

Mayor Bart Castleberry
Clerk/Treasurer Michael O. Garrett
City Attorney Charles Finkenbinder



City Council Members

Ward 1 Position 1 – Andy Hawkins
Ward 1 Position 2 – David Grimes
Ward 2 Position 1 – Wesley Pruitt
Ward 2 Position 2 – Shelley Mehl
Ward 3 Position 1 – Mark Ledbetter
Ward 3 Position 2 – Mary Smith
Ward 4 Position 1 – Theodore Jones Jr.
Ward 4 Position 2 – Shelia Isby

Tuesday, September 28th, 2021, City Council Agenda

Conway Municipal Building - City Council Chambers - 1111 Main Street, Conway, AR 72032

5:30pm Committee:

6:30pm:

Call to Order:

Roll Call:

Minutes Approval:

Monthly Financial Report Approval:

No Committee Meeting

City Council Meeting

Bart Castleberry, Mayor

Michael O. Garrett, Clerk/Treasurer

September 14th, 2021

Month ending August 31st, 2021

A. Community Development Committee (Airport, Community Development, Code Enforcement, Permits & Inspections, Transportation, Planning & Development,)

1. Ordinance accepting and appropriating grant funds from the Federal Aviation Administration for the Conway Regional Airport.
2. Resolution to apply for an Economic Development Administration (EDA) grant for the Transportation Department.
3. Resolution to approve professional services for the Oak Street Corridor Study for the Transportation Department.
4. Ordinance appropriating funds from Govdeals.com for the Transportation Department.
5. Ordinance authorizing the addition of an additional personnel position for the Transportation Department.
6. Consideration to approve the nomination of Canton Ford for the Tree Board.
7. Request for a conditional use permit to allow a bank in an O-2 zoning district for property located at 841 Donaghey Avenue.
8. Ordinance to rezone property located at 517 Fifth Street from R-2A to R-2.
9. Ordinance to rezone +/- 55.16 acres located at E Dave Ward Drive and Thomas G Wilson Drive from A-1 and C-3 to PUD.
10. Ordinance to rezone +/- 25.45 acres along Bill Bell Lane and Stanley Russ Road from A-1 to R-1.

B. Public Safety Committee (District Court, Department of Information Systems & Technology, Animal Welfare, CEOC (Communication Emergency Operations Center), Police, Fire, & Office of the City Attorney)

1. Ordinance appropriating donation funds for medical equipment for the Fire Department.

Adjournment



City of Conway, Arkansas
Monthly Financial Reports
August 31, 2021

City of Conway
 Monthly Financial Report - General Fund
 For the month ended August 31, 2021



Revenues	Budget	Month	Year to Date	Encumbered	(Over)/Under	%
		Activity			Budget	Expend/Collect
Ad Valorem Tax	4,000,000	73,959	2,010,375		1,989,625	50%
Payments in Lieu of Tax	15,000	-	3,263		11,737	22%
State Tax Turnback	930,000	50,349	727,684		202,316	78%
Insurance Tax Turnback - LOPFI	1,300,000	265,214	570,721		729,279	44%
Sales Tax	20,500,000	2,171,463	16,228,026		4,271,974	79%
Beverage Tax	325,000	-	228,031		96,969	70%
Franchise Fees	3,427,200	314,554	2,395,938		1,031,262	70%
Office Space Leases	59,400	5,617	44,933		14,467	76%
Permits	458,500	69,346	498,058		(39,558)	109%
Public Safety	2,320,002	56,901	1,352,683		967,319	58%
Parks	633,250	226,312	510,383		122,867	81%
Insurance Proceeds	171,113	3,647	205,180		(34,068)	120%
Interest Income	123,000	18,793	126,074		(3,074)	102%
Proceeds from Sale of Assets	-	8,478	25,869		(25,869)	-
Donations	9,500	5,000	10,241		(741)	108%
Miscellaneous Revenues	101,000	15,005	90,010		10,990	89%
Transfers from Other Funds	770,000	-	86,500		683,500	11%
Total Revenues	35,142,965	3,284,638	25,113,970	-	10,028,995	71%
Expenditures						
Admin (Mayor, HR)	1,271,795	77,337	582,439	13,368	675,988	46%
Finance	448,445	41,767	325,028	15,810	107,607	72%
City Clerk/Treasurer	149,813	11,077	93,856	-	55,958	63%
City Council	82,148	5,617	45,421	-	36,727	55%
Planning	1,085,961	73,317	652,632	11,997	421,331	60%
Physical Plant	761,534	58,522	461,713	14,882	284,939	61%
Information Technology	1,279,978	185,099	822,426	25,222	432,330	64%
Nondepartmental	1,179,013	28,508	892,803	2,030	284,180	76%
Police	13,205,613	904,910	7,828,437	155,173	5,222,002	59%
CEOC	1,424,261	102,723	816,099	7,133	601,029	57%
Animal Welfare	489,698	34,429	286,607	2,155	200,936	59%
Municipal District Court	915,987	70,231	605,638	104	310,244	66%
City Attorney	508,995	34,333	285,641	104	223,249	56%
Fire	11,189,657	819,453	7,233,388	130,050	3,826,218	65%
Parks	2,968,522	234,755	1,847,191	20,203	1,101,129	62%
Total Expenditures	36,961,419	2,682,077	22,779,319	398,231	13,783,869	62%
Net Revenue/(Expense)	(1,818,454)		2,334,651			

*All figures are unaudited

Notes:

1) Budget column is current budget which includes all year-to-date adjustments, if any.

City of Conway
General Fund
2021



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-21-12	1/12/21	Purchase property adjacent to Fire Station 7	150,000
O-21-13	1/21/21	Employee bonuses	583,000
O-21-31	3/9/21	Restructure job titles and salaries at CEOC	125,000
O-21-36	3/23/21	Add Safety and Training Manager to Admin dept	54,000
O-21-37	3/23/21	Purchase various capital items not included in original budget	81,000
O-21-38	3/23/21	Partnership with Conway Public School - Bus cameras	23,250
O-21-76	6/22/21	Employee pay adjustments from Salary Study Committee	57,000
O-21-78	6/22/21	Police department pay adjustments	195,000
			<u>\$ 1,268,250</u>

City of Conway
 Balance Sheet - General Fund
 As of August 31, 2021



Cash - Operating	9,840,622
Cash - Reserve	1,251,327
Petty Cash	715
Taxes Receivable	4,046,802
Accounts Receivable	4,639,115
Due from Street	28,353
Due from Component Unit	219,902
Due from Municipal Court	58,583
Fuel Inventory	1,974
General Inventory	585
<i>Assets</i>	<u>20,087,980</u>
Accounts Payable	(50,960)
Salaries Payable	4,323
Insurance and Benefits Payable	(99,641)
Event Deposits	3,000
Held for Others - Crimestopper Reward	5,000
Held for Others - Performance Bonds	5,195
Deferred Revenue	4,122,127
Unearned Revenue - City Hall Lease	1,000,000
<i>Liabilities</i>	<u>4,989,044</u>
<i>Fund Balance</i>	<u>15,098,937</u>
<i>Total Liabilities & Fund Balance</i>	<u>20,087,980</u>

*All figures are unaudited

City of Conway
 Monthly Financial Report - Street Fund
 For the month ended August 31, 2021



	<u>Budget</u>	<u>Month Activity</u>	<u>Year to Date</u>	<u>Encumbered</u>	<u>(Over)/Under Budget</u>	<u>% Expend/Collect</u>
Revenues						
Ad Valorem Tax	1,400,000	27,447	740,410		659,590	53%
Payments in Lieu of Tax	6,000	-	-		6,000	0%
State Tax Turnback	2,700,000	242,515	1,847,853		852,147	68%
State Tax Turnback - Other	1,440,000	139,232	1,079,229		360,771	75%
Severance Tax	-	8,868	75,667		(75,667)	-
State Tax Turnback - Wholesale	360,000	32,047	254,166		105,834	71%
Sales Tax	280,000	30,426	227,384		52,616	81%
Sign Permits	-	-	420		(420)	-
Engineering Fees	15,000	700	11,775		3,225	79%
Interest Income	72,000	7,302	55,211		16,789	77%
Proceeds from Sale of Assets	-	28,615	48,055		(48,055)	-
Miscellaneous Revenues	-	53	2,592		(2,592)	-
Total Revenues	6,273,000	517,206	4,342,761	-	1,930,239	69%
Expenditures						
Personnel Costs	3,161,073	184,369	1,621,969	-	1,539,105	51%
Other Operating Costs	<u>3,704,913</u>	<u>140,599</u>	<u>1,419,859</u>	<u>289,464</u>	<u>1,995,590</u>	<u>38%</u>
Total Operating Costs	6,865,986	324,969	3,041,828	289,464	3,534,694	44%
Capital Outlay	<u>804,431</u>	<u>(200)</u>	<u>241,995</u>	<u>306,919</u>	<u>255,516</u>	<u>30%</u>
Total Expenditures	7,670,417	324,769	3,283,823	596,383	3,790,211	43%
Net Revenue/(Expense)	(1,397,417)		<u>1,058,937</u>			

*All figures are unaudited

Notes:

- 1) Budget column is current budget which includes all year-to-date adjustments, if any.

City of Conway
Street Fund
2021



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-21-13	1/21/21	Employee bonuses	51,000

City of Conway
Balance Sheet - Street Fund
As of August 31, 2021



Cash - Operating	6,847,166
Taxes Receivable	56,703
Accounts Receivable	2,004,762
<i>Assets</i>	<u>8,908,632</u>
Accounts Payable	(1,981)
Insurance and Benefits Payable	(1,942)
Due to General	28,353
Deferred Revenue	1,517,818
<i>Liabilities</i>	<u>1,542,248</u>
<i>Fund Balance</i>	7,366,384
<i>Total Liabilities & Fund Balance</i>	<u>8,908,632</u>

*All figures are unaudited

City of Conway
 Monthly Financial Report - Sanitation
 For the month ended August 31, 2021



	<u>Budget</u>	<u>Month Activity</u>	<u>Year to Date</u>	<u>Encumbered</u>	<u>(Over)/Under Budget</u>	<u>% Expend/Collect</u>
Revenues						
Sanitation Fees	9,000,000	882,559	6,371,923		2,628,077	71%
Proceeds - Recycled Materials	350,000	64,351	482,598		(132,598)	138%
Landfill Fees - General	200,000	19,107	172,118		27,882	86%
Insurance Proceeds	-	-	13,802		(13,802)	-
Interest Income	200,000	19,071	145,666		54,334	73%
Proceeds from Sale of Assets	33,858	-	47,013		(13,155)	139%
Miscellaneous Revenues	-	-	525		(525)	-
Total Revenues	9,783,858	985,088	7,233,645	-	2,550,213	74%
Expenditures						
Personnel Costs	5,487,301	375,527	3,334,536	120	2,152,645	61%
Other Operating Costs	<u>3,253,927</u>	<u>291,307</u>	<u>1,511,927</u>	<u>141,836</u>	<u>1,600,164</u>	<u>46%</u>
Total Operating Costs	8,741,228	666,833	4,846,463	141,956	3,752,809	55%
Capital Outlay	<u>1,242,562</u>	<u>-</u>	<u>9,504</u>	<u>823,100</u>	<u>409,958</u>	<u>1%</u>
Total Expenditures	9,983,789	666,833	4,855,967	965,056	4,162,767	49%
Net Revenue/(Expense)	(199,932)		<u><u>2,377,678</u></u>			

*All figures are unaudited

Notes:

- 1) Budget column is current budget which includes all year-to-date adjustments, if any.
- 2) Capital outlay is shown here for budgeting purposes, but only depreciation expense will be recorded at year end.

City of Conway
Sanitation Fund
2021



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-21-13	1/21/21	Employee bonuses	104,000

City of Conway
 Balance Sheet - Sanitation
 As of August 31, 2021



Cash - Operating	12,731,016
Petty Cash	200
Post Closure Cash Account	6,106,252
Accounts Receivable	13,968
Due from Component Unit	878,787
General Inventory	2,122
Land & Buildings	2,194,464
Infrastructure	828,939
Machinery, Equipment & Vehicles	3,440,747
Deferred Outflows of Resources	2,194,273
Deferred Outflows of Resources-OPEB	285,019
Assets	<u>28,675,786</u>
Accounts Payable	5,056
Insurance and Benefits Payable	(8,358)
Compensated Absences	248,057
Net Pension Obligation	13,981,351
Deferred Inflows of Resources	1,198,395
Deferred Inflows of Resources-OPEB	126,025
Net OPEB Liability	1,006,173
Landfill Close/Post Close	8,362,165
Liabilities	<u>24,918,864</u>
Net Position	3,756,922
Total Liabilities and Net Position	<u>28,675,786</u>

*All figures are unaudited

Note: Capital assets shown at book value (cost less accumulated depreciation).

City of Conway
 Monthly Financial Report - Airport
 For the month ended August 31, 2021



Revenues	<u>Budget</u>	<u>Month</u>	<u>Year to</u>	<u>Encumbered</u>	<u>(Over)/Under</u>	<u>%</u>
		<u>Activity</u>	<u>Date</u>		<u>Budget</u>	<u>Expend/Collect</u>
Sales Tax	15,000	2,242	11,737		3,263	78%
Airport Fuel Sales	700,000	143,977	571,527		128,473	82%
T-Hangar Rent	162,000	5,610	75,626		86,374	47%
Community Hangar Rent	33,600	2,100	21,000		12,600	63%
Ground Leases	125,000	20,367	81,351		43,649	65%
Misc Revenue - Non air	3,700	300	2,743		957	74%
Federal Grant Revenues		21,191	21,191		(21,191)	-
Loan Proceeds	600,000	-	-		600,000	0%
Miscellaneous Revenues	15,000	1,793	14,654		346	98%
Total Revenues	1,654,300	197,581	799,830	-	854,470	48%
Expenditures						
Personnel Costs	318,656	23,378	208,063	-	110,593	65%
Fuel for Resale	600,000	1,794	379,577	-	220,423	63%
Other Operating Costs	141,900	20,588	97,538	10,111	34,252	69%
Total Operating Costs	1,060,556	45,759	685,178	10,111	365,267	65%
Capital Outlay	750,000	-	-	-	750,000	0%
Total Expenditures	1,810,556	45,759	685,178	10,111	1,115,267	38%
Net Revenue/(Expense)	(156,256)		114,652			

*All figures are unaudited

Notes:

- 1) Budget column is current budget which includes all year-to-date adjustments, if any.
- 2) Capital outlay is shown here for budgeting purposes, but only depreciation expense will be recorded at year end.

City of Conway
Airport Fund
2021



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-21-13	1/21/21	Employee bonuses	7,000
O-21-58	5/25/21	Funds to supplement grant for new T-hangar	150,000
			<u>\$ 157,000</u>

City of Conway
 Balance Sheet - Airport
 As of August 31, 2021



Cash - Operating	493,801
Taxes Receivable	2,389
Accounts Receivable - Fuel Vendor	37,174
Fuel Inventory	49,705
Land	1,254,473
Buildings	3,688,493
Machinery & Equipment	399,379
Vehicles	1,828
Infrastructure	23,912,309
Deferred Outflows of Resources-OPEB	11,666
Assets	<u>29,851,217</u>
Compensated Absences	5,127
Deferred Inflows of Resources	41,185
Deferred Inflows of Resources-OPEB	5,159
Liabilities	<u>51,471</u>
Net Position	29,799,746
Total Liabilities & Net Position	<u>29,851,217</u>

*All figures are unaudited

Note: Capital assets shown at book value (cost less accumulated depreciation).

City of Conway
Monthly Financial Report - Major Project Funds
As of August 31, 2021



Parks and Rec A&P Tax

Balance, 7/31/21	2,125,582
Receipts	364,436
Payments	(142,942)
Balance, 8/31/21	\$ 2,347,076

Pay as you go Sales Tax

Balance, 7/31/21	4,313,016
Receipts	1,979,886
Payments	(502,579)
Balance, 8/31/21	\$ 5,790,323

Street Impact Fees

Balance, 7/31/21	1,465,965
Receipts	53,604
Payments	-
Balance, 8/31/21	\$ 1,519,569

Parks Impact Fees

Balance, 7/31/21	922,723
Receipts	8,463
Payments	-
Balance, 8/31/21	\$ 931,186

Street Sales Tax

Balance, 7/31/21	9,206,151
Receipts	2,874,645
Payments	(627,200)
Balance, 8/31/21	\$ 11,453,595



City of Conway, Arkansas
Ordinance No. O-21-

AN ORDINANCE ACCEPTING AND APPROPRIATING GRANT FUNDS FROM THE FEDERAL AVIATION ADMINISTRATION FOR THE CONWAY AIRPORT; AND FOR OTHER PURPOSES

WHEREAS, the City of Conway was awarded funding from the Federal Aviation Administration (FAA) Airport Coronavirus Response Grant Program in the amount of \$23,000; and

WHEREAS, this funding was authorized to be used for costs related to operations, personnel, cleaning, sanitization, janitorial services, combating the spread of pathogens at the airport, and debt service payments; and

WHEREAS, City staff has submitted a list of incurred expenses to the FAA and has subsequently been approved for reimbursement of those expenditures; and

WHEREAS, the Conway Airport requests City Council approval to accept these funds and appropriate back into the operating budget line items listed below.

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

Section 1. The City of Conway shall accept \$23,000 from the FAA Airport Coronavirus Response Grant Program, and appropriate these funds from the Federal Grant Revenue account (550.109.4200) to the following operating budget line items:

550-109-5440 Equipment Maintenance	\$9,067.65
550.109.5410 Building Maintenance	\$2,177.48
550.109.5650 Accountable Equipment	\$1,340.00
550.109.5114 Overtime	\$8,460.00
550-109-5630 Fuel	\$1,661.89
550.109.5420 Computer Equip Maintenance	\$279.29
550.109.5799 Other Misc Expense	\$13.69

Section 2. All ordinances in conflict herewith are repealed to the extent of the conflict.

PASSED this 28th day of September 2021.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer



City of Conway, Arkansas
Resolution No. R-21-

A RESOLUTION TO APPLY FOR AN ECONOMIC DEVELOPMENT ADMINISTRATION (EDA) GRANT ENTITLED "FY2021 AMERICAN RESCUE PLAN ACT TRAVEL, TOURISM, AND OUTDOOR RECREATION"; AND FOR OTHER PURPOSES

WHEREAS, the City of Conway seeks to apply for a grant through the Economic Development Administration for two projects; and

WHEREAS, the two projects proposed to be submitted to the Economic Development Administration are the Kinley Trail Extension and Garland-Willow Street Woonerf projects; and

WHEREAS, the City of Conway requests to apply for a grant in the amount of \$1,550,000 total project cost (80/20%) for the Kinley Trail Extension and \$1,146,751 total project cost (80/20%) for the Garland-Willow Street Woonerf project; and

WHEREAS, the grant will require a 20% match for both projects in the amount of \$310,000, with a federal amount requested of \$1,240,000 for the Kinley Trail Extension project; and \$229,351 estimated match with a federal amount requested of \$917,400 for the Garland-Willow Street Woonerf project; and

WHEREAS, the expected sources of match for these two projects will come from park funding for the Kinley Trail Extension project and street funding (PAYG) for the Woonerf project

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

Section 1. The Mayor is hereby authorized to submit an application to the Economic Development Administration for the Travel, Tourism, and Outdoor Recreation grant for the city; therefore, such application will be submitted as expediently as possible.

Section 2. All resolutions in conflict herewith are repealed to the extent of the conflict

PASSED this 28th day of September 2021.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer



City of Conway, Arkansas

Resolution No. R-21-

A RESOLUTION APPROVING PROFESSIONAL ENGINEERING SERVICES FOR THE OAK STREET CORRIDOR STUDY; AND FOR OTHER PURPOSES

WHEREAS, the City of Conway requested qualifications for professional engineering services and desires to enter into an agreement with the most qualified firm to perform the Oak Street Corridor study along Highway 64 (Oak Street) from Highway 65B (Harkrider Street) to Hart Lane; and

WHEREAS, the project will be a unique integrated study of the transportation, land use, urban form, and access along Oak Street requiring close coordination with ARDOT with an intent toward identifying future improvements to Oak Street that correspond to the planned function of the corridor as a walkable urban thoroughfare; and

WHEREAS, with Council approval, Garver will perform all of the task stated above for an amount not to exceed \$250,000. Funds for this project are included in the 2021 Transportation budget.

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

Section 1. The City of Conway shall enter into an agreement with Garver Engineers, Inc. to perform the Oak Street Corridor Study for an amount not to exceed \$250,000.

Section 2. All resolutions in conflict herewith are repealed to the extent of the conflict.

PASSED this 28th day of September 2021.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer



CITY OF CONWAY
Planning and Development

1111 Main Street
Conway, AR 72032

T 501.450.6105
F 501.450.6144

www.conwayarkansas.gov

September 21st, 2021

Re: Oak Street Study

Mayor and Council Members,

Enclosed with this memo is a resolution to approve work with Garver, LLC for the Oak Street Study. This unique project is similar to the 71B Corridor Plan developed by the City of Fayetteville in recent years. The project is an integrated land use and transportation study that will examine the redevelopment and improvement of Oak Street in a comprehensive way with the intent toward Oak Street becoming a walkable urban thoroughfare that represents the best of Conway.

The project will conduct analysis on existing and future traffic for the corridor and plan for future improvement to the roadway along with access management to manage congestion. This will require close coordination with ArDOT with an ultimate expectation of acceptance of a cross section for future improvement in coming years. Because of this, it was determined the project needed to be handled by an external consultant. The selection committee selected off the city's on-call for planning and engineering services and decided to partner with Garver. The firm has an excellent track record of coordination on complicated projects that involve current and future state and federal partners.

Included below are images from the 71B Corridor Plan which was conducted by the same team has been selected.

Please contact me at (501) 450-6105 or james.walden@conwayarkansas.gov if you have any questions or concerns.

Respectfully,

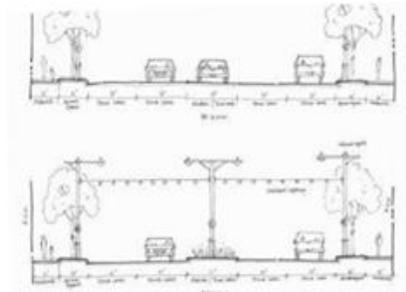
James P. Walden, AICP
Director of Planning and Development



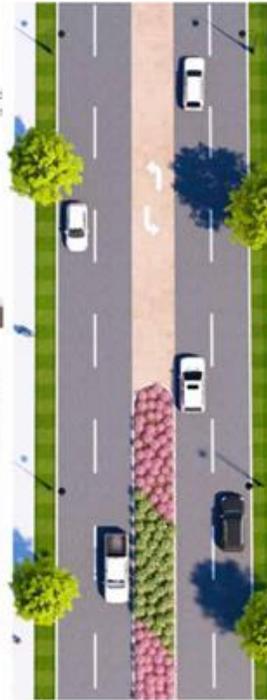
Transit (BRT) Stations

Two potential locations for transit stations in the North to Township segment: Memorial Drive and Township Street.

- Memorial Drive's signalized intersection provides relatively good pedestrian access to the VA Campus. A high visibility crosswalk would provide a safer connection to Evelyn Hills. Memorial Drive also has less turning traffic than North Street, the other primary station location candidate for this general area.



Midtown Street Section
The typical right-of-way width in the Midtown segment is 80 feet



College Avenue Concept.

Plan at left provides a section with 2 direct lanes in each direction and a center median with left-turn pockets at intersections and aligned curb cuts where possible, or a two-way turn lane where required to provide reasonable access to property. Access management techniques include interconnected drives or parking lots, which in some cases have the continuity of slip lanes, parking lot redesign to align curb cuts on opposite sides of the street, and extension of streets to form new intersections. A pedestrian refuge median with a "ceiling" of lights is used in this segment, with its grouping of restaurants, to create a distinctive Restaurant District.

Median landscaping is important and is shown here for illustrative purposes. Actual landscape materials should be selected for both visual impact and durability in a relatively inhospitable center of the street environment. Tree cover and shade should also be incorporated into median landscape design.



Ceiling of lights. These lights are installed over a major street connection in the traditional city center of Wauwatosa, WI



**City of Conway, Arkansas
Ordinance No. O-21-**

AN ORDINANCE APPROPRIATING FUNDS FROM GOVDEALS.COM FOR THE CITY OF CONWAY TRANSPORTATION DEPARTMENT; AND FOR OTHER PURPOSES

WHEREAS, the City of Conway has received funds from Govdeals.com in the amount of \$48,054.99 for the sale of assets; and

WHEREAS, the Conway Transportation Department requests City Council approval to appropriate these funds for aid in the purchase of a dump truck.

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

Section 1. The City of Conway shall appropriate \$48,054.99 from the Transportation Department Proceeds from Sale of Assets Account (002-201-4611) to the Transportation Department Machinery and Equipment account (002-201-5910).

Section 2. All ordinances in conflict herewith are repealed to the extent of the conflict.

PASSED this 28th day of September 2021.

Approved:

Mayor Bart Castleberry

Attest:

**Michael O. Garrett
City Clerk/Treasurer**



City of Conway, Arkansas
Ordinance No. O-21-

AN ORDINANCE AUTHORIZING THE ADDITION OF ONE (1) HEAVY EQUIPMENT MECHANIC I POSITION IN THE TRANSPORTATION DEPARTMENT, DECLARING AN EMERGENCY AND FOR OTHER PURPOSES:

WHEREAS, the Transportation Department has determined that it can more effectively and efficiently manage City property and resources through an increase in an additional support staff personnel, the addition of one (1) Heavy Equipment Mechanic I; and

WHEREAS, the annual salary for the Heavy Equipment Mechanic I position is \$42,500.00; and

WHEREAS, no budget adjustment is required for the remainder of the 2021 budget year;

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

Section 1. The authorized staffing level of the Transportation Department is increased by one (1) additional full time Heavy Equipment Mechanic I position with an annual salary of \$42,500.00.

Section 2. No additional salary funds are required for this staffing adjustment in 2021.

Section 3. All ordinances in conflict herewith are repealed to the extent of the conflict.

Section 4. This ordinance is necessary for the protection of the public peace, health and safety; an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED this 28th day of September 2021.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer



CITY OF CONWAY | 1111 Main Street
Planning and Development | Conway, AR 72032
T 501.450.6105
F 501.450.6144
www.conwayarkansas.gov

MEMO

To: Mayor Bart Castleberry
cc: City Council Members

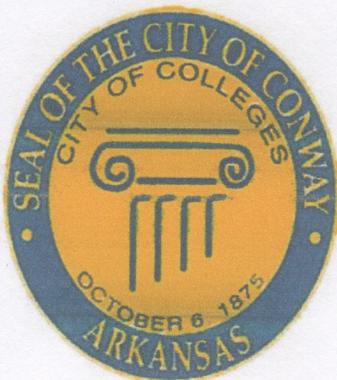
From: Rhiannon Botsford Barber, 2021 Tree Board Chairman
Date: September 28, 2021

Re: Nominations for Conway Tree Board

The Conway Tree Board currently has 2 vacancies, one as of June 7, 2021, with the resignation of Blake Sasse.

The Tree Board received a nomination for Canton Ford who will be filling Blake Sasse's vacant term through the end of 2021, ending on December 31st.

Please advise if you have any questions.



City of Conway
www.conwayarkansas.gov
Board/Commission Nomination Form:

Date: 09/07/2021

Board applying for: (One board per form)

Tree Board

(If you are applying for more than one board, you will only need to fill out the second page once.)

Person Nominated: Canton Ford

Address: 871 Cordoba Drive City, State, Zip Conway, AR 72034

Phone/Home: (870) 421-0125 Work: _____

Email address: canton.ford15@gmail.com

Person making nomination: Felicia Buchanan

Address: 422 Conway Blvd Conway, Ar. 72034

Phone/Home: 501-538-5848 Work: Same

Email address: Felicia72034@gmail.com

Please send to: Office of the Mayor / Office of City Clerk/Treasurer

1111 Main Street
Conway, AR 72032
(501) 450-6100
(501) 450-6145 (f)
felicia.rogers@conwayarkansas.gov
denise.hurd@conwayarkansas.gov

Please provide the following information for consideration to a City of Conway Board/Commission. List community/civic activities. Indicate activities in which you (or your nominee) are or have been involved.

President of the Lake Conway-Point Remove Watershed Alliance - acquired grant for Low Impact Development (LID) park at the new MLK park on Markham Street. Volunteered for Conway Ecofest, former board member. Written watershed assessment for multiple watersheds, City of Conway is included. Developed GIS analysis program to identify potential LID sites that will improve storm water runoff in Conway while also cleaning water as it enters storm drain system.

Indicate why you (or your nominee) are interested in serving on this board or commission and what other qualifications apply to this position.

I have a Bachelor of Science in Wildlife Ecology and Management. I currently am the State Water Quality Specialist for USDA-NRCS. My career revolves around community service. I am devoted to smart conservation efforts through education and incentives, rather than regulation.

What contributions do you hope to make?

The issues in Conway seem to fall into four realms: Lack of Canopy Cover, Clear Cutting for Development, Lack of Stream Side Management, Hard Surface Runoff and Flooding. I can help in each of these areas. A combination of communication, organization, education, and incentives could help to drastically improve these issues.

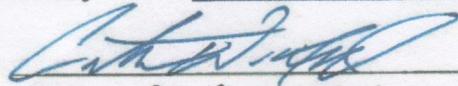
Please feel free to attach to this application any additional information.

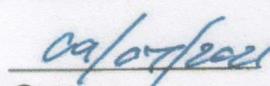
The City of Conway strives to ensure all City Boards are representative of our diverse community. To assist in these endeavors; please provide the following information on a voluntary basis:

Age: 34 Sex: _____ Race: _____

Occupation: State Water Quality Specialist, USDA-NRCS Ward _____

Email Address: canton.ford15@gmail.com


Signature of Applicant or Nominator


Date



MEMO

To: Mayor Bart Castleberry
cc: City Council Members

From: Brandon Ruhl, 2021 Planning Commission Chairman
Date: September 28, 2021

Re: Conditional Use request to allow bank in O-2 zone located at 841 Donaghey Avenue

Christian Lenderman, has requested a conditional use permit to allow a bank in the O-2 zoning district located at 841 Donaghey Avenue, with the legal description:

Lot 1, Lenderman Dental Addition

The applicant is seeking a conditional use permit for a leased existing tenant space for use as a mortgage office. A bank or savings & loan is not a use permitted by right in the current zoning (O-2) but is allowed as a conditional use. As conditioned, the requested conditional use would have minimal impact on traffic and will not likely negatively impact adjacent properties.

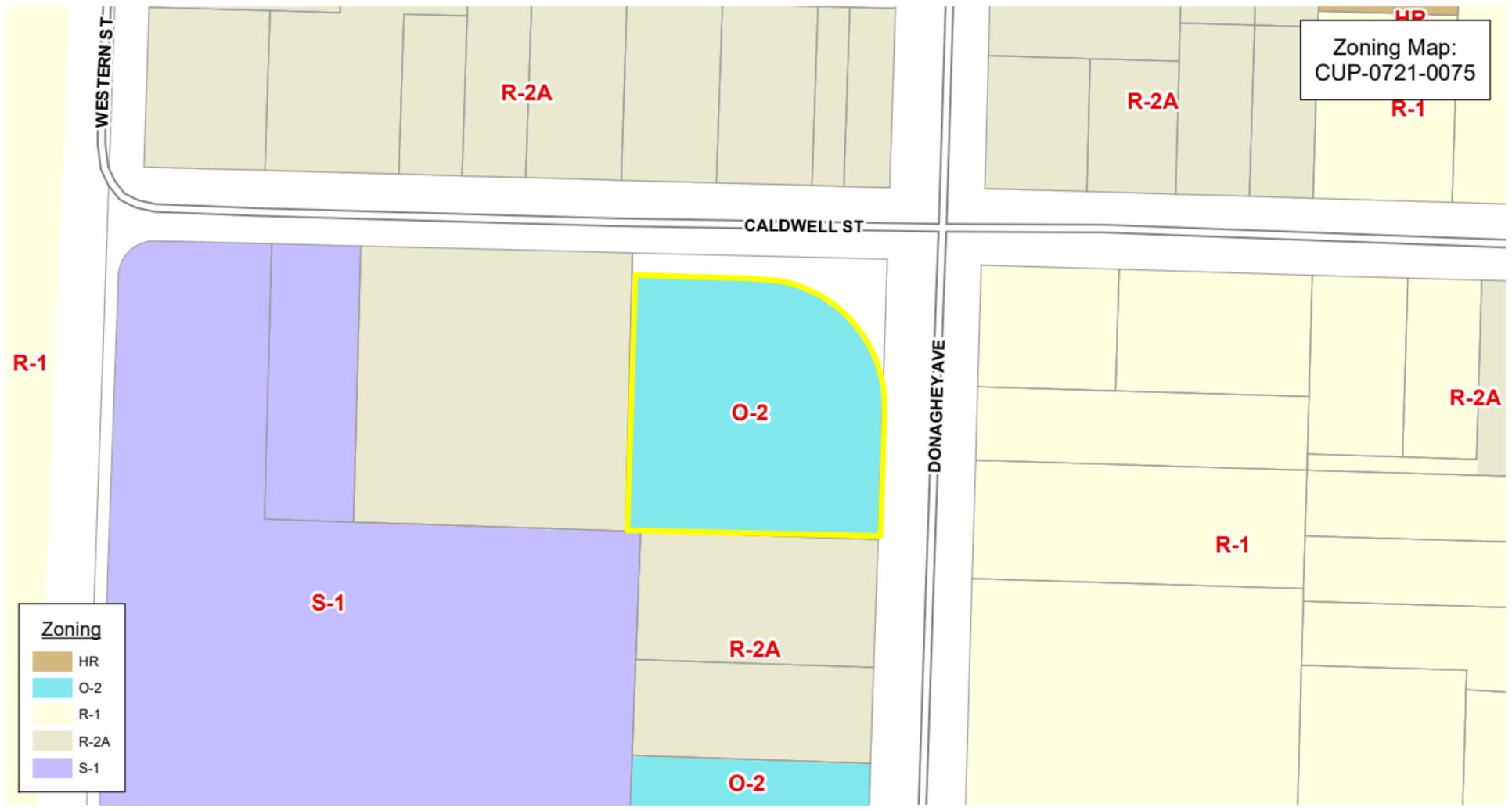
Staff recommends approval of the request with the following 2 conditions:

1. No drive-thru services shall be permitted.
2. All signage shall comply with Article 1301 of the Conway Zoning Code (Sign Ordinance).

The Planning Commission reviewed the request at its regular meeting on September 20, 2021 and voted 7-0-1 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.

Zoning Map:
CUP-0721-0075



Zoning	
	HR
	O-2
	R-1
	R-2A
	S-1

R-2A

R-2A

HR

R-1

CALDWELL ST

DONAGHEY AVE

WESTERN ST

R-1

O-2

R-2A

R-1

S-1

R-2A

O-2



**City of Conway, Arkansas
Ordinance No. O-21-**

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE PROPERTY LOCATED AT 517 FIFTH STREET FROM R-2A TO R-2:

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

Section 1. The Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the **R-2A** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

LOT 2R, BLOCK 16, HARKRIDER’S ADDITION TO THE CITY OF CONWAY, FAULKNER COUNTY, ARKANSAS

to those of **R-2**, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

Section 2. All ordinances in conflict herewith are repealed to the extent of the conflict.

PASSED this 28th day September 2021.

Approved:

Mayor Bart Castleberry

Attest:

**Michael O. Garrett
City Clerk/Treasurer**



1111 MAIN STREET • CONWAY, AR 72032
(501) 450-6105 • planningcommission@conwayarkansas.gov

MEMO

To: Mayor Bart Castleberry
cc: City Council Members

From: Brandon Ruhl, 2021 Planning Commission Chairman
Date: September 28, 2021

Re: Request to rezone from R-2A to R-2 ± 0.22 acres located at 517 Fifth Street

Esmeralda Castro, has requested to rezone from R-2A to R-2 ± 0.22 acres located at 517 Fifth Street, with the legal description:

LOT 2R, BLOCK 16, HARKRIDERS ADDITION TO THE CITY OF CONWAY, FAULKNER
COUNTY, ARKANSAS

The applicant is seeking to rezone the property from R-2A to R-2 for the purpose of constructing a duplex as the size of the lot currently cannot meet the required parameters needed for duplex development.

The Planning Commission reviewed the request at its regular meeting on September 20, 2021 and voted 6-1-1 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.

R-2A

5TH ST

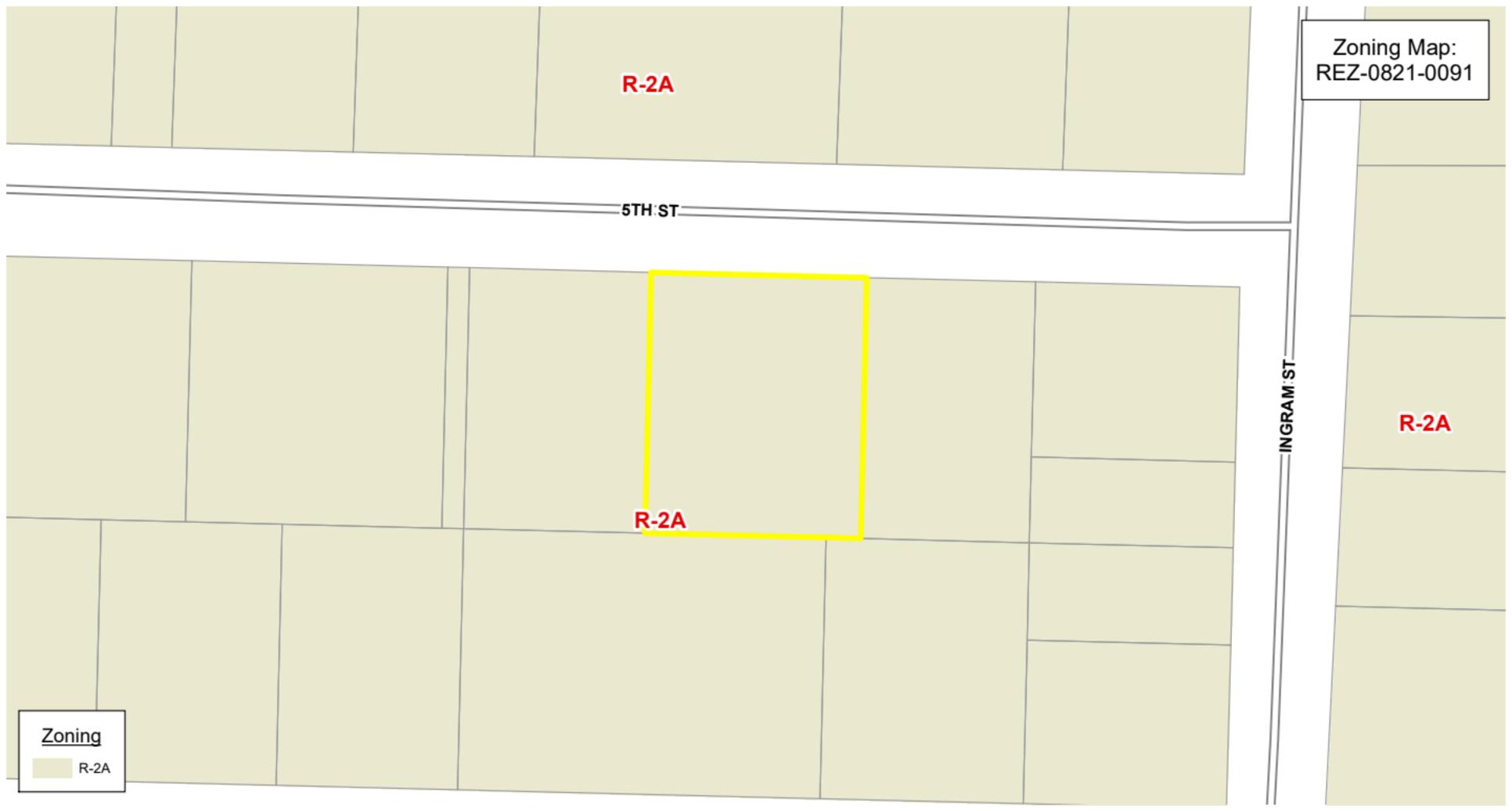
R-2A

INGRAM ST

R-2A

Zoning

R-2A





City of Conway, Arkansas
Ordinance No. O-21-

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF EAST DAVE WARD DRIVE AND THOMAS G WILSON DRIVE FROM A-1 AND C-3 TO PUD:

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

Section 1. The Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the **A-1** and **C-3** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

Lands lying in the Northwest and Southwest Quarter of the Southeast Quarter of Section 17, Township 5 North, Range 13 West, Faulkner County, Arkansas more particularly described as Follows:

beginning at a found 1 inch pipe at the Southeast corner of the said Southwest Quarter of the Southeast Quarter along the South line of the said Southwest Quarter of the southeast Quarter; thence N86°59'39"W, 1384.84 feet to a 1 inch pipe at the Southwest corner of the said Southwest Quarter of the Southeast Quarter which is also a point on the East right-of-way line of Thomas G. Wilson drive; thence leaving said South line along said East right-of-way line and the West line of the Southwest Quarter of the Southeast Quarter N01°37'44"E, 1324.17 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter; thence continuing along said East right-of-way line and the West line of the Northwest Quarter of the Southeast Quarter N01°19'40"E, 211.87 feet to a point on the South right-of-way line of Arkansas Highway 285 (East Dave Ward Drive); thence leaving said East right-of-way line and East line along the said South right-of-way line N77°43'55"E, 125.34; thence N79°09'51"E, 200.06 feet; thence N75°09'20"E, 200.20 feet; thence N76°18'00"E, 200.06 feet; thence N72°52'25"E, 200.72 feet; thence N76°11'26"E, 250.01 feet; thence N82°52'29"E, 100.40 feet; thence N74°05'46"E, 158.45 feet to a point on the East line of the said Northwest Quarter of the Southeast Quarter; thence leaving said South right-of-way line S01°36'28"W, 596.60 feet to a found 1 inch pipe at the Southeast corner of the said Northwest Quarter of the Southeast Quarter; thence along the East line of the said Southwest Quarter of the Southeast Quarter S01°38'10"W, 1,341.27 feet to the point of beginning containing 55.161 acres more or less;

to those of **PUD**, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

Section 2. All ordinances in conflict herewith are repealed to the extent of the conflict.

PASSED this 28th day September 2021.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer



MEMO

To: Mayor Bart Castleberry
cc: City Council Members

From: Brandon Ruhl, 2021 Planning Commission Chairman
Date: September 28, 2021

Re: Request to rezone from A-1 and C-3 to PUD ± 55.16 acres located at the intersection of East Dave Ward Drive and Thomas G Wilson Drive

Holloway Engineering, has requested to rezone from A-1 and C-3 to PUD ± 55.16 acres located at the intersection of East Dave Ward Drive and Thomas G Wilson Drive, with the legal description:

Lands lying in the Northwest and Southwest Quarter of the Southeast Quarter of Section 17, Township 5 North, Range 13 West, Faulkner County, Arkansas more particularly described as Follows: beginning at a found 1 inch pipe at the Southeast corner of the said Southwest Quarter of the Southeast Quarter along the South line of the said Southwest Quarter of the southeast Quarter; thence N86°59'39"W, 1384.84 feet to a 1 inch pipe at the Southwest corner of the said Southwest Quarter of the Southeast Quarter which is also a point on the East right-of-way line of Thomas G. Wilson drive; thence leaving said South line along said East right-of-way line and the West line of the Southwest Quarter of the Southeast Quarter N01°37'44"E, 1324.17 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter; thence continuing along said East right-of-way line and the West line of the Northwest Quarter of the Southeast Quarter N01°19'40"E, 211.87 feet to a point on the South right-of-way line of Arkansas Highway 285 (East Dave Ward Drive); thence leaving said East right-of-way line and East line along the said South right-of-way line N77°43'55"E, 125.34; thence N79°09'51"E, 200.06 feet; thence N75°09'20"E, 200.20 feet; thence N76°18'00"E, 200.06 feet; thence N72°52'25"E, 200.72 feet; thence N76°11'26"E, 250.01 feet; thence N82°52'29"E, 100.40 feet; thence N74°05'46"E, 158.45 feet to a point on the East line of the said Northwest Quarter of the Southeast Quarter; thence leaving said South right-of-way line S01°36'28"W, 596.60 feet to a found 1 inch pipe at the Southeast corner of the said Northwest Quarter of the Southeast Quarter; thence along the East line of the said Southwest Quarter of the Southeast Quarter S01°38'10"W, 1,341.27 feet to the point of beginning containing 55.161 acres more or less;

The applicant is seeking to rezone the property from A-1 to PUD for the future construction of a large mixed use entertainment development hosting retail sales, office, restaurants, hotels, event and entertainment centers, a central plaza, and multi-family residential use.

Staff recommends approval of the rezoning request with the following 12 conditions:

1. The development shall be constructed in a manner consistent with the proposed sketch plan with regard to the general location of buildings.
2. The height of structures shall not exceed 35 feet; with exception of Lots 1, 4, and 5 shall not be developed with structures that exceed the ability of the fire department's apparatus to effectively provide fire protection.
3. Except where explicitly permitted as a condition of approval, the zoning, landscaping, and signage requirements of the C-3 district shall apply to lots 1, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D, 5, and any

subsequent subdivision of these lots.

4. Except where explicitly permitted as a condition of approval, the zoning, landscaping, and signage requirements of the MF-3 district shall apply to Lot 4 and any subsequent subdivision of this lot.
5. The development shall be recognized as a regional scale development and permitted up to 2 ground-mounted multi-tenant signs in addition to other permitted signage. Such signs shall not exceed 40' in height or 550 sf in total area for each sign, shall have a design consistent to the theme of the development, and shall require approval of the Planning Director.
6. With exception of design standards for building facades, the development shall meet all applicable standards for Article 1101.
7. Design standards for building facades for Lot 1 shall be governed by the development review plans approved on March 31st, 2021.
8. Design standards for building facades for Lots 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D, 5, and any subsequent subdivision of these lots will be as described below: Architecture shall be modern with sharp, clean lines; Predominant exterior finishes shall be Exterior Insulation Finish System (EIFS); Color schemes shall be mainly white mixed with smaller percentages of grays; Architectural metal cladding and brick and/or EIFS brick to be used as accents; No structure may have less than 25% of its exterior covered in masonry – EIFS or cement fiber siding in any form shall not be considered masonry; Other products may be approved by the Planning Director when complementing the overall development theme; Painted CMU or Economy or industrial style metal wall panels similar to standard R-Panel shall be prohibited.
9. Design standards for building facades for Lot 4 and any subsequent subdivision of this lot will be as described below: Architecture shall be modern with sharp, clean lines; Color schemes shall be mainly white mixed with smaller percentages of grays; Architectural metal cladding to be used as accents; Other products may be approved by the Planning Director when complementing the overall development theme; All facades shall fully comply with the standards of Article 1101.
10. Articles 4 and 7 of the Declaration of the Covenants, Conditions, and Restrictions for Maly District shall become a part of the requirements of this PUD and may not be modified without approval of the Planning Director.
11. All proposed site improvements shall be subject to Development Review as handled within Article 1101 of the Zoning Code.
12. Uses shall be restricted to the uses indicated on the submitted plan except that for lots 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D, 5, and any subsequent subdivision of these lots; any use permitted in C-3 shall be permitted by right with exception of any use involving the outdoor display of goods, aircraft sales or service, auto glass or muffler shop, tire shop, auto auction, boat sales or storage, lumber yard, bus garage, bus sales or service, mini-storage, cesspool cleaning, cold storage plant, construction equipment sales, contractor yard, manufacturing, diaper service, exterminator, glass sales or service, industrial hardware sales, machinery sales or service, manufactured home sales, automotive or motorcycle sales or service, oil field equipment sales or service, packing or crating, pawn shop, plumbing or air conditioning sales or service, secondhand auto parts dealer, taxi garage, taxidermist, tire recapping, tool and equipment rental with outside storage, truck terminal, vehicle sales, large animal veterinary clinic, or warehousing.

The Planning Commission reviewed the request at its regular meeting on September 20, 2021 and voted 8-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



CITY OF CONWAY | 1111 Main Street
Planning and Development | Conway, AR 72032
T 501.450.6105
F 501.450.6144
www.conwayarkansas.gov

September 28, 2021

**MALY DISTRICT PLANNED UNIT DEVELOPMENT FINAL DEVELOPMENT PLAN
SE CORNER OF THE INTERSECTION OF EAST DAVE WARD DRIVE AND THOMAS G WILSON DRIVE
1301 E DAVE WARD DRIVE
CONWAY, AR 72032**

Applicant:

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

Legal Description:

Lands lying in the Northwest and Southwest Quarter of the Southeast Quarter of Section 17, Township 5 North, Range 13 West, Faulkner County, Arkansas more particularly described as Follows:
beginning at a found 1 inch pipe at the Southeast corner of the said Southwest Quarter of the Southeast Quarter along the South line of the said Southwest Quarter of the southeast Quarter; thence N86°59'39"W, 1384.84 feet to a 1 inch pipe at the Southwest corner of the said Southwest Quarter of the Southeast Quarter which is also a point on the East right-of-way line of Thomas G. Wilson drive; thence leaving said South line along said East right-of-way line and the West line of the Southwest Quarter of the Southeast Quarter N01°37'44"E, 1324.17 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter; thence continuing along said East right-of-way line and the West line of the Northwest Quarter of the Southeast Quarter N01°19'40"E, 211.87 feet to a point on the South right-of-way line of Arkansas Highway 285 (East Dave Ward Drive); thence leaving said East right-of-way line and East line along the said South right-of-way line N77°43'55"E, 125.34; thence N79°09'51"E, 200.06 feet; thence N75°09'20"E, 200.20 feet; thence N76°18'00"E, 200.06 feet; thence N72°52'25"E, 200.72 feet; thence N76°11'26"E, 250.01 feet; thence N82°52'29"E, 100.40 feet; thence N74°05'46"E, 158.45 feet to a point on the East line of the said Northwest Quarter of the Southeast Quarter; thence leaving said South right-of-way line S01°36'28"W, 596.60 feet to a found 1 inch pipe at the Southeast corner of the said Northwest Quarter of the Southeast Quarter; thence along the East line of the said Southwest Quarter of the Southeast Quarter S01°38'10"W, 1,341.27 feet to the point of beginning containing 55.161 acres more or less;

Maly District PUD Final Development Plan Conditions:

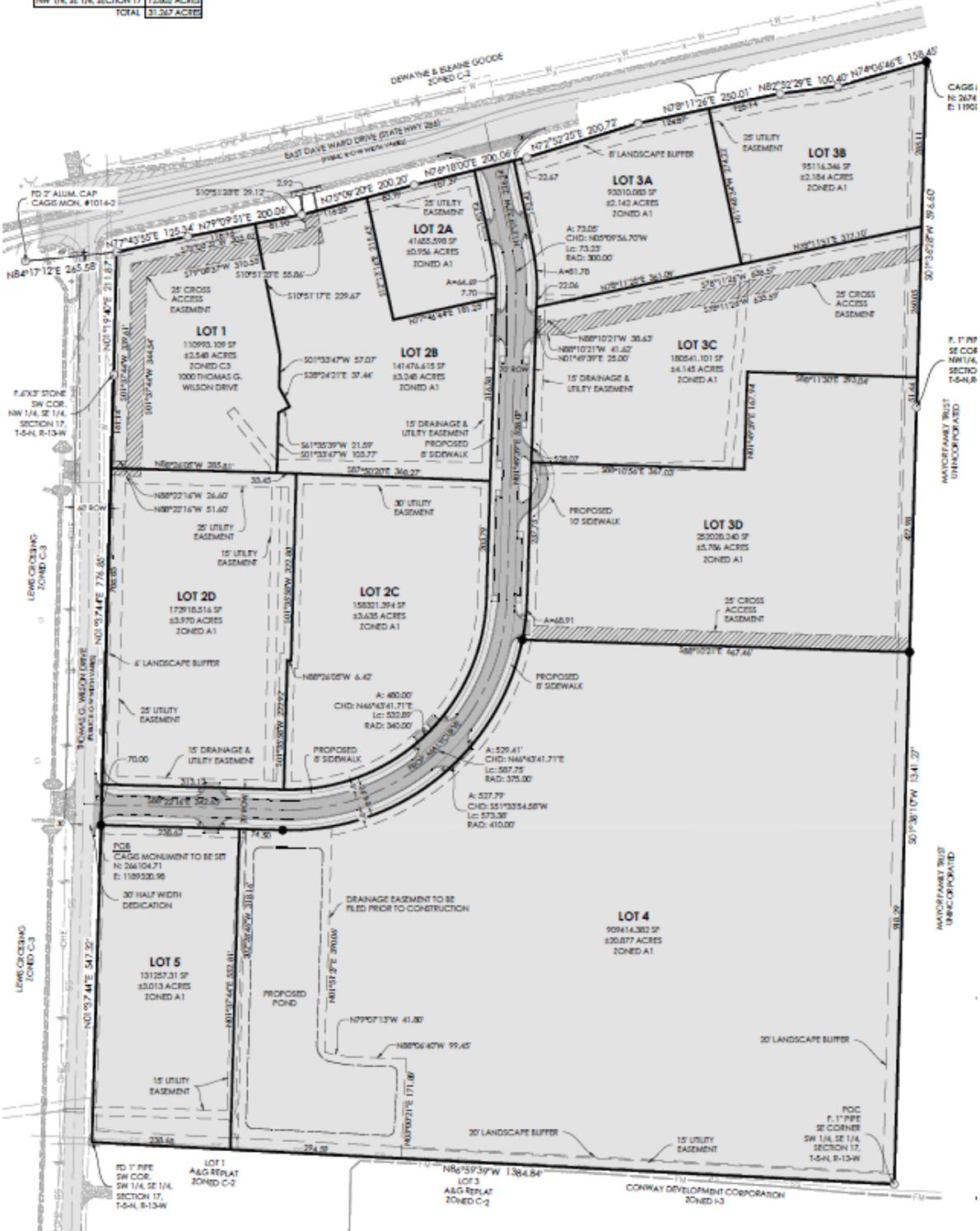
1. The development shall be constructed in a manner consistent with the proposed sketch plan with regard to the general location of buildings.
2. The height of structures shall not exceed 35 feet; with exception of Lots 1, 4, and 5 shall not be developed with structures that exceed the ability of the fire department's apparatus to effectively provide fire protection.
3. Except where explicitly permitted as a condition of approval, the zoning, landscaping, and signage requirements of the C-3 district shall apply to lots 1, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D, 5, and any subsequent subdivision of these lots.

4. Except where explicitly permitted as a condition of approval, the zoning, landscaping, and signage requirements of the MF-3 district shall apply to Lot 4 and any subsequent subdivision of this lot.
5. The development shall be recognized as a regional scale development and permitted up to 2 ground-mounted multi-tenant signs in addition to other permitted signage. Such signs shall not exceed 40' in height or 550 sf in total area for each sign, shall have a design consistent to the theme of the development, and shall require approval of the Planning Director.
6. With exception of design standards for building facades, the development shall meet all applicable standards for Article 1101.
7. Design standards for building facades for Lot 1 shall be governed by the development review plans approved on March 31st, 2021.
8. Design standards for building facades for Lots 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D, 5, and any subsequent subdivision of these lots will be as described below: Architecture shall be modern with sharp, clean lines; Predominant exterior finishes shall be Exterior Insulation Finish System (EIFS); Color schemes shall be mainly white mixed with smaller percentages of grays; Architectural metal cladding and brick and/or EIFS brick to be used as accents; No structure may have less than 25% of its exterior covered in masonry – EIFS or cement fiber siding in any form shall not be considered masonry; Other products may be approved by the Planning Director when complementing the overall development theme; Painted CMU or Economy or industrial style metal wall panels similar to standard R-Panel shall be prohibited.
9. Design standards for building facades for Lot 4 and any subsequent subdivision of this lot will be as described below: Architecture shall be modern with sharp, clean lines; Color schemes shall be mainly white mixed with smaller percentages of grays; Architectural metal cladding to be used as accents; Other products may be approved by the Planning Director when complementing the overall development theme; All facades shall fully comply with the standards of Article 1101.
10. Articles 4 and 7 of the Declaration of the Covenants, Conditions, and Restrictions for Maly District shall become a part of the requirements of this PUD and may not be modified without approval of the Planning Director.
11. All proposed site improvements shall be subject to Development Review as handled within Article 1101 of the Zoning Code.
12. Uses shall be restricted to the uses indicated on the submitted plan except that for lots 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D, 5, and any subsequent subdivision of these lots; any use permitted in C-3 shall be permitted by right with exception of any use involving the outdoor display of goods, aircraft sales or service, auto glass or muffler shop, tire shop, auto auction, boat sales or storage, lumber yard, bus garage, bus sales or service, mini-storage, cesspool cleaning, cold storage plant, construction equipment sales, contractor yard, manufacturing, diaper service, exterminator, glass sales or service, industrial hardware sales, machinery sales or service, manufactured home sales, automotive or motorcycle sales or service, oil field equipment sales or service, packing or crating, pawn shop, plumbing or air conditioning sales or service, secondhand auto parts dealer, taxi garage, taxidermist, tire recapping, tool and equipment rental with outside storage, truck terminal, vehicle sales, large animal veterinary clinic, or warehousing.

Applicant/Owner

Date

SW 1/4, SE 1/4, SECTION 17	18.48 ACRES
NW 1/4, SE 1/4, SECTION 17	12.802 ACRES
TOTAL	31.282 ACRES

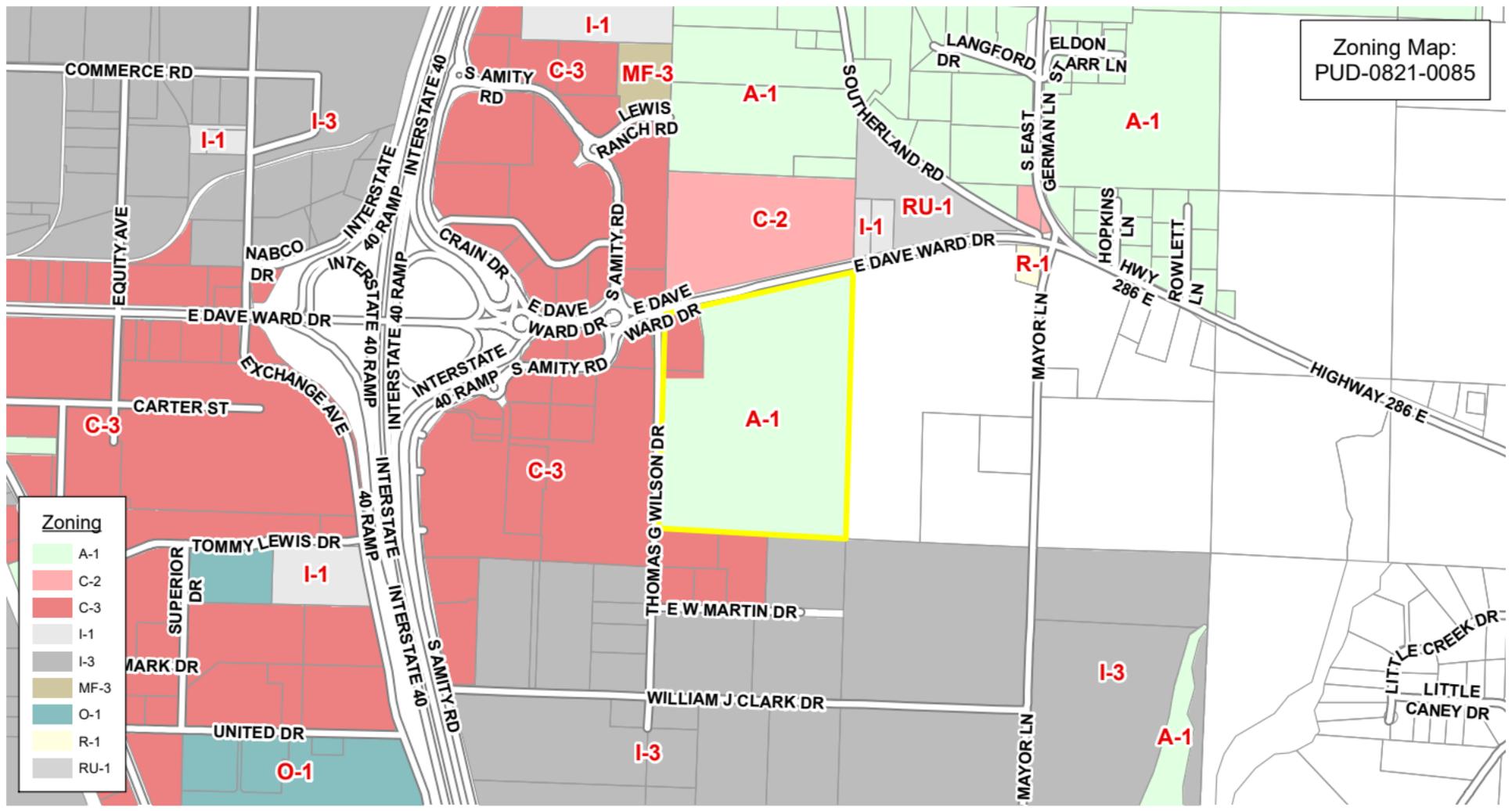


James Walden, AICP
 Director of Planning & Development

Zoning Map:
PUD-0821-0085

Zoning

	A-1
	C-2
	C-3
	I-1
	I-3
	MF-3
	O-1
	R-1
	RU-1





City of Conway, Arkansas
Ordinance No. O-21-

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE PROPERTY LOCATED ALONG BILL BELL LANE AND STANLEY RUSS ROAD FROM A-1 TO R-1:

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

Section 1. The Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the **A-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

Being a part of the SE1/4 SE1/4 of Section 24, T-5-N, R-14-W, Faulkner County, Arkansas more particularly described as: Commencing at the SE corner of said SE1/4 SE1/4; thence along the East line of said SE1/4 SE1/4 N01°48'29"E 108.07 feet to the North right of way of Daniel Drive; thence leaving said East line, along said right of way along a curve to the left with an arc length of 43.94 feet, a radius of 83.00 feet, a chord bearing of N59°01'44"W, and a chord length of 43.43 feet; thence N74°11'46"W 19.90 feet; thence along a curve to the left with an arc length of 125.69 feet, a radius of 400.00 feet, a chord bearing of N83°11'53"W, and a chord length of 125.18 feet; thence S87°47'59"W 255.06 feet; thence S82°19'59"W 74.56 feet to the South right of way of Stanley Russ Road; thence leaving said North right of way, along said South right of way N63°43'12"E 191.55 feet; thence N66°24'23"E 165.69 feet; thence along a curve to the right with an arc length of 139.63 feet, a radius of 460.00 feet, a chord bearing of N75°06'09"E, and a chord length of 139.10 feet; thence N83°47'54"E 58.59 feet to the East line of said SE1/4 SE1/4; thence along said East line S01°48'29"W 216.18 feet to the Point of Beginning, containing, 1.22 acres, more or less.

and

Being a part of the E1/2 SE1/4 of Section 24, T-5-N, R-14-W, Faulkner County, Arkansas more particularly described as: Commencing at the NE corner of said E1/2 SE1/4; thence along the East line of said E1/2 SE1/4 S01°48'29"W 810.00 feet to the Point of Beginning; thence continue along said East line S01°48'29"W 1223.64 feet to the East right of way of Bill Bell Lane; thence leaving said East line, along said right of way along a curve to the right with an arc length of 293.39 feet, a radius of 490.00 feet, a chord bearing of N35°44'58"W, and a chord length of 289.03 feet; thence N18°35'47"W 507.56 feet; thence along a curve to the left with an arc length of 409.96 feet, a radius of 580.00 feet, a chord bearing of N38°50'44"W and a chord length of 401.48 feet; thence N59°14'12"W 420.16 feet; thence N56°32'28"W 19.14 feet; thence leaving said right of way S88°14'08"E 998.63 feet to the Point of Beginning, containing 10.58 acres, more or less.

and

Being a part of the SE1/4 SE1/4 of Section 24, T-5-N, R-14-W, Faulkner County, Arkansas more particularly described as: Commencing at the NW corner of said SE1/4 SE1/4; thence along the West line of said SE1/4 SE1/4 S01°53'01"W 238.89 feet to the South right of way of Acuff Lane; thence leaving said West line, along said right of way, S88°02'49"E 694.66 feet to the Point of Beginning, said point being the NE Corner of Lot 10R Acuff Replat as shown on Plat of Records in Plat Book L Page 161, Records of Faulkner County, Arkansas,

thence continuing along said right of way S88°02'49"E 101.80 feet; thence along a curve to the left with an arc length of 92.81 feet, a radius of 255.00 feet, a chord bearing of N81°31'36"E and a chord length of 92.29 feet; thence N71°06'02"E 39.97 feet; thence along a curve to the right with an arc length of 44.13 feet, a radius of 28.00 feet, a chord bearing of S63°44'53"E, and a chord length of 39.70 feet to the West right of way of Bill Bell Lane; thence leaving said South right of way, along said West right of way S18°35'47"E 294.70 feet; thence along a curve to the left with an arc length of 289.57 feet, a radius of 550.00 feet, a chord bearing of S33°40'46"E, and a chord length of 286.24 feet; thence with a reverse curve to the right with an arc length of 223.96 feet, a radius of 100.00 feet, a chord bearing of S15°23'46"W, and a chord length of 180.00 feet to the North right of way of Stanley Russ Road; thence leaving said West right of way, along said North right of way, with a reverse curve to the left with an arc length of 123.92 feet, a radius of 540.00 feet, a chord bearing of S72°58'50"W, and a chord length of 123.65 feet; thence S66°24'23"W 167.57 feet; thence S63°43'12"W 202.28 feet; thence S62°39'28"W 44.98 feet; thence along a curve to the right with an arc length of 135.94 feet, a radius of 100.00 feet, a chord bearing of N78°23'53"W, and a chord length of 125.71 feet to the East right of way of South German Lane; thence leaving said North right of way, along said East right of way along a curve to the left with an arc length of 433.92 feet, a radius of 2030.00 feet, a chord bearing of N45°34'39"W, and a chord length of 433.10 feet; thence N51°42'04"W 108.67 feet; thence along a curve to the right with an arc length of 105.94 feet, a radius of 170.00 feet, a chord bearing of N33°50'52"W, and a chord length of 104.24 feet; thence leaving said East right of way S87°57'46"E 190.40 feet to the SE corner of Lot 2 Waverly's Subdivision as shown on Plat of Records in Plat Book J Page 89, Records of Faulkner County, Arkansas; thence along the East line of Waverly's Subdivision N02°02'45"E 250.00 feet to the South line of said Acuff Replat said point being the NE corner of Lot 1, of said Waverly's Subdivision; thence leaving said West line, along said South line of said Acuff Replat S88°02'32"E 391.54 feet to the SE corner of Lot 10R of said Acuff Replat; thence leaving said South line, along the East line of said Lot 10R N02°09'06"E 187.10 feet to the Point of Beginning, containing 13.65 acres, more or less.

to those of R-1, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

Section 2. All ordinances in conflict herewith are repealed to the extent of the conflict.

PASSED this 28th day September 2021.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer



MEMO

To: Mayor Bart Castleberry
cc: City Council Members

From: Brandon Ruhl, 2021 Planning Commission Chairman
Date: September 28, 2021

Re: Request to rezone from A-1 to R-1 ± 25.45 acres located along Bill Bell Lane and Stanley Russ Road

Frank Shaw, has requested to rezone from A-1 to R-1 ± 25.45 acres located along Bill Bell Lane and Stanley Russ Road, with the legal description:

Being a part of the SE1/4 SE1/4 of Section 24, T-5-N, R-14-W, Faulkner County, Arkansas more particularly described as: Commencing at the SE corner of said SE1/4 SE1/4; thence along the East line of said SE1/4 SE1/4 N01°48'29"E 108.07 feet to the North right of way of Daniel Drive; thence leaving said East line, along said right of way along a curve to the left with an arc length of 43.94 feet, a radius of 83.00 feet, a chord bearing of N59°01'44"W, and a chord length of 43.43 feet; thence N74°11'46"W 19.90 feet; thence along a curve to the left with an arc length of 125.69 feet, a radius of 400.00 feet, a chord bearing of N83°11'53"W, and a chord length of 125.18 feet; thence S87°47'59"W 255.06 feet; thence S82°19'59"W 74.56 feet to the South right of way of Stanley Russ Road; thence leaving said North right of way, along said South right of way N63°43'12"E 191.55 feet; thence N66°24'23"E 165.69 feet; thence along a curve to the right with an arc length of 139.63 feet, a radius of 460.00 feet, a chord bearing of N75°06'09"E, and a chord length of 139.10 feet; thence N83°47'54"E 58.59 feet to the East line of said SE1/4 SE1/4; thence along said East line S01°48'29"W 216.18 feet to the Point of Beginning, containing, 1.22 acres, more or less.

and

Being a part of the E1/2 SE1/4 of Section 24, T-5-N, R-14-W, Faulkner County, Arkansas more particularly described as: Commencing at the NE corner of said E1/2 SE1/4; thence along the East line of said E1/2 SE1/4 S01°48'29"W 810.00 feet to the Point of Beginning; thence continue along said East line S01°48'29"W 1223.64 feet to the East right of way of Bill Bell Lane; thence leaving said East line, along said right of way along a curve to the right with an arc length of 293.39 feet, a radius of 490.00 feet, a chord bearing of N35°44'58"W, and a chord length of 289.03 feet; thence N18°35'47"W 507.56 feet; thence along a curve to the left with an arc length of 409.96 feet, a radius of 580.00 feet, a chord bearing of N38°50'44"W and a chord length of 401.48 feet; thence N59°14'12"W 420.16 feet; thence N56°32'28"W 19.14 feet; thence leaving said right of way S88°14'08"E 998.63 feet to the Point of Beginning, containing 10.58 acres, more or less.

and

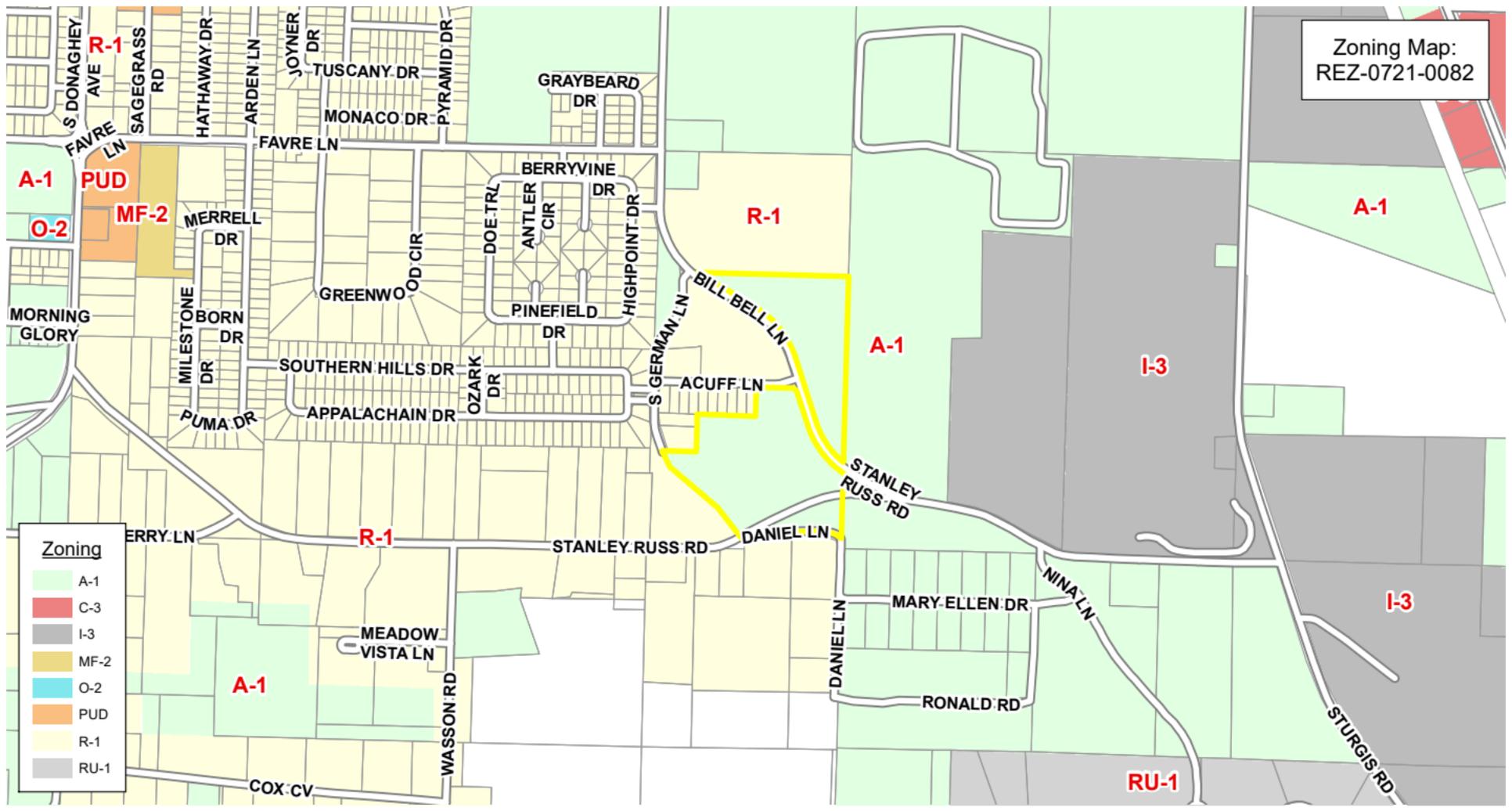
Being a part of the SE1/4 SE1/4 of Section 24, T-5-N, R-14-W, Faulkner County, Arkansas more particularly described as: Commencing at the NW corner of said SE1/4 SE1/4; thence along the West

line of said SE1/4 SE1/4 S01°53'01"W 238.89 feet to the South right of way of Acuff Lane; thence leaving said West line, along said right of way, S88°02'49"E 694.66 feet to the Point of Beginning, said point being the NE Corner of Lot 10R Acuff Replat as shown on Plat of Records in Plat Book L Page 161, Records of Faulkner County, Arkansas, thence continuing along said right of way S88°02'49"E 101.80 feet; thence along a curve to the left with an arc length of 92.81 feet, a radius of 255.00 feet, a chord bearing of N81°31'36"E and a chord length of 92.29 feet; thence N71°06'02"E 39.97 feet; thence along a curve to the right with an arc length of 44.13 feet, a radius of 28.00 feet, a chord bearing of S63°44'53"E, and a chord length of 39.70 feet to the West right of way of Bill Bell Lane; thence leaving said South right of way, along said West right of way S18°35'47"E 294.70 feet; thence along a curve to the left with an arc length of 289.57 feet, a radius of 550.00 feet, a chord bearing of S33°40'46"E, and a chord length of 286.24 feet; thence with a reverse curve to the right with an arc length of 223.96 feet, a radius of 100.00 feet, a chord bearing of S15°23'46"W, and a chord length of 180.00 feet to the North right of way of Stanley Russ Road; thence leaving said West right of way, along said North right of way, with a reverse curve to the left with an arc length of 123.92 feet, a radius of 540.00 feet, a chord bearing of S72°58'50"W, and a chord length of 123.65 feet; thence S66°24'23"W 167.57 feet; thence S63°43'12"W 202.28 feet; thence S62°39'28"W 44.98 feet; thence along a curve to the right with an arc length of 135.94 feet, a radius of 100.00 feet, a chord bearing of N78°23'53"W, and a chord length of 125.71 feet to the East right of way of South German Lane; thence leaving said North right of way, along said East right of way along a curve to the left with an arc length of 433.92 feet, a radius of 2030.00 feet, a chord bearing of N45°34'39"W, and a chord length of 433.10 feet; thence N51°42'04"W 108.67 feet; thence along a curve to the right with an arc length of 105.94 feet, a radius of 170.00 feet, a chord bearing of N33°50'52"W, and a chord length of 104.24 feet; thence leaving said East right of way S87°57'46"E 190.40 feet to the SE corner of Lot 2 Waverly's Subdivision as shown on Plat of Records in Plat Book J Page 89, Records of Faulkner County, Arkansas; thence along the East line of Waverly's Subdivision N02°02'45"E 250.00 feet to the South line of said Acuff Replat said point being the NE corner of Lot 1, of said Waverly's Subdivision; thence leaving said West line, along said South line of said Acuff Replat S88°02'32"E 391.54 feet to the SE corner of Lot 10R of said Acuff Replat; thence leaving said South line, along the East line of said Lot 10R N02°09'06"E 187.10 feet to the Point of Beginning, containing 13.65 acres, more or less.

The applicant is seeking to rezone the property from A-1 to R-1 for the purpose of developing a single-family residential development. The surrounding properties are predominantly single-family residential and rural/undeveloped. This zoning request is consistent with the Comprehensive Plan.

The Planning Commission reviewed the request at its regular meeting on September 20, 2021 and voted 8-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



Zoning	
	A-1
	C-3
	I-3
	MF-2
	O-2
	PUD
	R-1
	RU-1



**City of Conway, Arkansas
Ordinance No. O-21-**

AN ORDINANCE APPROPRIATING FUNDS FOR MEDICAL EQUIPMENT FOR THE CONWAY FIRE DEPARTMENT; AND FOR OTHER PURPOSES

WHEREAS, the Conway Fire Department requests \$10,000 for the use of purchasing medical equipment, and;

WHEREAS, funds in the amount of \$10,000 were received from Centennial Bank to be used for such purpose; and

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

Section 1. The City of Conway shall appropriate \$10,000 from the General Fund Revenue Donation Account (001.131.4705) to the Fire Department Accountable Equipment Operating Account (001.131.5650); and

Section 2. All ordinances in conflict herewith are repealed to that extent of the conflict.

PASSED this the 28th day of September 2021.

Approved:

Mayor Bart Castleberry

Attest:

Michael O. Garrett
City Clerk/Treasurer