FEBRUARY 2015 AGENDA ITEMS:

1A. LEWIS CROSSING SUB -- PRELIMINARY SUB
1B. BK DEAN SUB -- PRELIMINARY SUB
1C. NAHLEN COVE -- SIDEWALK VARIANCE
1D. WATSON FAMILY SUB -- SIDEWALK VARIANCE
2A. CASTLEBERRY MEADOWS -- ANNEXATION
2B. AYISHA MILLER -- CONDITIONAL USE
2C. WINTERBROOK SUB -- REZONING
3A. NEOCA -- MARKHAM STREET
CONWAY, ARKANSAS PLANNING COMMISSION MEETING AGENDA
7:00 pm • Tuesday • February 17*, 2015
District Court Building • 810 Parkway

SUBDIVISION COMMITTEE WILL MEET AT 6:00 PM

Call to Order

Introduction & Chairperson Remarks

Minutes: December 15, 2014 and January 20, 2015

SUBDIVISION COMMITTEE WILL MEET AT 6:00 PM

1. Subdivision and Replat
   A. Lewis Crossing Preliminary
   B. BK Dean PUD Preliminary
   C. Nahlen Cove Subdivision - Final
   D. Watson Family Subdivision - Final

2. Annexations, Zoning and Conditional Use (Requires Public Hearing)
   A. Annexation (for Castleberry Meadows Subdivision)
   B. Miller Conditional Use Permit Request (Restricted Office)
   C. Rush-Hall Rezoning: A-1 to R-1 (for Winterbrook Subdivision)

3. A. Northeast Old Conway Area Specific Plan Amendment (Requires Public Hearing)

4. Discussion
   A. Items as decided by the Planning Commission

Adjourn

Planning Staff Development Review/
Minor Subdivision Reports to the Planning Commission
The following items have been reviewed and approved by the Director of Planning and Development and are being reported to the Planning Commission as required by the Zoning and Subdivision Ordinance:

A. Development Reviews
   • None

B. Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)
   • Freyaldenhoven Replat
   • Central Arkansas Medical Park

*Due to the Presidents' Day holiday the February Conway Planning Commission meeting will be held on Tuesday, February 17.
LEWIS CROSSING PRELIMINARY SUBDIVISION

APPLICANT/OWNER
Collett Properties
1111 Metropolitan Avenue, Suite 700
Charlotte, NC 28204

STAFF REVIEW BY
Christy Sutherland, Planner
1201 Oak Street
Conway, AR 72032

SITE DATA
Location: Southeast corner of Dave Ward Drive and I-40

Legal Description: On file

Site Area: 41.697 acres

Existing Structures: None (Former site of Lewis Livestock Auction Sale Barn)

Current Zoning: C-3

Overlay District: None

STAFF COMMENTS
This plat creates the commercial subdivision for the upcoming Lewis Crossing Shopping Center.

STAFF RECOMMENDATIONS
The Planning Commission must consider items 26, 29, and 36.

Planning Staff recommends approval of this subdivision subject to the amended punch list.

CONWAY CITY PLANNING DEPARTMENT REVIEW
LEWIS CROSSING PRELIMINARY PLAT
SUBMITTED BY: COLLETT PROPERTIES
FEBRUARY, 2015

This review lists the changes and/or additions as required by the Conway Subdivision Ordinance for preliminary plat approval.

BASIC INFORMATION NEEDED ON THE PLAT
1. The name and address of all the owners of record are needed.
2. A vicinity map showing the location and acreage of the subdivision must be shown. The plat boundary and acreage must not include the Sam’s Tract. The present zoning classification of the adjoining land contiguous to the boundary of the proposed subdivision is needed. The east side of Thomas G. Wilson Drive is in the County and the south side of the subdivision is I-3. The Sam’s Property is zoned C-3.
3. A legal description of the property with exact boundary lines, bearings and distances is needed. The legal description must show the boundary of all ten lots of the subdivision.
4. Street names that are not similar to existing street names are needed for all proposed streets. The new public street must be shown. 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 is needed.
5. The layout of all proposed streets are needed, along with relevant dimensions and bearings.
6. Improvement plans for any new drainage system, including location, size and construction of drainageways and structures and typical cross sections and centerline profiles are needed.
7. Lot lines with appropriate dimensions are needed. Dimensions are needed on all lot lines.

ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE PLAT
8. Improvement plans, including typical cross sections and centerline profiles for any new street system, are needed.
9. Improvement plans for any new drainage system, including location, size and construction of drainageways and structures and typical cross sections and centerline profiles are needed.
10. The Certificate of Preliminary Engineering Accuracy is needed on each set of street and drainage plans.
11. 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 is needed.
12. Where a subdivision involves property other than entire lots that have already been through the subdivision process, copies of a deed or deeds dated on a date no less than ten years prior
to the filing of the plat are needed to assure that no parcels less than five acres in area are being created through this platting.

GENERAL DESIGN REQUIREMENTS
13. The development plans shall include and identify a prepared and dedicated flowage path or flowway that will accommodate a one hundred (100) year frequency storm event across and through the development. The flowway shall be uniformly graded along the length of the flowway such that water will not pond or accumulate on the surface due to humps or depressions along the route. Computations for the quantity of storm water runoff, sizing of the flowway and elevation of the one hundred (100) year flood shall be prepared by a registered professional engineer and submitted to the City Engineer for review and approval. The computations shall be made using usual and accepted methods and procedures as approved by the City Engineer. A flowway will not be required where less than five (5) acres of adjacent lands drains onto the developed property and the total drainage area is less than five (5) acres.
14. An easement of adequate width to accommodate the required flowway shall be provided on the plat. The easement shall clearly identify the easement as a “100-year Flowway”. The plat shall have a note that reads as follows: “No structures, fill or obstructions shall be placed in the 100 year Flowway easement. No reshaping of the surface within the 100 year Flowway easement shall be made without the approval of the City Engineer. No fences shall be in the floorway easement.”
15. Minimum floor elevations shall be placed on the plat for all lots less than three (3) feet above the computed one hundred (100) year flood elevation. The minimum finished floor elevation shall be established at one (1) foot above the computed one hundred (100) year flood elevation.
16. Storm water detention or another storm water flow reduction measures shall be provided where existing downstream subdivisions or developments have storm drainage systems with a capacity of less than a ten (10) year frequency storm. The requirement does not apply to the inadequate natural streams or creeks flowing through undeveloped areas. The storm water detention facilities shall be designed to provide a holding area such that storm water runoff can be accumulated and released through at an outlet structure. The required storage volume and outlet structure shall be sized to release the storm water at a rate that does not exceed the capacity of the downstream storm drainage system or a computed runoff rate equal to that of the pre-development conditions of the proposed development, whichever is the greater. The detention facilities shall be based on a twenty-five (25) year frequency storm event. Computations for the sizing of the detention facilities and outlet structure shall be prepared by a registered professional engineer and submitted to the City Engineer for review and approval. The computations shall be made using usual and accepted methods and procedures as approved by the City Engineer.
17. Detention basins may be either wet basins having a permanent pool of water for aesthetic purposes or a dry basin that retains no water other than that required during the storm event. A dry basin shall be graded and shaped to provide for the positive drainage of surface water from all portions of the basin. A concrete paved channel may be required from the inlet pipe to the outlet pipe to provide a maintainable bottom area.
18. An easement shall be placed around the high water limits of the detention area.

STREET DESIGN REQUIREMENTS
19. The rights-of-way of all streets must conform to the Master Street Plan and the requirements of Table 1, Street Classification & Design Standards, City of Conway in the Subdivision Ordinance.
20. The width of all streets must conform to the Master Street Plan and the requirements of Table 1, Street Classification & Design Standards, City of Conway in the Subdivision Ordinance. The width of the new Amity Road must be shown in the street & drainage plans.
21. The minimum horizontal radii of all streets must conform to the Master Street Plan and the requirements of Table 1, Street Classification & Design Standards, City of Conway in the Subdivision Ordinance. The Arkansas State Highway Department project continues on Amity Road just past the first turn south of the Dave Ward Amity roundabout.
22. Property line corners at street intersections shall be rounded with a radius of at least 28 feet. A 28 foot radius must be provided at the intersection of East Dave Ward Drive and Thomas G Wilson Drive.

EASEMENT DESIGN REQUIREMENTS
23. Utility easements as required by Conway Corporation are needed.
24. Drainage easements as required by the City Engineer are needed.
25. Access, utility, drainage and storm water detention easements are difficult to follow. Please change the line type or hatch. Dimensions are required on all easements.

LOT DESIGN REQUIREMENTS
26. Lots must abut upon a public street except where private streets are approved by the Planning Commission in Planned Unit Developments or where a dedicated access easement 25’ in width in C-1, C-3 or O-1 zones has been approved by the Planning Commission. A request for variance has been received to allow Lots 1, 4 & 5 to be platted without street frontage. A 25’ public access will be provided to these lots. The Planning Commission must approve this request or this condition must be corrected.
27. The minimum building setback (building line) shall be no less than 40 feet from the right-of-way of the front street as required by the Zoning Ordinance in a C-3 Zone.
28. Corner lots shall have a setback of 40 feet from the front lot line and 15 feet from the exterior side lot line as required by the Zoning Ordinance in a C-3 Zone.
29. Double frontage lots other than corner lots fronting on two streets shall not be platted except under extreme circumstances, as may be approved by the Planning Commission. A request for variance has been received to allow Lots 2, 3, 8 & 9 to be approved as double frontage lots. The Planning Commission must approve this request or this condition must be corrected.
30. Building lines shall be established for both front and rear lot lines for double frontage lots.

31. On double frontage lots, a planting screen easement of at least 10 feet shall be provided along the portion of the lot abutting a traffic artery or other use where screening is required. There shall be no right of access across the planting screen easement and such restriction shall be clearly designated on the plat and within any Bill of Assurance. A planting screen easement must be shown along the north side of Lots 8 & 9.

32. Every lot must slope to a street or to a drainage easement.

UTILITY DESIGN REQUIREMENTS

33. Fire hydrants shall be placed so that the furthest point of a lot in a commercial subdivision is no more than 400 feet from the nearest hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.

34. Minimum clearance of twenty-six (26) feet must be provided around a fire hydrant.

SIDEWALK DESIGN REQUIREMENTS

35. Sidewalks are required along both sides of all streets within all zoning districts within Conway city limits and within the Conway Territorial Jurisdiction. The sidewalk on the north side of Lot #7 must extend east to the proposed access road.

36. The City Engineer has suggested payment in lieu instead of sidewalk construction adjacent to Thomas G. Wilson Drive and south of the Amity Road roundabout where street improvements will not be done by the developer. Any constructed sidewalk at this location by the Developer would likely be torn up when street improvements are done. If a waiver is granted, the developer shall contribute an amount of money in lieu of construction equal to $15 per linear foot of the required sidewalk. The Planning Commission must approve the payment in lieu at these locations only or sidewalks must be built.

37. All sidewalks shall be handicapped accessible to public streets at street corners and at designated mid-block public service drives/alleys. Sidewalks shall meet American Disability Act Standards.

38. Sidewalk elevation. The sidewalk elevation shall be two (2) percent above the top of the curb, sloping two percent towards the curb (one-fourth inch in each foot). This elevation shall be continuous through the driveway approach.

39. Driveway approach. The area remaining between the sidewalk and the flow-line of the gutter, called the approach to the driveway, shall slope up to the elevation of the sidewalk.

40. Sidewalks As Part of Commercial, Multi-Family, and Mixed Use Developments: Sidewalks along streets in commercial, multi-family, and mixed use subdivisions shall be constructed concurrently with building construction as part of site development review. Sidewalks shall be the responsibility of the builder/owner and not the developer. The sidewalk shall be installed prior to the final inspection and issuance of a certificate of occupancy.

41. When a developer created double frontage lots with one side along a street classified as a collector or above, the developer shall construct sidewalks along the collector or greater street frontage.

42. Any developer required sidewalk shall be constructed concurrently with other subdivision infrastructure. Such construction shall be completed or assurance for construction shall be required along with other infrastructure improvements prior to filing of the final plat.

43. All sidewalk construction location, and responsibility for construction shall be clearly identified on the final plat. Detailed sidewalk construction drawings coordinating sidewalks with other street/lot/easement infrastructure shall be shown on or included with the final plat.

44. Sidewalks shall link sidewalks of adjoining lots so as to provide a continuous “ribbon” of pedestrian access throughout the community. Sidewalks must connect on the east side of Lot #3 and the south side of Lot #8.

45. If, during the construction of a building or any other improvements upon a lot or by any other actions, the sidewalk(s) are damaged, the party responsible for the construction or other actions shall repair the sidewalk(s) to the satisfaction of the City.

EXPIRATION OF PLAT

46. Plats will expire at the end of one year from acceptance of the Preliminary Plat unless an extension is requested and granted by the Planning Commission. Lewis Crossing will expire on February 17, 2015.

AUTHORIZATION TO PROCEED

47. Receipt of an approved or conditionally approved copy of the Preliminary Plat, together with an approved copy of the Improvements Plan shall constitute authorization of the Planning Commission for the developer to proceed with the preparation of the Final Plat, the installation of improvements, and the staking out of lots and blocks. The developer, after conditional approval of the Preliminary Plat, shall complete all improvements required under this regulation.
A SURVEY OF SUBJECT TRACT WAS PERFORMED IN JULY, 2014.

1 55.70' 90.00' 35°27'46" N14°39'14" W 54.82'

2 89.75' 145.00' 1°23'19" N29°42'59" W 100.00'

3 23.26' 15.00' 88°51'16" N42°31'24" W 21.00'

Conway, AR
SHEET 1 OF 1

The Surveyor, by the authority of the State of Arkansas, hereby certifies:

1. That the monument and lines shown on this plat have been established by this Surveyor and are correct.
2. That the boundaries of the above described tract have been measured with precision and are correct.

DATE OF EXECUTION: ____________
__________________________________
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
REGISTRATION NO. __________

The Engineer, by the authority of the City of Conway, hereby certifies:

1. That the plat herein described was approved by the Conway Planning Commission on ____________.
2. That the plat meets or exceeds the standards of land surveying.

DATE OF EXECUTION: ____________
CHAIRMAN, CONWAY PLANNING COMMISSION

The Owner/Developer, Collett Properties, by the authority of the City of Conway, hereby certifies:

1. That the plat herein described was approved by the Conway Planning Commission on ____________.

DATE OF EXECUTION: ____________
__________________________________
OWNER/DEVELOPER:
Collett Properties
333 Northwest Ave
Clanton, AL 35045
Phone: (123) 123-4567
January 30, 2015

City of Conway

Re: Lewis Crossing
    Preliminary Plat
    Request for Waiver of Subdivision Regulations

On behalf of the developer, Collett Properties, I am requesting the following variances to the subdivision regulations:

Variance One – to allow Lots 3, 8 and 9 to be double frontage lots.

Variance Two – to allow Lots 1, 4 and 5 to be platted without public street access. The plat will provide a 25’ public access easement.

Respectfully,

[Signature]

1.30.2015

Dan E. Tanner, PE, PLS

Arkansas Certificate
of Authorization 2661
Expires 6-15-2015
5. The present zoning classification of the adjoining land contiguous to the boundary of the proposed subdivision is needed.
6. The layout of all proposed sidewalk systems are needed, along with relevant dimensions and bearings.

**ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE PLAT**

7. Where a subdivision involves property other than entire lots that have already been through the subdivision process, copies of a deed or deeds dated on a date no less than ten years prior to the filing of the plat are needed to assure that no parcels less than five acres in area are being created through this platting.

**GENERAL DESIGN REQUIREMENTS**

8. The development plans shall include and identify a prepared and dedicated flowage path or floodway that will accommodate a one hundred (100) year frequency storm event across and through the development. The floodway shall be uniformly graded along the length of the floodway such that water will not pond or accumulate on the surface due to humps or depressions along the route. Computations for the quantity of storm water runoff, sizing of the floodway and elevation of the one hundred (100) year flood shall be prepared by a registered professional engineer and submitted to the City Engineer for review and approval. The computations shall be made using usual and accepted methods and procedures as approved by the City Engineer. A floodway will not be required where less than five (5) acres of adjacent lands drains onto the developed property and the total drainage area is less than five (5) acres.

9. An easement of adequate width to accommodate the required floodway shall be provided on the plat. The easement shall
clearly identify the easement as a “100-year Floodway”. The plat shall have a note that reads as follows: “No structures, fill or obstructions shall be placed in the 100 year Floodway easement. No reshaping of the surface within the 100 year Floodway easement shall be made without the approval of the City Engineer. No fences shall be in the floodway easement.”

10. Minimum floor elevations shall be placed on the plat for all lots less than three (3) feet above the computed one hundred (100) year flood elevation. The minimum finished floor elevation shall be established at one (1) foot above the computed one hundred (100) year flood elevation.

11. Storm water detention or another storm water flow reduction measures shall be provided where existing downstream subdivisions or developments have storm drainage systems with a capacity of less than a ten (10) year frequency storm. The requirement does not apply to the inadequate natural streams or creeks flowing through undeveloped areas. The storm water detention facilities shall be designed to provide a holding area such that storm water runoff can be accumulated and released through at an outlet structure. The required storage volume and outlet structure shall be sized to release the storm water at a rate that does not exceed the capacity of the downstream storm drainage system or a computed runoff rate equal to that of the pre-development conditions of the proposed development, whichever is the greater. The detention facilities shall be based on a twenty-five (25) year frequency storm event. Computations for the sizing of the detention facilities and outlet structure shall be prepared by a registered professional engineer and submitted to the City Engineer for review and approval. The computations shall be made using usual and accepted methods and procedures as approved by the City Engineer.

12. Detention basins may be either wet basins having a permanent pool of water for aesthetic purposes or a dry basin that retains no water other than that required during the storm event. A dry basin shall be graded and shaped to provide for the positive drainage of surface water from all portions of the basin. A concrete paved channel may be required from the inlet pipe to the outlet pipe to provide a maintainable bottom area.

13. An easement shall be placed around the high water limits of the detention area.

STREET DESIGN REQUIREMENTS

14. Additional street paving and right-of-way, in the form of turning lanes may, upon consultation with the City Engineer and/or the Planning Staff, be required at Bill Dean Drive. A traffic study will be required to determine the need for the turning lane onto Oak Street.

15. Property line corners at street intersections shall be rounded with a radius of at least 28 feet.

EASEMENT DESIGN REQUIREMENTS

16. Utility easements as required by Conway Corporation are needed.

17. Drainage easements as required by the City Engineer are needed. The method of drainage from the Hampton Inn property through this subdivision must be determined by an engineer and approved by the City Engineer and a drainage easement must follow this pathway.

LOT DESIGN REQUIREMENTS

18. All existing buildings must be shown to meet the minimum setback requirements from all lot lines or they must be modified or moved to meet those setback requirements. The existing structure from the old Superior Chevrolet Dealership must be removed before the filing of this plat.

19. Every lot must slope to a street or to a drainage easement.

UTILITY DESIGN REQUIREMENTS

20. Fire hydrants shall be placed so that the furthest point of a lot in a commercial subdivision is no more than 400 feet from the nearest hydrant located on the same street.

SIDEWALK DESIGN REQUIREMENTS

21. Sidewalks are required along both sides of all streets within all zoning districts within Conway city limits and within the Conway Territorial Jurisdiction. All existing and proposed sidewalks must be shown on the plat.

22. All sidewalks shall be handicapped accessible to public streets at street corners and at designated mid-block public service drives/alleyways. Sidewalks shall meet American Disability Act Standards.

23. Sidewalk elevation. The sidewalk elevation shall be two (2) percent above the top of the curb, sloping two percent towards the curb (one-fourth inch in each foot). This elevation shall be continuous through the driveway approach.

24. Driveway approach. The area remaining between the sidewalk and the flow-line of the gutter, called the approach to the driveway, shall slope up to the elevation of the sidewalk.

25. Sidewalks As Part of Commercial, Multi-Family, and Mixed Use Developments: Sidewalks along streets in commercial, multi-family, and mixed use subdivisions shall be constructed concurrently with building construction as part of site development review. Sidewalks shall be the responsibility of the builder/owner and not the developer. The sidewalk shall be installed prior to the final inspection and issuance of a certificate of occupancy.

26. All sidewalk construction location, and responsibility for construction shall be clearly identified on the final plat. Detailed sidewalk construction drawings coordinating sidewalks with other street/lot/easement infrastructure shall be shown on or included with the final plat.

27. The Planning Commission granted a variance in the PUD zoning process on the east side of Bill Dean Drive south of the mid block crossing with Lot 5. In-lieu of building sidewalks south of mid block on the east side of Bill Dean Drive, the developer shall install a mid block crossing using a “Rapid Rectangular Flashing Beacon” or RRFB as specified by the City Engineer. Sidewalks shall link sidewalks of adjoining lots so as to provide a continuous “ribbon” of pedestrian access throughout the community.

28. Sidewalks shall link sidewalks of adjoining lots so as to provide a continuous “ribbon” of pedestrian access throughout the community.

29. If, during the construction of a building or any other improvements upon a lot or by any other actions, the sidewalk(s) are damaged, the party responsible for the construction or other actions shall repair the sidewalk(s) to the satisfaction of the City.
EXPIRATION OF PLAT

30. Plats will expire at the end of one year from acceptance of the Preliminary Plat unless an extension is requested and granted by the Planning Commission. B. K. Dean Subdivision will expire on February 17, 2016.

AUTHORIZATION TO PROCEED

31. Receipt of an approved or conditionally approved copy of the Preliminary Plat, together with an approved copy of the Improvements Plan shall constitute authorization of the Planning Commission for the developer to proceed with the preparation of the Final Plat, the installation of improvements, and the staking out of lots and blocks. The developer, after conditional approval of the Preliminary Plat, shall complete all improvements required under this regulation.
NAHLEN COVE PUD SUBDIVISION - SIDEWALK VARIANCE

APPLICANT/OWNER
Hal Crafton
Rush-Hal Properties
3200 W. Tyler, Suite A
Conway, AR 72034

STAFF REVIEW BY
Christy Sutherland, Planner
1201 Oak Street
Conway, AR 72032

SITE DATA
Location: 2595 Nutters Chapel Road. The east side of Nutters Chapel Road immediately north of Nahlen Drive.

Legal Description: On file

Site Area: 5.36 acres

Existing Structures: None

Current Zoning: PUD (Planned Unit Development)

Overlay District: None

STAFF COMMENTS
This property was rezoned from R-1 to a residential PUD in August 2014. At this same meeting, a subdivision with 21 single family residential lots was approved. The developer has begun construction on the subdivision and would now like to request a review of the required sidewalk along Nutters Chapel Road. Due to complications with underground utilities, the developer is requesting that the Planning Commission grant a variance and allow a payment in-lieu for the required sidewalk along Nutters Chapel Road. All internal subdivision sidewalks will be constructed.

STAFF RECOMMENDATIONS
Planning Staff and the City Engineer recommend approval of this sidewalk in-lieu request. The closest sidewalks on the east side of Nutters Chapel Road are one quarter mile to the north and south of the property. If approved, the sidewalk in-lieu fee is $15 per linear foot with a length of approximately 560 feet of sidewalk along Nutters Chapel: total in-lieu fee ~$8400.

This fee would go into the general sidewalk fund. This fund has been used to construct sidewalks close to schools and ares with the greatest need for sidewalk connectivity.

The Planning Commission must consider item 15.

Planning Staff recommends approval of this replat subject to the amended punch list.

CONWAY CITY PLANNING DEPARTMENT REVIEW
NAHLEN COVE SUBDIVISION FINAL PLAT
SUBMITTED BY: HAL CRAFTON
JANUARY, 2015

This review lists the changes and/or additions as required by the Conway Subdivision Ordinance for final plat approval.

NUMBER OF COPIES
1. After review, twelve copies and the original tracing or a reproducible mylar are needed for filing. Patching and pasting of paper or other attachments to the plat is not acceptable.

COMPUTER SUBMISSION
2. The final plat must be submitted in a computer compatible media in a format as determined by the Planning Department.

BASIC INFORMATION NEEDED ON THE PLAT
3. The signature and date of signature of all the owners of record are needed.
4. The source of title (book and page numbers) is needed.
5. A sidewalk easement must be shown along Nutters Chapel Road to accommodate the proposed sidewalk.
6. All subdivisions must all be tied to CAGIS Monumentation.
7. The true courses and distances to the two (2) nearest
established section corners or benchmarks or other recognized permanent monuments shall be accurately denoted. A second benchmark must be shown on the plat.

ADDITIONAL INFORMATION NEEDED, BUT NOT ON THE PLAT
8. 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 is needed.
9. As-built drawings of infrastructure improvements shall be submitted to the Street Department no less than one year after improvements are installed.
10. Letters shall be submitted by the Conway Corporation and by each utility company which will have service lines in the proposed subdivision stating the utilities have been installed or assurances given by the utility company that improvements will be installed to the satisfaction of the City.

STREET DESIGN REQUIREMENTS
11. The rights-of-way of all streets must conform to the Master Street Plan and the requirements of Table 1, Street Classification & Design Standards, City of Conway in the Subdivision Ordinance. A request for variance has been received to allow a 35’ right-of-way width with a sidewalk easement inside the lots instead of the required 50’ right-of-way and sidewalks being constructed inside the right-of-way. The Planning Commission approves this request.
12. The minimum horizontal radii of all streets must conform to the Master Street Plan and the requirements of Table 1, Street Classification & Design Standards, City of Conway in the Subdivision Ordinance. A request for variance has been received to allow the minimum horizontal radii at C1 and C2 to be 4.25 instead of the minimum of 50’ radii as in the Subdivision Ordinance. The Planning Commission approves this request.

LOT DESIGN REQUIREMENTS
13. Double frontage lots other than corner lots fronting on two streets shall not be platted except under extreme circumstances, as may be approved by the Planning Commission. A request for variance has been received to allow lots 1-2, 16-18 and 21 to be double frontage lots. The Planning Commission approves this request.
14. Addresses for each lot as assigned are needed on the plat.

SIDEWALK DESIGN REQUIREMENTS
15. A request for variance has been received to allow payment in lieu for sidewalks along Nutters Chapel Road due to shallow drainage and utilities at the placement of the sidewalk. Sidewalks will be built inside the subdivision. The Planning Commission must approve this request or sidewalks must be built along the curb of the street.
16. Sidewalk elevation. The sidewalk elevation shall be two (2) percent above the top of the curb, sloping two percent towards the curb (one-fourth inch in each foot). This elevation shall be continuous through the driveway approach.

17. Driveway approach. The area remaining between the sidewalk and the flow-line of the gutter, called the approach to the driveway, shall slope up to the elevation of the sidewalk.
18. Garage Elevation. The elevation the garage or carport will need to be established to allow for the transition of the driveway from the street curb to the sidewalk, and from the sidewalk to the garage without adversely affecting the required 2% cross-slope of the sidewalk.

FEE REQUIREMENTS
19. The filing fee with the County must be paid.
20. Payment for any required street signs must be made to the Street Department prior to the filing of the plat.

ASSURANCE OF COMPLETION OF INFRASTRUCTURE
21. Street, drainage and sidewalk improvements must be completed or a performance bond, cash deposit, or irrevocable letter of credit must be submitted to the City to assure completion. Assurance of one year’s maintenance by the developer must also be provided.

EXPIRATION OF PLAT
22. Plats will expire at the end of one year from acceptance of the Preliminary Plat unless an extension is requested and granted by the Planning Commission. Nahlen Cove Subdivision will expire January 6, 2016 unless an extension is granted by the Planning Commission.
Christy Sutherland

From: Meg Hawkins
Sent: Thursday, February 05, 2015 2:52 PM
To: Christy Sutherland
Subject: Nahlen Cove

Christy,

In regards to Nahlen cove, Finley’s recommendation is for the developer to pay the in-lieu fee.

He wasn’t sure if he let you know that or not so he wanted me to pass that along.

Hope your day is going well!

Thanks,

Meg Hawkins
City of Conway
Street & Engineering Department
100 E Robins
Conway, AR 72032
Office: 501.450.6165
Fax: 501.513.3966
Meg_hawkins@cityofconway.org
WATSON FAMILY SUBDIVISION - SIDEWALK VARIANCE

APPLICANT/OWNER
Tom Watson
Watson Children’s Trust
700 Padgett Road
Conway, AR 72034

STAFF REVIEW BY
Christy Sutherland, Planner
1201 Oak Street
Conway, AR 72032

SITE DATA
Location: 2595 Nutters Chapel Road. The east side of
Nutters Chapel Road immediately north of Nahlen Drive.

Legal Description: On file

Site Area: 5.33 acres

Existing Structures: None

Current Zoning: R-1 and RU-1

Overlay District: None

STAFF COMMENTS
The applicant is requesting a sidewalk payment in-lieu fee
so that the wrought iron/brick column fence will not have
to be relocated. This property was annexed into the City in
2003. The existing structures and brick/wrought iron fence
might have been in place at this time. However, Padgett
Road right of way dedication by deed had occurred at this
time. The property is now being subdivided. Construction
of a sidewalk is triggered by the creation of new lots
when subdividing. The Master Street Plan shows Padgett
Road as a minor arterial requiring an 80 foot right of way.
This places the existing fence in the path of the required
sidewalk.

The street is an open ditch rural street. It is likely that the
City will improve the street and construct sidewalks in the
not too distant future. The city would be responsible for
relocating the fence if it is not moved now. A compromise
could be the granting of the sidewalk in-lieu fee with an on
plat note stating that the City will not relocate the fence in
the future when the road is improved.

STAFF RECOMMENDATIONS
The Planning Commission must consider item 16.

Planning Staff recommends approval of this replat subject
to the amended punch list.

CONWAY CITY PLANNING DEPARTMENT REVIEW
WATSON FAMILY SUBDIVISION FINAL PLAT
SUBMITTED BY: TOM WATSON TRUSTEE WATSON
CHILDREN’S TRUST
FEBRUARY, 2015

This review lists the changes and/or additions as required by the
Conway Subdivision Ordinance for final plat approval.

NUMBER OF COPIES
1. After review, twelve copies and the original tracing or a
reproducible mylar are needed for filing. Patching and pasting
of paper or other attachments to the plat is not acceptable.

COMPUTER SUBMISSION
2. The final plat must be submitted in a computer compatible
media in a format as determined by the Planning Department.

BASIC INFORMATION NEEDED ON THE PLAT
3. The signature and date of signature of all the owners of record
are needed.

4. The signature and date of signature of the surveyor are needed.

5. A legal description of the property with exact boundary lines,
bearings and distances is needed. The legal description
should not include the 30’ right-of-way dedication since it was
dedicated by deed 2003-24331.

6. The layout of all proposed sidewalk systems are needed, along
with relevant dimensions and bearings.
ATTACHMENT INFORMATION NEEDED, BUT NOT ON THE PLAT

7. Improvement plans for any new drainage system, including location, size and construction of drainageways and structures and typical cross sections and centerline profiles are needed.

8. The Certificate of Preliminary Accuracy is needed on each set of street and drainage plans.

9. 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 is needed.

GENERAL DESIGN REQUIREMENTS

10. The development plans shall include and identify a prepared and dedicated flowage path or floodway that will accommodate a one hundred (100) year frequency storm event across and through the development. The floodway shall be uniformly graded along the length of the floodway such that water will not pond or accumulate on the surface due to humps or depressions along the route. Computations for the quantity of storm water runoff, sizing of the floodway and elevation of the one hundred (100) year flood shall be prepared by a registered professional engineer and submitted to the City Engineer for review and approval. The computations shall be made using usual and accepted methods and procedures as approved by the City Engineer. A floodway will not be required where less than five (5) acres of adjacent lands drains onto the developed property and the total drainage area is less than five (5) acres.

11. An easement of adequate width to accommodate the required floodway shall be provided on the plat. The easement shall clearly identify the easement as a "100-year Floodway". The plat shall have a note that reads as follows: "No structures, fill or obstructions shall be placed in the 100 year Floodway easement. No reshaping of the surface within the 100 year Floodway easement shall be made without the approval of the City Engineer. No fences shall be in the floodway easement."

12. Minimum floor elevations shall be placed on the plat for all lots less than three (3) feet above the computed one hundred (100) year flood elevation. The minimum finished flood elevation shall be established at one (1) foot above the computed one hundred (100) year flood elevation.

EASEMENT DESIGN REQUIREMENTS

13. Easements shall be provided for utilities where a subdivision is traversed by a water course, drainageway, channel or stream, or there shall be provided a storm water easement conforming substantially with the lines of the water course and shall be adequate for such intended purpose.

14. Drainage easements as required by the City Engineer are needed.

LOT DESIGN REQUIREMENTS

15. Addresses for each lot as assigned are needed on the plat.

SIDEWALK DESIGN REQUIREMENTS

16. The property owner/developer may request a waiver from the required sidewalk construction. The Planning Commission should grant this money in-lieu of sidewalk construction only in extreme circumstances. The Planning Commission shall review the following factors to determine whether or not to grant this waiver:

- Pedestrian traffic generators such as parks and schools in the area.
- The existence of a sidewalk network in the area.
- The density of current and future development in the area.
- The amount of pedestrian traffic likely to be generated by the proposed development.
- Whether the terrain is such that a sidewalk is physically practical and feasible, and the extent to which trees, ground cover, and natural areas would be adversely impacted by the construction of the sidewalk.
- The design of the subdivision such that utilities, the location of structures, rights-of-way, easements, etc., create conditions making sidewalks impractical.
- The overall need for a sidewalk to be constructed on the lot.
- If a waiver is granted, the subdivider/developer shall contribute an amount of money in lieu of construction equal to $15 per linear foot of the required sidewalk. This in-lieu fee shall be subject to a maximum fee equivalent to one hundred twenty five (125) feet per street frontage.

This money shall be deposited into a general sidewalk fund to be used solely for the addition of new sidewalks and maintenance of the existing sidewalk network. The dispersal of money from this sidewalk fund shall be at the discretion of the Conway City Council. Contributions to this fund are to be expended within two (2) years to serve a sidewalk project. This in-lieu fee shall be reviewed by the City Council at least every five (5) years. The Planning commission may also grant a waiver to construct an internal pedestrian trail system in lieu of the required sidewalks. The pedestrian trail right-of-way shall be clearly noted on the final plat. Specifications for the right-of-way width, trail pavement, and other specifications shall be determined by the City Engineer and Director of Planning and Development.

An subdivider/developer may appeal the sidewalk construction requirement/in-lieu fee to the City Council. The City Council shall use the above waiver factors to determine if an exception may be made. If the Council makes an exception, the subdivider/developer shall construct an equivalent amount of sidewalk in a location designated by the City Council.

A request for variance has been received to pay in lieu instead of building the sidewalk along Padgett Road because of the constructed wrought iron fence. This fence is currently built approximately 13' inside the dedicated right-of-way from a dedication deed dated back September 12, 2003. The Faulkner County Assessor's Office shows the house to be completed in 2004. There are no permits for fences. This property is in the middle of approximately 1700' from April Drive in Westin Park Subdivision to Ruth Doyle Elementary. The Planning Commission must approve the payment in lieu for a total of 250' or the fence must be removed.
moved outside of the right-of-way and the sidewalk must be constructed.

17. Driveway approach. The area remaining between the sidewalk and the flow-line of the gutter, called the approach to the driveway, shall slope up to the elevation of the sidewalk.

18. Garage Elevation. The elevation the garage or carport will need to be established to allow for the transition of the driveway from the street curb to the sidewalk, and from the sidewalk to the garage without adversely affecting the required 2% cross-slope of the sidewalk.

19. Sidewalks As Part of Commercial, Multi-Family, and Mixed Use Developments: The subdivider/developer of commercial subdivisions/replats with pre-existing development shall be required to meet the sidewalk provisions of Article 1101 Development Review of the Conway Zoning Ordinance.

20. All sidewalk construction locations, and responsibility for construction shall be clearly identified on the final plat. Detailed sidewalk construction drawings coordinating sidewalks with other street/lot/easement infrastructure shall be shown on or included with the final plat.

FEE REQUIREMENTS
21. The filing fee with the County must be paid.

ASSURANCE OF COMPLETION OF INFRASTRUCTURE
22. Drainage and sidewalk improvements must be completed or a performance bond, cash deposit, or irrevocable letter of credit must be submitted to the City to assure completion.

EXPIRATION OF PLAT
23. Plats will expire at the end of one year from acceptance of the Preliminary Plat unless an extension is requested and granted by the Planning Commission. Watson Family Subdivision will expire August 22, 2015 unless an extension is granted by the Planning Director.

Caps would like to request a variance that the developer be allowed to pay in lieu of instead of building sidewalk on Watson Family subdivision

Robert French
PLS #1363
Central Arkansas Professional Surveying
501.513.4800- Office
501.472.2862- Mobile
501.513.0900- Fax

View along Padgett Rd looking N
TRINITY DEVELOPMENT ANNEXATION

APPLICANT/OWNER
Adam Harrison
Trinity Development
1307 Main Street
Conway, AR 72034

OWNER’S REPRESENTATIVE
Central Arkansas Professional Surveying
1021 Front Street
Conway, AR 72032

STAFF REVIEW BY
Bryan Patrick, Director of Planning
1201 Oak Street
Conway, AR 72032

SITE DATA
Location: North side of Prince Street west of Chapel Creek Subdivision

Site Area: 14.84 acres +/-

Existing Structures: None

Current Zoning: None - County.

Requested Zoning: R-1 (Single-Family Residential)

Overlay District: None

Comprehensive Plan: The Comprehensive Plan shows this area is appropriate for single family residential.

Projected Traffic Impact: Currently, 39 new, single-family residences are planned. The lots range in size from 0.21 acres to 0.57 acres. If each buildable lot is built-out, upon completion, the development will generate approximately 390 vehicle trips per day.

Utility Infrastructure: Conway Corporation Engineering will review and consider the adequacy of existing infrastructure upon receipt of documentation. Extensions and re-routing of utilities may be required. Easements will likely be required to provide for future area development.

Flood/Drainage: The property is not within any flood plain or flood way.

Street Improvements: There are no area street improvements planned in the near future.

Conway 2025: Not directly applicable

STAFF COMMENTS
The applicant is requesting annexation and single family residential zoning for this property. The Planning Commission approved the subdivision design for the property in January 2015.

STAFF RECOMMENDATIONS
Planning Staff recommends approval of this annexation request.
MILLER CONDITIONAL USE PERMIT REQUEST TO ALLOW A RESTRICTED OFFICE FOR A PRIVATE PRACTICE FOR MENTAL HEALTH SERVICES

APPLICANT/OWNER
Ayisha Miller
1312 Donaghey Avenue
Conway, AR 72034

STAFF REVIEW BY
Bryan Patrick, Director of Planning
1201 Oak Street
Conway, AR 72032

SITE DATA
Location: 1312 Donaghey Avenue

Site Area: .28 acre +/-

Existing Structures: Single family residence and accessory buildings

Current Zoning: R-2A

Requested Conditional Use Permit: Restricted Office

Overlay District: Old Conway Design Overlay District

Comprehensive Plan: The Comprehensive Plan shows this property as appropriate for single family residential.

Projected Traffic Impact: A one-person counseling office should be a very low traffic generator. Any additional employees would also have an impact. Assuming 5 patients per day and one employee, an additional 14 vehicle trips per day could be expected in addition to the typical 10 single-family vehicle trips.

Utility Infrastructure: There are existing utilities at the property.

Flood/Drainage: The property is not within any flood plain or flood way.

Street Improvements: There are no area street improvements planned in the near future.

Conway 2025: Not directly applicable.

STAFF COMMENTS
The applicant is requesting a conditional use permit to allow a restricted office. A restricted office as defined by the Zoning Ordinance must meet the following criteria:

A conditional use may be granted to allow the conversion of older structures within residential districts that are no longer useful, serviceable, or desirable in their present use to Restricted Office use. Such offices will have minimal to no negative impact on the residential areas. The following conditions are required:

1. Hours of operation: Appropriate hours of operation must be determined.
2. Signage: Wall signage shall be limited to a non-illuminated faceplate attached to the structure no greater than 2 square feet in area. Freestanding signage shall be a non-illuminated monument or two pole sign no greater than 4 feet in height and 4 feet wide. A non-illuminated post and arm sign as defined by Conway sign regulations, may be substituted for a monument or two pole sign. No banners shall be permitted.
3. Architectural Compatibility: Any remodeling or new construction must be compatible with the surrounding architecture.
4. Within the Old Conway Design Overlay District, the Historic District Commission shall review and decide compatibility. This review shall include overall exterior appearance, materials, setbacks, height, lot coverage, etc. The setbacks, height, and lot coverage restrictions will be no greater than allowed by the lot regulations per zone, overlay, or historic district.
5. Term of the Conditional Use: Conditions are limited to the applicant. If the property is sold, the conditional use shall be void.
6. Lighting, parking, screening/buffering shall minimally match Conway Development Review Standards. Additional parking and/or screening/buffering requirements may be recommended by the Planning Commission and required by the City Council including, but not limited to, parking location and design, fencing or landscaping as required to provide an adequate buffer for neighboring properties.
7. Sidewalks: Construction and or repair of existing sidewalks, if necessary, is required as per Conway Development Review Standards. These conditions are to insure the compatibility of the office use with any adjacent residential use.

The applicant intends to continue to reside at the property but would like to open a consulting office. This use is similar to a home occupation, but with daily office operations and employee(s), this request exceeds the home occupation definition. The 2010 Donaghey Avenue Corridor Study examined Donaghey from Prince Street south to Dave Ward Drive. The study recommended that residences no longer viable for residential use be allowed to repurpose to office or commercial uses through the conditional use process. This property appears to be viable with a continued residential use and should not be allowed to transition to full office use. The applicant is basically seeking a "Home Occupation Plus" use. The applicant is asking to open a small scale office in the residence. With appropriate conditions, this use would seem to be non-harmful to the neighborhood and surrounding residential uses. The home is within the Old Conway Design Overlay District. Although the applicant is not planning an addition to the residence, additions in the Old Conway area require Historic District Commission approval.

STAFF RECOMMENDATIONS
Planning Staff recommends approval of this conditional use permit with appropriate conditions.

SUGGESTED CONDITIONS
1. Hours of operation be determined.
2. Number of employees could be limited.
3. The Conditional Use Permit is limited to Ayisha Miller/ Business Entity.
4. The existing structure shall be used for the restricted office. The character of the structure shall remain residential.
5. Parking is limited to the existing driveway and rear of the residence.
6. Signage is limited to a 2 foot by 2 foot non-illuminated sign attached to the structure and/or a post and arm sign as defined by the Conway Sign Ordinance. No freestanding signage or banners may be used.
RUSH-HAL PROPERTIES REZONING A-1 (AGRICULTURAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL)

APPLICANT/OWNER
Hal Crafton
Rush-Hal Properties
3200 West Tyler, Suite A
Conway, AR 72034

OWNER’S REPRESENTATIVE
Central Arkansas Professional Surveying
1021 Front Street
Conway, AR 72032

STAFF REVIEW BY
Bryan Patrick, Director of Planning
1201 Oak Street
Conway, AR 72032

SITE DATA
Location: 2200 West Tyler St.

Site Area: 14.78 acres +/-

Existing Structures: None

Current Zoning: A-1 (Agricultural)

Requested Zoning: R-1 (Single-Family Residential)

Overlay District: None

Comprehensive Plan: The Comprehensive Plan shows this area as appropriate for single family residential.

Projected Traffic Impact: With development as allowed under current A-1 zoning, around thirteen residences could be constructed generating 130 vehicle trips per day. With a rezoning to R-1 and developed as planned with thirty three single family homes, 330 vehicle trips per day could be expected.

Utility Infrastructure: Conway Corporation Engineering will review and consider the adequacy of existing infrastructure upon receipt of documentation. Extensions and re-routing of utilities may be required. Easements will likely be required to provide for future area development.

Flood/Drainage: The property is not within any flood plain or flood way.

Street Improvements: There are no area street improvements planned in the near future. However, residential streets will be constructed as per the approved Winterbrook Subdivision.

Conway 2025: Not directly applicable

STAFF COMMENTS
The applicant is requesting a rezoning from agricultural to single family residential in order to subdivide the existing tract into thirty three parcels. A-1 requires one acre for each residence. A rezoning to R-1 is required to create the planned thirty lots. The Planning Commission approved the 33 lot subdivision, Winterbrook Subdivision in January 2015. This rezoning is congruent with the Conway Comprehensive Plan.

STAFF RECOMMENDATIONS
Planning Staff recommends approval of this rezoning request.
The Markham Street Neighborhood Specific Plan is an amendment to The Northeast Old Conway Area Specific Plan (NEOCA) and will be a new specific plan outside of the NEOCA Plan. The NEOCA Plan was created through a series of community input sessions throughout 2008 and 2009 and was adopted in August 2009. The NEOCA Plan is the first Specific Area Plan adopted by the City of Conway. See Planning 101 for more information on Conway’s Specific Plan Zoning and Small Area Plans.

It was recognized during the creation of the NEOCA Plan that a more specific plan was needed for the Markham Street corridor. Markham Street is seen as an important corridor providing future growth area for downtown. It also serves as a link between downtown, Hendrix College and the Village at Hendrix. In 2013, the Markham Street corridor was selected as part of the Imagine Central Arkansas Jump Start Initiative Project administered by Metroplan. Gateway Planning of Dallas, TX was chosen to conduct a study of the Markham Street corridor and to create regulations to guide future growth in the area.

At the beginning of the study, the Markham Street Specific Plan was envisioned as only an amendment to the NEOCA Plan. Later, it was decided that the Markham Street Neighborhood Plan would not only regulate the Markham Street corridor, but also the entire Markham Street neighborhood. This fits into the scheme of the NEOCA Plan as it identifies 4 distinct neighborhoods covered by the NEOCA Plan. The Markham Street Neighborhood Specific Plan (MSN-SP) is not only an amendment to the Northeast Old Conway Area Specific Plan it is a new separate plan regulating the Markham Street Area. It also incorporates area between Spencer and Front Streets, and Van Ronkle and Garland that were previously not covered by the NEOCA Plan.

The Markham Street Neighborhood Plan is identified as the area bounded by Spruce Street on the north, Harkrider on the east, Van Ronkle on the south, and the railroad on the west. The MSN-SP expands on the transect zoning of the NEOCA-SP with a new Campus-Mixed Use Zone, Street classifications, and more deeply defined building form regulations.

Planning Staff invites the Planning Commission to review the proposed MSN-SP regulations, take public comments, and give a recommendation of approval to the City Council. The regulations will be presented to the Council at the February 24 or March 10 meeting. Planning Staff will present and answer any questions concerning the proposed regulations at both the Planning Commission and City Council meetings.

For a complete copy of the proposed plan/amendment (80 pages) please visit
http://www.cityofconway.org/media/government/planning-development/Markham_Street_Neighborhood_Specific_Plan.pdf
-or-
http://www.conwayplanning.org/pdfs_and_docs/MSN-SP-Draft.pdf
Start with the Comprehensive Plan and Think Smaller
The City of Conway has a Comprehensive Plan that illustrates the desired land use patterns for the entire 46 square miles of city limits. At this scale, it is hard to determine specific land uses for areas with mixed uses. Starting in 2008, the Planning Department began studying smaller areas of the city to create “Small Area Plans”. These plans examine a smaller segment of the City and through community participation create a finer grained vision and regulations for the growth of specific areas. Planning has studied and created plans and/or regulations for:

- Old Morrilton Highway Corridor
- Lower Ridge Road
- Northeast Old Conway Area
- Donaghey Avenue Corridor

The Old Morrilton Highway and Lower Ridge Road studies resulted in amendments to the Comprehensive Plan for those areas. The Donaghey Avenue Study has not been officially adopted by the City, yet serves as a guide for future growth. The Northeast Old Conway Study resulted in the adoption of a regulating plan for the area that not only control land uses, but the form that structures must take.

Specific Plan Zone - Be More Specific
In order to create regulations for the NEOCA, a new zone was added to the Zoning Ordinance; the Specific Plan or SP zone. The SP zone is similar to a PUD in that specific regulations above and beyond typical zoning are created. Unlike a PUD, an SP zone is created by direct community interaction between the residents, area stakeholders, and the City.

NEOCA Transect - Say What?
The SP zone is the overall zone for the Northeast Old Conway Area. This SP zone is further broken down into “Transect Zones” or form based zones with land use and structure form regulations.

Transect zones are based on a cross section of the natural progression of urban to rural land uses and forms. Zones corresponding to these zones are created; T5 - Urban = Vertical buildings, mixed uses such as commercial, office, and residential (downtown); T4 Transitional = Lower buildings with a more residential scale, uses include; light commercial, multi-family, office, town homes, single family, etc.; T3 - Suburban = Residential in nature; cottage homes, single family, etc.

These zones allow a more diverse mixture of land uses and through form regulation, create a more traditional, walkable, and ultimately pleasant place to live and work.

Markham Street - Super Fine
The Markham Street Plan goes deeper into the Northeast Old Conway Area and details land uses, forms, and streetscapes for the Markham Street area. It changes the names of the transect zones to Commercial Mixed Use CM-U (equivalent of T5), Residential Mixed Use Zone R-MU (equivalent to T-4), and introduces a new zone, College Campus Mixed Use CC-MU. The CC-MU designation recognizes the unique needs of Hendrix College which is on the north side of the Markham Street area.

The Markham Street Neighborhood Plan also defines street cross sections, sidewalk details, and open space standards. Going beyond the level of detail found in the NEOCA Plan.

The Conway Comprehensive Plan and Small Area Plans can be found at:

http://www.conwayplanning.org/growth_plan/Growth.html