



# City of Conway

## PLANNING COMMISSION

Summary • March 21, 2022

*On March 21, 2022, the City of Conway Planning Commission met in regular session. The following members, being a quorum, were present and acting: Alexander Baney, Adam Bell, Rebekah Fincher, Ethan Reed, Latisha Sanders-Jones, Drew Spurgers, Greg West, and Rhea Williams. Laura King and Larry Webb were absent.*

### Subdivision Review

- Request for preliminary plat approval extension of Miller's Creek Subdivision Phases 1 and 2. **Approved. Vote 7-0\***.
- Request for preliminary plat approval of Cardinal Valley Subdivision Phase 2. **Approved with noted corrections and conditions. Vote 7-0\***.

### Public Hearings

- Request for zoning variance to allow reduced exterior setback for property located at 519 Mitchell Street. **Approved with conditions. Vote 7-0\***.
  1. Variance shall only apply to the existing structures and shall become void if the structure is voluntarily destroyed by the owner. The structure may be rebuilt if destroyed by natural disaster or fire in accordance with Article 701 of the Conway Zoning Code.
  2. Existing accessory structure shall be removed prior to filing of the replat.
  3. A drainage plan must be established prior to the issuance of building permits.
- Request for zoning variance to allow reduced exterior setback for property located at 812 Merriman Street. **Approved. Vote 8-0.**
  1. Variances shall apply to the existing structures and shall become void if the structure is voluntarily destroyed by the owner. The structure may be rebuilt if destroyed by natural disaster or fire in accordance with Article 701 of the Conway Zoning Code.
- Request for zoning variance to allow reduced minimum lot area, reduced minimum lot width, reduced interior side setback, reduced exterior side setback, and reduced front setback for property located at 1217 Watkins Street. **Approved. Vote 8-0.**
  1. Variances shall apply to the existing structures and shall become void (excluding minimum lot width and minimum lot area) if the structures are voluntarily destroyed by the owner. The structures may be rebuilt if destroyed by natural disaster or fire in accordance with Article 701 of the Conway Zoning Code.
- Request to modify Lot 12A (3200 Prince Street) of the Club Villas PUD Final Development Plan to allow residential development. **Approved with conditions. Vote 7-0\***.
  1. A replat shall be required for the legal creation of 3 new lots.
  2. Permitted uses shall be limited to single-family residential.
  3. Setbacks shall be 25' front and rear and 6' on the sides.
  4. No accessory structures shall be allowed.
  5. Individual driveways shall not be allowed. Lots 12B and 12C shall share a common drive; Lot 12D shall share a common drive with Lot 11.
  6. For all other provisions not specifically addressed by the PUD Final Development Plan, the rules of the R-1 zoning district shall apply.
- Request to rezone property located at 1 & 3 Azalea Lane and 65 Azalea Loop from A-1 to R-2A. **Recommended for approval. Vote 7-0\***.



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- Request to to modify conditional use permit no. 1042 to allow a childcare facility in the O-1 zoning district for property located at 700 Salem Road. **Recommended for approval with conditions and repealing the existing conditional use permit [no.1042]. Vote 6-0-1\*; Rebekah Fincher abstained.**
  1. The facility will not be open any later than 10:00 p.m.
  2. Approved uses are limited to: Health club, spa, childcare facility, daycare center, nursery school, and day nursery.
  3. Any expansions or additions to the structure or site as well as any changes in the use shall require an amended or new conditional use permit.
  4. All state and local guidelines related to operating a day care must be followed by applicant.
  5. All licenses must be obtained and kept current.
- Request to modify conditional use permit no. 1277REV to allow General and Restricted Retail and Restaurant with drive-through in O-1 zoning district for property located at 2525 Prince Street. **Recommended for approval with conditions and detaching the subject property from the existing conditional use permit [no.1277REV]. Vote 7-0-1; Rhea Williams abstained.**
  1. Allowed uses are limited to those permitted by right in the O-1 zoning district and those defined as Retail - General, excluding Gunsmith shop and Hay, grain, or feed store; and Retail - Restricted.
  2. The subject property shall be removed/detached from conditional use permit no. 1277REV.
  3. The development shall be built in a manner that's consistent with the conceptual site plan, included in this application. The location and/or orientation of the proposed Retail/Office structure will require revision given the location and orientation of proposed development on property adjacent to the west which is currently going through the site development review process.
  4. All proposed site improvements shall be subject to development standards as outlined in Article 1101 of the Conway Zoning Code, unless otherwise noted in permit conditions.
  5. All signage shall comply with standards for the O-1 zoning district as outlined in Article 1301 of the Conway Zoning Code (Sign Ordinance).
  6. The property shall be platted in accordance with the Conway Subdivision Ordinance prior to the issuance of building permits. The development shall require a shared parking agreement to be recorded and referenced on the final plat.
  7. Driveway separation/access management-curb cuts are to have a 300 feet separation and a minimum of 150 feet from side lot lines unless outstanding conditions warrant other locations.
  8. A 30-foot undisturbed green space buffer [no parking or structures] is required along the southern and eastern property lines, where they abut residential zoning and uses, to be properly maintained by the property owner. 30-foot buffer to include the required increased landscaping when abutting residential uses per Article 1101 of the Conway Zoning Code.
  9. All lighting shall not exceed twenty (20) feet in height and be full cut-off, shielded lighting as defined by the IESNA. Such lighting shall be directed to prevent the trespass of light onto the adjacent properties.
  10. Any additional structures, expansion of uses not permitted by right, or additions to those structures indicated on the conceptual site plan shall be subject to review through an amended or new conditional use permit.
  11. This conditional use permit expires 2 years from the date of issuance if no building permit has been issued.
  12. If the site or any structure on an individual lot become vacant for a period of more than 18 consecutive months, the conditional use permit shall become void for the site or portion of the site as appropriate to the extent of the vacancy.
  13. Hours of operation are limited to 6:00am to 11:00pm.



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- Consideration for permit to allow the operation of an accessory use in conjunction with a nonconforming primary use fo property loated at 725 2nd Street. **Recommended for approval. Vote 1-6\***; **Alexander Baney, Adam Bell, Rebehak Fincher, Ethan Reed, Drew Spurgers, and Greg West voted in opposition. REQUEST FAILED.**
- Request to rezone property located at 3055 Stermer Road from RU-1 to A-1. **Recommended for approval. Vote 7-0\***.
- Request to rezone property located at 2522 and 2600 College Avenue from O-2 to PUD. **Recommended for approval with conditions. Vote 7-0\***
  1. The development shall be constructed in a manner consistent with the proposed sketch plan in regards to the general location of building. It will be constructed with minimal setback addressing the corner of the intersection of College Ave/Denison St.
  2. The site shall be limited to the following uses: multi-family development with a maximum of 120 units, office, retail-restricted, and eating place/restaurant [without drive-through].
  3. The height of the proposed structure to the top of the parapet shall not exceed 40 feet or 3 stories.
  4. The development shall meet all applicable standards for Article 1101 of the Zoning Code.
  5. The first two stories of the building shall be limited to stone, brick, and glass with precast concrete used as architectural accents.
  6. The development shall meet all applicable signage standards for the O-2 district.
  7. All proposed site improvements shall be subject to Development Review as handled within Article 1101 of the Zoning Code.
  8. Prior to issuance of Development Review approval for the site, the applicant shall plat the property and file a deed restriction or similar document that ties the parking lot improvements and maintenance to the use of the building and building owner in perpetuity.
  9. All other zoning requirements not addressed via this approval shall be governed by the provisions of O-2 zoning.
  10. For the property east of Denison St, a 20' undisturbed vegetative buffer shall be maintained which shall include the addition of planting evergreen trees capable of forming a continuous row of vegetation to a height of at least 30' in addition to meeting the landscaping standards of Article 1101 of the Zoning Code.
  11. For the property west of Denison St, all property north of the existing concrete ditch (as of February 17, 2022) shall be left as an undisturbed vegetative buffer. Within 10' of the north property line, additional evergreen trees capable of forming a continuous row of vegetation to a height of at least 30' shall also be required in addition to meeting the landscaping standards of Article 1101 of the Zoning Code.
  12. Denison St shall be constructed to city standards as a local residential street, and may include parallel parking. Any parking provided as parallel parking may be counted to reduce the off-street parking requirements.
- Proposed amendment to the Master Street & Trail Plan. **Recommended for approval. Vote 7-0\***.
- Proposed amendment to the Conway Zoning Code. **Recommended for approval. Vote 7-0\***.

\* indicates that the chairman did not vote