



# City of Conway

## PLANNING COMMISSION

Summary • August 15, 2022

*On August 15, 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, Laura King, Ethan Reed, Latisha Sanders-Jones, Drew Spurgers, Greg West, and Rhea Williams. Larry Webb was absent.*

### Public Hearings

- Request for zoning variances to allow reduced front setback for property located at 1255 Tsar Road. **Approved; Vote 8-1, Rhea Williams voted in opposition**
- Request to rezone 1480 E Dave Ward Drive [3.21 acres±] from C-2 to C-3 and 1500 & 1520 E Dave Ward Drive [2.69 acres±] from I-1 to C-2. **Recommended for approval; Vote 9-0**
- Request to rezone a portion of 1310 - 1450 E Dave Ward Drive [8.04 acres±] from C-2 to C-3. **Recommended for approval; Vote 8-0-1, Latisha Sanders-Jones abstained**
- Request to rezone 1445 Old Military Road [4.11 acres±] and 3612 Dena Lane [1.0 acres±] from A-1 to MF-1. **Recommended for approval; Vote 8-0-1, Latisha Sanders-Jones abstained**
- Request to rezone 0.59 acres± located at the southeast corner of the intersection of S German Lane and Bill Bell Lane from R-1 to PUD. **Recommended for approval with conditions; Vote 9-0**  
Conditions:
  1. Permitted uses shall be limited to 3 single-family lots/units.
  2. No fences are allowed to exceed 3 feet in the front yard area from the property line to front edge of the primary structure.
  3. All lots shall only take access from LaCroix Ln.
  4. Applicant shall plat the property in accordance with the Subdivision Regulations excluding restrictions on triple frontage lots.
  5. The developer shall be responsible for the installation of all handicap ramps as well as sidewalks on the Bill Bell Ln and S German Ln frontages prior to filing of the final plat.
  6. All front and exterior building setbacks shall be at least 25' in depth.
  7. The development shall meet all the provisions of R-1 zoning excluding lot width requirements and those provisions prohibiting triple frontage lots.
- Request for conditional use permit to allow a childcare facility in the O-2 zoning district for property located in the 300-350 block, east of Hogan Lane. **Recommended for approval with conditions; Vote 8-0-1, Rebekah Fincher abstained**  
Conditions:
  1. Operating hours are limited to Monday – Friday, 7:00am – 6:00pm.
  2. 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.
  3. Driveway to align with the shared property line to the north and will be required to provide shared access with the proposed out-parcel.
  4. Parking layout will require revisions and will be addressed during the development review process.
  5. The property shall be platted in accordance with the Conway Subdivision Ordinance prior to the issuance of building permits.



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6. Decorative fencing or decorative vinyl-coated chain link fencing required. Any new fencing shall comply with Article 1101, Development Review Standards, of the Zoning Code. Fencing type and placement shall be approved by Planning Staff prior to installation.
7. All signage shall be permitted and installed in accordance with Article 1301 of the Conway Zoning Code (Sign Ordinance).
8. Upon development review approval, any expansions or additions to the structure or outdoor play area as well as any changes to the use shall require an amended or new conditional use permit.
9. The conditional use shall automatically expire if the approved use ceases for more than 18 consecutive months.
10. The conditional use shall become null and void if construction for the site is not commenced within 18 months of approval.