



City of Conway

PLANNING COMMISSION

Summary • April 17, 2023

On April 17, 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, Ethan Reed, Latisha Sanders-Jones, and Jensen Thielke. Drew Spurgers was absent.

Subdivision Review

- Request for preliminary plat approval of Birds Next Commercial Subdivision Phase 2 (SUB-0323-0045). **Approved.**
Vote 9-0

Appeal

- Appeal of Sign Variance Denial - Over-height sign at 1505 E Oak St (APP-0323-0053). **Denied** (*sign variance denial upheld*). **Vote 9-0**

Public Hearings

- Request to rezone 14.27 acres ± east of Fawn Trail, north of Bell Valley Ph 4, from R-1 to PUD (PUD-0223-0031). **Recommended for approval with 10 conditions.** **Vote 9-0**

Recommended PUD Development Plan conditions:

1. The development shall be constructed in a manner consistent with the proposed preliminary plat [Exhibit A] with regard to the general location and configuration of lots and streets.
2. Approved uses are limited to single-family residential with a maximum of 82 detached dwelling units.
3. All development shall be governed by the standards of the R-1 zoning district unless specified otherwise in this PUD Development Plan.
4. All signage shall be governed by the standards of the R-1 zoning district and shall comply with §1205.1 of the Zoning Code which governs signage in residential zones; no signage is proposed as part of this request.
5. Minimum lot width* shall be at least 50';
 - *Lots fronting on curving street frontages shall have at least 35' of street frontage with the 2 side lot lines intersecting the street diverging until they are separated by at least 50' at the building line;
 - *Corner lots shall have at least 75' of street frontage.
6. Except as noted, setbacks for principal structure shall be 25' front, exterior side[†], and rear; 5' interior side. [†]Exterior side setback for Lots 55, 68, 69, 82, and 21 shall be 15'.
7. No lots shall take access from S German Ln.
8. The use of vinyl siding is limited to the sides and rear of structures; façades visible from the public realm, including exterior sides on corner lots, shall be fully masonry comprised of brick, stone, or cement fiber siding or a combination thereof. If cement fiber siding is to be used as a masonry material it may comprise no more than 50% of any façade visible from the public realm.
9. Developer shall install sidewalks along S German Ln frontage of Lots 54 and 155 and along all frontage of all lots indicated as unbuildable or to be permanently vacant.
10. PUD Development Plan to be signed by the Developer and Builder at the time of preliminary plat approval and issuance of authorization to proceed.



City of Conway PLANNING COMMISSION

Summary cont • April 17, 2023

- Request for conditional use permit to allow Duplex in a C-2 zoning district for property located at 1715 Bowie St (CUP-0323-0046) **Recommended for approval with 7 conditions. Vote 9-0**

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

1. Permitted uses are limited to two family residential and a maximum of 2 attached dwelling units per lot.
2. All standards and uses other than those defined in these conditions shall be governed by restrictions of the R-2 zoning district.
3. Parking area and driveway must be paved with a sealed surface pavement or concrete and shall be maintained so as to prevent dust resulting from continued use.
4. The planting of at least one (1) tree with a minimum 1.5" diameter at breast height shall be required for all new construction of single-family and two-family/duplex dwellings where no tree(s) exist on the parcel or lot. It is strongly encouraged to retain existing trees to meet this requirement.
5. Any expansions or additions to the structure as well as any changes to the use shall require an amended or new conditional use permit.
6. No variance of any kind may be subsequently requested.
7. The conditional use shall automatically expire if the approved use is not commenced within 18 months from the date of approval and/or if the uses ceases for a consecutive period of greater than 18 months.

Items recommended by the Planning Commission on this agenda will be considered by City Council as early as April 25, 2023.