



City of Conway

PLANNING COMMISSION

Summary • February 21, 2023

On February 21, 2023, the City of Conway Planning Commission met in regular session. The following members, being a quorum, were present and acting: Alexander Baney, Adam Bell, Mark Ferguson, Rebekah Fincher, Laura King, Lori Quinn, and Latisha Sanders-Jones. Ethan Reed, Drew Spurgers, and Jensen Thielke were absent.

Public Hearings

- Request to rezone 2.30 acres ± located at 3130 Nutters Chapel Road from A-1 to R-1. **Recommended for approval. Vote 6-0**
- Request to modify The Estates PUD Final Development Plan for 66.87 acres ± located south of Nutters Chapel Road, east of Ridgedale Circle. **Recommended for approval with 20 conditions. Vote 6-0**
 1. The development shall be constructed in a manner consistent with the proposed preliminary plan [included as Exhibit A] with regard to the general location and configuration of lots and streets. Streets H and I (proposed in Phases 2 and 3) require design revisions. The plan for those phases, as proposed, will not be approved until all applicable departments approve the street designs and layout.
 2. Permitted uses are limited to one-family residential uses for Lots 20* through 121 and 123 through 128.
 3. Permitted uses are limited to two-family residential for Lots 3 through 18*, 122, and 129 through 154. *There is no Lot 19 identified on the preliminary plat.
 4. Total number of dwelling units allowed in all combined phases of The Estates is limited to 194.
 5. Lots 1 and 2 are located in flood hazard areas and shall be platted as unbuildable.
 6. All standards [including setbacks] and uses other than those defined herein shall be governed by restrictions of the R-1 zoning district for Lots 20 through 121 and 123 through 128.
 7. All standards [including setbacks] and uses other than those defined herein shall be governed by restrictions of the R-2A zoning district for Lots 3 through 18, 122, and 129 through 154.
 8. Minimum lot width at the building line for Lots 3 through 18, 122, and 129 through 154 shall be 60'.
 9. Minimum front setback for all lots shall be 25'.
 10. All buildings shall only be of the following materials:
 - Brick/stone
 - Cement fiber board (such as Hardie® siding)
 - Wood
 - Other materials as approved by the Planning Director
 11. Vinyl siding shall be prohibited.
 12. Two-family buildings shall be developed in accordance with provided conceptual design; only minor architectural variations shall be allowed.
 13. Two-family developments shall be developed with a single, shared driveway not to exceed 20' wide.
 14. Any proposed fencing shall be approved by the Planning Director prior to installation.
 15. Applicant shall plat the property in accordance with the Subdivision Regulations.
 16. Preliminary Plat approval of Phase 1 and Authorization to Proceed shall be issued no later than October 21, 2023. If not complete by this date, modifications to the PUD Final Development Plan shall become void and conditions association with the original PUD Final Development Plan, issued April 26, 2022, shall become effective.
 17. Preliminary Plat approval of subsequent phases shall be required prior to installation of improvements.
 18. Applicant shall return a signed copy of the modified final development plan prior to the issuance of building permits.
 19. All street and roadway improvement shall be privately maintained.
 20. A Property Owners' Association or improvement district shall be required to be formed and operate in perpetuity to maintain all common areas and improvements such as streets, sidewalks, and drainage. The association or district shall be required to be active prior to filing of the final plat.