

JULY

Conway Planning Commission Staff Report

7:00pm • July 17, 2017 • 810 Parkway Avenue

CONWAY, ARKANSAS PLANNING COMMISSION MEETING AGENDA
7:00 pm • Monday • July 17, 2017
District Court Building • 810 Parkway

SUBDIVISION COMMITTEE WILL NOT MEET

Call to Order

Introduction & Chairperson Remarks

Minutes: June 19, 2017

1. Public Hearings

Rezoning, Conditional Use Permits, Annexations, etc.*

- A. GPM Properties request to rezone from R-2 to MF-3 (364 & 375 Denison St)
- B. Watson & Watson request for Conditional Use Permit to allow MF-2 density in an C-2 zone (1600 S Donaghey Ave)
- C. Holloway Engineering request to rezone from R-2A to O-2 (841 Donaghey Ave)
- D. Holloway Engineering request for Conditional Use Permit to allow Restricted Retail in an O-2 zone (841 Donaghey Ave)

Zoning Ordinance Amendment

- E. Request to amend Conway Zoning Ordinance Section 401.4, Residential Districts, C. Lot, Yard and Height Regulations

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

- Sketoe Office Building, 1270 McNutt Road

B. Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)

- Edgewood Park PUD Phase 1 (Book L, Page 330)
- Harp's Lot Merger of Allinder Addition, Blocks 3 & 4 (Book L, Page 331)
- Woodlands Edge Correction Plat (Book L, Page 332)

C. Lot Splits, Lot Mergers, and Minor Subdivisions (submitted for review)

- Ingram Village PUD Phase 2 Final
- North Market Partners Replat Lots 5B &
- Sherwood Estates Replat Lots 63 & 64
- AA Halter Replat Bloc 1 Lots 1-3
- Remax Replat of North Market Plaza PUD Lot 2



Anne Tucker, Chairman
Jerry Rye, Vice-Chairman
Justin Brown, Secretary
Marilyn Armstrong
Brooks Freeman

Dalencia Hervey
Arthur Ingram
Bryan Quinn
Brandon Ruhl
Wendy Shirar

Contact the Conway Planning Commission by email at planningcommission@cityofconway.org

**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.

*Items reviewed at tonight's Planning Commission meeting may be considered by the City Council as early as **July 25, 2017**.*

1A GPM PROPERTIES REQUEST TO REZONE FROM R-2 TO MF-3

GPM PROPERTIES, LLC REQUEST TO REZONE FROM R-2 TO MF-3 PROPERTY LOCATED AT 364 & 375 DENISON STREET

APPLICANT

Greg Massey
GPM Properties LLC
10 Summerhill Dr
Greenbrier AR 72058

STAFF REVIEW BY

Jason Lyon, Asst. Director of Planning & Development
1201 Oak Street
Conway, AR 72032

SITE DATA

Location. 364 & 375 Denison Street; Part of Block 5, Laney Subdivision

Site Area. ± 1.37 acres

Current Zoning. R-2 (Small Lot Duplex Residential)

Existing Structures. Closed daycare and accessory buildings.

Requested Rezoning. R-2 (Small Lot Duplex Residential District) to MF-3 (Multi-Family District, up to 24 units per acre)

Comprehensive Plan. The Comprehensive Plan shows this area as appropriate for single family, although majority of the area is already multi-family, duplex, and office.

Overlay. None

Projected Traffic Impact. With a rezoning to MF-3, traffic impact would be potentially 214 trips per day with 32 apartment units. Due to the proximity of the property to UCA, this number could be lower as student residents would likely walk or bike to campus.

Flood\Drainage. No flood issues on this property.

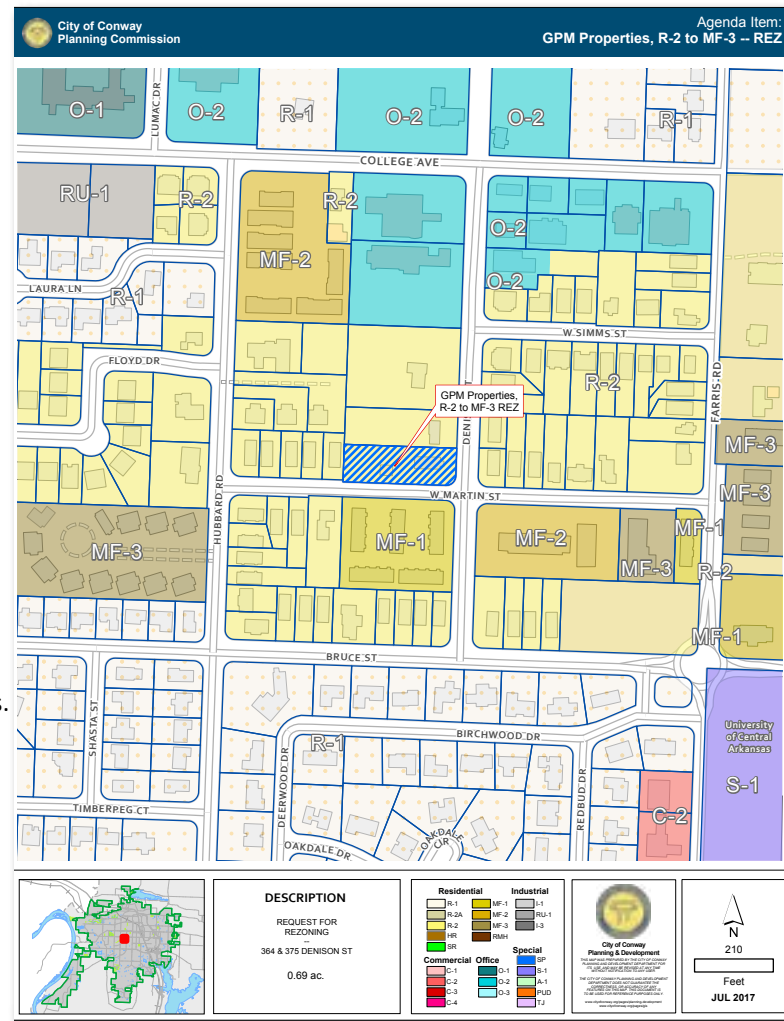
Utility Infrastructure. The applicant will need to coordinate utilities with Conway Corporation to ensure that existing infrastructure can handle new higher density growth.

Street Improvement. There are no current plans for this area, existing roads are about 22 ft wide, much smaller than the standard 27 feet found in newer developments. The area lacks sidewalks outside of new development to the east along West Martin St.

Conway 2025. Not applicable

STAFF COMMENTS

The applicant is seeking a rezoning from R-2 (Low Density Residential District) to MF-3 (Multi-Family District 24 units per acre) with plans to potentially build a new apartment complex with up to 32 units. The area already contains a large number of duplexes and apartments, which generally



serve UCA. Additional right of way will be acquired for West Martin Street during platting/development review. Current right of way is 40 feet wide. 50 feet is the required typical width.

STAFF RECOMMENDATION

Planning Staff recommends approval of this request, although not congruent with the comprehensive plan, the rezoning is congruent with the existing area land uses. The number of units at maximum build out is 32 and would not create a large traffic burden on the area. There are existing apartments to the south and southeast, along with duplexes adjacent to the property. The area roads should be able to handle the additional traffic and development review will require additional sidewalks in the area that will facilitate better pedestrian traffic flow. Development Review will ensure a project that meets or exceeds existing area projects and developments.



Aerial View of 364 & 375 Denison St



364 & 375 Denison St in the Comprehensive Plan

1B WATSON & WATSON REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW MF-2 DENSITY IN C-2 ZONE

WATSON & WATSON CONSTRUCTION REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW MF-2 DENSITY IN C-2 ZONING DISTRICT FOR PROPERTY AT 1600 S DONAGHEY AVENUE

APPLICANT

Kevin Watson
 Watson and Watson Construction
 700 Padgett Rd
 Conway, AR 72034

STAFF REVIEW BY

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

SITE DATA

Location. 1600 S Donaghey Avenue (SE corner of S Donaghey Ave & Favre Ln)

Site Area. ±3.65 acres

Current Zoning. C-2 (Neighborhood Commercial District)

Requested Conditional Use. MF-2 Density (18 units per acre) in a C-2 (Neighborhood Commercial) zone.

Existing Structures. None

Overlay. None

Comprehensive Plan. The Comprehensive Plan shows this area as appropriate for multi-family development.

Projected Traffic Impact. The current zoning of C-2 with 20,000 square feet of proposed retail could generate 860 vehicle trips a day, while the proposed 40 units of multi-family could be expected to add approximately 268 vehicle trips, although with a mix-used development vehicle trips could be decreased due to amenities on site for residents.

Flood\Drainage. No flood issues on this property.

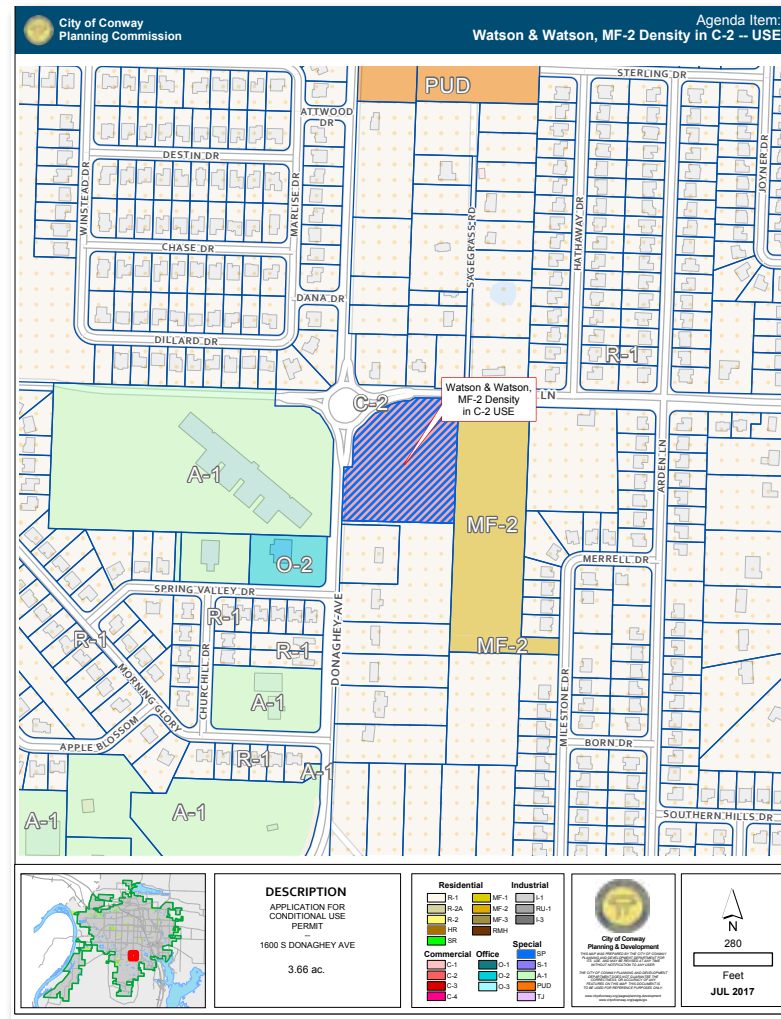
Utility Infrastructure. The applicant will need to coordinate utilities with Conway Corporation for the area to ensure that existing infrastructure can handle new higher density growth. It is likely that water and sewer infrastructure will need to be upgraded in capacity to handle 40+ units of residential.

Street Improvement. There are no current plans for this area, however a roundabout was added at the intersection in the last 5 years to facilitate traffic movement in and around Ellen Smith Elementary across the street.

Conway 2025. Not applicable.

STAFF COMMENTS

The applicant is seeking a conditional use permit for multi-family density at 18 units per acre. With the size of the property, the applicant could potentially build-out to



65 units total. The applicant intends to develop a mixed-used project with commercial and multi-family with approximately 50 residential units planned.

STAFF RECOMMENDATIONS

Planning Staff gives a recommendation of approval for the conditional use permit. The corner is a high traffic area due to numerous subdivisions and the elementary school, with the recent addition of a roundabout at the intersection, traffic flow is much more efficient. The development of this property as mixed use will generate additional traffic but the upgrades to the South Donaghey and Favre intersection lessen the impact of increased traffic. However, with the proximity to the elementary school traffic, there will be some concern during peak hours. The mixed use nature of the project could offer some traffic generation mitigation by increasing sidewalks in the area improving pedestrian access.

Recommended Conditions.

1. Maximum of 50 units.
2. Privacy fence to be built on south side.
3. Curb cuts built on property lines with shared use agreements
4. 25% increase in landscaping requirements on east and south property lines. Evergreen screening trees are to be included.
5. Sidewalks to be completed along street frontages.



Proposed Site Plan



PROPOSED MIXED USE DEVELOPMENT
1600 S. DONAGHEY AVENUE FOR
WATSON & WATSON CONSTRUCTION

1C HOLLOWAY ENGINEERING REQUEST TO REZONE FROM R-2A TO O-2

HOLLOWAY ENGINEERING REQUEST TO REZONE FROM R-2A TO O-2 PROPERTY LOCATED AT 841 DONAGHEY AVENUE

APPLICANT
 Holloway Engineering
 200 Casey Dr
 Maumelle AR 72113

STAFF REVIEW BY
 Jason Lyon, Assistant Director of Planning and Development
 1201 Oak St
 Conway, AR 72032

SITE DATA
Location. 841 Donaghey Avenue

Site Area. ±1.00 acres

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

Requested Zoning. O-2 (Restricted Office District)

Existing Structures. One single-family residence in poor condition.

Overlay. The property is within the Old Conway Design Overlay District.

Comprehensive Plan. The 2004 Comprehensive Plan shows this area as appropriate for single family residential. However, the 2010 Donaghey Corridor study (not formally approved by the City Council) shows this parcel as appropriate for restricted office via conditional use permit. The Corridor Study shows the long term plan as a T-4 zone (transition zone). The T4 zone would allow retail along with office use.

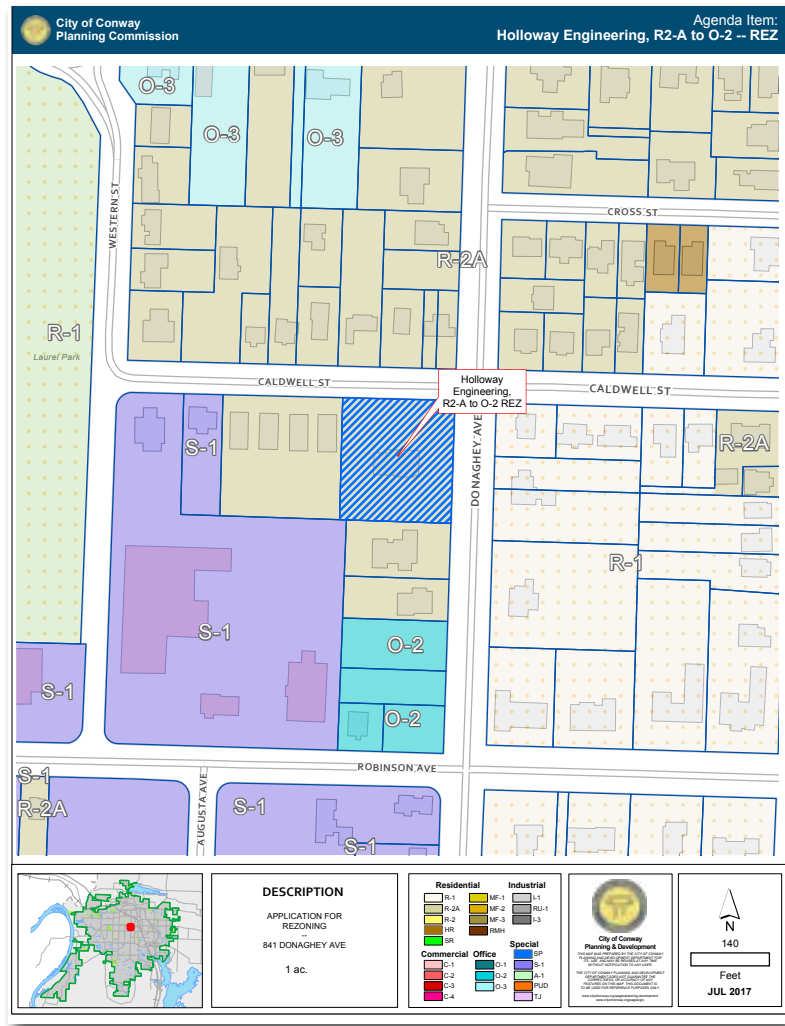
Projected Traffic Impact. With a rezoning to O-2, a 7000 square foot office building, could potentially generate 77 (general office use) to 200 vehicle trips per day (medical office use). Donaghey can accommodate the additional traffic, but Caldwell would be taxed due to its more residential nature.

Flood\Drainage. No flood issues on this property.

Utility Infrastructure. The applicant will need to coordinate utilities with Conway Corporation for the area to ensure that existing infrastructure can handle new higher density growth.

Street Improvement. There are no current plans for this area, however the Donaghey Caldwell intersection would be looked at for a future roundabout. Any new development on this property could require right of way dedication for a roundabout and the construction of sidewalks along Donaghey and Caldwell.

Conway 2025. Not applicable.

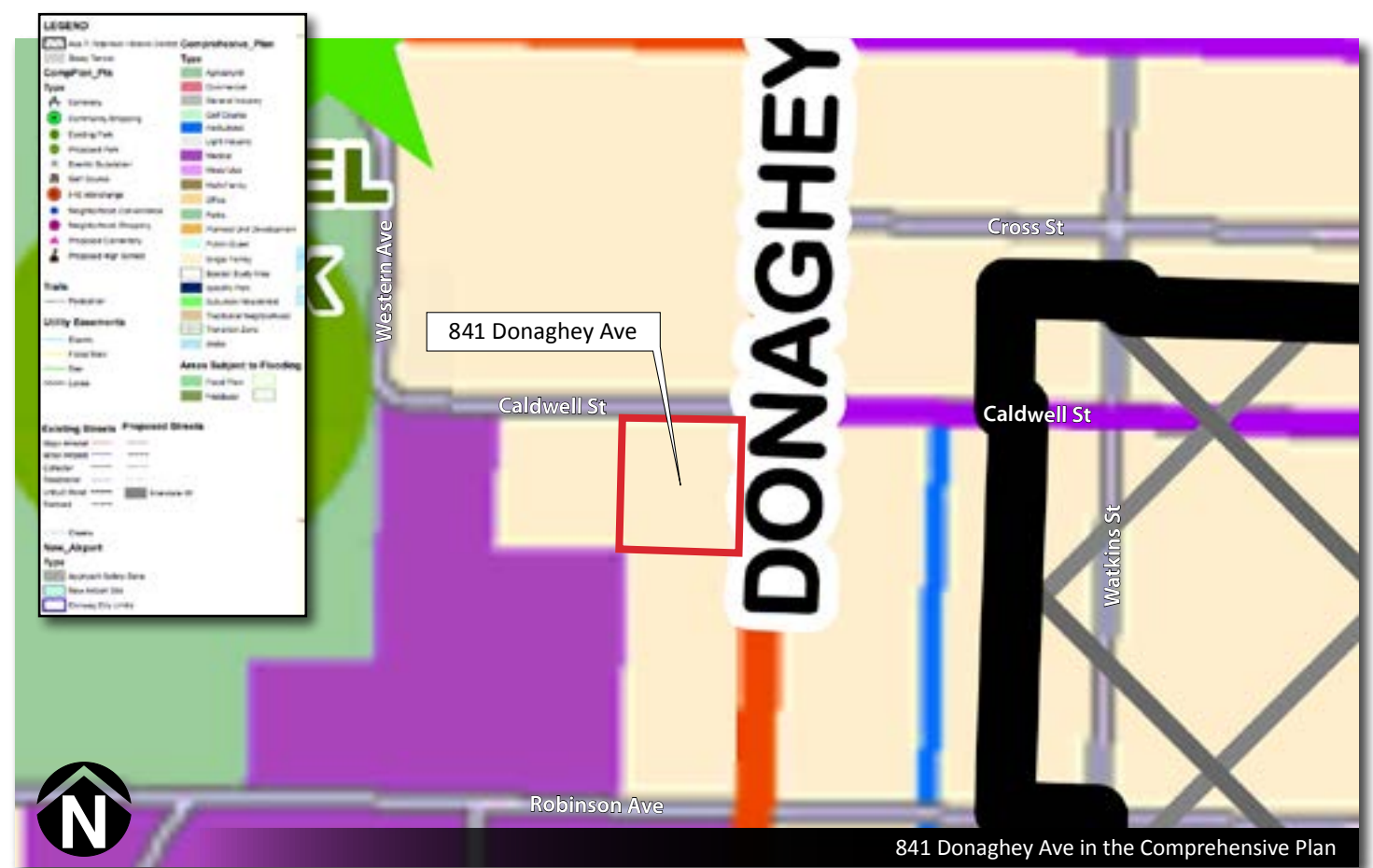


STAFF COMMENTS

The applicant is seeking a rezoning from R-2A (Large Lot Duplex Residential District) to O-2 (Quiet Office District) with plans to construct a new office and retail center. The main problem for this location is access and the existing amount of traffic moving through the Donaghey/Caldwell intersection.

STAFF RECOMMENDATIONS

Planning Staff recommends approval of this request for office zoning. This request is congruent with the Donaghey Corridor Study. Professional and doctor's offices would be appropriate use in the location provided the site can be developed and managed in a way to alleviate traffic concerns in this area with an increase in density and new development.



1C HOLLOWAY ENGINEERING REQUEST TO REZONE FROM R-2A TO O-2

View of property from intersection of Donaghey Ave & Caldwell St looking SW



Properties adjacent to the N (across Caldwell St)



Properties adjacent to the E (across Donaghey Ave)



Property adjacent to the S



Property adjacent to the W



1D HOLLOWAY ENGINEERING REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW RESTRICTED RETAIL IN O-2 ZONE

HOLLOWAY ENGINEERING REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW RESTRICTED RETAIL IN AN O-2 ZONE FOR PROPERTY LOCATED AT 841 DONAGHEY AVENUE

APPLICANT
 Holloway Engineering
 200 Casey Dr
 Maumelle AR 72113

STAFF REVIEW BY
 Jason Lyon, Assistant Director of Planning and Development
 1201 Oak St
 Conway, AR 72032

SITE DATA
Location. 841 Donaghey Avenue

Site Area. ±1.00 acres

Current Zoning. R-2A (Large Lot Duplex Residential); seeking rezoning to O-2 (Quiet Office District) on this agenda.

Requested Conditional Use. Restricted Retail in O-2 (Quiet Office) Zone

Existing Structures. One single-family residence in poor condition.

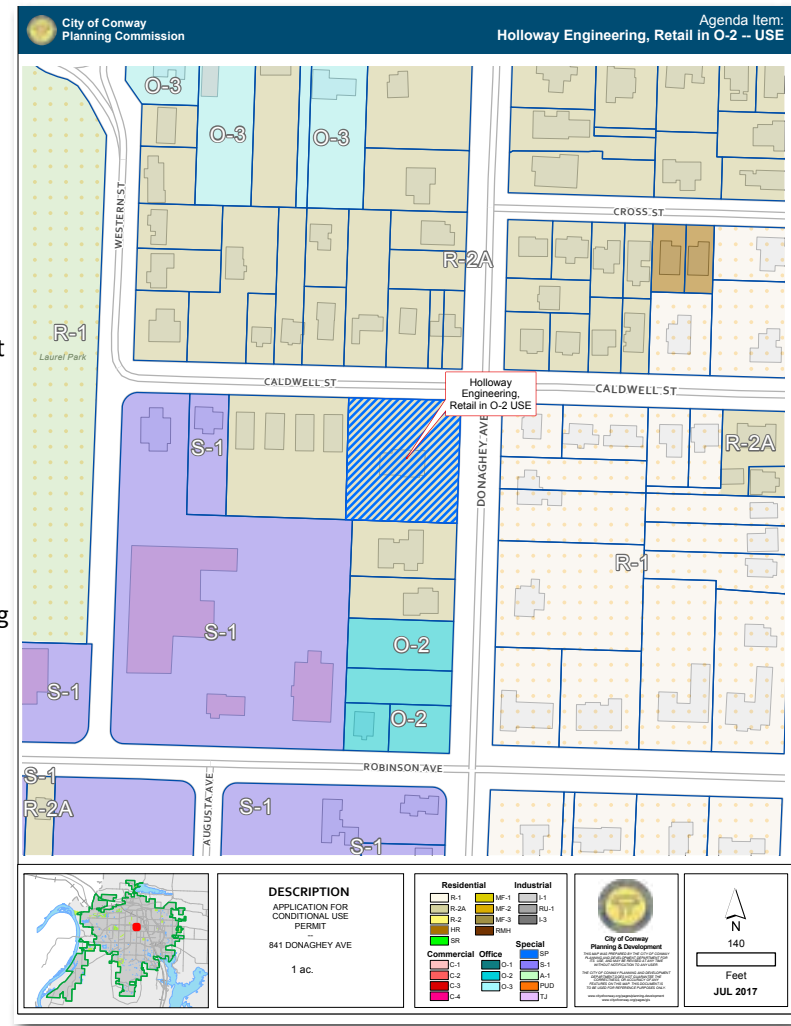
Overlay. The property is within the Old Conway Design Overlay District.

Comprehensive Plan. The 2004 Comprehensive Plan shows this area as appropriate for single family residential. However, the 2010 Donaghey Corridor study (not formally approved by the City Council) shows this parcel as appropriate for restricted office via conditional use permit. The Corridor Study shows the long term plan as a T-4 zone (transition zone). The T4 zone would allow retail along with office use.

Projected Traffic Impact. With a rezoning to O-2, a 7000 square foot office building, could potentially generate 77 (general office use) to 200 vehicle trips per day (medical office use). Donaghey can accommodate the additional traffic, but Caldwell would be taxed due to its more residential nature. If the entire 7000 square feet of space were used as retail, traffic generation of 300 vehicle trips per day could be expected. If the center has a mix of 50% retail and 50% office space, around 200 vehicle trips per day could be expected.

Flood\Drainage. No flood issues on this property.

Utility Infrastructure. The applicant will need to coordinate utilities with Conway Corporation for the area to ensure that existing infrastructure can handle new higher density growth..

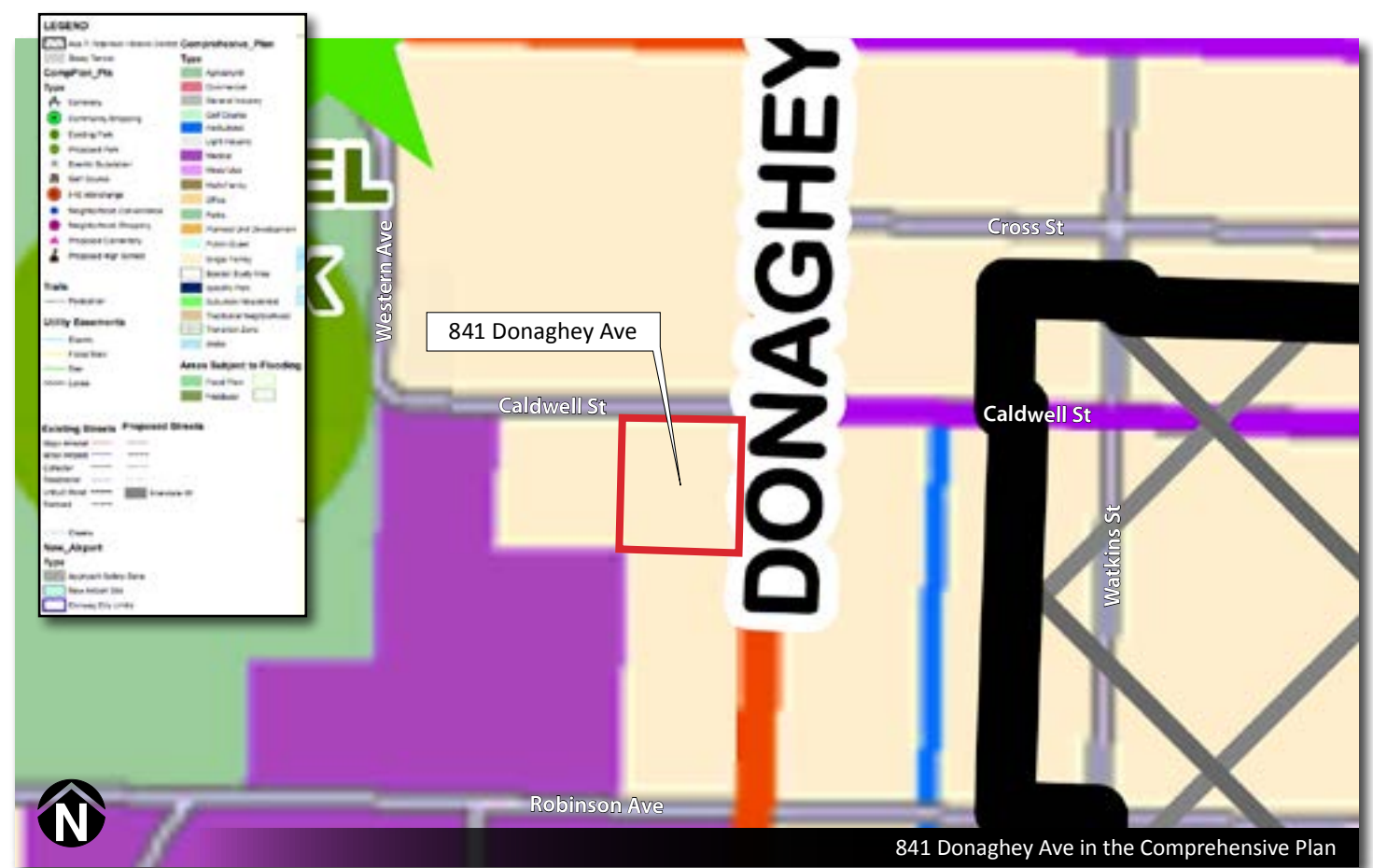


Street Improvement. There are no current plans for this area, however the Donaghey Caldwell intersection would be looked at for a future roundabout. Any new development on this property could require right of way dedication for a roundabout and the construction of sidewalks along Donaghey and Caldwell.

Conway 2025. Not applicable.

STAFF COMMENTS
 Along with a rezoning from duplex to office, the applicant is seeking a conditional use permit for restricted retail with plans to construct a new office and retail center. The main problem for this location is access and the existing amount of traffic moving through the Donaghey/Caldwell intersection. The types of retail business will play a major role in the amount of parking, vehicle, and pedestrian traffic generated upon full build out.

continued on page 16



1D HOLLOWAY ENGINEERING REQUEST FOR CONDITIONAL USE PERMIT

STAFF RECOMMENDATIONS

An initial rezoning to O-2 is congruent with development around the property and the Donaghey Corridor study. However, there has been no commercial activity allowed in this area of Donaghey. A similar development would be the intersection of Donaghey and Bruce, which is UCA property. Prior to UCA's Donaghey Hall, a commercial component existed with the old Papa John's. With the right percentage of office and retail, the project should not negatively affect the surrounding properties. If the mix becomes more retail than office, the tipping point could be reached with increased traffic at an already congested intersection. The long term vision of the Donaghey Corridor Study sees the area used in a retail capacity. The long term vision also includes area street improvements. As stated in the prior rezoning request, Planning Staff sees no issues with office use, but would be hesitant on full retail use. The most intense use would likely be a sit down eating place or general store. Traffic generation, whether retail or office, is similar, however, office allows a transition zone with respect to surrounding residences.

Recommended Conditions.

1. Limited amount of retail; no more than 50% of lease space square footage shall be retail.
2. At a maximum, 1 curb cut shall be allowed per street frontage, shared access agreements must be sought with adjacent property owners.
3. Design plans shall be approved by Conway Historic District Commission.
4. A privacy fence shall be constructed along the south and west property lines.

1E REQUEST TO AMEND CONWAY ZONING ORDINANCE SECTION 401.4.C

**ZONING ORDINANCE AMENDMENT
R-1 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT
LOT SIZE & LOT COVERAGE**

STAFF REVIEW BY

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

STAFF COMMENTS

General Description.

Due to requests from area developers, Planning Staff have been examining possible changes to the zoning and subdivision ordinances to allow an increase in density in single family residential development. The need for reduced lot sizes is partly due to a desire by the public to have larger homes on smaller lots and as a method to create more affordable housing with ever increasing lot infrastructure development costs.

There are several methods to increase residential density. Among these methods are reductions in lot sizes, street rights of way, setbacks, lot coverages, etc. Decreases in street rights of way causes problems with parking and fire protection. A decrease in street fronting setbacks decreases the available area for sidewalks and utilities. After taking comments from the City Engineer, Conway Corporation, the Fire Marshal, and local developers, a reduction in the minimum allowed lot size seems most effective to slightly increase single family residential density.

Currently, an "inline" or "interior" lot in an R-1 single family residential zoning district must be at least 7500 square feet in size and have at least 60 feet of street frontage. A 7500 s.f. lot 60 feet wide creates a 125 foot deep lot. The proposed 6000 square foot lot area with 60 feet of street frontage, creates a 100 foot deep lot. Corner lots would remain at 7500 square feet minimum area. This is due to the requirement that one leg of a corner lot be at least 75 feet and the lot depth be at least 100 feet.

With all setbacks remaining the same; 25 foot front and rear yards, 25 foot street side, and 6 feet interior side, an interior lot's buildable area will decrease from 3600 s.f. to 2400 s.f. This will cause a decrease in the rear yard size. Corner lot's buildable area will not change.

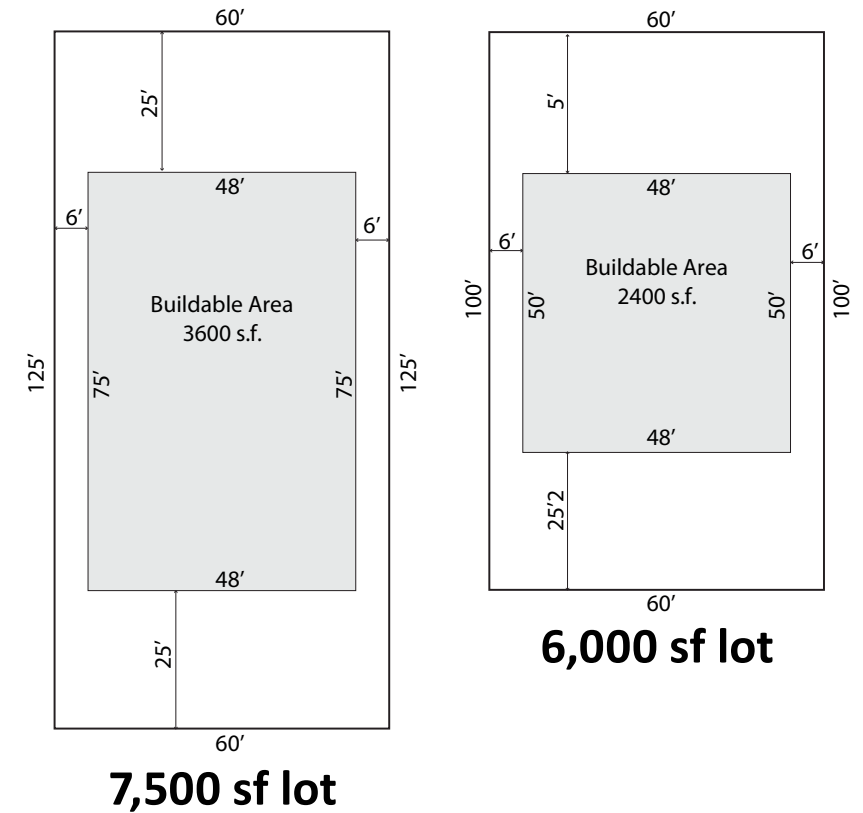
With a decrease in lot size, the maximum allowed lot coverage should be examined. Lot coverage is the measure of building "footprint's" -i.e. the amount of lot covered by structures. Currently, 35% lot coverage is allowed. With a decrease in buildable area due to smaller lot size, it would seem appropriate to increase the lot coverage to 40%. 40% lot coverage will match the allowable buildable area for an interior 60' x 100' lot. 40% lot coverage is already allowed on corner lots.

It should be noted that Conway's duplex zones allow a single family residence to be placed on a 50 foot wide 6000 s.f. lot. The Historical Residential zone allows a single family residence to be placed on a 50 foot wide by 5000 s.f. lot.

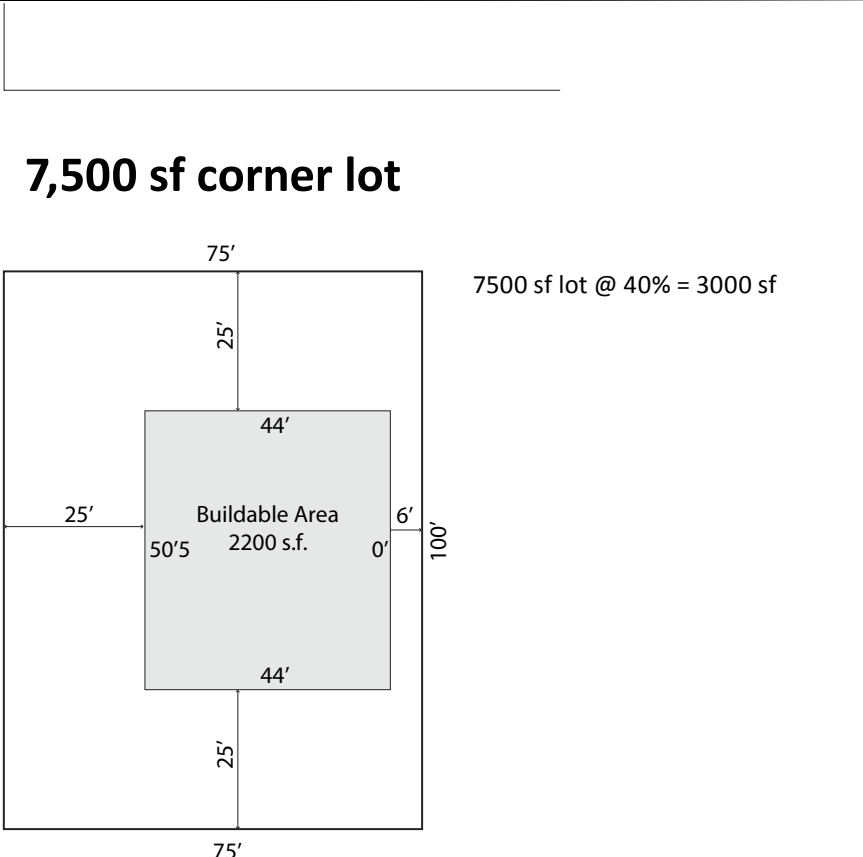
1E REQUEST TO AMEND CONWAY ZONING ORDINANCE SECTION 401.4.C

Inline Interior Lot

- 7500 sf lot @ 35% = 2625 sf
- 6000 sf lot @ 35% = 2100 sf
- 6000 sf lot @ 40% = 2400 sf



Corner Lot



1E REQUEST TO AMEND CONWAY ZONING ORDINANCE SECTION 401.4.C

Conway Zoning Ordinance O-94-54, Section 401.4.C Lot, Yard, and Height Regulations

ZONING DISTRICT	BUILDINGS OR STRUCTURES	MINIMUM LOT AREA SQ. FT.	MIN. LOT PER FAMILY	MIN. LOT WIDTH MAIN BLDG. & ALL ACCESSORY BUILDINGS	MAXIMUM LOT COVERAGE INCLUDING STRUCTURE	MINIMUM FRONT SETBACK FT.	YARDS MINIMUM SIDE YARD SETBACKS		MINIMUM REAR SETBACK FT.	MAXIMUM NO. OF STORIES	MAX. HEIGHT FT.*
							INTERIOR FT.	EXTERIOR FT.			
R-1	All Except Accessory*	7,500 6,000	7,500 6,000	60	30-35% ⁽⁹⁾ 40% (Ordinance No. O-06-35)	25	8	6	25	2.5	35
R-2A	Two-Family – Duplex	10,000	5,000	100	30%(1)	40	10	25	20	2.5	35
	Single-Family – Detached	6,000	6,000	50	30%(1)	25	6	25	20	2.5	35
	All Others Except Accessory*	10,000	-	100	30%(1)	40	10	25	20	2.5	35
R-2	All Except Accessory*	6,000	3,500(8)	50	30%(1)	25	6	25	20	2.5	35
SR	All Except Accessory*	14,500	14,500	100	30%(1)	25	8	25	25	3	42
HR	Single-Family – Detached	5,000	5,000	50	30%(1)	25	6	25	20	2.5	35
	Two-Family – Duplex	10,000	5,000	100	30%(1)	25	6	25	20	2.5	35
	All others	5,000	5,000	50	30%(1)	25	6	25	20	2.5	35
MF-1	Multi-Family	10,890	3,630	60	30%(1)	25	15(2)	25	25	2.5-3	35
	Two-Family – Duplex	7,260	3,630	60	30%(1)	25	6	25	25	2.5-3	35
	Single-Family – Detached	6,000	6,000	60	30%(1)	25	6	25	25	2.5-3	35
	Zero Lot Line	4,800	4,800	40	30%(1)	25	10(0)(3)	25	25	2.5-3	35
	All Others Except Accessory*	6,000	-	60	30%(1)	25	6	25	25	2.5-3	35
<i>(Ordinance No. O-05-27)</i>											
MF-2	Multi-Family	7,260	2,420	60	30%(1)	25	15(2)	25	25	2.5-3	35
	Two-Family – Duplex	6,000	3,000	60	30%(1)	25	6	25	25	2.5-3	35
	Single-Family – Detached	6,000	6,000	60	30%(1)	25	6	25	25	2.5-3	35
	Zero Lot Line	4,000	4,000	40	30%(1)	25	10(0)(3)	25	25	2.5-3	35
	All Others Except Accessory*	6,000	-	60	30%(1)	25	6	25	25	2.5-3	35
<i>(Ordinance No. O-05-27)</i>											
MF-3	Multi-Family	6,000	1,815	60	30%(1)	25	15(2)	25	25	2.5-3	35
	Two-Family – Duplex	6,000	3,000	50	30%(1)	25	6	25	25	2.5-3	35
	Single-Family – Detached	6,000	6,000	50	30%(1)	25	6	25	25	2.5-3	35
	Zero Lot Line	4,000	4,000	40	30%(1)	25	10(0)(3)	25	25	2.5-3	35
	All Others Except Accessory*	6,000	-	50	30%(1)	25	6	25	25	2.5-3	35
<i>(Ordinance No. O-05-27)</i>											
RMH	Mobile Home – Subdivision*	3,800	3,800	38	30%(1)	25	5	20	15	1	15
	Mobile Home – Park*	2 acres	3,800(5)	38(6)	30%(1)	20(7)	10(7)	20(7)	20(7)	1	15

*See Article 601 Special Provisions Conditions Applying to Uses

- (1) The lot coverage may be 35% on an exterior or corner lot.
- (2) Interior side yard setbacks shall be no less than fifteen (15) feet or equal to the height of the building (measured from the ground to halfway between the eave and the ridge or to the top of the parapet (wall), whichever is greater.
- (3) On Zero Lot Line structures, one side yard setback must be no less than ten (10) feet, and the other side yard setback must be zero (0) feet. No openings shall be allowed in the wall abutting the zero lot line setback. If two dwellings abut the same zero lot line, a fire wall, as called for by the Building Code is required.
- (4) Corner lots shall be at least seventy-five (75) feet wide at the building line to allow for side street building lines, except for corner lots in mobile home subdivisions, which shall be at least fifty-eight (58) feet wide at the building line.
- (5) Minimum area for each space for each mobile home.
- (6) Minimum width for a mobile home space. Corner mobile home spaces must be a minimum of fifty-two (52) feet wide at the building line.
- (7) Minimum setbacks from the perimeter property lines of the mobile home park and from the boundaries of each mobile home space.
- (8) The minimum lot area per family may be reduced to 3,125 square feet per family if a conditional use permit to allow this reduction is granted through the conditional use permit procedures established in this ordinance. (Ordinance No. O-02-153)
- ~~(9) The lot coverage may be 40% on an exterior or corner lot in R-1 single-family residential.~~

PLANNING 101



Donaghey Corridor Study

A study of the Donaghey Avenue corridor from Prince Street south to Dave Ward Drive was conducted over a period of months ending in June 2010. The study was prompted by frequent requests from property owners to allow non-residential land uses along Donaghey. The study addressed land use along with design/form, transportation, and historic preservation. The study examined current conditions along Donaghey to determine feasible and desirable future development.

A detailed land use and transportation plan emerged from this study with both short and long range goals:

Current / Interim Plan. Recognizing that the redevelopment of Donaghey will take several years, a plan of action was suggested to begin the transition from residential to mixed use.

1. Issue conditional use permits for quiet office use on parcels that meet specific criteria. (Listed on page 30 of study and Appendix C - list of eligible parcels)
2. Allow adaptive reuse of viable structures. (Pages 7-8 and 30)
3. Allow on-street parking on Caldwell, Robinson, South, and Robins on an as needed basis. (Page 31)
4. Construct complete sidewalks on both sides of Donaghey. (Page 30)
5. Paint sharrows and/or place share-the-road signage in accordance with the Bicycle Master Plan. (Page 30)

Long-Range. The long range plan envisions a new urban streetscape with broad sidewalks and supporting structures between Dave Ward Drive and Bruce Street. Between Bruce and Prince, the urban form will slowly transition northward to a more residential form.

1. Expand Donaghey westward between Prince and Bruce to create a more urban streetscape complete with broad sidewalks and on-street parking. (Page 34)

2. Expand Donaghey both westward and eastward between Bruce and Dave Ward to create a parkway complete with four travel lanes, typical neighborhood sidewalks, and a landscaped median. (Page 36)
3. Create a Specific Plan (SP) district that standardizes design and form throughout the Corridor. (Pages 39-40 - design and form charts)
4. Include allowable land uses in the Specific Plan. (Page 41)

Ongoing. As Donaghey redevelops, the plan should be modified to better fit development and desired goals.

1. Monitor sites granted conditional use permits to determine the effects the permitted uses are having on neighborhood cohesion and traffic flow and volume.
2. Work with stakeholders on an ongoing basis to determine whether changes are necessary to the long-range plan. The plan should be revisited and updated regularly.

The entire Donaghey Corridor Study is available online: <http://cityofconway.org/pages/donaghey-corridor-study/>. This document has proven to be a good set of guidelines shaping the vision for Donaghey Avenue. UCA is currently working with the City to further define the southeast corner of Bruce and Donaghey to provide the appropriate streetscape for a new UCA mixed use development. This development along with other transitioning properties will create the desired urban environment that will provide new mixed use opportunities for the university and surrounding neighborhoods. Further work needs to be done to create a specific plan district regulated by a form based code.