The Conway Planning Commission makes recommendations to the City Council on public hearing items. The City Council will make a final decision on these items using the Planning Commission recommendations as a guide. Items reviewed at tonight’s Planning Commission meeting may be considered by the City Council as early as February 12, 2019.

Items not approved by the Planning Commission may be appealed to the City Council within 30 days after Planning Commission denial. If an item is appealed to the City Council, a public notice sign will be placed on the property at least 7 days prior to the City Council meeting and a public notice will be placed on the City’s website, conwayarkansas.gov.
Call to Order. Vice-Chairman Brandon Ruhl

Approval of Minutes. December 17, 2018

I. Subdivision (Subdivision Committee will meet at 6:30, prior to the Planning Commission meeting)
   A. Request for preliminary plat approval of Woodland Cove PUD
   B. Request for preliminary plat approval of Files PUD

II. Public Hearings - Rezoning, Conditional Use Permit, etc.
   A. Request to rezone from A-1 and RU-1 to R-1 +/-25.90 acres located at 2085 East German Lane
   B. Request to amend the Woodland Cove PUD Final Development Plan for property located at 940-980 South Donaghey Avenue

III. Discussion
   A. Additional items as decided by the Planning Commission

Adjourn

Planning Staff Review reports to the Planning Commission

The following items (development reviews, minor subdivisions, plats filed for record, etc) 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 Ordinances:

Development Reviews
- Fountaine Bleau Apartments, 300 Bruce Street
- Conway Marketplace East, Lot 5 (P2018-00070)
- Car Mart Subdivision (P2018-00071)
- Subdivision (P2018-00071)
- Lewis Ranch, Phase II Lot 4 Replat (P2018-00072)
- 12 Hundred Place, Phase I (P2018-00073)
- Clifton Addition, Lots 1 & 2, Block 2 Replat (P2018-00074)
- Conway Regional Health Replat (P2018-00075)
- Smith’s Block B Lot Merger (P2018-00076)
- Matthews Meadows PUD, Phase I (P2019-00001)

Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)
- Conway Marketplace East, Lot S (P2018-00070)
- Car Mart Subdivision (P2018-00071)
- Subdivision (P2018-00071)
- Lewis Ranch, Phase II Lot 4 Replat (P2018-00072)
- 12 Hundred Place, Phase I (P2018-00073)
- Clifton Addition, Lots 1 & 2, Block 2 Replat (P2018-00074)
- Conway Regional Health Replat (P2018-00075)
- Smith’s Block B Lot Merger (P2018-00076)
- Matthews Meadows PUD, Phase I (P2019-00001)

Lot Splits, Lot Mergers, Minor Subdivisions, and Major Finals (submitted for review)
- Storybook Replat (SUB2018DEC01)
- Conway Regional Health Replat (SUB2018DEC02)
- Smith’s Subdivision, Block B Replat (SUB2018DEC03)
- Hardy Brock Replat (SUB2018DEC04)
REQUEST FOR PRELIMINARY PLAT APPROVAL OF WOODLAND COVE PUD

APPLICANT
Central Arkansas Professional Surveying
1021 Front Street
Conway, AR 72032

OWNER
MCMG, LLC
Chris Thornton

STAFF REVIEW BY
Levi Hill, Assistant Director of Planning & Development
1201 Oak Street
Conway, AR 72032

SITE DATA
Location. 940-980 South Donaghey Avenue (Lots 122, 123, 124 Woodland Springs Subdivision Phase III and part of landscape area along west boundary of Lot 38, Woodland Springs Subdivision Phase II).

Site Area. 2.54 acres.

Current Zoning. PUD – Planned Unit Development (Single-Family Development).

Existing Structures. None.

Overlay. None.

STAFF COMMENTS
Owner was granted a rezoning to PUD on July 13, 2010 (#O-10-72) and has requested a series of modifications to the approved final development plan. Platting of the property is required to remain consistent with the proposed PUD.

Planning Commission action is required for the following:
1. Block of less than 400 feet. (Article IV: Sec. 5(e)(4))
2. Single tier block. (Article IV: Sec. 5(e)(4))
3. Reduced setbacks. (Article IV: Sec. 5(f)(4))
4. Creation of double frontage lots. (Article IV: Sec. 7(f)(7))

STAFF RECOMMENDATIONS
Planning Staff recommends approval of the preliminary plat contingent upon the approval of the associated PUD amendment and completion of the amended punch list. The proposed lot sizes and frontage widths are generally consistent with the requirements of the R-1 zoning district and surrounding properties. The proposed lot depths fall short of the required 100 foot depth with the shallowest lot measured at 80 feet. The plat also proposes reduced setbacks and increased lot coverage when compared to the requirements of the R-1 zoning district.

1. Street names that are not similar to existing street names are needed for all proposed streets. Verification by GIS of street names is needed.
2. Show and label all building lines.
3. Label lot 13 as unbuildable.
4. Correct the zoning on plat.
5. Add owner name and address.
6. Label and dimension all sidewalks.
7. Adjust line weight for plat boundary.
8. Label lot number or parcel ID for adjacent properties.
9. Reference CAGIS monument.
10. Show all hydrant locations.

continued on page 10
I.A  REQUEST FOR PRELIMINARY PLAT APPROVAL - WOODLAND COVE PUD

CONDITIONS

1. Preliminary Plat approval from all reviewing agencies shall be obtained.
2. Approved improvement plans for each new utility system shall be obtained prior to submission of Final Plat and authorization to proceed.
3. A draft of any Bill of Assurance proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property included in the submitted plat.
4. The Preliminary Plat shall remain consistent with any approved PUD for this property. The proposed preliminary plat is being reviewed concurrently with an associated PUD amendment and no final design has been approved at this time. A such, all future iterations of the Preliminary Plat shall conform to the lot standards and street layout as determined by the property’s zoning.
5. State Fire Code 503.0.5 states that dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Anything other than the following cul-de-sac requirement must be approved by the Conway Fire Marshall. Preliminary Plat approval conditioned upon Fire Department approval of access and turn around requirements for new street.
6. Utility easements as required by Conway Corporation are needed.
7. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
8. Minimum clearance of twenty-six (26) feet must be provided around a fire hydrant.
9. The following sidewalk notes should be added on the plat: “Required sidewalks for lot 13 to be constructed by developer/subdivider prior to recording final plat.”
10. All other applicable provisions of the City of Conway Subdivision Ordinance (O-00-03) shall be satisfied and accounted for prior to Preliminary Plat approval.

11. In addition to the requirements established herein, all subdivision plats shall comply with all other applicable rules, regulations and laws including but not limited to the Growth Plan (Comprehensive Plan), the Conway Zoning Ordinance, building and housing codes, and any other regulations adopted by the City Council and any regulations or special requirements of the State Health Department, State Highway & Transportation Department, or other appropriate State agencies.
12. 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.

13. Plats will expire one year from acceptance of the Preliminary Plat unless an extension is requested and granted by the Planning Commission. The Woodland Cove PUD Preliminary Plat will expire on 1/04/2020.

I.B  REQUEST FOR PRELIMINARY PLAT APPROVAL - FILES PUD

REQUEST FOR PRELIMINARY PLAT APPROVAL OF FILES PUD

APPLICANT
The Tyler Group, Inc.
240 Skyline Drive, Ste 3000
Conway, AR 72032

APPLICANT
Tim Files
45 River Estates Cove
Little Rock, AR 72223

STAFF REVIEW BY
Levi Hill, Assistant Director of Planning & Development
1201 Oak Street
Conway, AR 72032

SITE DATA
Location. Bill Lucy Drive (unnumbered); Approximately 900 feet east of the intersection of Bill Lucy Drive and Trison Lane.

Site Area. ±8.53 acres.

Current Zoning. PUD – Planned Unit Development (Single-Family Development).

Existing Structures. None.

Overlay. None.

STAFF COMMENTS
Owner was granted a rezoning to PUD on January 8, 2019 (O-19—04). Plotting of the property is required as a condition of the approved PUD.

Planning Commission action is required for the following:
1. Block of less than 400 feet. (Article IV: Sec. 5(f)(4))
2. Single tier block. (Article IV: Sec. 5(e)(4))
3. Reduced setbacks. (Article IV: Sec. 5(F)(4))
4. Creation of double frontage lots. (Article IV: Sec. 7(F)(7))

STAFF RECOMMENDATIONS
Planning Staff recommends approval of the preliminary plat contingent upon the completion of the amended punch list.

The proposed lot sizes and frontage widths are generally consistent with the requirements of the R-1 zoning district and surrounding properties. Four of the proposed lot depths fall short of the required 100 foot depth with the shallowest lot measured at 98 feet. The plat also proposes reduced setbacks when compared to the requirements of the R-1 zoning district. The proposed Preliminary Plat is generally consistent with the approved PUD for this site.
11. Add the following to Sidewalk Notes:

   a. “A five-foot sidewalk and seven-foot planting strip is required along Bill Lucy Drive property frontage and shall be constructed by the developer/subdivider prior to recording of final plat.”

CONDITIONS

1. Preliminary Plat approval from all reviewing agencies shall be obtained.
2. Approved improvement plans for each new utility system shall be obtained prior to submission of Final Plat and authorization to proceed.
3. A draft of any Bill of Assurance proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property included in the submitted plat.
4. The Preliminary Plat shall remain consistent with any approved PUD for this property.
5. State Fire Code 503.0.5 states that dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Anything other than the following cul-de-sac requirement must be approved by the Conway Fire Marshall. Preliminary Plat approval conditioned upon Fire Department approval of access and turn around requirements for new street.
6. Utility easements as required Conway Corporation are needed.
7. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
8. Minimum clearance of twenty-six (26) feet must be provided around a fire hydrant.
9. The following sidewalk notes should be added on the plat: “A five foot sidewalk and seven foot planting strip is required along Bill Lucy Drive property frontage and shall be constructed by the developer/subdivider prior to recording of final plat.”
10. All other applicable provisions of the City of Conway Subdivision Ordinance (O-00-03) shall be satisfied and accounted for prior to Preliminary Plat approval.
11. In addition to the requirements established herein, all subdivision plats shall comply with all other applicable rules, regulations and laws including but not limited to the Growth Plan (Comprehensive Plan), the Conway Zoning Ordinance, building and housing codes, and any other regulations adopted by the City Council and any regulations or special requirements of the State Health Department, State Highway & Transportation Department, or other appropriate State agencies.
12. 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.
13. Plats will expire one year from acceptance of the Preliminary Plat unless an extension is requested and granted by the Planning Commission. The Files PUD Preliminary Plat will expire on 1/04/2020.
REQUEST FOR PRELIMINARY PLAT APPROVAL - FILES PUD

Tim Files Subdivision
(Preliminary Plat)
Conway, Arkansas
Lying in the S1/2 NE1/4 Section 5, T-5-N, R-13-W

CERTIFICATE: St. James

I, the undersigned, by virtue of the official duties vested in me, hereby certify that the plans, thoroughfare, street and/or easements, lot lines, areas, and other plat details, as shown in this plat, have been inspected by me and are in conformity with the applicable ordinances and regulations of the City of Conway, Faulkner County, Arkansas.

Date: [Signature]
[Title]

Site at Location:

No. 1700 Block of Four Mile Road
Conway, Arkansas
Phone: 501-327-6700

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Section Notes:

1. This document contains all the necessary information required in the City of Conway Subdivision Regulations for Preliminary Plat Approval. The regulations can be found in Chapter 20 of the City of Conway Zoning Ordinance.

2. The information provided in this document is intended for planning purposes only and may be subject to change. All rights reserved. No part of this document may be reproduced, transmitted, or stored in any form or by any means without the written consent of the author. The information is subject to change and may be subject to change without notice.

TOTAL: 8.50 ACRES

Planning Commission Staff Report • January 2019

Planning Commission Staff Report • January 2019
REQUEST TO REZONE FROM A-1 & RU-1 TO R-1 - 2085 EAST GERMAN LANE

APPLICANT
Central Arkansas Professional Surveying
1021 Front Street
Conway, AR 72032

OWNER
Conrad and Conrad Properties, LLC
310 Amity Road
Conway, AR 72032

STAFF REVIEW BY
James Walden, AICP, Director of Planning & Development
1201 Oak Street
Conway, AR 72032

SITE DATA
Location. 2085 E German Ln

Site Area. ±25.89 acres.

Current Zoning. A-1 (Agricultural District) and RU-1 (Restricted Use District).

Requested Zoning. R-1 (Single-Family District).

Existing Structures. None.

Overlay. None.


Projected Traffic Impact. With a rezoning to R-1 traffic impact would be significant with potential for 105 single-family dwellings on a 23 acre portion of the site. Approximately 2.9 of the site shall be required to be dedicated as perimeter ROWs and are excluded from the calculation. With an assumption 9.57 vehicle trips per single-family dwelling per weekday, the site could yield about 1,005 vehicle trips per day.

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

Utilities. The applicant will need to coordinate utilities with Conway Corporation for any potential upgrading of facilities.

Street Improvement. There are no plans currently for improvements along East German Lane. East German Lane is designated as a Minor Arterial on the Master Street and Trails Plan.

Conway 2025. Not specified.

STAFF COMMENTS
The applicant is seeking a rezoning from A-1 (Agricultural District) and RU-1 (Restricted Use District) to R-1 (Single-Family Residential District). The site has been granted preliminary plat approval to develop a 105 lot single-family development. The site will have one ingress/egress to East German Lane.

STAFF RECOMMENDATIONS
Planning Staff recommends approval of the rezoning. The proposed single-family residential use is consistent with the Comprehensive Plan and compatible with the surrounding uses. Additionally, the site has already been granted approval for a 105 lot single-family development. Approval will not likely result in harm to adjacent property or the general safety and welfare of the community.
REQUEST TO REZONE FROM A-1 & RU-1 TO R-1 - 2085 EAST GERMAN LANE

View of the site from E German Ln looking N

View of the site from E German Ln looking S

View of the site from E German Ln looking NW

View of the site from E German Ln looking W
II.B REQUEST TO AMEND WOODLAND COVE PUD FINAL DEVELOPMENT PLAN - 940-980 SOUTH DONAGHEY AVENUE

REQUEST FOR MAJOR AMENDMENT TO WOODLAND COVE PUD FINAL DEVELOPMENT PLAN

APPLICANT
Central Arkansas Professional Surveying
1021 Front Street
Conway, AR 72032

OWNER
MCMG, LLC
Chris Thornton

STAFF REVIEW BY
James Walden, AICP, Director of Planning and Development
1201 Oak Street
Conway, AR 72032

SITE DATA
Location. 940-980 South Donaghey Avenue (Lots 122, 123, 124 Woodland Springs Subdivision Phase III and part of landscape area along west boundary of Lot 38, Woodland Springs Subdivision Phase II).

Site Area. ±2.54 acres.

Current Zoning. PUD – Planned Unit Development (Single-Family Development).

Requested Zoning. PUD – Planned Unit Development (Major Modification).

Existing Structures. None.

Overlay. None.

Comprehensive Plan. Single-Family Residential: Proposed uses are consistent with the Comprehensive Plan.

Projected Traffic Impact. Single-family housing could generate approximately 9.57 trips per unit per weekday. Based on 12 dwelling units, the subject property could generate as many as 115 trips per weekday. This is consistent with the projected amounts of traffic generation for the previously approved development plan.

Flood/Drainage. The site is not within the 100 year floodplain or regulatory floodway.

Utility Infrastructure. At the Development Review Committee meeting on 4/27/10, a Conway Corporation representative indicated that Conway Corporation can fully service the development. Applicant has worked with Sun Oil to ensure that proposed development does not encroach onto a pipeline easement that runs east-west across the southernmost portion of the property.

Street Improvement. No street improvements are currently contemplated for Donaghey Ave or Woodland Springs Dr.

Conway 2025. “In 2025, the City of Conway has a planning ordinance that accommodates truly high density residential developments.”

STAFF COMMENTS
The applicant is seeking a major modification to a previously approved, on July 13, 2010 (O-10-72), PUD Final Development Plan. The applicant is seeking the following modifications:

1. Alter the street configuration to eliminate the roadway connection to South Donaghey Avenue.
2. Allow the construction of 2 story residences.
3. Remove the requirement for shared driveways.
4. Alter the architectural requirements to allow custom homes rather than the 4 home plans, previously approved.
5. The applicant is requesting the setbacks of Front/Exterior: 13’, Side: 6’, Rear: 10’.
6. Alter the fencing along the West and South sides of the development from a brick wall to decorative wood fencing with brick posts.
7. Construct the sidewalk adjacent to the back edge of the curb instead of with a greenspace buffer.
II.B REQUEST TO AMEND WOODLAND COVE PUD FINAL DEVELOPMENT PLAN - 940-980 SOUTH DONAGHEY AVENUE

Comments from 2010: Applicant proposes a PUD that includes 12 single-family garden homes on property lying on the east side of Donaghey at the Woodland Springs subdivision. The proposed PUD would be served by a private street running north from Woodland Springs Drive. The private street would have a gated exit onto Donaghey on the north end of the property (No longer applicable). The PUD will have its own set of covenants and restrictions; home buyers will also be required to abide by the Woodland Springs POA’s covenants and restrictions.

At 4.9 units per acre, applicant’s proposal is well within the minimum lot area standards imposed on R-1 zoned properties (5.8 units per acre). Additionally, applicant has indicated that lot width will likely (This is shown on Plat) be equal to or greater than the 60 feet width required in R-1. Proposed setbacks, lot coverage, and lot depth are all less than those required in R-1 districts, thus the need for the PUD zoning.

PUD Specific Requirements. Below is an examination of requirements specific to PUD zoning requests:

- **Relation to Utilities and Major Roads** – The proposal would not create any additional public expense. South Donaghey Avenue and Woodland Springs Drive are currently improved to near current standards. The existing sidewalk along South Donaghey Avenue will be reviewed through the platting process. It does not appear additional ROW is necessary for dedication.

- **Internal Street Network** – The development has a proposed 33’ ROW for its internal street. The smaller ROW along with the narrowed setbacks will convey a semi-urban feel for the development. The smaller ROW will make accommodating all necessary utilities and improvements difficult. Close coordination will be necessary.

- **Sidewalk System** – The development will include sidewalks adjacent to the back of curb along the proposed street and along Common Space – The development will not provide common spaces within its interior. A common greenspace area at the development’s periphery will be provided. Lot sizes will be adequate to accommodate private yard areas.

- **Greenspace** – The development will provide 0.16 acres of greenspace (6.3% of the development area) that is set aside. The greenspace area (located at the entrance of the development) will also accommodate the development’s centralized postal service box.

- **Property Owners Association** – The applicant shall be required to form a Property Owner’s Association for the care and maintenance of the required greenspace lot.

- **Common Space** – The development will include sidewalks at least 5’ in width.

- **All primary structures shall be restricted to the use of only stone, brick, brick veneer, wood, or fiber cement cladding excluding on soffits and trims.**

- **All lots shall have a driveway at least 25’ in length as measured extending from the front or exterior side yard property line.**

- **No accessory structures shall be permitted outside the envelope of the required primary structure setbacks.**

- **All lots shall have a driveway at least 25’ in length as measured extending from the front or exterior side yard property line.**

- **No accessary structures shall be permitted outside the envelope of the required primary structure setbacks.**

- **All lots shall have a driveway at least 25’ in length as measured extending from the front or exterior side yard property line.**

- **All primary structures shall be restricted to the use of only stone, brick, brick veneer, wood, or fiber cement cladding excluding on soffits and trims.**

- **All sidewalks shall be at least 5’ in width.**

- **A brick wall, closely matching the existing brick wall for the Woodland Springs neighborhood south of Woodland Springs Drive, shall be installed along the entirety of the western exterior boundary of the development.**

- **The applicant shall be required to form a Property Owner’s Association for the care and maintenance of the required greenspace lot.**

**STAFF RECOMMENDATIONS**

Staff recommends approval of the PUD Major Modification with conditions to create a development compatible with the surrounding area and to protect the health, safety, and welfare of the community.

**Staff Suggested Conditions.** A list of possible conditions is presented below. The Commission should examine these suggested conditions for inclusion as part of its consideration for the application.

- **Lots 8, 9, 10, 11, and 12 shall be precluded from having second story windows facing east unless frosted glass or a similar semi-opaque material is used.**

- **No accessory structures shall be permitted outside the envelope of the required primary structure setbacks.**

- **All lots shall have a driveway at least 25’ in length as measured extending from the front or exterior side yard property line.**

- **All primary structures shall be restricted to the use of only stone, brick, brick veneer, wood, or fiber cement cladding excluding on soffits and trims.**

- **All sidewalks shall be at least 5’ in width.**

- **A brick wall, closely matching the existing brick wall for the Woodland Springs neighborhood south of Woodland Springs Drive, shall be installed along the entirety of the western exterior boundary of the development.**

- **The applicant shall be required to form a Property Owner’s Association for the care and maintenance of the required greenspace lot.**
II.B REQUEST TO AMEND WOODLAND COVE PUD FINAL DEVELOPMENT PLAN - 940-980 SOUTH DONAGHEY AVENUE

Approved Woodland Cove PUD Site Plan

Approved Woodland Cove PUD Final Development Plan

Tim Tyler Surveying and Mapping
240 Skyline Drive, Suite 3000 - Conway, Arkansas 72032
(501) 329-1400 office - (501) 327-3972 Fax

To: The City of Conway Planning Commission
The City of Conway Planning and Development Department

From: MCMG, LLC
Tim Tyler Surveying & Mapping, Inc.

Date: June 3, 2010

RE: Proposed Woodland Cove PUD

Located at South Donaghey and Woodland Springs Drive, Woodland Cove is home to our very small garden home community. An upscale, moderately priced neighborhood this project will convey a strong sense of community and quality.

With only a dozen homes, this small subdivision will offer luxury amenities in a smaller footprint. At 1,200 to 2,000 square feet, the homes will share the French country architectural style, with side loading garages located at the rear of each home, accessed by mostly shared driveways.

Exterior surfaces will feature design elements of stone, painted hardboard, brick, and cedar. Interiors will offer granite countertops, stained concrete flooring, and other amenities according to the tastes of the homeowner.

Each home will be accessed primarily via the private drive off of Woodland Springs Drive. A gate and an outlet at the northwest end of the drive will be available for normal egress to South Donaghey with an automatic pressure switch in the driveway as well as for emergency ingress with an entry button just outside the subdivision.

While the lots will be owned by each homeowner, the lawns will be maintained by a common service contracted by the Woodland Cove Property Owner’s Association (WCPDA). The homes in Woodland Cove will be members of both the WCPDA and the Woodland Springs Property Owner’s Association, and will pay dues to each.

The WCPDA will maintain not only the lawns, but also the private drive (Woodland Cove), the brick wall, and the exit gate. Woodland Cove seeks to fulfill a sense of community, convenience, quality, and lasting value for its homeowners.
II.B REQUEST TO AMEND WOODLAND COVE PUD FINAL DEVELOPMENT PLAN - 940-980 SOUTH DONAGHEY AVENUE

**Woodland Cove PUD**

**Development Plan Overview**

June 2010

**Existing Conditions**

Presently, lots 122, 123, and 124 of Woodland Springs Subdivision Phase 3 are vacant. The lots total 2.21 acres and have approximately 475 feet of frontage along South Donaghey Avenue. The project also includes a portion of green space near the existing Woodland Springs entrance at Woodland Springs Drive. Current zoning for the three lots and the green space is R-1 (single-family residential).

**Purpose and Intent of Woodland Cove PUD**

PUD zoning is necessary for this project due to the proposed density, setbacks, and lot width and depth. The PUD will include garden homes on individual lots with common maintenance. For additional information on purpose and intent of the project, see attached letter from MCMG LLC and Tim Tyler Surveying and Mapping Inc. dated 6/3/10.

**List of Allowable Land Uses**

Land use within Woodland Cove PUD is limited to 12 single family houses and common open space.

**Proposed Building Types**

Houses built within Woodland Cove PUD will be a minimum of 1,700 square feet and a maximum of 2,000 square feet. Typical height will be approximately 15 to 20 feet from ground to rooftop.

**Development Phasing**

Houses will be built based primarily on market demand. Developer anticipates completion within five years.

**Covenants and Restrictions**

Woodland Cove PUD will function under the terms and conditions of its own covenants and restrictions as well as those of the Woodland Springs Subdivision. Woodland Cove PUD covenants and restrictions are being formulated at this time. In accordance with 2011 Ark. 337(c) of the Conway Zoning Ordinance, the Director of Planning and Development has granted a waiver to the developer to allow for later submittal of proposed covenants and restrictions.

**Additional Information**

Architectural Standards: Developer shall appoint a Design Review Committee, which shall review all building plans prior to construction. Issuance of a Certificate of Occupancy by the City's Building Official shall be contingent upon Design Review Committee approval.

**Emergency Access:** Private street will be gated at Donaghey, but will include an efficient mechanism for safe entry by emergency vehicles.

Landscape: Shall be reviewed and approved by Design Review Committee. Maintenance of landscaped areas shall be the responsibility of the Woodland Cove Property Owners Association.

Lighting: Shall meet standards set forth in Section 7 of the City of Conway Design Standards Pattern Book. The Design Review Committee shall also review and approve all exterior lighting.

Property Owners Association: Property owners are required to join the Woodland Cove Property Owners Association, which is responsible for the upkeep of all common areas, landscaped areas, fencing, signage, and exterior lighting.

Sidewalks: Sidewalks shall be constructed in accordance with the Conway Subdivision Ordinance. Sidewalks shall be 5 feet in width, separated from the curb by 5’6”.

Signage: Shall conform to Section 3.02 of the Conway Sign Ordinance.

Utilities/Utilities: Developer shall work with local utility provider to ensure compliance with all applicable local and state codes. Utility easements shall be shown on final plat.