



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

December 21, 2020 • 7:00pm



City of Conway PLANNING COMMISSION

December 21, 2020 · 7:00 pm

Due to restrictions imposed because of the COVID-19 pandemic, the Planning Commission meeting will be broadcast on the City of Conway [Facebook](#) and [YouTube](#) pages. Please submit questions/ comments [via email to Planning Staff](#) by 3:00pm the day the meeting.

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 **January 12, 2021.**

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

Call to Order.

Roll Call.

Approval of Minutes. November 16, 2020

I. Subdivision Review

- A. Request for preliminary plat approval of Fason Properties Replat (SUB2020OCT05)
- B. Request for preliminary plat approval of The Estates at Centennial Valley (SUB2020OCT06)
- C. Request for preliminary plat approval of Miller's Creek Subdivision (SUB2020NOV05)
- D. Request for preliminary plat approval of Maly Village Subdivision (SUB2020NOV06)

II. Public Hearings

- A. Request to annex 10 acres +/- east of East German Lane, north of Rich Smith Lane (ANN2020DEC01)
- B. Request to modify conditional use permit no. 1377 [for childcare facility in R-2] for property located at 2425 Tyler Street (USE2020DEC02)
- C. Request for conditional use permit to allow temporary parking and construction laydown in S-1 for property located at 2111 and 2717-2131 Louvenia Avenue (USE2020DEC03)
- D. Request to rezone property located at 1400-1440 East Siebenmorgen Road and 1510-1520 Trison Lane from O-2 to R-1 (REZ2020DEC03)
- E. Request to rezone property located at 605-675 Dave Ward Drive from I-3 to C-3 (REZ2020DEC05)
- F. Request to rezone property located at 1972 Dave Ward Drive from R-1 to O-3 (REZ2020DEC07)
- G. Request to rezone property located at 1630-1640 South Donaghey Avenue from R-1 to PUD (REZ2020DEC01)

- H. ~~Request to rezone 2.32 acres +/- located at the terminus of Sagegrass Drive, south of South Sterling Subdivision, from R-1 to PUD (REZ2020DEC02)~~ *Request postponed to January 2021 meeting*
- I. Request to rezone 2.5 acres +/- located at the northeast corner of Meadowlake Road and Salem Road from A-1 to PUD (REZ2020DEC04)
- J. Request to rezone property located at 225 East Robins Street from I-3 to C-2 (REZ2020DEC06)
- K. Request for conditional use permit to allow a shelter for the homeless in C-2 for property located at 225 East Robins Street (USE20200DEC01)

III. Discussion

- A. Items as decided by the Commission

Adjourn

The following items, which do not require public hearing 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

- Raising Cane's, 916 E Oak St - SIT2020AUG03
- Cambridge Place Apartments, 1900 Cambridge Village Dr - SIT2020SEP01
- Don's Lane Cabinet Shop, 1290 Don's Ln - SIT2020OCT03
- Conway Regional Expansion, 2302 College Ave - SIT2020NOV01

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

- Smith Replat - SUB2020NOV04
- Woodland Cove PUD Replat - SUB2020DEC01
- 1200 Place, Phase 2 - SUB2020DEC02

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

- Discount Auto Glass (P2020-00059)
- Wesley United Methodist Replat (P2020-00060)
- Summit Church Replat (P2020-00061)
- Bryant Replat (P2020-00062)
- Lot 2R Harkrider Addition (P2020-00063)
- Conrad Court (P2020-00065)

Request for Preliminary Plat Approval - Fason Properties Replat

I.A

Record No. SUB2020OCT05

APPLICANT

The Tyler Group
240 Skyline Drive, Suite 3000
Conway, AR 72032

PROPERTY OWNER

Car-Son Construction
c/o Justin Stewart
13203 MacArthur Drive
North Little Rock, AR 72118

STAFF REVIEW BY

Levi Hill, AICP, Assistant Director



Location. Approximately 250 feet south of the intersection of College Ave and Mildred St.

Site Area. 1.56 acres +/-.

Current Zoning. R-2 (Low-density residential).

Existing Structures. One single-family residence.

Overlay. None.

REQUEST

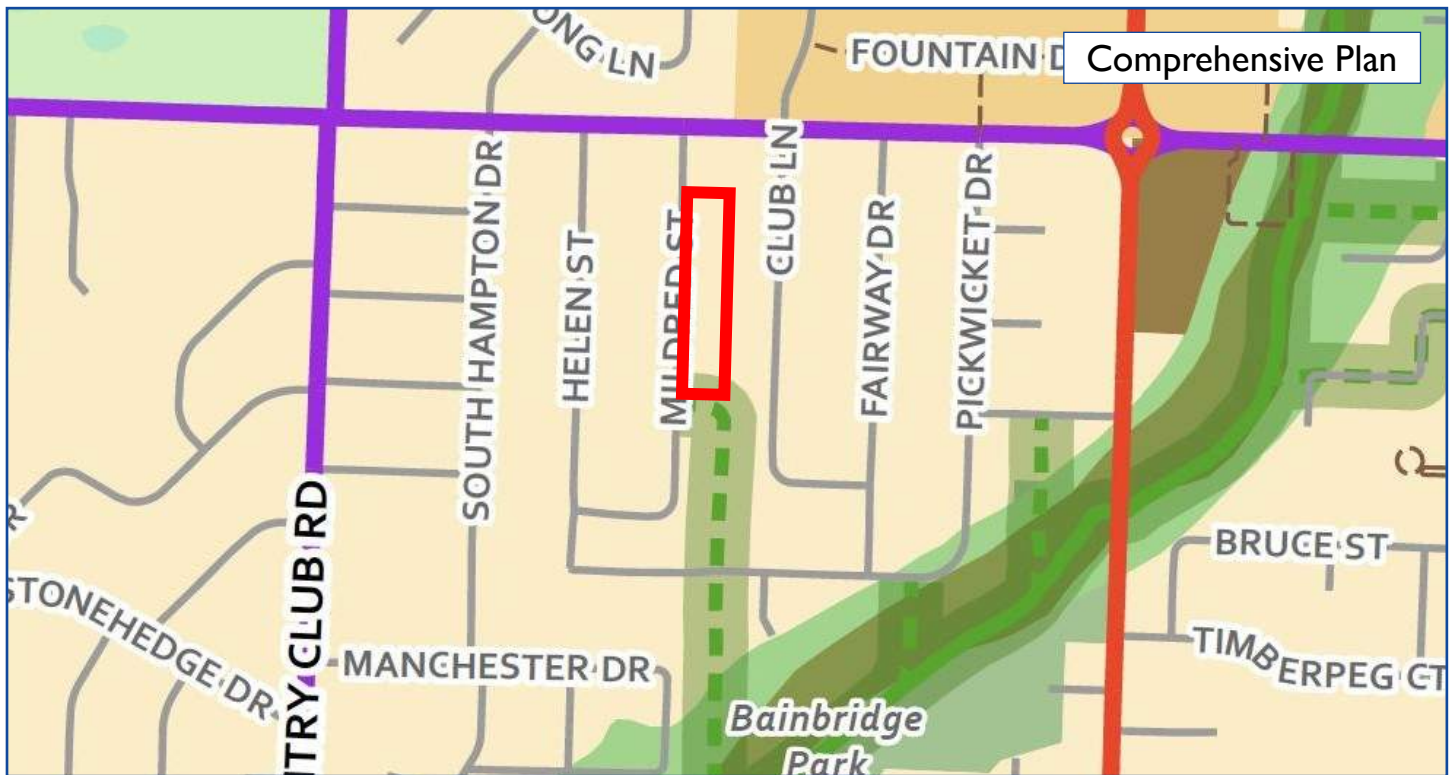
The applicant is requesting preliminary approval of an 8-lot subdivision located on the east side of Mildred St, approximately 250 feet south of the intersection of College Ave and Mildred St. The property is zoned R-2 (Low Density Residential). The proposed lots range from 7,700 square feet to 12,400 square feet, consistent with the lot requirements of the sites' zoning classification. The proposed lot sizes will meet the Zoning Code requirements for duplex development. All of the proposed lots will take access from Mildred St.

No waivers were requested as a part of this request.

Request for Preliminary Plat Approval - Fason Properties Replat

I.A

Record No. SUB2020OCT05



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 sites' R-2 zoning classification.

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

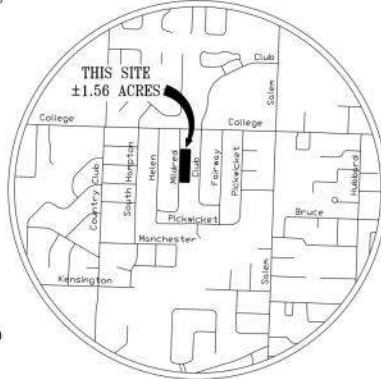
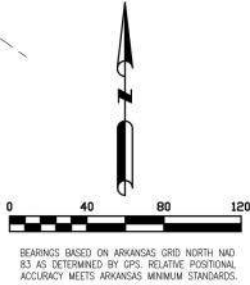
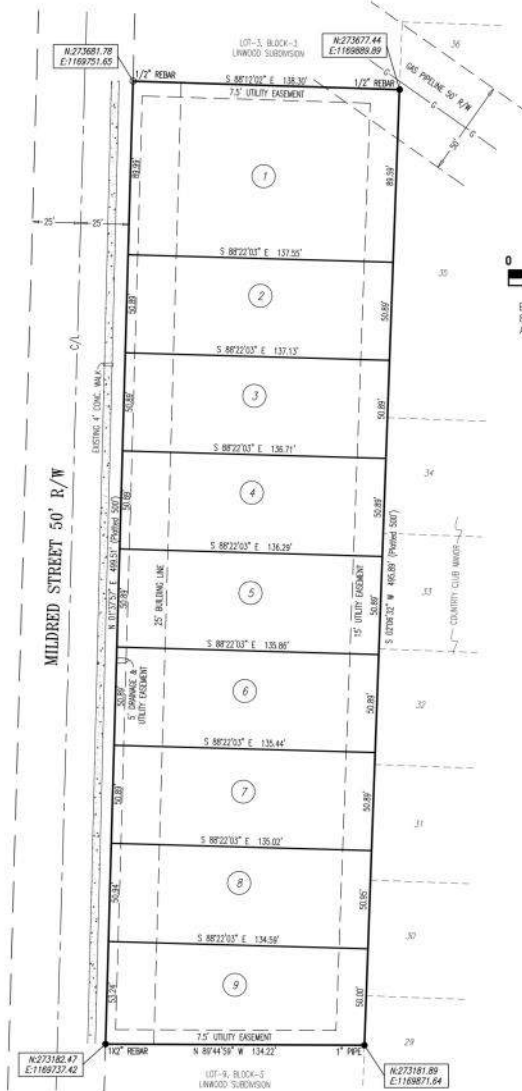
Request for Preliminary Plat Approval - Fason Properties Replat

Record No. SUB2020OCT05

I.A

FASON PROPERTIES, LLC REPLAT

BEING A REPLAT of LOTS 4, 5, 6, 7 and 8, BLOCK 3, LINWOOD SUBDIVISION to the CITY of CONWAY, FAULKNER COUNTY, ARKANSAS



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:
Car-Son Construction; C/O: Justin Stewart
13203 MacArthur Drive
North Little Rock, AR 72118

Source of Title: Document #L202009508

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 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

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
Conway Planning Commission Chairman

Date of plat: 10-23-2020

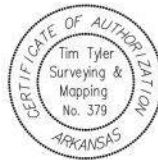
This plat was prepared by Tim P. Tyler, Arkansas Professional Land Surveyor No. 1243 240 Hwy 65 North, Conway Arkansas 72032 Phone 501-329-1400

Legal Description: (Fason Properties, LLC Replat Lots 1-9)

Being a Replat of Lots 4, 5, 6, 7 and 8, Block 3, Linwood Subdivision to the City of Conway, Arkansas, as shown on plat of record in Plat Book C, Page 8, records of Faulkner County, Arkansas, containing 1.56 acres, more or less.

Notes:

- This property is not in the 100 year flood plain
- The zoning of this property is R-2
- Iron pins are set at all lot corners.
- All easements shall be for general utilities and/or drainage.
- All easements are as shown.
- Building lines are 25' unless noted otherwise.
- This property is serviced by Conway Corporation: water, sewer and electric.
- All Lots must slope to a street or to a drainage easement.
- This property is referenced to Copis Monument #1013
- The error of closure is 1 to 128652



PROJECT TITLE:

**FASON PROPERTIES, LLC
REPLAT**

BEING A REPLAT of LOTS 4, 5, 6, 7 and 8, BLOCK 3, LINWOOD SUBDIVISION to the CITY of CONWAY, FAULKNER COUNTY, ARKANSAS

INT.	DATE	DESCRIPTION OF REVISION MADE	DATE:
			10-23-2020
			SCALE: 1 INCH EQUALS 40 FEET
			PROJECT JOB NO: T200536_SUBDIVISION PLAT
			DRAWN BY: GW
			REVIEWED BY: RPG
			STATE CODE: N/A
			SHEET NO. 1 OF 1



1240 SKYLINE DR. STE 3000/CONWAY, AR. 72032

Ph: 501.329.1400 / Fax: 501.327.3972 / www.tylergroup.net / tgroup info@tylergroup.net

213405 JAMES LAYTON (Owner) Boundary Lots 4-8 of Block 3, Linwood Subdivision, Faulkner County, Arkansas

Request for Preliminary Plat Approval - Estates at Centennial Valley

I.B

Record No. SUB2020OCT06

APPLICANT

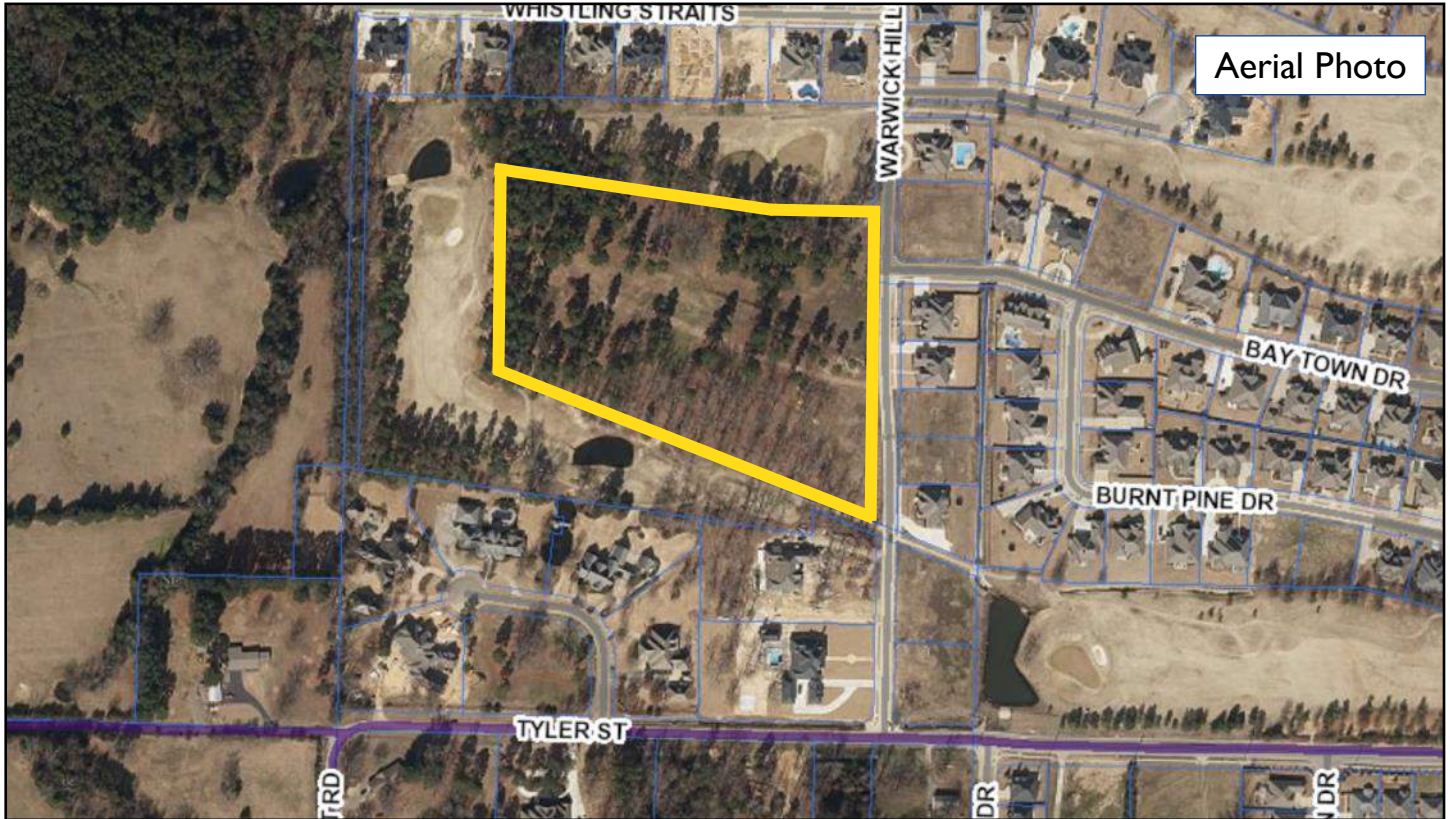
Central Arkansas Professional Surveying
1021 Front Street
Conway, AR 72032

PROPERTY OWNER

United Motor Company, Inc.
PO Box 10482
Conway, AR 72034

STAFF REVIEW BY

Levi Hill, AICP, Assistant Director



Location. Approximately 500 feet north of the intersection of Warwick Hills Ln and Tyler St.

Site Area. 9.22 acres +/-.

Current Zoning. R-1 (One-Family Residential).

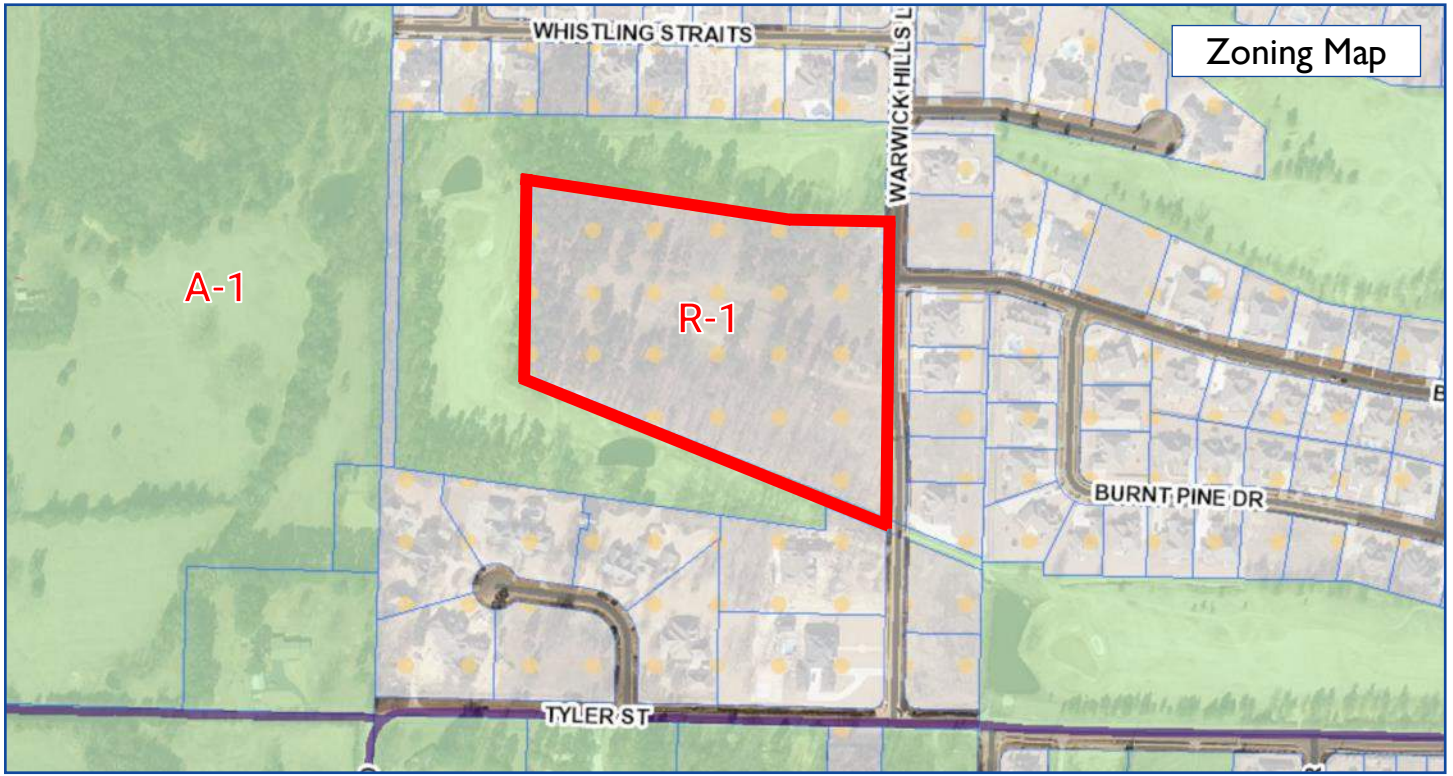
Existing Structures. None.

Overlay. None.

REQUEST

The applicant is requesting preliminary approval of a 11-lot subdivision located approximately 500 feet north of the intersection of Warwick Hills Ln and Tyler St. The property is zoned R-1 (One-Family Residential). The proposed lots range from 0.61 acres to 1.11 acres, consistent with the lot requirements of the site's zoning classification. The subdivision will feature a single access point from Warwick Hills Ln, with lots accessed by a new internal residential local street. All proposed streets will require 5-foot sidewalks with a 6.5 foot green space.

No waivers were included as a part of this request.



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 R-1 (One-Family Residential) zoning for this site.

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.

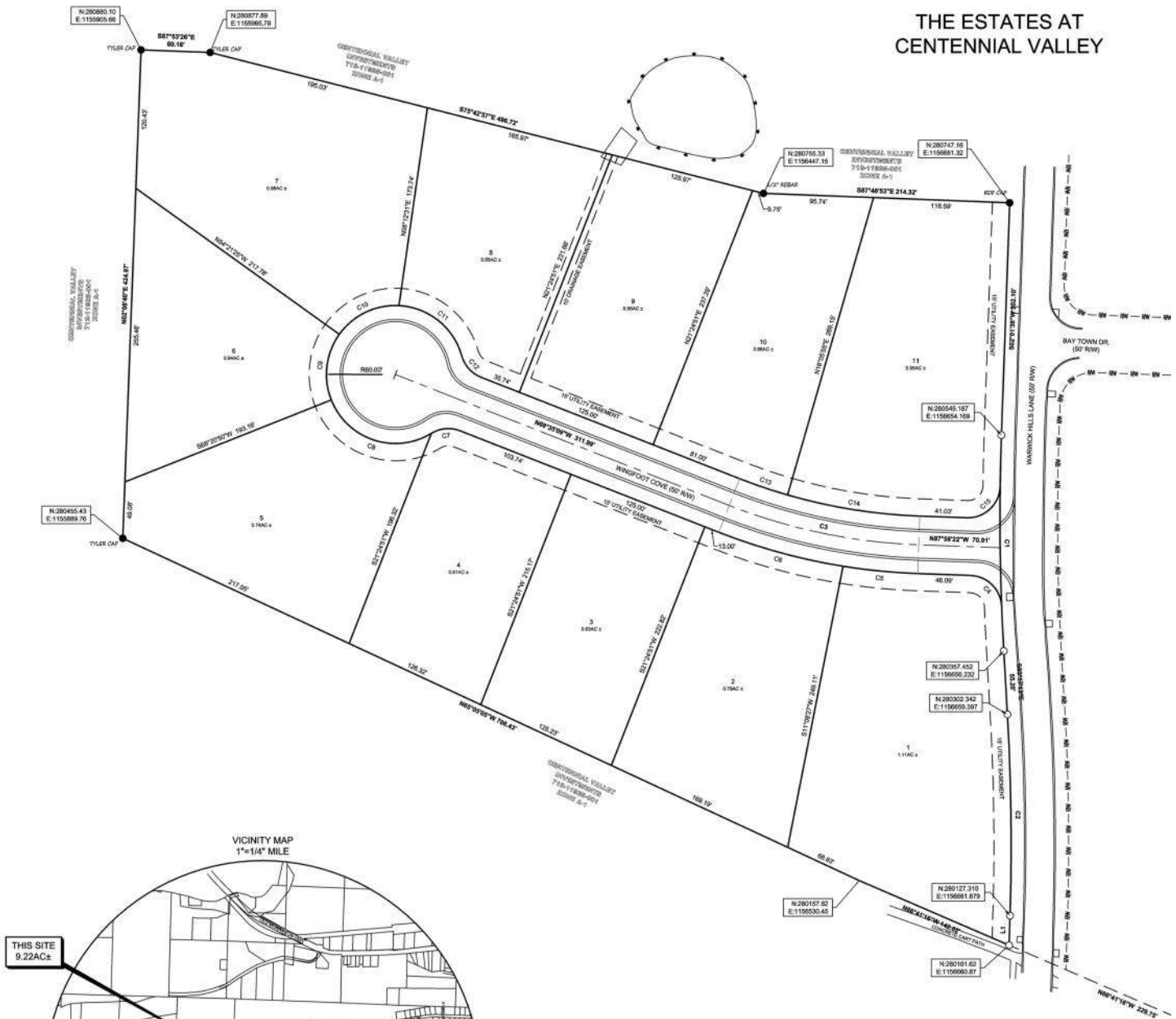
CONDITIONS

1. Preliminary Plat approval from all reviewing agencies shall be obtained.
2. Wheelchair ramps shall be provided by the developer/subdivider in accordance with the City of Conway's Standard Details.
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. 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.
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 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 - Estates at Centennial Valley

Record No. SUB2020OCT06

THE ESTATES AT CENTENNIAL VALLEY



LINE	BEARING	DISTANCE	CHORD BEARING	CHORD LENGTH
CL	N01°12'00"E	153.33	N01°12'00"E	153.33
CL1	S89°58'00"W	100.00	S89°58'00"W	100.00
CL2	N89°58'00"E	100.00	N89°58'00"E	100.00
CL3	S89°58'00"W	100.00	S89°58'00"W	100.00
CL4	N89°58'00"E	100.00	N89°58'00"E	100.00
CL5	S89°58'00"W	100.00	S89°58'00"W	100.00
CL6	N89°58'00"E	100.00	N89°58'00"E	100.00
CL7	S89°58'00"W	100.00	S89°58'00"W	100.00
CL8	N89°58'00"E	100.00	N89°58'00"E	100.00
CL9	S89°58'00"W	100.00	S89°58'00"W	100.00
CL10	N89°58'00"E	100.00	N89°58'00"E	100.00
CL11	S89°58'00"W	100.00	S89°58'00"W	100.00
CL12	N89°58'00"E	100.00	N89°58'00"E	100.00
CL13	S89°58'00"W	100.00	S89°58'00"W	100.00
CL14	N89°58'00"E	100.00	N89°58'00"E	100.00
CL15	S89°58'00"W	100.00	S89°58'00"W	100.00
CL16	N89°58'00"E	100.00	N89°58'00"E	100.00
CL17	S89°58'00"W	100.00	S89°58'00"W	100.00
CL18	N89°58'00"E	100.00	N89°58'00"E	100.00
CL19	S89°58'00"W	100.00	S89°58'00"W	100.00
CL20	N89°58'00"E	100.00	N89°58'00"E	100.00

Request for Preliminary Plat Approval - Miller's Creek

I.C

Record No. SUB2020NOV05

APPLICANT

Central Arkansas Professional Surveying
1021 Front Street
Conway, AR 72032

PROPERTY OWNER

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

STAFF REVIEW BY

Levi Hill, AICP, Assistant Director



Location. Approximately 300 feet east of the intersection of East German Ln and Lower Ridge Rd.

Site Area. 13.17 acres +/-.

Current Zoning. R-1 (One-Family Residential).

Existing Structures. None.

Overlay. None.

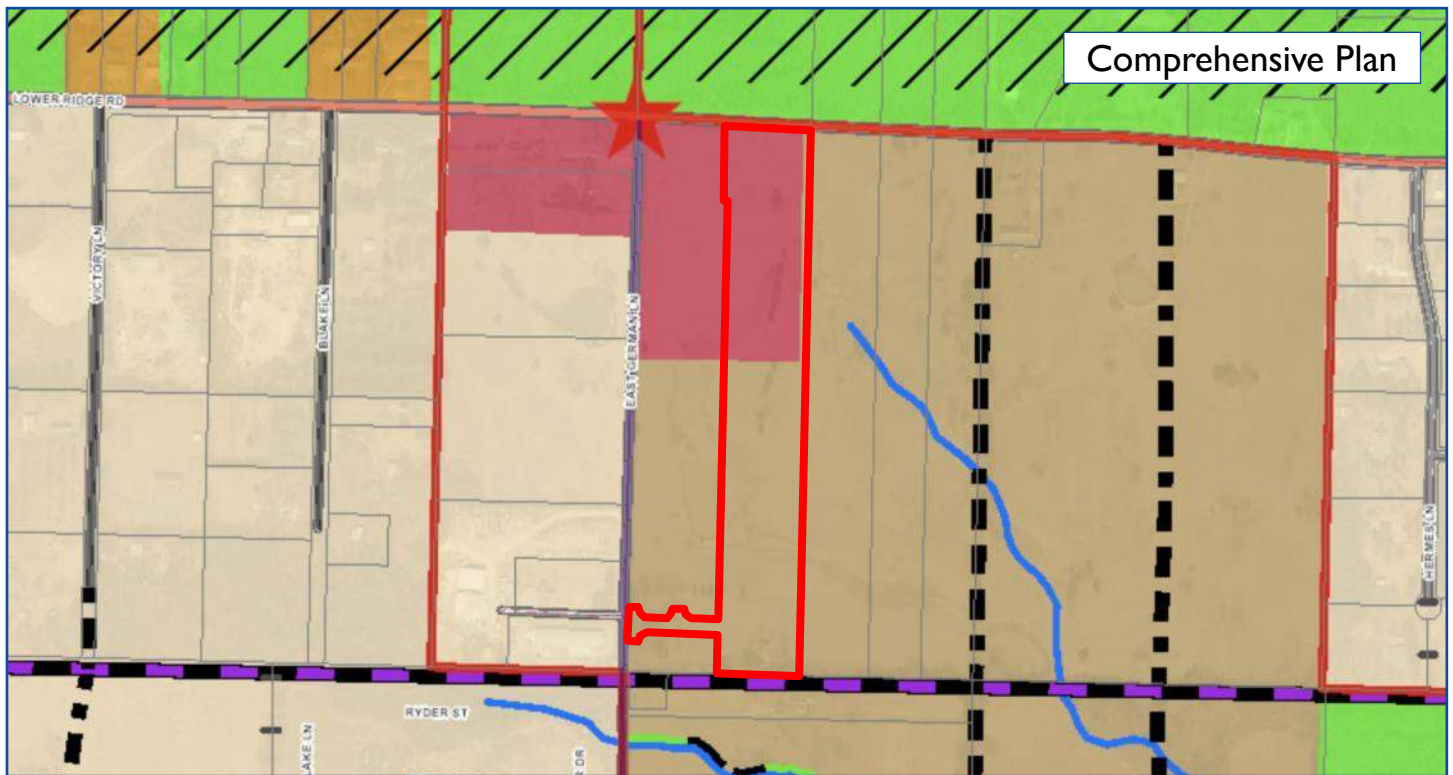
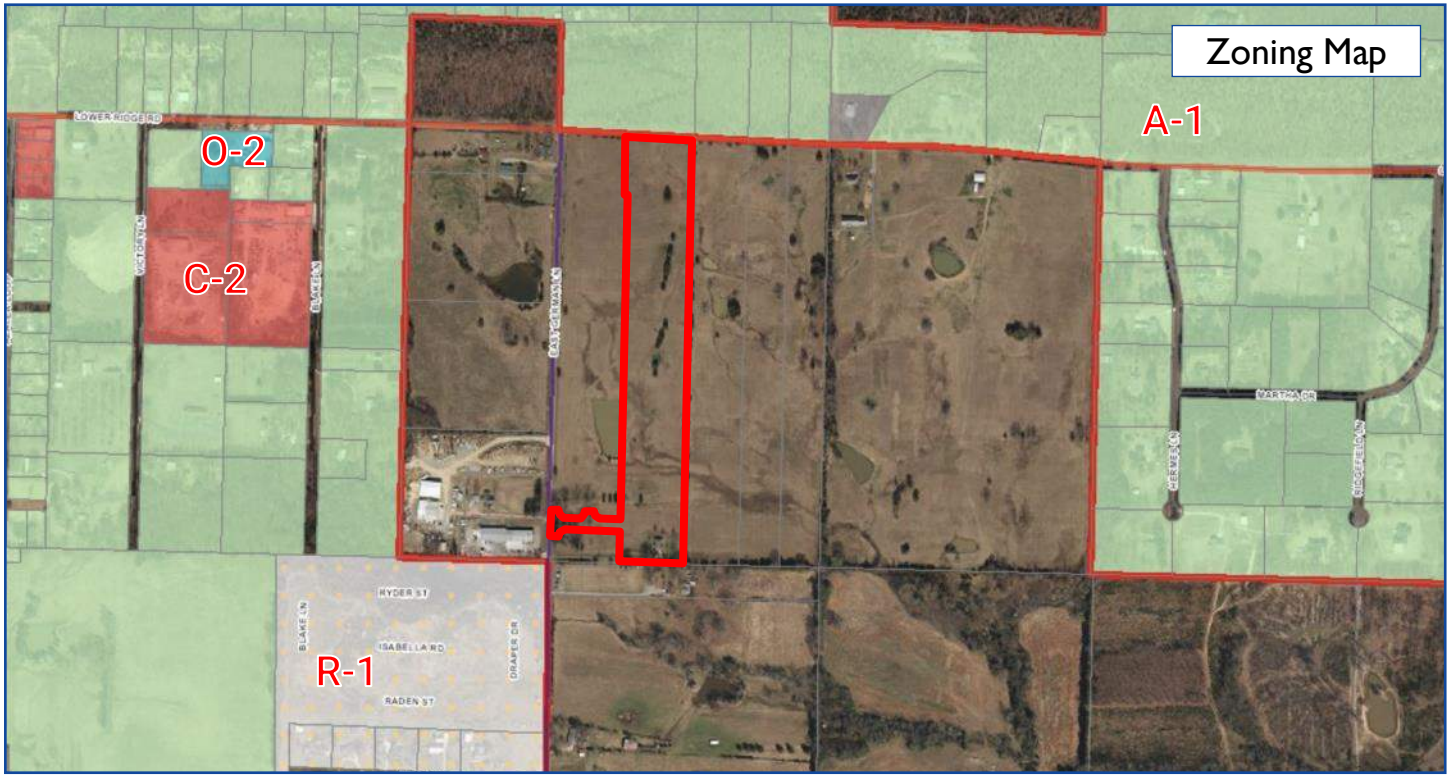
REQUEST

The applicant is requesting preliminary approval of a 50-lot subdivision located approximately 300 feet east of the intersection East German Ln and Lower Ridge Rd. The development represents Phase 1 of the Miller's Creek Subdivision. The property is zoned R-1 (One-Family Residential). The proposed lots range from 7,800 square feet to 16,500 square feet, consistent with the lot requirements of the site's zoning classification. The subdivision will feature one access point from Lower Ridge Rd and an additional access point from East German Ln. The proposed lots will be accessed by a new internal street network. All proposed streets will require 5-foot sidewalks with a 6.5 foot green space.

Request for Preliminary Plat Approval - Miller's Creek

I.C

Record No. SUB2020NOV05



Waivers Requested; Planning Commission action is required for the following:

1. 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 and associated conditions of approval. The proposed lot sizes and frontage widths are consistent with the requirements of the R-1 (One-Family Residential) zoning for this site.

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

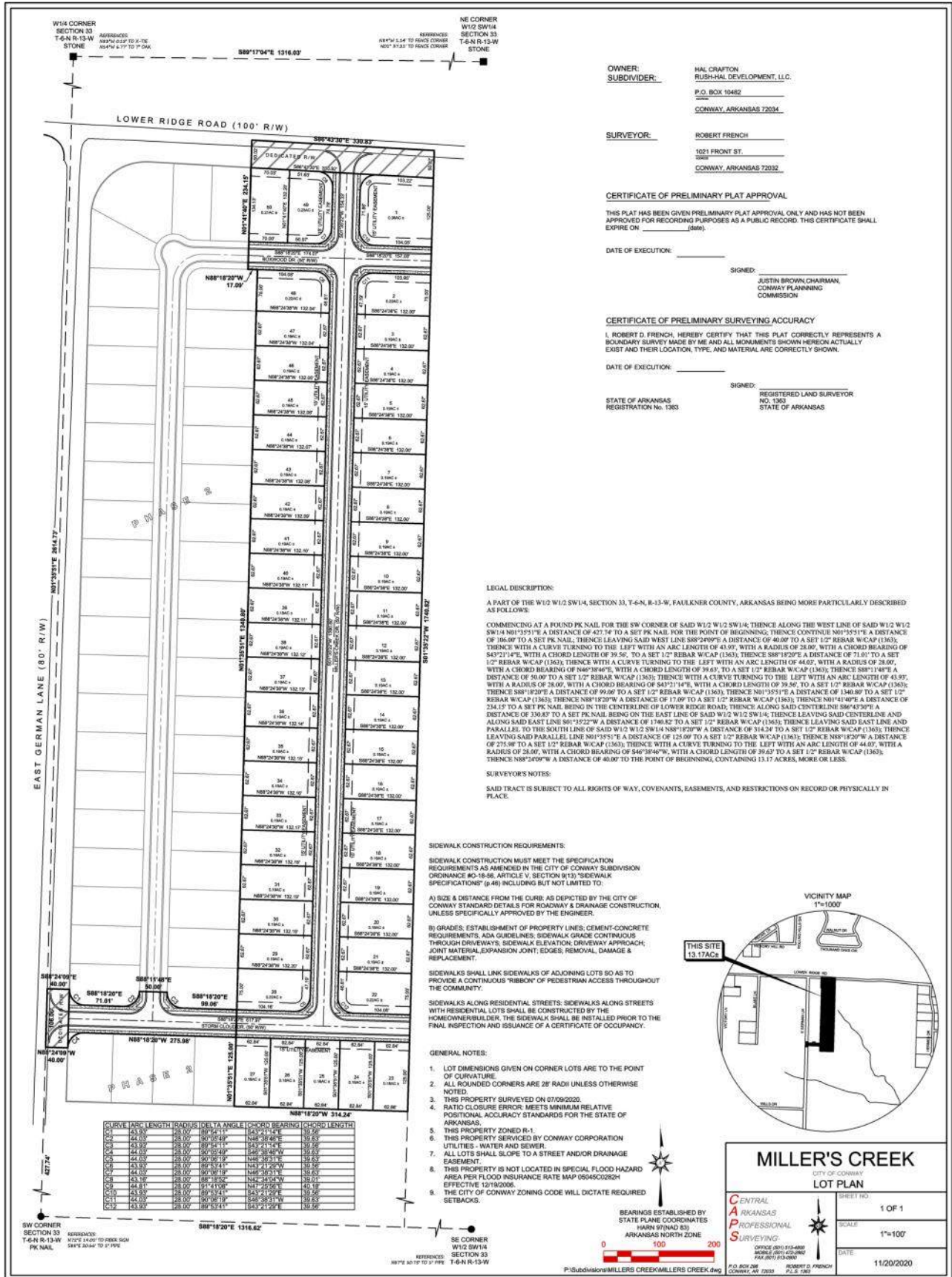
1. Show all hydrant locations.
2. Corrections as noted on Preliminary Plat.

CONDITIONS

1. Preliminary Plat approval from all reviewing agencies shall be obtained.
2. A 10-foot planting easement shall be required along Lower Ridge Rd. Alternatively, a permanent ornamental fence or wall may be substituted. No lot shall take access from Lower Ridge Rd.
3. A 10-foot, developer required, sidewalk shall be constructed along Lower Ridge Rd.
4. Wheelchair ramps shall be provided by the developer/subdivider in accordance with the City of Conway's Standard Details.
5. 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.
6. 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.
7. Utility easements as required by Conway Corporation are needed.
8. Drainage easements as required by the City Engineer are needed.
9. 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.
10. 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 - Miller's Creek

Record No. SUB2020NOV05



OWNER: HAL CRAFTON
SUBDIVIDER: RUSH-HAL DEVELOPMENT, LLC.
 P.O. BOX 10482
 CONWAY, ARKANSAS 72034

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: JUSTIN BROWN, 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: _____

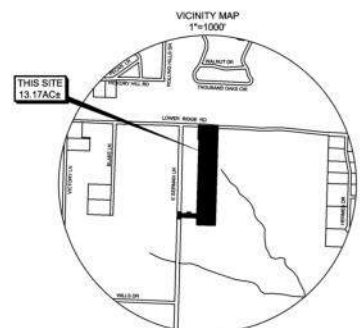
SIGNED: REGISTERED LAND SURVEYOR NO. 1363 STATE OF ARKANSAS

LEGAL DESCRIPTION:
 A PART OF THE W1/2 SW1/4, SECTION 33, T-6-N, R-13-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A FOUND PK NAIL FOR THE SW CORNER OF SAID W1/2 SW1/4, THENCE ALONG THE WEST LINE OF SAID W1/2 SW1/4 N01°35'19"E A DISTANCE OF 427.74 TO A SET PK NAIL FOR THE POINT OF BEGINNING, THENCE CONTINUE N01°35'19"E A DISTANCE OF 106.09 TO A SET PK NAIL, THENCE LEAVING SAID WEST LINE S89°24'09"W A DISTANCE OF 46.09 TO A SET 1/2" REBAR W/CAP (1363), THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 43.93, WITH A RADIUS OF 28.00, WITH A CHORD BEARING OF S43°21'14"E, WITH A CHORD LENGTH OF 36.56, TO A SET 1/2" REBAR W/CAP (1363), THENCE S88°18'20"E A DISTANCE OF 71.81 TO A SET 1/2" REBAR W/CAP (1363), THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 44.07, WITH A RADIUS OF 28.00, WITH A CHORD BEARING OF N46°38'46"E, WITH A CHORD LENGTH OF 39.67, TO A SET 1/2" REBAR W/CAP (1363), THENCE S88°18'20"E A DISTANCE OF 94.09 TO A SET 1/2" REBAR W/CAP (1363), THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 43.93, WITH A RADIUS OF 28.00, WITH A CHORD BEARING OF S43°21'14"E, WITH A CHORD LENGTH OF 36.56, TO A SET 1/2" REBAR W/CAP (1363), THENCE S88°18'20"E A DISTANCE OF 146.89 TO A SET 1/2" REBAR W/CAP (1363), THENCE N81°35'19"E A DISTANCE OF 146.89 TO A SET 1/2" REBAR W/CAP (1363), THENCE N01°35'19"E A DISTANCE OF 234.15 TO A SET PK NAIL BEING IN THE CENTERLINE OF LOWER RIDGE ROAD, THENCE ALONG SAID CENTERLINE AND PARALLEL TO SAID EAST LINE S01°32'22"W A DISTANCE OF 1746.82 TO A SET 1/2" REBAR W/CAP (1363), THENCE LEAVING SAID EAST LINE AND PARALLEL TO THE SOUTH LINE OF SAID W1/2 SW1/4 N81°35'19"E A DISTANCE OF 314.24 TO A SET 1/2" REBAR W/CAP (1363), THENCE LEAVING SAID PARALLEL LINE S01°35'19"E A DISTANCE OF 125.69 TO A SET 1/2" REBAR W/CAP (1363), THENCE N81°35'19"E A DISTANCE OF 275.98 TO A SET 1/2" REBAR W/CAP (1363), THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 44.07, WITH A RADIUS OF 28.00, WITH A CHORD BEARING OF S46°38'46"W, WITH A CHORD LENGTH OF 39.67 TO A SET 1/2" REBAR W/CAP (1363), THENCE S89°24'09"W A DISTANCE OF 46.09 TO THE POINT OF BEGINNING, CONTAINING 13.17 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 80-18-56, ARTICLE V, SECTION 9(1) "SIDEWALK SPECIFICATIONS" (p.48) 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 SPECIALLY 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:**
1. LOT DIMENSIONS GIVEN ON CORNER LOTS ARE TO THE POINT OF CURVATURE.
 2. ALL ROUNDED CORNERS ARE 20' RADIUS UNLESS OTHERWISE NOTED.
 3. THIS PROPERTY SURVEYED ON 07/09/2020.
 4. RATIO CLOSURE ERROR: MEETS MINIMUM RELATIVE POSITIONAL ACCURACY STANDARDS FOR THE STATE OF ARKANSAS.
 5. THIS PROPERTY ZONED R-1.
 6. THIS PROPERTY SERVICED BY CONWAY CORPORATION UTILITIES - WATER AND SEWER.
 7. ALL LOTS SHALL SLOPE TO A STREET AND/OR DRAINAGE EASEMENT.
 8. THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP 05045C0282H EFFECTIVE 12/16/2006.
 9. 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°24'09"	S43°21'14"E	36.56
C2	44.07	28.00	89°24'09"	S43°21'14"E	36.56
C3	43.93	28.00	89°24'09"	S43°21'14"E	36.56
C4	44.07	28.00	89°24'09"	S43°21'14"E	36.56
C5	44.07	28.00	89°24'09"	S43°21'14"E	36.56
C6	44.07	28.00	89°24'09"	S43°21'14"E	36.56
C7	44.07	28.00	89°24'09"	S43°21'14"E	36.56
C8	44.07	28.00	89°24'09"	S43°21'14"E	36.56
C9	44.07	28.00	89°24'09"	S43°21'14"E	36.56
C10	44.07	28.00	89°24'09"	S43°21'14"E	36.56
C11	44.07	28.00	89°24'09"	S43°21'14"E	36.56
C12	43.93	28.00	89°24'09"	S43°21'14"E	36.56

MILLER'S CREEK
 CITY OF CONWAY
LOT PLAN

CENTRAL ARKANSAS PROFESSIONAL SURVEYING
 OFFICE: 601-643-4883
 MOBILE: 601-432-0090
 FAX: 601-643-4880

ROBERT D. FRENCH
 P.L.S. 1363

SHEET NO. 1 OF 1
 SCALE 1"=100'
 DATE 11/20/2020

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

0 100 200

P:\Subdivisions\MILLERS CREEK\MILLERS CREEK.dwg

Request for Preliminary Plat Approval - Maly Village

I.D

Record No. SUB2020NOV06

APPLICANT

Holloway Engineering, Surveying, & Civil Design
200 Casey Drive
Maumelle, AR 72113

PROPERTY OWNER

Maly Farms, Inc.
650 United Drive, Suite 220
Conway, AR 72032

STAFF REVIEW BY

Levi Hill, AICP, Assistant Director



Location. Southeast corner of the intersection of Thomas G. Wilson Dr and E. Dave Ward Dr.

Site Area. 31.26 acres +/-.

Current Zoning. C-3 (Highway Commercial) and A-1 (Agricultural).

Existing Structures. One single-family residence.

Overlay. None.

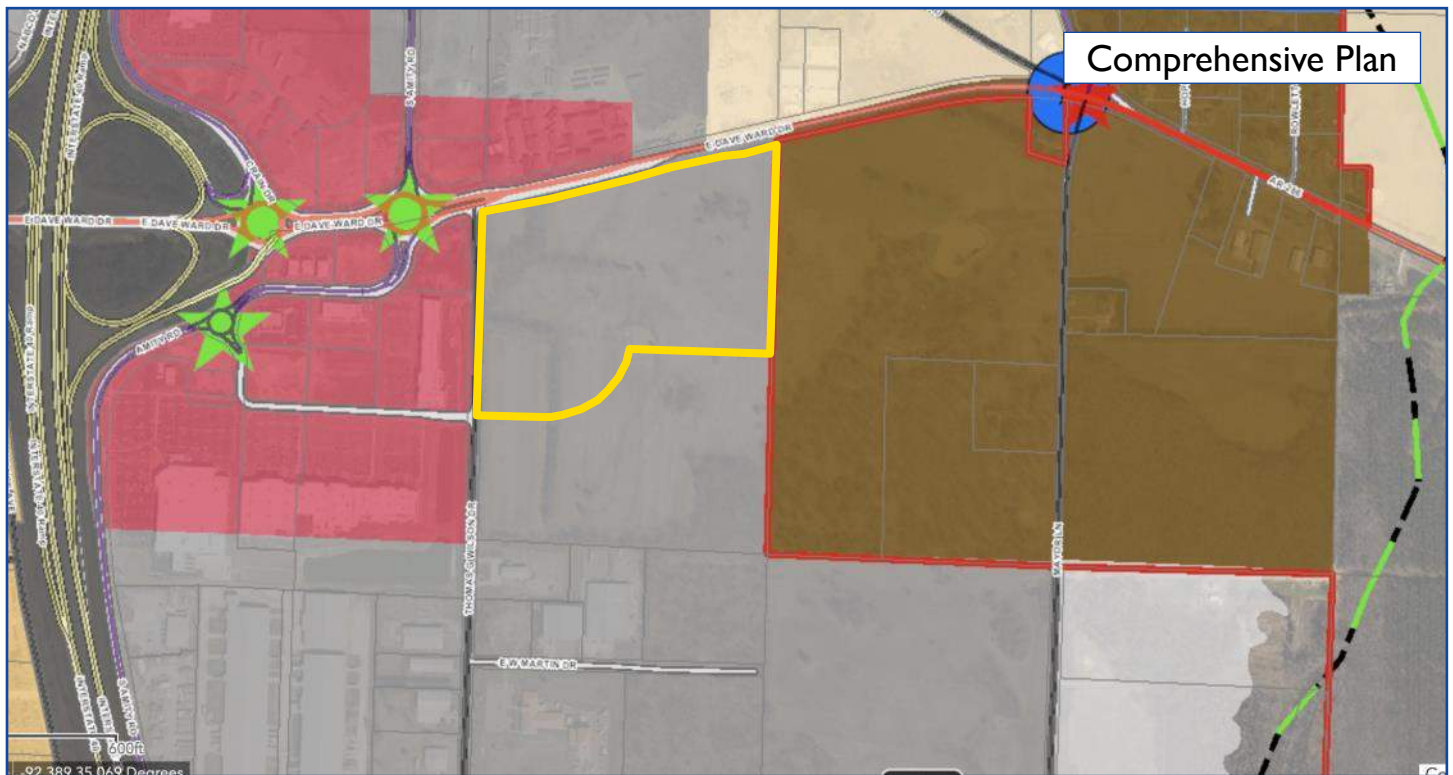
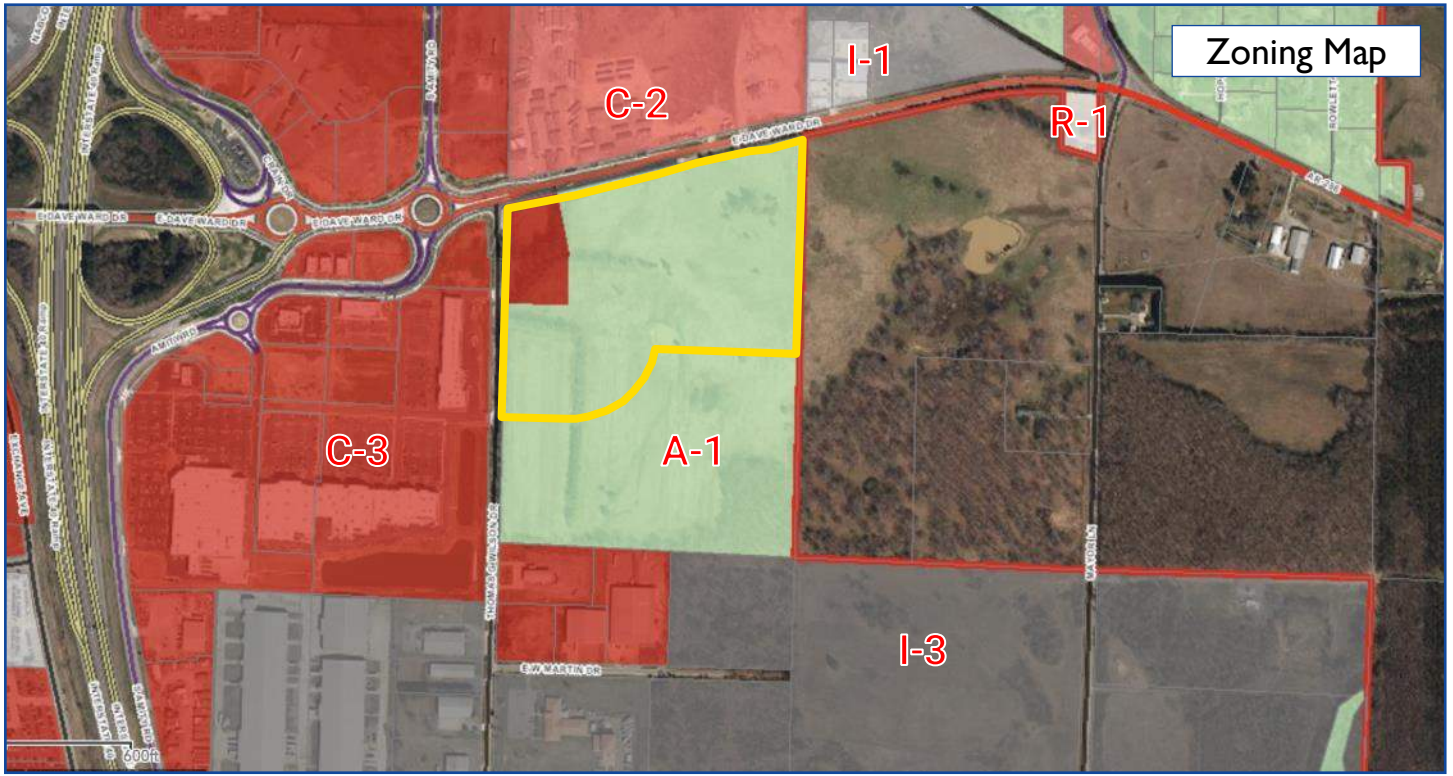
REQUEST

The applicant is requesting preliminary approval of a 3-lot subdivision located at the southeast corner of the intersection of Thomas G. Wilson Dr and E. Dave Ward Dr. The northwest corner of the property is zoned C-3 (Highway Commercial) while the remaining portion of the property is zoned A-1 (Agricultural). The proposed lots range from 2.5 acres to 14.2 acres consistent with the lot requirements of both of the site's zoning classifications. The proposed lots will take access from both Thomas G. Wilson Dr and E. Dave Ward Dr. Additionally, lots will take access from a proposed street to be constructed through the development. Cross access easements have been proposed throughout the development providing further access to the individual lots. Sidewalks will be required at the time the lots are developed.

Request for Preliminary Plat Approval - Maly Village

I.D

Record No. SUB2020NOV06



Waivers Requested; Planning Commission action is required for the following:

1. Block exceeding 1,500 feet. (Article IV: Sec. 5(e)(2)).

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 site's C-3 and A-1 zoning classification.

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. Utility easements as required by Conway Corporation are needed.
5. Drainage easements as required by the City Engineer are needed.
6. 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.
7. 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 Annexation - 1850 East German Lane

Record No. ANN2020DEC01

APPLICANT

Christopher Siler
Century 21 Legacy Realty
Donaghey Avenue
Conway, AR 72034

PROPERTY OWNER

William & Patricia Shook
1850 East German Lane
Conway, AR 72032

STAFF REVIEW BY

Beth Sktetoe, Planner



Location. 1850 E German Ln.

Site Area. 10.0 acres +/-.

Current Zoning. N/A (Outside City).

Requested Zoning. R-1 (One-Family Residential); Staff concurs with requested zoning.

Adjacent Zoning.

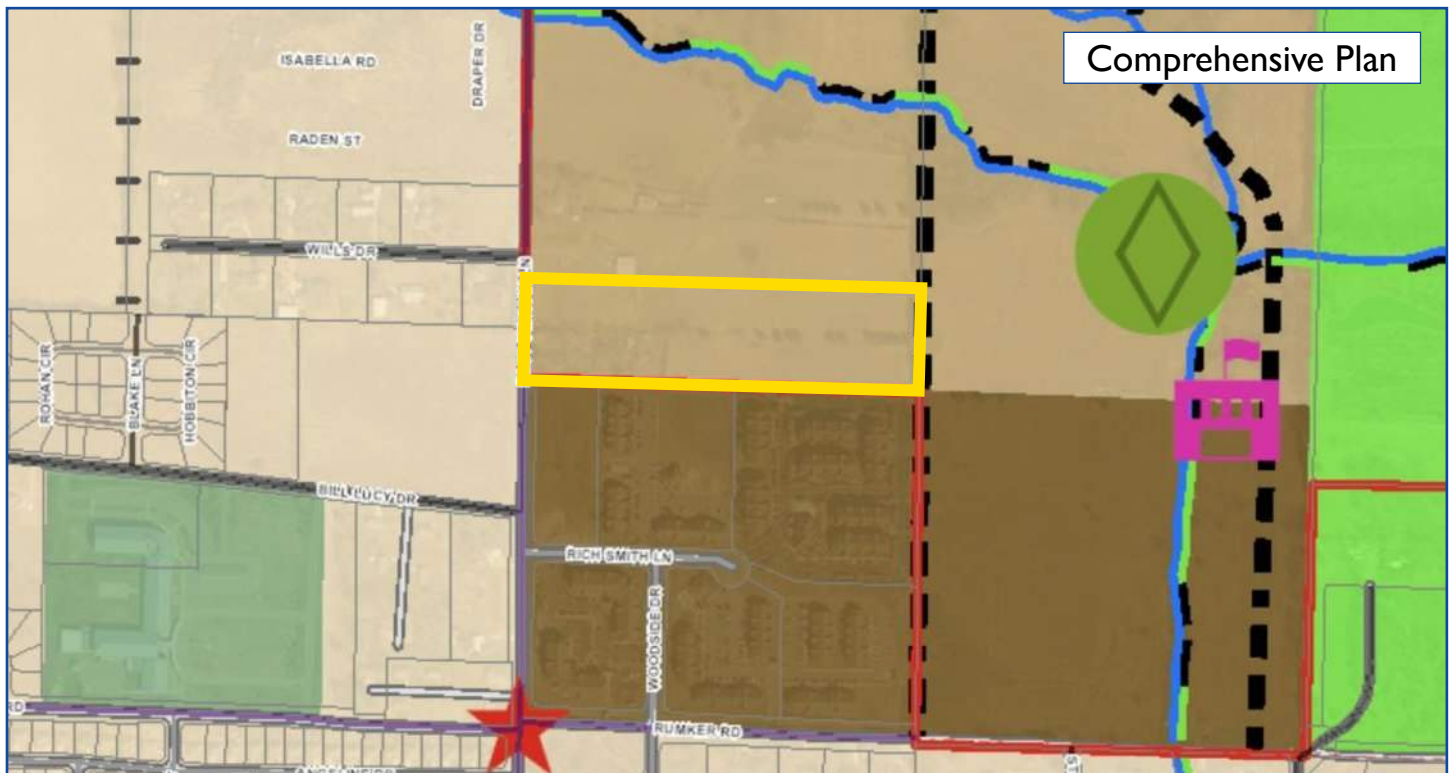
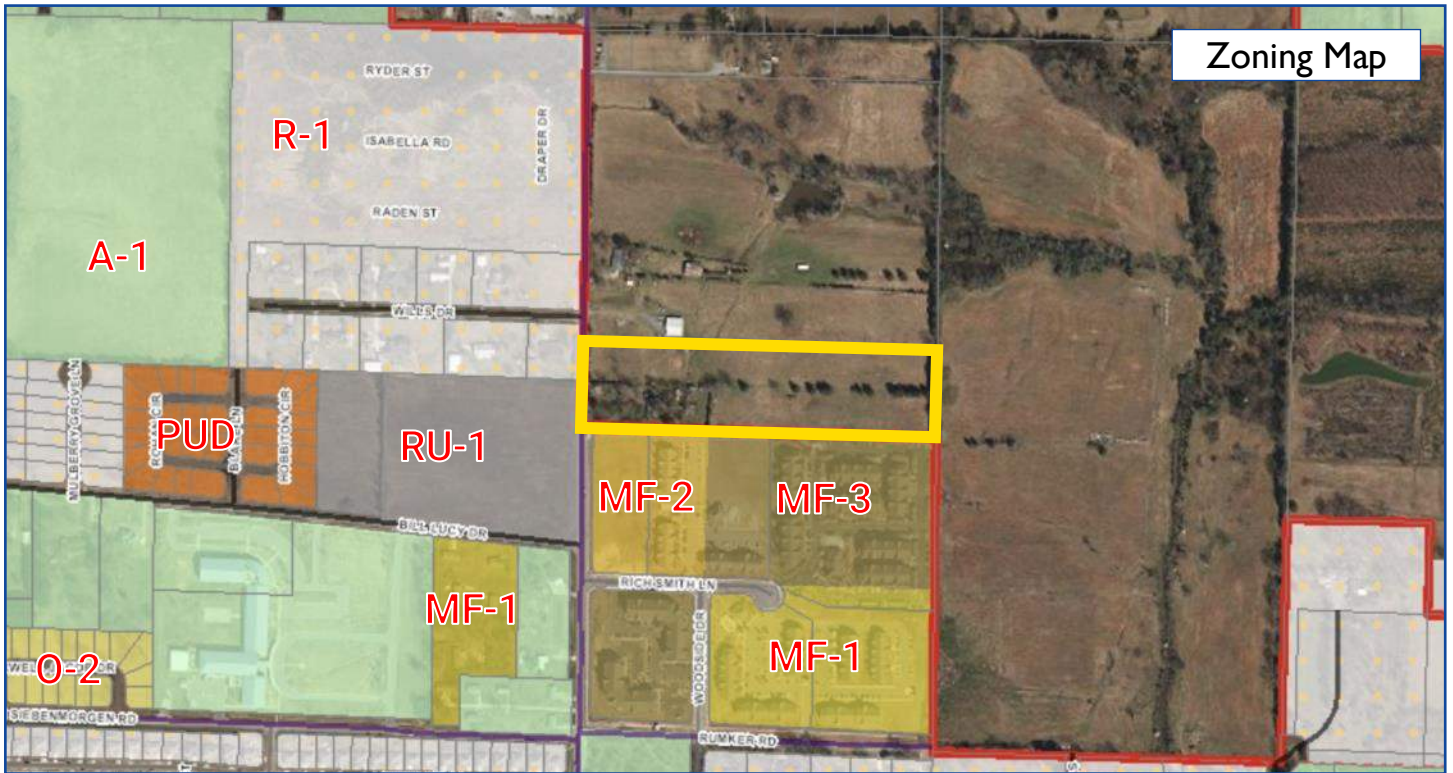
- West - R-1, RU-1
- East, North - N/A (Outside City)
- South – MF-2 (Multi-Family, 18 units/acre), MF-3 (Multi-family, 24 units/acre)

Existing Structures. One 2,810 sf single-family residence plus various smaller outbuildings.

Overlay. None.

Request for Annexation - 1850 East German Lane

Record No. ANN2020DEC01



Comprehensive Plan. Traditional Neighborhood.

Projected Traffic Impact. Based on the requested zoning, the traffic impact of the development could be minimal. If developed as single-family residential (based on acreage remaining after right-of-way dedication) the site could accommodate approximately 45 single-family lots which would generate an estimated 425 vehicle trips per typical weekday.

Current Traffic Counts. East German Ln (8,400 vehicles per day).

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

Utilities. Water and sewer service extensions will be required to support development, but are available. Applicant will need to coordinate with Conway Corporation.

Street Conditions. E German Ln (Minor Arterial). If subdivision occurs on any annexed property, the developer shall be responsible for road construction in accordance with City of Conway Standard Details.

STAFF COMMENTS

- The proposed property is primarily vacant land; Single-family residence accesses East German Ln.
- R-1 zoning is appropriate for the property in the area. 5 new, single-family developments are recently completed or under construction in the near vicinity.
- The applicant is requesting police protection, fire protection, street maintenance, and the ability to connect to Conway Corp Utilities.
- The annexation request complies with the requirements of ordinance O-99-95 specifying procedures for annexations.

STAFF RECOMMENDATIONS

- Fire Department: It is not known if adequate fire flow for new construction is available; Developer will be required to install improvements to provide adequate fire-protection for new construction.
- Conway Corporation: Recommends Annexation
- Planning and Development Department: Recommends Annexation
- Transportation Department: Recommends Annexation

Request for Annexation - 1850 East German Lane

Record No. ANN2020DEC01

II.A



Request to Modify Conditional Use Permit: Childcare Facility in R-2

II.B

Record No. USE2020DEC02

APPLICANT

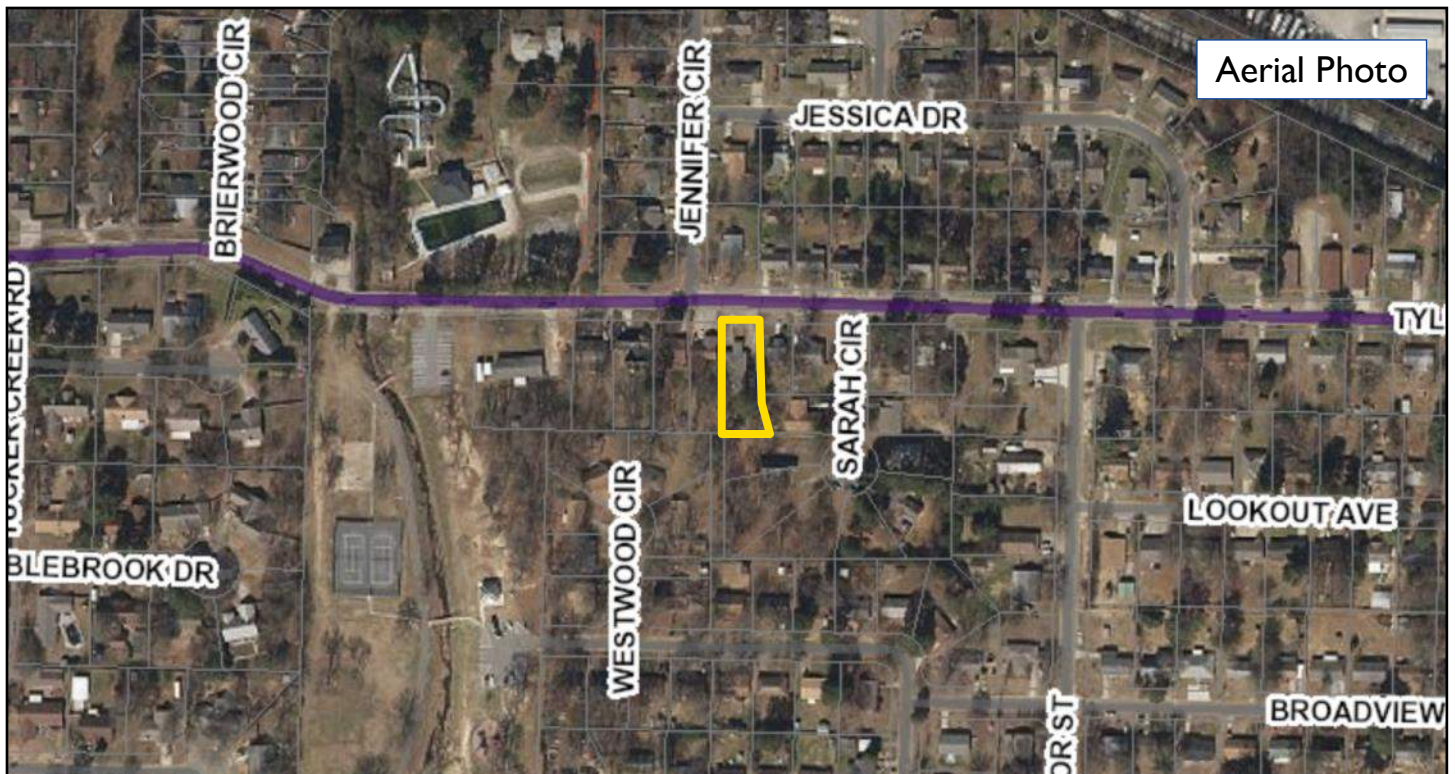
Tania Perez
Little Sunshine, LLC
2535 Donaghey Avenue, Apt 3544
Conway, AR 72032

OWNER

Michael & Elizabeth West
2425 Tyler Street
Conway, AR 72034

STAFF REVIEW BY

Levi Hill, AICP, Assistant Director



Location. 2425 Tyler St.

Site Area. 0.27 acre +/-.

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

Adjacent Zoning. East, North, South, West: R-2 (Low-Density Residential).

Requested Conditional Use [Modification]. To modify the existing conditional use permit to remove the restriction to a given applicant/occupant.

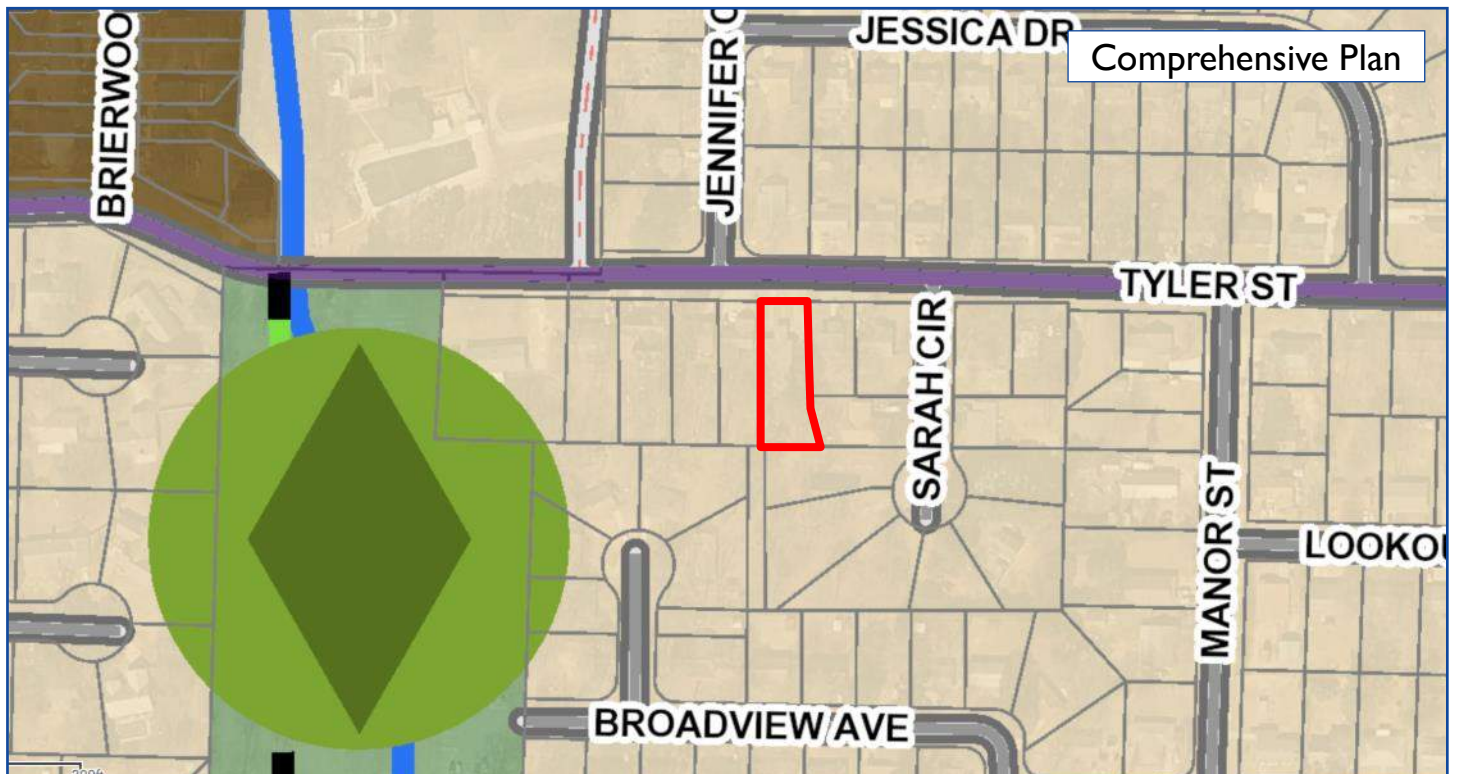
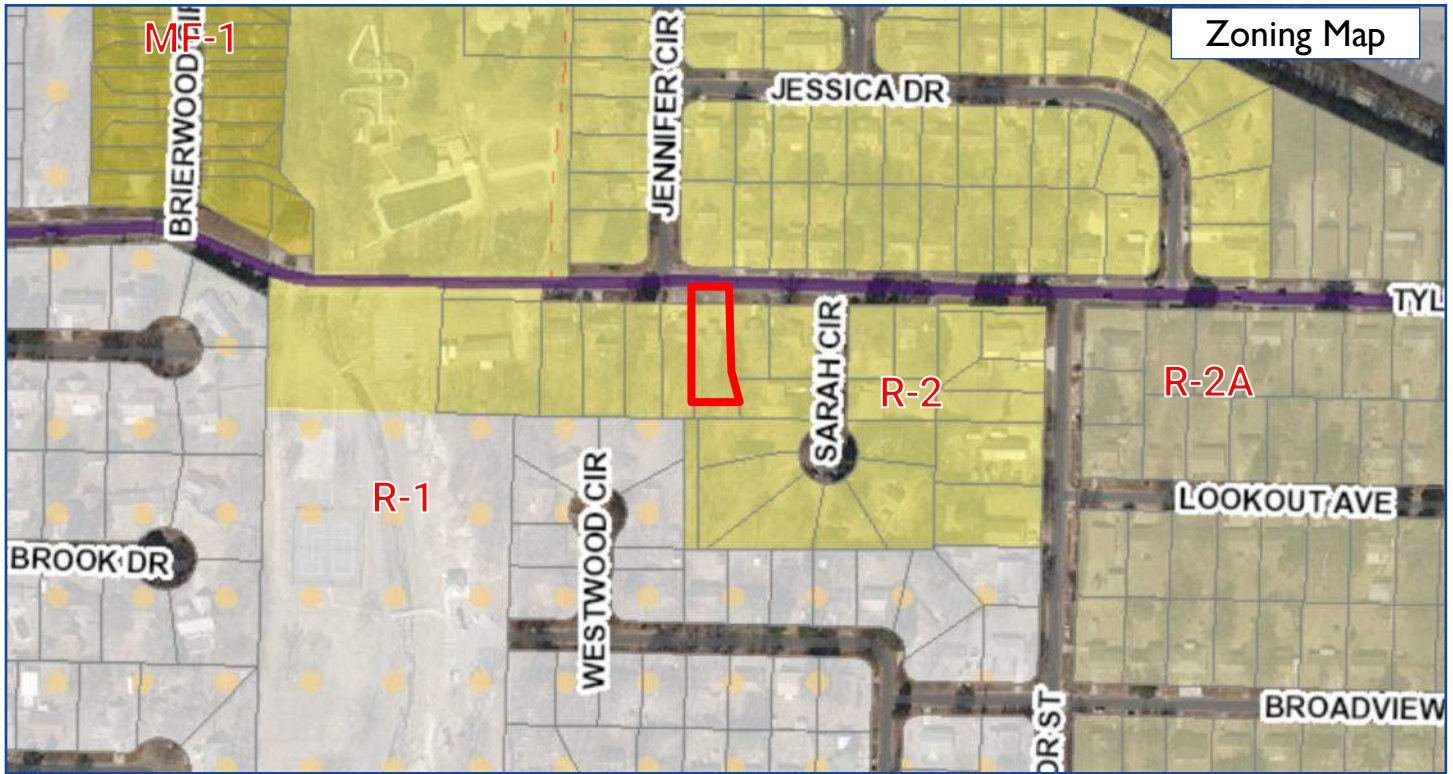
Existing Structures. Single-family residence which has been converted for child-care facility.

Overlay. None.

Comprehensive Plan. Single-Family.

Request to Modify Conditional Use Permit: Childcare Facility in R-2

Record No. USE2020DEC02



Projected Traffic Impact. The applicant is not proposing a change to the use therefore no change in traffic volume is anticipated.

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

Utilities. Site is developed.

Street Improvement. No current improvement plans.

STAFF COMMENTS

1. The applicant is seeking to modify an existing conditional use permit for the property which allows “childcare facilities” in the given zoning district, to remove the restriction to a given applicant/occupant.
2. The use of the property as a childcare facility was previously authorized by conditional use permit in 2017.
3. In the three years of operation, the use has not created any significant negative impacts.
4. On-site parking is provided.
5. The modified conditional use would not likely result in harm to adjacent property.

STAFF RECOMMENDATIONS

Staff recommends approval of the request to modify the existing conditional use permit per the following:
Current Conditions / Proposed new or modified conditions.

1. Hours of operation are limited to 6:00 am to 6:00 pm Monday through Friday; 8:00 am to 3:00 pm Saturday
- ~~2. This permit is limited to the applicants, Michael and Elizabeth West, only.~~
3. Sufficient parking must be supplied for employees and parents.
4. *All new signage shall be permitted by the Planning & Development Department prior to installation.*
5. *Any expansions or additions to the structure/site or change in use shall require a new or amended conditional use permit.*

Request to Modify Conditional Use Permit: Childcare Facility in R-2

II.B

Record No. USE2020DEC02



Request for Conditional Use Permit: Temporary Parking in S-1

Record No. USE2020DEC03

APPLICANT

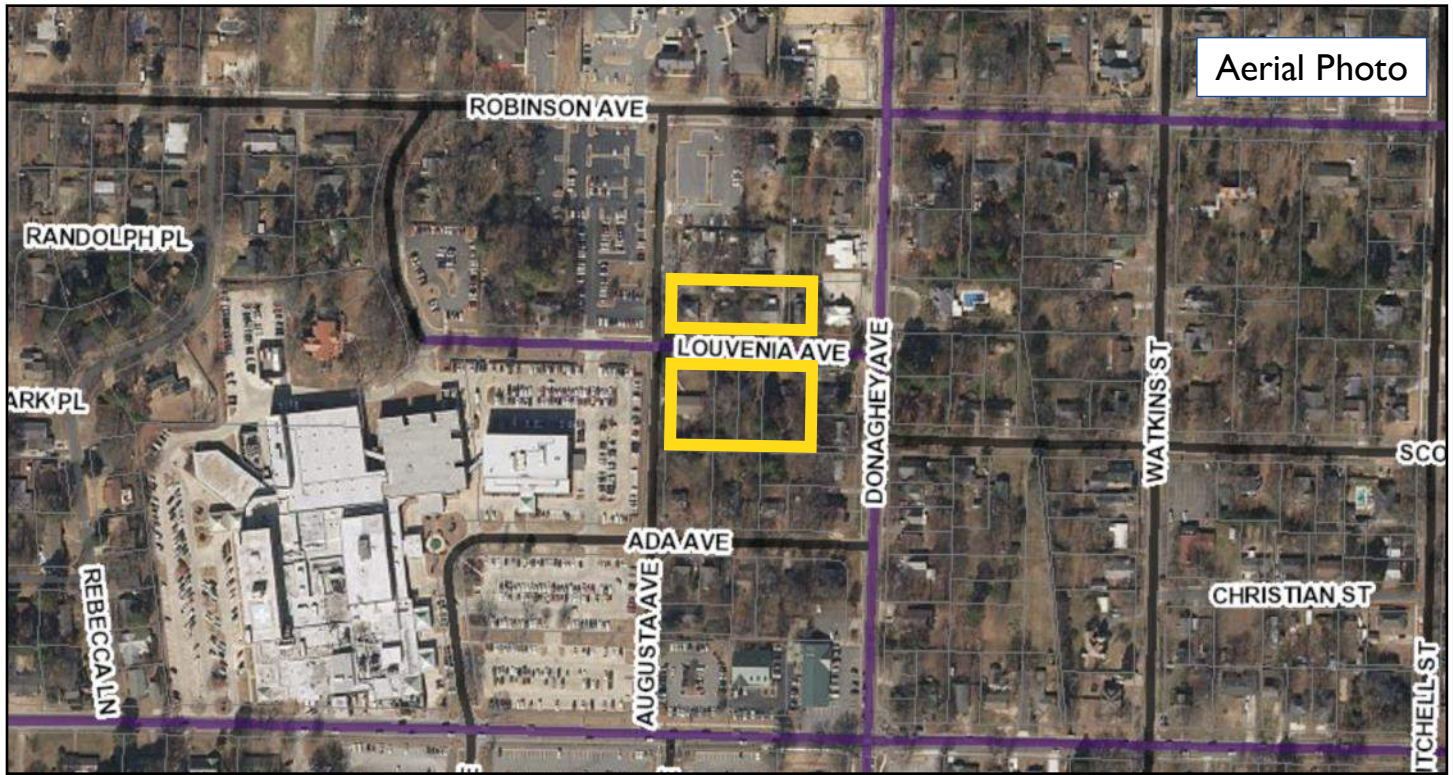
Aaron Scott, AIA
Cromwell Architects
1300 E Sixth Street
Little Rock, AR 72202

OWNER

Conway Regional Health Foundation, Inc.
2302 College Avenue
Conway, AR 72034

STAFF REVIEW BY

Levi Hill, AICP, Assistant Director



Location 731 Donaghey Ave and 2131 Louvenia Ave.

Site Area. 2.1 acres +/-.

Current Zoning. S-1 (Institutional).

Existing Structures. None.

Overlay. Old Conway Design Overlay – Suburban Zone.

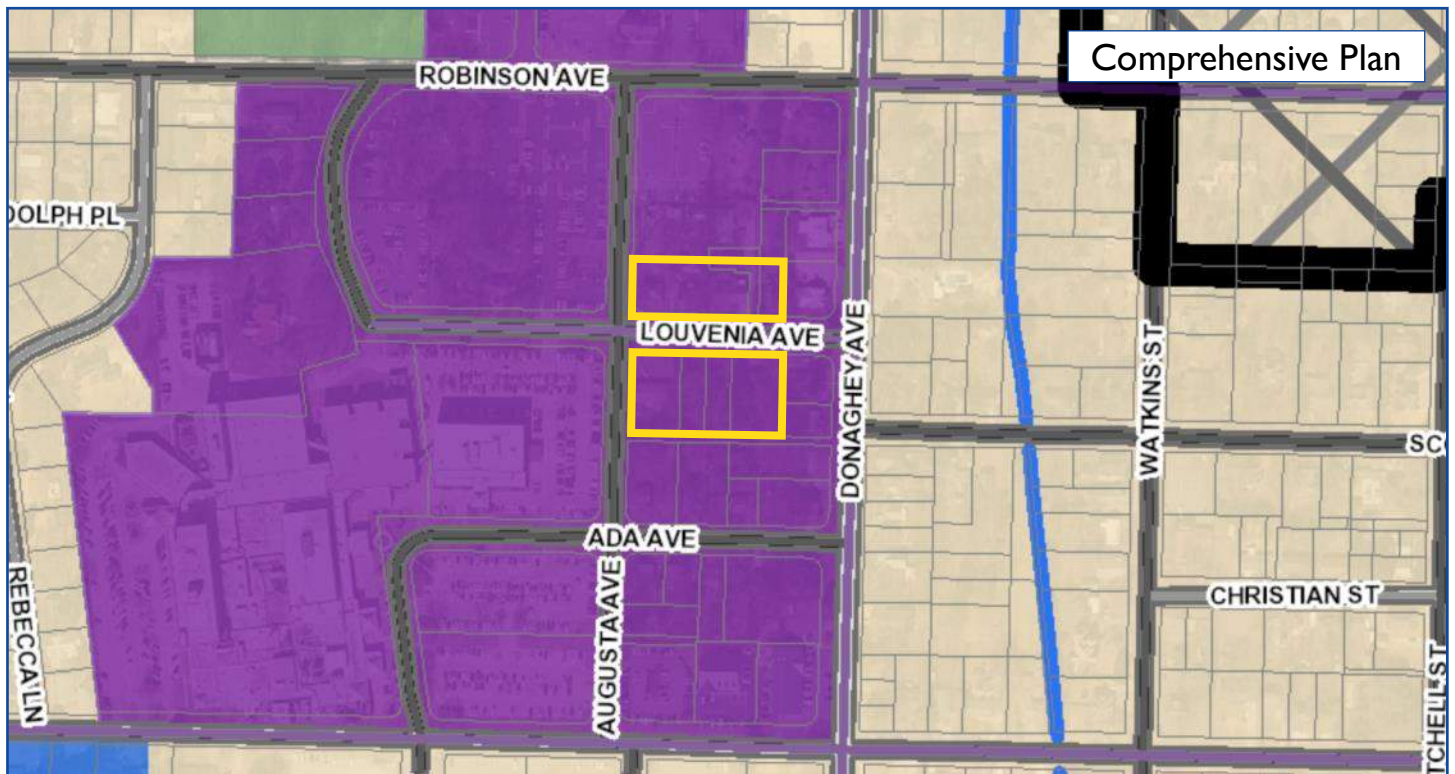
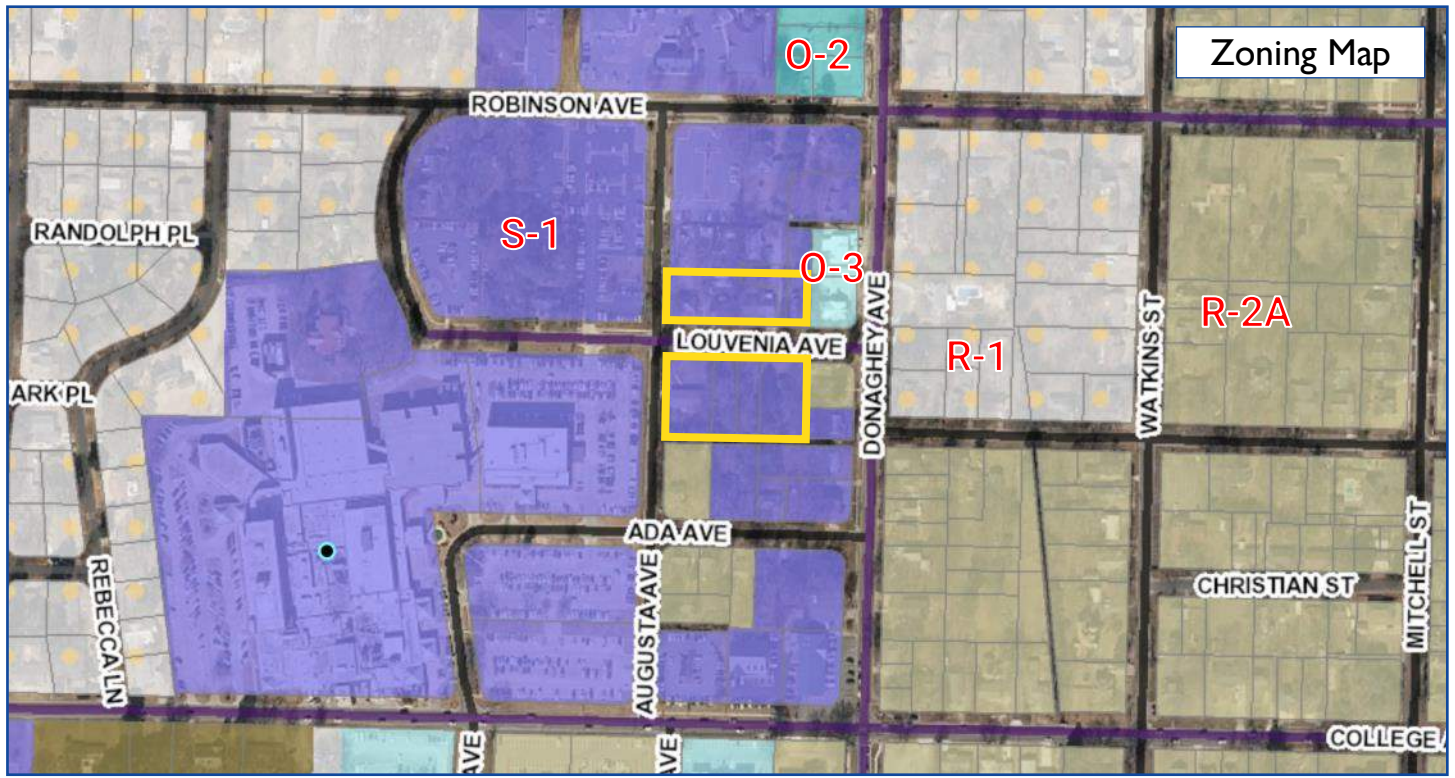
Requested Conditional Use. Temporary Parking and Staging Lot.

Comprehensive Plan. Medical.

Projected Traffic Impact. The ITE Trip Gen Manual does not provide specific traffic data for the intended use. Given that the proposed use of a parking area is not a traffic generating use, the likely increase in traffic impact would be minimal.

Request for Conditional Use Permit: Temporary Parking in S-1

Record No. USE2020DEC03



Current Traffic Counts. Donaghey Ave. (12,000 vehicles per day).

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

Utilities: The site is currently served by utilities.

Street Improvement. None planned.

STAFF COMMENTS

- The project site is located at the northeast and southeast corners of Louvenia Ave and Augusta Ave.
- The applicant is proposing to use the properties as temporary parking lots and construction laydown lots during the construction of the CRMC expansion.
- The proposed use is temporary between January, 2021 and December, 2022.
- Automobile parking lots as a principle use require a conditional use permit in the S-1 zoning district.
- The proposed use is needed given the congestion associated with both the medical uses and construction in the area.
- 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:

1. This permit shall be for the temporary period from January 1, 2021 to December 31, 2022.
2. All lots shall be surfaced at minimum with gravel with adequate dust binder.
3. Parking and laydown lots shall be screened from adjacent properties and public right of way by a solid board fence of acceptable design. Such wall or fence shall not be less than five (5) or more than seven (7) feet in height and shall be maintained in good condition without any advertising thereon.
4. The parking and laydown lots shall have designated ingress and egress points into the lots.
5. Any proposed lighting shall meet the lighting standards of Section 1101 of the Zoning Code, specifically for projects abutting residential properties.
6. At the expiration of this permit and in the absence of permanent development approval for the site, the applicant shall remove the temporary parking and laydown facilities along with any associated fencing or lighting. This shall include removal of gravel and re-seeding or sodding the lots.
7. Any expansions or change in use shall require a new or amended conditional use permit.

Request for Conditional Use Permit: Temporary Parking in S-1

Record No. USE2020DEC03



Request to Rezone: O-2 to R-1

Record No. REZ2020DEC03

APPLICANT/OWNER

Bobby Hamilton
11 Cypress Lake Court
Maumelle, AR 72113

STAFF REVIEW BY

Beth Sketoe, Planner



Location. 1400-1440 E Siebenmorgen Rd and 1510-1520 Trison Ln; northeast corner of intersection of Trison Ln and E Siebenmorgen Rd.

Site Area. 2.50 acres +/-.

Current Zoning. O-2 (Quiet Office).

Requested Rezoning. R-1 (One-Family Residential).

Adjacent Zoning. West, North – A-1 (Agricultural); East – R-2 (Low-Density Residential); South – R-1.

Existing Structures. One garage/shop outbuilding.

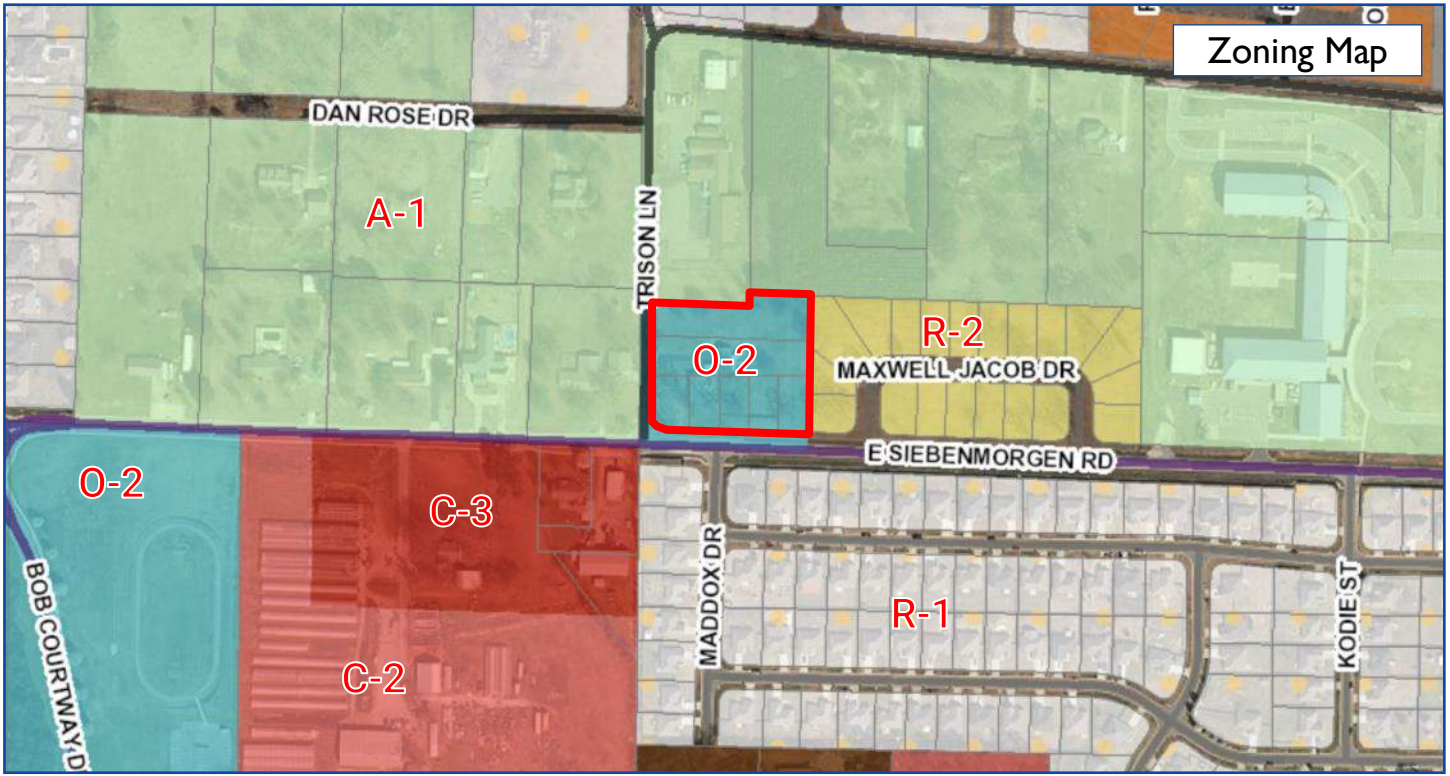
Overlay. None.

Comprehensive Plan. Single-family.

Projected Traffic Impact. With a rezoning to R-1 and developed as residential the likely increase in traffic impact would be minimal. It is estimated that single-family residential development of the site would generate approximately 66 vehicle trips per typical weekday.

Request to Rezone: O-2 to R-1

Record No. REZ2020DEC03



Current Traffic Counts. E Siebenmorgen Rd (10,000 vehicles per day).

Flood/Drainage. The site is not within any FEMA flood zones.

Utilities. Utilities are available. Applicant will need to coordinate with Conway Corporation.

Master Street Plan. E Siebenmorgen Rd – Minor Arterial; Trison Ln – Collector.

Street Improvement. Both E Siebenmorgen Rd and Trison Ln are improved 2-lane roadways which transition to open ditch toward the north and east property boundaries. No improvements are planned at this time.

STAFF COMMENTS

- The applicant is requesting a rezoning to R-1 for the purpose of constructing 7 new single-family residences.
- The Comprehensive Plan designates the site as single-family. The current O-2 zoning in conjunction with Conditional Use Permit No. 1197 allowed the previous property owner to operate a small business from the property.
- The property was recently subdivided into 7 lots to accommodate single-family development. 4 lots will take shared access from E Siebenmorgen Rd and 3 from Trison Ln.
- The use of the property for single-family is appropriate.

STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning request as it will allow appropriate use of the property and will not likely result in harm to adjacent property.

Request to Rezone: O-2 to R-1

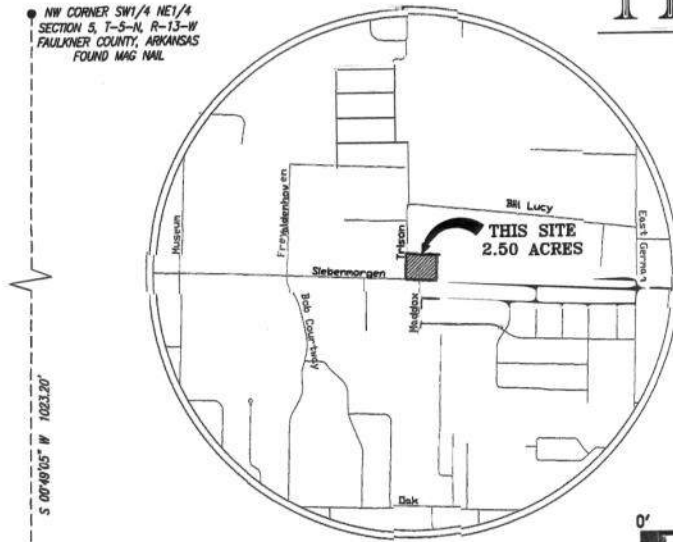
Record No. REZ2020DEC03



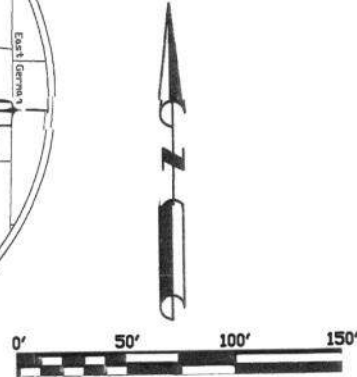
TRISON LANE

LYING IN THE SW1/4 NE1/4, SECTION 5, T-5-N, R-13-W, FAULKNER COUNTY, ARKANSAS

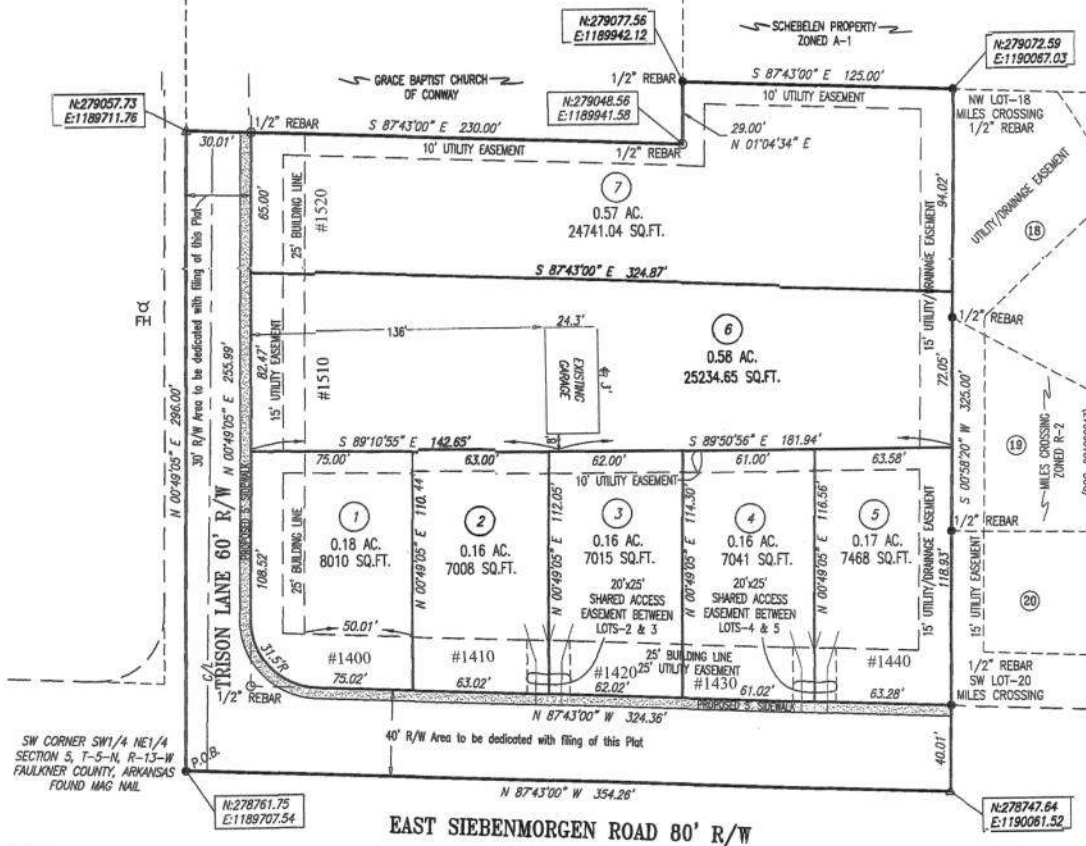
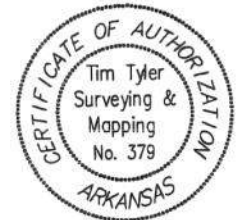
FINAL PLAT



VICINITY MAP
NOT TO SCALE



BEARINGS BASED ON ARKANSAS GRID NORTH NAD 83 AS DETERMINED BY GPS. RELATIVE POSITIONAL ACCURACY MEETS ARKANSAS MINIMUM STANDARDS.



* Certificate of Recording:



P202000048
 CERTIFICATE OF RECORD
 FAULKNER CO. AR FEE \$15.00
 RECORDED: 06-24-2020 11:09:00 AM
 CRYSTAL TAYLOR
 CIRCUIT CLERK
 BY: NICOLE SPILLER, D.C.
 PLAT
 1 Page

Signed *Crystal Taylor*
 Circuit Clerk, Crystal Taylor



THIS PROJECT IS REFERENCED TO C&GS MONUMENT #1022
 NORTHING: 280530.698
 EASTING: 1187293.854
 ELEVATION: 317.416

Request to Rezone: O-2 to R-1

Record No. REZ2020DEC03

II.D



Request to Rezone: I-3 to C-3

Record No. REZ2020DEC05

APPLICANT/OWNER

Jason Covington
Covington Sturgis Road Complex, LLC
1053 Front Street
Conway, AR 72032

STAFF REVIEW BY

Beth Sketoe, Planner



Location. 605-675 Dave Ward Dr.

Site Area. 29.05 acres +/-.

Current Zoning. I-3 (Intensive Industrial), A-1 (Agricultural), and C-3 (Highway Service & Open Display District).

Requested Rezoning. C-3 (Highway Service & Open Display).

Adjacent Zoning. North – I-3, C-3; West – C-3; South - MF-3 (Multi-Family 3, 24 units/acre), I-3; East – I-3.

Existing Structures.

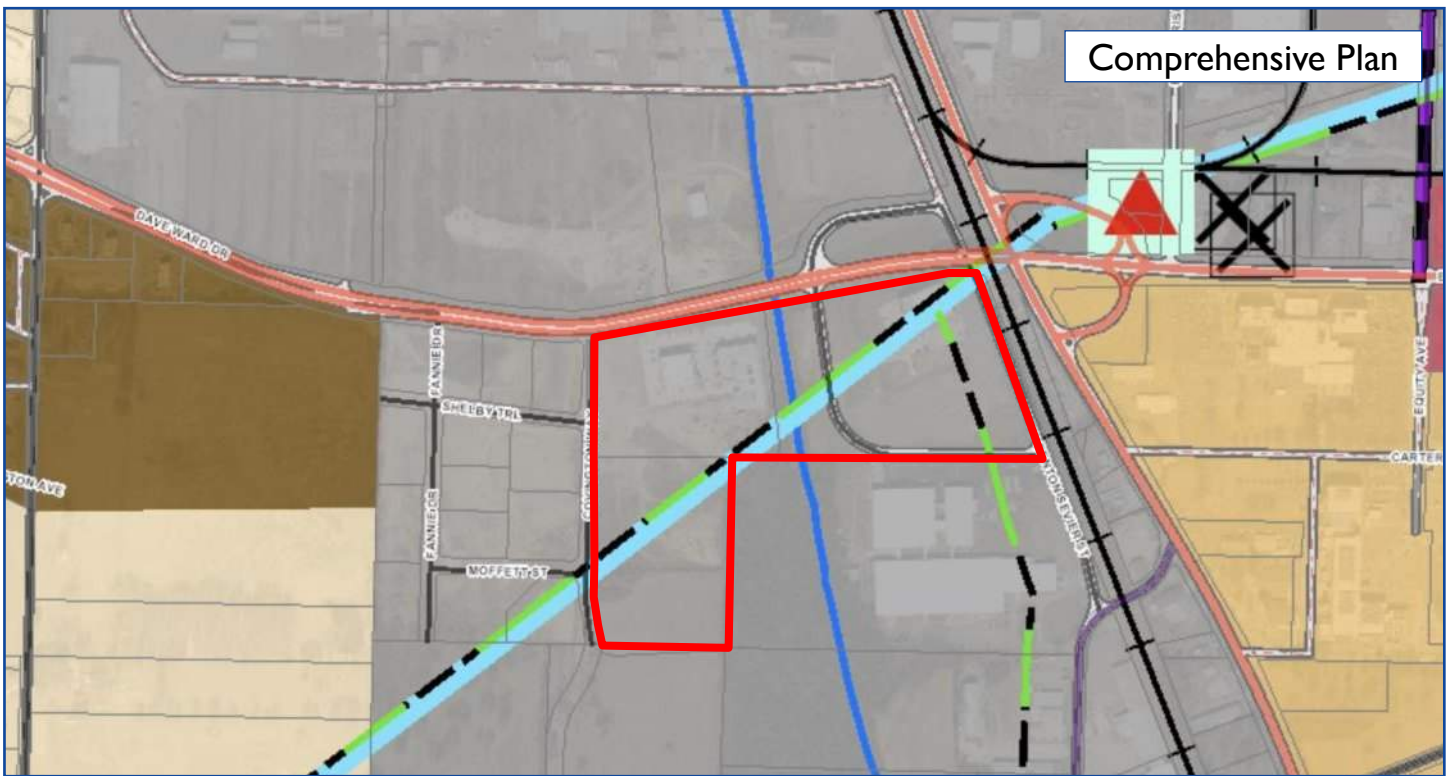
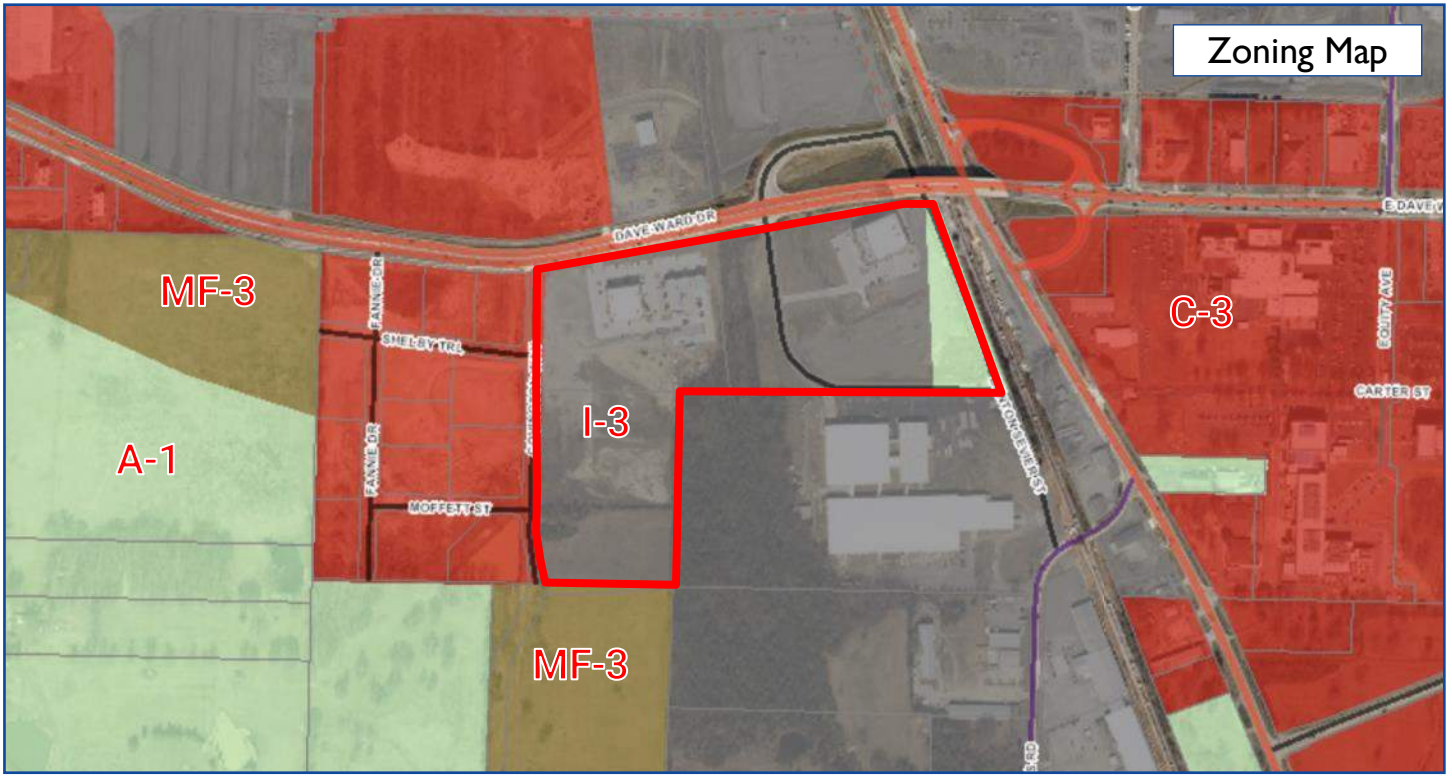
- 605 – 23,800 sf multi-tenant commercial building
- 635 - 14,400 sf multi-tenant commercial building
- 655 – 11,000 sf multi-tenant commercial building
- 675 - 10,644 sf multi-tenant commercial building

Overlay. Dave Ward Drive Access Management Plan.

Comprehensive Plan. General Industry.

Request to Rezone: I-3 to C-3

Record No. REZ2020DEC05



Projected Traffic Impact. The existing general office buildings generate approximately 582 vehicle trips per typical weekday. With a rezoning to C-3 the most intense use permitted by right would likely be a fast food restaurant. The buildable portion of the site still undeveloped, approximately 17.2 acres, could yield multiple drive-through restaurants. As such, the likely increase in traffic impact could be significant. With an assumption of the remainder of the site devoted to the most intense use possible, it is anticipated the site could generate an additional 14,000 vehicle trips per typical weekday, though this scenario should be considered the worst case and that only a portion of these trips would be destination end points.

Current Traffic Counts. Dave Ward Dr (33,000 vehicles per day).

Flood/Drainage. A narrow portion of regulatory floodway, in the form of a creek, bisects the site.

Utilities. A portion of the site is developed. The applicant will need to coordinate the extension of utilities with Conway Corporation for additional development.

Master Street Plan. Dave Ward Dr/Hwy 60 – Major Arterial; Covington Way – Collector, Benton Sevier St – Collector.

Street Improvement. Covington Way, a boundary street, was recently constructed to serve adjacent commercial development to the west. No other improvements are planned.

STAFF COMMENTS

- The applicant is requesting a rezoning to C-3 which will better align with how the property is currently being used. A series of conditional use permits have been issued to allow religious and retail uses at the site which are not permitted by right in I-3.
- Though the requested zoning is not congruent with the Comprehensive Plan, the current zoning of I-3 and A-1 are no longer appropriate or sufficient given the transition from industrial to more commercial uses of this portion of the Dave Ward Dr corridor over the last 10 to 15 years.
- Commercial and multi-family uses have become more desirable and necessary in this area given the site's location along a major thoroughfare connecting interstate access and large commercial developments toward the east with more residential and university developments in the western portion of the city.
- The rezoning will provide for more consistent design of future projects and will not likely result in harm to adjacent property.

STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning request as it will allow appropriate use of the property in context to the surrounding area and will not likely negatively impact adjacent property.

Request to Rezone: I-3 to C-3

Record No. REZ2020DEC05



Request to Rezone: I-3 to C-3

Record No. REZ2020DEC05



Request to Rezone: R-1 to O-3

Record No. REZ2020DEC07

APPLICANT/OWNER

David Davies
The Law Offices of David Davies, PLLC
1023 Main Street, Suite 202
Conway, AR 72032

STAFF REVIEW BY

James Walden, AICP, Director



Location/Site Area. 1972 Dave Ward Drive; 0.38 acres +/-.

Current Zoning. R-1 (Single-Family Residential).

Requested Rezoning. O-3 (Restricted Office).

Adjacent Zoning. North – R-1; West – C-2; South – S-1; East – R-1.

Existing Structures. One 3,118 sf single family home on the site.

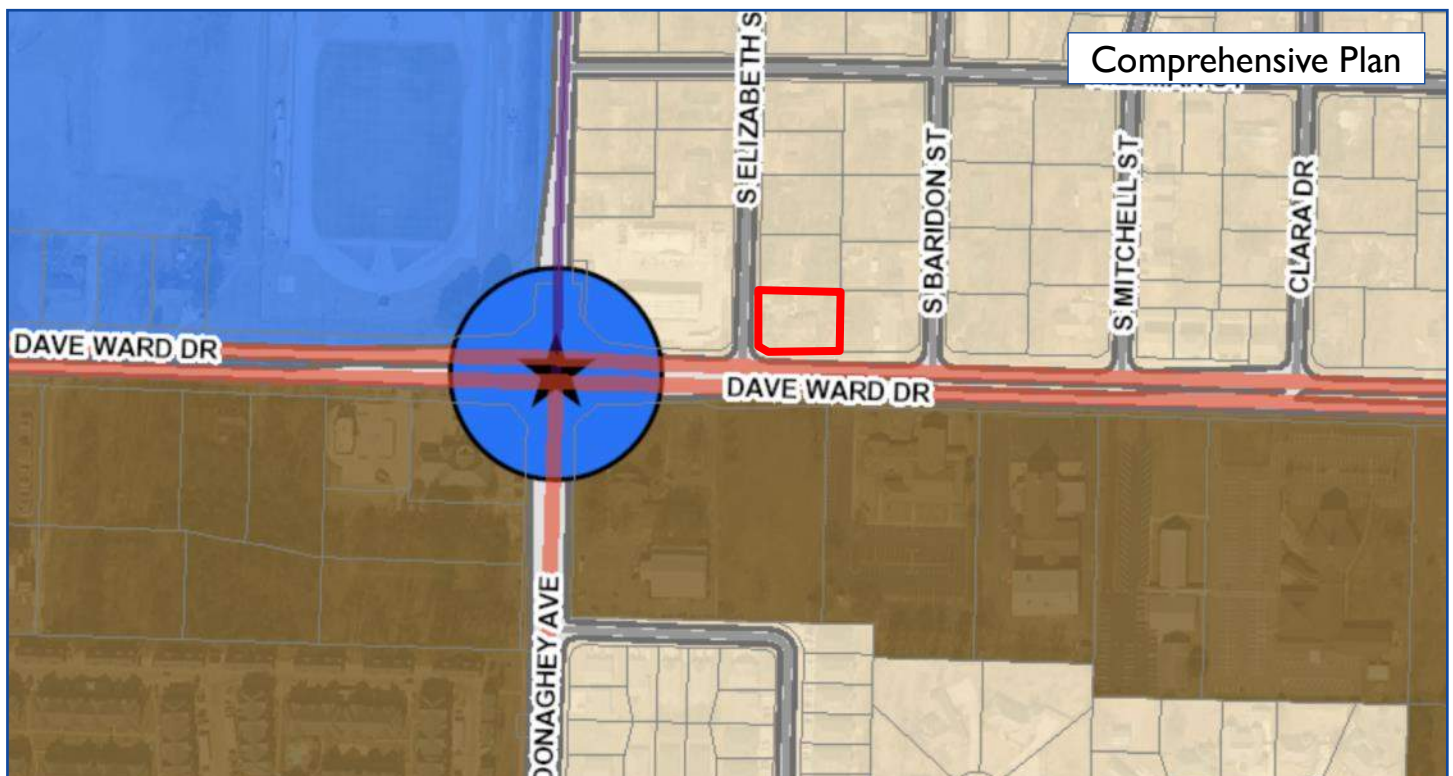
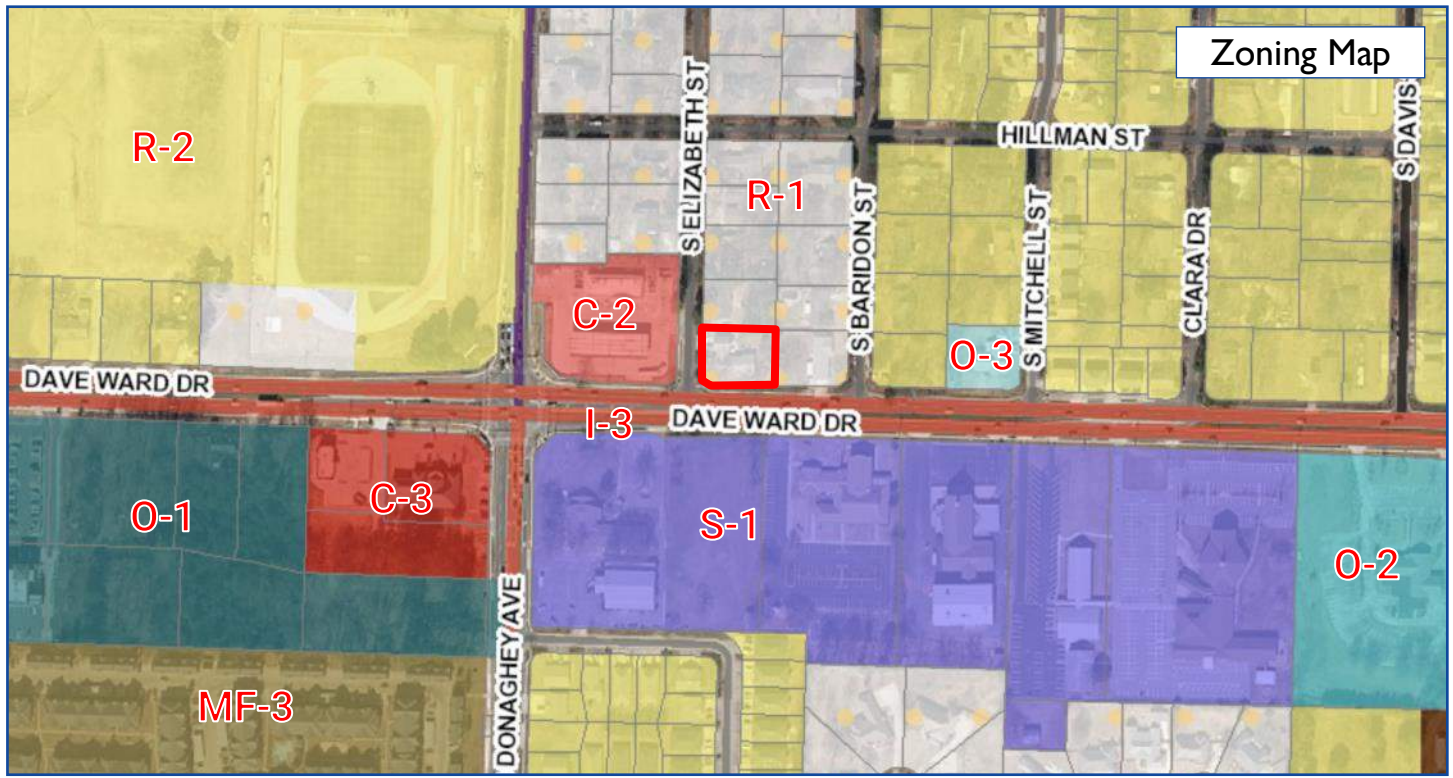
Overlay. Dave Ward Drive Access Management Plan.

Comprehensive Plan. Single-Family.

Projected Traffic Impact. With a rezoning to O-3 and expected use as a law office, the likely increase in traffic impact would be minimal, generating fewer than 50 vehicle trips per typical weekday. In addition to Dave Ward Dr, the site is currently served by Elizabeth St which gives the site access to Dave Ward Dr. It is likely trips entering and leaving the site will be split between Dave Ward Dr and Elizabeth St due to the presence of a median on Dave Ward Dr restricting certain turn motions.

Request to Rezone: R-1 to O-3

Record No. REZ2020DEC07



Current Traffic Counts. Dave Ward Dr @ Stone Dam Creek (31,000 vehicles per day).

Flood/Drainage. The site is not within a FEMA regulated floodplain.

Utilities. The site is developed and served by utilities.

Master Street Plan. Dave Ward Dr/Hwy 60 – Major Arterial; Elizabeth St – Local.

Street Improvement. No improvements are planned.

STAFF COMMENTS

- The applicant is requesting a rezoning to O-3 to accommodate relocation of his law office to the site.
- It is not anticipated that any site improvements will occur at the site, as the existing house can accommodate the use. The use is anticipated to only require the five parking spaces currently on the site.
- The site is surrounded on two sides by residential uses. To the east, the site abuts the back yard of a single-family home. To the north, the site abuts the parking area for a single-family home.
- There are limited uses allowed by-right in the O-3 zone, primarily office uses. It is not anticipated those by-right uses would have any significant impact on adjacent property.
- Though the requested zoning is not congruent with the Comprehensive Plan, the site is directly adjacent to a C-2 zone. Given the more intense zoning, the O-3 zoning provides a buffer to transition between the more intense commercial uses and the adjacent single-family uses.
- There is a similar office zoning use within two blocks of the site along Dave Ward Dr to the east.

STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning request as it will allow appropriate use of the property in context to the surrounding area and will not likely negatively impact adjacent property.

Request to Rezone: R-1 to O-3

Record No. REZ2020DEC07

II.F



Request to Rezone: R-1 to PUD

II.G

Record No. REZ2020DEC01

APPLICANT

Phillip Lewis, PE
Phillip Lewis Engineering
PO Box 17303
Little Rock, AR 72222

OWNER

Capital Development Group, LLC
298 Pickwick Drive
Conway, AR 72034

STAFF REVIEW BY

Levi Hill, AICP, Assistant Director



Location. 1630 & 1640 S. Donaghey Ave.

Site Area. 2.97 acres +/-

Current Zoning. R-1 (One-Family Residential).

Requested Rezoning. PUD (Planned Unit Development).

Adjacent Zoning. East – MF-2; South – R-1; North -PUD; West – O-2.

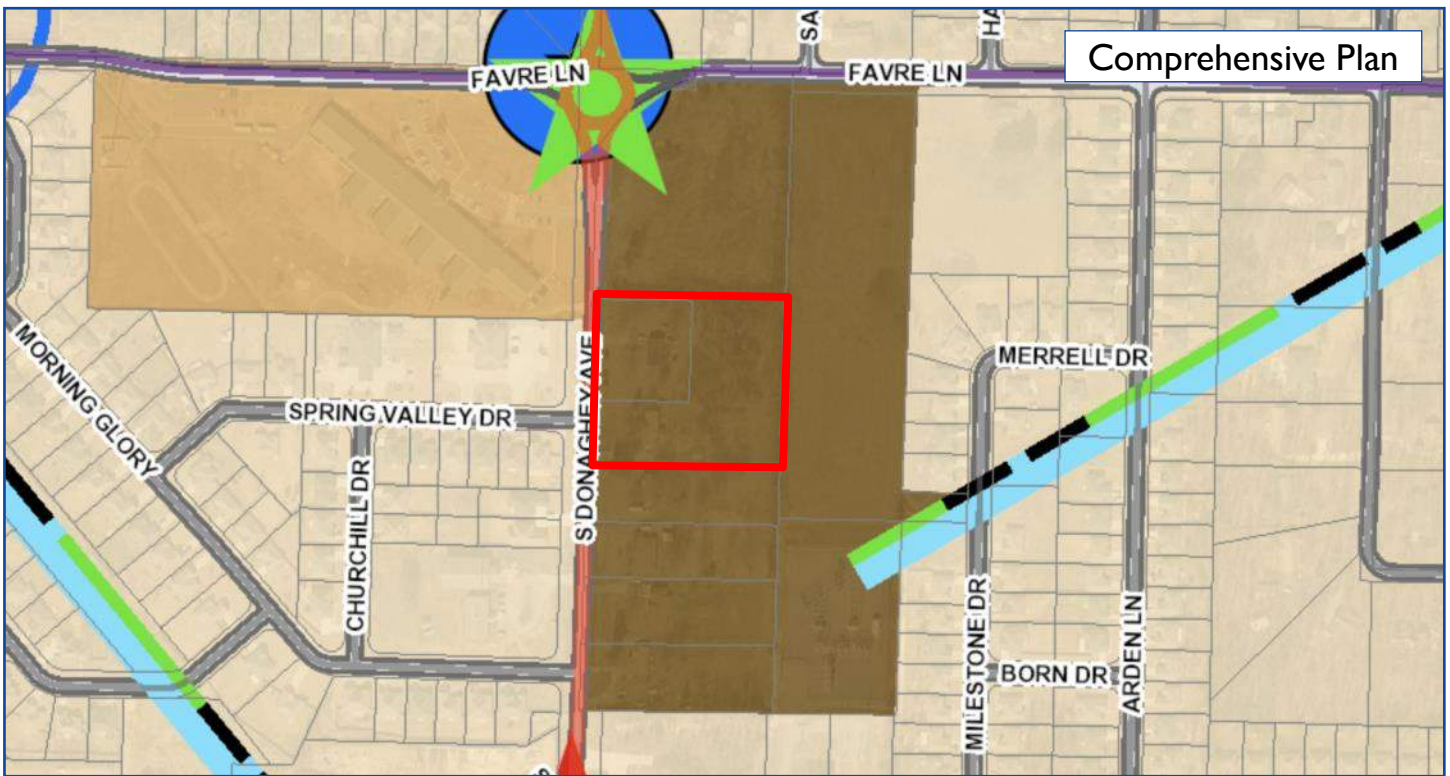
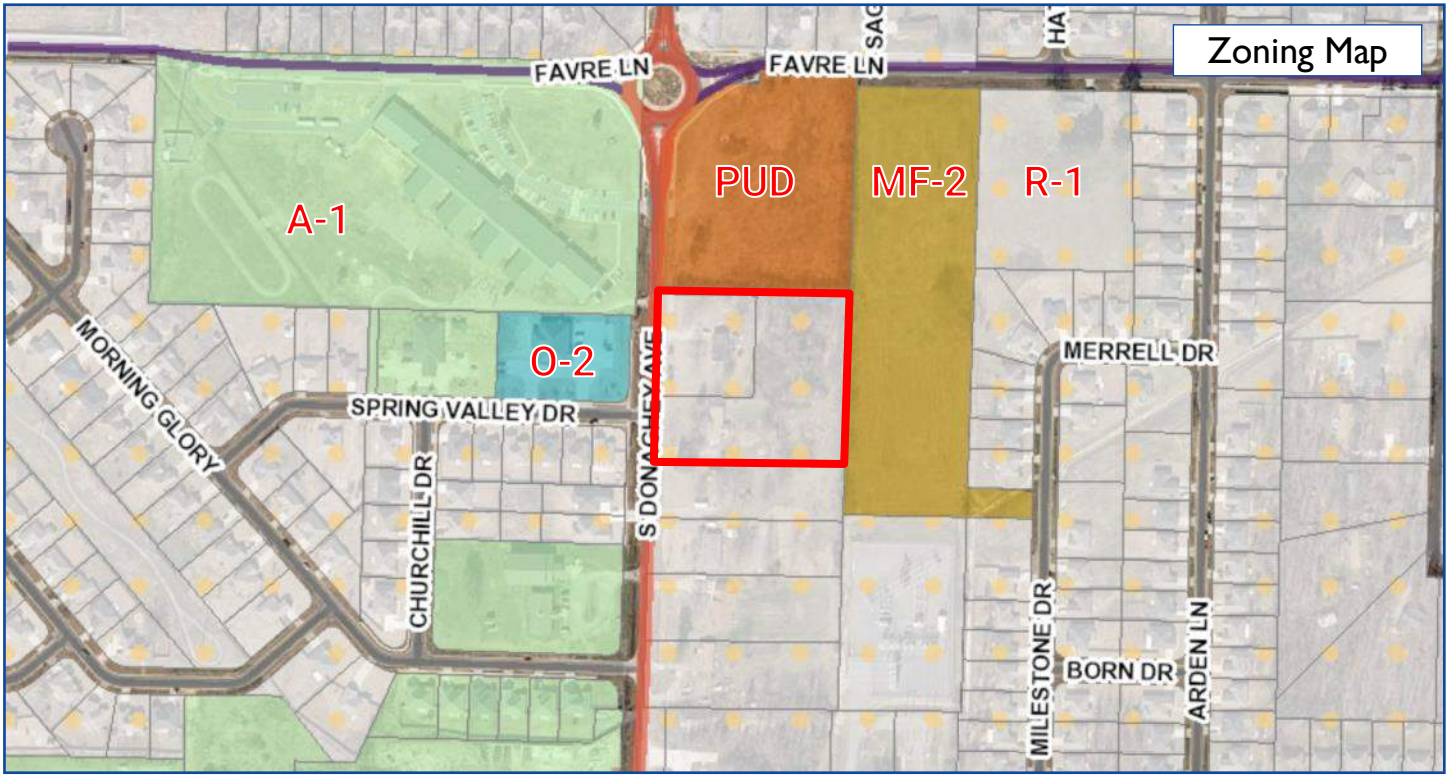
Existing Structures. Two single-family residences.

Overlay. None.

Comprehensive Plan. Multi-family.

Request to Rezone: R-1 to PUD

Record No. REZ2020DEC01



Projected Traffic Impact. With a rezoning to PUD and developed as indicated on the plan, the likely increase in traffic impact would be moderate given that the site is currently developed as single family residential. The applicant is proposing a total of 19 single-family residential units. If approved the anticipated traffic increase is expected to be approximately 178 trips per typical weekday.

Current Traffic Counts. S Donaghey Ave (8,800 vehicles/day).

Flood/Drainage. The site is not within any FEMA flood zones.

Utilities. Water service is available on site. The applicant will need to coordinate the extension of Sanitary Sewer with Conway Corporation and the developer of the subdivision to the east.

Master Street Plan. S Donaghey Ave - Major Arterial

Street Improvement. No improvements are planned at this time.

STAFF COMMENTS

- The site is currently developed with two single-family residences and is located at 1630 and 1640 S. Donaghey Ave.
- The plan proposes a zero-lot line development with 19 single-family residences on minimum 4,000 square foot lots.
- The proposed use and density are consistent with the Comprehensive Plan.
- The extension of sewer service to the area will allow for additional development of adjacent properties which was previously cost prohibitive.
- Approved uses are limited to single-family residential dwellings.
- All lot dimensions and proposed parking areas for all structures shall be included on the final development plan.
- Sidewalks shall be required at the time lots are developed. The developer shall be responsible for the construction of the sidewalks along the proposed detention pond.
- The plan proposes setbacks as follows: 15' front and exterior, 10' rear; 0' side (10 feet between structures).
- The plan proposes a new street with a reduced right of way of 37-feet. The street shall be platted as a private drive.
- The rezoning would not likely result in harm to adjacent property.

STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning request, pending revisions, with the conditions listed below. The proposed use and density are consistent with the Comprehensive Plan.

1. Permitted uses are limited to single-family residential as indicated on the approved plan with a maximum of 19 dwelling units.
2. All standards and uses other than those defined shall be governed by restrictions of the R-1 zoning district.
3. Buildings shall be of the following materials:
 - Brick/stone
 - Cement fiber board (Hardie Board)
 - Wood
 - Other materials as approved by the Planning Director

4. Vinyl Siding shall be prohibited.
5. Any proposed fencing shall be approved by the Planning Director prior to installation.
6. No accessory structures shall be permitted.
7. Applicant shall plat the property in accordance with the Subdivision Regulations, at which time setbacks will be finalized.
8. Applicant shall return a signed copy of the final development plan agreement prior to the issuance of building permits.
9. All roadway improvements shall be privately maintained.
10. A Property Owners' Association shall be required to be formed and operate in perpetuity to maintain all common areas and improvements such as streets, sidewalks, and drainage

Request to Rezone: R-1 to PUD

Record No. REZ2020DEC01



Request to Rezone: R-1 to PUD

Record No. REZ2020DEC07

II.F



Request to Rezone: R-1 to PUD



Record No. REZ2020DEC02

Public hearing for request is postponed to January 19, 2021 meeting; public notification requirements were not met.

APPLICANT/OWNER

Richie Hambuchen
Hambuchen Properties
86 Richland Hills
Conway, AR 72034

STAFF REVIEW BY

Beth Sketoe, Planner



Request to Rezone: A-1 to PUD

Record No. REZ2020DEC04

APPLICANT/OWNER

Bobby Hamilton
11 Cypress Lake Court
Maumelle, AR 72113

STAFF REVIEW BY

Beth Sketoe, Planner



Location/Site Area. Northeast corner of Meadowlake Rd and Salem Rd; 2.75 acres +/-.

Current Zoning. A-1 (Agricultural).

Requested Rezoning. PUD (Planned Unit Development).

Adjacent Zoning. West – C-2 (Neighborhood Commercial) with Conditional Use Permit for self-storage facility; North, East – A-1 (Agricultural); South – R-1 (One-Family Residential).

Existing Structures. None.

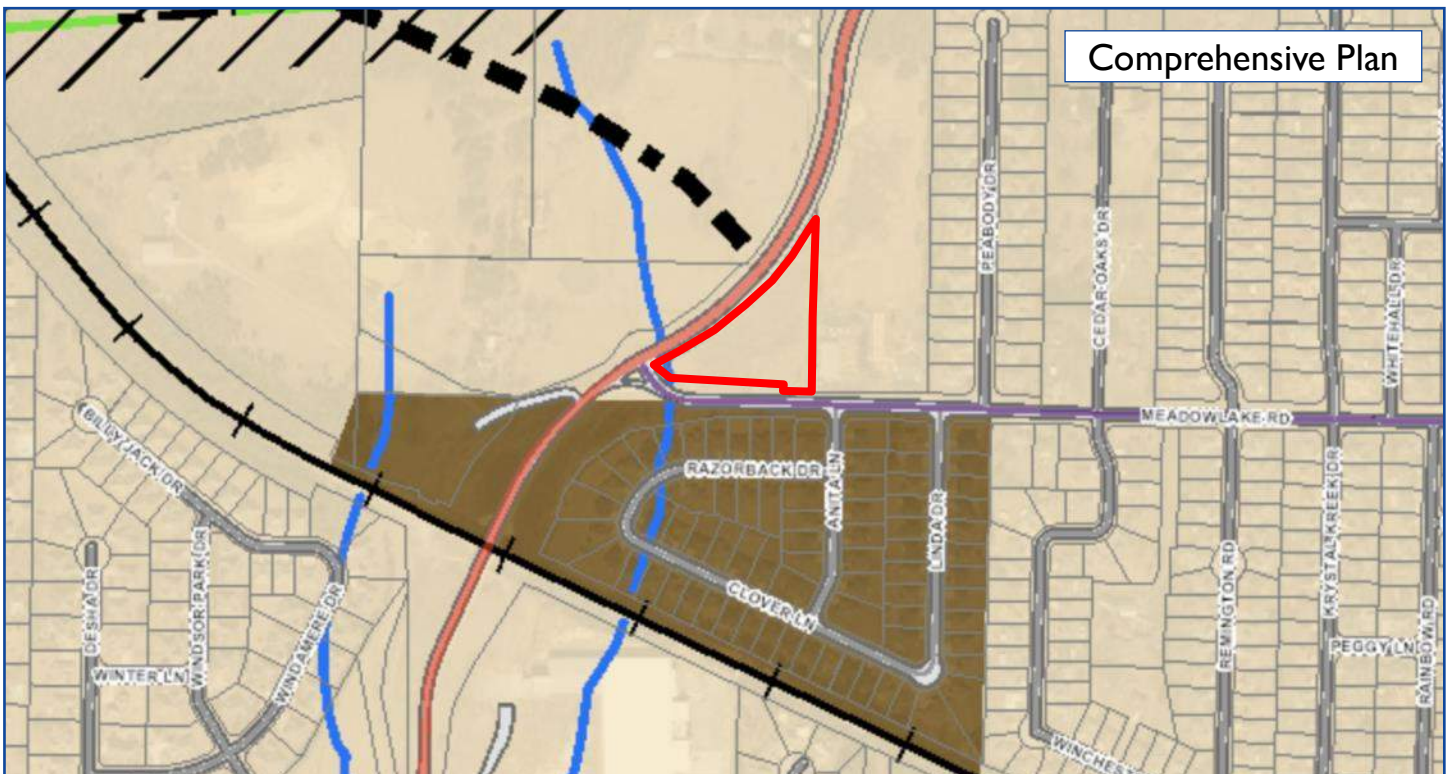
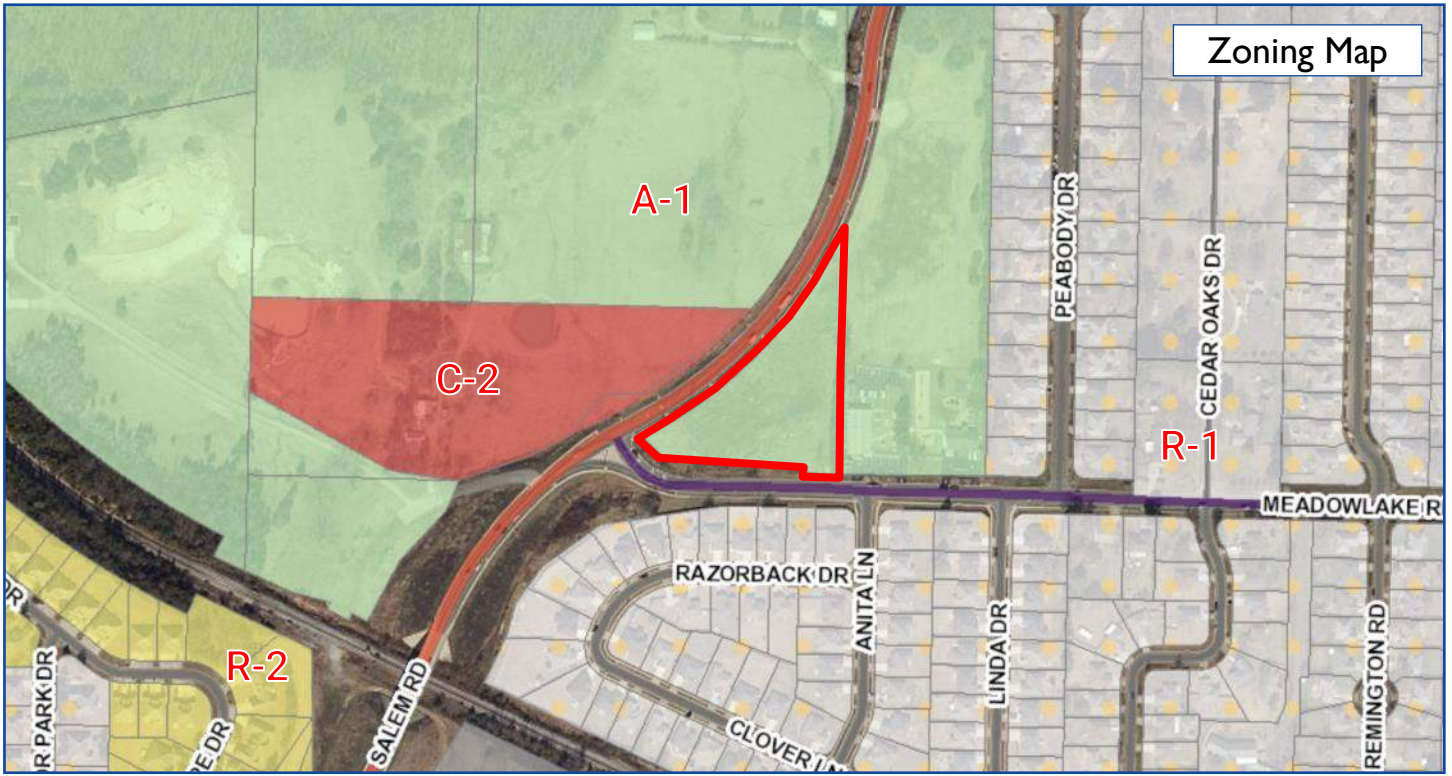
Overlay. None.

Comprehensive Plan. Single-family.

Projected Traffic Impact. With a rezoning to PUD and developed as two-family residential with a maximum of 24 units the likely increase in traffic impact would be minimal yielding approximately 176 vehicle trips per typical weekday.

Request to Rezone: A-1 to PUD

Record No. REZ2020DEC01



Current Traffic Counts. Salem Rd (11,000 vehicles per day); Meadowlake Rd (6,500 vehicles per day).

Flood/Drainage. The site is not within any FEMA flood zones.

Utilities. The applicant will need to coordinate the extension of utilities with Conway Corporation.

Master Street Plan. Salem Rd – Major Arterial; Meadowlake Rd – Minor Arterial.

Street Improvement. A roundabout is planned at the intersection of Salem Rd and Meadowlake Rd in the future.

STAFF COMMENTS

- The applicant is requesting a rezoning to PUD for the purpose of constructing a series of duplexes with a maximum of 24 dwelling units (12 duplexes).
- The Comprehensive Plan designation of single-family suggests low-density residential development. However, the connection of Salem Rd to Old Morrilton Hwy has altered the context of the area, making higher density development appropriate. Additionally, the site is bound by a variety of uses including a childcare center, a single-family development, and a self-storage facility, currently under construction.
- The intersection of Meadowlake Rd and Salem Rd will be redeveloped as a roundabout in the future. To minimize traffic impact, access to the development should be limited to Meadowlake Rd.
- Given the site's prominent location at the intersection of a major and minor arterial, it is preferable that access and parking be located at the interior of the site.
- The fronts of units along Salem Rd and Meadowlake Rd shall be oriented to the street to allow enhanced pedestrian connectivity and walkable development.
- Sidewalk extension is required along Meadowlake Rd.
- A public information meeting was held virtually on December 4, 2020. No comments or questions were received.
- The rezoning would allow appropriate development of a physically constrained site and would not likely result in harm to adjacent property.

STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning request, pending revisions, with the conditions listed below.

1. Permitted uses are limited to residential, as indicated on the approved plan, with a maximum of 24 units.
2. All standards and uses other than those defined by the development plan shall be governed by restrictions of the R-2 zoning district.
3. Building setbacks shall be 10 feet along Salem Rd and Meadowlake Rd; 15 feet along the east property line.
4. Front of buildings shall be oriented toward Salem Rd and Meadowlake Rd. Principal architectural features such as porches or stoops shall be provided on street facing exteriors along with pedestrian entrance.
5. Buildings shall be of brick, rock, or cement fiber board (i.e. Hardie Board), or wood.
6. Vinyl siding shall be prohibited.
7. Roofs shall be of architectural shingles.
8. No fences in excess of 4 feet high shall be permitted in front yards. Any proposed fencing shall be approved by the Director of Planning prior to installation.
9. No accessory structures shall be permitted.

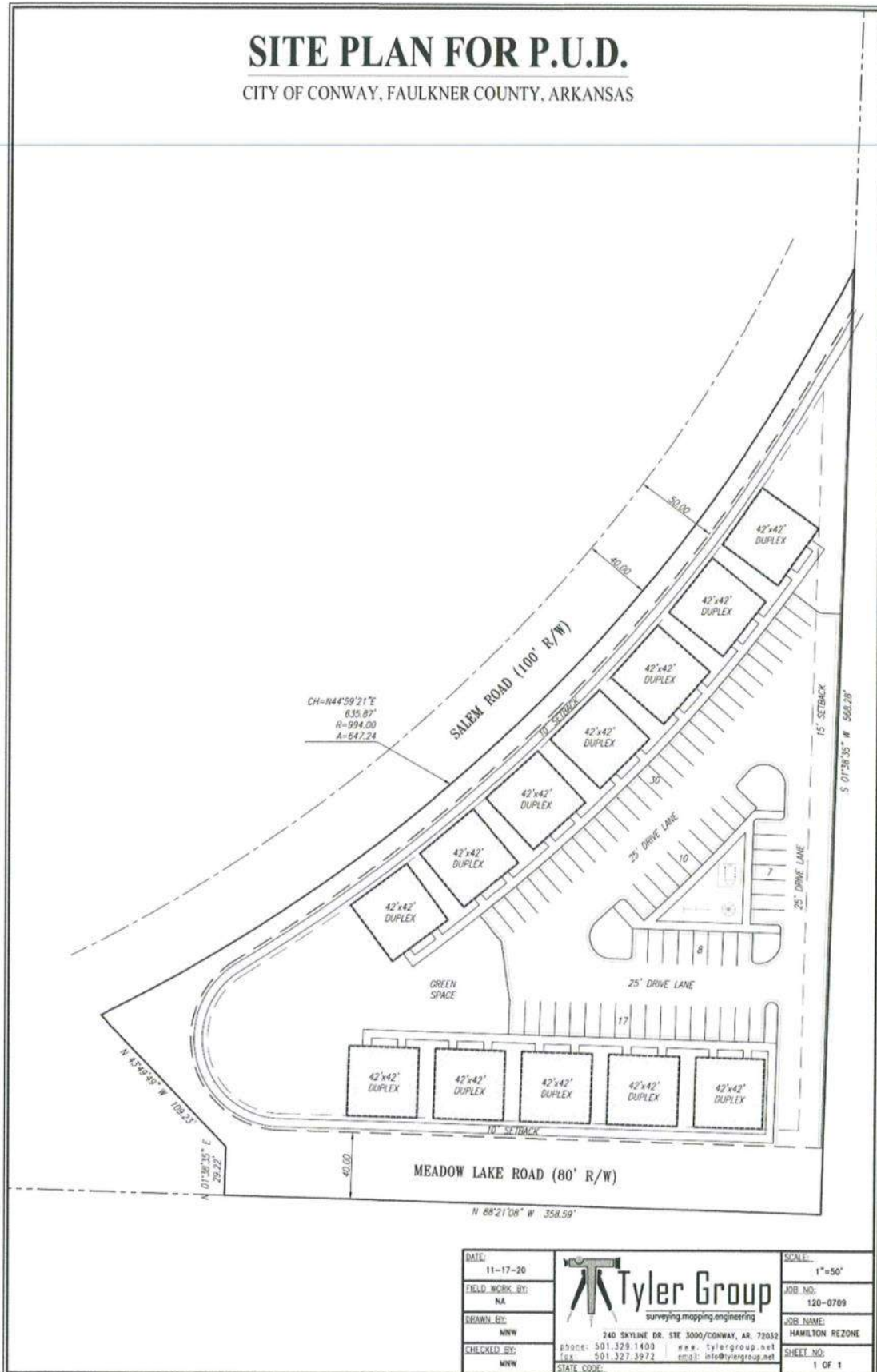
Request to Rezone: A-1 to PUD



Record No. REZ2020DEC04

10. Provide perimeter landscaping in accordance with Article 1101 of the Conway Zoning Code.
11. Access to the development is limited to one drive on Meadowlake Rd located near the eastern property boundary, as shown on the plan.
12. Applicant shall plat the property in accordance with the Subdivision Regulations.
13. The development is subject to the Development Review process in accordance with Article 1101 of the Conway Zoning Code.
14. Applicant shall return a signed copy of the final development plan agreement prior to the issuance of building permits.
15. PUD shall be generally developed per the density and intent indicated on the site plan. Minor variations from the approved plan may be allowed by approval from the Planning Director.





Request to Rezone: I-3 to C-2

Record No. REZ2020DEC06



APPLICANT

Spring Hunter
Conway Ministry Center
PO Box 1505
Conway, AR 72032

OWNER

Dale Bruns Revocable Trust
Dale Bruns, Trustee

STAFF REVIEW BY

James Walden, AICP, Director



Location. 225 E Robins St.

Site Area. 1.06 acres +/-.

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

Requested Rezoning. C-2 (Neighborhood Commercial District).

Adjacent Zoning. North – I-3; West – RMH; South – RMH; East – I-3.

Existing Structures. One 9,800 sf office/warehouse on the site.

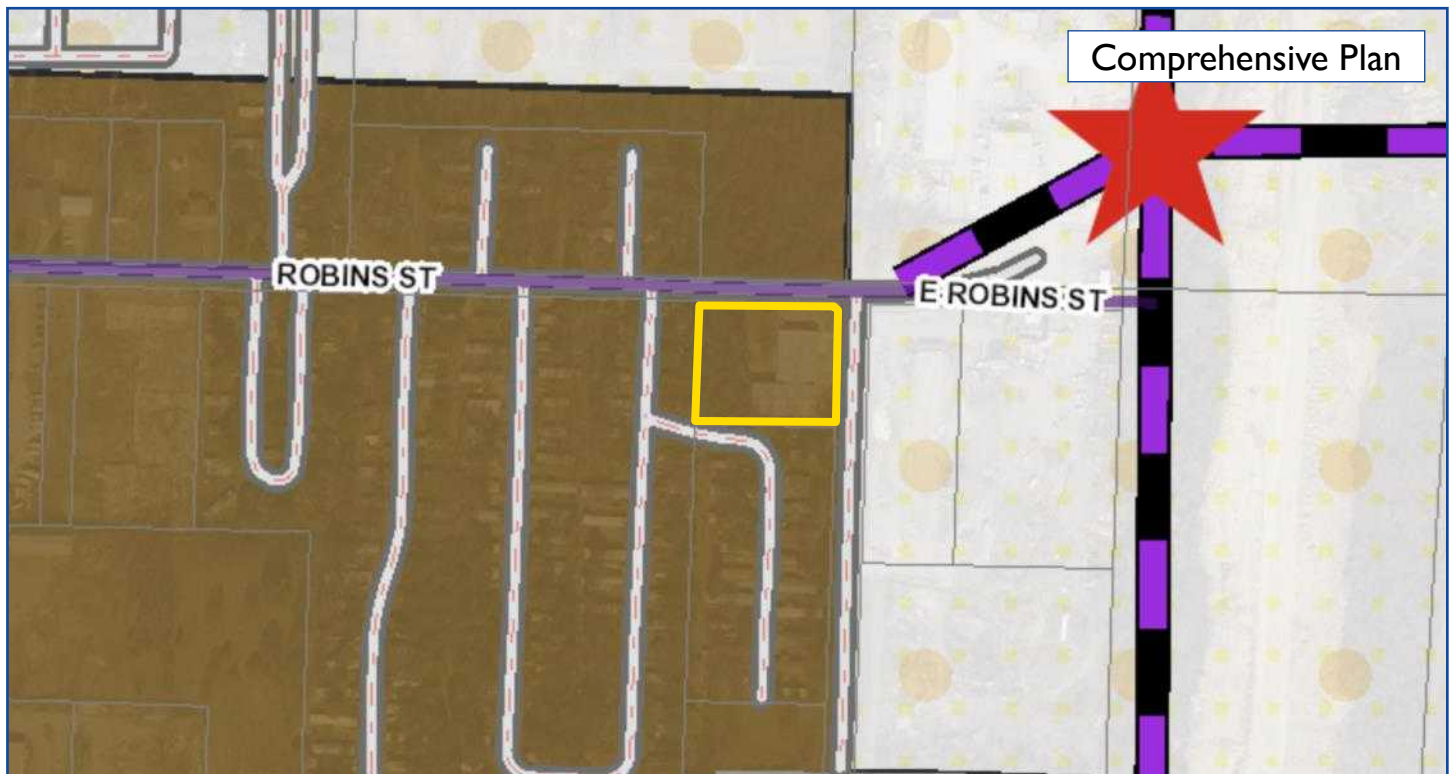
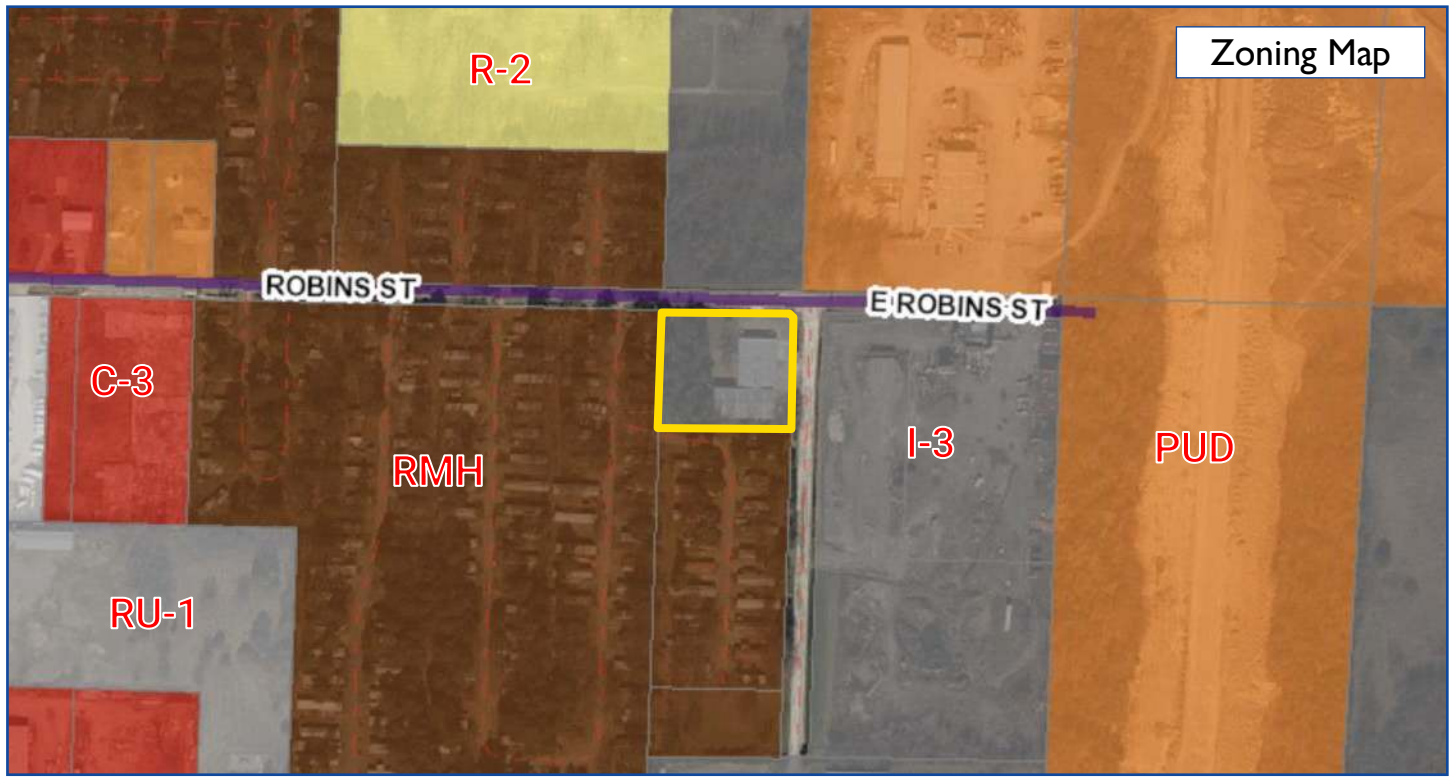
Overlay. None.

Comprehensive Plan. Multi-Family.

Projected Traffic Impact. With a rezoning to C-2 and expected to be used for a homeless day center/food pantry, traffic to the site would likely decrease. While reliable research on traffic generation from homeless shelters is not

Request to Rezone: I-3 to C-2

Record No. REZ2020DEC06



readily available, it is anticipated that traffic impacts are likely minimal being similar to an office use and limited to on-site workers with exclusion of periodic traffic driven by activities such as food pantry activities.

Current Traffic Counts. Estimated at less than 3,000 vehicles per day.

Flood/Drainage. The site is not within a FEMA regulated floodplain.

Utilities. The site is developed and served by utilities.

Master Street Plan. Local.

Street Improvement. No improvements are planned.

STAFF COMMENTS

- The applicant is requesting a rezoning to C-2 to accommodate relocation of the Conway Ministry Center to the site where a homeless day center, food pantry, and emergency homeless shelter would be operated. This application is linked to a separate conditional use application to permit that use.
- It is not anticipated that any site improvements will occur at the site, as the existing structure and site can accommodate the use. However, it is likely that remodeling of the structure may occur.
- The site is surrounded on two sides by residential uses. To the west and south, the site abuts an existing nonconforming mobile/manufactured home park.
- The current zoning allows an extensive range of uses, many of which are largely incompatible with the adjacent residential use. For example, a scrapyards or vehicle salvage yard is currently allowed at the site by-right.
- C-2 zoning on the site would allow for a more limited range of commercial and offices uses that would have fewer potential impacts on adjacent property.
- Though the requested zoning is not congruent with the Comprehensive Plan, the rezoning is decreasing the intensity of zoning towards the multi-family indicated for the site by the plan. The current structure on site is not compatible with multi-family zoning. Given these factors, the proposed zoning is appropriate.

STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning request as it will allow for a transition down in zoning intensity from the current I-3 zoning which allows numerous uses that could negatively impact adjacent property.

Request to Rezone: I-3 to C-2

Record No. REZ2020DEC06



Request for Conditional Use Permit: Shelter for the homeless in C-2

II.K

Record No. USE2020DEC01

APPLICANT

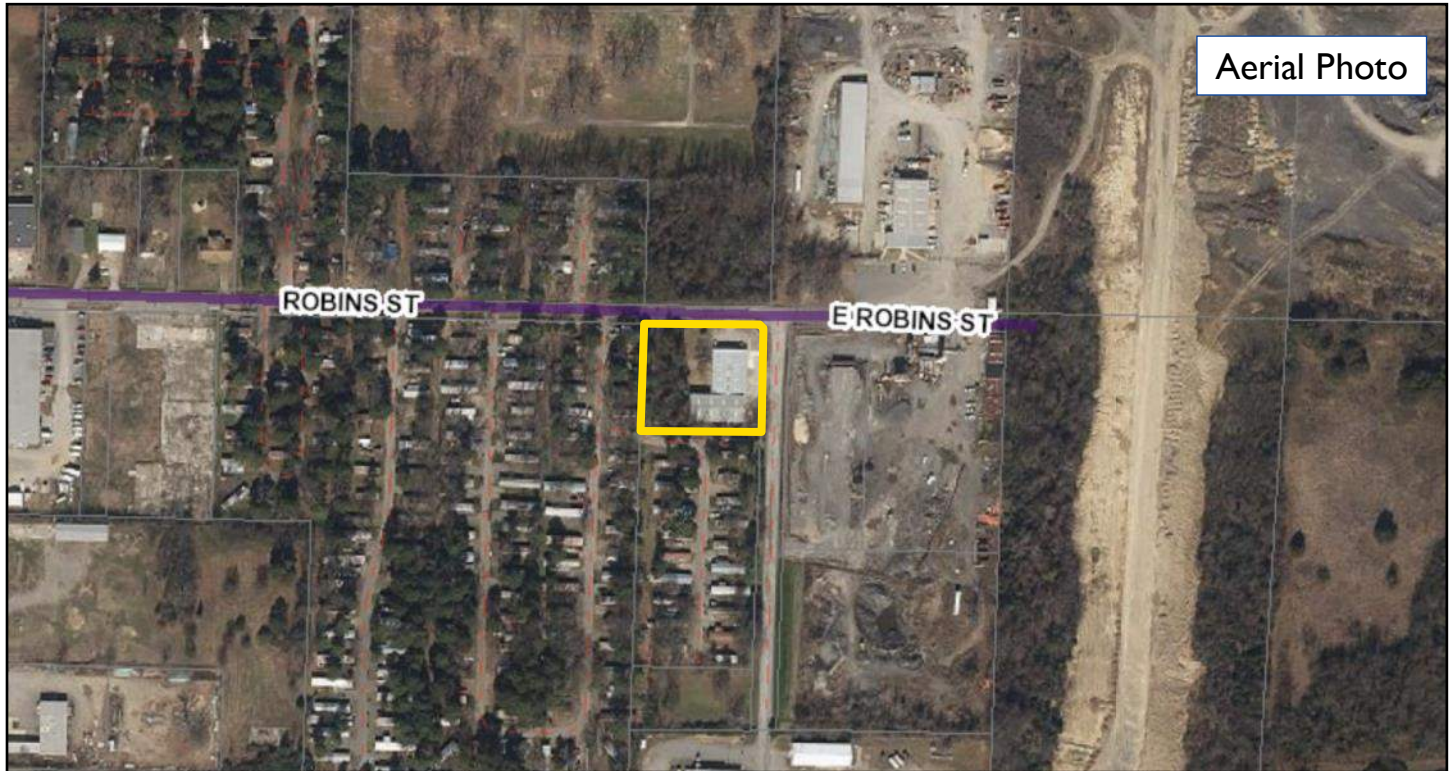
Spring Hunter
Conway Ministry Center
PO Box 1505
Conway, AR 72032

OWNER

Dale Bruns Revocable Trust
Dale Bruns, Trustee

STAFF REVIEW BY

James Walden, AICP, Director



Location. 225 E Robins St.

Site Area. 1.06 acres +/-.

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

Adjacent Zoning. East/North: I-3 (Intensive Industrial District); South/West: RMH (Residential Manufactured Home).

Requested Conditional Use. To provide a homeless shelter, more specifically to include the following: Emergency Homeless Shelter, Homeless Day Center, Food Pantry.

Existing Structures. 9,800 sf office/warehouse that is proposed to be used for the use.

Overlay. None.

Comprehensive Plan. Multi-Family.

Projected Traffic Impact. Based on the proposed use traffic to the site would likely decrease. While reliable research on traffic generation from homeless shelters is not readily available, it is anticipated that traffic impacts are likely minimal being similar to an office use and limited to on-site workers with exclusion of periodic traffic driven by activities such as food pantry activities.

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

Utilities. Site is developed and served by utilities.

Street Improvement. No current improvement plans.

STAFF COMMENTS

- The applicant is requesting a conditional use permit to accommodate relocation of the Conway Ministry Center to the site where a homeless day center, food pantry, and emergency homeless shelter would be operated. This application is linked to a separate rezoning application.
- It is not anticipated that any site improvements will occur at the site, as the existing structure and site can house the use. However, it is likely that remodeling of the structure may occur.
- The site is surrounded on two sides by residential uses. To the west and south, the site abuts an existing nonconforming mobile/manufactured home park.
- The site is located in a somewhat remote and removed location. It is recommended access to the site be addressed as part of the applicant's operational plan.
- While not certain, it is likely the proposed use would have fewer impacts on adjacent property than many of those uses already permitted under the property's zoning. To help mitigate these likely smaller impacts, vegetative buffering to the south and west is recommended.

STAFF RECOMMENDATIONS

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

1. Shelter housing for individuals is allowed from 4:00 pm to 9:00 am.; Housing for families shall not be limited.
2. No registered sex offenders may be housed.
3. On-site staff supervision of overnight housing is required.
4. The use shall be operated in a manner to prevent the congregation of individuals outside the building.
5. A 5-foot undisturbed vegetative buffer shall be maintained along the western and southern property lines of the site.
6. Operation of the drive-through food pantry shall be conducted in a manner that limits the stacking of vehicles on Robins St.
7. An operational plan for the site shall be provided to the city. This ,in part, shall address how users of the site access the location. Operation of the use shall abide by this operational plan. This condition shall not preclude modifications to the operational plan that do not conflict with the conditions imposed for the use.