



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

August 17, 2026 • 5:30pm • 1111 Main Street

Planning Commission meeting procedures (per by-laws adopted July 19, 1993; amended September 20, 2021)

**Subdivision Review items are included for consideration as administrative reviews to determine compliance with the Conway Subdivision Ordinance, Zoning Code, and applicable plans. Such items are not conducted as public hearings.*

***Order and conduct for public hearings: Following the announcement of the item by the Chair, Planning Staff will present the report findings. Following Staff presentation the Applicant is granted up to 10 minutes for additional presentation with subsequent favorable public comments limited to 3 minutes per person. If opposed parties are present the initial speaker is then granted up to 10 minutes with each subsequent public comment limited to 3 minutes per person. No person shall address the Planning Commission without first being recognized by the Chair and stating his/her name and address for the public record. All questions/remarks shall be made from the podium and addressed through the Chair to the Commission as a whole. Any group with common interest shall select a speaker to address the Commission on behalf of the group; repetitive comments will be limited.*



City of Conway PLANNING COMMISSION

August 17, 2026

PLANNING COMMISSION

Ethan Reed, Chair
Alexander Baney, Vice-Chair
Mark Ferguson, Secretary
Jensen Thielke
Keena Haygood
Cassidy D Cook
Kevin Gambrill
Lori Quinn
Grace Rains

The Conway Planning Commission makes recommendations to the City Council on public hearing items. Items reviewed on this agenda will be considered by the City Council as early as **08 25, 2026.**

Items not approved by the Planning Commission/Board of Zoning Adjustment may be appealed to the City Council within 30 days of the date of denial.

Call to Order [Planning Commission] and Roll Call.

Finding of a Quorum.

Approval of Minutes. July 20, 2026

I. Subdivision Review*

A. Request for preliminary plat approval, Orr's Subdivision (SUB-0726-0104)

II. Public Hearings**

Old Business

A. Conditional use permit to allow an Automobile Wash Service in a C-2 district (CUP-0626-0087) - **Continued from July 20, 2026**

New Business

B. Conditional use permit to allow up to 18 units per acre, single lot in a C-2 district (CUP-0726-0096)

III. Announcements/Additional Business

A. Items as decided by the Commission

Adjourn.

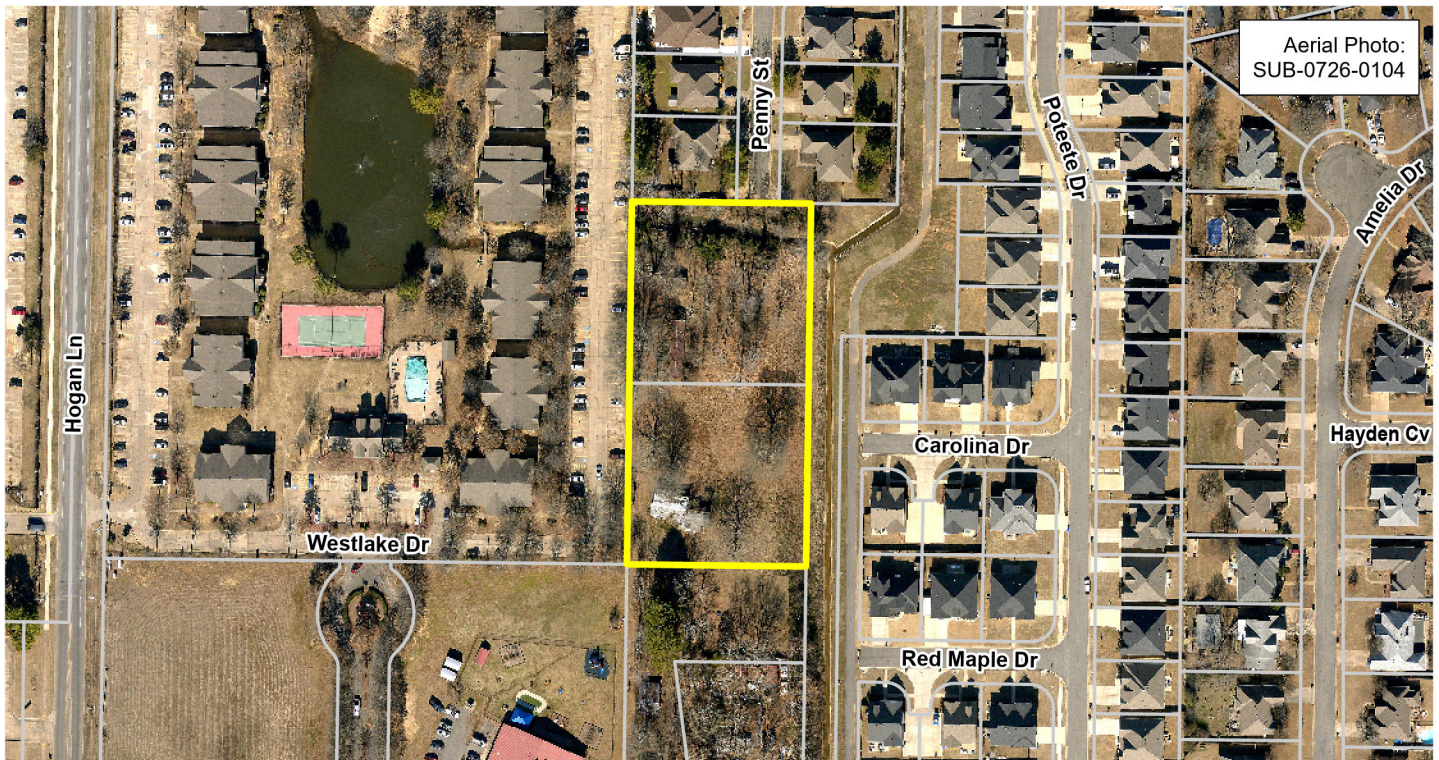
Southern termination of Penny St of St. John's Addition Ph V

APPLICANT/AUTHORIZED AGENT

Central Arkansas Professional Surveying
1021 Front St
Conway, AR 72032

OWNER

Orr Real Estate Holdings, LLC
5130 Barn Owl Cv
Conway, AR 72034

**SITE**

Location. 3910 & 3920 Tyler St at the southern termination of Penny St of St John's Addition Ph V.

Site Area. ±2.05 acres.

Current Zoning. R-2 (Low Density Residential).

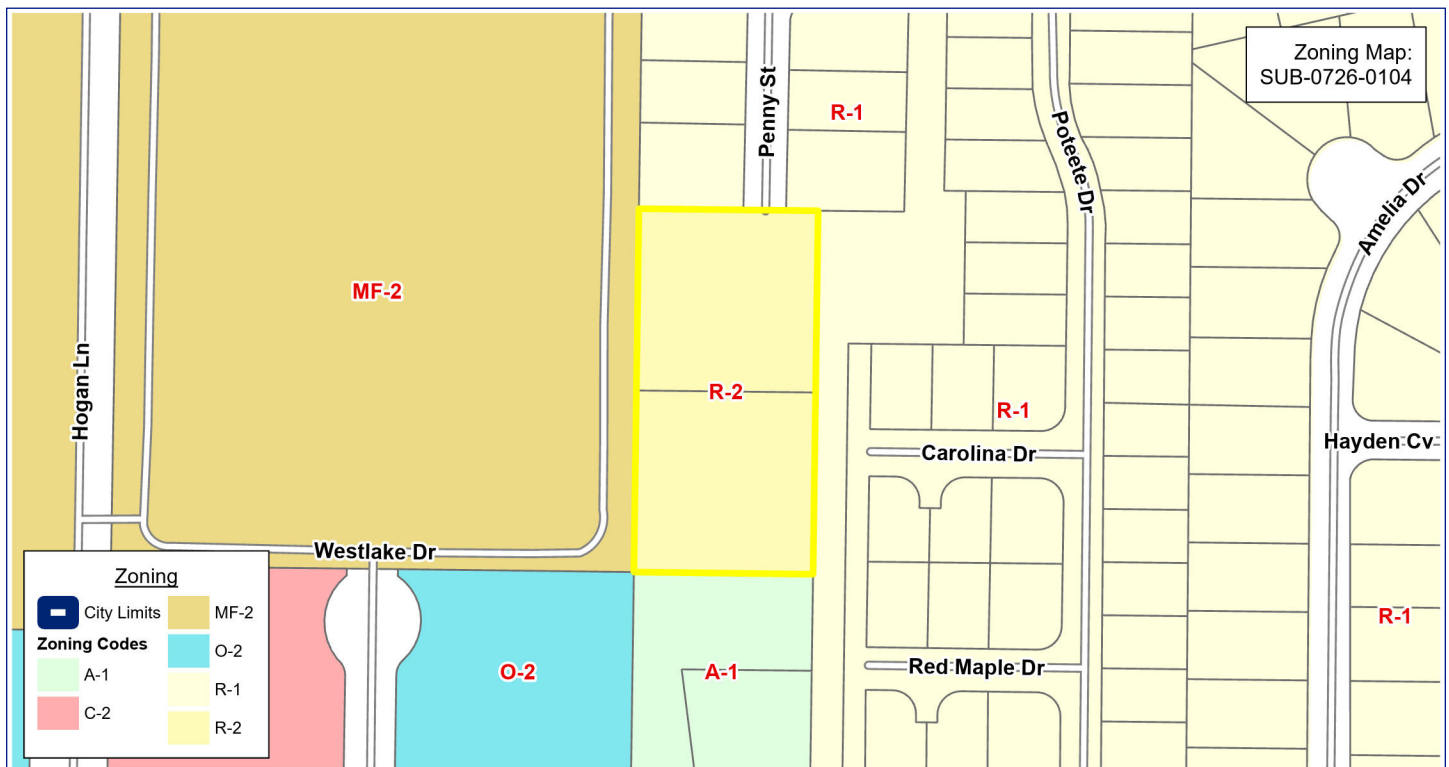
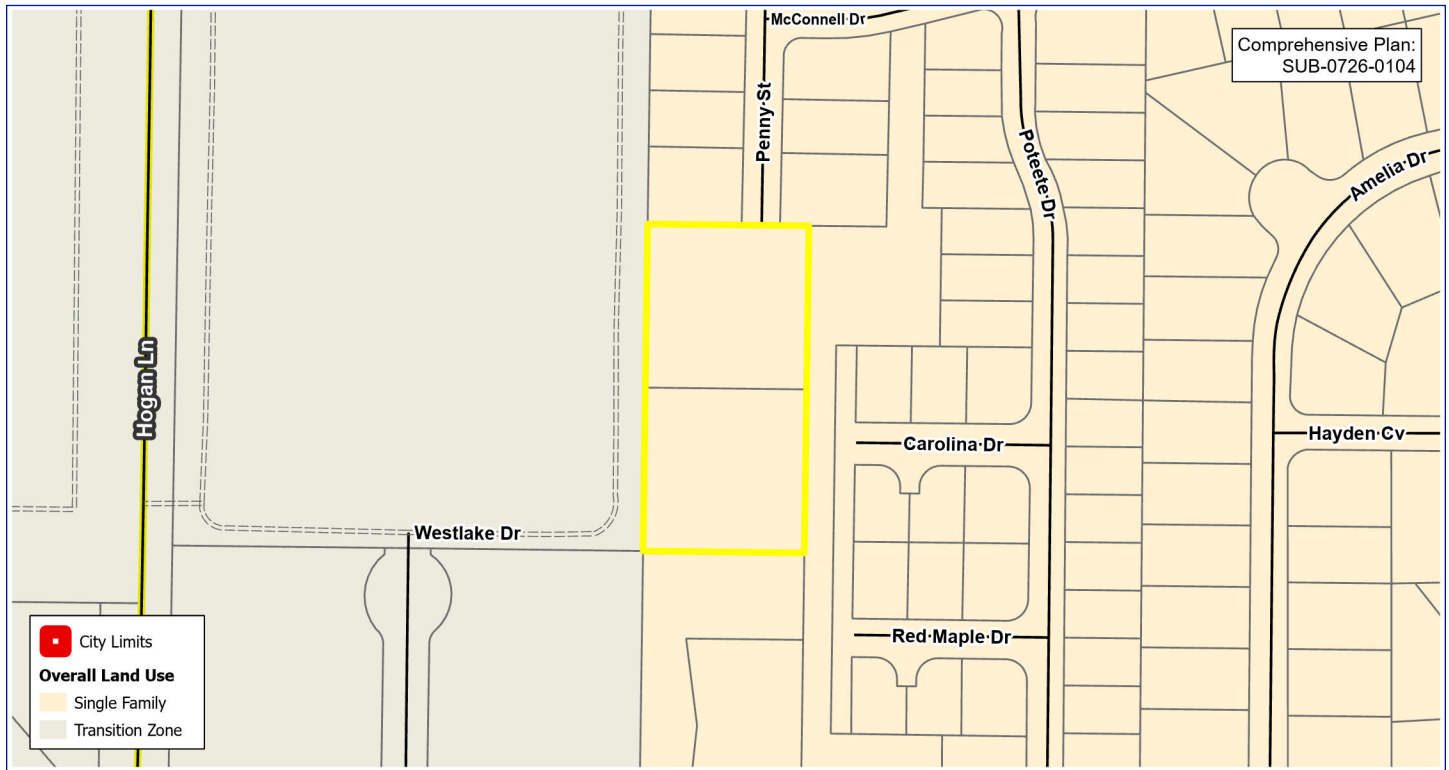
Comprehensive Plan. Single-Family.

Master Street Plan. Penny St – Local Residential (50' ROW) with new cul-de-sac termination. There is a proposed shared use path trail connector for the St. John's Route that runs along the northern property line of the northern parcel.

Existing Structures. A mobile home on each parcel.

Overlay. None.

Southern termination of Penny St of St. John's Addition Ph V



Southern termination of Penny St of St. John's Addition Ph V

REQUEST

The applicant is requesting preliminary approval of an 8-lot subdivision located at what is currently the terminus of Penny St. The proposed buildable lots range from 0.16 acres to 0.26 acres, consistent with the requirements for the R-2 zone. All lots, excluding Lot 8, will likely consist of duplex development fronting on the extension of Penny St with a southern cul-de-sac termination. Lot 8 will be unbuildable. The new street shall have 5-foot sidewalks with both a proposal for back of curb and 6.5' greenspace location requirements.

3 Waivers were included in this request:

1. *"The Planning Commission may authorize a new boundary street when the **subdivider proposes to dedicate the entire right-of-way and construct all the required improvements. In no case shall a subdivider retain a parcel of land lying between a newly created boundary street and a former property line**, the purpose of which would be to deny access by abutting owners. Where the plat to be submitted includes only a part of the tract owned or intended to be subdivided by the subdivider, a tentative plan of proposed future street system for the unsubdivided portion of property shall be prepared and submitted to the Planning Commission."* **Conway Subdivision Regulations, Section 5(A)7.**
2. *"Where a street does not extend to the boundary of a subdivision and its continuation is not necessary for access to adjoining property, **its terminus shall be no closer than 50 feet to such boundary.**"* **Conway Subdivision Regulations, Section 5(A)8c.**
3. *"Turnarounds for residential and commercial streets shall conform to dimensions and requirements. **A 96' diameter cul-de-sac requires a 120' ROW.**"* **Conway Subdivision Regulations, Section 5(A)8d.**

STAFF COMMENTS

1. The intent of the subdivision is to create 7 lots for duplex construction. There will be some development constraints due to the narrowness of the property, the new extension of Penny St, and the construction of a bridge to extend Penny St from the north and service the property.
2. These constraints have necessitated the 3 requested waivers:
 - **Conway Subdivision Regulation, Section 5(A)7.**- The existing parcels are narrow. The developer is proposing to dedicate a 50' ROW street with 120' ROW dedication for a cul-de-sac. Lot 8 to the east is being marked as undevelopable and does not deny access to adjacent property owners. Granting this boundary street dedication waiver will allow the use of property that has been historically landlocked for many years.
 - **Conway Subdivision Regulations, Section 5(A)8c.**- The cul-de-sac as proposed terminates approximately 11.5' at its closest point from the eastern property line. With site narrowness, the existing road location of Penny St, and the amount of ROW required for cul-de-sacs by the current Fire Code, any cul-de-sac at this site would not be able to meet this standard. To fully comply with street design standards with appropriate lot size and ROW dedication, 220' would be the minimum depth required for the entire site and the site is 210'.
 - **Conway Subdivision Regulations, Section 5(A)8d.**- Due to required lot depth and ROW requirements, 120' of cul-de-sac dedication would cause the loss of more than one developable lot. It is in staff's opinion that granting this waiver will allow the retention of at least 2 lots (4 units) which creates more residential property within this area.
3. An administrative waiver for the lot depth of Lot 4 was granted by staff as the applicant was trying to adhere to the lot depth standards set by the Conway Zone Code as part of preliminary plat approval of Orr's Subdivision. With this development comprising 2 already narrow and landlocked parcels, staff find a reduced depth from 100' to 91.77' for this lot appropriate. The shifting of the proposed cul-de-sac to the west allows for sidewalk continuation. The lot will still conform to all other requirements of the R-2 zoning district.
4. Addresses will be established prior to the submittal of the Final Plat.
5. A 5-foot developer required sidewalk shall be constructed along with infrastructure for all street frontage, excluding Lots 1-7. Sidewalks along Lots 1-7 will be required to be constructed at the time of building permitting. For the bulb portion of the cul-de-sac, 5-foot sidewalks may be placed back of curb. All remaining sidewalks shall be 5-foot sidewalks with a 6.5' greenspace.
6. The development is consistent with the rezoning application approved in December of 2025, adhering to Comprehensive Plan goals:
 - *"Provide opportunities for a variety of housing choices both suitable and affordable situated throughout the City in desirable surroundings which reflect the needs for all citizens."*
 - *"Protect established residential areas from encroachment of incompatible uses and provide a high standard for development and redevelopment of residential areas."*

CORRECTIONS NEEDED ON THE PLAT

1. Show location of all fire hydrants.
2. Show location/configuration of all sidewalks.
3. Corrections as noted on the Preliminary Plat and Street & Drainage Plans as provided to the applicant.

CONDITIONS

1. The Street and Drainage Plans/Drainage Report shall be modified to meet the requirements necessary for approval by the City Engineer.
2. Preliminary Plat approval from all reviewing agencies shall be obtained prior to work commencing.
3. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is not more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
4. Utility easements as required by Conway Corporation are needed.
5. Drainage easements as required by the City Engineer are needed.
6. Wheelchair ramps shall be installed by the developer/subdivider in accordance with the City of Conway Transportation Department Standard Details.
7. A 5-foot developer required sidewalk shall be constructed along with infrastructure for all street frontage, excluding Lots 1-7. Sidewalks along Lots 1-7 will be required to be constructed at the time of building permitting. For the bulb portion of the cul-de-sac, 5-foot sidewalks may be placed back of curb. All remaining sidewalks shall be 5-foot sidewalks with a 6.5' greenspace.
8. A Property Owners' Association shall be required to be formed and operate in perpetuity to maintain all common areas and improvements such as streets, sidewalks, greenspace, and drainage infrastructure.
9. A Bill of Assurance/Covenants and Restrictions proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property included in the submitted plat. All other applicable provisions of the City of Conway Subdivision Ordinance (O-00-03) shall be satisfied and accounted for prior to issuance of authorization to proceed.
10. Receipt of an approved, signed copy of the Preliminary Plat along with approved Street & Drainage Plans shall constitute authorization by the Planning Commission for the developer to proceed with installation of improvements and preparation of the Final Plat.

**Central
Arkansas
Professional
Surveying, LLC**

1021 Front Street
Conway, AR 72032
501.513.4800
501.513.0900-fax

July 15, 2026

Re: Orr's Subdivision

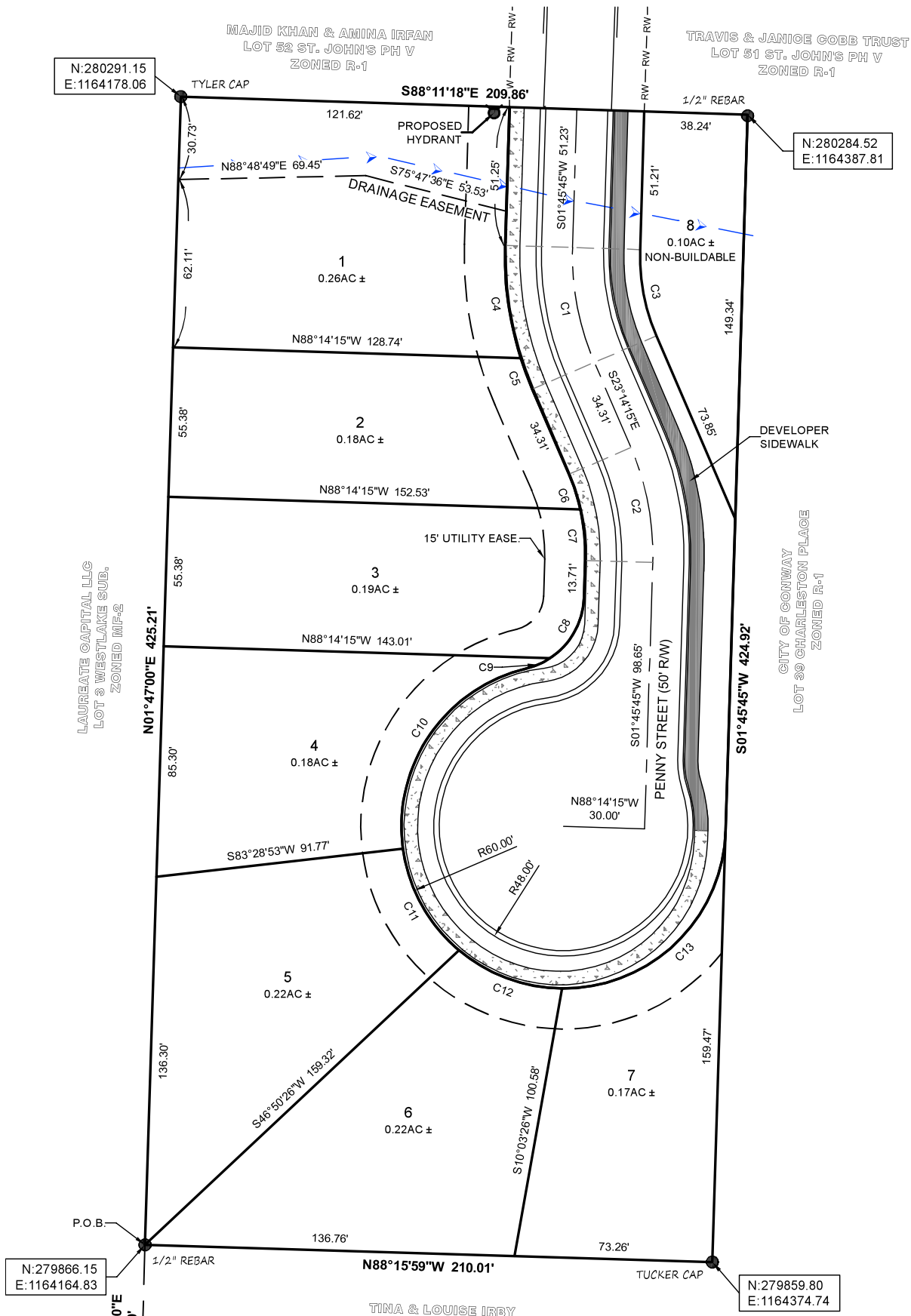
The intent of this plat is to create a new 8 lot subdivision with
new a new street and drainage.

If you have any questions, please call me at 501-472-2862.

Sincerely,

Robert D. French, P.S. 1363, Central Arkansas Professional Surveying

ORR'S SUBDIVISION





View of subject property from Penny St looking S



View of subject property looking W



View of subject property looking SW



Adjacent property to the NE



Adjacent property to the NW



Adjacent properties to the E across walking trail

SE corner of the intersection of DWD and S Donaghey Ave

APPLICANT/AUTHORIZED AGENT

Lauren Doll, Cochran
8 East Man St
Wentzville, MO 63385

APPLICANT

Justin Barnes, Club Carwash

OWNER

Peace Lutheran Church



Continued from July 20, 2026 - Updates to July 20, 2026 report included: Underlined text indicates new content. ~~Strikethrough~~ indicates removed content.

SITE

Location. 800 S Donaghey Ave; At the southeast corner of the intersection of Dave Ward Dr (DWD) and S Donaghey Ave.

Site Area. ±4.11 acres.

Current Zoning. S-1 (Institutional District). There is a concurrent application (REZ-0626-0089) to rezone the property from S-1 to C-2 (Neighborhood Commercial District). Planning Commission approved REZ-0626-0089 at the July 20, 2026 meeting. Per the applicant's request, REZ-0626-0089 was continued at the July 28, 2026 City Council meeting to the August 25, 2026 City Council meeting. ***The applicability and authority of this conditional use permit is dependent upon approval of the rezone from S-1 to C-2.***

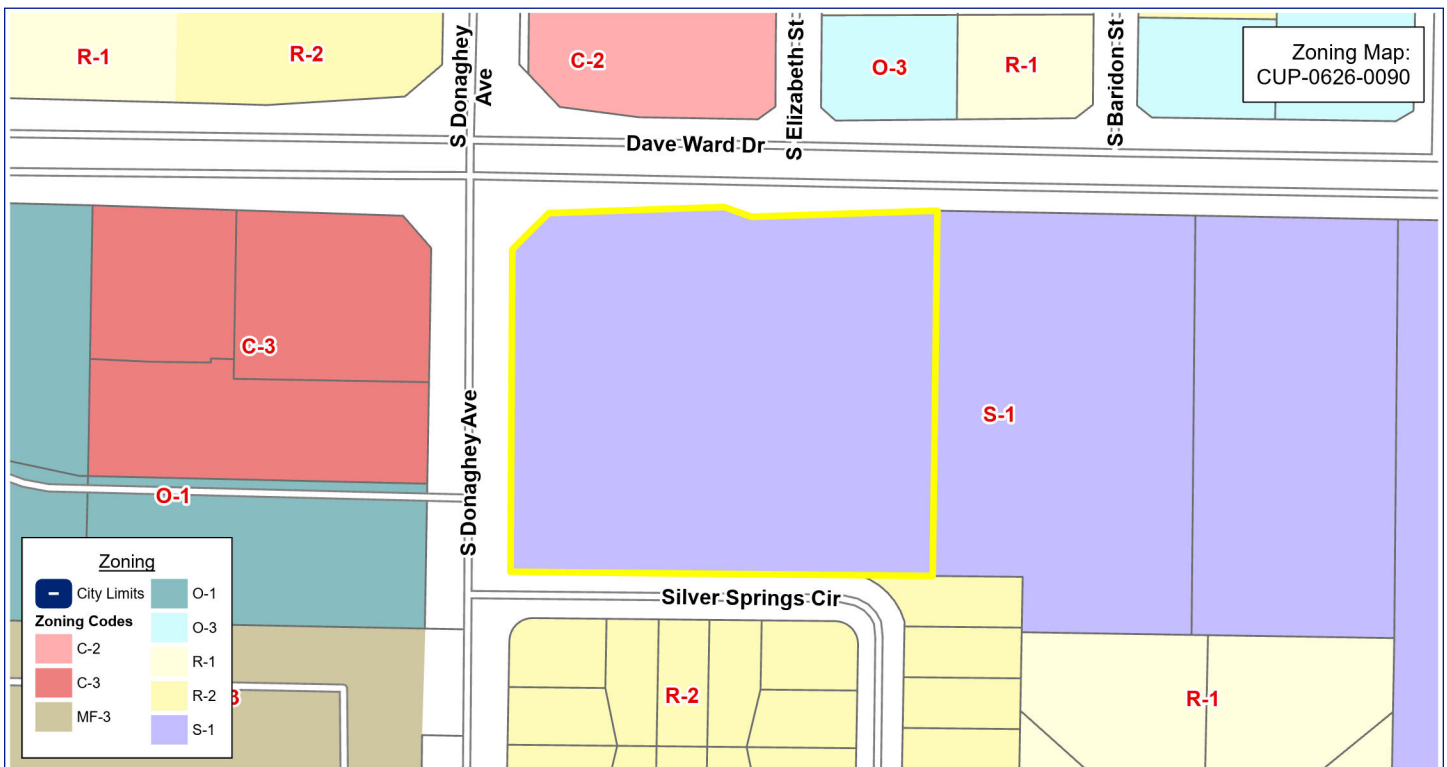
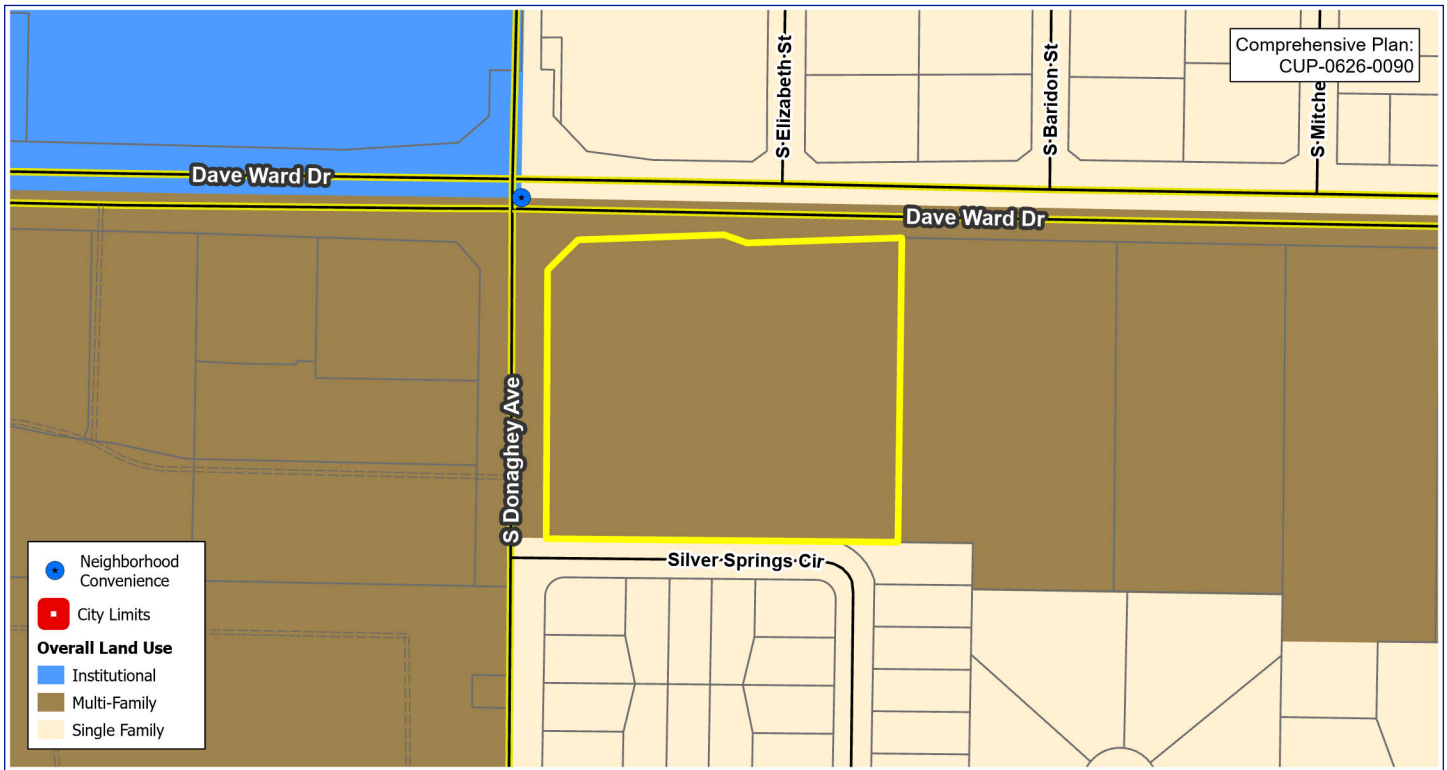
Adjacent Zoning. North (across Dave Ward Dr): C-2 & O-3 (Restricted Office); East: S-1; South (across Silver Springs Cir): R-2 (Low Density Residential District); West (across S Donaghey Ave): C-3 (Highway Commercial) & O-1 (General Office).

Requested Conditional Use. Automobile Wash Service in a C-2 zone.

Existing Structures. An approximately 10,000sf metal church building and an outbuilding: None.

Overlay. None.

SE corner of the intersection of DWD and S Donaghey Ave



SE corner of the intersection of DWD and S Donaghey Ave

Special Plan. Dave Ward Drive Access Management Plan.

Comprehensive Plan. Multi-Family with a Neighborhood Convenience node at the intersection of DWD and S Donaghey Ave.

Projected Traffic Impact. An Automobile Wash Service is estimated to have an average of 71 trips per typical weekday based upon aggregate data. The applicant has indicated that 350 cars per day are anticipated. Per the applicant: "Since the carwash will [be] gaining it's customers from the existing traffic, the impact to the traffic in the area will not cause negative impacts."

Current Traffic Counts. 31,000 ADT on DWD between S Farris Rd and S Donaghey Ave.

Flood/Drainage. The site is not within any FEMA Special Flood Hazard Areas.

Utilities. Services are available at the site. Sewer runs east/west along the southern property line; electric runs along a portion of the southern property line, north/south along S Donaghey Ave and east/west along Dave Ward Dr; water runs north/south along S Donaghey Ave and east/west along Dave Ward Dr. The applicant will need to coordinate connectivity with Conway Corporation.

Master Street Plan. . Dave Ward Dr and S Donaghey Ave – Major Arterial (100' ROW); Silver Springs Cir – Local Residential (50' ROW).

Street Improvement. There are no improvements planned at this time.

STAFF COMMENTS

- The project was tabled at the July 20, 2026, Planning Commission meeting to be heard at the August 17, 2026 meeting.
- An Automobile Wash Service is not allowed by right in a C-2 district. It is allowed via a Conditional Use Permit.
- The Comprehensive Plan designates the site as multi-family. Much of this area south of Dave Ward Dr is reserved for multi-family use by the Comprehensive Plan, however the plan does not reflect the extent of commercial development which has occurred along this portion of DWD in recent years.
- There is a concurrent minor subdivision application review in process (SUB-0626-0087). The applicant has proposed splitting the 4.11 acres into two lots:
 - Lot 1 (1.54 acres).
 - Lot 2 (2.57 acres).
- The site is located along the Dave Ward Drive Access Management Plan. Per the plan:
 - All intersections must be 300 feet apart.
 - This applies to driveways, public streets, and private streets.
 - The applicant has indicated retention of an existing curb cut along DWD.
 - The curb cut is approximately 200ft from the intersection of DWD and S Donaghey Ave.
- To utilize the existing DWD curb cut, the applicant must apply for an amendment to the DWD Access Management Plan. This requires concurrence from the City of Conway Planning Department, Metroplan, and the Arkansas Department of Transportation.
- Access is further regulated by Article IX of the Conway Zoning Code which stipulates that along Major Arterials, driveways shall be placed at least 250 feet from other driveways or intersections and that no driveways may be placed within 125 feet of a property line adjoining another property, unless placed at the property line and subject to a joint access agreement. Additionally, properties with less than 300 feet of street frontage along a major arterial shall be required to have joint access with an adjoining property. When properties abut 2 public streets, access from the public street of lower classification shall be utilized unless the property has at least 250 feet or more of street frontage along the major arterial.
 - DWD and S Donaghey Ave are both Major Arterials. Silver Springs Circle is the public street of lower classification. Access is proposed on both DWD and Silver Springs Circle.
 - The site has 190.28' of frontage along DWD.
 - The closest driveway to the east of the proposed access on DWD is 214'.
 - The site has 347.64' of frontage along S Donaghey Ave. Because it has only 347' of frontage on S Donaghey, it is not feasible to place a driveway 250' from both the intersection of DWD and S Donaghey and the intersection of S Donaghey Ave and Silver Springs Circle.
 - The applicant is not proposing any access from S Donaghey Ave.
 - The applicant is proposing cross-access along DWD through SUB-0626-0087 (approval pending).

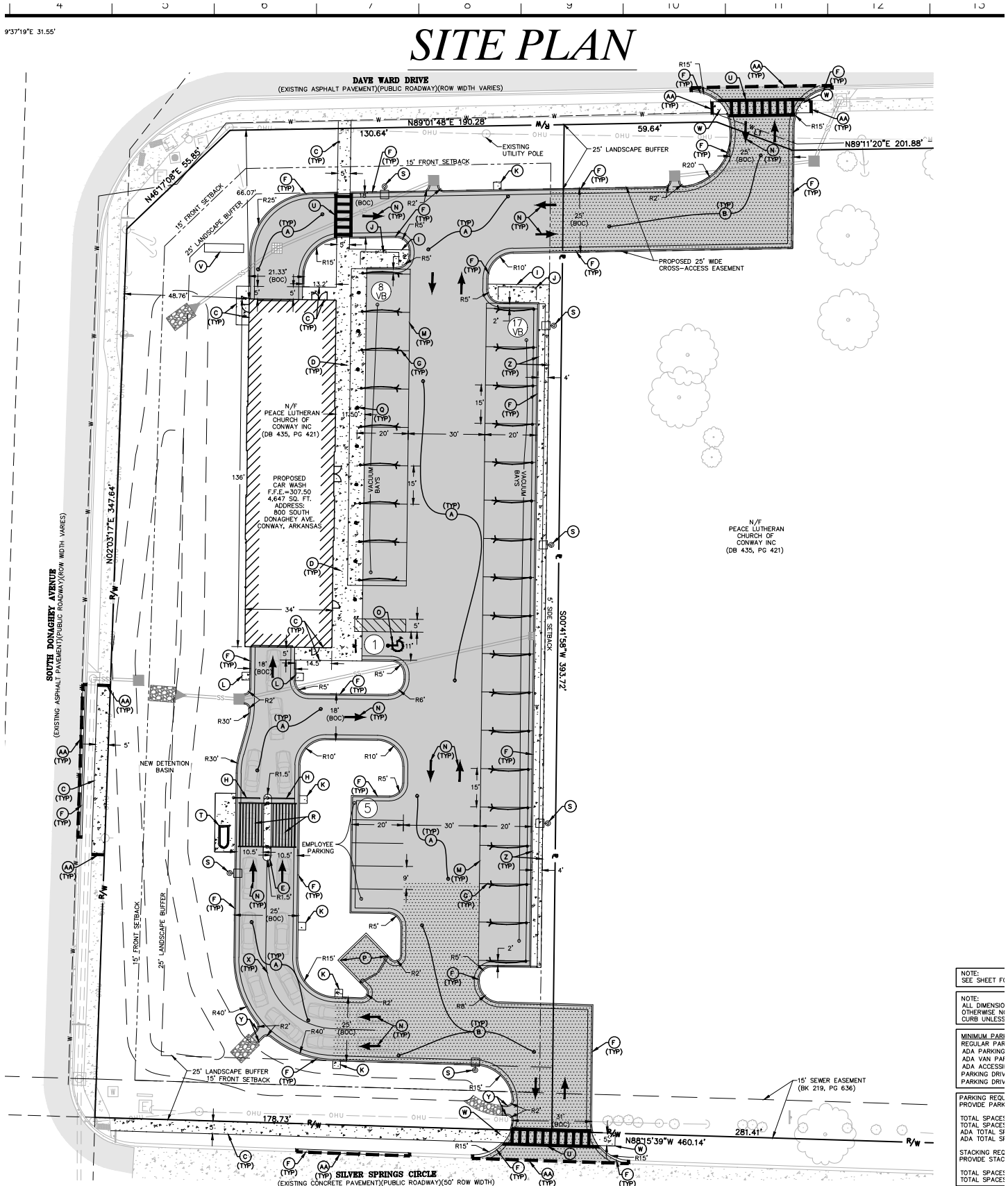
SE corner of the intersection of DWD and S Donaghey Ave

- The Zoning Code prescribes the following for the Automobile Wash Service Use, *“Automobile wash service establishments shall provide paved parking space on the lot for not less than five (5) automobiles plus stacking space for no less than ten (10) vehicles. Where any such use is located on a zoning lot abutting an R district and where any part shall be built along such line, any entrance to such establishment, or exist therefrom shall be by way of a major street”*
 - The proposed site is separated from an R-2 district by Silver Springs Circle.
- The change in use from a church to an Automobile Wash Service will be significant in terms of traffic within the site. However, due to the current traffic counts in the area and the commercial uses on adjacent properties, it is not anticipated that the proposal will not have a significant impact on the area.
- Kurt Jones, Engineering Director for the City of Conway has provided the following assessment: “Our preference and recommendation is that the secondary access to the site be provided on Silver Springs Circle, and not on S. Donaghey Avenue. We are concerned that any access provided on Donaghey, closer to the intersection, might interfere with the traffic flow and operation of the signal.” The intersection referred to by Mr. Jones is the intersection of Dave Ward Drive and S. Donaghey Ave.

Should the Commission choose to approve the requested use, Planning Staff propose the following conditions:

1. Development is limited to an automated Automobile Wash Service.
2. Hours of operations shall be from 7 a.m. to 8 p.m. Monday through Saturday and 8 a.m. to 8 p.m. on Sundays.
3. The carwash and vacuums shall only operate during business hours while employees are present.
4. The property shall be platted in accordance with the Conway Zoning Code and the Subdivision Ordinance.
5. An access easement shall be recorded from the existing curb cut along DWD on Lot 2 of SUB-0626-0087. It shall connect and provide access to Lot 1. This shall be shown on the final plat.
6. There shall be a joint access cross-access easement along the southern property lines portion of Lot 1 and Lot 2 to provide additional access to Lot 2 and mitigate the need for any further curb cuts along Silver Springs Circle. This shall be shown on the final plat.
7. The existing curb cut on S Donaghey Ave shall be closed.
8. The existing curb cut on Silver Springs Cir shall be closed.
9. All signage shall conform to the Conway Sign Code.
10. A DWD Access Management amendment for access from DWD must be approved prior to issuance of building permits.
11. Vacuum bays and parking shall face the interior of the site (east) and the carwash building shall face the public streets (west & north).
12. Existing mature, significant (trees over 8” in diameter at breast height) shall be incorporated into landscape plans to maintain the existing street canopy.
13. Screening measures shall be implemented between vacuum bays and the eastern property line.
14. Development standards not addressed through [CUP-0626-0087] review shall be governed by the City of Conway Zoning, Subdivision and Building Code regulations to the extent they are not in conflict with the intent or text of [CUP-0626-0087].
15. This CUP is associated with Lot 1 of SUB-0626-0087 (not yet recorded). Should SUB-0626-0087 not be filed, this CUP becomes null and void.
16. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.
17. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
18. The conditional use approval shall become null and void if construction for the use does not commence within 18 months from the date of approval of this permit.

SE corner of the intersection of DWD and S Donaghey Ave



SE corner of the intersection of DWD and S Donaghey Ave



Approx location of proposed curb cut on Silver Springs looking N at site



Looking E down Silver Springs Cir from S Donaghey Ave



Looking at intersection of DWD and S Donaghey Ave from Silver Springs Cir



View of subject property at Silver Springs Cir and S Donaghey Ave intersection



Adjacent property to the S across Silver Springs Cir



Curb cut and mature tree on S Donaghey Ave

APPLICANT

Landon Sanders, The Sanders Firm
306 Salem Rd, Ste. 106
Conway, AR 72034

OWNER

Family Fun Inc. (Reg. Agent: Chris Throneberry)
901 Reedy Rd
Conway, AR 72034

**SITE**

Location. 1050 Andrews Dr.

Site Area. ±5.21 acres.

Current Zoning. C-2 (Neighborhood Commercial District).

Adjacent Zoning. North: S-1 (Institutional District), C-2; East, South: C-2; West: S-1.

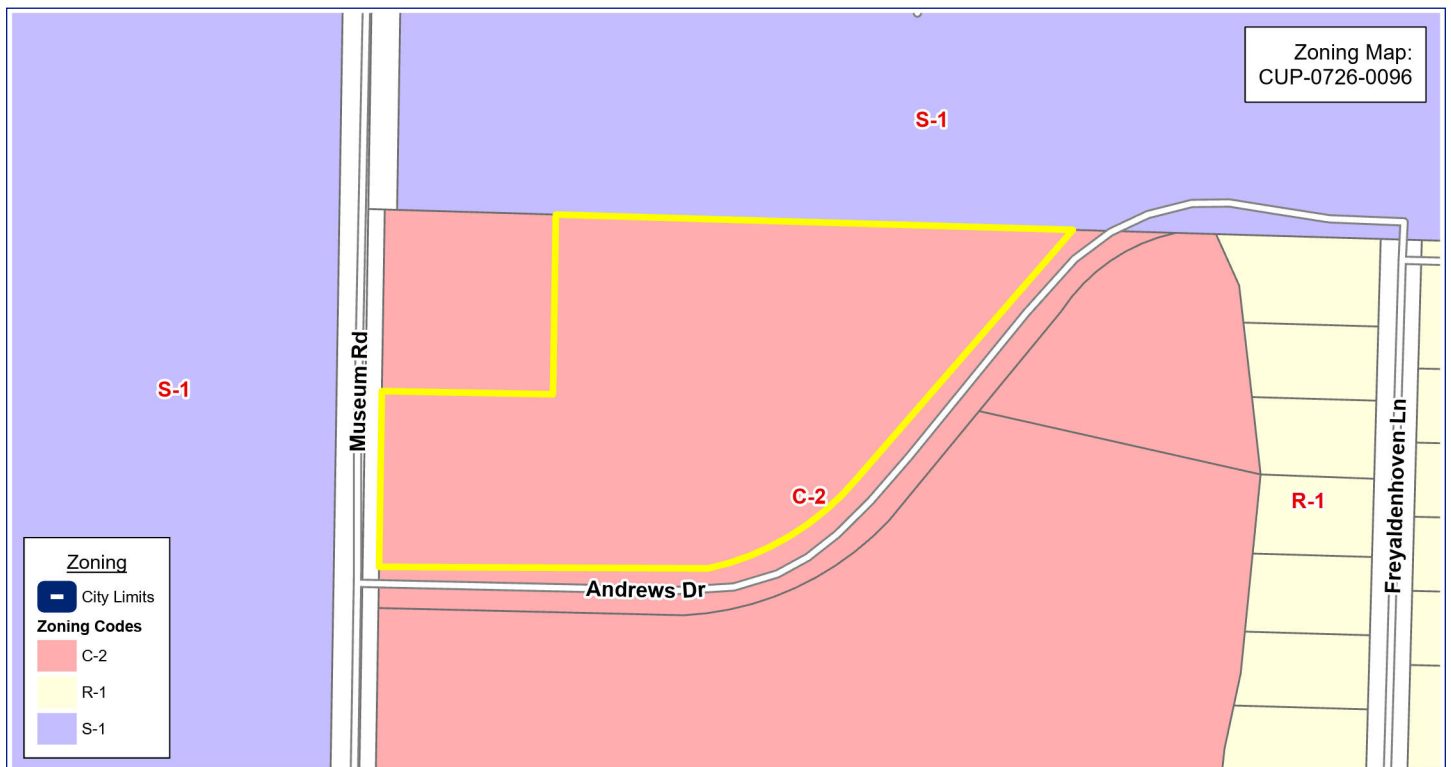
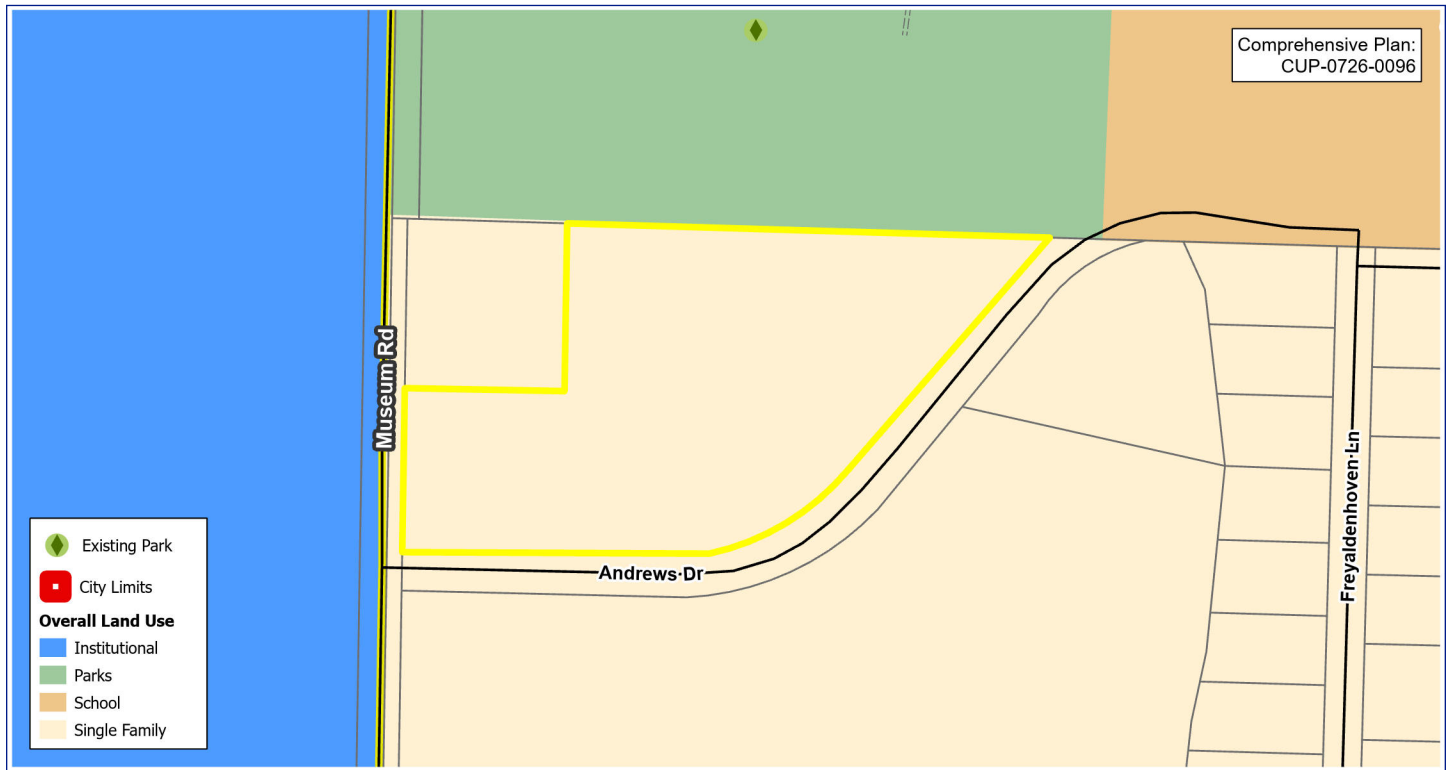
Requested Conditional Use. Up to 18 units per acre, single lot.

Existing Structures. None.

Overlay. None.

Comprehensive Plan. Single Family.

Projected Traffic Impact. The applicant proposes 78 total units, attached in groupings of 4 to 6 units per structure. At an estimated average of 6.74 vehicle trips per unit, this development would generate an estimated 526 total vehicle trips per typical weekday. As the site is presently undeveloped, this would cause a significant impact on the traffic on Andrews Dr and Museum Rd.



Current Traffic Counts. Nearest available data is approximately 1,525' south of the intersection of Andrews Dr and Museum Rd or 610' south of the roundabout center at Museum Rd and E Siebenmorgen Rd; at that location, data indicates 6,800 vehicle trips per day.

Flood/Drainage. The subject property is not located within any FEMA zone.

Utilities. Electric and water are adjacent to property boundaries. Sewer will need to be extended to site from the east; there is a sewer main located near the northernmost point of Andrews Dr.

Master Street Plan. Andrews Dr: Local Residential (50' Right-of-Way); Museum Rd: Minor Arterial (80' Right-of-Way). A segment of the proposed Connect Conway Shared Use Path branches westward along the northern side of Andrews Dr for approximately 450', then crosses and continues westward along the southern side of Andrews until terminating at the intersection of Andrews Dr and Museum Rd.

Street Improvement. There are no known current or future street improvement projects near this location.

STAFF COMMENTS

- The Comprehensive Plan identifies this property as Single-Family. The request does not conform with this designation.
- There is an existing Conditional Use Permit for a Commercial Recreation Golf Practice Range [Permit No. 1081], which was permitted in 1997; that CUP covers the subject property along with some adjacent land. Because the CUP covers some undeveloped land, it will remain in effect.
- Given development review standard requirements, including parking and setback constraints, that gross will not be achievable. Site design and density are subject to change but will not exceed the requested allotment of 18 units per acre. Based solely on acreage and accounting for an allowance of up to 18 units per acre, this property could accommodate a gross of 93 units. The applicant intends for each unit to be single-story and have a footprint of 1,000sf; based on this, as well as the maximum 35% building coverage allotted for the C-2 zone, the property could have a gross of 79 units.
- The site is presently vacant. Adjacent and nearby uses include: Curtis Walker Park and a storage/warehouse building that appears to be unoccupied at the time of this report; a medical clinic for Arkansas Dermatology. Country Gardens, a 27-home single-family neighborhood, is nearby, abutting the rear of the Dermatology Clinic. The adjacent property on the southern side of Andrews Dr is presently undeveloped. The property across Museum Rd, to the west, is part of the Conway Human Development Center property; the portion nearest Museum is largely vacant.
- Due to the adjacent zoning classifications and developed land uses being non-residential in nature, a moderately high-density multi-family development is appropriate and would not likely cause harm to adjacent areas.
- Staff is amenable to allowing the development to conform to the C-2 zone's reduced setbacks with the concession that a portion of the open space on the property be designated for recreational use by the development's residents; this does not include greenspace in the setbacks (front, rear, side).
- All access to units should be from internal streets/private roads; no dwellings should access directly from Andrews or Museum.
- If developed on a single lot as shown, the development will be subject to site development review and platting.
- Site development review will determine the final number of units allowed on the site as it will account for lot coverage allotments, greenspace, parking, and detention requirements.
- Some uses which are allowed by-right in the C-2 zone include:
 - Animal Clinic
 - Bank
 - Daycare
 - Dental/Medical Clinic
 - Grocery Store
 - All Retail – Restricted (bakery, clothing store, pharmacy, etc.)

Should the Commission choose to approve the requested use, Planning Staff propose the following conditions:

1. The development shall be subject to site development review in accordance with Articles 9 and 10 of the Conway Zoning Code.
2. The fronts of all units shall be oriented to and take access from internal access drive(s); no direct access to a unit shall be derived from Andrews Dr nor Museum Rd.
3. The development must include a connection to the Connect Conway trail system.
4. The development shall abide by C-2 zoning regulations (e.g. setbacks, lot coverage) but shall also include a designated open space for recreational use by the residents (examples include park, playground area, gazebo); this recreational space must be distinct (i.e. the area for it cannot be comprised of space within setbacks).
5. All signage shall conform to the Conway Sign Code, Section 1205.2 - Residential Zones.
6. No zoning variance, which could result from the commencement of the conditional use, may be considered.
7. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
8. The conditional use approval shall become null and void if the use is not commenced within 18 months from the date of approval of this permit.
9. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.

STATEMENT AND DIAGRAM EXPLAINING INTENDED USE OF THE SUBJECT PROPERTY

The application for a conditional use permit at the location on Museum Road of 5.16 acres has the purpose of providing residential housing of up to 18 dwelling units per acre.

These proposed conditional use permit will not conflict or diminish the surrounding areas, as a substantial acreage of property abutting the subject property is already either Residential or Commercial Property. Additionally, an S-1 zone also abuts the property to the West.

The proposal will not change the nature or quality of the surrounding R-1, C-2, S-1, and C-3 zoned areas, as this conditional use permit will provide additional residential housing in an area that is already a diversified neighborhood commercial district.

This proposal will achieve the highest and best use of the land by allowing the property to provide housing in an area that is fairly sparsely populated with appropriate roadway access.

Please see attached diagram of the property.





View of subject property looking N



View of subject property looking NW



Looking S along Museum Rd



Adjacent property to the N



Adjacent property to the S



Adjacent property to the E

APPENDIX

The following items represent on-going Planning staff projects which will be presented to the Planning Commission at a future date for consideration.

On-Going Planning Staff Projects

- In collaboration with Davey Group, Planning Staff and the Tree Board are working towards a forest plan with a 20 year outlook on the city's urban canopy.

The following items, which do not require public hearings or Planning Commission action, have been reviewed and approved by the Director of Planning & Development and are being reported to the Planning Commission as required by the Zoning Code and Subdivision Ordinance.

Plats filed for record (Lot Splits, Lot Mergers, and Final Plats)

- (P2026-00037) HDZ Ash Street Replat
- (P2026-00038) Dance Replat
- (P2026-00039) Encore Subdivision Phase I