



# CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

August 21, 2023 • 6:30pm • 1111 Main Street

Planning Commission meeting procedures (per by-laws adopted July 19, 1993; amended September 20, 2021)

*\*\*Order and conduct for public hearings: Following the announcement of the item by the Chair, Planning Staff will present the report findings. Following Staff presentation the Applicant is granted up to 10 minutes for additional presentation with subsequent favorable public comments limited to 3 minutes per person. If opposed parties are present the initial speaker is then granted up to 10 minutes with each subsequent public comment limited to 3 minutes per person. No person shall address the Planning Commission without first being recognized by the Chair and stating his/her name and address for the public record. All questions/ remarks shall be made from the podium and addressed through the Chair to the Commission as a whole. Any group with common interest shall select a speaker to address the Commission on behalf of the group; repetitive comments will be limited.*



# City of Conway

## PLANNING COMMISSION

August 21, 2023

### PLANNING COMMISSION

Rebekah Fincher, Chair  
Laura King, Vice-Chair  
Drew Spurgers, Secretary  
Alexander Baney  
Adam Bell  
Mark Ferguson  
Latisha Sanders-Jones  
Lori Quinn  
Ethan Reed  
Jensen Thielke

The Conway Planning Commission makes recommendations to the City Council on public hearing items. Items reviewed on this agenda will be considered by the City Council as early as **September 12, 2023.**

Items not approved by the Planning Commission/Board of Zoning Adjustment may be appealed to the City Council within 30 days of the date of denial.

Call to Order [Planning Commission] and Roll Call.

Finding of a Quorum.

Approval of Minutes. June 20, 2023

#### I. Public Hearings\*\*

- A. Request to rezone property located at 931 Faulkner Street from O-3 to C-1 (REZ-0623-0097)
- B. Request to rezone property located at 203 Second Street from R-2 to MF-3 (REZ-0723-0100)
- C. Request for conditional use permit to allow Eating place with drive-through service and Food Store in the O-1 zoning district for property located at 2505 & 2515 Prince Street and 963 Farris Road (CUP-0723-0109)
- D. Request to rezone ±27.73 acres located at 450 Corporate Drive from PUD and I-3 to S-1 (REZ-0723-0110)
- E. Request for conditional use permit to allow Shelter for the homeless in the C-3 zoning district for property located at 134 Harkrider Street (CUP-0723-0111)
- F. Request to rezone property located at 523 Polk Street from R-2A to R-2 (REZ-0723-0112)
- G. Request to rezone property located at 505 Polk Street from R-2A to R-2 (REZ-0723-0113)
- H. Request to rezone property located at 2730 Allyson Lane from O-2 to O-1 (REZ-0723-0115)
- I. Request for major modification to the Central Landing Planned Unit Development to remove the approved use single-family residential and increase total allowed multi-family residential units (PUD-0723-0117)

#### II. Announcements/Additional Business

- A. Items as decided by the Commission

Adjourn.

# Request to Rezone: O-3 to C-1

931 Faulkner Street

I.A

## APPLICANT/OWNER

Salter Properties, LLC  
PO Box 11778  
201 Lee Andrew Ln  
Conway, AR 72034



## SITE DATA

**Location.** 931 Faulkner St.

**Site Area.** ±0.63 acres.

**Current Zoning.** O-3 (Restricted Office District).

**Requested Rezoning.** C-1 (Central Business District).

**Adjacent Zoning.** North: O-3; East: C-1; West: R-2A (Two Family Residential District); South: C-1.

**Existing Structure.** 5,228 sf multi-family structure.

**Overlay.** Asa P. Robinson Historic District.

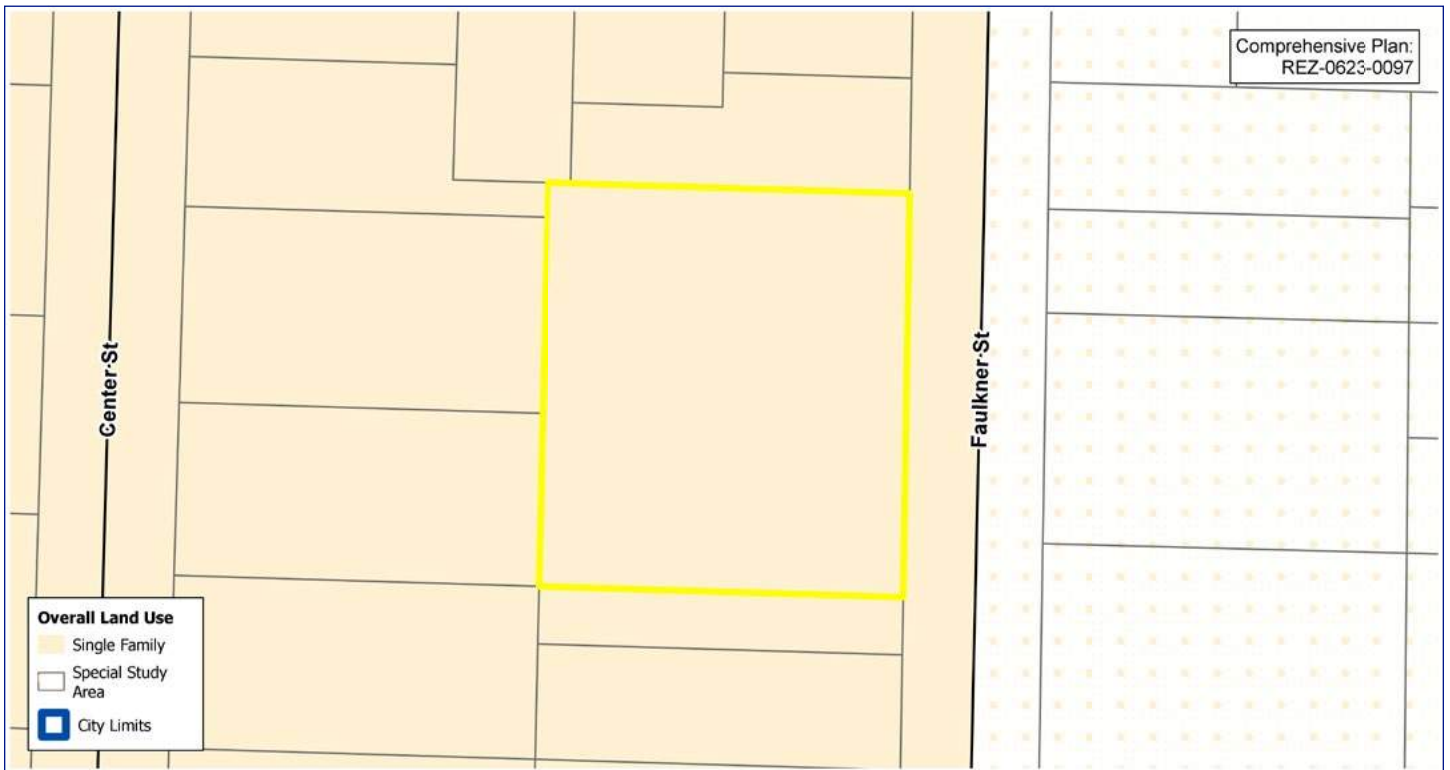
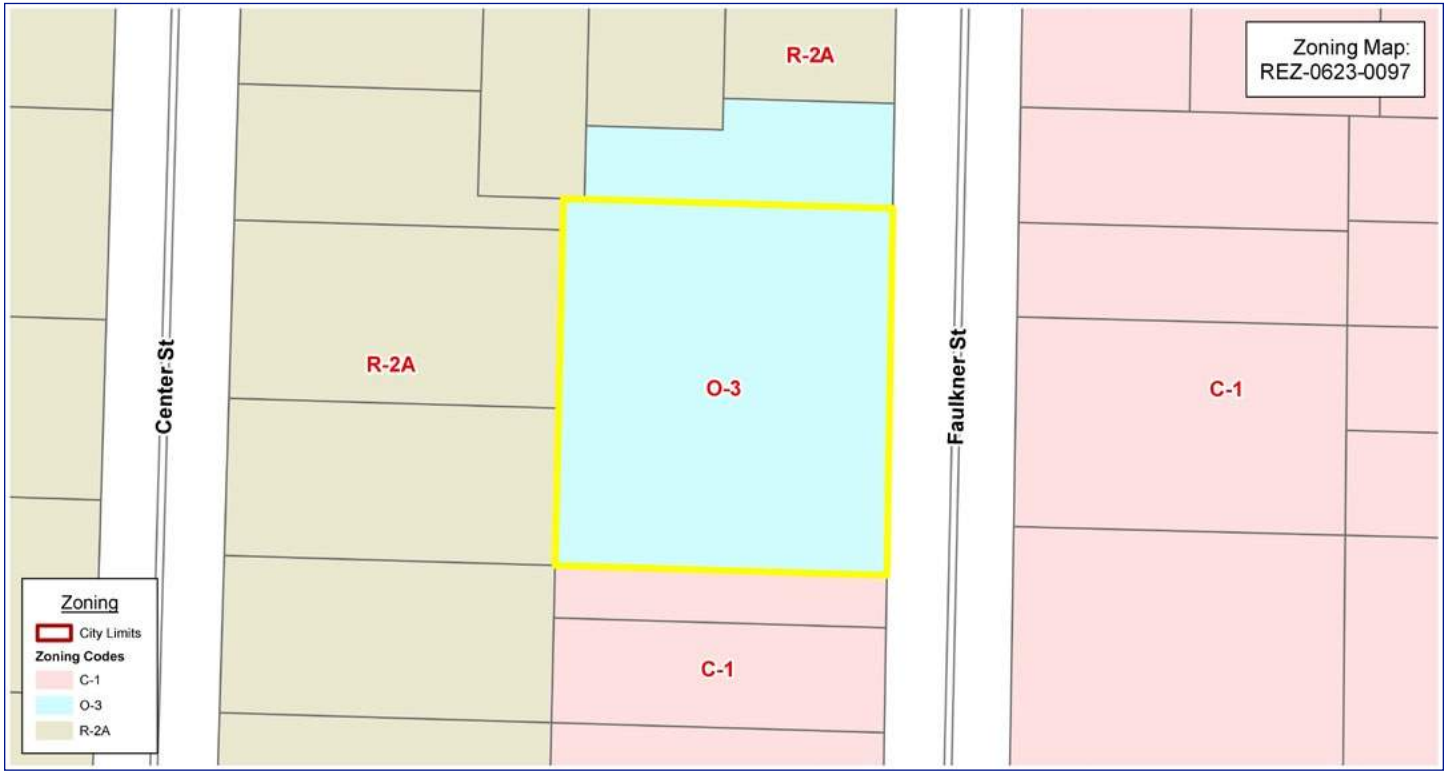
**Comprehensive Plan.** Single Family.

**Projected Traffic Impact.** With a rezoning to C-1, the likely increase in traffic impact could be significant. The most intense use permitted by right in the C-1 zoning district is a drive-through restaurant. With an assumption of the site devoted to the most intense possible use as a drive-through restaurant, it is anticipated the site would generate about 1,500-2,000 vehicle trips per typical weekday.

# Request to Rezone: O-3 to C-1

931 Faulkner Street

I.A



# Request to Rezone: O-3 to C-1

931 Faulkner Street

I.A

**Current Traffic Counts.** No traffic information available at the site. 8,500 ADT (Caldwell St near Davis St intersection, west of the site); 2,500 ADT (Prince St near Center St intersection).

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

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

**Master Street Plan.** Faulkner St – Collector (60' ROW).

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

## **STAFF COMMENTS**

- The applicant is requesting the rezoning from O-3 to C-1 to be more in line with the zoning of adjacent properties and appropriate uses.
- C-1 zoning currently exists to the south and east.
- The Comprehensive Plan defines this area as Single Family. However, non-residential zoning exists on three sides of this parcel. A rezoning to C-1 appears appropriate for this area.
- The existing structure is contributing within the Robinson Historic District. Any new development will require Historic District Commission for approval.
- The zoning would not likely result in harm to adjacent property.

## **STAFF RECOMMENDATIONS**

Staff recommends approval of the rezoning. The proposed zoning is consistent with the area and will likely not cause harm to surrounding properties.

## **SAMPLE MOTION**

I move to accept the staff recommendation to approve the rezoning request on the basis that it will allow for appropriate use of the property and will not likely negatively impact adjacent property.



# Request to Rezone: O-3 to C-1

931 Faulkner Street

I.A



Property adjacent to the S



View of subject property from Faulkner St looking W



Property adjacent to the E, across Faulkner St



Property adjacent to the E, across Faulkner St



Property adjacent to the N



# Request to Rezone: R-2 to MF-3

203 Second Street

I.B

## APPLICANT/AUTHORIZED AGENT

Engage Management/Salter Properties LLC  
201 Lee Andrew Ln  
Conway, AR 72034

## OWNER

Gene Salter Construction Co, Inc  
PO Box 1778  
Conway, AR 72033



## SITE DATA

**Location.** 203 2nd St.

**Site Area.** ±0.28 acres.

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

**Requested Rezoning.** MF-3 (Multi-family 24 units/acre).

**Adjacent Zoning.** North/East/South/West: R-2.

**Existing Structure.** None.

**Overlay.** None.

**Comprehensive Plan.** Special Study Area.

**Projected Traffic Impact.** With a rezoning to MF-3 and developed to the maximum density permitted per site area (6 units), it is anticipated the site could generate up to 76 vehicle trips per typical weekday.

**Current Traffic Counts.** No traffic information available at the site. Northwest of the site, 2,200 ADT (First Ave near Vine St intersection); southeast of the site, 720 ADT (Third Ave south of 2nd St intersection).



# Request to Rezone: R-2 to MF-3

203 Second Street

I.B



**Flood/Drainage.** The site is not within any FEMA Special Flood Hazard Areas.

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

**Master Street Plan.** 2nd St – Local Residential (50' ROW); Second Ave - Local Residential (50' ROW). It is anticipated that an additional 5' of ROW dedication will be required along both frontages during the replatting process.

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

## **STAFF COMMENTS**

- The applicant is requesting a rezoning from R-2 to MF-3 and has indicated the intent to construct a multi-unit residential structure with garages.
- The Comprehensive Plan designates the area as a special study area, “...an area within the established central city for refined and detailed land use considerations”. Given that no special study has been conducted for the area staff referenced the development pattern of the immediate area, including recent land use changes, including rezonings, conditional use permits, and site development reviews to determine the request's congruence with the Comprehensive Plan.
- The site is currently platted as 12,250 sf (±0.28 acre). It is anticipated that after required right-of-way dedication the remaining developable area will be ≤11,050 sf (±0.25 acre).
- The requested MF-3 district allows up to 24 units per gross acre and is intended for high-density residential development or as a buffer between low-density residential and non-residential development. A rezoning to MF-3 could accommodate up to 6\* dwelling units on the site with the acreage identified.  
*\*It is anticipated that on-site parking requirements for multi-family development (§1007.4.E.4) may limit the development potential to fewer than 6 dwelling units.*
- Multi-family zoning (MF-1 and MF-3) and conditionally permitted MF-1 density in R-2 is present in the adjacent blocks.
- The property adjacent to the west, across Second Ave, is similarly developed.
- Any development in excess of two-family residential will require site development review in accordance with Article 10 of the Zoning Code.
- The requested MF-3 zoning would not likely result in harm to adjacent property when developed in accordance with the development standards of Article 10 of the Conway Zoning Code.

## **STAFF RECOMMENDATIONS**

Staff recommends approval of the rezoning request on the basis that it is complementary to the development pattern of the area and will likely not negatively impact adjacent property when developed in accordance with the development standards of Article 10 of the Conway Zoning Code.

## **SAMPLE MOTIONS**

I move to accept the staff recommendation to approve the request on the basis that increased residential density development is complementary to the area and will likely not negatively impact adjacent property when developed in accordance with the development standards of Article 10 of the Conway Zoning Code.



# Request to Rezone: R-2 to MF-3

203 Second Street

I.B



Property adjacent to the E



View of subject property from 2nd St looking S



Property adjacent to the N



Property adjacent to the W



Property adjacent to the NW



# Request for Conditional Use Permit: Eating place with drive-through service, Food store in O-1

I.C

2505 & 2515 Prince Street, 963 Farris Road

## APPLICANT/AUTHORIZED AGENT

Johnson & Pace, Inc.  
1201 NW Loop 281  
Longview, TX 75604

## OWNERS

Eagle Bank and Trust Co. 805 Monroe St, Ste 105 Conway, AR 72032	Sammie Turner Revocable Trust 963 Farris Rd Conway, AR 72034
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## SITE DATA

**Location.** 2505 & 2515 Prince St; 963 Farris Rd.

**Site Area.** ±1.43 acres.

**Current Zoning.** O-1 (General Office District).

**Requested Conditional Use.** Eating place with drive-through service and Food Store.

**Adjacent Zoning.** North: PUD (Walmart Market w/Chick-Fil-A), South: R-1 (Single Family), East: O-2 (Quiet Office), West: O-1 (Declar Properties Development).

**Existing Structures.** 1,736 sf single-family dwelling and an accessory structure located at 963 Farris Rd.

**Overlay.** None.

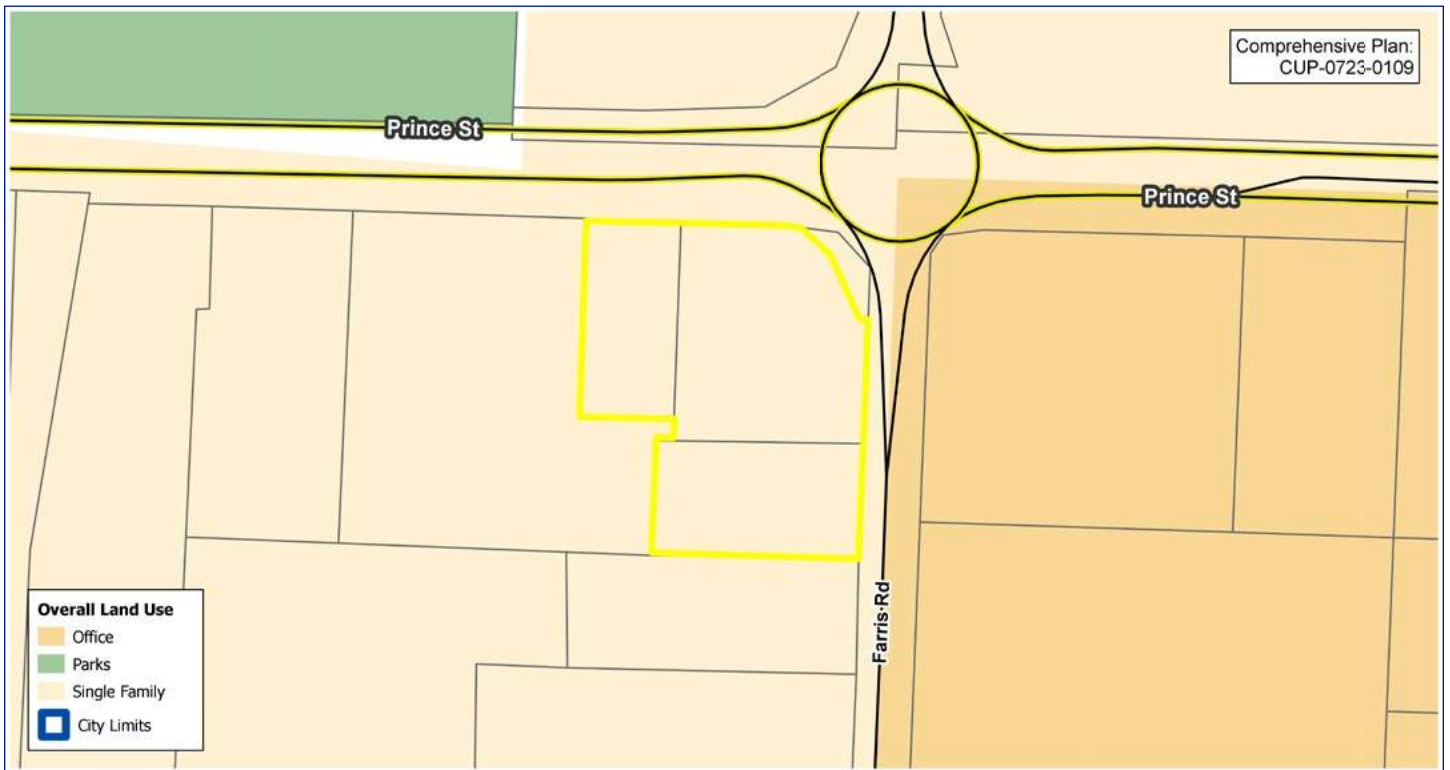
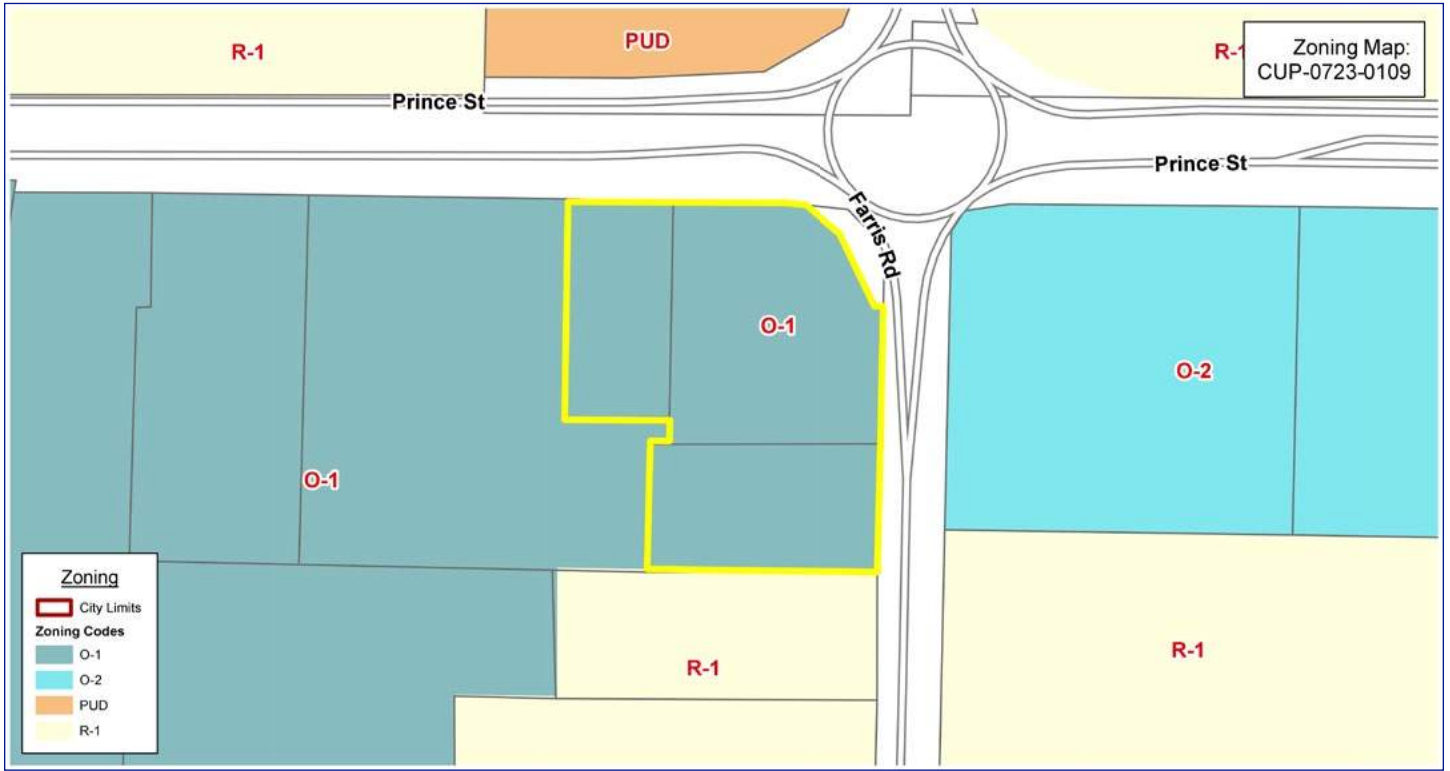
**Comprehensive Plan.** Single Family. Development along this corridor has been trending away from the Single-Family designation on the Comprehensive Plan. The development pattern indicates a developing commercial corridor from Salem Rd to Farris Rd along Prince St.

**Projected Traffic Impact.** This development is projected to yield approximately 1,766 vehicle trips per typical weekday. Trips will be distributed onto Farris Rd via a standard driveway allowing both ingress and egress and Prince St with a right-in/right-out only driveway design.

# Request for Conditional Use Permit: Eating place with drive-through service, Food store in O-1

I.C

2505 & 2515 Prince Street, 963 Farris Road



2505 & 2515 Prince Street, 963 Farris Road

**Current Traffic Counts.** 20,000 – ADT - Prince St (west of the Farris Rd intersection); 7,600 ADT – (Farris Rd south of the Prince St intersection).

**Flood/Drainage.** No portion of the property lies within a FEMA flood hazard zone.

**Utilities.** Utilities are available; applicant shall coordinate extension of utilities with Conway Corp.

**Master Street Plan.** Prince St – Major Arterial (100' ROW); Farris Rd - Collector (60' ROW).

**Street Improvement.** Dedications and any applicable street improvement requirements will be addressed during site development review.

## **STAFF COMMENTS**

- Approval of the conditional use permit shall not be considered a site plan approval. All development standards required by the Zoning Code will be considered during site development review.
- The applicant submitted a request for exception to cross access requirements with the conditional use permit submission. Any exceptions requests must accompany site development review submittals for proper submittal and the request was not considered during the conditional use permit process.

## **STAFF RECOMMENDATION**

Staff recommends approval of the request with the suggested conditions. As conditioned, the proposed use would bring the site into zoning compliance and would help mitigate any negative impacts to adjacent property.

Recommended conditions of approval:

1. Operating hours are limited to 5:00am – 12:00am.
2. Approved uses are limited to eating place with drive-through service and food store.
3. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
4. Development of the site is subject to site development review, in accordance with Article 10 of the Conway Zoning Code, prior to the issuance of building permits.
5. A perimeter landscape strip at least 20' in width shall be provided along all property lines adjoining any residential area. Landscaping abutting residential areas should consist of trees, bushes, etc of evergreen species to provide additional buffering/screening to the neighboring residence. An installation diagram and list of proposed species shall be submitted for approval by Planning staff prior to installation. The Director of Planning & Development may require additional screening (e.g. 8' wood privacy fence and evergreen vegetation) along adjacent residential areas to reduce the impact of the proposed use.
6. All exterior lighting shall be inward, downcast, and shrouded to prevent light trespass onto adjacent property and shall comply with Article 10, Development Review Standards, of the Zoning Code. Extra caution shall be taken for lighting around boundaries adjacent to residential uses.
7. Any new fencing shall comply with Article 10, Development Review Standards, of the Zoning Code. Fencing type and placement shall be approved by Planning Staff prior to installation.
8. The property shall be platted in accordance with the Subdivision Regulations, prior to issuance of building permits.
9. No zoning variance, required as a result of the commencement of the conditional use, may be requested.
10. The conditional use permit shall expire if the use is not commenced within 18 months of approval.
11. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months. The Director of Planning & Development shall be authorized herein to grant an extension of no more than 90 days beyond said 18-month period to accommodate the applicant's identified construction and engineering timeline if necessary.
12. Any new signage shall be permitted and installed in accordance with the Conway Zoning Code.
13. With the approval of this conditional use permit request any prior conditional use permits shall be revoked for 2505 Prince St, 2515 Prince St, and 963 Farris Rd and replaced by this new permit.

## **SAMPLE MOTION**

I move to accept the staff recommendation to approve the request with the conditions indicated in the staff report on the basis that, as conditioned, it is found the use will meet all standards of approval in accordance with §802.5 of the Zoning Code.

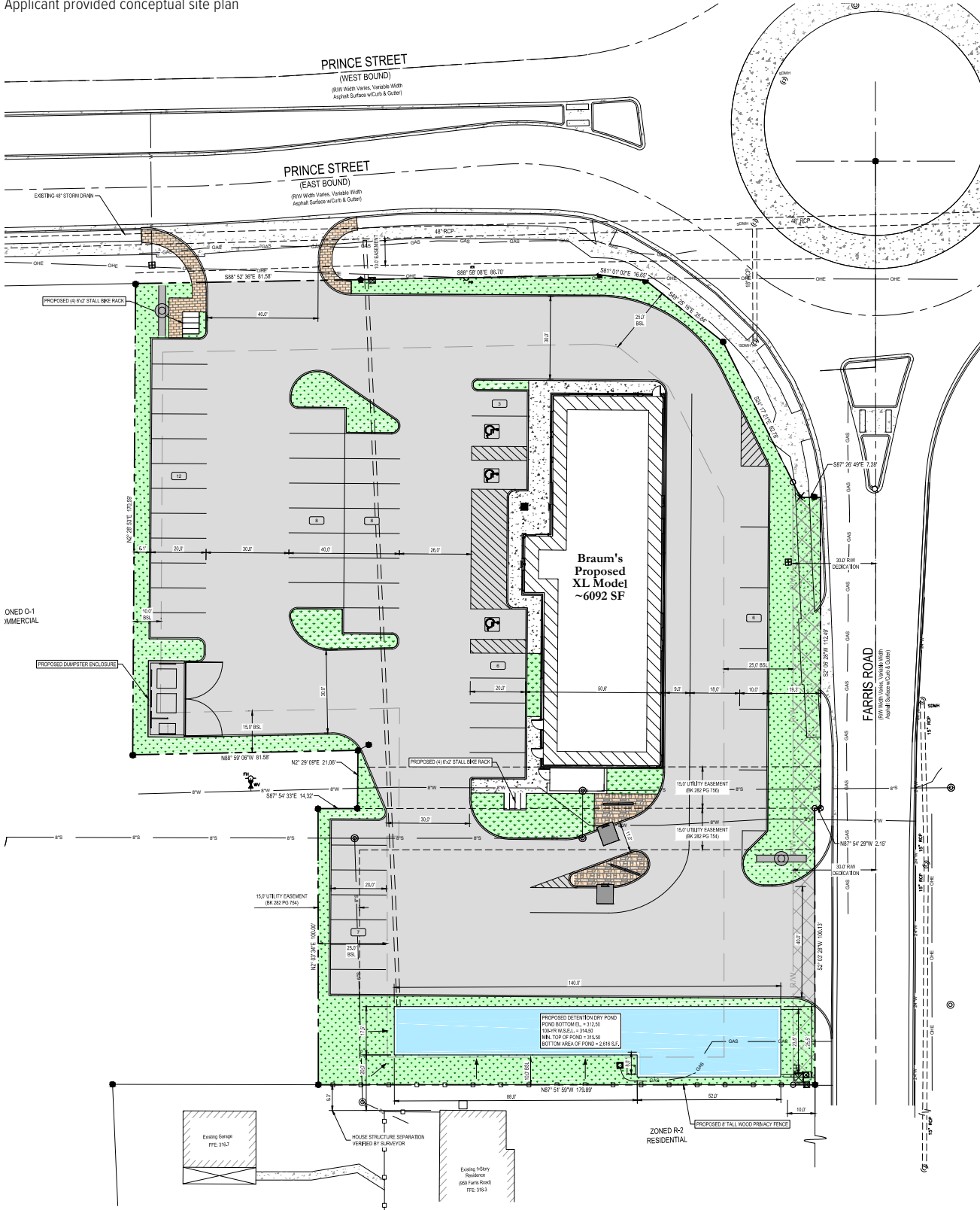


# Request for Conditional Use Permit: Eating place with drive-through service, Food store in O-1

2505 & 2515 Prince Street, 963 Farris Road

I.C

Applicant provided conceptual site plan



**JOHNSON & PAGE INCORPORATED**  
 ENGINEERS - ARCHITECTS - SURVEYORS  
 101 W. LOOP 241, SUITE 100  
 HOUSTON, TEXAS 77055  
 (713) 622-7200  
 WWW.JOHNSONANDPAGE.COM

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

07/19/2023

**BRAUM'S ICE CREAM AND DAIRY STORE**  
 PRINCE STREET AND FARRIS ROAD,  
 CONWAY, ARKANSAS

REVISIONS	
NO.	DATE

**SITE PLAN EXHIBIT**

ISSUED FOR REVIEW

PROJECT NO.	488-010	DATE:	07/19/2023
DRAWN BY:	JOHNSON & PAGE	SCALE:	AS SHOWN
CHECKED BY:	JMC	TITLE:	1"=20'
SHEET NO.:	C1.0	REVISION:	

# Request for Conditional Use Permit: Eating place with drive-through service, Food store in O-1

2505 & 2515 Prince Street, 963 Farris Road

I.C



View of subject property from Farris Rd looking NW



View of subject property from Prince St looking S



Property adjacent to the E



Property adjacent to the E



Property adjacent to the S



Property adjacent to the W



# Request to Rezone: I-3 and PUD to S-1

±27.73 acres at 450 Corporate Drive

**APPLICANT/AUTHORIZED AGENT**

Crafton Tull  
10825 Financial Centre Pkwy, Ste 300  
Little Rock, AR 72211

**OWNER**

City of Conway, Arkansas  
111 Main St  
Conway, AR 82032



**SITE DATA**

**Location.** 450 Corporate Dr.

**Site Area.** ±27.73 acres.

**Current Zoning.** I-3 (Intensive Industrial District) and PUD (Planned Unit Development).

**Requested Rezoning.** S-1 (Institutional District).

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

**Existing Structures.** ±75,000 sf structure formerly used by Acxiom.

**Overlay.** None.

**Comprehensive Plan.** Special Study Area.

**Projected Traffic Impact.** Impacts were anticipated by the City of Conway with improvements along Central Landing Blvd, 6th St, and Bruce St as well as internal traffic plans with the Central Landing PUD considerations.

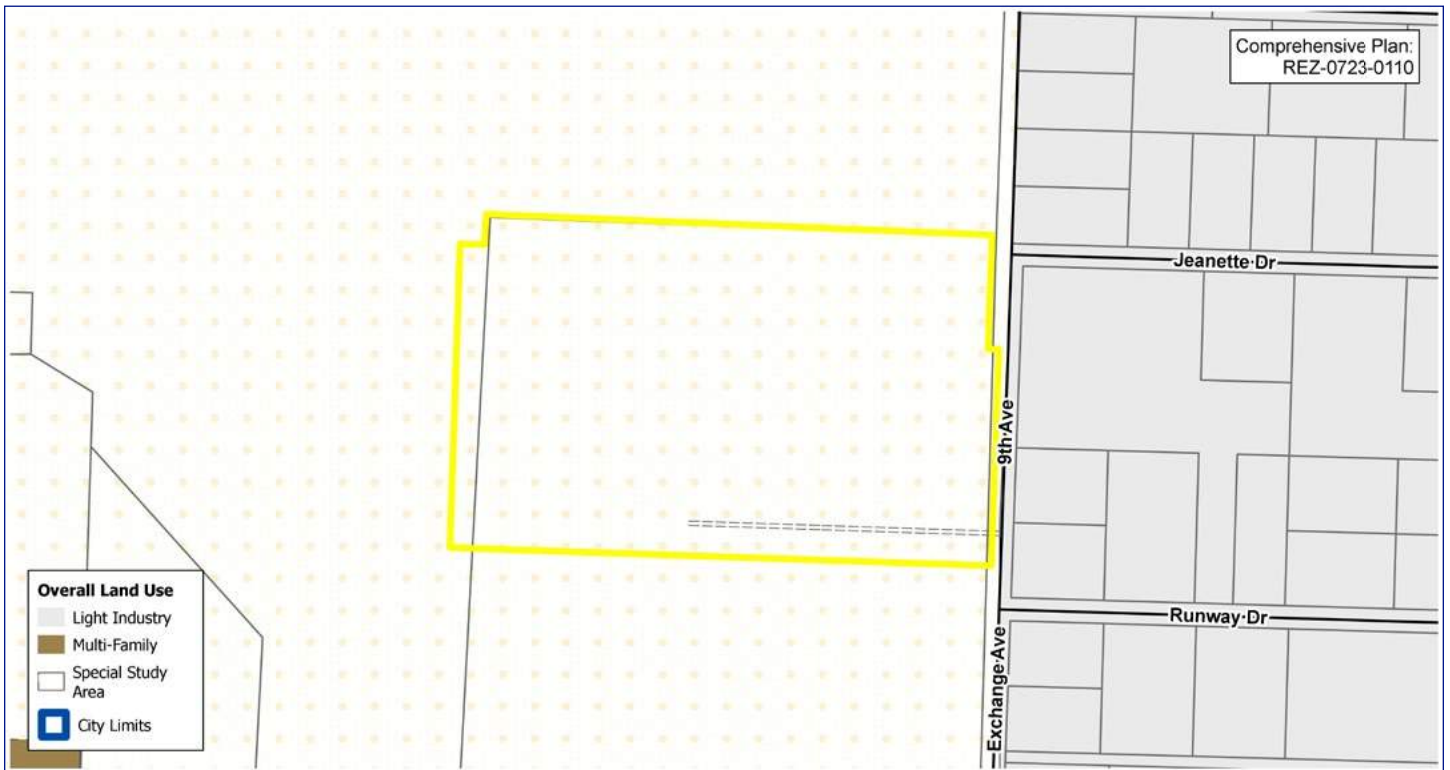
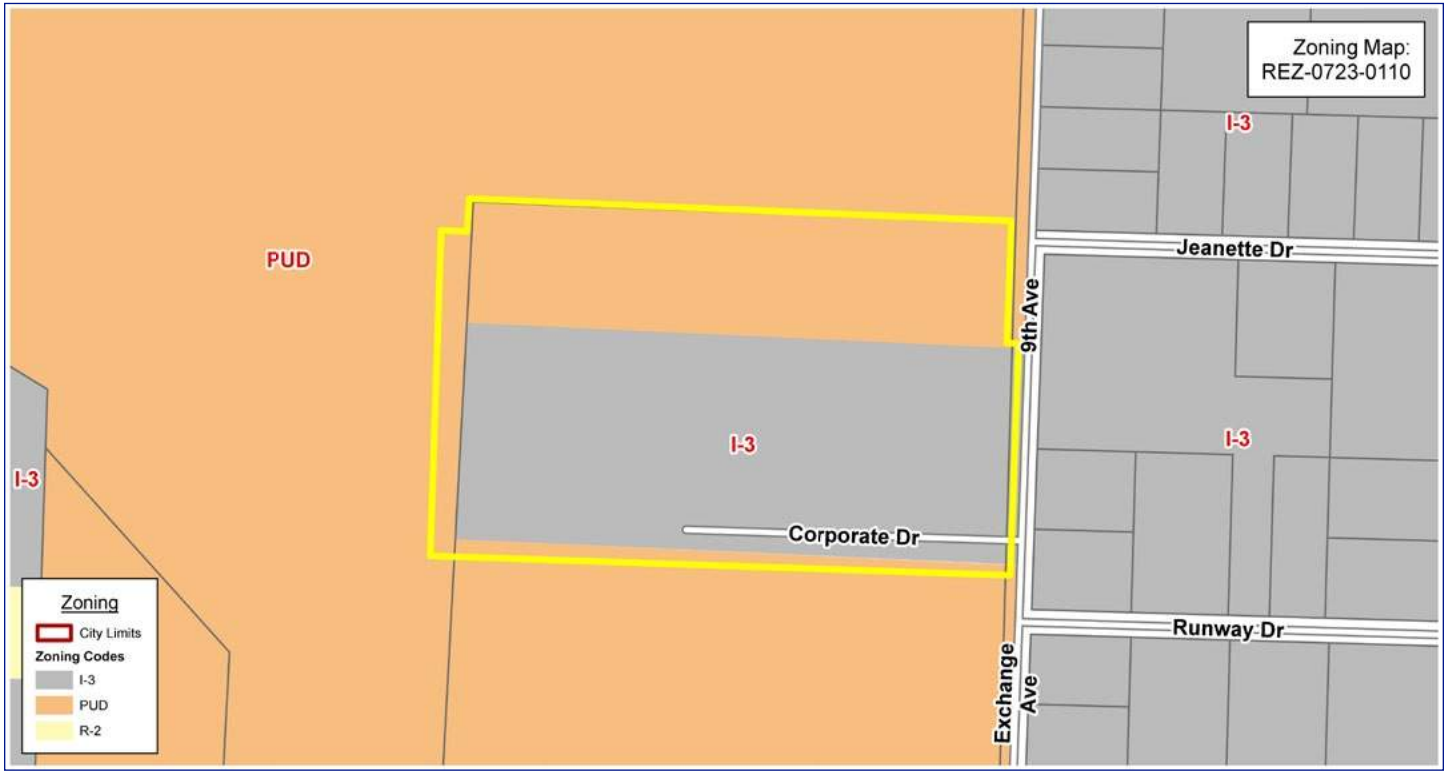
**Current Traffic Counts.** 12,000 ADT [northwest of site] Bruce St and E Sixth St intersection; 14,000 ADT [southwest of site] Dave Ward Dr and Harkrider St intersection (southwest of site).



# Request to Rezone: I-3 and PUD to S-1

±27.73 acres at 450 Corporate Drive

I.D



## Request to Rezone: I-3 and PUD to S-1

±27.73 acres at 450 Corporate Drive

I.D

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

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

**Master Street Plan.** 6th St – Major Arterial (100' ROW); 9th Ave – Collector (60' ROW); proposed Central Landing Blvd extension - Major Arterial (100'); proposed Jeanette Dr extension – Minor Arterial (80' ROW).

**Street Improvement.** Extension and construction of several streets are planned around the development site.

### **STAFF COMMENTS**

- The applicant is requesting the rezoning from I-3 and PUD to S-1 to be more in line with the zoning of a Community Center space.
- The zoning would not likely result in harm to adjacent property and would likely compliment the surrounding neighborhoods being a civic space.

### **STAFF RECOMMENDATIONS**

Staff recommends approval of the rezoning. The proposed zoning is consistent with the area and will likely not cause harm to surrounding properties.

### **SAMPLE MOTION**

I move to accept the staff recommendation to approve the rezoning request on the basis that it will allow for appropriate use of the property and will not likely negatively impact adjacent property.

# Request to Rezone: I-3 and PUD to S-1

±27.73 acres at 450 Corporate Drive

I.D



View of subject property from Corporate Dr, looking W



View of subject property from Corporate Dr, looking NW



View of subject property from Corporate Dr, looking NE



View of subject property from Central Landing PUD, looking S



Property adjacent to the W



Property adjacent to the E, across Ninth Ave



# Request for Conditional Use Permit: Shelter for the homeless in C-3

I.E

134 Harkrider Street

**APPLICANT/AUTHORIZED AGENT**

Conway Ministry Center  
225 E Robins St  
Conway, AR 72032

**OWNER**

JAPP, Inc. c/o Continental Motel  
134 Harkrider St  
Conway, AR 72032



**SITE DATA**

**Location.** 134 Harkrider St.

**Site Area.** ±2.73 acres.

**Current Zoning.** C-3 (Highway Service and Open Display District).

**Abutting Zoning.** North: C-3 and I-3 (Intensive Industrial District); East: PUD (Bruce St PUD); South: C-3; West: I-3.

**Existing Structures.** Existing Continental Motel. This includes a separate office area and a single-story row of 22 motel rooms. There is also a mobile home at the rear of the property that is non-conforming and must be removed.

**Overlay.** None.

**Requested Conditional Use.** Shelter for the homeless.

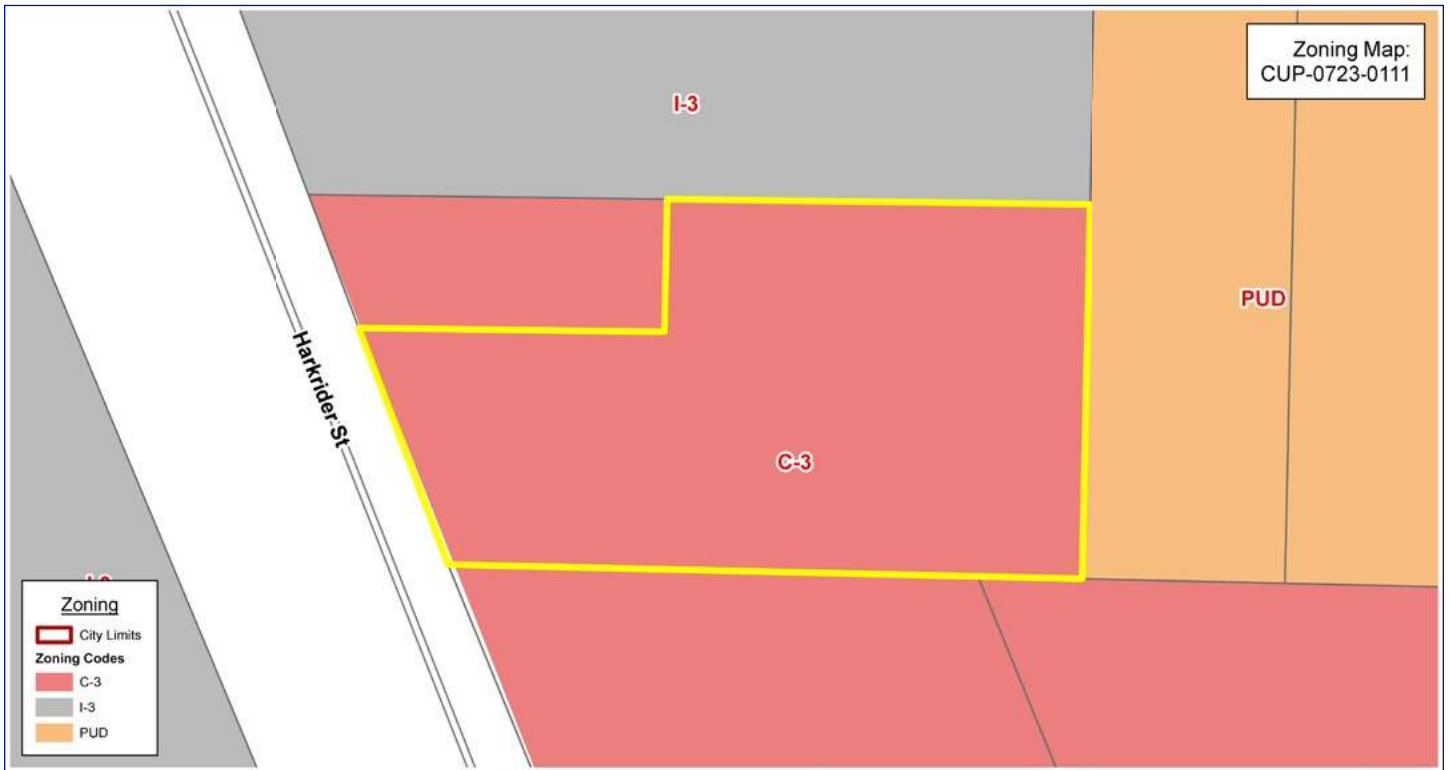
**Comprehensive Plan.** Commercial.

**Projected Traffic Impact.** With a conditional use permit allowing a shelter for the homeless, the likely effect on traffic would be minimal. The number of rooms available will not change and therefore the amount of traffic generated should not change significantly.

# Request for Conditional Use Permit: Shelter for the homeless in C-3

134 Harkrider Street

I.E



134 Harkrider Street

**Current Traffic Counts.** 5,500 ADT - Robins St (west of the Harkrider St intersection); 6,100 ADT - Bruce St (west of the Harkrider St intersection).

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

**Utilities.** Utilities are present at the site. Any expansion of utilities will need to be coordinated with Conway Corporation.

**Master Street Plan.** Harkrider St – Major Arterial.

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

## **STAFF COMMENTS**

- The applicant intends to open a homeless shelter, a use which is not allowed in the current zoning (C-3) but is allowed as a conditional use.
- The Comprehensive Plan designates this area as a Commercial Zone. A homeless shelter is required to obtain a Conditional Use permit within any of the allowable zoning types in order to provide a higher level of review than other uses. With the conditions listed below, this type of use is appropriate for this area.
- The applicant plans to operate the center 24 hours a day, seven days a week due to the care needed by some residents. The Case Management/Administration office will be open 9:00am – 5:00pm, Monday – Friday.
- The current office area will be used as the residence of the property manager. The 22 room motel will house those in need.
- The applicant has requested a manufactured home attached to a foundation be erected as a manager/caregiver home. This is allowed by right in C-3 but must meet all standards set forth in Article 10 of the Conway Zoning Code and obtain all applicable permits.
- This conditional use would not likely result in harm to adjacent property as conditioned.

## **STAFF RECOMMENDATIONS**

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

1. Operating hours for the Case Management/Administration office are limited to Monday – Friday, 9:00 am – 5:00 pm.
2. The facility may not house any registered sex offenders, individuals with a recent violent criminal history, or anyone with a no contact order or restraining order with someone currently in the facility. Violent crimes include battery, domestic battery, assault, aggravated assault, non-negligent manslaughter, or murder. Anyone with a misdemeanor conviction of the above listed crimes within the past 2 years may not be housed at the facility. Anyone with a felony conviction of the above listed crimes within the past 5 years may not be housed at the facility.
3. The facility is limited to 22 units. Any expansions or additions to the structures, as well as any changes to the use shall require an amended or new conditional use permit.
4. Fencing with coded entry is required and must meet Fire Department standards and standards outlined in Article 10. Barbed wire and razor wire are prohibited.
5. 24 hour surveillance of site is required.
6. Exterior speakers and/or public address system is prohibited.
7. Any playground or community garden must be screened from view from the public right-of-way.
8. Manufactured home in rear of property must be removed prior to Certificate of Completion. Certificate of Completion can be issued prior to construction of manager/caregiver home. However, manager/caregiver home must go through Site Development Review if not included in initial Site Development Review process.
9. Site Development Review required and shall be subject to development standards as outlined in Article 10 of the Conway Zoning Code, unless otherwise noted in permit conditions.
10. Parking area must be striped and ADA accessible parking requirements for parking must be met.
11. All signage shall be permitted and installed in accordance with Article 12 of the Conway Zoning Code.
12. The conditional use shall automatically expire if the approved use is not commenced within 18 months or if it ceases for more than 18 consecutive months.
13. No variance related to the approved conditional use shall be granted.



**SAMPLE MOTION**

I move to accept the staff recommendation to approve the request with the conditions indicated in the staff report on the basis that, as conditioned, the proposed use would not likely negatively impact adjacent property and will allow for appropriate use of the property.



View of subject property from Harkrider St looking SE



View of subject property from Harkrider St looking S



Property adjacent to the N



Property adjacent to the S

**The Refuge Shelter  
By Conway Ministry Center  
Program Operational Plan**

The Refuge Family and Recuperative Care Shelter will be the first of its kind in Central Arkansas. This shelter will provide temporary emergency housing to the most vulnerable families and individuals in our city while providing excellent programming tailored to each household's unique strengths, abilities, and needs.

Through nearly a decade of providing a broad scope of services to the homeless population of Faulkner county, the Conway Ministry Center has collected valuable data that now informs our Refuge program model. In addition, our Leadership Team has traveled to other cities in the south to learn from similar organizations that have a wealth of experience to share with Conway.

The cumulation of this research has resulted in the operational plan outlined in this document.

**The Target Population**

The Refuge Shelter will provide temporary housing to three vulnerable sectors of the homeless population.

1. Families with children under the age of 18.
  - a. Families now make up 40% of America's homeless population.
  - b. Children experiencing homelessness are at a significantly increased risk for trauma such as assault, witnessing violence, and family separation. Homeless children have twice the rate of learning disabilities and three times the rate of emotional and behavioral problems of non homeless children. Half of school-age homeless children experience anxiety, depression, or withdrawal compared to 18% of non homeless children.
  - c. Families with children need targeted interventions to meet individual family needs for housing and community based care and support systems for children and infants.
  - d. Families need to be able to stay together in shelter spaces that allow caregivers to stay with their children with private bathrooms and areas to prepare meals when needed.
2. Families with adult children with intellectual delays.
  - a. Research suggests that 12%-34% of the homeless population may have intellectual disabilities compared to 1%-3% of the general population.
  - b. Persons with intellectual disabilities are at an increased risk for abuse and exploitation.
  - c. Families caring for special needs adults need targeted interventions to meet individual family needs for housing and community based support for disabled children.

- d. Caregivers of special needs adults need to be able to stay with their special needs child rather than separate into gender based dormitories.
3. Individuals who are seniors, physically disabled, or ill.
  - a. Older adults, those age 65 and older, represent the fastest growing group of homeless, and by 2030 their numbers are expected to triple.
  - b. Over a period of three Winter Warming Stations, 19% of the individuals who stayed were discharged directly from the hospital. Many of those suffered from major chronic or terminal illnesses. Some were recent amputees. Others were recovering from a major illness.
  - c. Senior adults or individuals suffering from major illness or injury need targeted interventions to meet unique needs for housing and long-term care.

In order for each of these groups to successfully transition out of homelessness to stability, they need the ability to shelter over a longer period of time (rather than the 24 hour increments of a standard emergency homeless shelter) in a unit that meets their unique needs and allows for intensive individualized case management.

## Exclusions

Due to the vulnerability of the people we plan to serve, we will NOT house:

- Registered sex offenders at any level
- Individuals with a recent violent criminal history (based on background search) defined as follows:
  - Violent Crimes include battery, domestic battery, assault, aggravated assault, non-negligent manslaughter, or murder.
  - Misdemeanor convictions more recent than 2 years
  - Felony convictions more recent than 5 years
  - In addition to these time limitations, potential residents must demonstrate their efforts to rehabilitate since the violent crime was committed. This might include anger management classes, counseling, mental health care, sobriety or completion of another rehabilitation program.
- Anyone with a no contact or restraining order with someone currently in the facility for any reason (even threats or harassment)

In order to keep families safe and focused, the expectations to remain in the shelter will be high. Households who are unwilling to engage in their case plan will not be able to remain in the program.



## The Shelter Space

The Refuge Shelter will utilize a 22 unit repurposed motel. Rooms will be configured to allow up to three individuals in smaller rooms and up to five in larger rooms. The largest room (one unit) will hold a family of six. If a family exceeds six individuals, two rooms must be issued. Maximum occupancy is 75.

The shelter will reserve two rooms for emergency entry, specifically for after hours access. \*See Intake section below.

Each room will have a private bathroom. Each room will have a meal prep area that consists of a small counter space with cabinets, a microwave, refrigerator, and other small appliances. Rooms will be furnished with queen over queen bunks in large rooms or queen beds with a crib/single bed in small rooms. At least one room will be fully ADA accessible.

The Shelter grounds will be fully fenced with coded entry and full surveillance system. Fencing will be constructed with a solid privacy fence material. Only current residents and pre registered, pre approved guests will be allowed onto the shelter grounds. Staff will be on site 24 hours a day while residents are present.

The main office will offer case management offices, an educational meeting space, and laundry facilities for guest use. The outdoor space will offer a deck with picnic area, community garden and playground for children.

## The Refuge Program

The goal of the program will be to provide temporary housing for no longer than 90 days to those who meet the specific vulnerability criteria outlined above while going through an intensive assessment and case management process to secure long-term solutions to individual housing needs. Each individual or family will be required to meet with case managers twice per week as a part of this process.

Families with children will be required to engage in case management with the goal of securing stable income, connecting to resources the family needs (childcare, SNAP benefits, housing referrals, medical care, therapies, tutoring, prenatal care, etc.), and transitioning to permanent housing or the most appropriate transitional housing facility. Assessments will be given to identify abilities, strengths, needs, vulnerabilities, etc. Then the family will work through a highly individualized case plan to meet their specific family and housing goals.

Clients who have medical needs will also engage in intensive case management to identify the housing plans. Partners and Refuge staff will perform assessments to determine long-term care needs, abilities, vulnerabilities, etc. Then teams will work to secure long term housing/home health combinations or identify a nursing and rehab facility that will be an appropriate fit.

The Conway Ministry Center is already engaging in partnerships to provide services to these households such as:

- primary care
- physical therapy
- speech therapy
- occupational therapy
- counseling and behavioral health
- addiction treatment
- tutoring
- child care
- employment assistance
- housing assistance

Some of the providers we are working with include:

- UCA Interdisciplinary Clinic
- ARCare
- Headstart
- Goodwill Employment Services
- Department of Workforce Services
- Conway Public School Social Workers
- Conway Police Department Crisis Response Team
- Immerse Arkansas (Services for At-Risk Youth)
- Veterans Affairs
- Conway Public Housing Authority
- Bethlehem House
- City of Hope Outreach
- Our House
- Boys and Girls Club
- A variety of other nonprofits, local churches, and community members.

The Refuge Shelter seeks to connect clients with community based resources that will remain available to them long after their stay in the shelter. Developing a support network that will not be lost after housing is secured is key to the continued success of our clients and significantly reduces re-entry into homelessness.

Conway is uniquely equipped to offer an extensive variety of community based services due to the framework established by community partners for many years. \*See Partners List above.

## Staffing

The Refuge Shelter will employ several key staff roles to accomplish its program goals. The Conway Ministry Center currently operates a free grocery store, daily homeless outreach services, case management services, financial assistance programs, and rapid rehousing programs that will complement the shelter operation. Multiple administrators and program staff members are already in place to support the addition of a shelter. In addition to our current Executive Director, Senior Case Manager, StoreHouse Pantry Director, Facilities and Operations Manager, Outreach and Volunteer Coordinator, and Accounting Associate, the Refuge will add multiple team members in the following roles:

- Shelter Director
- Refuge Case Managers
- Overnight/Weekend Manager
- Overnight weekend shelter security attendants

In addition to an excellent staff team, the Conway Ministry Center has a long history of connecting high level volunteers with our programs. We currently have 214 volunteers registered in our volunteer database that serve in a broad scope of service areas and roles. These volunteers have followed the trajectory of the Conway Ministry Center's shelter plans for many years and are eager to engage with the families and individuals we will shelter.

## Intake

For families with children or special needs adults, households will access the shelter as follows:

Monday- Friday 9am-4pm

- Families will be brought in for an intake appointment. In this appointment, potential residents will fill out intake forms outlining circumstances surrounding homelessness, identifying all household members, income, resources, health concerns, safety concerns, legal status, etc. Copies of identification will be taken, as well as other pertinent documents verifying the applicant's situation.
- Rules and regulations will be thoroughly discussed and signatures required.
- Background checks and sex offender registry checks will be performed.
- Applicants will be given the option to shelter in two ways.
  - a. Emergency 72 hour stay without case management
  - b. 30 day stay with full case plan (can be extended up to 90 days with case manager approval).
- Once approved by leadership, new residents will be issued the appropriate room based on family size. Codes will be created for each individual family that will expire once the family exits the program. Residents will not be allowed to have guests until the full case



management appointment has been completed (this is a much more in depth process than intake).

- Households that choose the short term option will be dismissed from the program with resource lists after 72 hours. They may request to enter into the 30 day program if space is available.

## After hours/Weekends

- If a hospital, police officer, or other emergency service worker brings a family to the shelter outside of Case Management hours, they may be issued overnight emergency shelter with only a basic intake form, rules and regulations, background check and sex offender registry check. Full intake appointments must be completed immediately upon case management office reopening. Two rooms of the Refuge shelter will be reserved for this purpose.

For seniors, persons with significant physical/limiting disabilities, or persons with medical needs, the intake process is as follows:

- Hospitals or Nursing and Rehab facilities must submit a full intake packet to the Case Manager for approval prior to releasing the patient to the Refuge.
- The intake packet requires all the documentation outlined above plus a Recuperative Care referral form that provides detailed descriptions of the patient's medical condition, care needs, long term prognosis, medication requirements, etc.
- Based on the level of care needed and the ability of the Refuge leadership team to secure that level of care, the patient may be approved for up to 90 days in the Refuge shelter.
- Senior adults or persons with significant limiting disabilities that are not hospitalized may be considered, but will access shelter via the case management process outlined above for families with children. These individuals will only be considered if it is determined that their care needs exceed the services available through the City shelter.

## Residency

We have high expectations of our residents to meaningfully engage in case management, as well as other services provided by the Conway Ministry Center or our Service Partners. This process starts with assessment.

Once a family or individual is settled into their assigned room and have had the opportunity to decompress for 24 to 48 hours, the resident will be expected to participate in a needs assessment to identify strengths, abilities, support systems, resources, needs, and vulnerabilities. The resident will work with the case manager to identify goals, develop a plan of action, and establish a preliminary timeline.

We understand that plans don't always come to fruition as expected. This is why we prioritize frequent meetings to ensure that goals are appropriate and achievable. In the event that an inappropriate goal was set, frequent check-ins allow the case plan to adapt with the resident.

Case plans will outline a variety of targets. These may include:

- Setting employment goals
- Securing other income (SSI/VA Pensions)
- Enrolling in child support enforcement
- Identifying transitional housing programs
- Identifying permanent housing options
- Securing childcare
- Accessing healthcare/ therapies/ treatment
- Applying for government benefits (SNAP, medicaid, childcare voucher)
- Accessing counseling services
- Accessing tutoring or educational interventions
- Identifying long term residential nursing care
- Accessing home health providers
- Other individualized targets or goals

In addition to case management and supportive services provided by Refuge staff and Service Partners, residents will be able to access a variety of household necessities through other Conway Ministry Center programs. Groceries, toiletries, baby supplies, and more are available at the StoreHouse pantry located in the Conway Ministry Center's current location at 225 E. Robins. Shelter rooms will be adequately equipped for families to reside with autonomy for as long as 90 days. In the event that seniors or persons with disabilities need daily prepared meals, the Conway Ministry Center also runs a homeless outreach program at the Robins St. location that is well supplied with fresh, nutritious ready-to-serve meals. The Conway Ministry Center is equipped with complimentary programs to meet the needs of Refuge residents during their shelter stay and beyond.

Residents that are meeting case plan goals will automatically be considered for an extension past the initial 30 day period if more time is needed to secure stable housing. Our program test pilot (conducted 11/01/22- 3/1/23 serving 29 families) indicated an average stay of 45-60 days depending on the severity of needs of the household. With this information, the Refuge program will set high expectations for the first 30 days. If a family is not making significant progress toward housing within the first 30 days, the family must begin the application process for transitional housing through one of our partners (Bethlehem House, Our House, CoHO Hope Village, etc.)

Some residents will quickly identify the need for transitional housing or long term nursing and rehab at their initial intake appointment. For those residents, individual housing will not be included in their case plan. Success will be achieved by making rapid referrals/transfers to transitional or permanent supportive housing or long term medical facilities.

Families and individuals can leave of their own volition any time they feel ready, but the Conway Ministry Center has additional supportive programming to assist with rehousing costs for households that meet Refuge shelter case plan goals. Once income is secured, appropriate housing is identified and approved, and community based support systems are in place, residents can apply for financial assistance to cover security or utility deposits, or other rehousing costs.

In addition to financial assistance, residents can request assistance with furniture, household items, kitchen supplies, linens, and other necessities.

Once a household has been rehoused, staff will continue to assess ongoing needs at 30 days, three months, six months and one year to ensure continual success of residents.

## Disciplinary Procedures

The following rules must be strictly adhered to during shelter residency:

- **No violence of any kind**
- **No weapons of any kind**
- **No theft of property** (Refuge property or other resident)
- Must observe quiet hours 8pm to 6am
- No visitors without prior approval and background check
- No visitors past 8pm
- Gate codes cannot be given to visitors.
- No pets (service or therapy pets will be considered with documentation)
- No alcohol or illegal substances
- No excessive noise or disturbances
- No verbal threats of harm
- No illegal activities
- Children cannot be left unattended

Disregarding these rules is considered a serious violation of Refuge shelter policy. There will be **ZERO** tolerance for **violence, weapons, or theft**. These offenses will result in immediate dismissal from the program. Remaining violations could result in immediate dismissal depending on severity, but no more than one written warning will be given for violation of these rules.



Additional program requirements are outlined below:

- Children must be enrolled in school or preschool
- 2 case management appointments required each week
- Must complete budget worksheets and financial planning
- Must be reachable. If we cannot make contact with a resident for 3 days, we will assume the resident has dropped from the program and the room will be cleared for another family.
- Must be willing to apply for any assistance services available. (SNAP, TEA, Medicaid, Section 8 Housing, Childcare Vouchers, etc.)
- Must not disclose the details of personal case plans to others (funding amounts, assistance provided, etc.)
- Must keep room clean and allow room checks weekly.
- Must continue to work toward goals outlined in case plan prioritizing income and housing, and provide updates, verifications, and details to the Case Manager when asked.
- Must report any legal charges or probation/parole violations immediately.
- Must report additional income such as tax returns, insurance settlements, or inheritance immediately
- Major expenditures that can have a negative impact on the success of the case plan must be discussed and preapproved by the case manager (purchases of cars, electronics, phones, furniture, trips, etc.)
- Resources such as food, SNAP benefits, cash, medications, or household necessities may not be shared between separate households. If a resident needs these resources, they must request assistance from Refuge staff.
- Residents may not watch each other's children without prior staff approval.
- Smoking is allowed in designated smoking areas only. No smoking in rooms or on the playground where children play.
- No candles.

While violation of these requirements are considered to be a lesser offense, continuous disregard for these rules could also result in program dismissal. The Refuge utilizes a "three-strikes" policy. Two written warnings will be issued for violating requirements. The third violation will result in a Notice to Vacate informing the resident they have 72 hours to vacate the premises.

If a resident is dismissed from the program for failure to adhere to rules and requirements OTHER THAN ZERO TOLERANCE policies, they may reapply for shelter 12 months after dismissal if the need still exists. Upon reapplication, the former resident would need to demonstrate reasons for Refuge staff reconsideration. These could include anger management classes, counseling, recovery programs, mental health care, etc.

The Conway Ministry Center and Refuge staff understand that some residents may not be ready for this level of commitment upon initial entrance into the program. If a family or individual becomes ready at a later date, it is important to allow another opportunity for transformation.

### **Additional Policies**

The Conway Ministry Center and Refuge staff are mandated reporters of child and elder abuse in the state of Arkansas. We are required by law to report suspected or observed abuse, neglect, or exploitation of endangered or impaired adults.

Aside from the target population criteria outlined above, all applicants will be considered regardless of race, religion, ethnicity, national origin, sex, disability, gender identity, sexual orientation, or other status that may be legally protected at the time. It is within the Conway Ministry Center and Refuge Shelter's core values to show compassion and protect the dignity of all clients and residents.

### **Closing Statement**

Conway, Arkansas is uniquely positioned to set the bar for excellence in providing services to homeless families and individuals with significant care needs. We are home to three colleges and two medical residency programs training the next generation of leaders in a variety of disciplines that include medical care, behavioral health, speech/occupational/physical therapy, addiction treatment, counseling services, early childhood development, special education, social work, and so much more. We have an army of local civic and faith groups who have a deep commitment to serve disadvantaged and vulnerable people in our community. Our Toadsuck homeless coalition strives for excellence in providing homeless services in Central Arkansas,

and we are called upon frequently by state leadership to demonstrate positive outcomes from our years of collaborative efforts and creative program models.

Conway Ministry Center has demonstrated commitment and leadership in the areas of crisis intervention, poverty reduction, rehousing, homeless services, food insecurity, and more. Our leadership team has been consulted in these areas by the Arkansas Balance of State Continuum of Care, Arkansas Community Foundation, Community Development Institute, Office of Emergency Management, Conway Police Department Crisis Intervention Team, and others. We have played a significant role in developing collaborative solutions to address multiple emergencies in Faulkner County including the immediate tornado relief efforts in 2014, relocation of the 110 families of Brookside Mobile Home Park, the Toadsuck flood of 2019, the COVID 19 financial assistance hotline in 2020, eight years of providing Winter Warming Station programs, and the Winter Homeless Hotline last winter.

We are excited to join hands with the incredible community of Conway to launch a truly one of a kind family and recuperative care shelter unlike any other in the south. We call it The Refuge.



# Request to Rezone: R-2A to R-2

523 Polk Street

## APPLICANT/OWNER

Allen Shaver  
1261 Harkrider St  
Conway, AR 72032



## SITE DATA

**Location.** 523 Polk St.

**Site Area.** ±0.20 acres.

**Current Zoning.** R-2A (Two-Family Residential District).

**Requested Rezoning.** R-2 (Low Density Residential District).

**Adjacent Zoning.** North: C-3 (Highway Service and Open Display District); East: R-2; West: R-2A; South: R-2A.

**Existing Structures.** 1,152 sf single family residence.

**Overlay.** Old Conway Design Overlay District – Transition Zone.

**Comprehensive Plan.** Special Study Area.

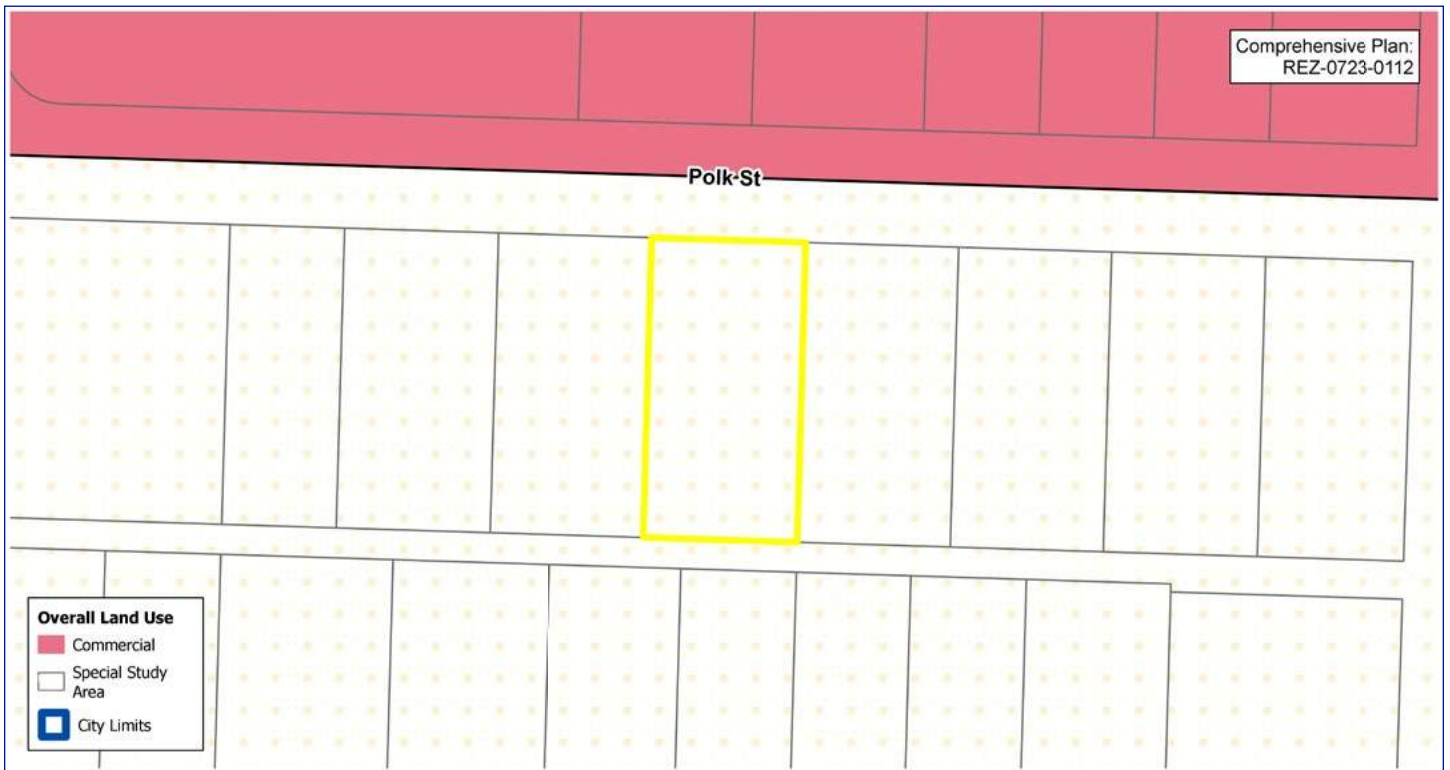
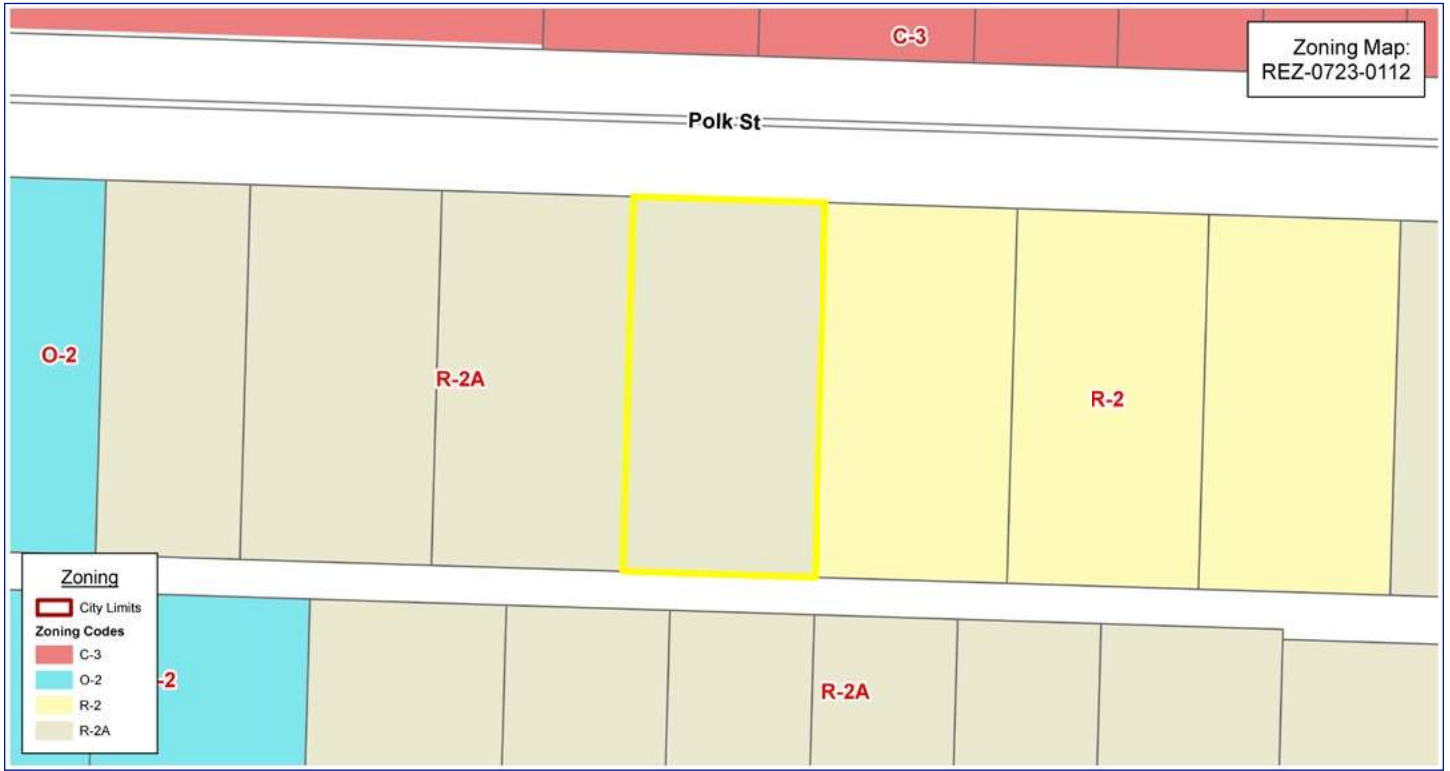
**Projected Traffic Impact.** With a rezoning to R-2, the likely increase in traffic impact would be minimal. With an assumption the site will be devoted to a duplex use, it is anticipated the site would generate about 19 vehicle trips per typical weekday.

**Current Traffic Counts.** N/A; 3,000 ADT near the intersection of First St and Ingram St.

# Request to Rezone: R-2A to R-2

523 Polk Street

I.F



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

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

**Master Street Plan.** Polk St – Local Nonresidential (50' ROW); Ingram St – Collector (60' ROW).

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

## **STAFF COMMENTS**

- The applicant intends to remove the existing structure and construct a duplex on the lot.
- Applicant is requesting the rezone to R-2 to conform with lot width standards.
- Minimum lot width for a duplex in R-2A is 100'. Minimum lot width for a duplex in R-2 is 50'. The lot width of this parcel is roughly 67'.
- The property is adjacent to R-2 property to the east. Given the surrounding structures are R-2 zonings, this use is appropriate for this area.
- The Comprehensive Plan defines this area as a "Special Study Area." These areas are established within the central city for refined and detailed land use considerations. No additional study has been done as of this report's date.
- The zoning would not likely result in harm to adjacent property.

## **STAFF RECOMMENDATIONS**

Staff recommends approval of the rezoning. The proposed zoning is consistent with the present and proposed use of the site and will likely not cause harm to surrounding properties.

## **SAMPLE MOTION**

I move to accept the staff recommendation to approve the rezoning request on the basis that it will allow for appropriate use of the property and will not likely negatively impact adjacent property.



# Request to Rezone: R-2A to R-2

523 Polk Street

I.F



View of subject property from Polk St looking S



View of subject property from Polk St looking SE



Property adjacent to the E



Property adjacent to the W



Property adjacent to the NE



Property adjacent to the N



# Request to Rezone: R-2A to R-2

505 Polk Street

## APPLICANT/OWNER

Allen Shaver  
1261 Harkrider St  
Conway, AR 72032



## SITE DATA

**Location.** 505 Polk St.

**Site Area.** ±0.19 acres.

**Current Zoning.** R-2A (Two-Family Residential District).

**Requested Rezoning.** R-2 (Low Density Residential District).

**Adjacent Zoning.** North: C-3 (Highway Service and Open Display District); East: R-2A; West: R-2; South: R-2A.

**Existing Structures.** None.

**Overlay.** Old Conway Design Overlay District – Transition Zone.

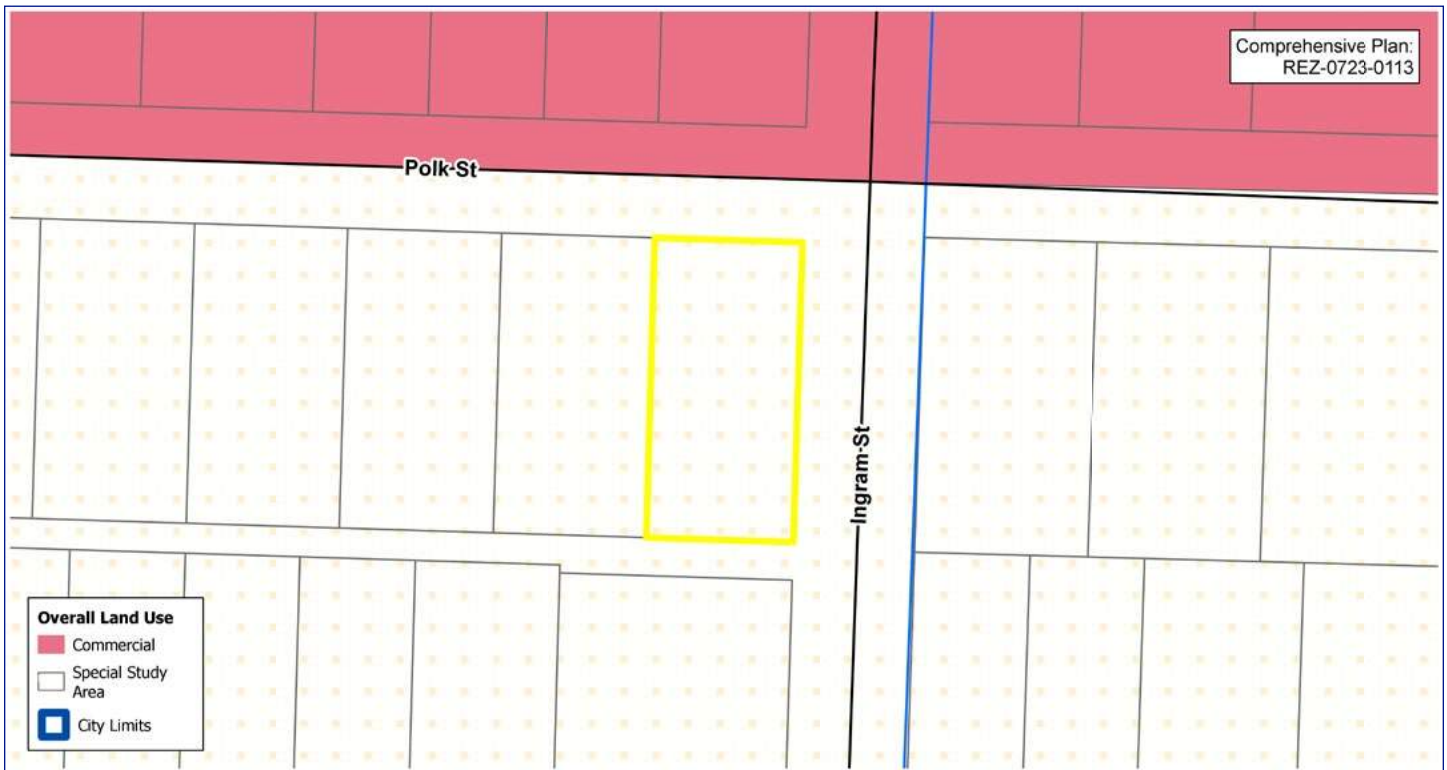
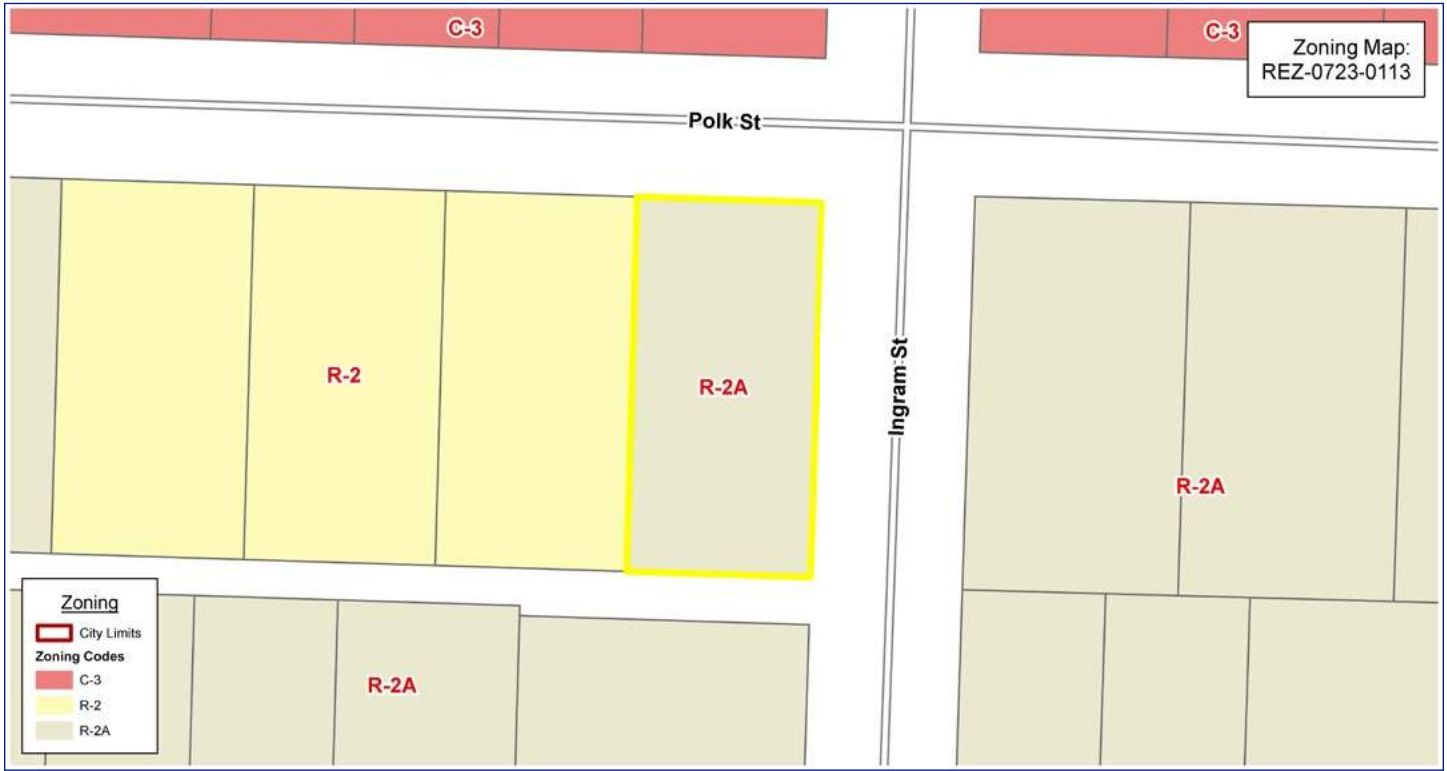
**Comprehensive Plan.** Special Study Area.

**Projected Traffic Impact.** With a rezoning to R-2, the likely increase in traffic impact would be minimal. With an assumption of the site devoted to a duplex use, it is anticipated the site would generate about 19 additional vehicle trips per typical weekday.

**Current Traffic Counts.** N/A; 3,000 ADT near the intersection of First St and Ingram St.

# Request to Rezone: R-2A to R-2

505 Polk Street





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

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

**Master Street Plan.** Polk St – Local Nonresidential (50' ROW); Ingram St – Collector (60' ROW).

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

## **STAFF COMMENTS**

- The applicant intends to construct a duplex on the existing vacant lot.
- Applicant is requesting the rezone to R-2 to conform with lot width standards.
- Minimum lot width for a duplex in R-2A is 100'. Minimum lot width for a duplex in R-2 is 50'. The lot width of this parcel is roughly 64'.
- The property is adjacent to R-2 property to the west. Given the surrounding structures are zonings, this use is appropriate for this area.
- The Comprehensive Plan defines this area as a "Special Study Area." These areas are established within the central city for refined and detailed land use considerations. No additional study has been done at this date.
- The zoning would not likely result in harm to adjacent property.

## **STAFF RECOMMENDATIONS**

Staff recommends approval of the rezoning. The proposed zoning is consistent with the present and proposed use of the site and will likely not cause harm to surrounding properties.

## **SAMPLE MOTION**

I move to accept the staff recommendation to approve the rezoning request on the basis that it will allow for appropriate use of the property and will not likely negatively impact adjacent property.

# Request to Rezone: R-2A to R-2

505 Polk Street

I.G



View of subject property from Ingram St looking NW



View of subject property from Polk St looking S



Property adjacent to the S



Property adjacent to the W



Property adjacent to the N, across Polk St



# Request to Rezone: O-2 to O-1

2730 Allyson Lane



**APPLICANT/AUTHORIZED AGENT**

David Tapp  
2740 Collins Dr  
Conway, AR 72034

**OWNER**

Robert & Dara Parker  
4440 Irby Dr  
Conway, AR 72034



**SITE DATA**

**Location.** 2730 Allyson Ln.

**Site Area.** ±1.00 acres.

**Current Zoning.** O-2 (Quiet Office District).

**Requested Rezoning.** O-1 (General Office District).

**Adjacent Zoning.** North: R-1 (One Family Residential District); East: O-2; West: O-2; South: O-2.

**Existing Structures.** None.

**Overlay.** None.

**Comprehensive Plan.** Office.

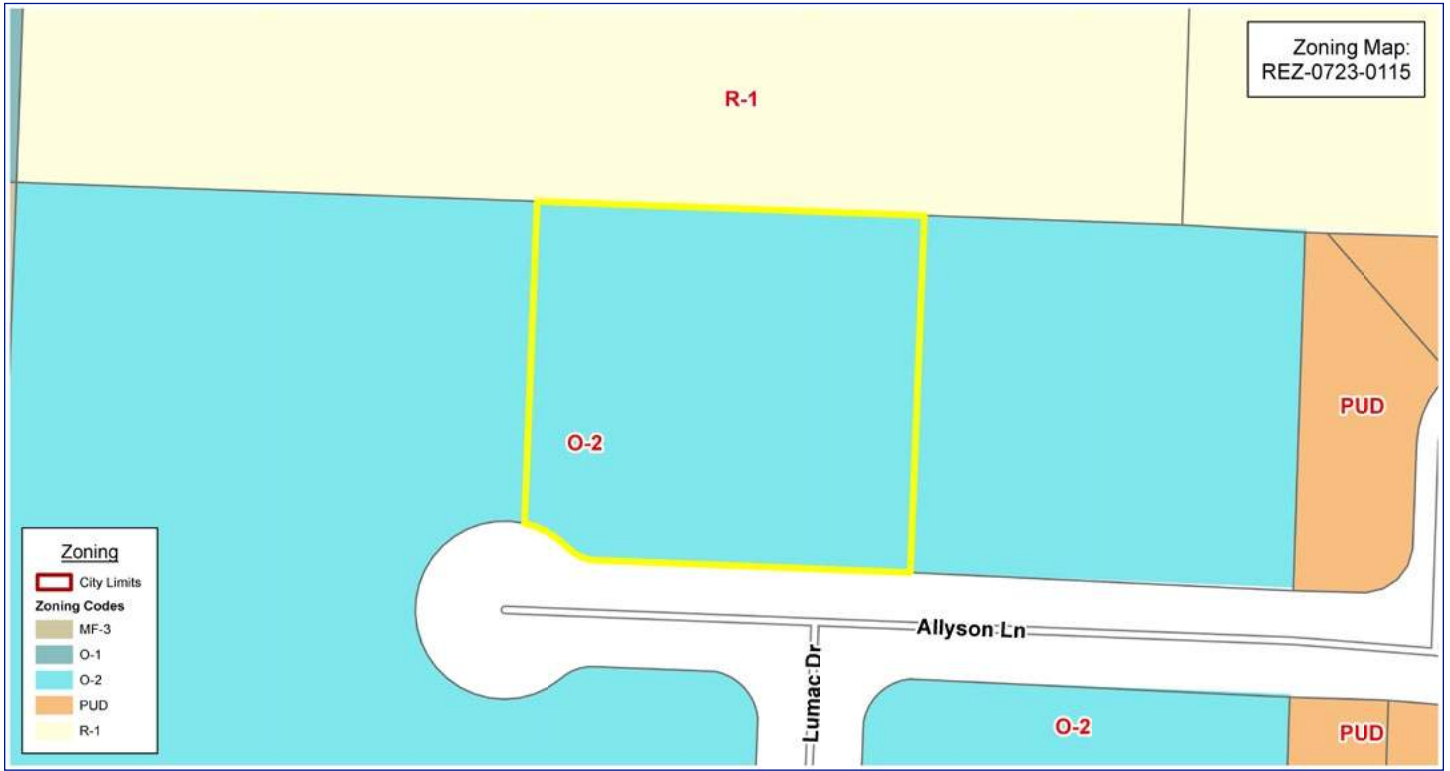
**Projected Traffic Impact.** With a rezoning to O-1, the likely increase in traffic impact would be minimal. The anticipation is that this site will develop into a parking lot. This should alleviate on street parking congestion in the area and cause little to no increase in traffic.

**Current Traffic Counts.** N/A; 12,000 ADT (west of the College Ave and Salem Rd roundabout).

# Request to Rezone: O-2 to O-1

2730 Allyson Lane

I.H





**Flood/Drainage.** The site is within the 100 yr floodplain (AE).

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

**Master Street Plan.** Allyson Ln – Local Nonresidential (50' ROW); Lumac Dr – Local Nonresidential (50' ROW).

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

## **STAFF COMMENTS**

- The applicant intends to construct a parking lot to provide additional parking for Pediatrics Plus.
- The applicant is proposing the rezoning to conform to the desired use. Parking lot as a principal use is not allowed in O-2. Parking lot as a principal use is allowed by right in O-1.
- There is a need for additional parking in this area. Cars currently park on-street, causing safety issues for individuals and vehicles.
- The Comprehensive Plan defines this area as Office. This use is appropriate for this area.
- The zoning would not likely result in harm to adjacent property.

## **STAFF RECOMMENDATIONS**

Staff recommends approval of the rezoning. The proposed zoning is consistent with the present and proposed use of the site and will likely not cause harm to surrounding properties.

## **SAMPLE MOTION**

I move to accept the staff recommendation to approve the rezoning request on the basis that it will allow for appropriate use of the property and will not likely negatively impact adjacent property.

# Request to Rezone: 0-2 to 0-1

2730 Allyson Lane

I.H



View of subject property from Allyson Ln looking NE



View of subject property from Allyson Ln looking NE



Property adjacent to the S



Property adjacent to the E

# Request for Major Modification: Central Landing Planned Unit Development

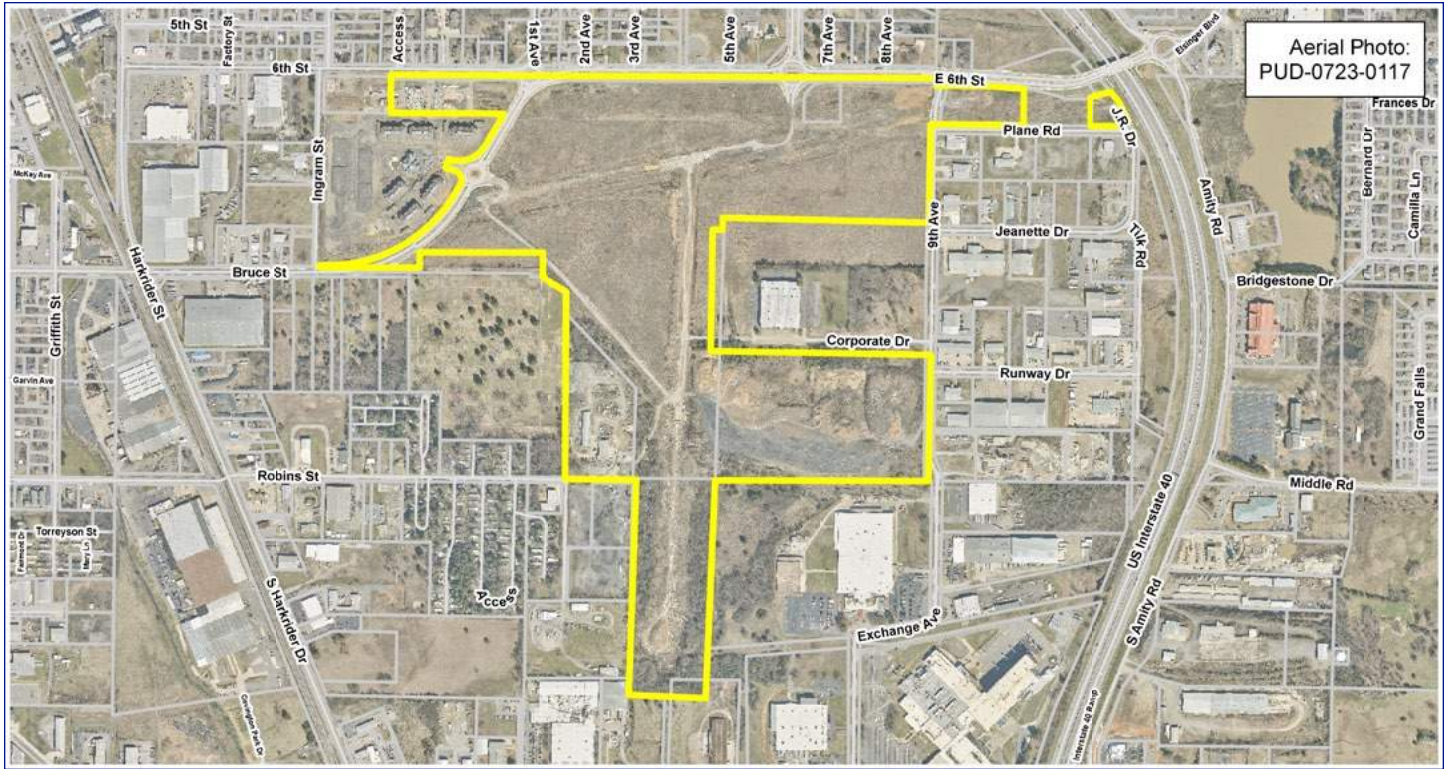
±158 acres at Bruce and 6th Streets

## APPLICANT/AUTHORIZED AGENT

Conway Area Chamber of Commerce  
900 Oak St  
Conway, AR 72032

## OWNER

Conway Development Corporation  
900 Oak St  
Conway, AR 72032



## SITE DATA

**Location.** Southeast of Bruce St & 6<sup>th</sup> St.

**Site Area.** (Full PUD) ±158 acres.

**Current Zoning.** PUD (Planned Unit Development).

**Adjacent Zoning.** North: R-2 (Low Density Residential), R-2A (Two Family Residential), A-1 (Agricultural), C-3 (Commercial-Highway Service & Open Display ; East: I-3 (Intensive Industrial); West: C-3, I-3, R-2; South: I-3, R-1 (Single Family Residential), R-2, C-3.

**Existing Structures.** A 6-story multi-building, apartment complex exists within the full boundary of the PUD.

**Overlay.** None.

**Comprehensive Plan.** Special Study Area.

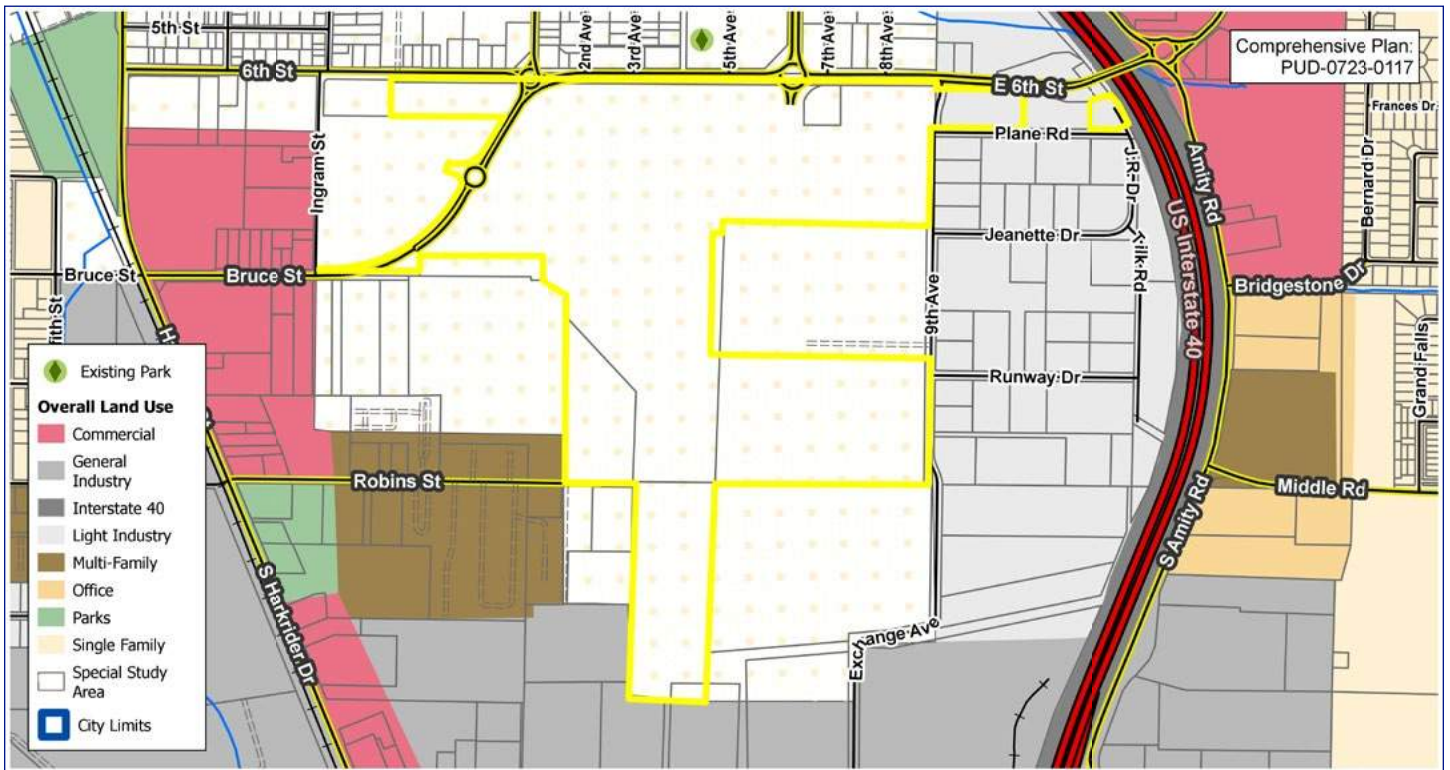
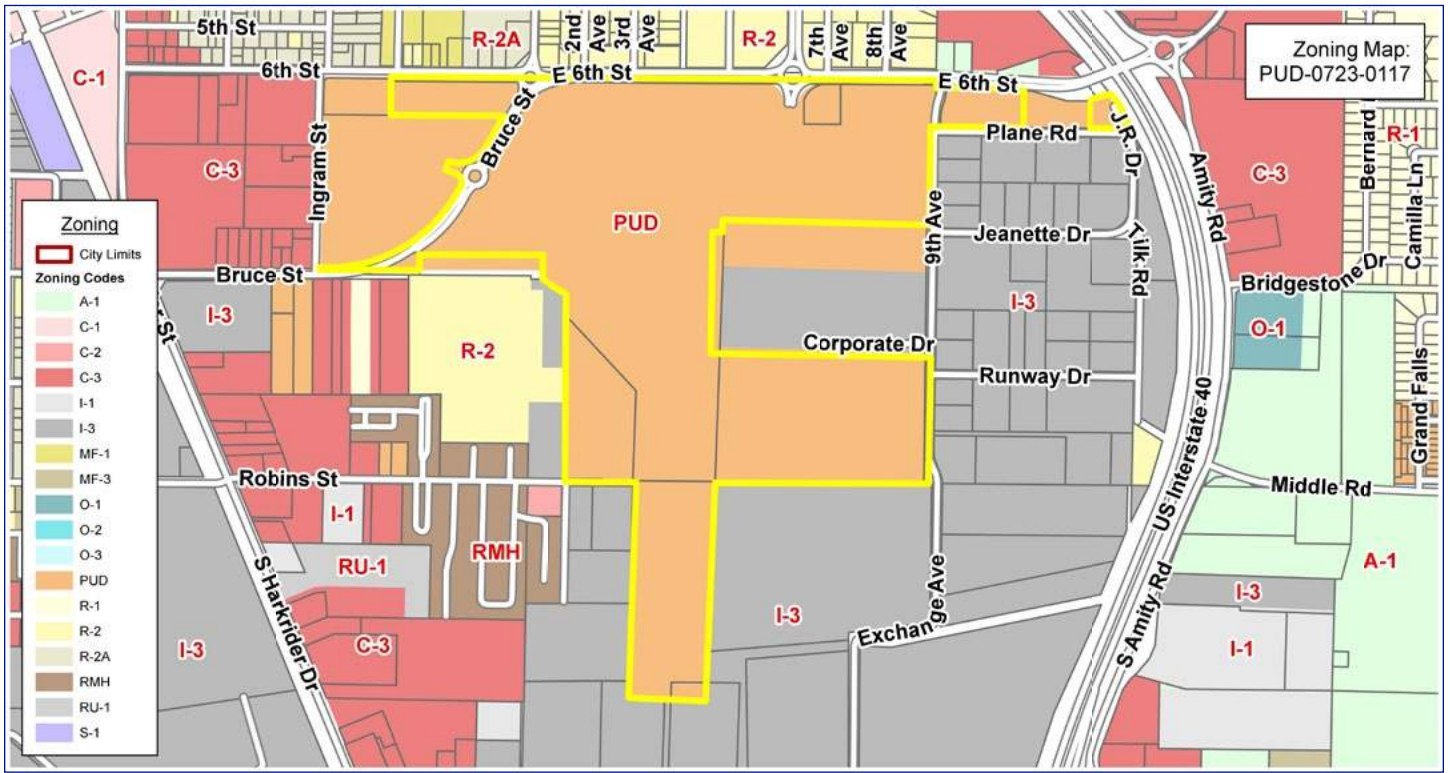
**Projected Traffic Impact.** Within the development boundaries there are a variety of potential uses which makes traffic generation estimates inaccurate until the property develops. Such uses are anticipated to have a high impact on traffic, however, these impacts were anticipated by the City of Conway with improvements along Central Landing Blvd, 6<sup>th</sup> St, and Bruce St.

**Current Traffic Counts.** 11,000 ADT - 6<sup>th</sup> St (at Bruce St), 4,700 ADT - Bruce St (at Ingram St).



# Request for Major Modification: Central Landing Planned Unit Development

±158 acres at Bruce and 6th Streets





# Request for Major Modification: Central Landing Planned Unit Development

±158 acres at Bruce and 6th Streets

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

**Utilities.** Utilities are available on site, but development on the site will likely require additional improvements.

**Master Street Plan.** 6<sup>th</sup> St – Major Arterial (100' ROW); Bruce St – Minor Arterial (80' ROW); Ninth Ave – Collector (60' ROW); Equity Ave Ext. – Minor Arterial (80' ROW); Jeanette Dr Ext. – Minor Arterial (80' ROW).

**Street Improvement.** Extension and construction of several streets are planned at the development site.

**Project Description.** The Central Landing PUD was originally planned to serve as a major retail center featuring a lifestyle center, hotels, apartments, general commercial uses, and office. There has been an increased interest in expansion of multi-family units in this area which would be in the vicinity of the aquatics center, once constructed.

## **Requested changes.**

- Remove the single-family components and increase the multi-family components while limiting the overall acreage of the PUD that may be used for multi-family to 60-acres, leaving the remainder of the development for other uses as permitted by the Final Development Plan.
- Amend the locations of multi-family uses throughout the PUD to align with developed portions, transfers of ownership, and anticipated development patterns that have changed during the lifecycle of the overall common plan of development.

## **STAFF COMMENTS**

- The proposal would remove single-family uses and expand the multi-family uses while adjusting the location and expanding allowed areas of multi-family and institutional uses.
- The total multi-family units allowed would expand from 700 to 1,440 which would be similar in density to an MF-3 zoning district while allowing mixed uses where allowed. Units already constructed within the PUD shall count toward the 1,440 total units.

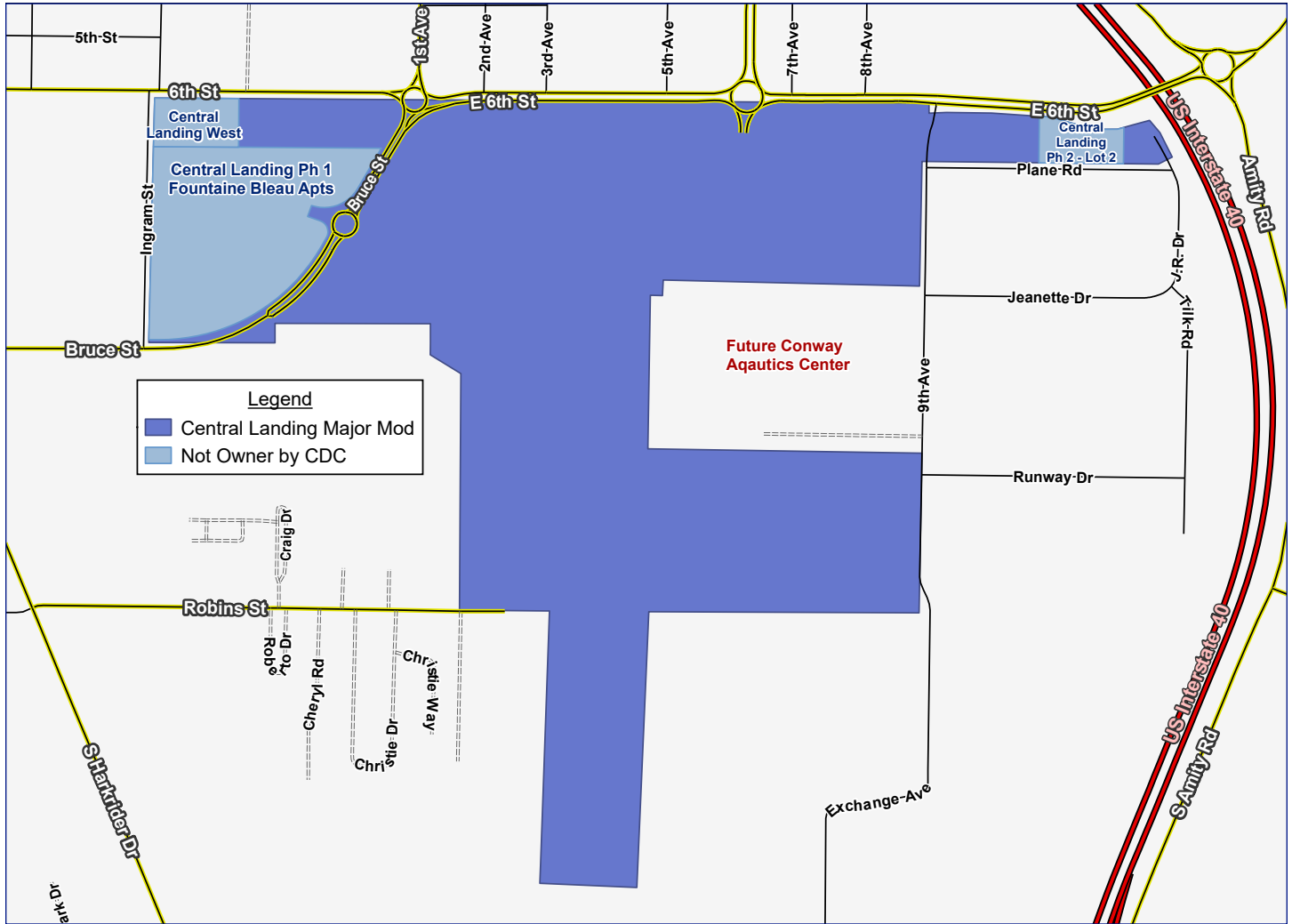
## **STAFF RECOMMENDATIONS**

Staff recommends approval of the PUD application with the following conditions. The following conditions of approval are recommended for the development:

1. The following shall be further amended from the original conditions of the PUD or previously approved amendments thereof:
  - a. Amendments shall be reflected on the amended Overall Masterplan in Exhibit C of the approval.
  - b. Single-Family Residential shall be removed as an allowed use.
  - c. Total Multi-Family units within the full PUD as seen in Exhibit A of the approval shall change from 700 units to 1,440 units.
  - d. All development shall meet all applicable development standards and site development review as defined in the City of Conway Zoning Code at the time of development.
  - e. Alterations of locations of institutional and multi-family uses throughout the PUD as identified on Exhibit C of the approval are approved.
  - f. Any additional major modifications to the PUD shall require approval of the Planning Commission.

# CENTRAL LANDING PLANNED UNIT DEVELOPMENT

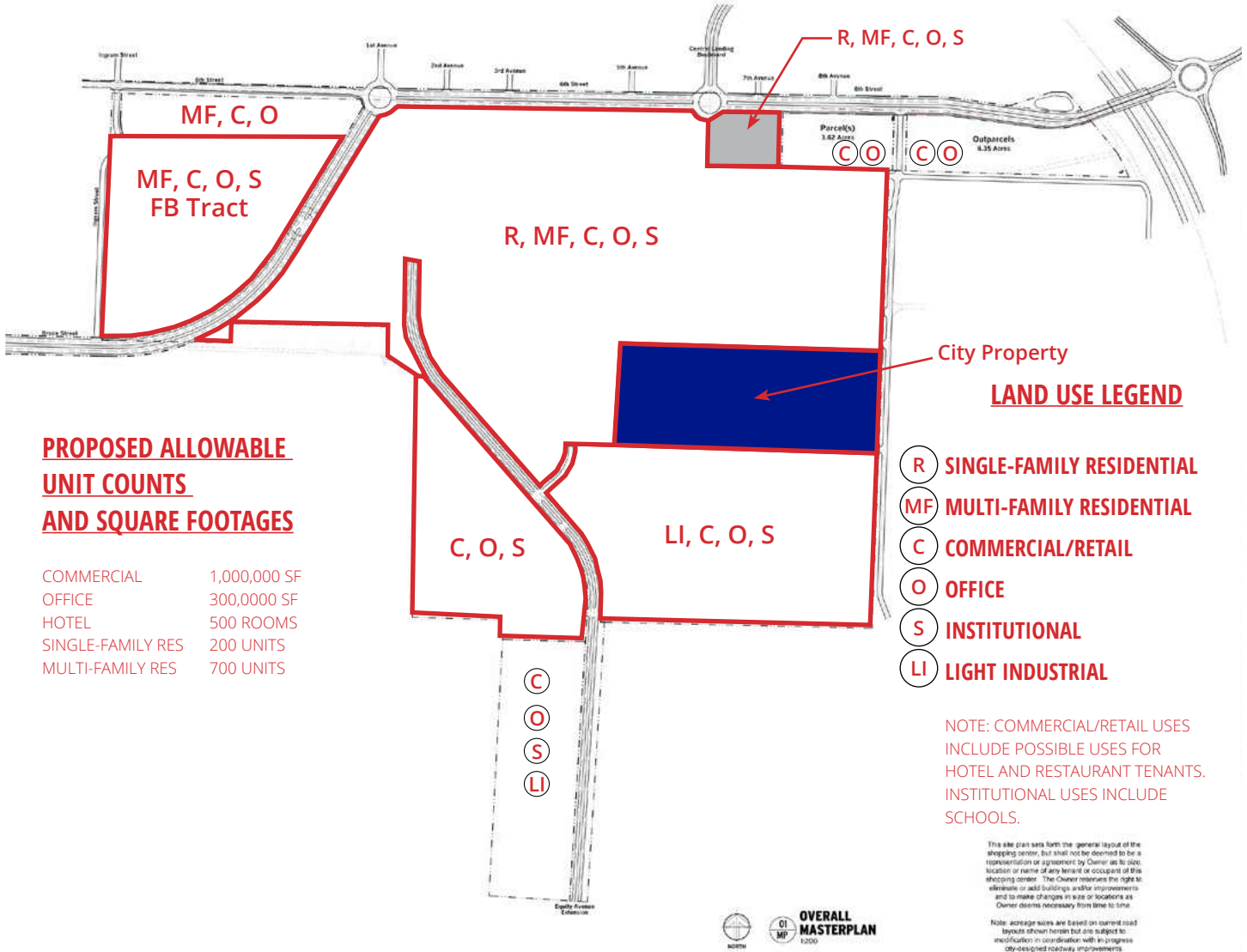
# EXHIBIT A



±158 acres at Bruce and 6th Streets

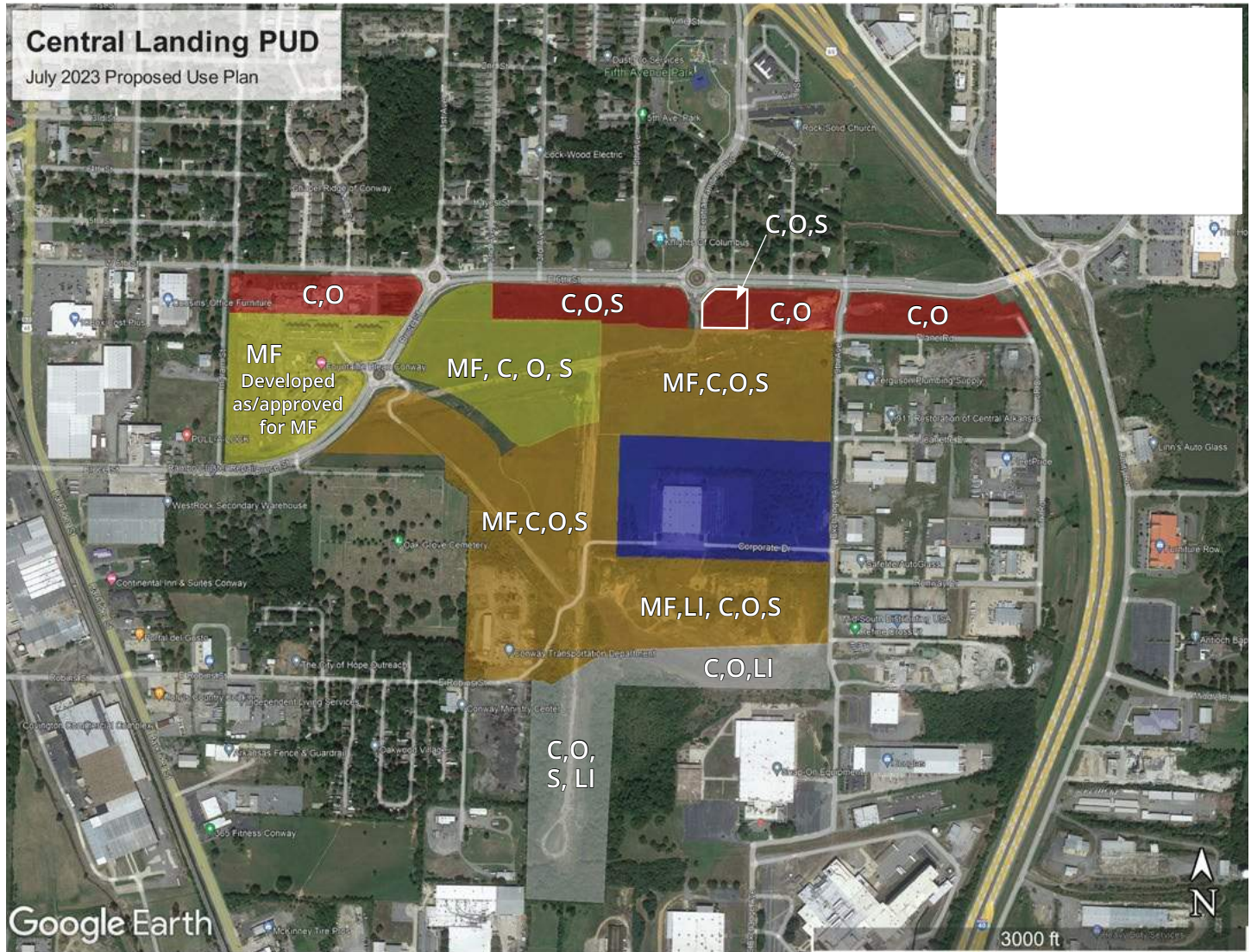
# CURRENT [AMENDED] USE PLAN

## APPROVED BY MAJOR MODIFICATION OCTOBER 17, 2022



# REQUESTED AMENDED USE PLAN

# EXHIBIT C



**PROPOSED ALLOWABLE UNIT COUNTS AND SQUARE FOOTAGES**

COMMERCIAL	1,000,000 SF
OFFICE	300,000 SF
HOTEL	500 ROOMS
SINGLE-FAMILY RES	200 UNITS
MULTI-FAMILY RES	700-1,440 UNITS

**LAND USE LEGEND**

- R** SINGLE-FAMILY RESIDENTIAL
- MF** MULTI-FAMILY RESIDENTIAL
- C** COMMERCIAL/RETAIL
- O** OFFICE
- S** INSTITUTIONAL
- LI** LIGHT INDUSTRIAL

NOTE: COMMERCIAL/RETAIL USES INCLUDE POSSIBLE USES FOR HOTEL AND RESTAURANT TENANTS. INSTITUTIONAL USES INCLUDE SCHOOLS.



±158 acres at Bruce and 6th Streets

July 21, 2023

Mrs. Rebekah Fincher, Chair  
City of Conway Planning Commission

Kris Paxton, Director  
Planning & Development Department

City of Conway  
1111 Main Street  
Conway, AR 72032

Dear Chair Fincher and Director Paxton,

On behalf of the Conway Development Corporation, I am pleased to submit this Central Landing PUD major modification application for your consideration. We are confident the proposed modifications align with national trends and will create a more sustainable and equitable development for the Conway community.

The requested modifications are as follows:

- Remove single-family housing as an allowable use.
- Restrict the locations of multi-family developments within Central Landing.
- Increase the allowable multi-family units from 700 to 1,440. This number was determined by multiplying the expected multi-family acreage (60 acres) by the number of units allowed per acre in MF-3 (24).

Approving the proposed modifications will encourage more dense development in the city core, while still respecting surrounding uses. Additionally, we believe these modifications will diversify the available housing options in the market, and expand the number of residents living immediately adjacent to the "Connect Conway" route.

Please let me know if you need additional information or have any questions.

Sincerely,



Corey Parks  
Chief Economic Development Officer

# Request for Major Modification: Central Landing Planned Unit Development

±158 acres at Bruce and 6th Streets

I.I



View of subject property from 6th St looking SE



View of subject property from 6th St looking SW



View of subject property from Bruce St looking E



View of subject property from Ingram St looking E



View of subject property from Ninth Ave looking W



View of subject property from Ninth Ave looking E

**From:** Fred Brew <fredbrew648@gmail.com>  
**Sent:** Sunday, July 23, 2023 10:44 PM  
**To:** Kris Paxton <kris.paxton@conwayarkansas.gov>  
**Subject:** Braum's restaurant

**I.C (CUP-0723-0109)**

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Good Morning. There shouldn't be any problem because this restaurant is not 24 hours. Traffic is a city issue. Farris road was busy and backed up at Price Street up 20 yrs ago when I was traveling the road heading to school.

A. Brewer

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August 14, 2023

**I.A (REZ-0623-0097)**

I am opposed to the proposed zoning change from O-3 to C-1 as requested by Brent Salter for the property located at 931 Faulkner Street. He states that C-1, Central Business District, would be more in line with adjacent properties.

There are two adjacent properties on the north side of 931 Faulkner St. One is 933 Faulkner St which is zoned O-3. I am the owner of that property and it is my residence. The other is 1511 Prince St which is zoned R-2A and it is a residence.

Adjacent to 931 Faulkner on the south side is 915 Faulkner which is zoned C-1. It is a 4 unit apartment building. Four families reside there.

Adjacent to 931 Faulkner Street to the west are four Center Street properties that are zoned R-2A and all are residences.

In other words, there are seven properties that are adjacent to 931 Faulkner Street and all are residences. Yes, they do have differing zoning codes but all are residences.

Mr. Salter's zoning change request is not credible and, perhaps, disingenuous. To request a change from Restricted Office District to Central Business District designation to "be more in line with adjacent properties" is not factual. All the adjacent properties are residences. If, in fact, he wants his property to be in line with the adjacent properties, then it needs to have a zoning code to allow a residential use.

931 Faulkner is on the west side of the street, that is, within the Robinson Historic District.

The dividing line between the Central Business District and the Robinson Historic District runs right down the middle of Faulkner Street on this block. Generally, businesses are on the east side of Faulkner and residences are on the west. There is one property on the west side of Faulkner Street, within the Historic District, that has a C-1 code. It is my opinion that there should be no more.

Further encroachment of businesses into the Robinson Historic District would not serve either entity well. I say this because the principles for running a business are not in alignment with the purposes of the Robinson Historic District. The Historic District is about esthetics and preservation and retaining the charm of the neighborhood. A business is about being profitable. It may also be about providing goods and services and being partners with the community but, first and foremost, it must be profitable. The goals and priorities for a business are not the same as the goals and priorities for a historic district.

In conclusion, I oppose the proposed zoning change for two reasons. One is because all the adjacent properties are residences which is contrary to Brent Salter's statement. The other is that businesses and historic districts have contradictory and incompatible purposes. I ask you to vote no on the proposed zoning change for 931 Faulkner Street.

Thank you.  
Pam Rawlins

## APPENDIX

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*The following items, which do not require public hearings or Planning Commission action, have been reviewed and approved by the Director of Planning & Development and are being reported to the Planning Commission as required by the Zoning Code and Subdivision Ordinance.*

### **Development Review Approvals**

- Life Storage, 425 6th St (SDR-0323-0035)
- Conway Self Storage (aka Dave Ward Drive Storage), 950 Dave Ward Dr (SDR-0423-0071)
- Chick-Fil-A Site Modifications, 2510 Prince St (SDR-0523-0079)
- Lewis Ranch Lot 4 Patio + Parking, 975 S Amity Rd (SDR-0623-0085)
- Westrock Coffee Distribution Center Addition, 1430 William J Clark Dr (SDR-0623-0095)

### **Plats filed for record (Lot Splits, Lot Mergers, and Final Plats)**

- Central Landing Addition, Phase 1 (P2023-00036)
- AMP Lot 53 Replat (P2023-00037)
- The Bird's Nest, Phase 1 (P2023-00039)
- Andrew's Subdivision (P2023-00040)
- Emergency Shelter PUD (P2023-00043)
- Douglas Park Subdivision (aka Dave Ward Drive Storage) (P2023-00044)