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**City of Conway, Arkansas
Ordinance No. O-13-106**

**AN ORDINANCE AMENDING THE NORTHEAST OLD CONWAY AREA SPECIFIC PLAN TO ALLOW
TRANSITIONAL HOUSING AT CERTAIN PROPERTIES IN BROWNS SUBDIVISION:**

WHEREAS, The City of Conway would like to amend the Northeast Old Conway Area Specific Plan to allow transitional housing on a particular lots and set appropriate conditions for its operation;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:

Section 1. Section V. Land Uses Allowed, of the Northeast Old Conway Specific Area Plan, adopted by referring Ordinance 0 -09-86, August 25, 2009 is amended to include the text below. This text shall follow Chart 6. Land Uses Allowed by Right or Condition:

Specific Amendment for properties legally described:

- Lots A, B, C, D, E, and F of Block 6 Replat of Browns Subdivision; 401, 413-415, 409-411, 405-407, 397-399, 393-395 Shannon Circle
- Lots 14, 15, 16, and 17 of Block 7 of Browns Subdivision; 404-406, 408-410, 412-414, 416-418 Shannon Circle
- Lots 1 and 18 of Block 6 of Browns Subdivision, Lot A Block 7 Replat of Browns Subdivision; 1228-1230, 1236-1238, 1240-1242 Jersey Street
- Lots 2, 3, 4, 5, and 6 of Block 8 of Browns Subdivision; 1239-1241, 1235-1237, 1231-1233, 1227-1229, 1223-1225 Jersey Street

1. Transitional housing services may only be operated by MFB Investments, LLC; 100 Gamble Road; Little Rock, AR; 72211. Any transfer of ownership will require City Council approval through an amendment to the Northeast Old Conway Area Specific Plan.
2. Said MFB Investments shall be allowed to offer prisoner transitional housing to approved and vetted parolees whose offenses shall not include violent offenses, sexual offenses, robbery offenses, or firearms offenses.
3. A six foot wooden privacy fence must be constructed and maintained along the rear (west property line) of the lots along Ingram Street.
4. Medical, psychological, and drug rehabilitation support services may not be offered onsite.
5. No more than four persons may occupy any one dwelling unit. Any construction is limited to the existing platted lots and must be compliant to the original R-2 zoning that allows two units (duplex) per lot with no more than four occupants per unit.
6. A 5-foot-wide concrete sidewalk shall be constructed for access from Jersey Street to Ingram Street.
7. MFB Investments, LLC, shall appear before City Council again in six months for Council review for compliance to these conditions. Community input will be heard at that time.
8. With approval from the appropriate City authorities, the streets internal to this facility shall be closed and designated as unbuildable space with all easements being retained. After streets are closed, an electronic gate shall be installed at the Jersey Street entrance to the property.
9. MFB Investments shall donate \$10,000 for a beautification project with the City and/or the neighborhood for landscaping and the planting of trees throughout the neighborhood.

Section 2. A definition for transitional housing shall be added alphabetically to the Northeast Old Conway Area Specific Plan Definitions following Chart 6, Land Uses Allowed by Right or Condition:

Transitional Housing: Transitional housing is a Department of Community Corrections licensed facility that provides housing for one or more offenders placed on Department of Community Corrections community supervision. An offender's home or the residence of an offender's family member shall not be considered a transitional housing facility for purposes of this ordinance.

Section 3. That any ordinance which conflicts with this ordinance is hereby repealed to the extent of the conflict.

Section 4. That this ordinance is necessary for the protection, peace, health and safety of the citizens of Conway, and therefore, an emergency is declared to exist, and this ordinance shall go into effect from and after its passage and approval.

PASSED this 24th day of September, 2013.

Approved:



Mayor Tab Townsell

Attest:



Michael O. Garrett
City Clerk/Treasurer