

City of Conway

001919

ORDINANCE NO. O-05-181

AN ORDINANCE AMENDING THE CONWAY SUBDIVISION ORDINANCE TO ALLOW AN OPEN DITCH STREET STANDARD WITHOUT SIDEWALKS IN I-3 ZONES WITH MINIMUM 200' LOT WIDTHS:

Whereas, the City of Conway wishes to encourage industrial development:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS:

Section 1: That ARTICLE IV – GENERAL DESIGN PRINCIPLES, SECTION 5, TABLE 2 – STREET CLASSIFICATION & DESIGN STANDARDS of the Conway Subdivision Ordinance as adopted by Ordinance O-00-03 on March 25, 2000 is hereby amended to add the following language:

**TABLE 2
STREET CLASSIFICATION & DESIGN STANDARDS
CITY OF CONWAY**

DESIGN STANDARD(1)(6)(10)(11)	MAJOR ARTERIAL	MINOR ARTERIAL	COLLECTOR	RESIDENTAL COLLECTOR	RESIDENTIAL	MINOR RESIDENTIAL
Approximate Design Speed	50 mph	40 mph	30 mph	25 mph	25 mph	20 mph
Maximum Grade (%)	8%	9%	10%	10%	10% (8)	10% (8)
Minimum Right-of-Way(2)	100'	80'	60'	60'	50'	50'
Minimum Street Width(3) (back to back of curb)	60' (5)	48' (5)	36'	36'	27'	24' (9)
Minimum Sight Distance (at crest of vertical curve)	475'	325'	200'	200'	150'	110'
Minimum Horizontal Radius at Centerline (normal crown)	1,400'	900'	450'	200'	50'	50'
Minimum Horizontal Tangent Distance Between Reverse Curves	400'	300'	200'	50'	50'	—
Sidewalks (4)	both sides	both sides	both sides	both sides	<i>both sides</i>	<i>both sides</i>

SUPER ARTERIAL

The specific design standards for this classification are to be determined on a road-by-road basis, dependent upon the specific needs of the road. It is anticipated that the design standards will be of a higher standards than a major arterial, but of a lower standard than for an interstate or expressway.

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Official Records of
Faulkner County
SHARON RIMMER
FAULKNER COUNTY CIRCUIT CLERK
Fees \$14.00
by *[Signature]*

D. C.

- (1) Except for existing streets in the C-1 Central Business District, all streets within industrial, commercial and office zones must meet requirements for collector streets and above. Streets within commercial and office zones shall not utilize the reduced standards in footnote 3. (Ordinance O-00-124) In the C-1 Central Business District, no additional right-of-way dedication that would encompass any existing buildings is required during the replat or subdivision process. (Ordinance O-02-06)
- (2) For subdivisions and replats utilizing the street widths in footnote 3, an additional ~~ten (10) feet of right-of-way~~ five (5) feet of drainage easement is required on each side of the street right-of-way to accommodate open ditches. (Ordinance No. O-01-35)
- (3) For subdivisions and replats ~~outside the city limits but within the territorial jurisdiction, and where each lot is one hundred fifty (150) or more feet in width at the building line and for subdivisions and replats within the city limits where each lot is 200 feet or more in width at the building line, and where each lot accommodates no more than one dwelling unit, the minimum street width is reduced four (4) feet, a three (3) foot compacted gravel shoulder is required on each side, no curbs or gutters are required and open ditches are allowed. No further subdivision creating lots less than the minimums in this footnote and no density greater than one dwelling unit per lot shall occur without improving the entire length of the streets to the minimum requirements for narrower lots. (Ordinance No. O-02-80) (O-04-37) Sidewalks are required for this open ditch street design. (Ordinance O-05-122)~~
- ~~(4) For subdivisions and replats utilizing the street widths in footnote 3, no sidewalks are required. (Ordinance O-05-122)~~
- (5) Developers are responsible for the cost of the first 36 feet of these streets. The City of Conway will be responsible for the cost of any additional width of streets should the City choose to have a wider street built. The City may choose to build or have built a lesser width than that shown in this table for major and minor arterial streets, but no less than 36 feet, except when the first phase of a four lane or greater roadway is being built.
- (6) For subdivisions and replats that abut collectors, minor arterials and major arterials, the lots shall be configured to reduce the potential number of curb cuts on those streets to the minimum reasonable number.
- ~~(7) While sidewalks are not required on residential and minor residential streets, they are encouraged. (Ordinance O-05-122)~~
- (8) Grades up to 12 % for residential and 15% for minor residential require approval by the Fire Chief and Planning Commission. (Ordinance O-05-75)
- (9) Minimum clearance of twenty-six (26) feet must be provided around a fire hydrant. See Figure B. (Ordinance O-05-75)
- (10) Minimum clearance of twenty(20) feet must be provided on each side of an island within street right of way. Right of way must extend ten (10) feet beyond outside curbs where islands are used. (Ordinance O-05-75)
- (11) For subdivisions in I-3 zoning areas with lots having a minimum of two hundred (200) feet of street frontage, an industrial open ditch street standard may be adopted. This industrial open ditch standard consists of a thirty (30) foot wide asphalt surface with three (3) foot gravel shoulders and open ditches. Ten(10) feet of drainage easement is required on each side of the street right-of-way to accommodate open ditches. Sidewalks are not required with this industrial street open ditch standard.

Section 2: That any ordinances or parts of ordinances in effect at the time of the passage of this ordinance that are in conflict with this ordinance are repealed to the extent of the conflict.

PASSED this 27th day of DECEMBER 2005.

APPROVED:


 Mayor Tab Townsell

ATTEST:


 City Clerk Michael O. Garrett

CERTIFICATE

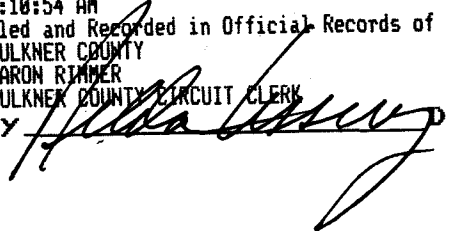
**STATE OF ARKANSAS
COUNTY OF FAULKNER
CITY OF CONWAY**

I, Michael Garrett, the duly elected, qualified, and acting: Clerk-Treasurer of the City of Conway, Arkansas, do hereby certify that the attached and foregoing is a true and correct copy of ordinance presented to the City Council of the City of Conway, Arkansas, at a meeting of that body held on the 27th day of December 2005, same is duly recorded in the minutes of meeting of said Council.

Witness, my hand and seal of the City of Conway, Arkansas, this 17th day of January 2006.


CITY CLERK-TREASURER

Seal

CERTIFICATE OF RECORD
Doc#2006- 1885
01/26/2006
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Filed and Recorded in Official Records of
FAULKNER COUNTY
SHARON RIMMER
FAULKNER COUNTY CIRCUIT CLERK
by  .C.