

Northeast Old Conway Area Specific Plan

Approved August 25, 2009

Amended 11-27-2012 to allow a cell tower at a specific location Ordinance O-12-105

Amended 9-24-2013 & 3-18-2014 to allow transitional housing at specific locations
Ordinance O-13-106

Amended 3-10-2015 to coordinate with the adopted Markham Street Neighborhood
Specific Plan Ordinance O-28-2015

Northeast Old Conway Area Specific Plan

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Introduction

The *Northeast Old Conway Area Specific Plan* serves as the supporting document for the SP district that encompasses the Northeast Old Conway Area. The plan is based upon the findings and recommendations of the *Northeast Old Conway Area Study*, a comprehensive small-area study coordinated by the Conway Planning and Development Department in 2008 and 2009. During the course of the study process, the Planning and Development Department consulted with other agencies, organizations, and individuals, making the study a collaborative effort. Representatives from the Mayor's Office, Community Development Office, Police Department, City Council, Planning Commission, and Pine Street Area Community Development Corporation participated in the process. Additionally, a series of three public meetings and a community workshop enabled residents, property owners, and other stakeholders to participate in the study and the planning process.

When fully implemented, the *Northeast Old Conway Area Specific Plan* should serve as a tool for correcting many of the irregularities and incompatibilities brought about by a century of traditional Euclidean zoning. Examples of these problems are evident throughout the subject area: commercial and light industrial uses directly abut single-family residential uses; a traditional, urban, single-family residential neighborhood has been zoned for high-density, multi-family housing for decades; another neighborhood has been zoned for duplexes despite being populated by traditional, single-family residential homes; and many later homes throughout the area do not match the character, building types, or setbacks of the older, traditional homes. The *Northeast Old Conway Area Specific Plan* utilizes the rural-to-urban transect to determine both form and use. The transect model is a widely-recognized, increasingly-used model that supports traditional neighborhoods, walkability, and appropriate mixed land uses. Additional information about the transect model may be found in the *Northeast Old Conway Area Study* or at <http://www.smartcodecentral.com/transect.html>.

The *Northeast Old Conway Area Specific Plan* is in accord with the standards set forth for SP districts in Section 401.11 of the Conway Zoning Ordinance. The plan includes each of the elements outlined in Section 401.11(B)(2) of the ordinance; further, public meetings and hearings were conducted in a manner compliant with the ordinance.

I. District Boundaries

The Northeast Old Conway Area study area shall be defined as:

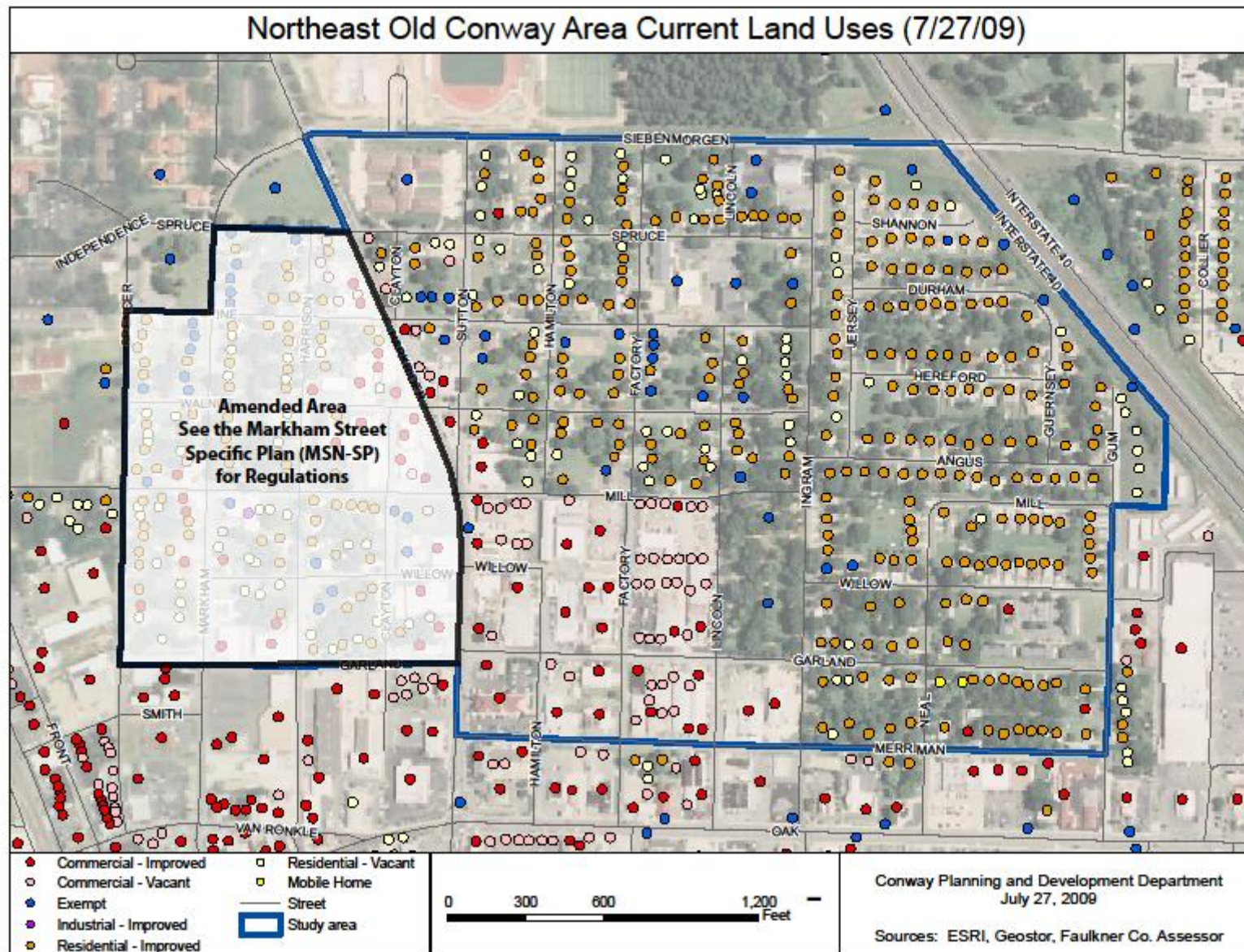
~~Beginning at the intersection of Siebenmorgen Road and Harkrider Street; thence east along Siebenmorgen Road to the western right of way of Interstate 40; thence southeasterly along the Interstate 40 right of way to the projected intersection of Gum Street and the Interstate 40 right of way; thence south along Gum Street to the intersection of Merriman Street; thence west along Merriman Street to Harkrider Street; thence north along Harkrider Street to Garland Street; thence west along Garland Street to Spencer Street; thence north along Spencer Street to Pine Street; thence east along Pine Street to Markham Street; thence north along Markham Street to Spruce Street; thence east along Spruce Street to Harkrider Street; thence northwesterly along Harkrider Street to the point of beginning at the intersection of Harkrider Street and Siebenmorgen Street. The area shall also include Lots 9, 10, 11, 12, 13, and 14 of Block 1 of the Browns Subdivision.~~

AMENDED TO REMOVE THE MARKHAM STREET NEIGHBORHOOD (3-10-2015):

Beginning at the intersection of Siebenmorgen Road and Harkrider Street; thence east along Siebenmorgen Road to the western right of way of Interstate 40; thence southeasterly along the Interstate 40 right of way to the projected intersection of Gum Street and the Interstate 40 right of way; thence south along Gum Street to the intersection of Merriman Street; thence west along Merriman Street to Harkrider Street; thence north along Harkrider Street to the point of beginning.

Map 1 shows the physical boundaries of the Northeast Old Conway Area and current land uses within both the affected area and properties immediately surrounding the affected area.

Map 1. Physical Boundaries and Current Land Uses

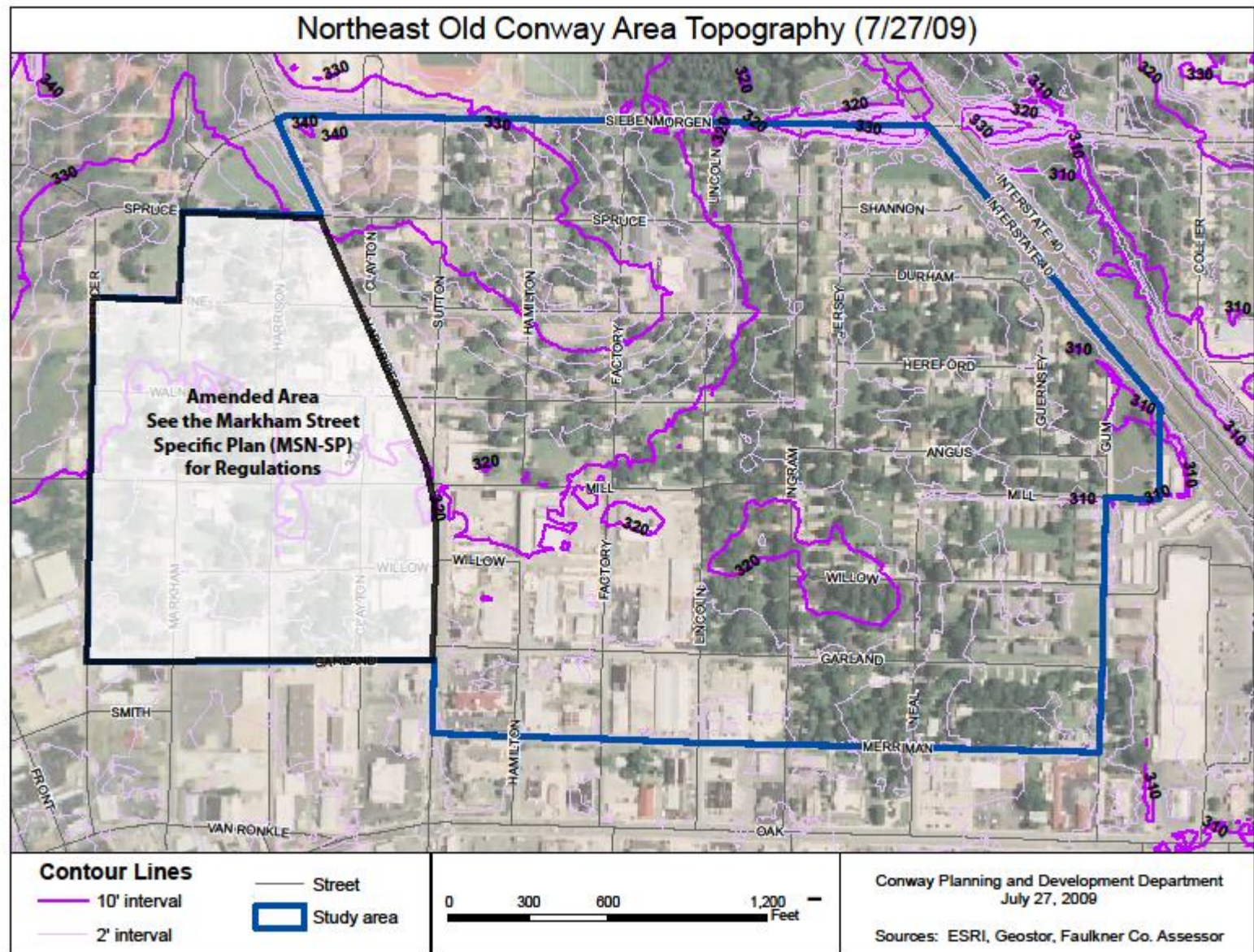


II. Topography

The Northeast Old Conway Area is relatively flat, peaking at 340 feet in the northwest corner, near the Village of Seven Mornings. The lowest point in the area is the easternmost edge (the Gum Street area), where the elevation is approximately 310 feet. The area's terrain slopes gently from north to south.

Map 2 shows contour lines for the Northeast Old Conway Area at intervals of two feet (intermediate lines) and ten feet (index lines).

Map 2. Topography



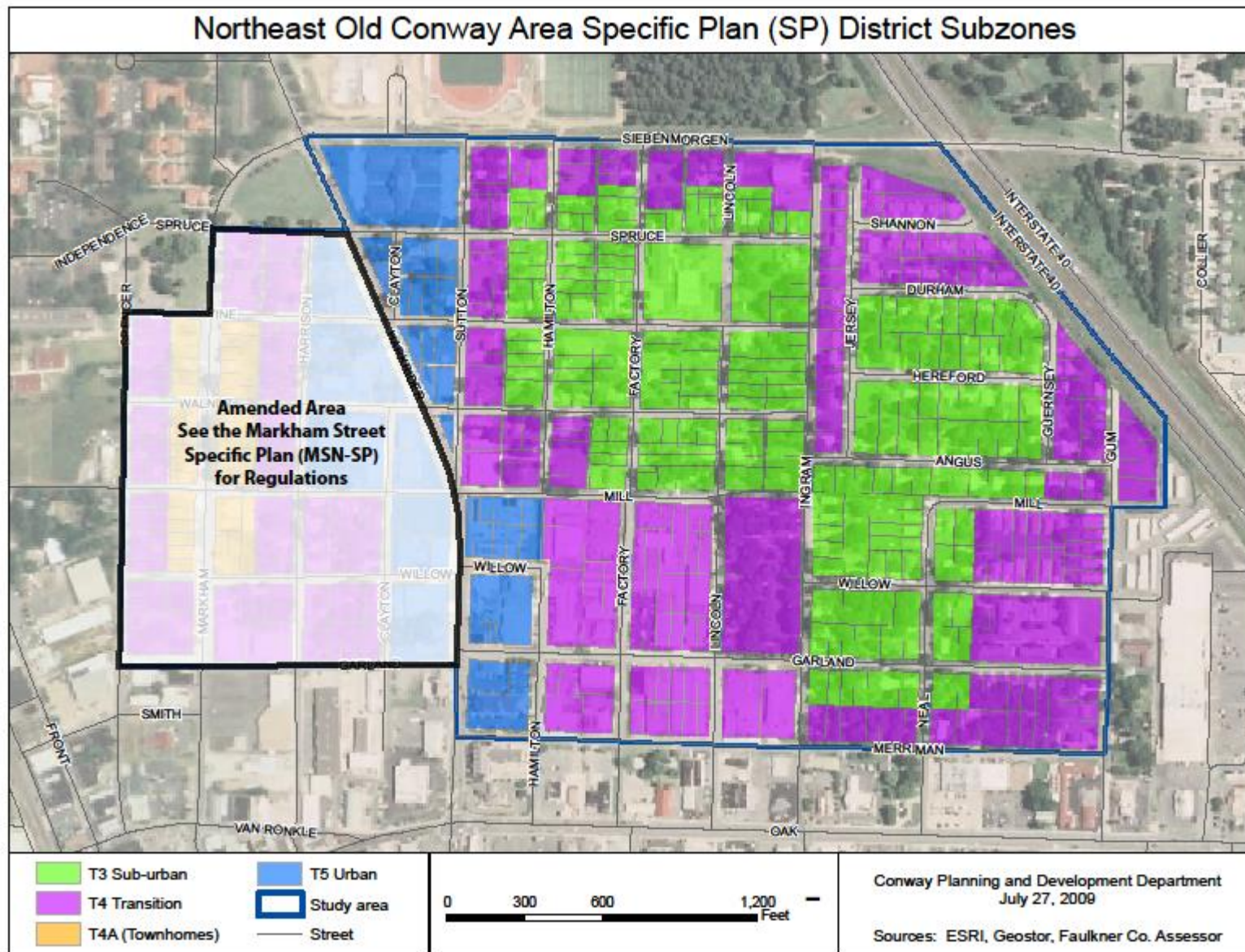
III. Future Development Pattern

In keeping with the goals and standards of the Old Conway Design Overlay District—of which the Northeast Old Conway Area is a part—the Northeast Old Conway Area’s future development pattern is based upon the rural-to-urban transect and includes three zones from the transect: T3 sub-urban, T4 transition, and T5 urban.

- The sub-urban zone will follow traditional neighborhood development patterns with large front setbacks, moderate lot coverage, and low building height; the sub-urban zone is most suitable for single-family residential uses.
- The transition zone is a flexible zone in which development can follow a more urban or sub-urban pattern, dependent upon surrounding development patterns; transition zones along major thoroughfares and abutting urban zones should take on a more urban character, while transition zones abutting sub-urban zones should be more sub-urban in character. ~~Three blocks of Markham Street within the transition zone are specifically designated for townhomes.~~
- The urban zone will have minimal setbacks and maximum lot coverage and support taller buildings; the atmosphere of the urban zone should be a pedestrian-friendly area with broad walkways and—where possible—on-street parking. The urban zone is suitable for a wide range of uses including commercial, civic, and high-density residential.

Map 3 shows the future development pattern of the Northeast Old Conway Area.

Map 3. Future Development Pattern



IV. Detailed Zoning Standards

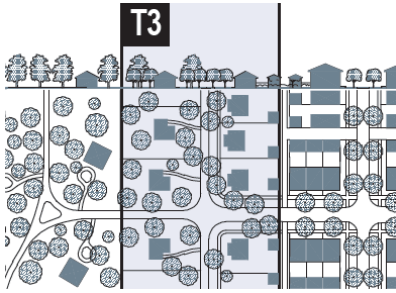
Detailed zoning standards are prescribed for each of the transition zones. Additionally, standards for the townhomes along Markham Street are also prescribed. Because of the differences in neighborhood character between the sub-urban Pine Street neighborhood and the Brown and Erbacher Additions, separate standards are prescribed for those areas. The standards for the Pine Street neighborhood allow for narrower lots and shallower setbacks to align with existing structures, while the Brown and Erbacher standards allow for wide lots and deep setbacks to match existing structures in those neighborhoods.

Zoning standards include building function, building configuration, lot occupation, building disposition, setbacks, private frontages, and parking provisions. Charts 1 through 4 define zoning standards for each of the sub-areas. Building disposition and private frontage categories are defined following the charts.

There is no minimum lot area for properties within the Northeast Old Conway Area SP district. However, all lots shall have street frontage, extend to the half-block or alley, and adhere to the minimum lot width standards outlined in charts 1 through 5. Any relevant lot area, width, or frontage standards defined by the Old Conway Design Overlay District shall supersede the requirements of the SP district.

Chart 1. Zoning Standards for the Pine Street Neighborhood (Sub-urban)

T3 SUB-URBAN ZONE (WEST OF INGRAM)



BUILDING FUNCTION

Residential	Restricted use
Lodging	Restricted use
Office	Restricted use
Retail	Restricted use

BUILDING CONFIGURATION

Principal Building	3 stories max.
Outbuilding	2 stories max.

LOT OCCUPATION

Lot Width	35 ft. min., 50 ft. max.
Lot Coverage	60% max.

BUILDING DISPOSITION

Edgeyard	Permitted
Sideyard	Not permitted
Rearyard	Not permitted
Courtyard	Not permitted

SETBACKS – PRINCIPAL BUILDING

Front	17 ft. min., 23 ft. max.
Secondary Front	8 ft. min.
Side (Interior)	6 ft. min.
Rear	3 ft. min. ¹

SETBACKS – SECONDARY BUILDING

Front	Rear of principal bldg.
Secondary Front	8 ft. min.
Side (Interior)	3 ft. min.
Rear	2 ft. min.

PRIVATE FRONTAGES

Common Yard	Permitted
Porch & Fence	Permitted
Terrace or Lightwell	Not permitted
Forecourt	Not permitted
Stoop	Not permitted
Shopfront	Not permitted
Gallery	Not permitted
Arcade	Not permitted

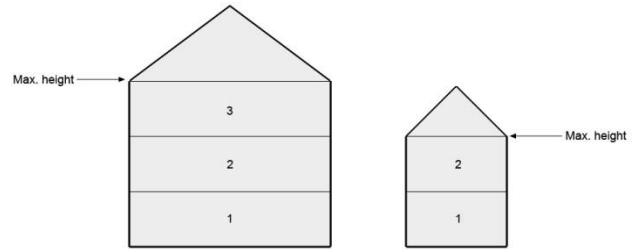
PARKING PROVISIONS

Spaces per Unit	1.5 min., 2 max.
On-Street Parking	Residential streets only
Uncovered Parking	Side & rear only
Covered Parking	Rear only ²

- 1 Or 15 ft from alleyway centerline, whichever is greater
2 Side covered parking may be allowed by warrant

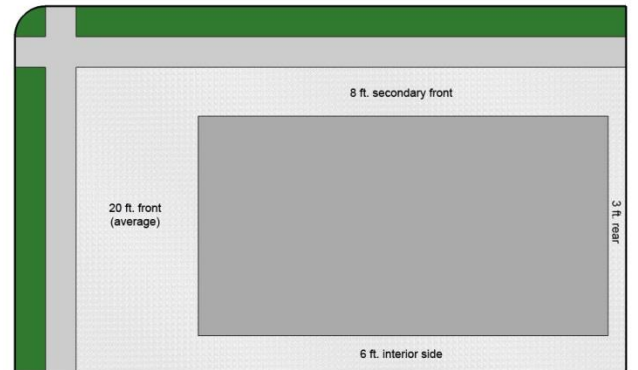
BUILDING CONFIGURATION

- Building height shall be measured in number of stories, excluding attics and raised basements.
- Stories shall not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor commercial function which must be a minimum of 11 feet and a maximum of 25 feet.
- Height shall be measured to the eave or roof deck.



SETBACKS – PRINCIPAL BLDG.

- The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
- Facades shall be built along the principal frontage to the minimum specified width in the table.



SETBACKS – OUTBUILDING

- The elevation of the outbuilding shall be distanced from the lot lines as shown.



PARKING PLACEMENT

- Uncovered parking spaces may be provided within the second or third layers as shown in the diagram.
- Covered parking may be provided within the third layers as shown in the diagram. Side covered parking may be allowed in the second layer by warrant.
- Parking is not allowed in the first layer.

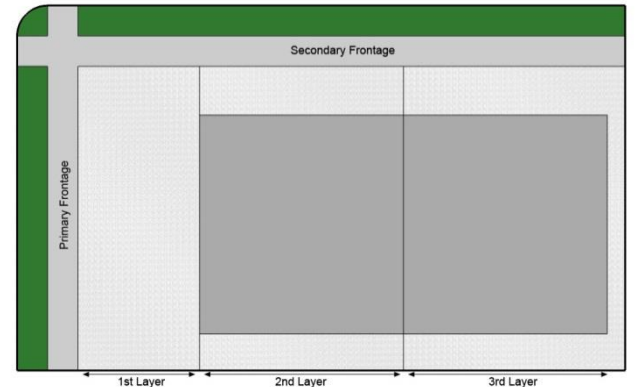
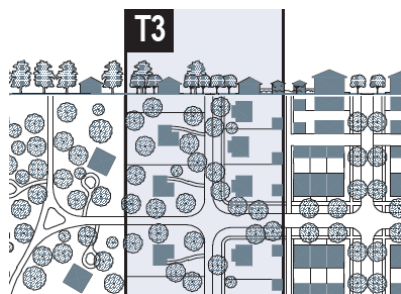


Chart 2. Zoning Standards for the Brown and Erbacher Additions (Sub-urban)

T3 SUB-URBAN ZONE (EAST OF INGRAM)



BUILDING FUNCTION

Residential	Restricted use
Lodging	Restricted use
Office	Restricted use
Retail	Restricted use

BUILDING CONFIGURATION

Principal Building	3 stories max.
Outbuilding	2 stories max.

LOT OCCUPATION

Lot Width	50 ft. min., 80 ft. max.
Lot Coverage	60% max.

BUILDING DISPOSITION

Edgeyard	Permitted
Sideryard	Not permitted
Rearyard	Not permitted
Courtyard	Not permitted

SETBACKS – PRINCIPAL BUILDING

Front	25 ft. min., 35 ft. max.
Secondary Front	8 ft. min.
Side (Interior)	6 ft. min.
Rear	3 ft. min. ¹

SETBACKS – SECONDARY BUILDING

Front	Rear of principal bldg.
Secondary Front	8 ft. min.
Side (Internal)	3 ft. min.
Rear	2 ft. min.

PRIVATE FRONTAGES

Common Yard	Permitted
Porch & Fence	Permitted
Terrace or Lightwell	Not permitted
Forecourt	Not permitted
Stoop	Not permitted
Shopfront	Not permitted
Gallery	Not permitted
Arcade	Not permitted

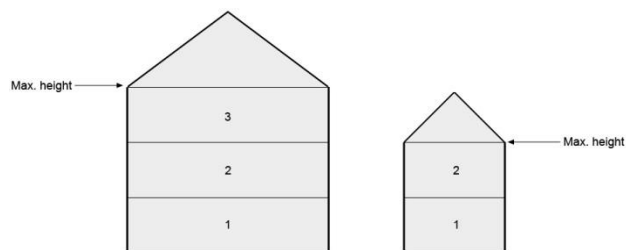
PARKING PROVISIONS

Spaces per Unit	1.5 min., 2 max.
On-Street Parking	Residential streets only
Uncovered Parking	Side & rear only
Covered Parking	Rear only ²

- 1 Or 15 ft from alleyway centerline, whichever is greater
2 Side covered parking may be allowed by warrant

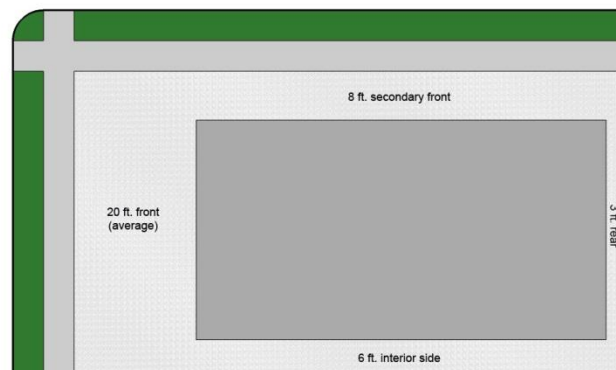
BUILDING CONFIGURATION

- Building height shall be measured in number of stories, excluding attics and raised basements.
- Stories shall not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor commercial function which must be a minimum of 11 feet and a maximum of 25 feet.
- Height shall be measured to the eave or roof deck.



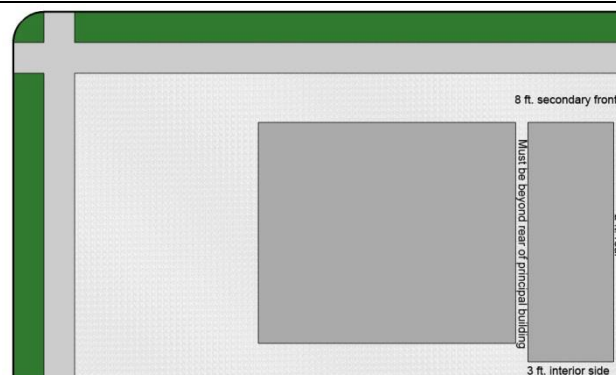
SETBACKS – PRINCIPAL BLDG.

- The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
- Facades shall be built along the principal frontage to the minimum specified width in the table.



SETBACKS – OUTBUILDING

- The elevation of the outbuilding shall be distanced from the lot lines as shown.



PARKING PLACEMENT

- Uncovered parking spaces may be provided within the second or third layers as shown in the diagram.
- Covered parking may be provided within the third layer as shown in the diagram. Side covered parking may be allowed in the second layer by warrant.
- Parking is not allowed in the first layer.

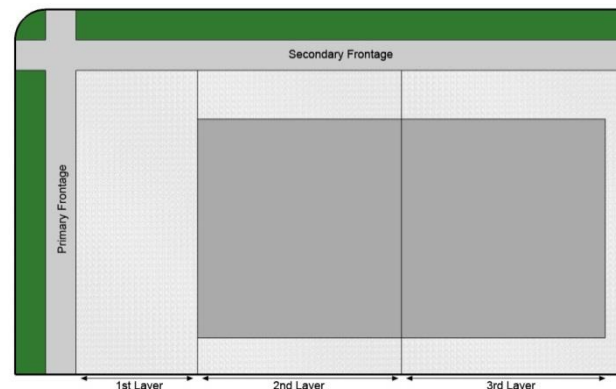


Chart T4 TRAN



This Page Omitted to Conform with Markham Street Neighborhood Specific Plan Adopted 3-10-2015

BUILDING Residential Lodging Office Retail

BUILDING Principal

Outbuilding	2 stories max.
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LOT OCCUPATION

Lot Width	18 ft. min., 300 ft. max.
Lot Coverage	80% max.

BUILDING DISPOSITION

Edgeyard	Not permitted
Sideyard	Not permitted
Rearyard	Permitted
Courtyard	Not permitted

SETBACKS – PRINCIPAL BUILDING

Front	15 ft. min., 15 ft. max.
Secondary Front	8 ft. min.
Side (Interior)	0 ft. min. ¹
Rear	5 ft. min. ²

SETBACKS – SECONDARY BUILDING

Front	Rear of principal bldg.
Secondary Front	8 ft. min.
Side (Internal)	0 ft. min. ¹
Rear	2 ft. min.

PRIVATE FRONTAGES

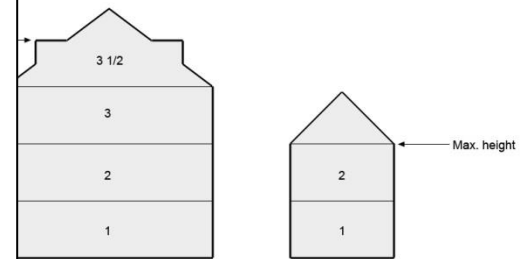
Common Yard	Not permitted
Porch & Fence	Not permitted
Terrace or Lightwell	Not permitted
Forecourt	Not permitted
Stoop	Permitted
Shopfront	Not permitted
Gallery	Not permitted
Arcade	Not permitted

PARKING PROVISIONS

Spaces per Unit	1.5 min., 2 max.
On-Street Parking	Parallel only
Uncovered Parking	Rear only
Covered Parking	Rear only

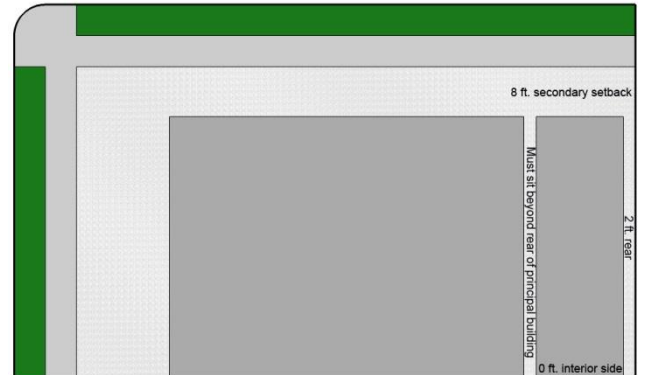
- 1 All fire code requirements must be met
2 Or 15 ft from alleyway centerline, whichever is greater

Position)



SETBACKS – OUTBUILDING

1. The elevation of the outbuilding shall be distanced from the lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third layer as shown in the diagram.
2. Covered parking may be provided within the third layer as shown in the diagram.
3. Parking is not allowed in the first and second layers.

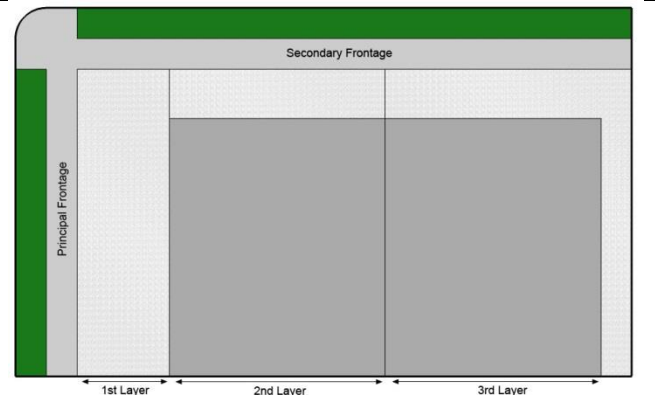
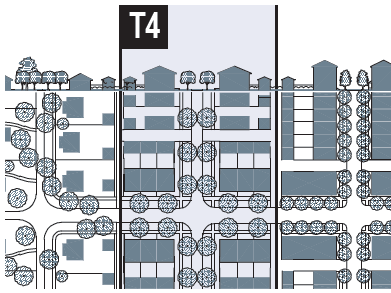


Chart 3. Zoning Standards for the Transition Zone

T4 TRANSITION ZONE (TYPICAL)



BUILDING FUNCTION

Residential	Limited use
Lodging	Limited use
Office	Limited use
Retail	Limited use

BUILDING CONFIGURATION

Principal Building	3.5 stories max.
Outbuilding	2 stories max.

LOT OCCUPATION

Lot Width	18 ft. min., 96 ft. max.
Lot Coverage	80% max.

BUILDING DISPOSITION

Edgeyard	Permitted
Sideryard	Permitted
Rearyard	Permitted
Courtyard	Not permitted

SETBACKS – PRINCIPAL BUILDING

Front	6 ft. min., 18 ft. max.
Secondary Front	8 ft. min.
Side (Interior)	0 ft. min. ¹
Rear	5 ft. min. ²

SETBACKS – SECONDARY BUILDING

Front	Rear of principal bldg.
Secondary Front	8 ft. min.
Side (Internal)	0 ft. min. ¹
Rear	2 ft. min.

PRIVATE FRONTAGES

Common Yard	Not permitted
Porch & Fence	Permitted
Terrace or Lightwell	Permitted
Forecourt	Permitted
Stoop	Permitted
Shopfront	Permitted
Gallery	Permitted
Arcade	Not permitted

PARKING PROVISIONS

Spaces per Unit	Refer to Sec. 1101
On-Street Parking	Residential streets only
Uncovered Parking	Side & rear only
Covered Parking	Rear only ³

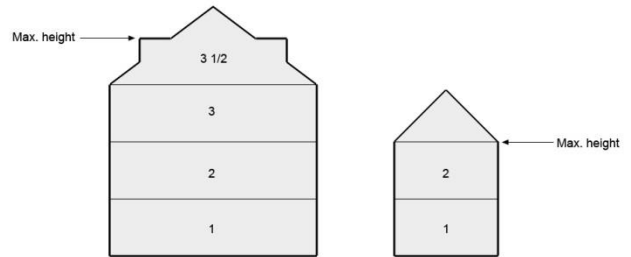
¹ All fire code requirements must be met

² Or 15 ft from alleyway centerline, whichever is greater

³ Side covered parking may be allowed by warrant

BUILDING CONFIGURATION

1. Building height shall be measured in number of stories, excluding attics and raised basements.
2. Stories shall not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor commercial function which must be a minimum of 11 feet and a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck.



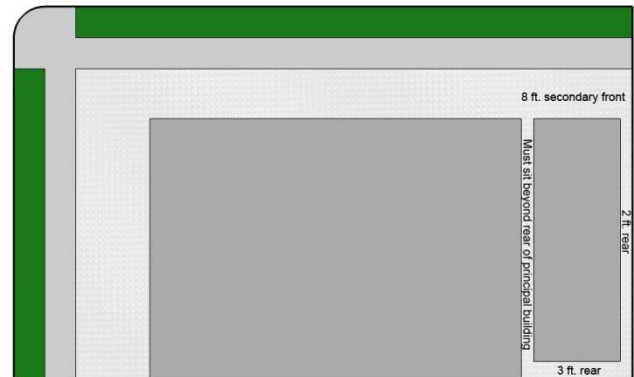
SETBACKS – PRINCIPAL BLDG.

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
2. Facades shall be built along the principal frontage to the minimum specified width in the table.



SETBACKS – OUTBUILDING

1. The elevation of the outbuilding shall be distanced from the lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third layers as shown in the diagram.
2. Covered parking may be provided within the third layer as shown in the diagram. Side covered parking may be allowed in the second layer by warrant.
3. Parking is not allowed in the first and second layers.

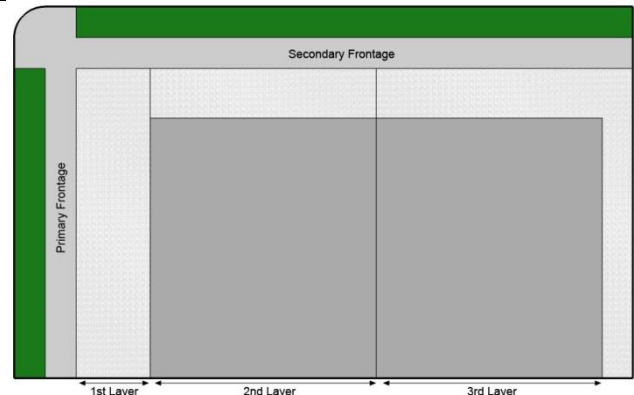
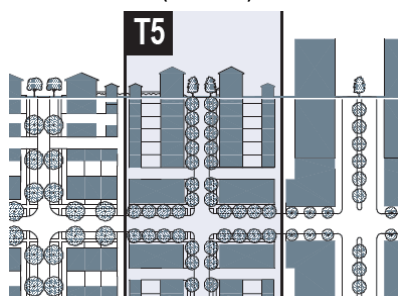


Chart 4. Zoning Standards for the Urban Zone

T5 URBAN ZONE (TYPICAL)



BUILDING FUNCTION

Residential	Open use
Lodging	Open use
Office	Open use
Retail	Open use

BUILDING CONFIGURATION

Principal Building	2 stories min., 6 max.
Outbuilding	2 stories max.

LOT OCCUPATION

Lot Width	18 ft. min., 700 ft. max.
Lot Coverage	100% max.

BUILDING DISPOSITION

Edgeyard	Not permitted
Sideyard	Not permitted
Rearyard	Permitted
Courtyard	Permitted

SETBACKS – PRINCIPAL BUILDING

Front	80% of bldg within 3 ft.
Secondary Front	80% of bldg within 3 ft.
Side (Interior)	80% of bldg within 3 ft.
Rear	80% of bldg within 3 ft. ¹

SETBACKS – SECONDARY BUILDING

Front	N/A
Secondary Front	N/A
Side (Internal)	N/A
Rear	N/A

PRIVATE FRONTAGES

Common Yard	Not permitted
Porch & Fence	Permitted
Terrace or Lightwell	Permitted
Forecourt	Permitted
Stoop	Permitted
Shopfront	Permitted
Gallery	Permitted
Arcade	Not permitted

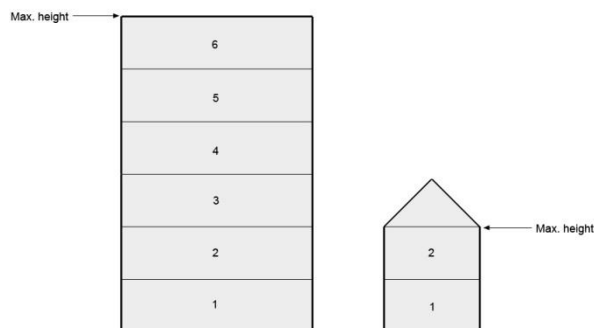
PARKING PROVISIONS

Spaces per Unit	Refer to Sec. 1101
On-Street Parking	Parallel or diagonal only
Uncovered Parking	Rear only
Covered Parking	Rear only

¹ Except where alley or other access exists

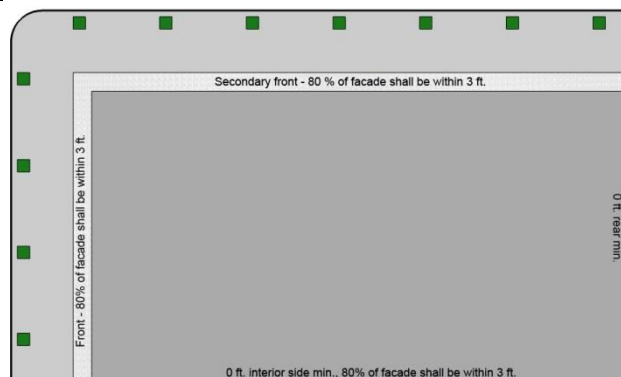
BUILDING CONFIGURATION

1. Building height shall be measured in number of stories, excluding attics and raised basements.
2. Stories shall not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor commercial function which must be a minimum of 15 feet.
3. Height shall be measured to the eave or roof deck.



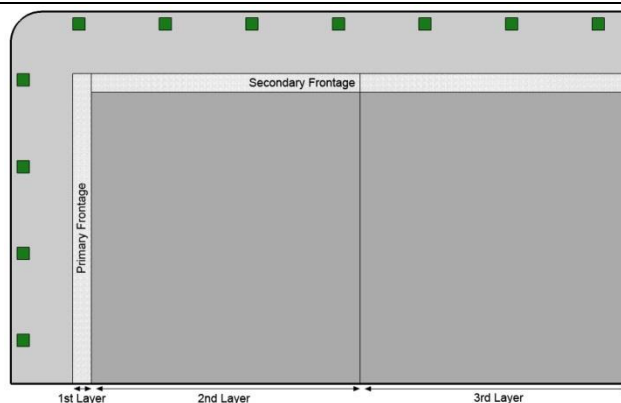
SETBACKS – PRINCIPAL BLDG.

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
2. Facades shall be built along the principal frontage to the minimum specified width in the table.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third layer as shown in the diagram.
2. Covered parking may be provided within the third layer as shown in the diagram.
3. Parking is not allowed in the first and second layers.



Definitions (Building Disposition)

Courtyard – a building that occupies the boundaries of its lot while internally defining one or more patios

Edgeyard – a building that occupies the center of its lot with setbacks on all sides

Rearyard – a building that occupies the full frontage, leaving the rear of the lot as the sole yard

Sideyard – a building that occupies one side of the lot with the setback to the other side

Definitions (Private Frontages)

Arcade – a colonnade supporting habitable space that overlaps the sidewalk, while the façade at sidewalk level remains at or behind the frontage line

Common yard – a planted frontage wherein the façade is set back substantially from the frontage line

Forecourt – a frontage wherein a portion of the façade is close to the frontage line and the central portion is set back

Gallery – a frontage wherein the façade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk

Porch and fence – a planted frontage wherein the façade is set back from the frontage line with an attached porch permitted to encroach

Shopfront – a frontage wherein the façade is aligned close to the frontage line with the building entrance at sidewalk grade

Stoop – a frontage wherein a portion of the façade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows

Terrace or lightwell – a frontage wherein the façade is set back from the frontage line with an attached porch permitted to encroach

V. Land Uses Allowed

Allowable land uses vary by transect zone. The sub-urban zone is the most restrictive zone in terms of land use; in keeping with the character of the existing neighborhoods, the primary use within the sub-urban zone will be single-family residential. The transition zone (excepting the specific use of townhomes on Markham) allows single-family housing as well as higher-density multi-family housing, limited lodging, offices, and retail. Additional uses are allowed in the transition zone by condition. The urban zone is an open zone with fewer limitations on use, though several uses require conditional use permits.

Chart 6 shows allowable land uses by transect zone.

Chart 6. Land Uses Allowed by Right or Condition

	T3 Pine Street	T3 Brown-Erbacher	T4 Markham	T4 Typical	T5 Typical
RESIDENTIAL USES					
Accessory building	X	X		X	
Apartment house				X	X
Cottage	X	X		X	
Courtyard house				X	X
Duplex				X	X
House	X	X		X	
Live-work unit	X	X	C	X	X
Row house			X	X	X
Sideyard house		X		X	
LODGING					
Bed & breakfast (up to 5 rooms)		X		X	X
Dormitory			X	X	X
Hotel (no room limit)					X
Inn (up to 12 rooms)				X	X
OFFICE					
Live-work unit	X	X	C	X	X
Office building				X	X
RETAIL					
Art gallery				X	X
Kiosk				X	X
Open-market building	C	C		X	X
Restaurant				X	X
Retail - General				X	X
Retail - Restricted				X	X
CIVIC					
Bus shelter	X	X	X	X	X
Conference center					C
Fountain or public art	X	X	C	X	X

	T3 Pine Street	T3 Brown-Erbacher	T4 Markham	T4 Typical	T5 Typical
Library				X	X
Live theater					X
Motion picture theater					X
Museum					C
Outdoor auditorium	C	C	C	C	X
Parking garage					X
Playground	X	X	C	X	X
Religious assembly	C	C	C	C	C
Surface parking lot				C	C
MIXED USES					
Flex building			C	X	X
Mixed use block					X
AGRICULTURE					
Greenhouse				C	C
Greenhouse - private	X	X	C	X	X
Kennel	C	C		C	C
AUTOMOTIVE					
Drive-through facility					C
Gasoline station				C	C
CIVIL SUPPORT					
Cemetery	C	C		C	
Clinic				C	X
Electric substation	C	C	C	C	C
Fire station	X	X	C	X	X
Funeral home				X	X
Hospital					C
Police station	X	X	C	X	X
EDUCATION					
Child care facility	C	C	C	C	C
College					C
School - Elementary	C	X		X	X
School - Secondary				C	C
School - Trade					C
Adult day care center	C	C		C	C
Arboretum or botanical garden	X	X	C	X	X
Bowling alley				C	C
Community center: public	C	C		C	C
Community welfare or health center	C	C		C	C

	T3 Pine Street	T3 Brown-Erbacher	T4 Markham	T4 Typical	T5 Typical
Convalescent home				C	C
Convalescent/maternity/nursing home				C	C
Convent, monastery, or novitiate	C	C		C	C
Crematory				C	C
Day camp: community	C	C		C	C
Garden: no products sold on premises	X	X	X	X	X
Health studio or spa				X	X
Institution for the aged or children				C	C
Lodge or fraternal organization				C	C
Maternity home				C	C
Mausoleum	C	C		C	C
Parish house, parsonage, or rectory	C	C	C	C	C
Public buildings	C	C		C	X
Recreation facilities, commercial				C	C
Recreation facilities, community	C	C		C	C

Specific Lot Amendment, Ordinance O-12-105, November 27, 2012: A cellular communications tower shall be allowed on Lot 1, Block 4, Srygley Addition with the following conditions:

1. Tower maximum height shall be 110 feet.
2. Tower design must be a monopole design with internal antennae and wiring. No wiring, or other projections may be mounted externally.
3. Any lighting other than that required by the FAA or other government regulations is prohibited.
4. A wooden privacy fence shall be erected on the north side of the tower enclosure area.

Specific Amendment for properties legally described (Ordinance O-13-106 amended per Council Actions 3-18-2014):

Lots A, B, C, D, E, and F of Block 6 Replat of Browns Subdivision; 401, 413-415, 409-411, 405-407, 397-399, 393-395 Shannon Circle

Lots 14, 15, 16, and 17 of Block 7 of Browns Subdivision; 404-406, 408-410, 412-414, 416-418 Shannon Circle

Lots 1 and 18 of Block 6 of Browns Subdivision, Lot A Block 7 Replat of Browns Subdivision; 1228-1230, 1236-1238, 1240-1242 Jersey Street

Lots 2, 3, 4, 5, and 6 of Block 8 of Browns Subdivision; 1239-1241, 1235-1237, 1231-1233, 1227-1229, 1223-1225 Jersey Street

1. Transitional housing services may only be operated by MFB Investments, LLC; 100 Gamble Road; Little Rock, AR; 72211. Any transfer of ownership will require City Council approval through an amendment to the Northeast Old Conway Area Specific Plan.

2. Said MFB Investments shall be allowed to offer prisoner transitional housing to approved and vetted parolees whose offenses shall not include violent offenses, sexual offenses, robbery offenses, or firearms offenses.
3. A six foot wooden privacy fence must be constructed and maintained along the rear (west property line) of the lots along Ingram Street. **(Noted as complete at the March 18, 2014 Council review)**
4. Medical, psychological, and drug rehabilitation support services may not be offered onsite.
5. No more than four persons may occupy any one dwelling unit. Any construction is limited to the existing platted lots and must be compliant to the original R-2 zoning that allows two units (duplex) per lot with no more than four occupants per unit.
6. A 5-foot-wide concrete sidewalk shall be constructed for access from Jersey Street to Ingram Street. **(Noted as complete at the March 18, 2014 Council review)**
7. MFB Investments, LLC, shall appear before City Council again in six months for Council review for compliance to these conditions. Community input will be heard at that time. **(Council review was held on March 18, 2014)**
8. ~~With approval from the appropriate City authorities, the streets internal to this facility shall be closed and designated as unbuildable space with all easements being retained. After streets are closed, an electronic gate shall be installed at the Jersey Street entrance to the property.~~ **(Removed by City Council on March 18, 2014)**
9. MFB Investments shall donate \$10,000 for a beautification project with the City ~~and/or the neighborhood~~ to be distributed to the Pine Street Community Development Corporation for landscaping and the planting of trees throughout the neighborhood. **(Check accepted by City Clerk on March 18, 2014)**
10. **MFB Investments shall attempt to purchase the home of Javier Borregas and lot owned by Habitat for Humanity on Shannon Circle. MFB Investments completed purchase of the residence in May 2014.**

Definitions (Land Uses)

Accessory building – an outbuilding not greater than 30 percent of the footprint of the principal building which may include an apartment sharing ownership with the principal building

Apartment house – a residential unit sharing a building and a lot with other units and/or uses; may be for rent, for sale, or for sale as a condominium

Bed and breakfast – an owner-occupied lodging type offering 1 to 5 bedrooms, permitted to serve breakfast in the morning to guests

Bus shelter – a facility located on a thoroughfare for the purpose of providing short-term shelter to patrons of a public bus system; the facility may be enclosed on up to three sides and have a roof covering

Clinic – a facility for examining, consulting with, and treating patients; includes offices, laboratories, and outpatient facilities but does not include hospital beds for overnight care or treatment

Conference center – a facility offering meeting space but not including lodging

Cottage – an edgeyard building type; a single-family dwelling, on a regular lot, often shared with an accessory building in the back yard

Courtyard building – a building that occupies the boundaries of its lot while internally defining one or more private patios

Dormitory – a college residence hall providing sleeping rooms

Drive-through facility – an establishment so developed that its retail or service character is dependent upon providing a driveway approach or parking spaces for motor vehicles to serve patrons while in the motor vehicle, rather than within a building

Duplex – a residence designed for or occupied by two families only with separate housekeeping and cooking facilities for each

Flex building – a building that may serve multiple purposes including residential, office, and/or commercial

Hotel – a structure designed, used, or offered for residential occupancy for any period less than one month, including tourist homes and motels but not including hospitals or nursing homes; a temporary abiding place containing 12 or more guest rooms or units furnishing customary hotel services

House – an edgeyard building type; a single-family dwelling, on a large lot, often shared with an accessory building in the back yard

Inn – a lodging type offering 6 to 12 bedrooms, permitted to serve breakfast in the morning to guests

Kennel – an establishment wherein any person, business, or organization engages in the practice of boarding, breeding, buying, grooming, letting for hire, training for a fee, or selling dogs or other animals

Kiosk – informational or vendor-operated booth with an opening or window on one side

Library – an establishment for the loan or display of books which is sponsored by a public or quasi-public agency and which is open and available to the general public

Live theater – an enclosed facility which provides live entertainment such as plays, concerts, or musicals; does not include or allow for any form of entertainment covered under Article 1201 of the Conway Zoning Ordinance

Live-work unit – a mixed use unit consisting of a commercial or office function and a residential function; the commercial or office function may be anywhere in the building; it is intended to be occupied by a business operator who lives in the same structure that contains the commercial or office activity

Mixed use – multiple functions within the same building through superimposition or adjacency, or in multiple buildings by adjacency

Motion picture theater – a facility for showing motion pictures to an audience inside an enclosed structure; does not include or allow for any form of entertainment covered under Article 1201 of the Conway Zoning Ordinance

Museum – an establishment for the loan or display of objects of art and science; sponsored by a public or quasi-public agency and open and available to the general public

Office – premises available for the transaction of general business but excluding retail, artisanal, and manufacturing uses

Office Functions

Uses include:

- Addressing, duplicating, mailing lists, stenographic telephone messages, and similar office services
- Advertising agency
- Animal clinic (enclosed) for small animals
- Clinic – dental, medical, osteopathic, chiropracist, pharmacy, optical
- Computer, data processing, or similar service
- Employment service
- Interior decorating shop
- Mobile home and/or subdivision sales office without display
- Other offices – administrative, executive, general, professional, research, governmental

Open-market building – an open-air retail building typically covered by a roof but open on two or more sides

Outdoor auditorium – an unenclosed facility which provides live entertainment such as plays, concerts, or musicals; does not include or allow for any form of entertainment covered under Article 1201 of the Conway Zoning Ordinance

Parking garage – a building containing one or more stories of parking above grade

Playground – a civic space with recreational structures, sponsored by a public or quasi-public agency and open and available to the general public

Religious assembly – a place of worship and religious training where persons regularly assemble for religious worship and which is used only for such purpose and activities that are customarily associated with such purpose; may include accessory housing facilities such as a rectory or caretaker's residence

Restaurant – a facility in which food or beverages are cooked or prepared and offered for sale and where consumption is permitted on the premises whether or not entertainment is offered; includes establishments commonly known as bars, grills, cafes, taverns, night-clubs, drive-ins, and any fast food establishment permitting consumption on the premises

Retail – a facility or group of facilities, the primary use of which is the distribution and sale of products and/or services to the general public; see Table ____ for a list of acceptable functions

Retail Functions – General

Uses include:

- Appliance repair
- Building services including janitorial services, floor waxing, and office cleaning
- Clothing, second hand sales
- Dance hall
- Delivery service

Department store
Detective or protective service
Direct selling organization: retail
Disinfecting, deodorizing, or exterminating service
Fire extinguisher service
Fur sales, repair, and storage
Glass or glass products sales
Gunsmith shop
Hat cleaning or repair shop
Household appliance store
Leather goods or luggage store
Loan office
Mail order house: catalogue office or retail store
Medical appliance fittings and sales
Motion picture distribution and service
Office equipment sales and service
Pet shop
Plumbing, electrical, air conditioning, or heating shop
Plumbing fixtures sales and service
Rug cleaning or repair
Sales, service, repair, or rental of business machines
Secondhand store
Sewing machine shop
Studio: broadcasting or recording
Telegraph transmitting or receiving station
Upholstery shop
Vending machine sales, service, rental, repair
Venetian blind cleaning
Window cleaning service

Retail Functions – Restricted

Uses include:

Antique store
Apparel and accessories store
Bakery or confectionery shop
Bank or savings and loan
Barber or beauty shop
Bicycle store
Billiard or pool parlor
Blueprinting, photocopying, and similar reproductive services
Bookstore
Camera and photographic supply store
Catering service
Cigar, tobacco, and candy store
Clothing, custom dress making, or altering for retail, including tailoring and millinery
Dental supplies or equipment
Diaper service
Drafting service
Drugstore or pharmacy
Dry cleaning, pickup or self-service
Dry goods store
Financial institution (with drive-through)
Florist shop

Food store including bakery (retail only)
 Furniture, home furnishings, and equipment store: sales and repair
 Garden supply store
 General store; general merchandise store
 Gift, novelty, or souvenir shop
 Handcraft, ceramic sculpture, or similar artwork: sales
 Hardware store
 Health studio and spa
 Hobby shop
 Ice vending machine establishment
 Jewelry: sales and repair
 Laundry: self-service and pick-up station, laundry services, Laundromat
 Locksmith, key shop
 Medical supplies or equipment
 Music, musical instruments, or phonograph record store
 Newsstand
 Nursery (plants) sales
 Office supplies or equipment
 Optical laboratory
 Optical shop
 Photo finishing service
 Picture framing
 Radio, phonograph, television, or other household electronics equipment service
 Religious goods store
 Shoe sales and repair
 Sporting goods store
 Stationery store
 Store selling architects', artists', or engineers' supplies and equipment
 Studio – photographic
 Studio: art, drama, speech, dance, music, ceramics
 Tailor
 Toy store
 Transportation ticket service
 Travel arranging service
 Variety store
 Video store

Row house – a single-family dwelling that shares a party wall with another of the same type and occupies the full frontage line

Sidyard building – a building that occupies one side of the lot with a setback on the other side

Surface parking lot – an at-grade facility designed primarily for the purpose of temporary automobile parking or storage

Transitional Housing – Transitional housing is a Department of Community Corrections licensed facility that provides housing for one or more offenders placed on Department of Community Corrections community supervision. An offender's home or the residence of an offender's family member shall not be considered a transitional housing facility for purposes of this ordinance.

VI. Infrastructure and Public Facilities

Infrastructure needs in the Northeast Old Conway Area shall be determined on a case-by-case basis. Property owners and/or developers shall consult with the local public utility as part of the Subdivision process and/or Development Review process. No new public facilities are prescribed in the SP district.

VII. Design Guidelines

The Northeast Old Conway Area falls under the jurisdiction of the Old Conway Design Review Board (OCDRB). Proposed projects within the Northeast Old Conway Area must be reviewed and approved by the OCDRB prior to the issuance of any building permits. Specific design guidelines for the Old Conway Design Overlay District are available in the *Old Conway Design Overlay District Urban Design Guidelines Pattern Book*. Should design requirements in this plan conflict with the requirements of the OCDRB or its related ordinance, this plan shall be considered subordinate.

VIII. Additional Plans and Guidelines

The Northeast Old Conway Area falls under the jurisdiction of the Old Conway Design Overlay District (OCDOD) and is subject to any rules and regulations affecting the OCDOD. No additional design or land use plans are binding on this district except those enacted by the Conway City Council.

Any property owner desiring a change in zone to allow more flexibility in land uses shall follow the *Procedures for Amending a Specific Plan* outlined in Sec. 401.11(D) of the Conway Zoning Ordinance.

This Specific Plan was amended March 10, 2015 removing the Markham Street Neighborhood from these regulations. An independent Specific Plan was adopted to regulate the Markham Street Neighborhood. For more information concerning this area, see the Markham Street Neighborhood Specific Plan Ordinance as adopted by Ordinance O-28-15.