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CRYSTAL TAYLOR

CIRCUIT CLERK

BY: DIANA VARNER, D.C.

ORDINANCE

4 Pages

City of Conway, Arkansas
Ordinance No. O-18-56

AN ORDINANCE AMENDING THE CONWAY SUBDIVISION ORDINANCE NO. O-00-03 TO COMPLY WITH THE MASTER STREET PLAN; AND FOR OTHER PURPOSES

Whereas: The City of Conway Standard Details for Roadway & Drainage Construction have been updated with new street cross sections, and;

Whereas: It is desirable to update the subdivision ordinance to reflect these new street cross sections;

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

Section 1. That ARTICLE I. GENERAL PROVISIONS. SECTION 4. DEFINITIONS, include the following definition in alphabetical sequence:

Urban Core Area: Dense urban area typified by, mixed land uses, traditional storefronts, and gridded street network. Zoning may include; C-1 (Central Business District), T-5 (Urban), T-4 (Transitional), C-MU (Commercial Mixed Use), and R-MU (Residential Mixed Use), and CC-MU (College Campus Mixed Use).

Section 2. That ARTICLE IV. GENERAL DESIGN PRINCIPLES, SECTION 5. SUBDIVISION DESIGN STANDARDS, A. Streets, (10) Intersections and Alignment, paragraph a. of the Subdivision Regulations, City of Conway, Arkansas as adopted by Ordinance O-00-03 on January 25, 2000 is hereby amended by adding the following language with subsequent paragraph numbering in sequence:

“f. Roundabouts of appropriate size are recommended at all proposed four-way intersections, which may require larger curb radii. All intersection designs must be approved by the City Engineer.”

Section 3. That ARTICLE IV. GENERAL DESIGN PRINCIPLES, SECTION 5. SUBDIVISION DESIGN STANDARDS, A. Streets, (10) Intersections and Alignment, paragraph d. of the Subdivision Regulations, City of Conway, Arkansas as adopted by Ordinance O-00-03 on January 25, 2000 shall be deleted and replaced as follows:

“d. Property line corners at intersections that involve two collector or arterial streets shall be rounded with a radius of at least one hundred (100) feet to provide adequate right-of-way for the construction of a roundabout. Property line corners at all other street intersections shall be rounded with a radius of at least twenty-eight (28) feet.”

Section 4. That ARTICLE IV. GENERAL DESIGN PRINCIPLES, SECTION 5. SUBDIVISION DESIGN STANDARDS, A. Streets, (11), of the Subdivision Regulations, City of Conway, Arkansas as adopted by Ordinance O-00-03 on January 25, 2000, including Table 2, shall be deleted and replaced as follows:

“(11) Specific Street Design Standards

- a. ~~Central Business District Rights of Way~~ For existing streets 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. Urban Core Area - For existing streets in the Urban Core Area, no additional right of way dedication that would encompass any existing buildings is required during the replat or subdivision process. No additional right of way dedication or reduced rights of way may also be applicable if warranted by the pattern of urban development.
- b. Major and Minor Arterial Paving Width - Developers are responsible for the cost of the first 36 feet of paving width of major and minor arterial 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 the Street Classification and Design Standards Table for major and minor arterial streets, but no less than thirty six (36) feet, except when the first phase of a four lane or greater roadway is being built.
- c. Curb Cut/Traffic Conflicts - For subdivisions and replats that abut collectors, minor arterials, and major arterials, the lots shall be configured to allow curb cuts on those streets only as a final option for providing access.
- d. Minimum Lot Width on Collector and Above - In order to reduce potential traffic conflict points caused by lots with less than 100 feet of street frontage with access to collectors, minor arterials, and major arterials, the Planning Commission and/or the Director of Planning may require the grouping or sharing of driveways. Driveway access easements will be shown on the plat/replat.
- e. Fire Hydrant Clearance - A minimum clearance of twenty-six (26) feet must be provided around a fire hydrant. See Figure B.
- f. Curb Island Clearances - A minimum clearance of twenty (20) feet must be provided on each side of an island within the street right of way. Street right of way must extend ten (10) feet beyond outside curbs where islands are used.”

Section 5. That ARTICLE V. IMPROVEMENTS, SECTION 2. STREETS; G. Curbs and Gutters and Sidewalks of the Subdivision Regulations, City of Conway, Arkansas as adopted by Ordinance O-00-03 on January 25, 2000 shall be deleted and replaced as follows:

“G. Curbs and gutters are required for all streets unless otherwise specified. The curb and gutters shall be constructed in accordance with the most current edition of the City of Conway STANDARD DETAILS FOR ROADWAY & DRAINAGE CONSTRUCTION. Expansion joints (1/2" remolded material) shall be placed on each side of drainage structures, at the ends of the radius at intersections and cul-de-sacs and at maximum one hundred (100) foot spacing throughout the length of the curb and gutter. Expansion joints (1/2" premolded material) shall be provided in the sidewalk where abutting driveways, concrete curb and gutter or other rigid items and at one hundred (100) foot maximum spacing throughout the length of the sidewalk. Material and construction shall conform to the requirements of Section 634 of the Arkansas Department of Transportation's "Standard Specifications for Highway Construction".

Section 6. That ARTICLE V IMPROVEMENTS, SECTION 9. SIDEWALKS, SUBSECTION 13 Sidewalk Specifications, paragraph (A) of the Subdivision Ordinance for the City of Conway as adopted by Ordinance No. O-00-03 on January 25, 2000 is deleted and replaced as follows:

"(A) Size. Sidewalks shall be constructed to the appropriate size as depicted by the City of Conway STANDARD DETAILS FOR ROADWAY & DRAINAGE CONSTRUCTION. Any deviation from these details must be approved by the City Engineer."

Section 7. That ARTICLE V IMPROVEMENTS, SECTION 9. SIDEWALKS, SUBSECTION 13 Sidewalk Specifications, paragraph (C) of the Subdivision Ordinance for the City of Conway as adopted by Ordinance No. O-00-03 on January 25, 2000 is deleted and replaced as follows:

"(C) Sidewalk distances from the curb. The sidewalk shall be installed in the location depicted by the City of Conway STANDARD DETAILS FOR ROADWAY & DRAINAGE CONSTRUCTION unless specifically approved otherwise by the City Engineer."

Section 8. All ordinances in conflict herewith are repealed to the extent of the conflict.

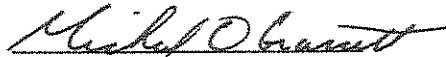
PASSED this 12th day of June, 2018.

Approved:

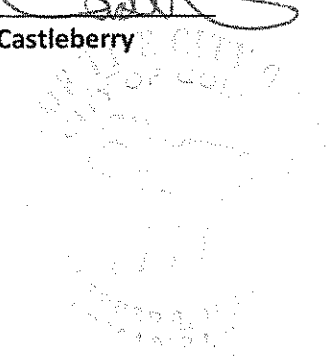
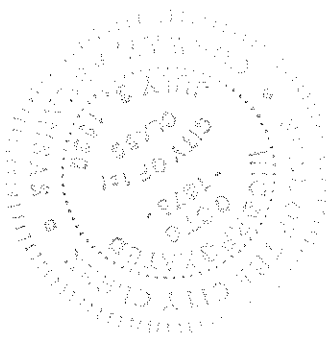


Mayor Bart Castleberry

Attest:



**Michael O. Garrett
City Clerk/Treasurer**



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 an ordinance presented to the City Council of the City of Conway, Arkansas, at a meeting of that body held on the 12th day of June, 2018 same is duly recorded in the minutes of meeting of said Council.

Witness, my hand, and seal of the City of Conway, Arkansas this 15th day of June, 2018.


CITY CLERK-TREASURER

