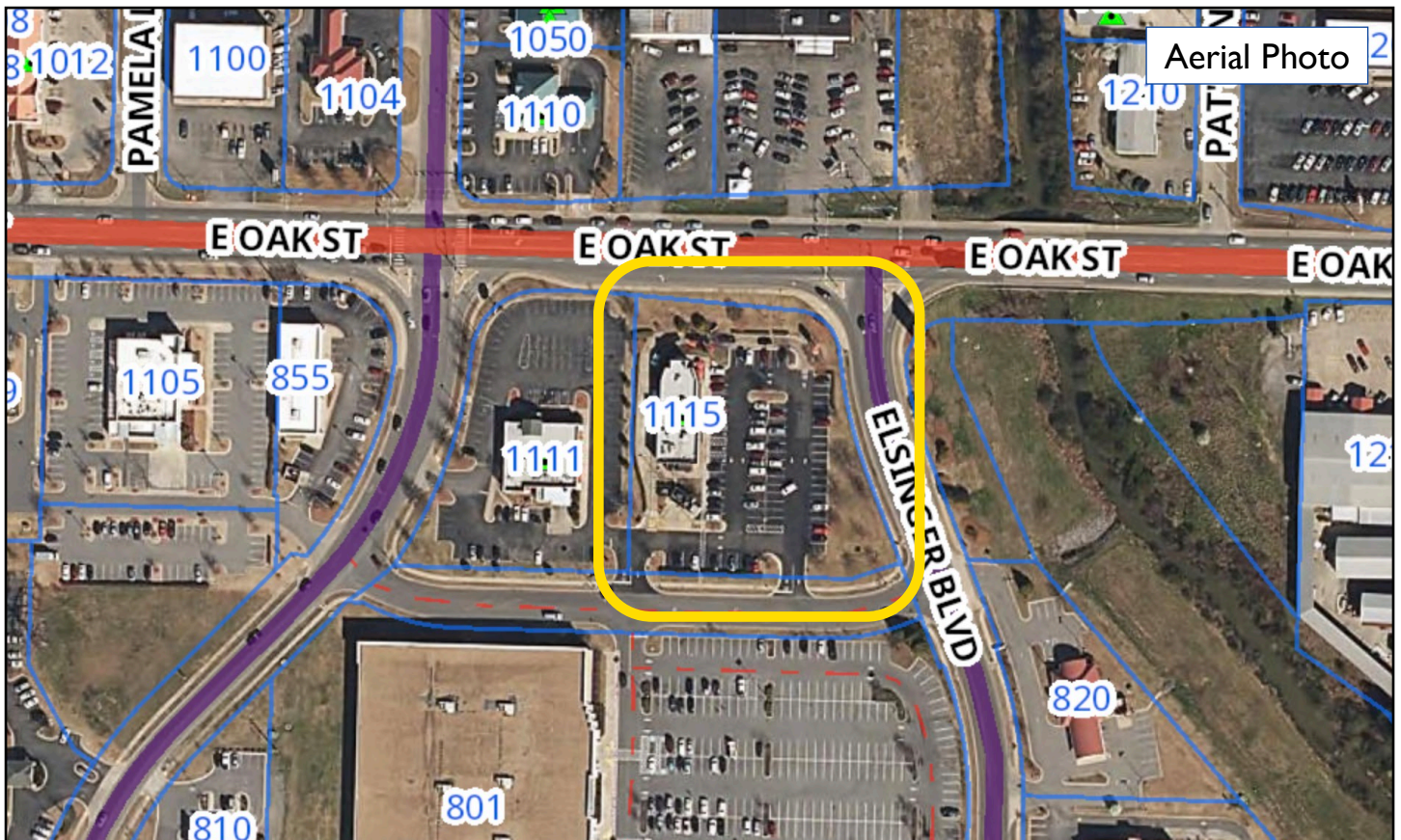
Bryan Burger/Burger Engineering, LLC  
17103 Preston Rd  
Dallas, TX 75248

### PROPERTY OWNER

Conway Development Corporation  
900 Oak St  
Conway, AR 72032

**Location/Site Area.** 1115 E Oak Street; 1.68 acres+/-.

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



Information for this request can be found in the [March Planning Commission Staff Report](#)

**APPLICANT**

Todd Rice/Colliers International  
1 Allied Drive, #1500  
Little Rock, AR 72202

**PROPERTY OWNER**

Siar Properties, LLC  
PO Box 27209  
Houston, TX 77227

**Location/Site Area.** 310 South Harkrider Street; 6.83 acres+/-.

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





## Information for this request can be found in the [March Planning Commission Staff Report](#)

### APPLICANT

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1 Allied Drive, #1500  
Little Rock, AR 72202

### PROPERTY OWNER

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# Request for Rezoning: I-3 to I-1

Record No: REZ2020MAY01

### APPLICANT

Ricochet Marine, LLC/Will Fagan  
645 Exchange Ave  
Conway, AR 72032

### PROPERTY OWNER

Ferg Bro, LLC  
PO Box 1130  
Conway, AR 72033

**Location/Site Area.** 645 Exchange Ave; 1.22 acres+/-.

**Current Zoning.** I-3 (Intensive Industrial).



**Requested Rezoning.** I-1 (Intermediate Industrial).

**Adjacent Zoning.** East: I-3, West: I-3, North: I-3, South: I-3.

**Existing Structures.** 19,200 sf office building/manufacturing facility.

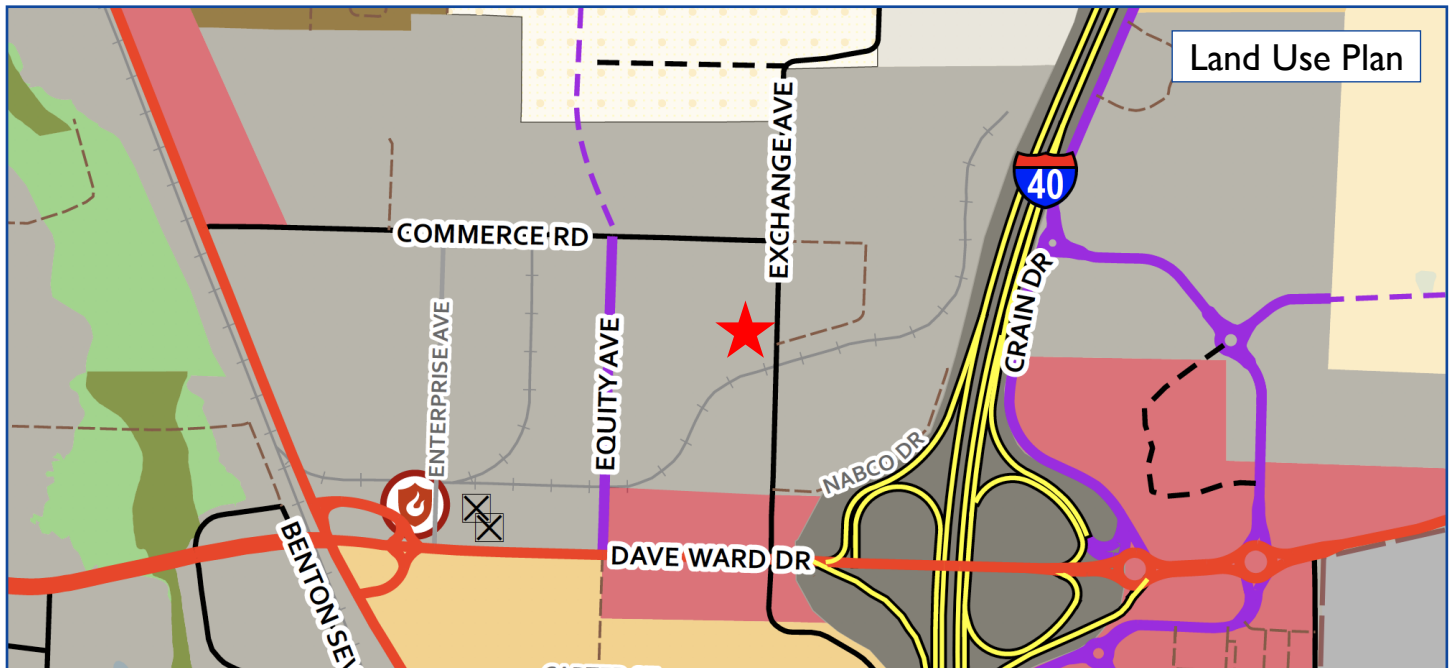
**Overlay.** None.

**Comprehensive Plan.** General Industry.

**Projected Traffic Impact.** Under the existing I-3 zoning the most intense use, as developed, would be intensive manufacturing which would generate an average of 209 trips per typical weekday. With a rezoning to I-1, the increase in traffic impact is expected to be minimal as the site is developed and redevelopment is unlikely. The current use of the property as a printing company (13,200 sf) combined with an outdoor products retail store (6,000 sf) is anticipated to generate approximately 328 trips per typical weekday.

# Request for Rezoning: I-3 to I-1

Record No: REZ2020MAY01



**Current Traffic Counts.** Exchange Ave - 5,000 vehicles per day.

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

**Utilities.** The site is currently served by utilities.

**Master Street Plan.** Exchange Ave – Collector.

**Street Improvement.** No current improvement plans.



# Request for Rezoning: I-3 to I-1

Record No: REZ2020MAY01



## STAFF COMMENTS

- By right the zoning will allow fewer intensive manufacturing uses, but will allow an increase in retail and institutional uses, with schools, public assembly spaces, and restaurant with drive-through likely being the highest intensity uses.
- The site is currently developed and the applicant has leased 6,000 sf of the 19,200 sf building to operate a marine and outdoor (including firearms) products retail store. The current use of the remainder of the property, as a printing company, will continue.
- While all adjacent zoning is I-3, the site is bound to the north and south by long-standing commercial and wholesale uses.
- The requested rezoning would not likely result in harm to the adjacent property.

## STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning. The area has seen increased demand for retail-oriented uses. The rezoning would allow a compatible transition between heavier industrial uses to the north and commercial uses to the south.