



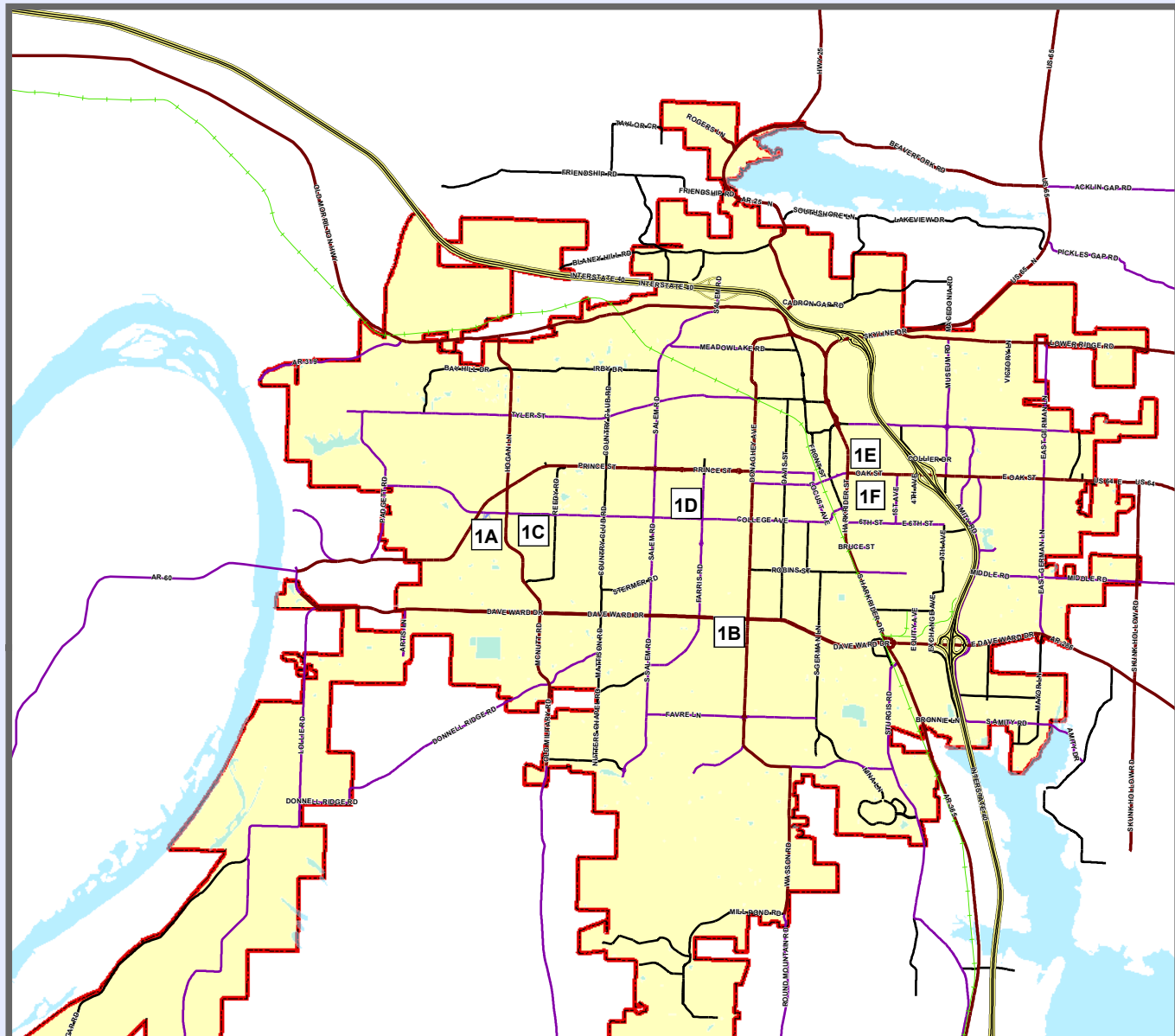
JUNE

Conway Planning Commission  
Staff Report

*hello*  
SUMMER

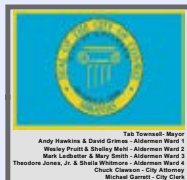
# CITY OF CONWAY

## JUNE 2016 PLANNING COMMISSION ITEMS

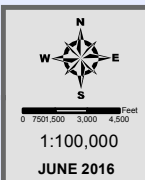


### JUNE 2016 AGENDA ITEMS:

- 1A. PRINCETON VILLAGE PUD AMENDMENT
- 1B. SALTER ACQUISITIONS, LLC -- CONDITIONAL USE
- 1C. EVERMORE RANCH, LLC -- CONDITIONAL USE
- 1D. DE TOGNI PROPERTIES, LLC -- REZONING
- 1E. GRACE BIBLE CHURCH -- CONDITIONAL USE
- 1F. ALLEN SHAVER PUD -- REZONING



INTERSTATE	LOT LINE	<b>Residential</b>	<b>Industrial</b>
MAJOR ARTERIAL	STREAMS	R-1	I-1
MINOR ARTERIAL	LAKES & PONDS	R-2A	I-2
COLLECTOR	CITY LIMITS	R-2	I-3
RESIDENTIAL		HR	RMH
PRIVATE ROAD		SR	
INTERSTATE RAMP		<b>Commercial</b>	<b>Office</b>
RAILROADS		C-1	O-1
		C-2	O-2
		C-3	O-3
		C-4	
			<b>Special</b>
			SP
			SA-1
			SA-2
			PUD
			TJ



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CONTACT INFORMATION  
LANDMARK GIS WEBSITE:  
gis.cityofconway.org (UNDER DEVELOPMENT)  
E-MAIL: Jason.Lyon@cityofconway.org

# CONWAY, ARKANSAS PLANNING COMMISSION MEETING AGENDA

## 7:00 pm • Monday • June 20, 2016

### District Court Building • 810 Parkway

## SUBDIVISION COMMITTEE WILL NOT MEET

Call to Order

Introduction & Chairperson Remarks

Minutes: May 16, 2016

1. **Public Hearings\***
  - A. Request to Amend Princeton Village PUD
  - B. Salter Acquisitions Conditional Use Permit Request - General Retail & Hotel
  - C. Evermore Ranch (formerly Back Achers Ranch) Request to Amend Conditional Use Permit
  - D. De Togni Rezoning Request: R-1 to O-2
  - E. Grace Bible Church Conditional Use Permit Request - Religious Activities
  - F. Shaver Rezoning Request: R-2A to PUD
2. **Discussion**
  - A. Items as decided by the Planning Commission

Adjourn

### Planning Staff Development Review/Minor Subdivision Reports to the Planning Commission

The following items have been reviewed and approved by the Director of Planning and Development and are being reported to the Planning Commission as required by the Zoning and Subdivision Ordinances:

- A. **Development Reviews**
  - The Shoppes at Centerstone, 2405 Dave Ward Dr
  - Burger King, 2355 Moix Blvd
  - Baptist Medical Office Building, 325 United Dr
  - Arkansas Skin Cancer Center, 1075 Andrews Dr
  - Thornton Mini-Storage Phase 2, 760 S Hogan Rd
- B. **Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)**
  - The Village at Hendrix, Phase 1 Replat Lots 95-R thru 104-R-B [minor subdivision]
  - The Meadows Subdivision, Phase 6 [minor subdivision]

*\*The Conway Planning Commission makes recommendations to the City Council on public hearing items. The City Council will make a final decision on these items using the Planning Commission recommendations as a guide.*

*Items not approved by the Planning Commission may be appealed to the City Council within 30 days after Planning Commission denial. If an item is appealed to the City Council, a public notice sign will be placed on the property at least 7 days prior to the City Council meeting. A public notice will be placed on the City's website: [www.cityofconway.org](http://www.cityofconway.org).*

*Items reviewed at tonight's Planning Commission meeting may be considered by the City Council as early as **June 28, 2016**.*

# 1A PRINCETON VILLAGE PUD MODIFICATION (VARIANCE) APPEAL

## PRINCETON VILLAGE PUD MODIFICATION (VARIANCE) APPEAL

### APPLICANT/OWNER

Keller Johnson  
P.O. Box 1251  
Conway, AR 72033

### STAFF REVIEW BY

Bryan Patrick, Director of Planning & Development  
1201 Oak Street  
Conway, AR 72032

### SITE DATA

**Location.** Princeton Village PUD, 435 Princeton Drive

**Site Area.** 12.15 acres +/-

**Current Zoning.** PUD (Planned Unit Development)

**Existing Structures.** Single family residences, accessory buildings, and an office building

**Requested PUD Modification.** The developer requested a variance via email received on May 24, 2016 stating, "I am requesting that the brick wall as constructed along the south property line be seen as conforming to the fence height, materials, and construction requirements of the Princeton Village PUD Final Development Plan."

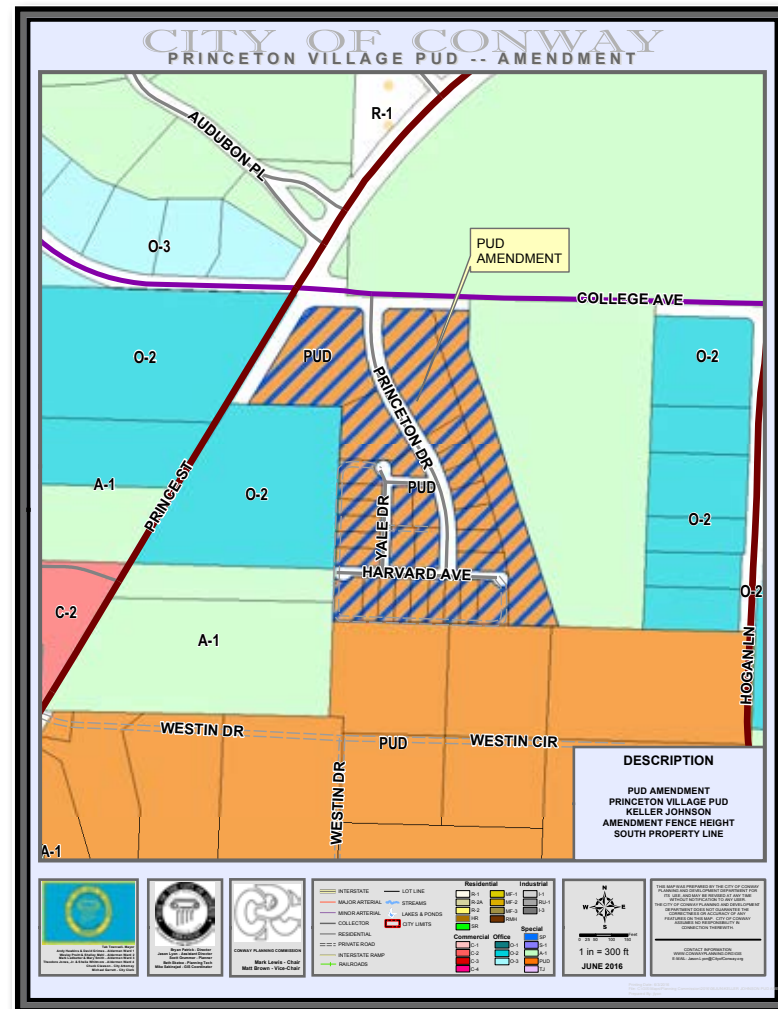
Due to the specific language of the PUD final development plan concerning the fence height, construction, and neighbor complaints, the Planning Director denied the modification to the Princeton PUD final development plan. The PUD developer is appealing the denial to the Conway Planning Commission.

### STAFF COMMENTS

The Princeton Village PUD was approved on December 11, 2012. The Final Development Plan for the PUD included 13 conditions. There have been problems with two conditions concerning the height and materials of the fence as required by conditions 10 and 11:

10. Height of fence must be 8 feet above the finished floor of houses and built on berm that will follow the natural grade. The fence will extend along the entire rear width of the residential lots on the west and south.
11. Fence will be solid brick from each corner to the first pier then completed with a non-wood material.

A brick fence was constructed along the south property line that does not meet the literal interpretation of the above conditions. The fence along the west property line has not yet been constructed. Condition 10 is unclear in stating the actual required height of the fence. It states that the height is to be measured from the houses' finished floor elevation. However, it does not state which houses. The houses' finished floor elevations vary throughout the development. If measured from the houses closest to the south property line, the fence would be at an unsafe height estimated at



16-20' tall. Likewise, the fence was required to be constructed on a berm. Site conditions prevent the ability to construct a berm. A properly constructed berm would have intruded into abutting neighbor's yards.

Condition 11 is also unclear and states that the fence is to be constructed of solid brick and completed with non-wood material. The fence is solid brick with brick columns.

Although Conditions 10 and 11 are unclear, the intent of the conditions is to provide a fence constructed of quality materials at a height that offers adequate screening for the neighbors to the south.

There has been a complaint from the abutting neighbor to the south concerning the height of the fence. The neighbor has stated that he would like to see wooden panels constructed between the columns to provide additional screening.

### STAFF COMPROMISE MODIFICATION

The Planning Director suggested the following PUD modification to the developer:



Aerial View of Princeton Village PUD - Prince St & College Ave

10. The existing fence extends along the entire south property line of Lots 7-15 on the south side of the alley. This fence is constructed of brick with brick columns approximately 16 feet on center. The existing fence height varies from approximately 6'-9" on the east to 9'-0" on the west exclusive of the brick columns. The brick section height is measured from the base of the fence at ground elevation. The existing brick fence shall not be decreased in height. Wood or wood composite screening panels shall be used on top of the brick sections between the brick columns along Lots 7-12. These panels shall extend to the top of the columns and shall provide maximum screening. These wood or wood composite panels shall be constructed in a quality manner matching homes within Princeton Village and must be approved by the Director of Planning prior to construction
11. A fence shall extend along the entire west property line of lots 1-7 on the west side of the alley. This fence shall be constructed prior to completion of all residences along Yale Drive. This fence may have brick columns approximately 16 feet on center with brick, wood, or wood composite sections between columns or may be a wood or wood composite privacy fence with no brick columns.

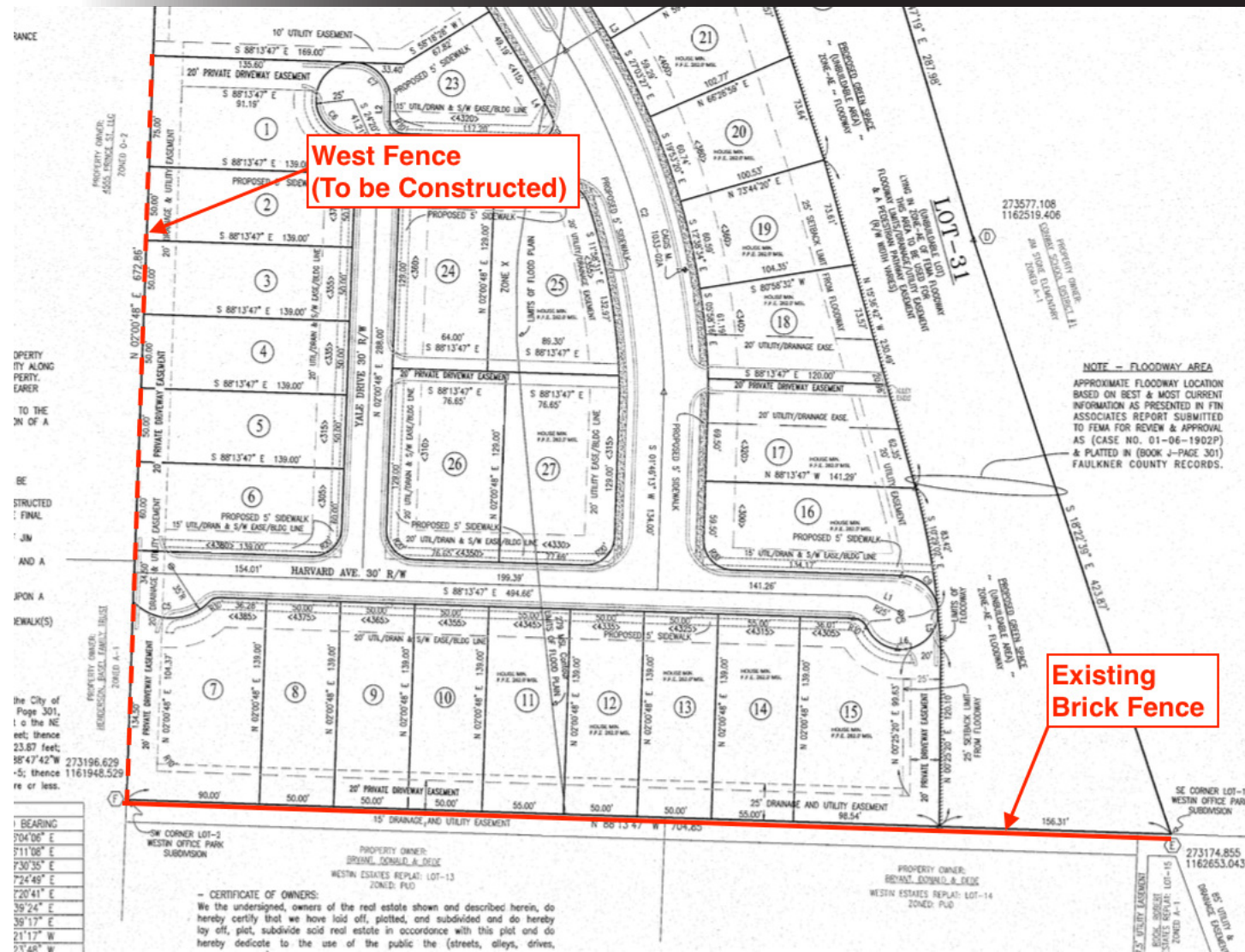
These amended conditions would allow the brick fence "as is" with the addition of some screening panels along lots 7-12. The west side fence can be built with brick or no brick. The developer felt that the brick wall as constructed meets the intent of the Final Development Plan and is therefore, appealing the denial of the modification.

**Procedure and Possible Modifications.** As an appeal, the Planning Commission's approval or approval with modifications will stand. No further City Council action will be required. If the Planning Commission denies the modification request and requires a fence to be constructed per original conditions 10 and 11, the developer may appeal the decision onto the City Council.

The Planning Commission may choose to approve or deny the requested modification to allow the fence "as is" or approve a modification that amends the original conditions to better meet the intended measure of screening.

In either case, Staff recommends that the conditions be modified to clarify the intent to provide a quality fence that provides adequate screening for the neighbors.

Fence location details



From the Princeton Village Final Development Plan



**CITY OF CONWAY**  
Planning and Development

1201 Oak Street  
Conway, AR 72032

T 501.450.6105  
F 501.450.6144

www.conwayplanning.org

**Keller Johnson Planned Unit Development  
Princeton West Subdivision Final Plan Conditions and Submitted Documents  
Approved by the City Council on December 11, 2012**

December 28, 2012

**Planning Staff Conditions from Commission/Council Report**

1. Platting shall be required. The plat shall show properly established floodway/floodplain.
2. Setbacks. Building setbacks must be established and shown on plat.
3. Lots 28,29, and 30 shall be allowed O-2 land uses along with those allowed under restricted retail. Lots 1-27 shall be single-family residential dwellings. These uses are defined in the Conway Zoning Ordinance.
4. A property owners association must be formed in order to provide maintenance for common green space areas.
5. Additional right of way shall be dedicated as requested by the City Engineer for the construction of a roundabout at Prince and College.
6. The street as shown between lots 6, 7, and 8 shall be stubbed out to the west to provide future connectivity. A cross access agreement shall be created allowing future access to the adjoining western property. A stub out will be constructed. The required fence may span this stub out until such time as it is utilized.
7. Development review is required on all commercial and office structures. Proper ingress/egress, driveway widths, etc. shall be determined during this review.
8. Sidewalks shall be constructed throughout the PUD and along Prince Street and College Avenue. Revised 3-21-2016: Commercial sidewalks shown in orange on site plan shall be completed as part of commercial structure construction.

**Conditions presented at the Council Meeting by the Applicant:**

9. Build fence prior to home construction - after moving dirt.
10. Height of fence must be 8 feet above the finished floor of houses and built on berm that will follow the natural grade. The fence will extend along the entire rear width of the residential lots on the west and south.
11. Fence will be solid brick from each corner to the first pier then completed with a non-wood material.
12. The back row of houses will have "dual fronts".
13. The Prince Street sidewalk will extend to the east to the first driveway of Jim Stone Elementary School.

# 1B SALTER ACQUISITIONS REQUEST FOR CONDITIONAL USE PERMIT

## SALTER ACQUISITIONS, LLC REQUEST TO ALLOW GENERAL RETAIL & HOTEL IN O-1 ZONING DISTRICT

### APPLICANT

Salter Acquisitions, LLC  
201 Lee Andrew Ln  
Conway, AR 72034

### STAFF REVIEW BY

Jason Lyon, Asst. Director of Planning and Development  
1201 Oak St  
Conway, AR 72032

### SITE DATA

**Location.** 2195 Dave Ward Dr and 815 S. Donaghey Ave

**Site Area.** 4.12 acres +/-

**Current Zoning.** O-1 (General Office District)

**Existing Structures.** Single Family home located at 2195 Dave Ward Dr

**Overlay.** None

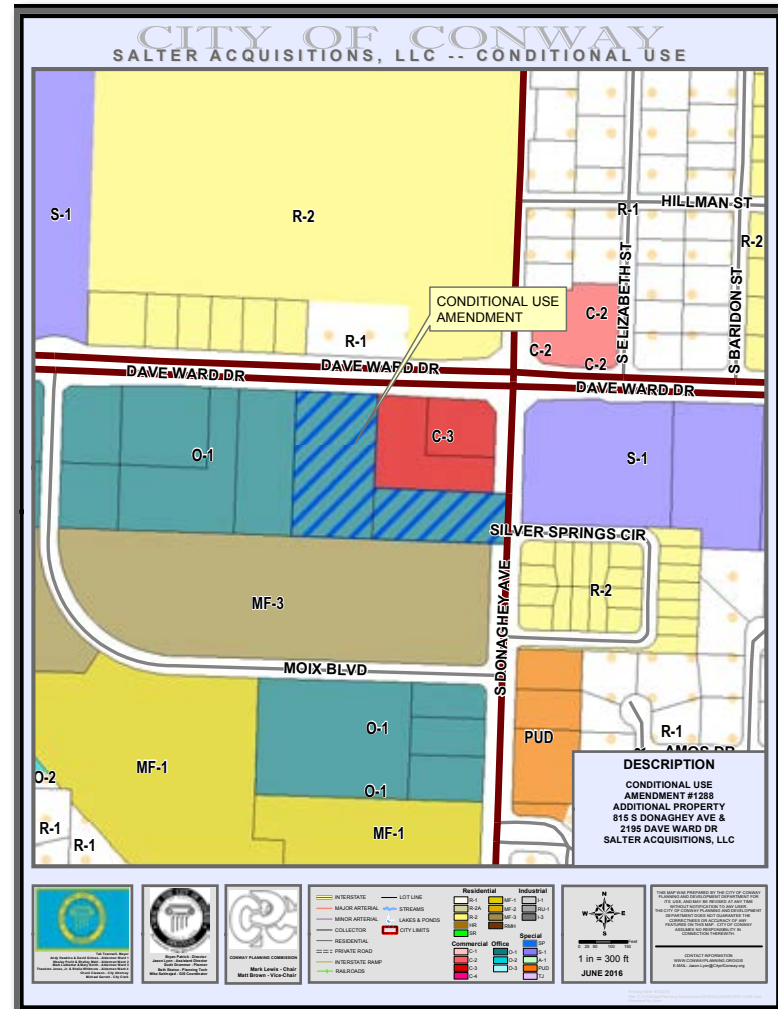
**Requested Conditional Use Permit.** To allow General Retail and Hotel in O-1 general office district as an amendment to Conditional Use Permit No. 1288 covering adjacent property to the west

**Comprehensive Plan.** The Comprehensive Plan shows this area as a neighborhood convenience node with underlying land use as multi-family. The requested general retail and hotel would be congruent with the surrounding property land use, which includes a mix of multi-family and retail currently with plans for more commercial on the property to the east.

**Projected Traffic Impact.** If a hotel with 100 rooms were to be built on this site, it would generate an additional 800 trips onto the property per day. Dave Ward Drive is Conway's major east to west thoroughfare and can accommodate the additional traffic. South Donaghey Avenue was recently widened in this section to allow more traffic however, Moix Blvd to the south is unimproved and there is no roundabout or traffic signal at the ingress/egress to the property on the South Donaghey side. If retail is built similar to the development to the west there could be a large increase in traffic counts to 3000+ trips per day. This would largely depend on the size of the shopping center and types of businesses. Traffic generation should not be an issue as this property provides shared access and cross access to minimize curb cuts on both Dave Ward and South Donaghey.

**Flood/Drainage.** No part of the requested property is within any flood plain or flood way.

**Street Improvements.** There are no plans for future improvements for the streets abutting the property.



**Conway 2025.** Not directly applicable, although public transit would make access available to more citizens and streetscape would be improved along the property. South Donaghey Ave would be improved for higher capacity.

### STAFF COMMENTS

The applicant is requesting conditional use permit to allow General Retail and Hotel in an O-1 zoning district. This request is in line with current development of nearby and adjoining properties and would amend Conditional Use Permit No. 1288 originally issued in 2008. The permit was corrected and reissued in 2014. The property to the east is expected to have a drive-thru coffee shop and the properties to the south and west have been developed with a mix of office, restaurant, fast food, and retail. The additional uses requested for the property in question fit with the surrounding area. Traffic impact will be moderate but should have no effect on surrounding commercial and office uses.

### STAFF RECOMMENDATIONS

Planning Staff recommends approval of this request.

### SUGGESTED CONDITIONS

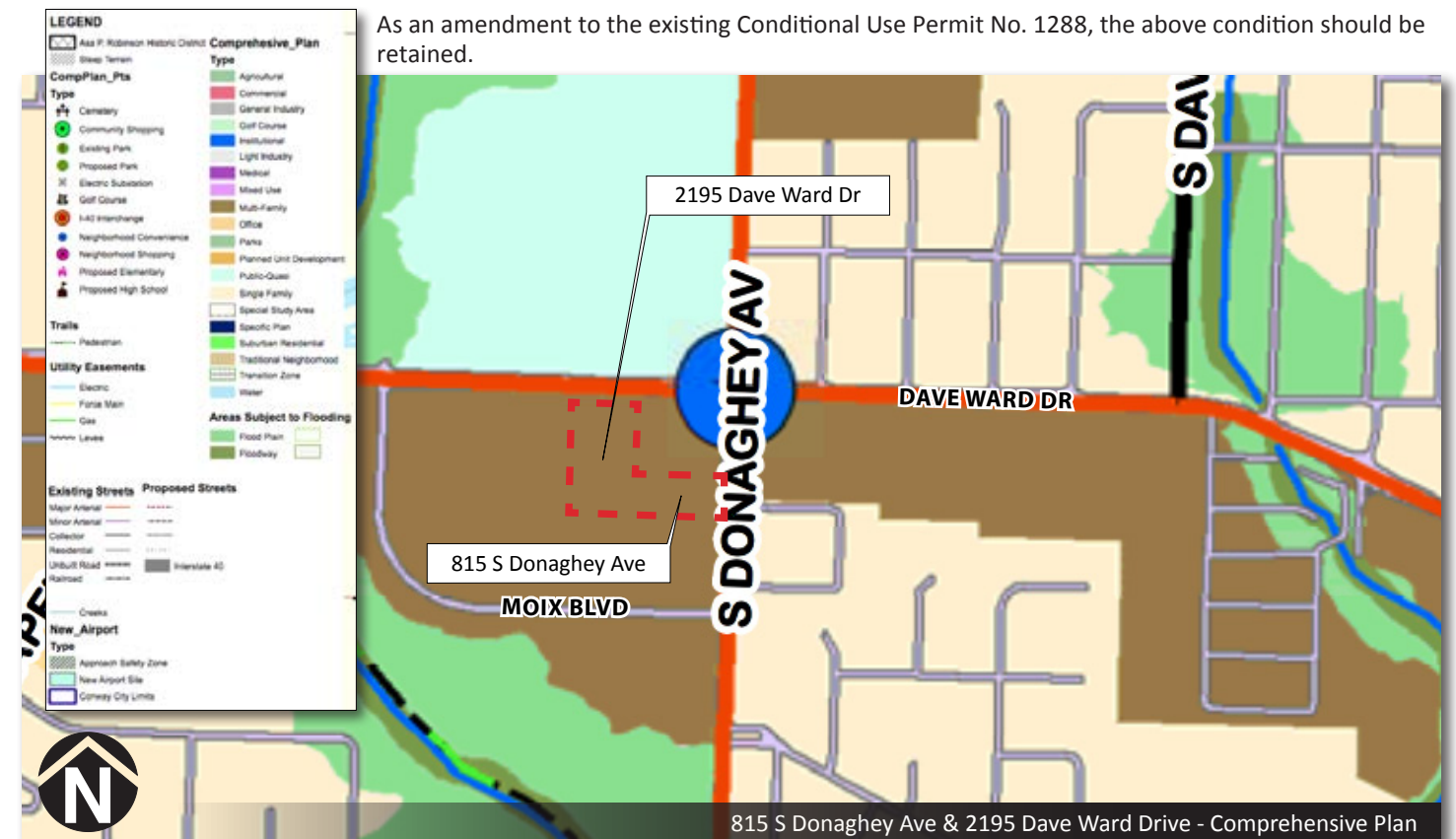
The following list of conditions is not complete and should be considered a "starting point" for conditions. The Commission should take public comment and revise, add to, or delete from the



Aerial View of 815 S Donaghey Ave & 2195 Dave Ward Drive

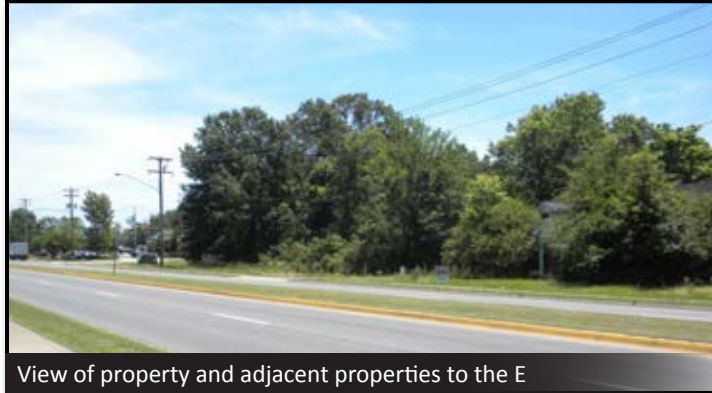
suggested conditions appropriately. Existing Conditional Use Permit No. 1288 has one condition:  
1. Tree Preservation - Removal of any trees over 8 inches or greater in diameter must have approval of the City's Director of Planning & Development.

As an amendment to the existing Conditional Use Permit No. 1288, the above condition should be retained.

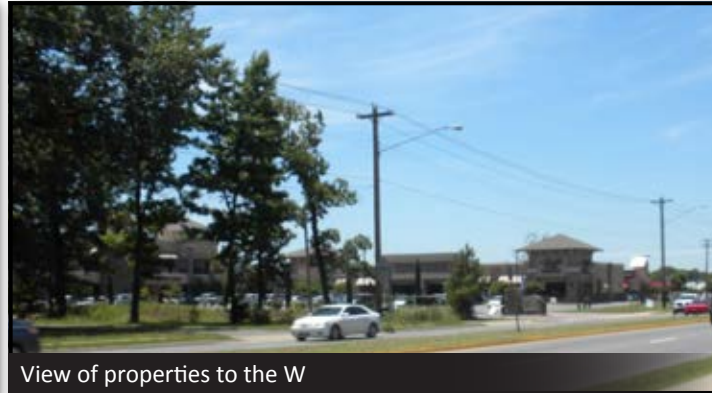


815 S Donaghey Ave & 2195 Dave Ward Drive - Comprehensive Plan

# 2195 DAVE WARD DRIVE



View of property and adjacent properties to the E



View of properties to the W

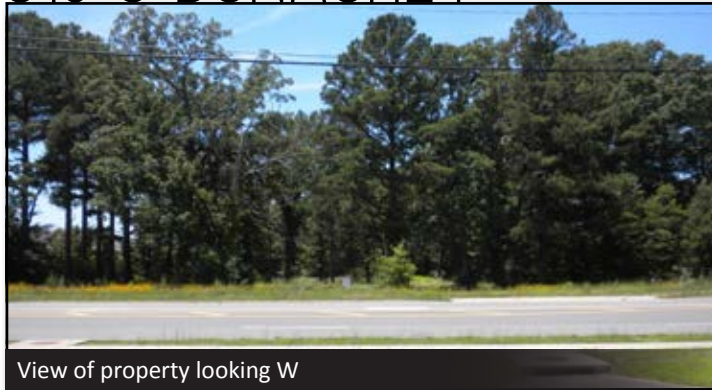


View from property NW across Dave Ward Drive



View of property adjacent to the W

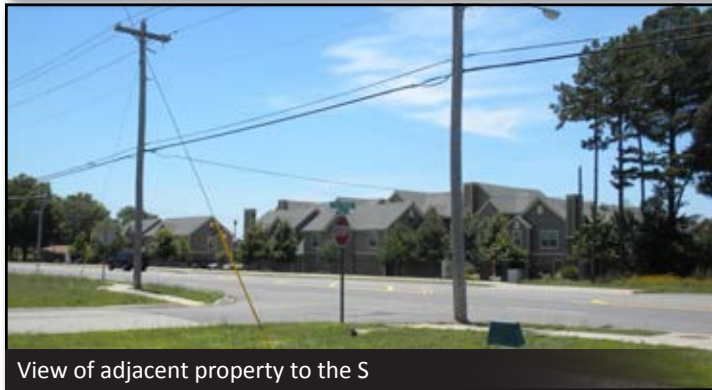
# 815 S DONAGHEY



View of property looking W



View from property across S Donaghey looking E



View of adjacent property to the S



View of adjacent property to N

Existing Conditional Use Permit for adjacent property

**PERMIT No 1288 (REISSUED)**  
(ORIGINALLY SIGNED 11-25-2008)

USE2008OCT01  
51414SE

## CONDITIONAL USE PERMIT CITY OF CONWAY, ARKANSAS

**PROPERTY DESCRIPTION / ADDRESS / LOCATION:**

This conditional use is for property located along the south side of Dave Ward Drive on both sides of Moix Boulevard, starting at Stone Dam Creek and extending east about 1,300 feet, with the legal description

**TRACT 1:**

A part of the NW¼ SE¼ of Section 14, Township 5 North, Range 14 West and apart of Lot 7 of Moix Meadows Subdivision as shown in Plat Book K, on page 34, Records of Faulkner County, Arkansas being more particularly described as commencing at the Northeast Corner of said NW¼ SE¼ and running thence S66°06'52"W, 149.36 feet to the corner of said Lot 7, said point being the point of beginning; thence run along the West right of way of Moix Boulevard S24°32'46"E, 13.93 feet; thence S02°02'00"W, 444.80 feet; thence leaving said right of way run N87°53'44", 397.40 feet; thence run N17°12'12"W, 259.68 feet; thence N19°49'12"W, 164.83 feet to the South right of way of HWY #60 (now HWY 286 aka Dave Ward Drive); thence run along said right of way S87°23'25"E, 30.44 feet; thence N48°25'20"E, 79.01 feet; thence S88°31'37"E, 450.46 feet to the point of beginning. Said Tract contains 4.91 acres more or less.

**TRACT 2:**

A part of the N½ SE¼ of Section 14, Township 5 North, Range 14 West, Faulkner County, Arkansas, being more particularly described as commencing at the Northeast Corner of the NW¼ SW¼ of said Section 14 and running thence S33°36'33"W, 94.21 feet to the North right of way of HWY #60 (now HWY 286 aka Dave Ward Drive), said point being the point of beginning; thence run along said right of way the following: N89°03'34"E, 162.31 feet; N89°43'18"E, 165.16 feet; S87°58'52"E, 375.20 feet; thence leaving said right of way run S01°57'26"W, 458.43 feet; thence run N87°53'44"W, 721.69 feet to the East right of way of Moix Boulevard; thence run N02°02'00"E along said right of way 428.39 feet; thence N55°22'53"E, 23.39 feet to the point of beginning. Said tract contains 7.52 acres more or less.

ZONING:   O-1  

CONDITIONAL USE PERMIT TO ALLOW:                     Retail – General and Hotel                    

DATE OF COUNCIL MEETING ALLOWING PERMITTED USE:                     October 28, 2008                    

**CONDITIONS ATTACHED TO PERMIT:**

**Tree Preservation** – Removal of any tree(s) eight (8) inches or greater in diameter must have approval of the city's Director of Planning & Development.

**APPROVED:**

  
\_\_\_\_\_  
Tab Townsell, Mayor

                    9/18/14                      
\_\_\_\_\_  
Date

# 1C EVERMORE RANCH REQUEST TO AMEND CONDITIONAL USE PERMIT

**EVERMORE RANCH (FORMERLY BACK ACHERS RANCH) REQUEST TO AMEND CONDITIONAL USE PERMIT NO. 1323 ALLOWING PUBLIC STABLE, EQUESTRIAN RELATED EVENTS, EVENTS CENTER, AND RESTAURANT**

**APPLICANT/OWNER**

Darren and Joan White-Wagoner  
 Evermore Ranch  
 3799 Shock Loop  
 Conway, AR 72034

**STAFF REVIEW BY**

Bryan Patrick, Director of Planning & Development  
 1201 Oak Street  
 Conway, AR 72032

**SITE DATA**

**Location.** 3725 College Ave

**Site Area.** 5.45 acres +/-

**Current Zoning.** O-1 (General Office) with Conditional Use Permit 1323. CUP 1321 allows the operation of a public stable, equestrian and non-equestrian related event center, and a restaurant.

**Requested Conditional Use Permit Amendment.** To amend conditional use permit no. 1323 condition number 10 limiting the permit to the Ms. Letitia McMaster, the previous owner.

**Existing Structures.** Evermore Ranch (formerly Back Achters Ranch) exposition and equestrian center and Legends Restaurant.

**Overlay.** None

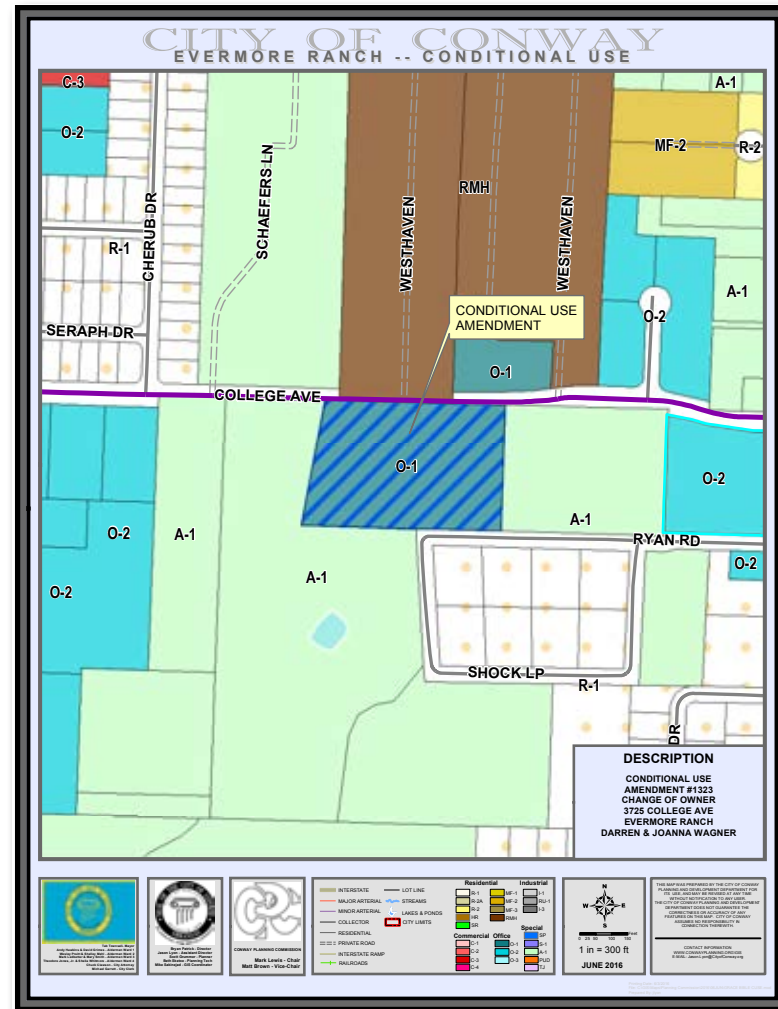
**Comprehensive Plan.** The Comprehensive Plan shows this property as appropriate for single family residential. However, the area is zoned for duplex.

**Projected Traffic Impact.** This amendment would not effect current traffic generation.

**Flood/Drainage.** The facility property is not within any flood plain or flood way. Adjacent property to the west and south is within the flood plain and contains some flood way.

**Street Improvements.** There are no area street improvements planned in the near future.

**Conway 2025.** Conway 2025 does not contain any specific statements directly applicable to this request.



**STAFF COMMENTS**

Conditional Use Permit No. 1323 was approved in January 2013. The permit was amended in October 2015 to increase the restaurant hours. The ownership of the property has now changed. Permit condition 10 limited the permit to the original owner of the property, Ms. Letitia McMaster. This condition must be corrected to allow the new owners to continue to operate Evermore Ranch and Legends Bar and Grill.

**STAFF RECOMMENDATIONS**

Planning Staff recommends approval of this amended conditional use with the following amended condition:

10. This conditional use permit is tied to the applicants, Darren Wagoner and Joan White-Wagoner, only. The permit does not run with the land.

All other conditions will remain as approved by the City Council on April 9, 2013 and as amended on October 27, 2015.



Aerial View of 3725 College Ave

Portion of Conditional Use Permit No. 1323

**PERMIT No. 1323**

**Reviewed & Amended at Council 11/12/2013<sup>1</sup>**  
**Amended at Council 10/27/2015<sup>2</sup>**

USE2015OCT01  
 51409SE

7. The conditional use is valid for six (6) months from the end of cease and desist order. Applicant must return for City Council review and re-approval in October 2013.<sup>1</sup>
8. As required by City Ordinance O-06-128 and referenced "Flood Damage Prevention Code for the City of Conway, Arkansas", no fill or structures shall be placed in the floodway or floodplain without securing a "Floodplain Development Permit" followed by full compliance with the permit conditions and receipt of a "Certificate of Compliance" with the Permit. The "Certificate of Compliance" shall be received within six months of any fill or structures placed in the floodplain or floodway. Failure to comply with this condition will result in immediate revocation of the conditional use.
9. Up to 20 recreational vehicle hookups maximum are allowed fro overnight equestrian event participants. RV parking/hookup area is not allowed in the floodplain/floodway area if at all possible. Any RV parking/hookups in the floodway/floodplain area require approval of the City Engineer as outlined in condition 8.
10. This conditional use permit is tied to this applicant, Ms. Letitia McMaster, only. The permit does not run with the land.

APPROVED:

*Tab Townsell*  
 Tab Townsell, Mayor

*10/27/15*  
 Date

**1D DE TOGNI REZONING REQUEST: R-1 TO O-2**

**DE TOGNI PROPERTIES LLC REQUEST TO REZONE PROPERTY LOCATED AT 2522 COLLEGE AVE FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO O-2 (QUIET OFFICE)**

**OWNER'S REPRESENTATIVE**

Angela DeFreitas  
10 Shady Valley Drive  
Conway, AR 72034

**APPLICANT/OWNER**

Pietro De Togni  
De Togni Properties  
2605 College Ave  
Conway, AR 72034

**STAFF REVIEW BY**

Bryan Patrick, Director of Planning & Development  
1201 Oak Street  
Conway, AR 72032

**SITE DATA**

**Location.** 2522 College Avenue

**Site Area.** 1.4 acres +/-

**Current Zoning.** R-1 (Single Family Residential)

**Requested Zoning.** O-2 (Quiet Office)

**Existing Structures.** A single family residence and accessory building

**Overlay.** None.

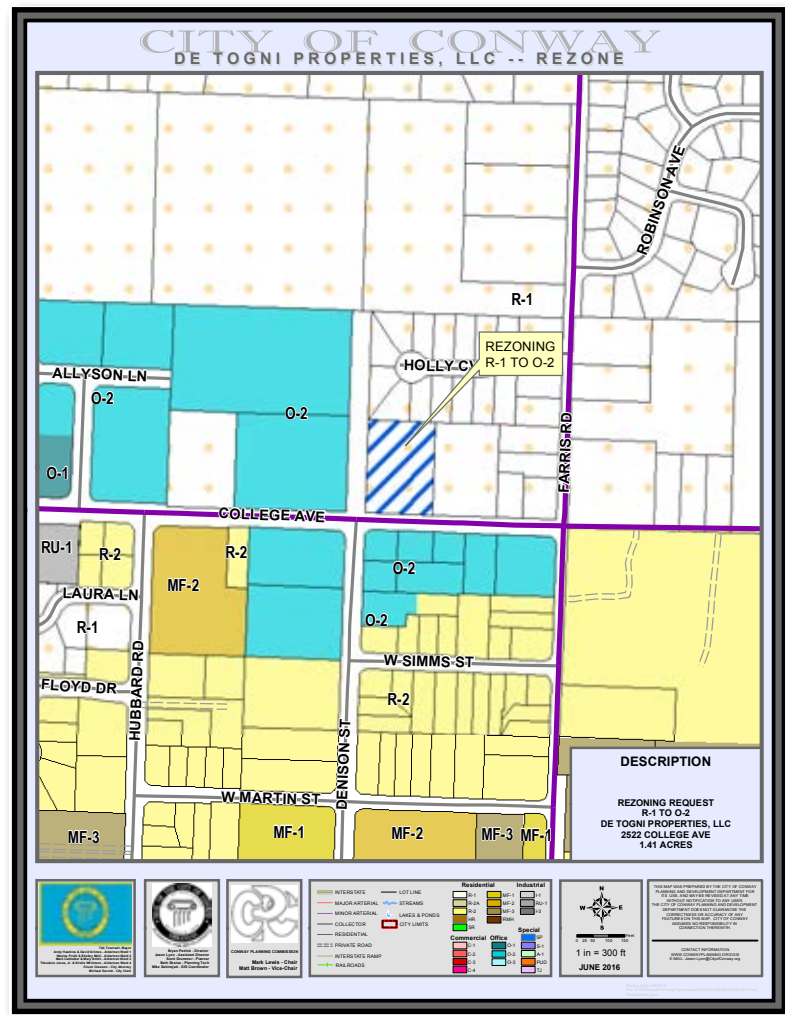
**Comprehensive Plan.** The Comprehensive Plan shows this property as appropriate for single family residential development. However, property to the west and south are zoned O-2 Quiet Office.

**Projected Traffic Impact.** With the existing R-1 zoning and with the property subdivided into 3 lots, around 30 vehicle trips per day can be expected. With a rezoning to O-2 and used as a medical office with a 10,000 square foot building, 360 vehicle trips per day could be expected.

**Utility Infrastructure.** Conway Corporation Engineering will review and consider the adequacy of existing infrastructure. Extensions and re-routing of utilities may be required. Easements will likely be required to provide for future area development.

**Flood/Drainage.** None of the property is within the flood plain or flood way.

**Street Improvements.** College Ave is planned to widened to a divided 4 lane similar to Prince Street. However, there is no funding currently available for this project. College widening should not be expected for another 3-5 years. Unbuilt Denison St right of way exists on west side of property.



There is no need or plan for improvement at this time unless applicant/owner chooses to utilize it, at which point it would be required to be brought up to city standards.

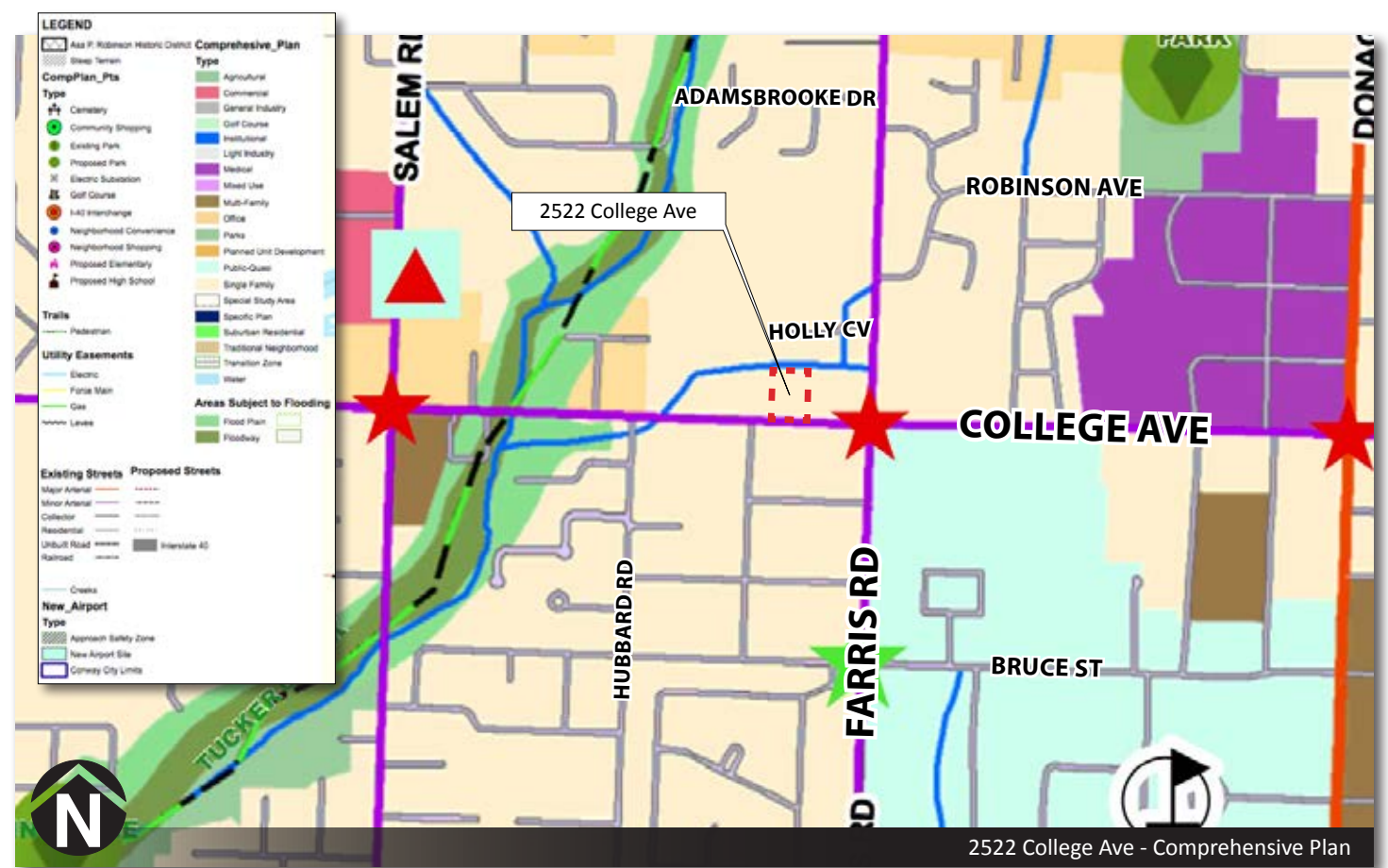
**Conway 2025.** Conway 2025 does not contain any specific statements directly applicable to this request

**STAFF COMMENTS**

The applicant is seeking a rezoning from R-1 (Single Family) zone to O-2 (Quiet Office) in order to construct a medical office. O-2 zoning exists on the property adjoining to the west and across College Avenue to the south. There are single family residences abutting on the north on Holly Cove. It is unlikely that this property will be developed as single family residential due to the heavy traffic on College Avenue. Office zoning can be seen as a buffer zone between more intense uses and residential. With office zoning, this property could offer some measure of buffering between the pharmacy and medical offices on the south side of College and the residences along Holly Cove.

**STAFF RECOMMENDATIONS**

Due to the buffering nature of quiet office zoning, planning staff recommends approval of this rezoning request.





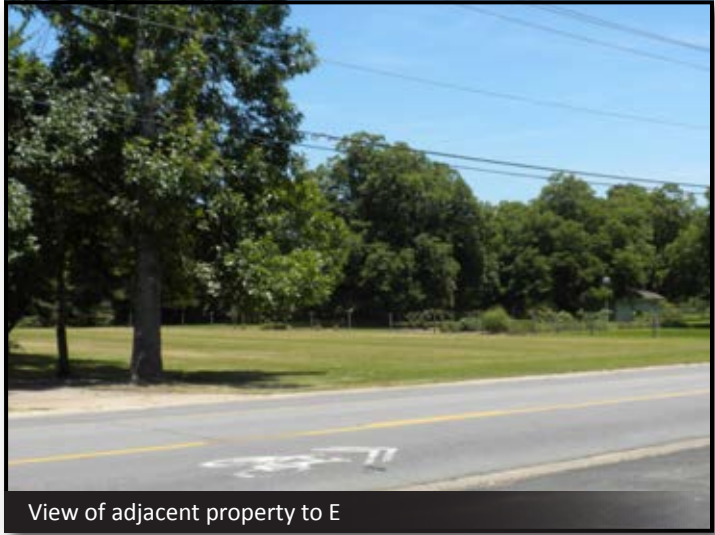
# 2522 COLLEGE AVE



View of property looking N



View of adjacent property to W



View of adjacent property to E



View from property across College Ave looking SE



View from property across College Ave looking SW



View from property across College Ave looking S

# 1E GRACE BIBLE CHURCH REQUEST FOR CONDITIONAL USE PERMIT

## GRACE BIBLE CHURCH REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW RELIGIOUS ACTIVITIES

### APPLICANT

Brian Felland  
Felland Brothers Construction  
2317 Hwy 257  
Leslie, AR 72645

### OWNER

Grace Bible Church  
701 Garland Street  
Conway, AR 72032

### STAFF REVIEW BY

Bryan Patrick, Director of Planning & Development  
1201 Oak Street  
Conway, AR 72032

### SITE DATA

**Location.** 701 Garland Street

**Site Area.** 2.0 acres +/-

**Current Zoning.** T-4 (Urban Transitional) in the Northeast Old Conway Area Specific Plan

**Requested Conditional Use Permit.** To allow religious activities

**Existing Structures.** 7,000 square foot metal building formerly used as the Central Arkansas Cheer All-Stars facility.

**Overlay.** None

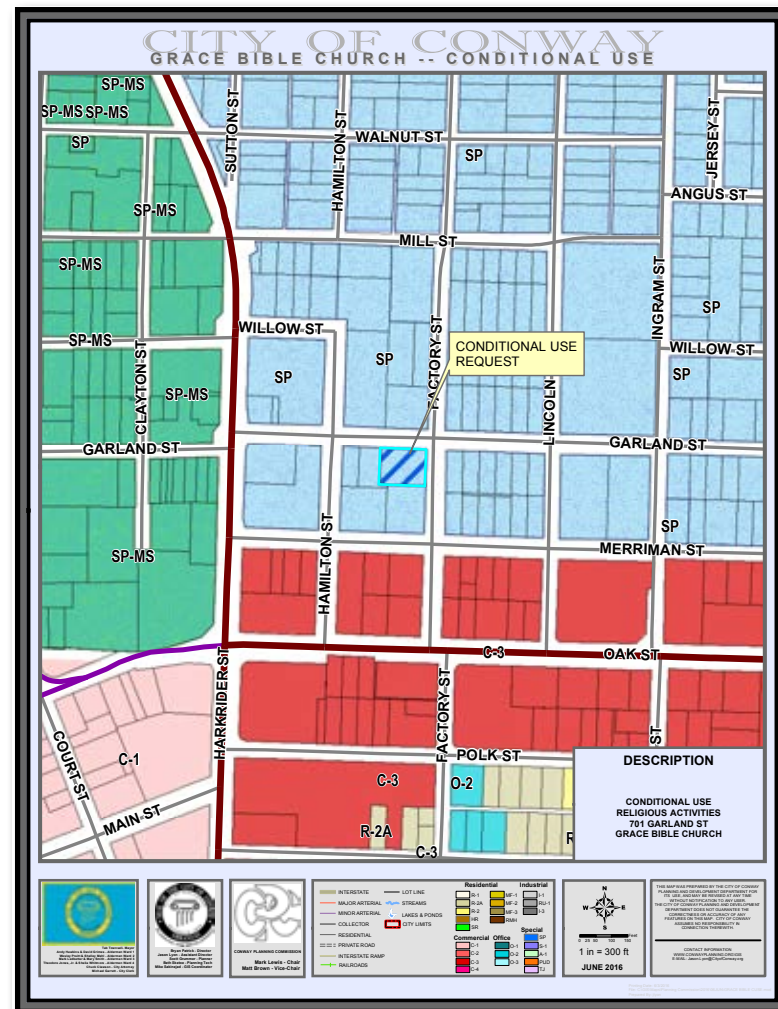
**Comprehensive Plan.** The Comprehensive Plan does not show guidance for this area as a special study was anticipated, but never completed. The Northeast Old Conway Area Specific Plan shows the area as Urban Transitional which allows residential, office, and commercial mixed use.

**Projected Traffic Impact.** The existing structure could be have an allowed by right use of a sit down restaurant generating 889 vehicle trips per day. A church use would generate around 64 vehicle trips per day average. During peak worship times, more vehicle trips can be expected.

**Flood/Drainage.** None of the property is within flood plain or flood way.

**Street Improvements.** There are no immediate plans for area street improvements.

**Conway 2025.** Not directly applicable



### STAFF COMMENTS

The applicant is requesting a conditional use permit to allow religious activities in an existing 7,000 square foot metal building. The property's current T-4 zoning allows a restaurant or retail use by right. A church use requires a conditional use permit mainly due to parking concerns. There are around 10 parking spaces on the north side of the building and space for 3-4 more on the east side. The applicant supplied a letter [p.20] from Dr. David Baker, owner of the gravel lot adjacent on the west, stating that parking is available there and at the Baker Eye Institute. In addition, there appears to be ample parking along area streets, especially during service times which would be in off peak hours.

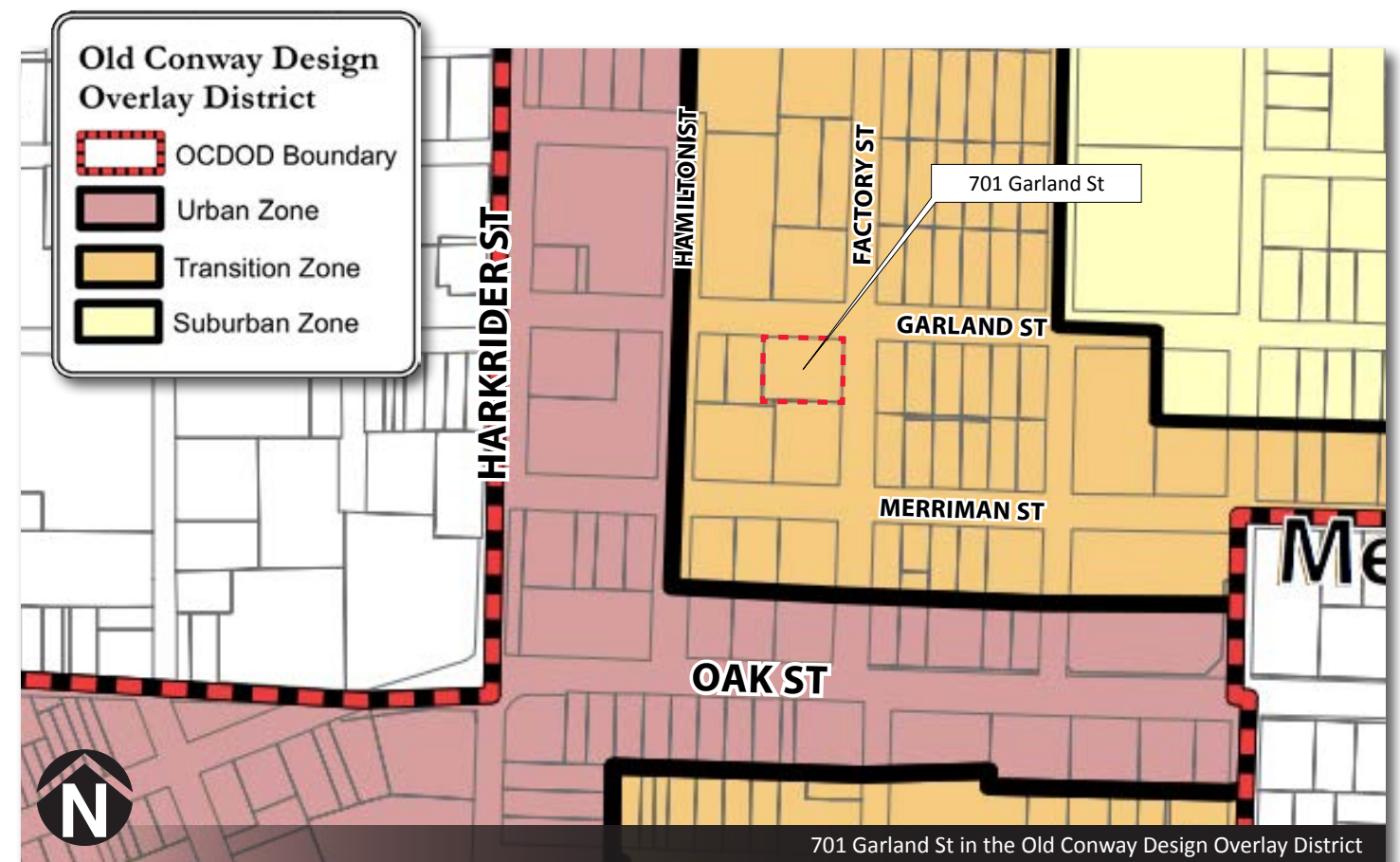
### STAFF RECOMMENDATIONS

Planning Staff recommends approval of this request.

### SUGGESTED CONDITIONS

The following recommended list of conditions is not complete and should be considered a "starting point" for conditions. The Commission should take public comment and revise, add to, or delete from the suggested conditions appropriately.

1. Church shall be allowed shared parking on the abutting lot to the west and Baker Eye Institute per signed letter from owner, Dr. David Baker.



Shared parking agreement



David L. Baker, M.D., F.A.C.S.

June 4th, 2016

Dear Conway City Council:

Thank you for considering the request of Grace Bible Church for rezoning. They will definitely improve the appearance of downtown in this former industrial area that needs revitalizing.

Baker Eye Institute will be allowing them to use 131 parking space adjacent to Garland and Merriman streets (please see photo). Their use would be on Sundays all day, and Wednesday nights-both times that Baker Eye is closed. Even if there were future development of the Garland and Harkrider property, at least one hundred parking places could still be used.

Respectfully,

David L Baker MD

Enclosed: Google Map satellite of area

810 Merriman

Conway, Arkansas 72032  
www.bakereye.net

(501) 329-EYES

701 GARLAND AVE



View of property from Garland St looking SE



View of property from Factory St looking SW

**1F SHAVER PROPERTIES REZONING REQUEST: R-2A TO PUD**

**SHAVER PROPERTIES REQUEST TO REZONE PROPERTY IDENTIFIED AS THE 400 BLOCK OF INGRAM STREET FROM R-2A (LARGE LOT DUPLEX) TO PUD (PLANNED UNIT DEVELOPMENT)**

**APPLICANT/OWNER**  
 Allen Shaver  
 Shaver Properties  
 1261 Harkrider Street  
 Conway, AR 72032

**STAFF REVIEW BY**  
 Bryan Patrick, Director of Planning & Development  
 1201 Oak Street  
 Conway, AR 72032

**SITE DATA**  
**Location.** 420 2nd Street and 401 Monroe St

**Site Area.** 5.87 acres +/-

**Current Zoning.** R-2A (Large Lot Duplex)

**Requested Zoning.** PUD (Planned Unit Development)

**Existing Structures.** 2 Single family residences and accessory buildings

**Overlay.** None however, the Old Conway Design Overlay is on the west side of Ingram Street.

**Comprehensive Plan.** The Comprehensive Plan does not offer guidance for this area. A special area study was called for, but was never conducted. The area surrounding the property is zoned for duplex, multifamily, and commercial.

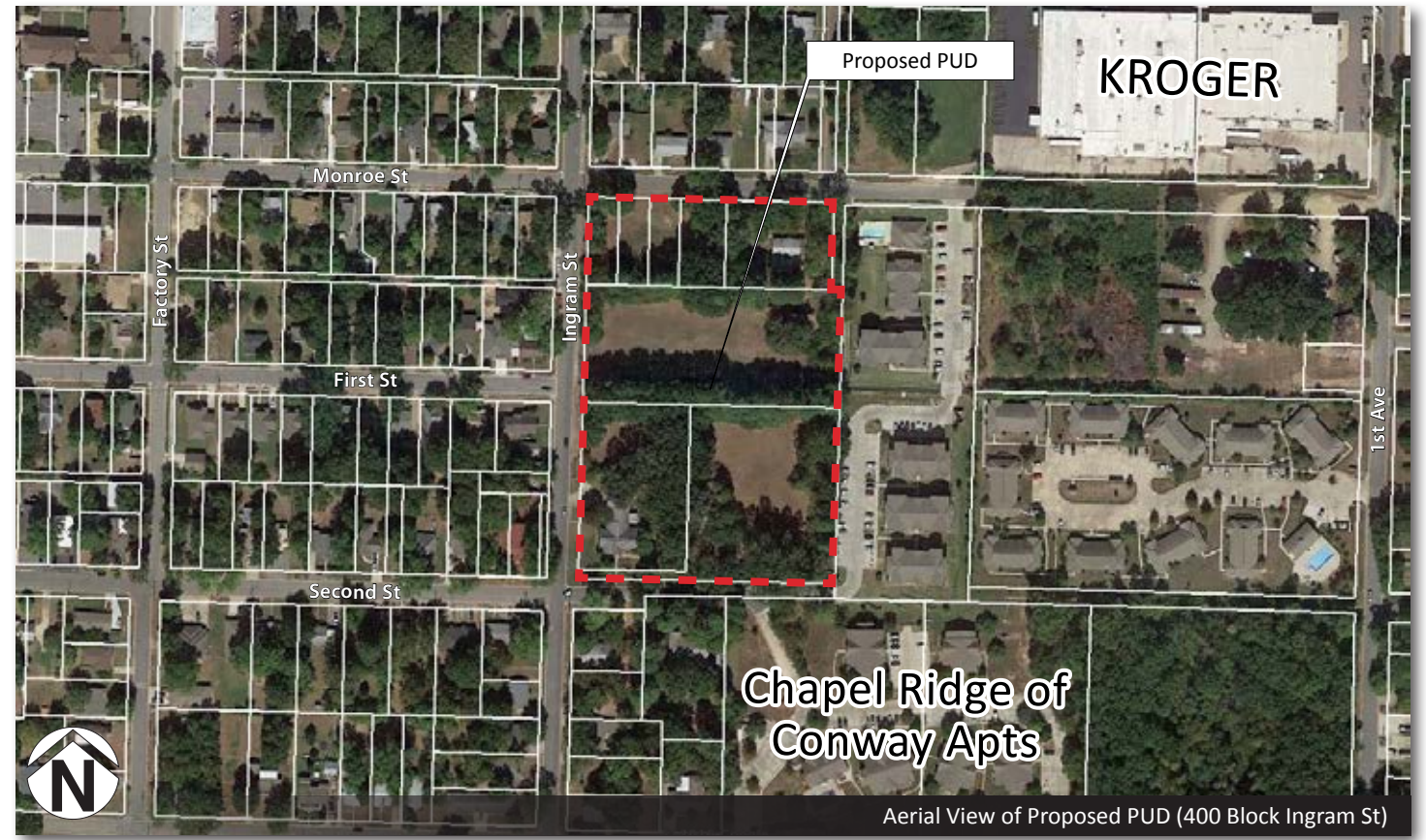
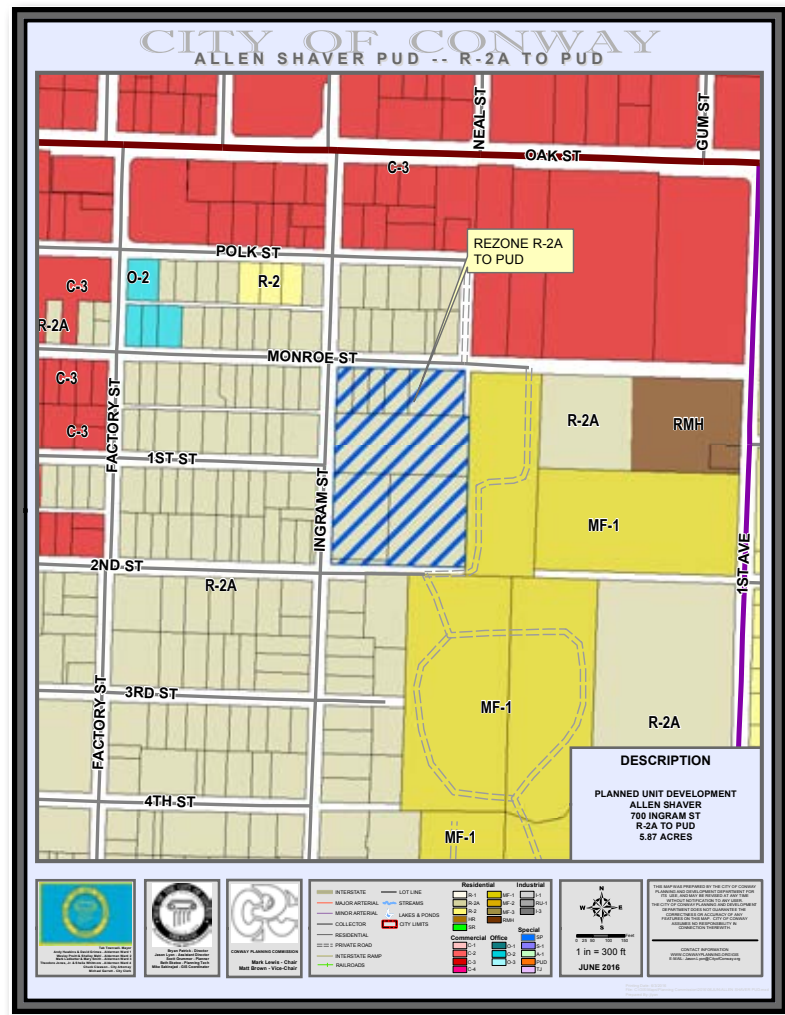
**Projected Traffic Impact.** Under current R-2A zoning and developed with 12 duplexes (24 units) 240 vehicle trips per day could be expected. With a rezoning to PUD and developed as proposed with 26 single family residences, 4 duplexes, and 20 duplex town home units, around 500 vehicle trips per day could be expected.

**Utility Infrastructure.** There are adequate utilities in the area to serve development.

**Flood/Drainage.** This property is not within the 100 year floodplain or floodway. There is a boxed-in ditch running along Ingram Street and through the property.

**Street Improvements.** There are no street improvements planned in the immediate future for area streets. New private internal residential streets and alleys will be constructed as part of the PUD. As the old airport redevelops, there is the possibility that Ingram will be widened and improved. Redevelopment plans currently call for 1st Street to be improved, but this could possibly shift to Ingram.

**Conway 2025.** Two Conway 2025 statements are applicable: "In 2025, Conway has a number of walkable/livable



"villages" that were developed using planning tools such as Traditional Neighborhood Development and form-based zoning."

"In 2025, the city of Conway has a planning ordinance that accommodates truly high density residential developments."

**STAFF COMMENTS**

This project would allow the creation of a denser neighborhood than allowed under current zoning. Due to rising lot and development costs, there have been many requests from the development community to create new standards to allow smaller lot development. The Planning Department is working through draft standards, but they are not quite ready for public release. This project is helping shape this small lot policy as a demonstration project. One critical aspect of denser neighborhood development is actual house/structure design and lot placement. The developer intends to use brick siding and other high quality low maintenance materials throughout the development. Planning staff has been working with the developer to create appropriate structure form, placement, materials, etc. The overall goal is to create an urban neighborhood with an emphasis on people not parking. Garage doors should not be the main front facade feature, and parking areas should be on the sides or rear of structures, whenever possible



	TYPE 1 Single Family Residence Rear Load Alley	TYPE 2 Single Family Residence Front Load Medium Lot	TYPE 3 Single Family Residence Front Load Small Lot	TYPE 4 Single Family Residence Front Load Large Lot	TYPE 5 Duplex Townhome Rear Load	TYPE 6 Duplex Front and Rear Load	TYPE 7 Existing Home	Specifications
YARD								Type 2. The larger sideyard shall abut a lesser side yard Type 3. The 0 sideyard shall abut a lesserside yard. All building code firewall regulations shall be met. Window and door openings shall be coordinated with abutting residences to maximize privacy.
PARKING								Parking and driveways shall only be allowed in designated areas as shown for all building types. Type 2. Garages or carports may be built to the side lot line. However, all building code firewall regulations shall be met. Type 3. Garages or carports must maintain a 3 foot minimum side setback.
PORCH								Porches are required with the exception of Type 5. Porches shall be constructed to specified dimensions.
HEIGHT								Minimum and Maximum building heights shall be as designated. The principal roof shall be a symmetrical gable or hip with a slope of 8 in 12. A shed roof shall have a pitch of 3 in 12 and be permitted only when attached to a principal roof or wall.



