



# City of Conway

## PLANNING COMMISSION

### Summary • September 16, 2019

On September 16, 2019, the City of Conway Planning Commission met in regular session. The following members, being a quorum, were present and acting: Justin Brown, Dalencia Hervey, Arthur Ingram, Latisha Sanders-Jones, Bryan Quinn, Brandon Ruhl, Brian Townsend, Anne Tucker. Brooks Freeman and Rhea Williams were absent.

#### **Subdivision Committee Report** *(Subdivision Committee met at 6:30, prior to the Planning Commission meeting)*

- Request for preliminary plat approval of Campbell Cove Subdivision, Phase III (SUB2019AUG07). **Approved pending rezoning to R-2 and completion of amended punch list and associated conditions.**  
Waiver requested:
  1. Creation of double frontage lots; Article IV, Section 7(f)(7)
- Request for preliminary plat approval, including requested waivers, of Hum's Hardware Subdivision (SUB2019AUG08). **Approved pending completion of amended punch list and associated conditions.**
- Request for preliminary plat approval of Orchard Hills Subdivision, Phase I (SUB2019AUG11). **Approved pending completion of amended punch list and associated conditions.**

Subdivision Committee Report was approved 8-0.

#### **Public Hearings**

- Request for zoning variance to allow reduced interior building setbacks for property located at 2455 Donaghey Avenue (VAR2019SEP01). **Approved 7-0-1; Brandon Ruhl abstained.**
- Request for zoning variance to allow reduced interior side building setback for property located at 2955 Dave Ward Drive and 905/945 South Salem Road (VAR2019AUG02) **Approved 8-0.**
- Request for conditional use permit to allow cellular transmission tower in the C-3 zoning district for property located at 3800 Prince Street (USE2019AUG02) **Recommended for approval 8-0, including the following conditions:**
  1. Obtain proper floodplain permit prior to construction.
  2. Concrete paving of the driveway is required.
  3. The transmission tower shall be constructed per the submitted plans. Changes to the plans shall require reapproval by the Planning Commission.
- Request to rezone property located at 2012 Martin Street from R-2A to R-2 (REZ2019SEP03) **Recommended for approval 8-0**
- Request for conditional use permit to allow a childcare facility in the R-2 zoning district for property located at 2012 Martin Street (USE2019AUG04) **Recommended for approval 8-0, including the following conditions:**
  1. The use shall be subject to Development Review prior to being commenced due to unauthorized construction occurring on-site.
  2. The applicant shall submit traffic management plan for drop-off and pick-up as part of the Development Review process.
  3. All off-street parking shall meet the standards set forth in Articles 501 and 1101 of the Zoning Code.
  4. Any expansions or additions to the structure as well as any changes to the use shall require an amended or new conditional use permit.
- Request to annex +/-8.0 acres west of the terminus of Muskogee Road (ANN2019SEP01) **Recommended for approval 8-0 pending release by Faulkner County**

# September 16, 2019 Summary continued

- Request to rezone +/-10.81 acres, located at the northeast corner of London Road and McNutt Road, from I-1 to R-2 (REZ2019SEP01) ***Recommended for approval 8-0***
- Request to amend the Master Street and Trail Plan to adjust street alignments in the Central Landing area ***Recommended for approval 8-0***