

# AUGUST

Conway Planning Commission  
Staff Report



7:00pm • August 20, 2018 • 810 Parkway Avenue

# CONWAY PLANNING COMMISSION

Jerry Rye, Chairman

Justin Brown, Vice-Chairman

Wendy Shirar, Secretary

Brooks Freeman

Dalencia Hervey

Arthur Ingram

Bryan Quinn

Brandon Ruhl

Anne Tucker

Rhea Williams

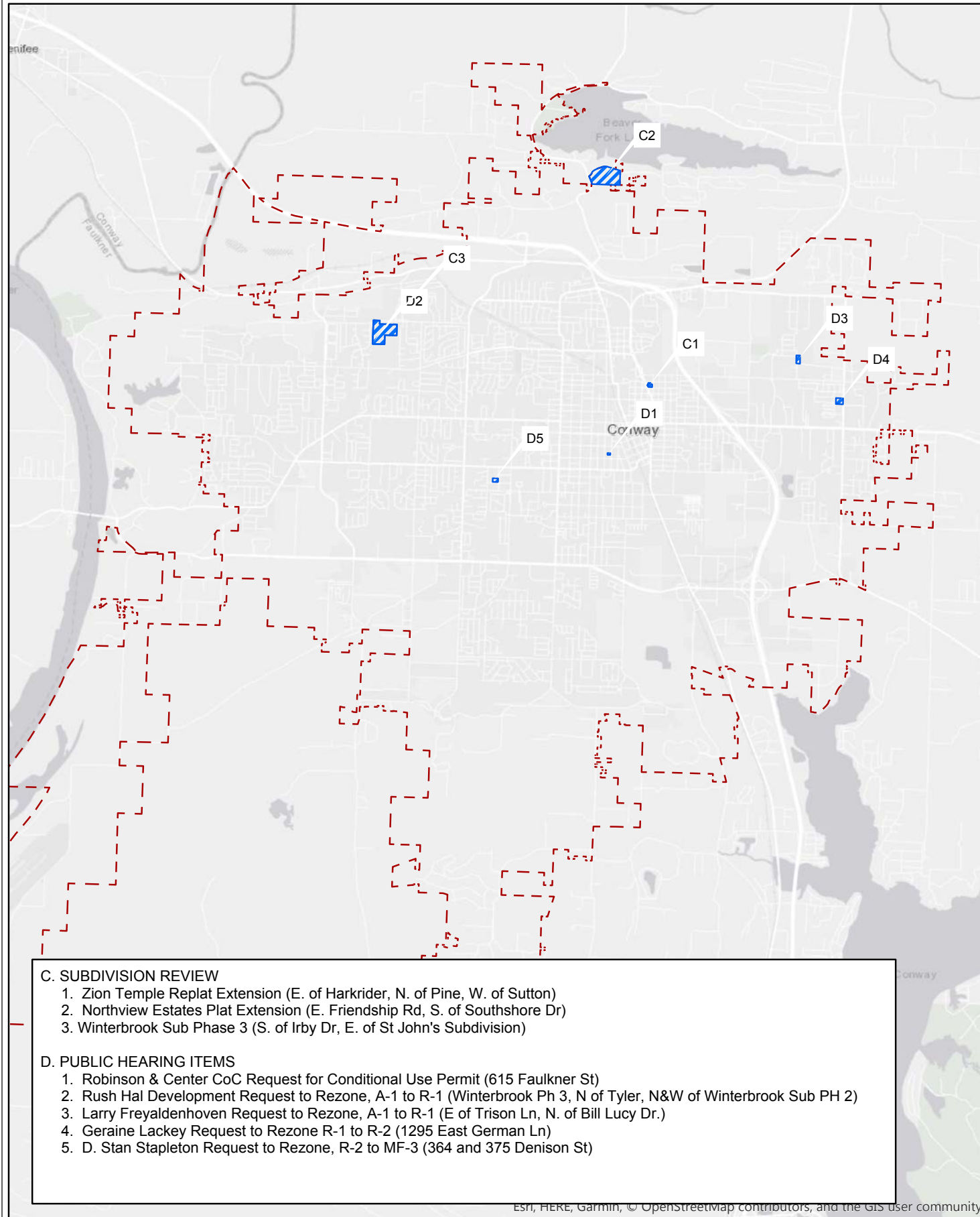
*Contact the Conway Planning Commission at [planningcommission@cityofconway.org](mailto:planningcommission@cityofconway.org)*

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 reviewed at tonight's Planning Commission meeting may be considered by the City Council as early as **August 28, 2018**.

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 and a public notice will be placed on the City's website: [www.cityofconway.org](http://www.cityofconway.org).

# CONWAY PLANNING COMMISSION AGENDA

August 20, 2018 • 7:00 pm • 810 Parkway Street



- A. Call to Order
- B. Approval of Minutes
  1. July 16, 2018
- C. Report from Subdivision Committee
 

**Subdivision Committee will meet prior to the Planning Commission at 6:30 pm in City Hall**

  1. Zion Temple Replat request for preliminary plat approval extension
  2. North View Estates request for preliminary plat approval extension
  3. Winterbrook Subdivision, Phase 3 request for preliminary plat approval
- D. Public Hearings
  1. Robinson & Center Church of Christ request for conditional use permit to allow religious activities in R-2A at 615 Faulkner St
  2. Rush-Hal Development request to rezone property, located South of Irby Dr, East of St. John's Subdivision, and immediately North of Winterbrook Subdivision Phase 2, from A-1 to R-1
  3. Freyaldenhoven request to rezone +/-2.16 acres, located at NE corner of the intersection of Trison Ln and Bill Lucy Dr, from A-1 to R-1
  4. Lackey request to rezone property, located at 1295 E German Ln, from R-1 to R-2
  5. Stapleton request to rezone property, located at 364 & 375 Denison St, from R-2 to MF-3
- E. Discussion
  1. Items as decided by the Planning Commission
- F. Adjourn

**Planning Staff Review reports to the Planning Commission**  
The following items (development reviews, minor subdivisions, plats filed for record, etc) 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:

- G. Development Reviews
  - Keller Johnson Offices, 810 N Creek Dr
  - Zion Temple Church, 850 Pine St
- H. Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)
  - Boulevard Addition Replat (P2018-00041)
  - Elry's Addition Replat (P2018-00042)
- I. Lot Splits, Lot Mergers, Minor Subdivisions, and Major Finals (submitted for review)
  - Willow Oak Manor Final (SUB2018JUL01)
  - Landmark Medical (SUB2018JUL04)
  - Princeton Replat (SUB2018JUL02)
  - Carmichael Place Final (SUB2018JUL05)
  - Lenderman Addition (SUB2018JUL03)

**C1 ZION REPLAT PRELIMINARY PLAT EXTENSION**

**ZION TEMPLE CHURCH OF GOD IN CHRIST REQUEST FOR EXTENSION OF PRELIMINARY SUBDIVISION APPROVAL OF ZION TEMPLE REPLAT**

**APPLICANT**

Central Arkansas Professional Surveying  
1021 Front St  
Conway, AR 72032

**OWNER**

Zion Temple Church of God in Christ  
860 Pine Street  
Conway, AR 72032

**STAFF REVIEW BY**

Scott Grummer, Planner  
1201 Oak St  
Conway, AR 72032

**SITE DATA**

**Location.** Portions of Blocks 1 & 2, Jones Addition and [previous] Zion Temple Replat. South part of block bordering Harkrider St, Pine St, and Sutton St.

**Site Area.** ±1.10 acres

**Current Zoning.** T-5 Urban (Northeast Old Conway Area Specific Plan)

**Existing Structures.** One duplex at 1316 Clayton St.

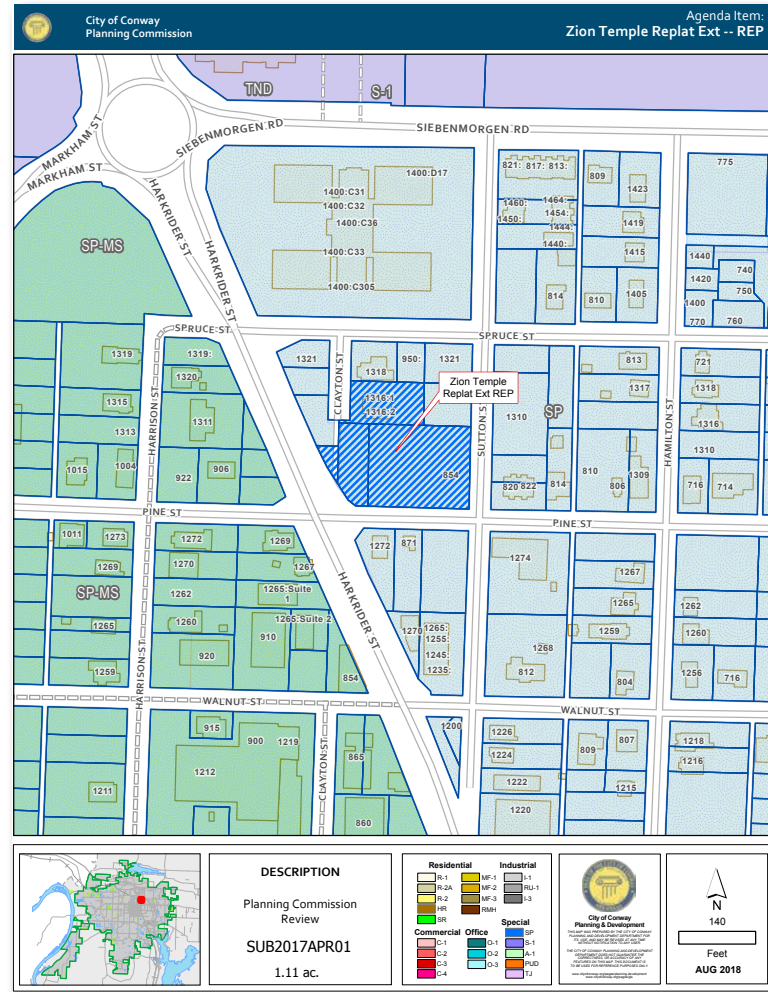
**Overlay.** None; part of the Northeast Old Conway Area Specific Plan.

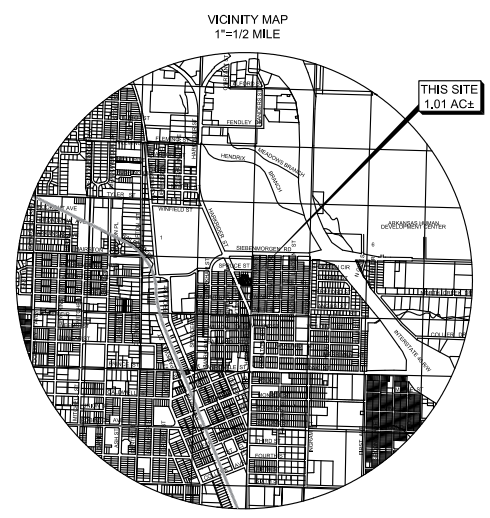
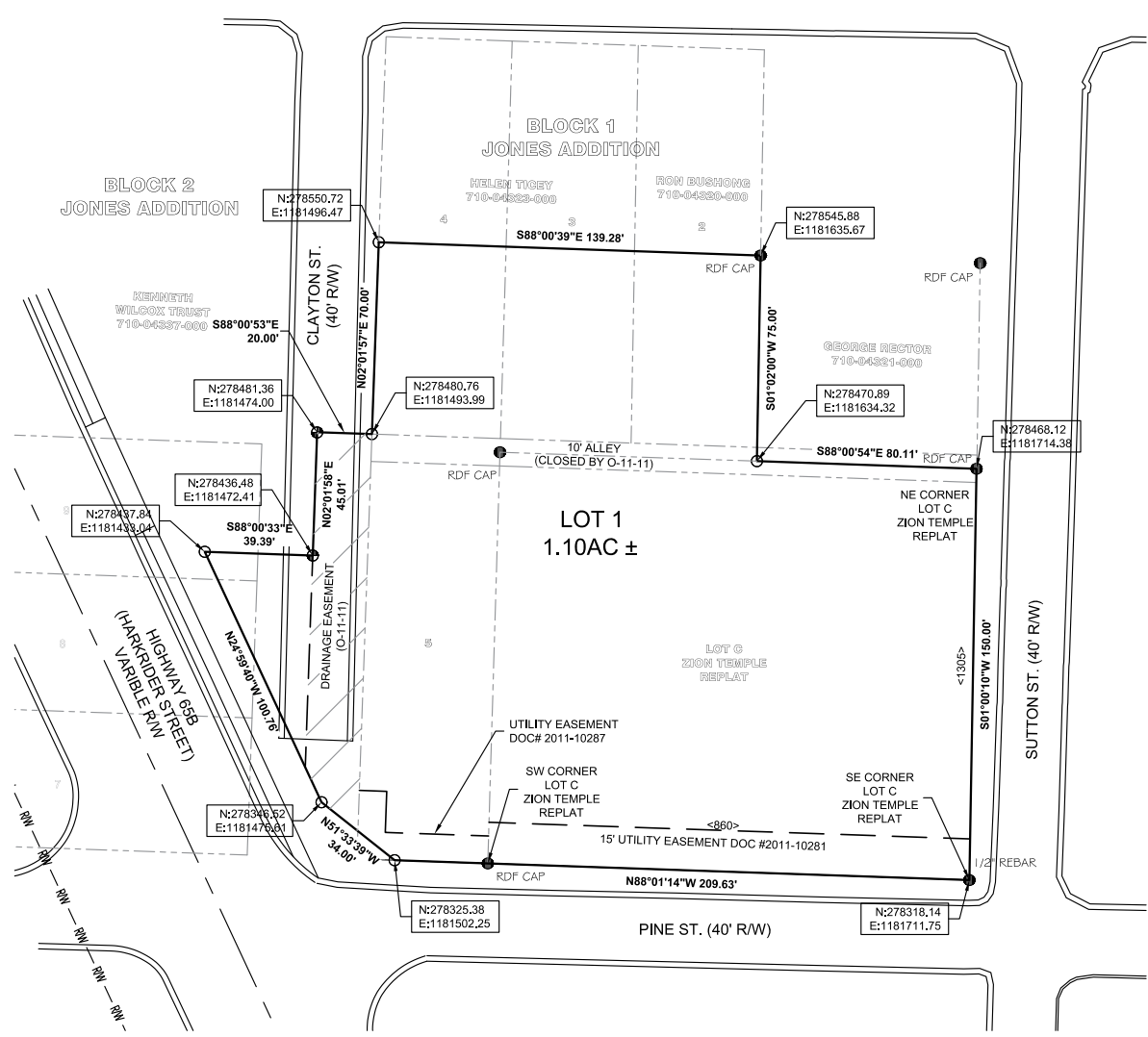
**STAFF COMMENTS**

Applicant has requested a one-year extension of the approval of the preliminary plat, granted 8/2/17. If approved, the plat will expire on 8/2/19.

**STAFF RECOMMENDATION**

Staff recommends approval of the extension request.





**LEGAL DESCRIPTION:**  
 LOT C OF THE ZION TEMPLE REPLAT AS SHOWN IN PLAT BOOK L, PAGE 244 IN THE RECORDS OF FAULKNER COUNTY, ARKANSAS, ALSO THE SOUTH HALF OF LOTS 2, 3, & 4, AND ALL THAT PART OF LOT 5, LYING EAST OF THE RIGHT OF WAY OF HIGHWAY 65B (HARKRIDDER STREET), BLOCK 1 OF JONES ADDITION, ALSO ALL THAT PART OF LOTS 7, 8, AND THE SOUTH 10 FEET OF LOT 9, LYING EAST OF THE RIGHT OF WAY OF HIGHWAY 65B (HARKRIDDER STREET) BLOCK 2 OF JONES ADDITION AS SHOWN IN PLAT BOOK A, PAGE 46 IN THE RECORDS OF FAULKNER COUNTY, ARKANSAS, ALSO THAT PORTION OF CLAYTON STREET RIGHT OF WAY CLOSED BY CONWAY CITY ORDINANCE 0-11-11 ADJACENT TO SAID LOTS 5, 7, 8, AND THE SOUTH 10 FEET OF LOT 9, ALSO THAT PORTION OF AN ALLEY CLOSED BY CONWAY CITY ORDINANCE 0-11-11 ADJACENT TO SAID LOTS 2, 3, 4, 5, AND LOT C.

**SIDEWALK CONSTRUCTION REQUIREMENTS:**  
 SIDEWALKS MUST BE A MINIMUM OF FIVE FEET WIDE AND LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, WITH THE EDGE CLOSEST TO THE STREET LOCATED FIVE AND ONE-HALF FEET FROM THE BACK OF THE CURB.  
 SIDEWALKS SHALL LINK SIDEWALKS OF ADJOINING LOTS SO AS TO PROVIDE A CONTINUOUS "RIBBON" OF PEDESTRIAN ACCESS THROUGHOUT THE COMMUNITY.  
 ALL SIDEWALKS SHALL BE HANDICAPPED ACCESSIBLE TO PUBLIC STREETS AT STREET CORNERS. SIDEWALKS SHALL MEET AMERICAN DISABILITY ACT STANDARDS.  
 SIDEWALKS ALONG STREETS CLASSIFIED AS A COLLECTOR OR ABOVE SHALL BE CONSTRUCTED BY THE SUBDIVISION DEVELOPER CONCURRENTLY WITH CONSTRUCTION OF THE OTHER SUBDIVISION INFRASTRUCTURE.  
 SIDEWALKS ALONG STREETS CLASSIFIED AS RESIDENTIAL SHALL BE CONSTRUCTED BY THE HOMEOWNER/BUILDER. THE SIDEWALK SHALL BE INSTALLED PRIOR TO THE FINAL INSPECTION AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS ON LOTS THAT ARE NOT BUILT OUT WITHIN THREE (3) YEARS OF FINAL PLATTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.  
 IF, DURING THE CONSTRUCTION OF A BUILDING OR ANY OTHER IMPROVEMENTS UPON A LOT OR BY ANY OTHER ACTIONS, THE SIDEWALK(S) ARE DAMAGED, THE PARTY RESPONSIBLE FOR THE CONSTRUCTION OR OTHER ACTIONS SHALL REPAIR THE SIDEWALK(S) TO THE SATISFACTION OF THE CITY.

**CERTIFICATE OF OWNER**

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, RIGHTS OF WAY, AND EASEMENTS AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
 ZION TEMPLE CHURCH  
 OF GOD IN CHRIST  
 P.O. BOX 1288  
 CONWAY AR, 72033

SOURCE OF TITLE: DOC # 2001-22128  
 DOC # 2005-27903  
 DOC # 2007-19541  
 DOC # 2016-13053

**CERTIFICATE OF RECORDING**

THIS DOCUMENT FILED FOR RECORD \_\_\_\_\_ DAY, 2017

IN PLAT BOOK NO. \_\_\_\_\_ PAGE \_\_\_\_\_

SIGNED \_\_\_\_\_  
 CRYSTAL TAYLOR  
 FAULKNER COUNTY CIRCUIT CLERK

**CERTIFICATE OF SURVEYING ACCURACY**

I, ROBERT D. FRENCH, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
 REGISTERED LAND SURVEYOR  
 NO. 1363  
 STATE OF ARKANSAS

**CERTIFICATE OF FINAL PLAT APPROVAL**

PURSUANT TO THE CONWAY SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: \_\_\_\_\_

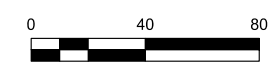
SIGNED: \_\_\_\_\_  
 DIRECTOR, CONWAY PLANNING,  
 BRYAN PATRICK

**GENERAL NOTES:**

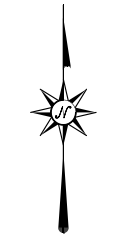
1. LOT DIMENSIONS GIVEN ON CORNER LOTS ARE TO THE POINT OF INTERSECTION.
2. ALL ROUNDED CORNERS ARE 28' RADII UNLESS OTHERWISE NOTED.
3. THIS PROPERTY SURVEYED ON 05/10/2017
4. RATIO CLOSURE ERROR: MEETS MINIMUM RELATIVE POSITIONAL ACCURACY STANDARDS FOR THE STATE OF ARKANSAS.
5. THIS PROPERTY ZONED .
6. THIS PROPERTY SERVICED BY CONWAY CORPORATION UTILITIES - WATER AND SEWER.
7. ALL LOTS SHALL SLOPE TO A STREET AND/OR DRAINAGE EASEMENT.

**LEGEND**

- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR W/CAP (1363)
- ⊕ SET PK NAIL
- BOUNDARY
- - - EASEMENT (AS NOTED)



BEARINGS ESTABLISHED BY STATE PLANE COORDINATES HARN 97(NAD 83) ARKANSAS NORTH ZONE



<b>ZION REPLAT</b>	
CITY OF CONWAY LOT PLAN	
CENTRAL ARKANSAS PROFESSIONAL SURVEYING	SHEET NO. <b>1 OF 1</b>
OFFICE (501) 513-4800 MOBILE (501) 472-2862 FAX (501) 513-0900	SCALE <b>1"=40'</b>
P.O. BOX 298 CONWAY, AR 72033	DATE <b>07/27/2017</b>
ROBERT D. FRENCH P.L.S. 1363	

Preliminary Plat

P:\Subdivisions\BURNS ADDITION\BLOCK 14\ZION TEMPLE.dwg

**C2 NORTH VIEW ESTATES PUD PRELIMINARY PLAT EXTENSION**

**HAWKS INVESTMENT COMPANY REQUEST FOR EXTENSION OF PRELIMINARY SUBDIVISION APPROVAL OF NORTH VIEW ESTATES PUD, PHASE 1**

**APPLICANT**

Hawks Investment Company  
2111 E German Lane  
Conway, Arkansas 72032

**STAFF REVIEW BY**

Scott Grummer, Planner  
1201 Oak St  
Conway, AR 72032

**SITE DATA**

**Location.** ±47.08 acres east of AR Hwy 25 and south of Southshore Lane; immediately north of North Woods Estates PUD.

**Site Area.** ±47.08 acres

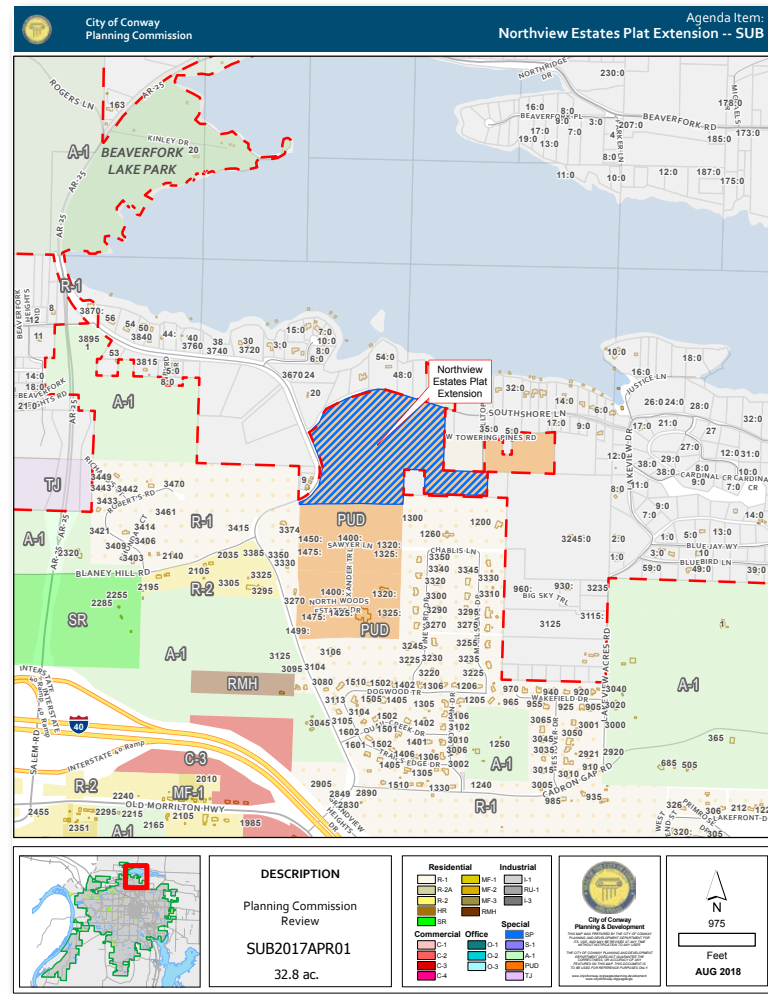
**Current Zoning.** PUD (Planned Unit Development)

**Existing Structures.** None.

**Overlay.** None.

**STAFF COMMENTS**

North View Estates has requested an extension for the Preliminary Plat which was conditionally approved by Planning Commission on April 17th, 2017, and expired on April 17th, 2018. Issues dealing with the clients annexation of land, as well as challenges meeting City Engineering approval on Street and Drainage requirements due to the terrain and annexation issues, caused this preliminary plat approval to be delayed. The Client and City have determined that phasing this development is in the best interest of the project to allow time for the developer to work through the challenges that will impact what will be the 2nd phase of development. The client is moving forward with finalizing the Phase I Preliminary Plat for approval by the City, which plat is consistent with what was approved by Planning Commission. The new proposed expiration date for this Preliminary Plat will be April 17th, 2019, being one year from the original expiration.

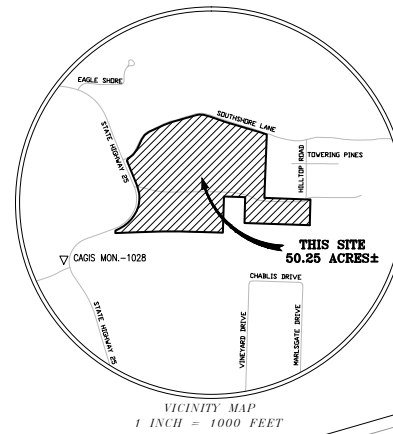


Aerial View of North View Estates PUD Phase 1

# NORTH VIEW ESTATES P.U.D. PHASE I

Lying in Section 25, T-6-N, R-14-W  
Faulkner County, Arkansas

LINE	BEARING	DISTANCE
L1	N 51°31'14"	14.53
L2	N 33°28'22"	62.89
L3	N 33°30'06"	65.13
L4	N 53°58'02"	68.23
L5	N 65°18'05"	83.95
L6	N 69°09'53"	82.37
L7	N 74°07'24"	64.21
L8	N 73°53'08"	29.28
L9	N 78°15'19"	63.71
L10	S 86°00'21"	52.20
L11	S 74°43'39"	79.96
L12	S 73°26'27"	26.11
L13	N 83°35'56"	31.94
L14	N 65°20'31"	120.04
L15	N 74°56'23"	71.29
L16	N 78°09'37"	25.11
L17	N 06°35'24"	123.93
L18	N 00°45'13"	140.95
L19	N 03°10'43"	97.98
L20	N 03°10'43"	10.23
L21	N 02°42'14"	81.88
L22	N 05°15'22"	81.66
L23	N 18°42'27"	57.46
L24	N 42°47'12"	72.76
L25	N 52°32'09"	125.35
L26	N 78°09'37"	25.11
L27	N 81°56'18"	68.14
L28	N 78°07'00"	32.33
L29	S 88°05'28"	48.59
L30	S 78°09'37"	34.93
L31	S 75°25'50"	76.17
L32	N 46°34'13"	63.22
L33	N 46°34'13"	63.22
L34	S 88°35'09"	38.44
L35	S 88°35'09"	75.18
L36	N 84°48'54"	41.45
L37	S 71°01'17"	7.75
L38	S 79°46'08"	27.79
L39	S 79°46'08"	1.49
L40	S 46°34'13"	6.15
L41	N 01°41'54"	30.56
L42	N 64°30'28"	58.76
L43	N 59°07'30"	56.43
L44	N 51°18'55"	64.92
L45	N 44°10'52"	59.08
L46	N 36°43'22"	52.57
L47	N 30°15'50"	69.90
L48	N 20°23'46"	63.70
L49	N 11°07'07"	36.73
L50	N 06°20'48"	43.60
L51	N 00°51'51"	44.45
L52	N 06°04'52"	56.49
L53	S 83°30'56"	43.87



**Legal description for North View Estates P.U.D.**  
Being a part of the NE1/4 and part of the NW1/4 SE1/4 and part of the NE1/4 SW1/4 and part of the SE1/4 NW1/4 all in Section 25, T-6-N, R-14-W, Faulkner County, Arkansas more particularly described as follows:

Beginning at the SW corner of said NE1/4 Section 25, T-6-N, R-14-W, thence S01°38'03"W 443.97 feet; thence N88°14'43"W 264.00 feet; thence N88°21'45"W 264.00 feet; thence N89°53'16"W 197.94 feet; thence S88°13'33"W 66.00 feet; thence S88°09'13"W 264.00 feet; thence S87°49'09"W 262.69 feet; thence N01°14'54"E 30.56 feet to the Eastern right of way of Arkansas State Highway 25; thence continuing along said right of way the following courses: N64°30'28"E 58.76 feet; thence N89°07'30"E 56.43 feet; thence N51°18'55"E 64.92 feet; thence N44°10'52"E 59.08 feet; thence N36°43'22"E 52.57 feet; thence N30°15'50"E 69.90 feet; thence N20°23'46"E 63.70 feet; thence N11°07'07"E 36.73 feet; thence N06°20'48"E 43.60 feet; thence N00°51'51"E 44.45 feet; thence N06°04'52"E 56.49 feet; thence N14°18'47"E 89.00 feet; thence N22°17'33"W 323.76 feet; thence leaving said right of way of Old Arkansas State Highway 25 along a curve the chord bearing of N18°25'45"E 41.10 feet to the Southern right of way of Southshore Lane; thence continuing along said right of way of Southshore Lane the following courses: N59°09'02"E 14.53 feet; thence N51°31'14"E 62.89 feet; thence N35°28'22"E 80.39 feet; thence N25°02'47"E 132.24 feet; thence N53°25'45"E 418.42 feet; thence S72°03'01"E 94.65 feet to a point N02°14'53"E 5.60 feet from a found chair leg; thence leaving said right of way of Southshore Lane the following courses: S52°14'53"W 777.90 feet; thence S87°57'49"E 481.36 feet; thence along a curve the chord bearing of N69°18'12"E 52.20 feet; thence S74°43'39"E 79.96 feet; thence S70°48'41"E 193.88 feet; thence S73°26'27"E 26.11 feet; thence S87°26'27"E 26.11 feet; thence S87°45'20"E 201.15 feet to a set 1/2" rebar (APLS #1243); thence S87°45'20"E 201.15 feet to a set 1/2" rebar (APLS #1243); thence N00°06'23"E 201.15 feet to a set 1/2" rebar (APLS #1243); thence S87°45'20"E 129.74 feet to a found iron pin; thence N00°52'37"W 50.18 feet to a found 3/4" pipe; thence N12°39'01"E 55.21 feet to a found 3/8" rebar; thence S85°39'40"E 101.95 feet to a found 3/8" rebar; thence S85°39'40"E 101.95 feet to a found 3/4" pipe; thence N85°26'43"E 164.63 feet to a found 3/8" rebar (PLS #1062); thence S01°39'57"W 545.55 feet to a found 3/8" rebar (PLS #1062); thence N88°03'29"W 429.70 feet to a found 5/8" rebar; thence N88°20'36"W 159.85 feet to a found 1/2" rebar; thence N87°58'50"W 259.81 feet to a found 1/2" rebar (PLS #1356); thence S01°34'13"W 315.02 feet to a set 1/2" rebar (APLS #1243); thence N88°03'26"W 599.95 feet to a set 1/2" rebar (APLS #1243); thence N88°02'37"W 200.01 feet to a set 1/2" rebar (APLS #1243); thence N01°31'39"E 306.39 feet to a found 1/2" rebar (APLS #1243); thence N88°00'46"W 259.95 feet to the point of beginning, having an area of 58.63 acres more or less. LESS AND EXCEPT THE FOLLOWING: Commencing at a found 1/2" rebar at the NE corner of said NE1/4 SW1/4, thence S01°38'03"W 443.97 feet; thence N88°14'43"W 264.00 feet; thence N88°21'45"W 264.00 feet; thence S88°13'26"W 65.98 feet; thence S88°09'13"W 264.00 feet; thence S87°49'09"W 262.69 feet to the West line of said SE1/4 NW1/4; thence along said West line, N01°14'54"E 30.56 feet to the East Right of Way of Old Arkansas State Highway #25; thence leaving said West line, along said Right of Way, N64°30'28"E 58.76 feet; thence N89°07'30"E 56.43 feet; thence N51°18'55"E 64.92 feet; thence N44°10'52"E 59.08 feet; thence N36°43'22"E 52.57 feet; thence N30°15'50"E 69.90 feet; thence N20°23'46"E 63.70 feet; thence N11°07'07"E 36.73 feet; thence N06°20'48"E 43.60 feet; thence N00°51'51"E 44.45 feet; thence N06°04'52"E 56.49 feet to a found 1/2" rebar on the North line of said NE1/4 SW1/4; thence leaving said Right of Way, along said North line, S88°17'31"E 1039.54 feet to the point of beginning, containing 11.55 acres more or less.

Subject to all roadways, easements and reservations that are of record or physically in place.

**Certificate of Owner**  
We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat all streets shown are a private 50 foot wide access, drainage and utility easement owned by the property owners association.

Date of Execution: \_\_\_\_\_

Owner/Developer: \_\_\_\_\_  
Hawks Investments Company  
2111 East German Lane  
Conway, AR 72032

Source of Title: Book 2015 Page 14671

**Certificate of Preliminary Plat Approval**  
This plat has been given preliminary plat approval only and has not been approved for recording purposes as a public record. This certificate shall expire on \_\_\_\_\_ (date).

Date of Execution: \_\_\_\_\_

Signed: \_\_\_\_\_  
Anne Tucker, Chairman  
Conway Planning Commission

**Certificate of Preliminary Surveying Accuracy**  
I Timothy P. Tyler, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown herein actually exist and their location, type and material are correctly shown and minimum requirements of the Arkansas Minimum Standards for Land Surveys have been met.

Date of Execution: \_\_\_\_\_

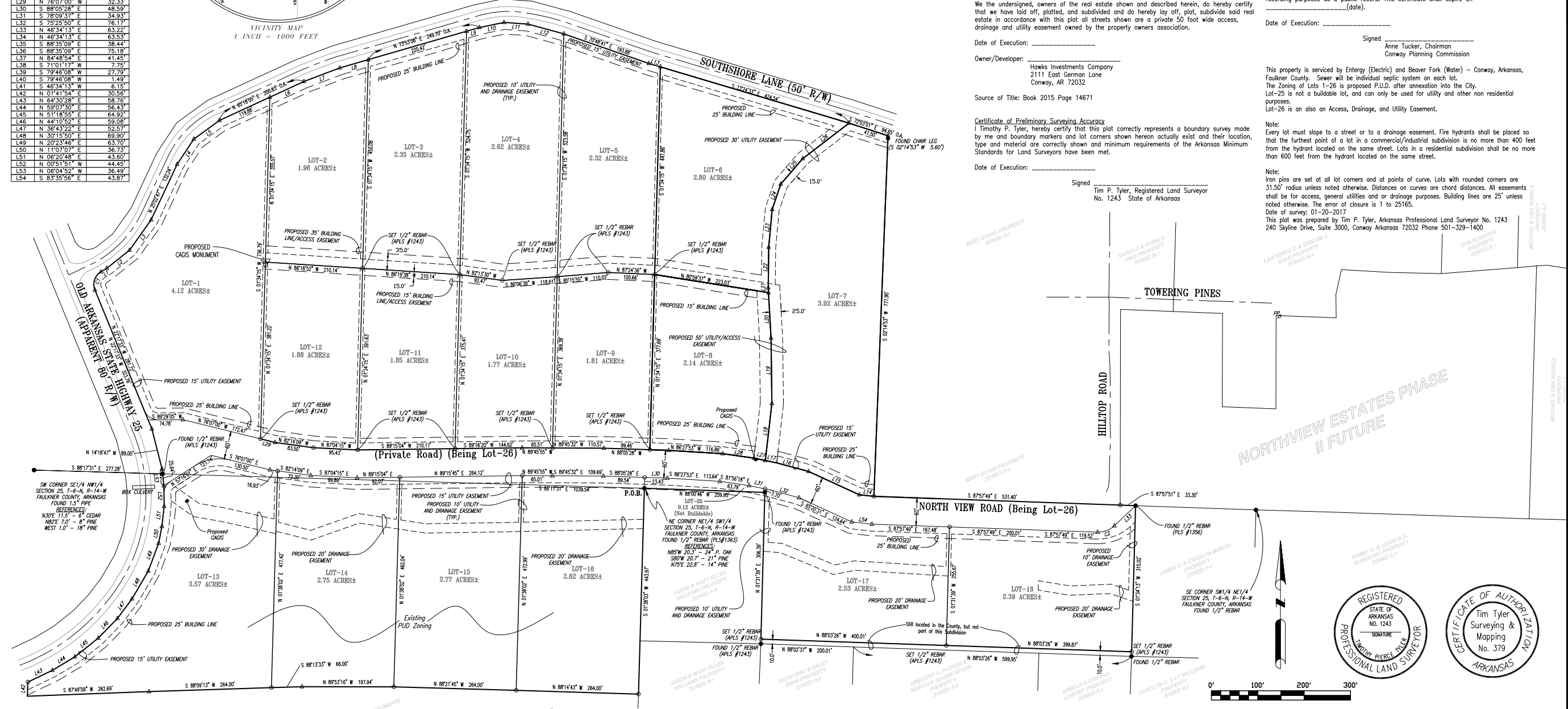
Signed: \_\_\_\_\_  
Tim P. Tyler, Registered Land Surveyor  
No. 1243 State of Arkansas

This property is serviced by Entergy (Electric) and Beaver Fork (Water) - Conway, Arkansas, Faulkner County. Sewer will be individual septic system on each lot. The Zoning of Lots 1-26 is proposed P.U.D. after annexation into the City. Lot-25 is not a buildable lot, and can only be used for utility and other non residential purposes. Lot-26 is an also an Access, Drainage, and Utility Easement.

Note:  
Every lot must slope to a street or to a drainage easement. Fire hydrants shall be placed so that the furthest point of a lot in a commercial/industrial subdivision is no more than 400 feet from the hydrant located on the same street. Lots in a residential subdivision shall be no more than 600 feet from the hydrant located on the same street.

Note:  
Iron pins are set at all lot corners and at points of curve. Lots with rounded corners are 31.50' radius unless noted otherwise. Distances on curves are chord distances. All easements shall be for access, general utilities and or drainage purposes. Building lines are 25' unless noted otherwise. The error of closure is 1 to 25165.

Date of survey: 01-20-2017  
This plat was prepared by Tim P. Tyler, Arkansas Professional Land Surveyor No. 1243  
240 Skyline Drive, Suite 3000, Conway Arkansas 72032 Phone 501-329-1400



**LEGEND**

- FOUND IRON PIN
- SET 1/2" REBAR (APLS #1243)
- ▲ FOUND MONUMENT (AS NOTED)
- △ CALCULATED POINT
- PP CI POWER POLE
- OHVE OVERHEAD ELECTRIC

**CURVE CHART**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	31.50'	44.78'	41.10'	N 18°25'45" E	81°26'55"
C2	30.00'	39.88'	36.64'	N 89°18'12" E	45°27'58"
C3	50.00'	12.88'	31.87'	N 45°07'26" E	37°06'58"
C4	60.00'	168.50'	129.00'	N 82°57'26" E	180°00'00"

**COORDINATE CHART: FOUND CAGIS MONUMENTS**  
Adjusted Mean Sea Plane Coordinates  
NAD-83 (1997), AS DETERMINED BY GPS.  
CAGIS MONUMENT, NORTHERN, EASTING, ELEVATION  
NAD-83 REGR. POINTS (11/28/95) (72)

**PROJECT TITLE:**  
NORTH VIEW ESTATES P.U.D. PHASE I  
BEING A PART OF THE N1/2

INT.	DATE	DESCRIPTION OF REVISION MADE
	8/29/17	REVISIONS BASED ON CITY OF CONWAY LETTER DATED APRIL 20, 2017
	4/5/18	REVISIONS BASED ON CITY OF CONWAY COMMENTS DATED FEBRUARY 6, 2018
KTS	6/5/18	ADDED PHASING (PHASE I AND FUTURE)

**DATE:** 6-5-2018  
**SCALE:** 1 INCH EQUALS 100 FEET  
**PROJECT JOB NO:** 116-0312 / HAWKS  
**DRAWN BY:** TCP  
**REVIEWED BY:** RPG  
**STATE CODE:** 500-06N-14W-0-25-104-23-1243  
**SHEET NO.:** 1 OF 1

**REGISTERED**  
STATE OF ARKANSAS  
NO. 1243  
TIMOTHY P. TYLER  
PROFESSIONAL LAND SURVEYOR

**CERTIFICATE OF AUTHORIZATION**  
TIMOTHY P. TYLER  
Mapping  
No. 379  
ARKANSAS

**Tyler Group**  
surveying.mapping.engineering

240 SKYLINE DR. STE 3000/CONWAY, AR. 72032  
Ph: 501.329.1400 / Fax: 501.327.9972 / www.tylergroup.net / email: info@tylergroup.net

**RUSH-HAL DEVELOPMENT, LLC REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL OF WINTERBROOK SUBDIVISION, PHASE 3**

**APPLICANT**

Rush-Hal Development, LLC  
PO Box 10482  
Conway, AR 72034

**STAFF REVIEW BY**

Scott Grummer, Planner  
1201 Oak St  
Conway, AR 72032

**SITE DATA**

**Location.** Property located South of Irby Dr, East of St. John's Subdivision, and North of Winterbrook Subdivision, Phase 2.

**Site Area.** ±27.11 acres

**Current Zoning.** A-1 (Agricultural); agenda item D2 requests rezoning subject property to R-1 (Single-Family Residential)

**Existing Structures.** None.

**Overlay.** None.

**STAFF COMMENTS**

*Planning Commission action is required for item 17.*

**STAFF RECOMMENDATION**

Staff recommends the approval of the preliminary plat subject to the amended punch list.

**CONWAY CITY PLANNING DEPARTMENT REVIEW WINTERBROOK PHASE 3 PRELIMINARY PLAT**

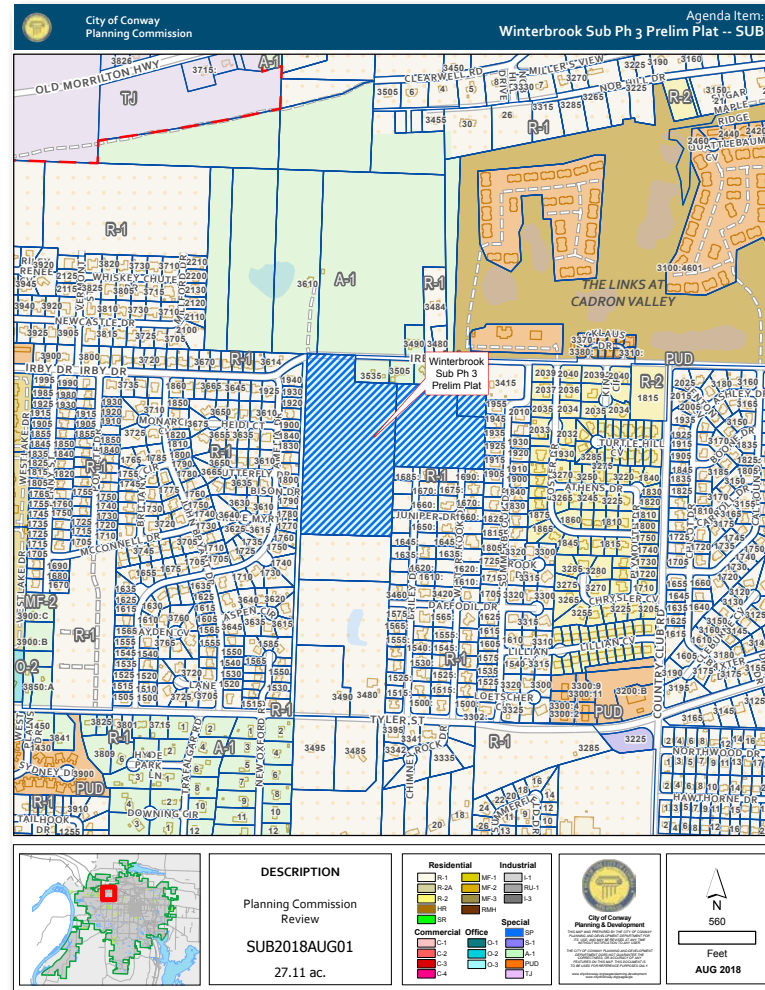
This review lists the changes and/or additions as required by the Conway Subdivision Ordinance for preliminary plat approval.

**BASIC INFORMATION NEEDED ON THE PLAT**

1. A legal description of the property with exact boundary lines, bearings and distances is needed.
2. If any portion of the land being subdivided is subject to flooding, the limit of such flooding shall be noted and the appropriate 100 year floodplain and/or floodway shall be identified.
3. The present zoning classification, if any, of the land to be subdivided/replatted and of the adjoining land contiguous to the boundary of the proposed subdivision/replat is needed. *Preliminary Plat approval is contingent upon rezoning to R-1.*

**GENERAL DESIGN REQUIREMENTS**

4. If the Planning Commission considers this land is subject to flooding or topographically unsuitable for residential occupancy, it shall not be platted for any use that may increase the danger to health, life, property



Aerial View of Winterbrook Subdivision, Phase 3

floodway shall be provided on the plat. The easement shall clearly identify the easement as a "100-year Floodway". The plat shall have a note that reads as follows: "No structures, fill or obstructions shall be placed in the 100 year Floodway easement. No reshaping of the surface within the 100 year Floodway easement shall be made without the approval of the City Engineer. No fences shall be in the floodway easement."

8. Minimum floor elevations shall be placed on the plat for all lots less than three (3) feet above the computed one hundred (100) year flood elevation. The minimum finished flood elevation shall be established at one (1) foot above the computed one hundred (100) year flood elevation.
9. Storm water detention or another storm water flow reduction measures shall be provided where existing downstream subdivisions or developments have storm drainage systems with a capacity of less than a ten (10) year frequency storm. The requirement does not apply to the inadequate natural streams or creeks flowing through undeveloped areas. The storm water detention facilities shall be designed to provide a holding area such that storm water runoff can be accumulated and released through at an outlet structure. The required storage volume and outlet structure shall be sized to release the storm water at a rate that does not exceed the capacity of the downstream storm drainage system or a computed runoff rate equal to that of the pre-development conditions of the proposed development, whichever is the greater. The detention facilities shall be based on a twenty-five (25) year frequency storm event. Computations for the sizing of the detention facilities and outlet structure shall be prepared

by a registered professional engineer and submitted to the City Engineer for review and approval. The computations shall be made using usual and accepted methods and procedures as approved by the City Engineer.

10. Detention basins may be either wet basins having a permanent pool of water for aesthetic purposes or a dry basin that retains no water other than that required during the storm event. A dry basin shall be graded and shaped to provide for the positive drainage of surface water from all portions of the basin. A concrete paved channel may be required from the inlet pipe to the outlet pipe to provide a maintainable bottom area.
11. An easement shall be placed around the high water limits of the detention area.

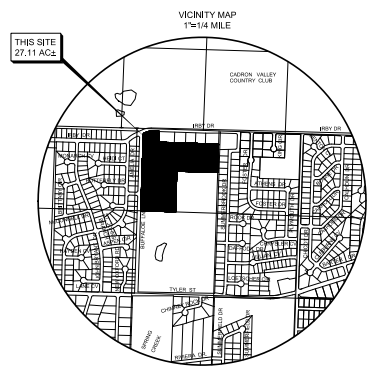
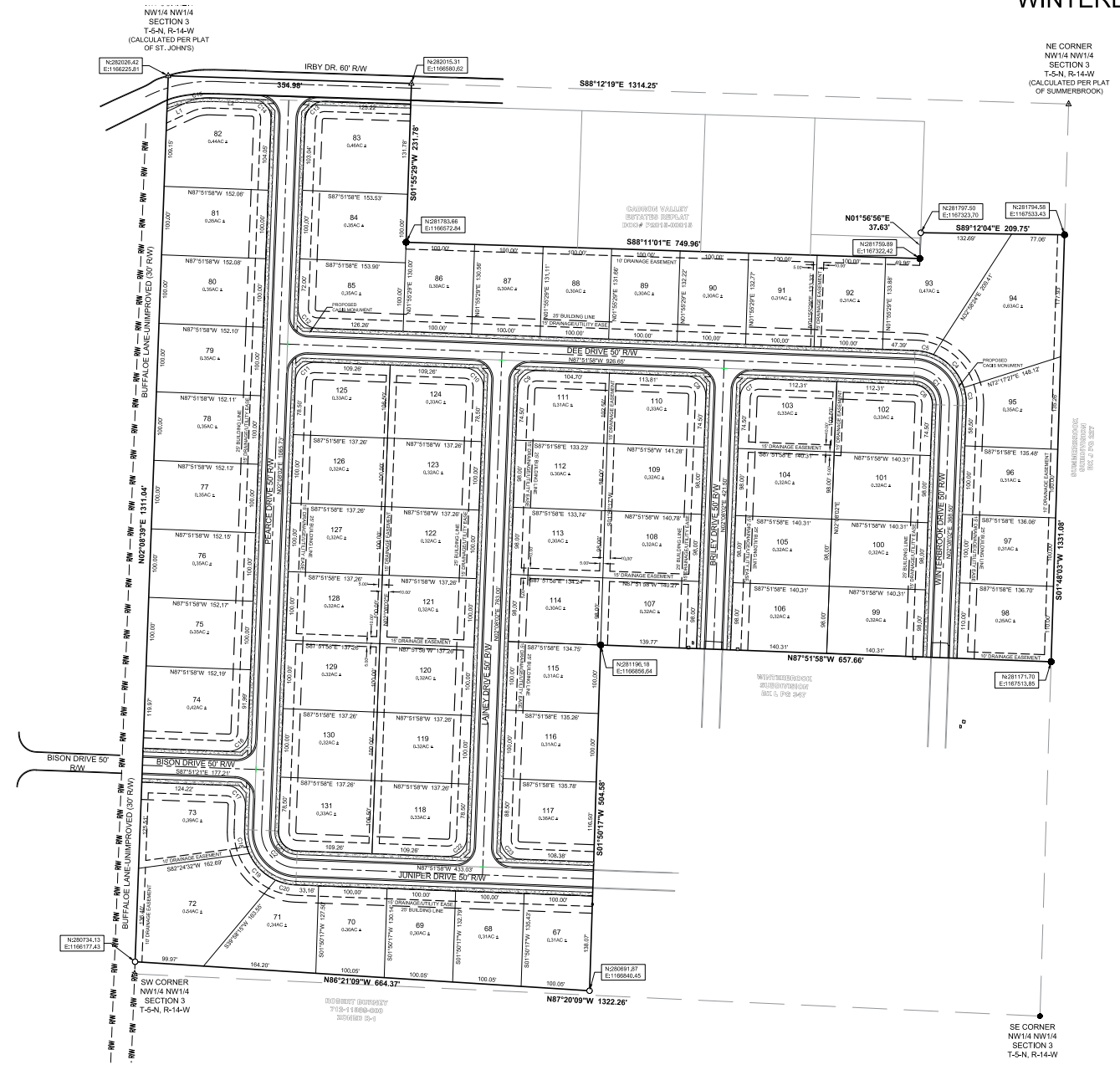
**STREET DESIGN REQUIREMENTS**

12. The proposed street layout should be integrated with the street system in the adjoining subdivisions. **Staff recommends developer be required to extend Bison Dr. West to connect to existing Bison Drive in existing subdivision. This will require improvements in ROW beyond owners boundary.**
13. Preliminary Plat approval is contingent upon Street and Engineering Review and approval of Street and Drainage Plans.

continued on page 18



**WINTERBROOK PHASE 3**



**OWNER:** HAL CRAFTON  
**SUBDIVIDER:** RUSH-HAL DEVELOPMENT LLC  
 P.O. BOX 10482  
 CONWAY, ARKANSAS 72034

**SURVEYOR:** ROBERT FRENCH  
 1021 FRONT ST.  
 CONWAY, ARKANSAS 72032

**CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY**

I, ROBERT D. FRENCH, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.

**DATE OF EXECUTION:** \_\_\_\_\_

**SIGNED:** REGISTERED LAND SURVEYOR  
 NO. 1363  
 STATE OF ARKANSAS

**CERTIFICATE OF PRELIMINARY PLAT APPROVAL**

THIS PLAT HAS BEEN GIVEN PRELIMINARY PLAT APPROVAL ONLY AND HAS NOT BEEN APPROVED FOR RECORDING PURPOSES AS A PUBLIC RECORD. THIS CERTIFICATE SHALL EXPIRE ON \_\_\_\_\_ (date).

**DATE OF EXECUTION:** \_\_\_\_\_

**SIGNED:** CHAIRMAN, CONWAY PLANNING COMMISSION

LINE BEARING	DISTANCE
L1	N65°17'38"E 32.02'
L2	S88°12'17"E 62.07'

CURV	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	83.25'	53.00'	90°00'00"	N42°51'58"W	74.58'
C2	83.25'	53.00'	90°00'00"	N42°51'58"W	74.58'
C3	27.01'	78.00'	18°40'25"	N07°47'15"W	26.88'
C4	87.66'	78.00'	89°41'54"	N48°43'30"W	85.86'
C5	27.85'	78.00'	20°77'31"	N77°38'13"W	27.70'
C6	43.98'	28.00'	90°00'00"	N42°51'58"W	39.67'
C7	43.98'	28.00'	90°00'00"	S47°08'02"E	39.67'
C8	43.98'	28.00'	90°00'00"	S42°51'58"E	39.67'
C9	43.98'	28.00'	90°00'00"	S47°08'02"E	39.67'
C10	43.98'	28.00'	90°00'00"	N42°51'58"W	39.67'
C11	43.98'	28.00'	90°00'00"	S47°08'02"E	39.67'
C12	43.98'	28.00'	90°00'00"	N42°51'58"W	39.67'
C13	43.87'	28.00'	89°59'41"	N45°57'52"E	39.48'
C14	44.15'	28.00'	90°00'00"	N43°02'07"W	39.41'
C15	34.51'	78.00'	28°11'51"	S78°28'32"W	34.21'
C16	43.98'	28.00'	90°00'00"	S47°08'02"E	39.67'
C17	43.98'	28.00'	89°59'23"	N42°51'58"W	39.59'
C18	38.89'	78.00'	10°17'58"	S11°02'28"E	35.58'
C19	38.89'	78.00'	41°02'25"	S44°44'15"E	34.28'
C20	30.80'	78.00'	22°17'22"	S76°33'17"E	30.67'
C21	43.98'	28.00'	90°00'00"	N42°51'58"W	39.67'
C22	43.98'	28.00'	90°00'00"	N47°08'02"E	39.67'
C23	43.98'	28.00'	90°00'00"	S42°51'58"E	39.67'

- SIDEWALK CONSTRUCTION REQUIREMENTS:**
- SIDEWALKS MUST BE A MINIMUM OF FIVE FEET WIDE AND LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, WITH THE EDGE CLOSEST TO THE STREET LOCATED FIVE AND ONE-HALF FEET FROM THE BACK OF THE CURB.
  - SIDEWALKS SHALL LINK SIDEWALKS OF ADJOINING LOTS SO AS TO PROVIDE A CONTINUOUS "RIBBON" OF PEDESTRIAN ACCESS THROUGHOUT THE COMMUNITY.
  - ALL SIDEWALKS SHALL BE HANDICAPPED ACCESSIBLE TO PUBLIC STREETS AT STREET CORNERS. SIDEWALKS SHALL MEET AMERICAN DISABILITY ACT STANDARDS.
  - SIDEWALKS ALONG STREETS CLASSIFIED AS A COLLECTOR OR ABOVE SHALL BE CONSTRUCTED BY THE SUBDIVISION DEVELOPER CONCURRENTLY WITH CONSTRUCTION OF THE OTHER SUBDIVISION INFRASTRUCTURE.
  - SIDEWALKS ALONG STREETS CLASSIFIED AS RESIDENTIAL SHALL BE CONSTRUCTED BY THE HOMEOWNER/BUILDER. THE SIDEWALK SHALL BE INSTALLED PRIOR TO THE FINAL INSPECTION AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS ON LOTS THAT ARE NOT BUILT OUT WITHIN THREE (3) YEARS OF FINAL PLATTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
  - IF DURING THE CONSTRUCTION OF A BUILDING OR ANY OTHER IMPROVEMENTS UPON A LOT OR BY ANY OTHER ACTIONS, THE SIDEWALK(S) ARE DAMAGED, THE PARTY RESPONSIBLE FOR THE CONSTRUCTION OR OTHER ACTIONS SHALL REPAIR THE SIDEWALK(S) TO THE SATISFACTION OF THE CITY.
  - THE SIDEWALK ELEVATION SHALL BE TWO (2) PERCENT ABOVE THE TOP OF CURB, SLOPING TWO PERCENT TOWARDS THE CURB (1/4 INCH IN EACH FOOT). THIS ELEVATION SHALL BE CONTINUOUS THROUGH THE DRIVEWAY APPROACH.
  - THE AREA REMAINING BETWEEN THE SIDEWALK AND THE FLOW-LINE OF THE GUTTER, CALLED THE APPROACH TO THE DRIVEWAY, SHALL SLOPE UP TO THE ELEVATION OF THE SIDEWALK.
  - THE ELEVATION THE GARAGE OR CARPORT WILL NEED TO BE ESTABLISHED TO ALLOW FOR THE TRANSITION OF THE DRIVEWAY FROM THE STREET CURB TO THE SIDEWALK, AND FROM THE SIDEWALK TO THE GARAGE WITHOUT ADVERSELY AFFECTING THE REQUIRED 2% CROSS-SLOPE OF THE SIDEWALK.
- GENERAL NOTES:**
- LOT DIMENSIONS GIVEN ON CORNER LOTS ARE TO THE POINT OF INTERSECTION.
  - ALL ROUNDED CORNERS ARE 20' RADII UNLESS OTHERWISE NOTED.
  - THIS PROPERTY SURVEYED ON 06/08/2018.
  - RATIO CLOSURE ERROR: MEETS MINIMUM RELATIVE POSITIONAL ACCURACY STANDARDS FOR THE STATE OF ARKANSAS.
  - THIS PROPERTY ZONED A-1.
  - THIS PROPERTY SERVICED BY CONWAY CORPORATION UTILITIES - WATER AND SEWER.
  - ALL LOTS SHALL SLOPE TO A STREET AND/OR DRAINAGE EASEMENT.
  - ALL DITCHES TO BE MAINTAINED BY PROPERTY OWNER.
  - THIS PLAT REFERENCED TO C.A.G.I.S. MONUMENT #1011

**LEGAL DESCRIPTION:**

A PART OF THE NW1/4 NW1/4, SECTION 3, T-5-N, R-14-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID NW1/4 NW1/4; THENCE ALONG THE NORTH LINE OF SAID NW1/4 NW1/4 S88°12'19"E A DISTANCE OF 354.98'; THENCE LEAVING SAID NORTH LINE S01°52'29"W A DISTANCE OF 231.78' TO A ROUND RIF CAP FOR THE SW CORNER OF CADRON VALLEY ESTATES REPLAT AS SHOWN ON PLAT OF RECORD AS DOC# P2015-00015 IN THE RECORDS OF FAULKNER COUNTY, ARKANSAS; THENCE ALONG THE SOUTH LINE OF SAID CADRON VALLEY ESTATES S88°11'01"E A DISTANCE OF 749.96' TO A FOUND RIF CAP FOR THE SE CORNER OF SAID CADRON VALLEY ESTATES; THENCE ALONG THE EAST LINE OF SAID CADRON VALLEY ESTATES N01°56'56"E A DISTANCE OF 37.63' TO A SET 1/2" REBAR W/CAP (1363); THENCE LEAVING SAID EAST LINE S89°12'04"E A DISTANCE OF 209.73' TO A FOUND TYLER CAP BEING ON THE EAST LINE OF SAID NW1/4 NW1/4, SAID LINE ALSO BEING THE WEST LINE OF SUMMERBROOK SUBDIVISION AS SHOWN IN PLAT BOOK 1, PAGE 227 IN THE RECORDS OF FAULKNER COUNTY, ARKANSAS; THENCE ALONG SAID EAST LINE S01°49'07"W A DISTANCE OF 621.19' TO A FOUND RIF CAP FOR THE NE CORNER OF WINTERBROOK SUBDIVISION PHASE 2 AS SHOWN IN PLAT BOOK L, PAGE 347 IN THE RECORDS OF FAULKNER COUNTY, ARKANSAS; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID WINTERBROOK SUBDIVISION N87°51'58"W A DISTANCE OF 657.66' TO A FOUND RIF CAP FOR THE NW CORNER OF SAID WINTERBROOK SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID WINTERBROOK SUBDIVISION S01°50'17"W A DISTANCE OF 594.58' TO A SET 1/2" REBAR W/CAP (1363); THENCE LEAVING SAID WEST LINE N86°21'09"W A DISTANCE OF 664.37' TO A SET 1/2" REBAR W/CAP (1363); BEING ON THE WEST LINE OF SAID NW1/4 NW1/4; THENCE ALONG SAID WEST LINE N02°08'39"E A DISTANCE OF 1293.20' TO THE POINT OF BEGINNING, CONTAINING 27.11 ACRES MORE OR LESS.

**SURVEYOR'S NOTES:**

SAID TRACT IS SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS, AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE.



Preliminary Plat

**EASEMENT DESIGN REQUIREMENTS**

- 14. Easements shall be provided for utilities where a subdivision is traversed by a water course, drainageway, channel or stream, or there shall be provided a storm water easement conforming substantially with the lines of the water course and shall be adequate for such intended purpose.
- 15. Utility easements as required by Conway Corporation are needed.
- 16. Drainage easements as required by the City Engineer are needed.

**LOT DESIGN REQUIREMENTS**

- 17. Corner lots shall be at least 75 feet in width at the building line. ***A variance has been requested for Lots 73, 85, 102, 103, 110 and 111, front lot lines to be less than 75' at the building line. Planning Commission Approves / Does not approve this request, or this condition must be corrected.***

**UTILITY DESIGN REQUIREMENTS**

- 18. All subdivisions containing more than four lots within the corporate limits shall be provided with a water supply and distribution system approved by the Conway Corporation and meeting the requirements of the State Health Department.
- 19. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is no more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
- 20. Minimum clearance of twenty-six (26) feet must be provided around a fire hydrant.

**OTHER REQUIREMENTS**

- 21. In addition to the requirements established herein, all subdivision plats shall comply with all other applicable rules, regulations and laws including but not limited to the Growth Plan (Comprehensive Plan), the Conway Zoning Ordinance, building and housing codes, and any other regulations adopted by the City Council and any regulations or special requirements of the State Health Department, State Highway & Transportation Department, or other appropriate State agencies.

**AUTHORIZATION TO PROCEED**

- 22. Receipt of an approved or conditionally approved copy of the Preliminary Plat, together with an approved copy of the Improvements Plan shall constitute authorization of the Planning Commission for the developer to proceed with the preparation of the Final Plat, the installation of improvements, and the staking out of lots and blocks. The developer, after conditional approval of the Preliminary Plat, shall complete all improvements required under this regulation.

**EXPIRATION OF PLAT**

- 23. Plats will expire at the end of one year from acceptance of the Preliminary Plat unless an extension is requested and granted by the Planning Commission. The Winterbrook Subdivision Phase 3 will expire on 08/03/2019.

**ROBINSON & CENTER CHURCH OF CHRIST REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW RELIGIOUS ACTIVITIES IN R-2A FOR PROPERTY LOCATED AT 615 FAULKNER ST**

**APPLICANT**

Steve Norris  
 Robinson & Center Church of Christ  
 1505 Robinson Ave  
 Conway, AR 72034

**STAFF REVIEW BY**

Bryan Patrick, Director of Planning and Development  
 1201 Oak St  
 Conway, AR 72032

**SITE DATA**

**Location.** 615 Faulkner Street.

**Site Area.** ±0.35 acres.

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

**Requested Conditional Use.** Religious activities.

**Existing Structures.** An historic 4,000 s.f. residence being used as a quad-plex.

**Overlay.** Old Conway Design Overlay District.

**Comprehensive Plan.** The Comprehensive Plan shows this area appropriate for residential uses.

**Projected Traffic Impact.** With its current use as a residential quad-plex, traffic generation stands at around 38 vehicle trips per day. If used as Church offices as proposed, around 44 vehicle trips per day could be expected.

**Flood\Drainage.** The site is not within any FEMA Flood Zones.

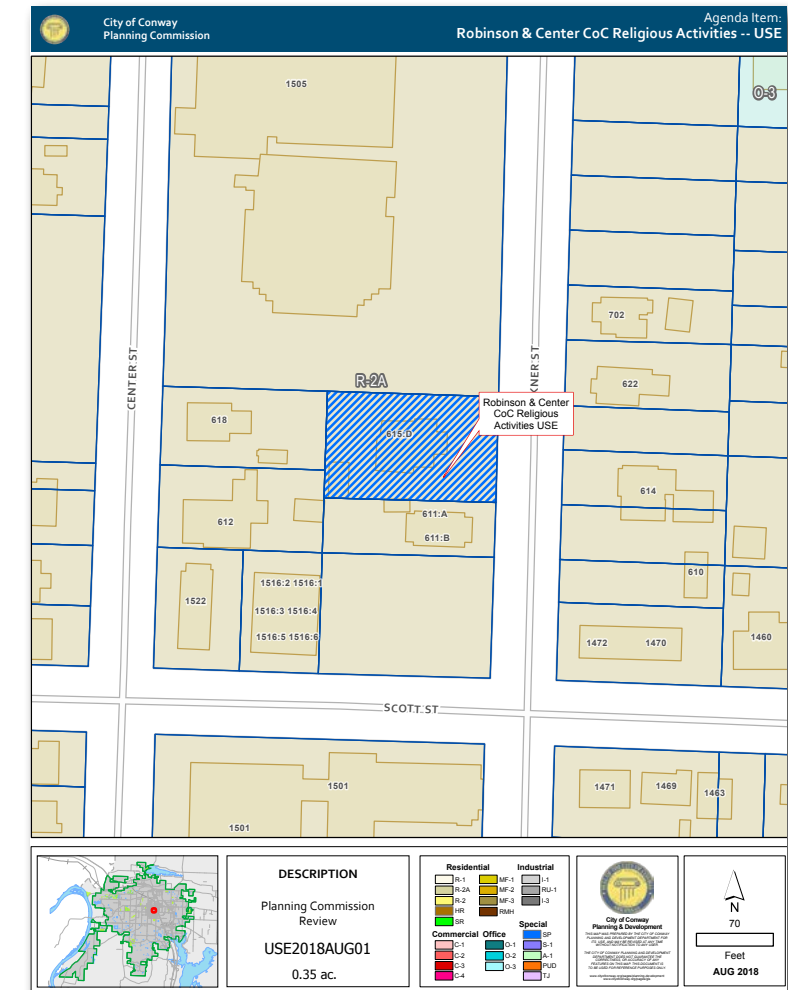
**Utility Infrastructure.** The applicant will need to coordinate any future utility expansion with Conway Corporation.

**Street Improvement.** There are no current area street improvement plans.

**Conway 2025.** Not applicable.

**STAFF COMMENTS**

The applicant is seeking a conditional permit to allow religious activities. The property is currently used as a residential quad-plex. The Church has been working with the Historic District Commission to find an appropriate location to place a metal cover for the Church bus. The rear of this property is likely the most favorable place to hide the metal cover and bus from public view. The metal cover is currently located at the northwest corner of Robinson and Faulkner. The HDC has stated that the cover must be relocated out of the Robinson Historic District. The property is currently



zoned R-2A. In order to use the property for Church activities such as bus parking, a conditional use permit allowing religious activity is needed.

In the submitted application, the Church has stated that the ultimate plan for the property is to restore the historic structure and use for Church offices. The property was purchased by the Church in 2015. All other Church property is covered by a conditional use permit allowing religious activities.

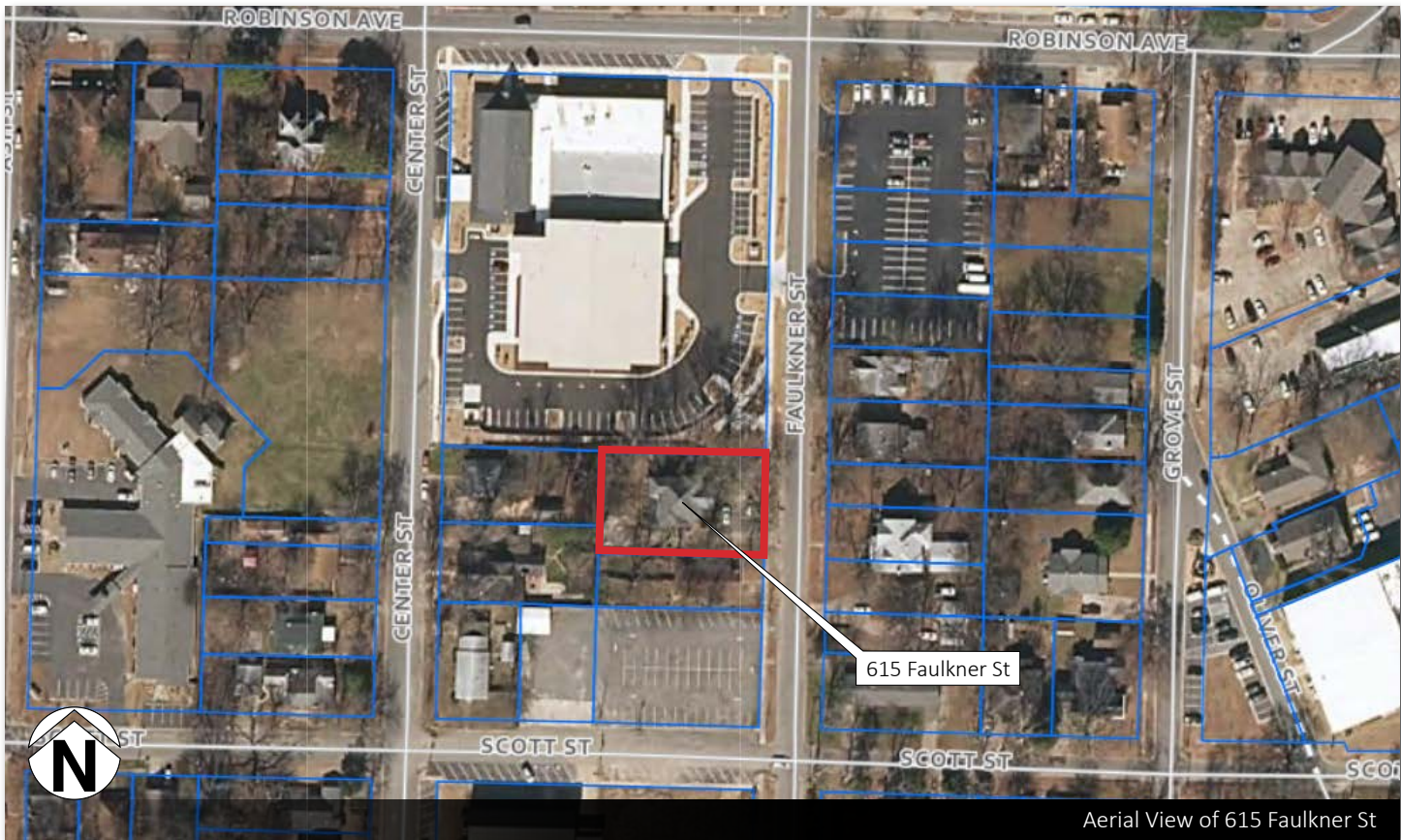
**STAFF RECOMMENDATIONS**

Planning Staff recommends approval of this request with conditions that assure the best neighborhood compatibility.

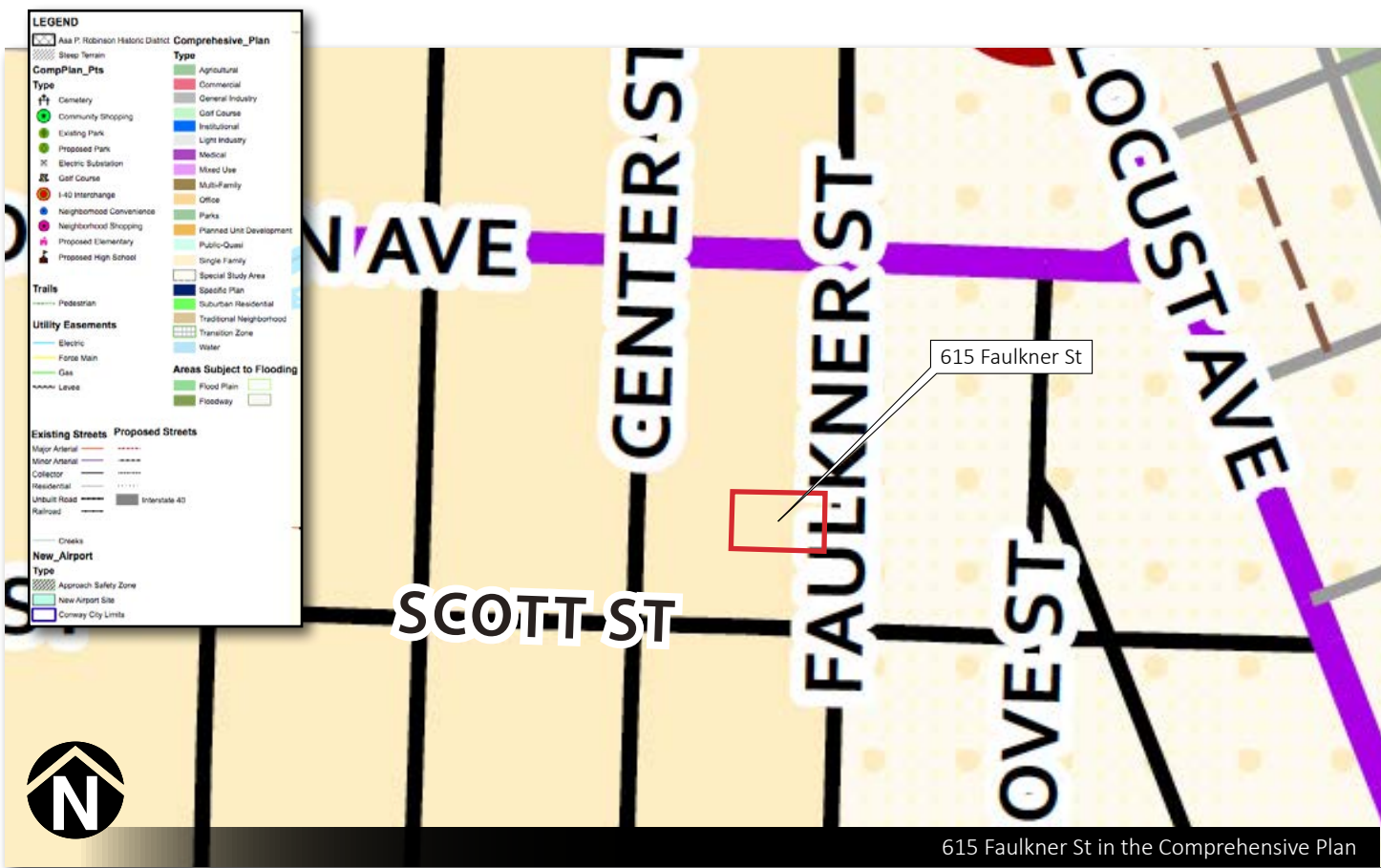
**Suggested Conditions:**

- 1. The residence may not be demolished without seeking Historic District Commission approval.
- 2. Large passenger van/bus parking must be at the rear of the property.

**D1 REQUEST FOR CONDITIONAL USE PERMIT; 615 FAULKNER ST**



Aerial View of 615 Faulkner St



615 Faulkner St in the Comprehensive Plan

**D2 REQUEST TO REZONE A-1 TO R-1; WINTERBROOK PHASE 3**

**RUSH-HAL DEVELOPMENT REQUEST TO REZONE FROM A-1 TO R-1 PROPERTY NORTH OF WINTERBROOK, PHASE 2, AND SOUTH OF IRBY DR**

**APPLICANT**  
 Hal Crafton  
 Rush-Hal Development  
 PO Box 10482  
 Conway, AR 72034

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

**SITE DATA**  
**Location.** Location 3400 Block Tyler (North and West of Winterbrook Ph 2)

**Site Area.** ±27.11 acres.

**Current Zoning.** A-1 (Agricultural District)

**Requested Zoning.** R-1 (Single-Family Residential District)

**Existing Structures.** None; vacant land.

**Overlay.** None.

**Comprehensive Plan.** The Comprehensive Plan shows this area appropriate for residential use.

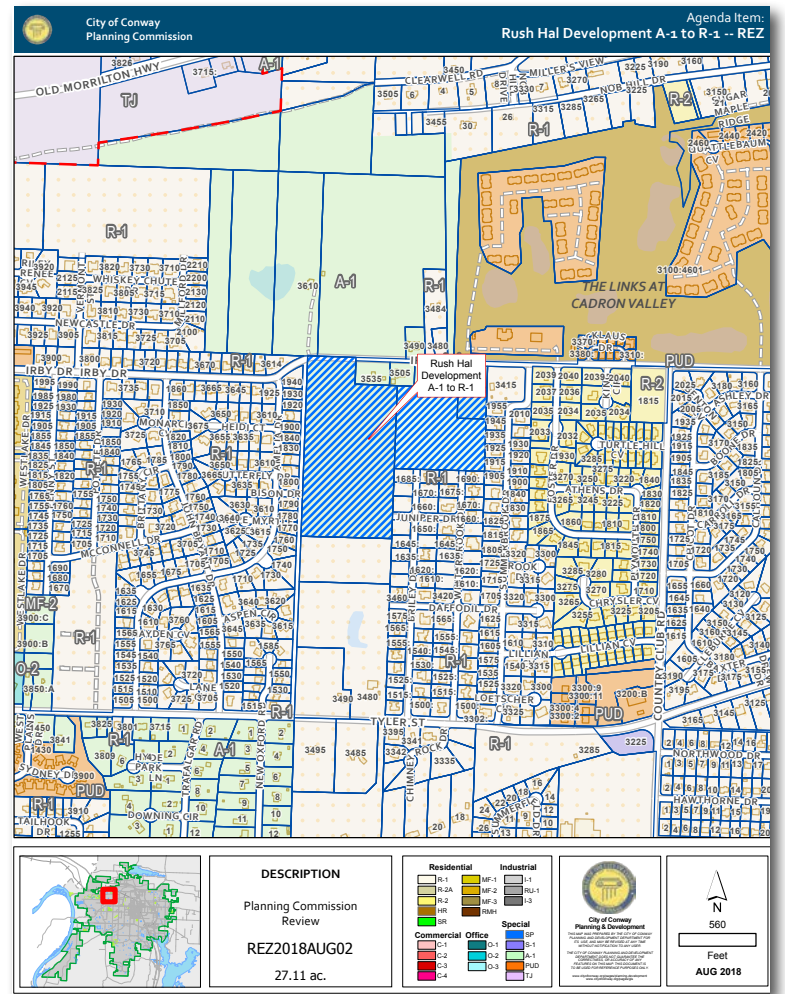
**Projected Traffic Impact.** With a rezoning to R-1 and developed with 65 single family lots as proposed by the applicant; traffic growth can be expected with mainly increase onto Irby Drive while connecting streets will allow traffic to disperse onto multiple roads. Approximately 622 vehicle trips per day could be expected at full build out, dispersed throughout the day.

**Flood\Drainage.** The site is not within any FEMA Flood Zones.

**Utility Infrastructure.** The applicant will need to coordinate utilities with Conway Corporation.

**Street Improvement.** There are no current area street improvement plans. The proposed subdivision will have a connection to Irby Drive. Bison Drive will connect into St John's Subdivision as well as utilizing existing residential streets from earlier phases of Winterbrook to connect with Tyler Street.

**Conway 2025.** Not specifically applicable. A 30 foot unimproved right of way along western edge of property is expected to be used as a pedestrian/bike trail connecting Irby to Tyler and other area trails.



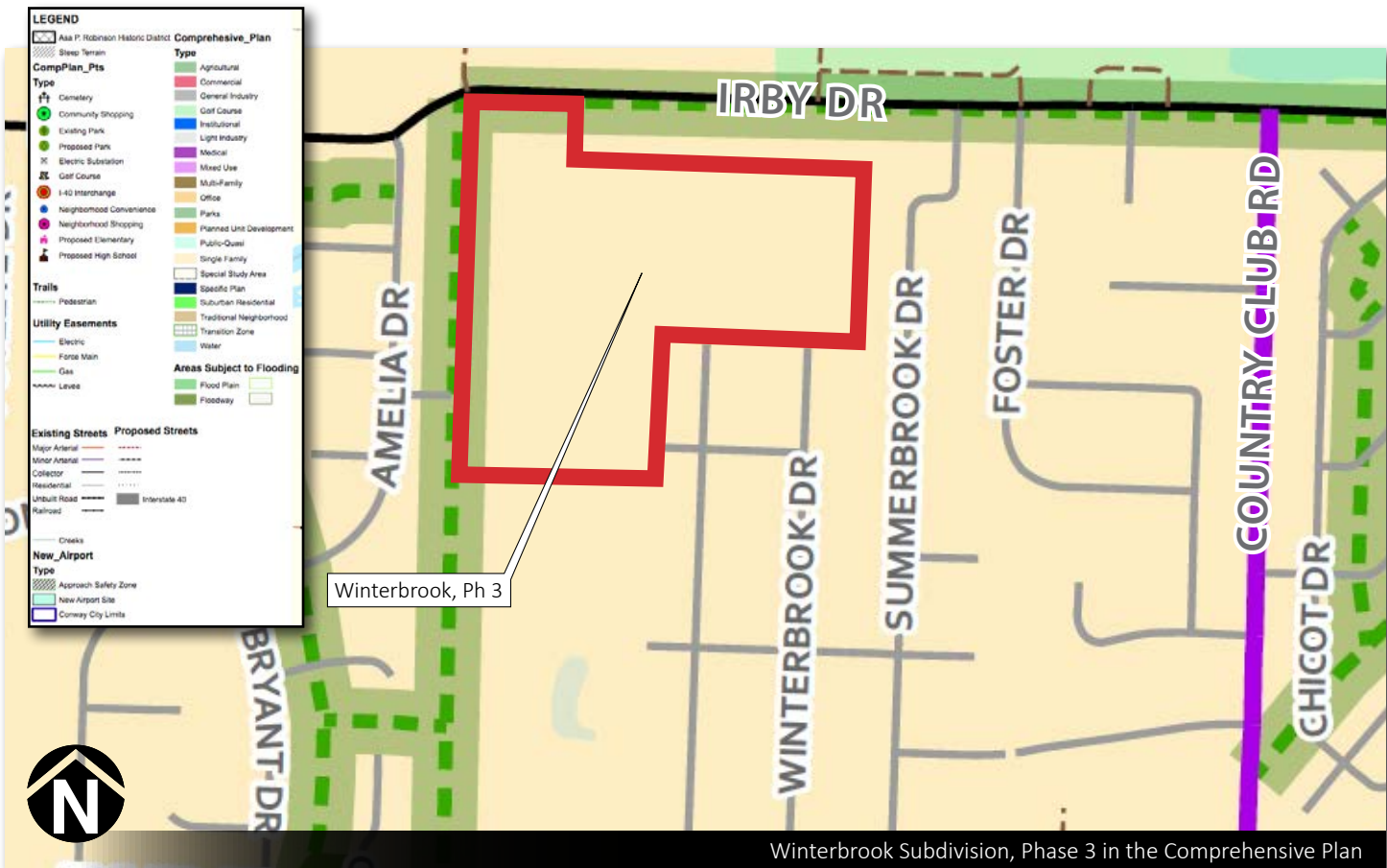
**STAFF COMMENTS**  
 The applicant is seeking a rezoning from A-1 (Agricultural District) to R-1 (Single-Family Residential District) for the development of Winterbrook Subdivision Phase 3. Currently there are 66 lots in Winterbrook Subdivision. Phase 3 proposes an additional 65 lots for a total build out of 131 lots. There are no drainage issues present on the property. The unimproved Buffalo Lane ROW along the western edge will not be built as a boundary street. The proposed subdivision meets all R-1 standards and should have relatively little impact on overall traffic flow along Tyler and Irby.

**STAFF RECOMMENDATIONS**  
 Planning Staff recommends approval of this request, the rezoning is in line with further development of Winterbrook Subdivision. Phase 3 will connect Tyler and Irby as well as provide access via Bison Ln to St John's Subdivision creating more area connectivity. The potential for further trails and pedestrian access to Tyler and Irby is good for the city trail network connecting currently separated neighborhoods.

**D2 REQUEST TO REZONE A-1 TO R-1; WINTERBROOK PHASE 3**



Aerial View of Winterbrook Subdivision, Phase 3



Winterbrook Subdivision, Phase 3 in the Comprehensive Plan

**D3 REQUEST TO REZONE FROM A-1 TO R-1; FREYALDENHOVEN SUBDIVISION**

**LARRY FREYALDENHOVEN REQUEST TO REZONE FROM A-1 TO R-1 PROPERTY LOCATED AT THE NE CORNER OF TRISON LN & BILL LUCY DR**

**APPLICANT**

Larry Freyaldenhoven  
1595 Trison Ln  
Conway, AR 72032

**STAFF REVIEW BY**

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

**SITE DATA**

**Location.** 1600 Block Trison Ln (North and West of Bill Lucy Dr)

**Site Area.** ±2.16 acres.

**Current Zoning.** A-1 (Agricultural District)

**Requested Zoning.** R-1 (Single-Family Residential District)

**Existing Structures.** None; vacant land.

**Overlay.** None.

**Comprehensive Plan.** The Comprehensive Plan shows this area appropriate for residential use.

**Projected Traffic Impact.** With a rezoning to R-1 and 6 single family lots as proposed by the applicant, approximately 55 vehicle trips per day could be expected at full build out.

**Flood\Drainage.** The site is not within any FEMA Flood Zones.

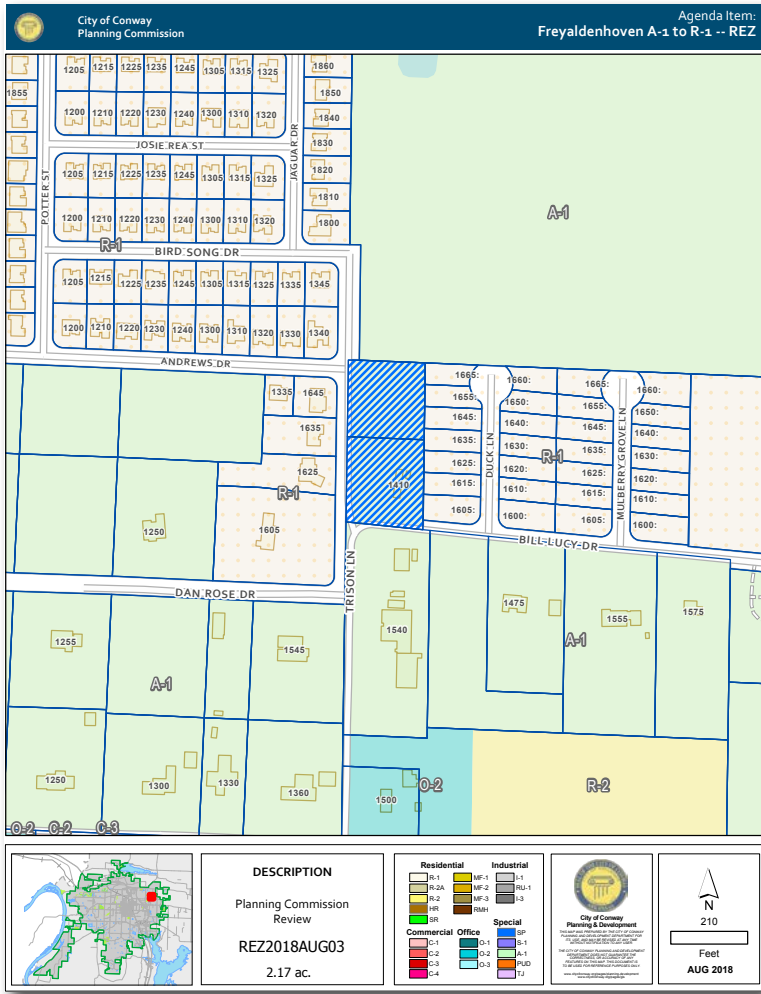
**Utility Infrastructure.** The applicant will need to coordinate utilities with Conway Corporation for any future expansion of utilities.

**Street Improvement.** There are no current plans for this area, the proposed site will have street frontage and drives along Trison Ln with connections to Bill Lucy Dr and Andrews Dr.

**Conway 2025.** Not specified.

**STAFF COMMENTS**

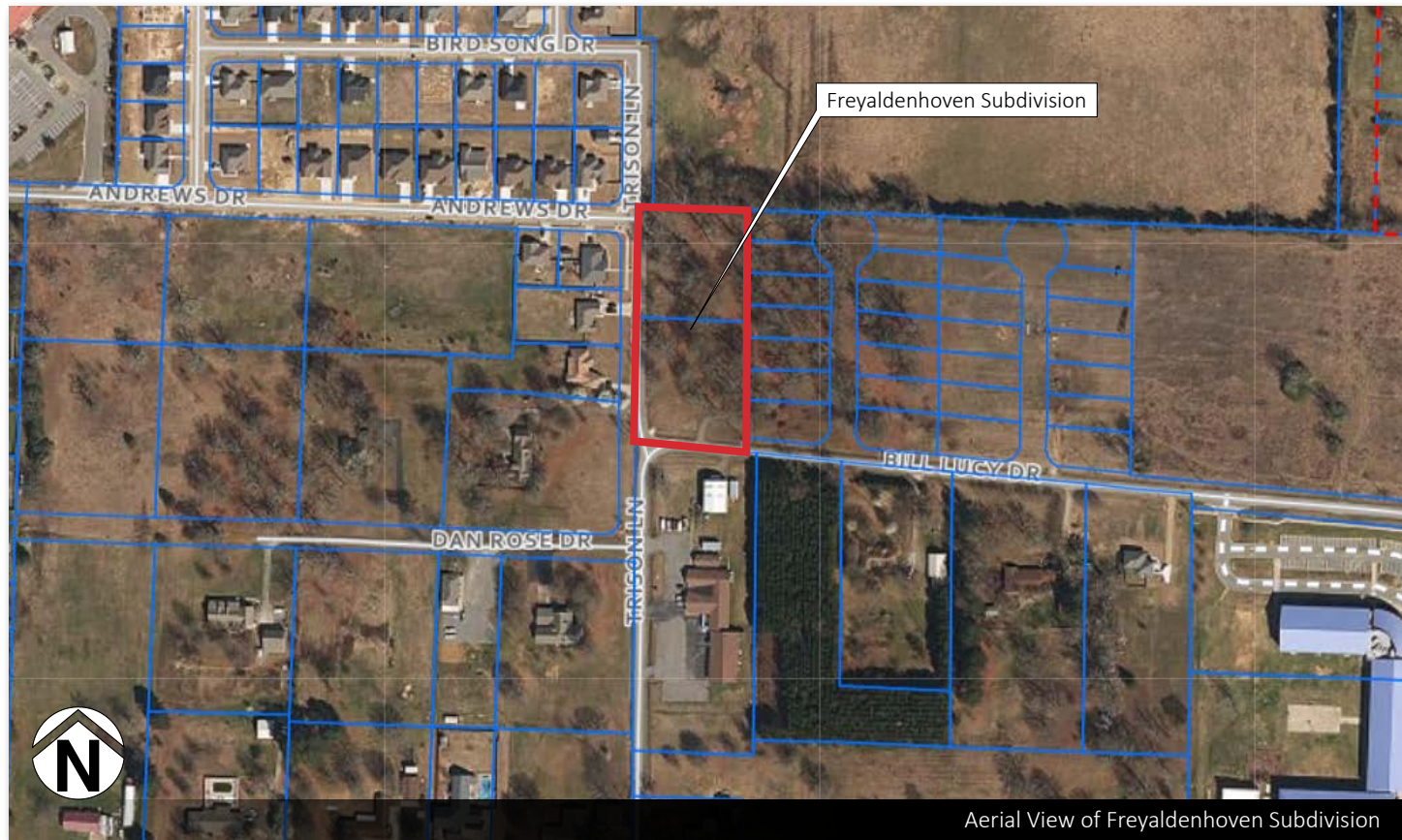
The applicant is seeking a rezoning from A-1 (Agricultural District) to R-1 (Single-Family Residential District) for the development of a 6 lot subdivision. Adjacent to the property on the east side is a 28 lot subdivision under construction fronting Bill Lucy Drive. The 6 proposed lots would have minimal traffic impact and would add additional single family residences to the area housing stock.



**STAFF RECOMMENDATIONS**

Planning Staff recommends approval of this request, the rezoning is in line with existing developments in the immediate area. Area traffic is heavy 2 hrs a day during school times due to the proximity to Theodore Jones Elementary and Simon Middle School. The proposed 6 lots along Trison Ln will have negligible area traffic impact. In the future Trison Lane might be improved to a collector as development to the north begins and a boundary road is built connecting Trison Lane to Victory Lane.

**D3 REQUEST TO REZONE FROM A-1 TO R-1; FREYALDENHOVEN SUBDIVISION**



Aerial View of Freyaldenhoven Subdivision



Freyaldenhoven Subdivision in the Comprehensive Plan

**D4 REQUEST TO REZONE FROM R-1 TO R-2; 1295 E GERMAN LN**

**GERAINE LACKEY REQUEST TO REZONE FROM R-1 TO R-2 PROPERTY LOCATED AT 1295 EAST GERMAN LANE**

**APPLICANT/OWNER**  
 Carroll & Geraine Lackey  
 530 Evening Dr  
 Conway, AR 72032

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

**SITE DATA**  
**Location.** 1295 East German Ln (Lots 11-13 Adcock Sub).

**Site Area.** ±2.99 acres (330 ft x 396 ft, less 40 ft ROW when re-platted)

**Current Zoning.** R-1 (One-Family Residential District).

**Requested Zoning.** R-2 (Two-Family Residential District).

**Existing Structures.** Single Family Home.

**Overlay.** None.

**Comprehensive Plan.** The Comprehensive Plan shows this area appropriate for residential uses.

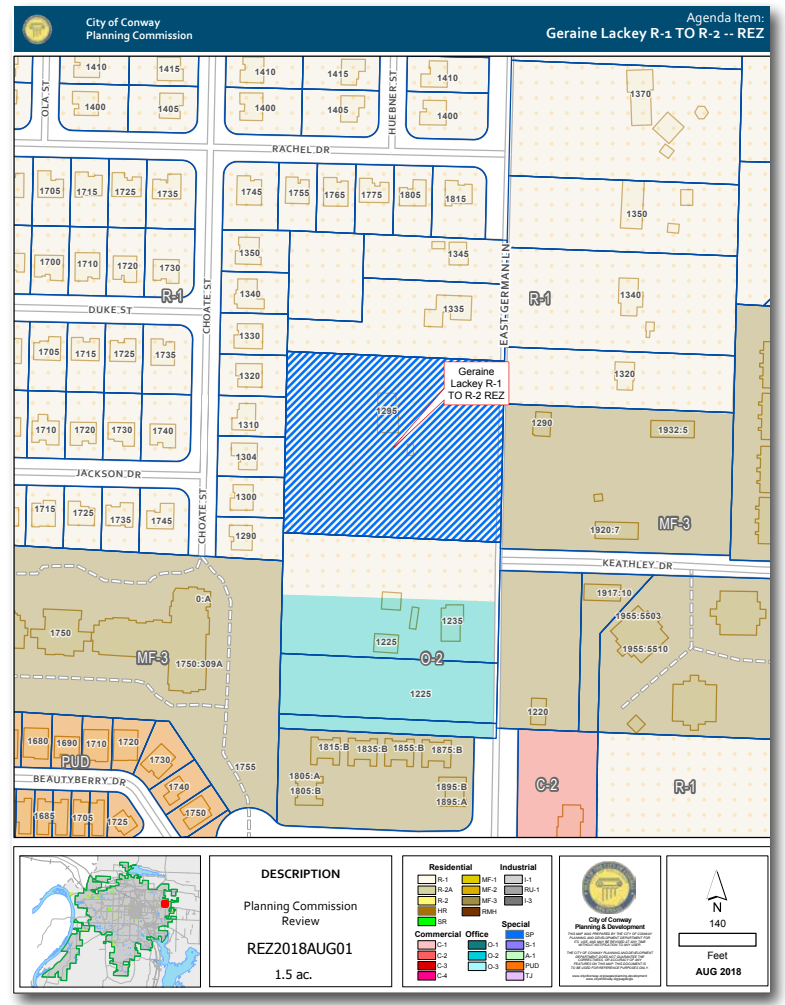
**Projected Traffic Impact.** The current single family use generates around 10 vehicle trips per day. With a rezoning to R-2, the property could be platted into 6 duplex lots with an average street frontage of 55 ft and 346 ft in depth. With 6 duplexes, traffic generation of around of 115 vehicle trips a day (9.57 vehicle trips per dwelling unit) could be expected. East German is a minor arterial and can handle the new traffic.

**Flood\Drainage.** The site is not within any FEMA Flood.

**Utility Infrastructure.** The applicant will need to coordinate utilities any future expansion of utilities with Conway Corporation.

**Street Improvement.** There are no current area street improvement plans. Platting and development of property will require East German right of way dedication. Sidewalks would also be required at the time of new construction.

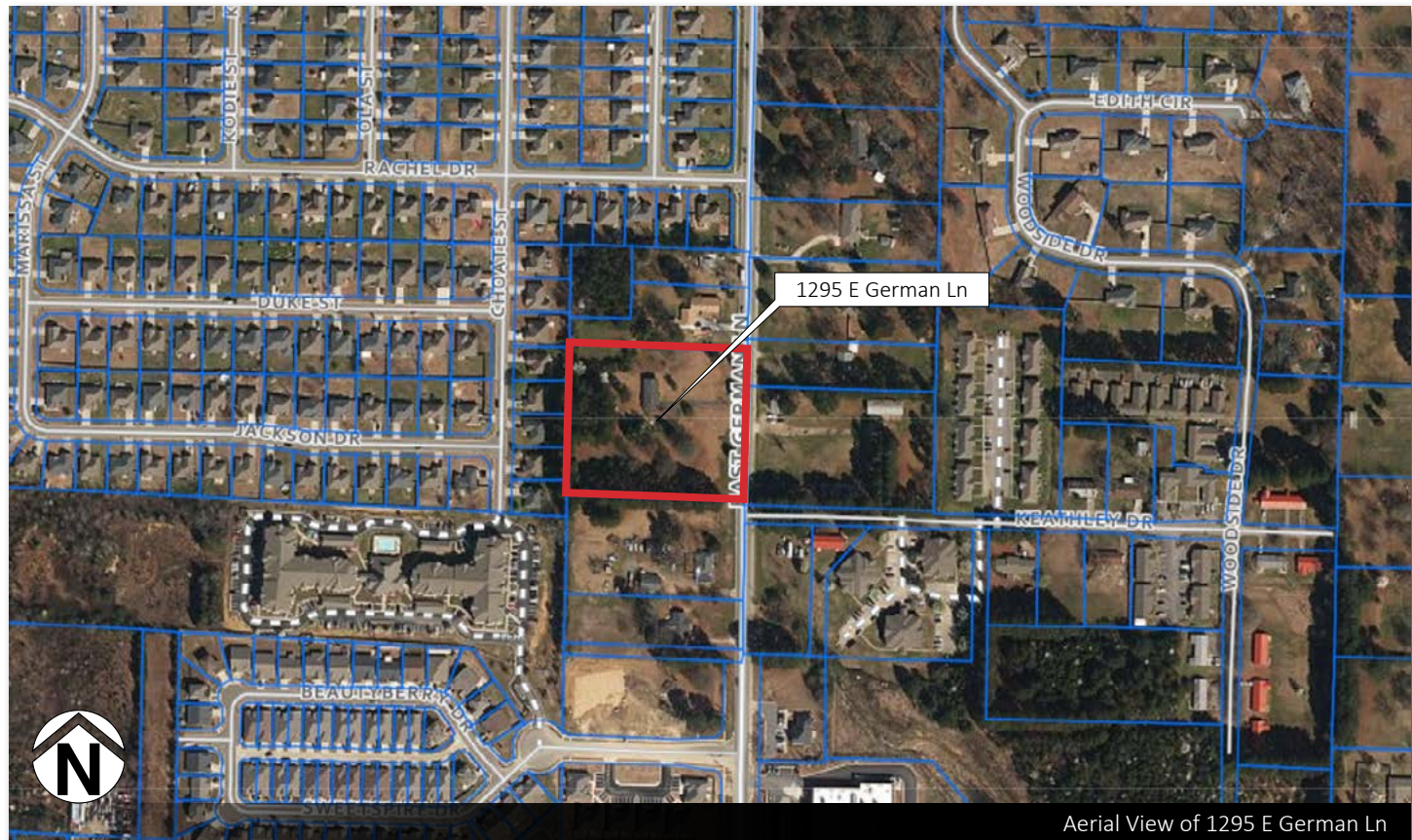
**Conway 2025.** Not applicable.



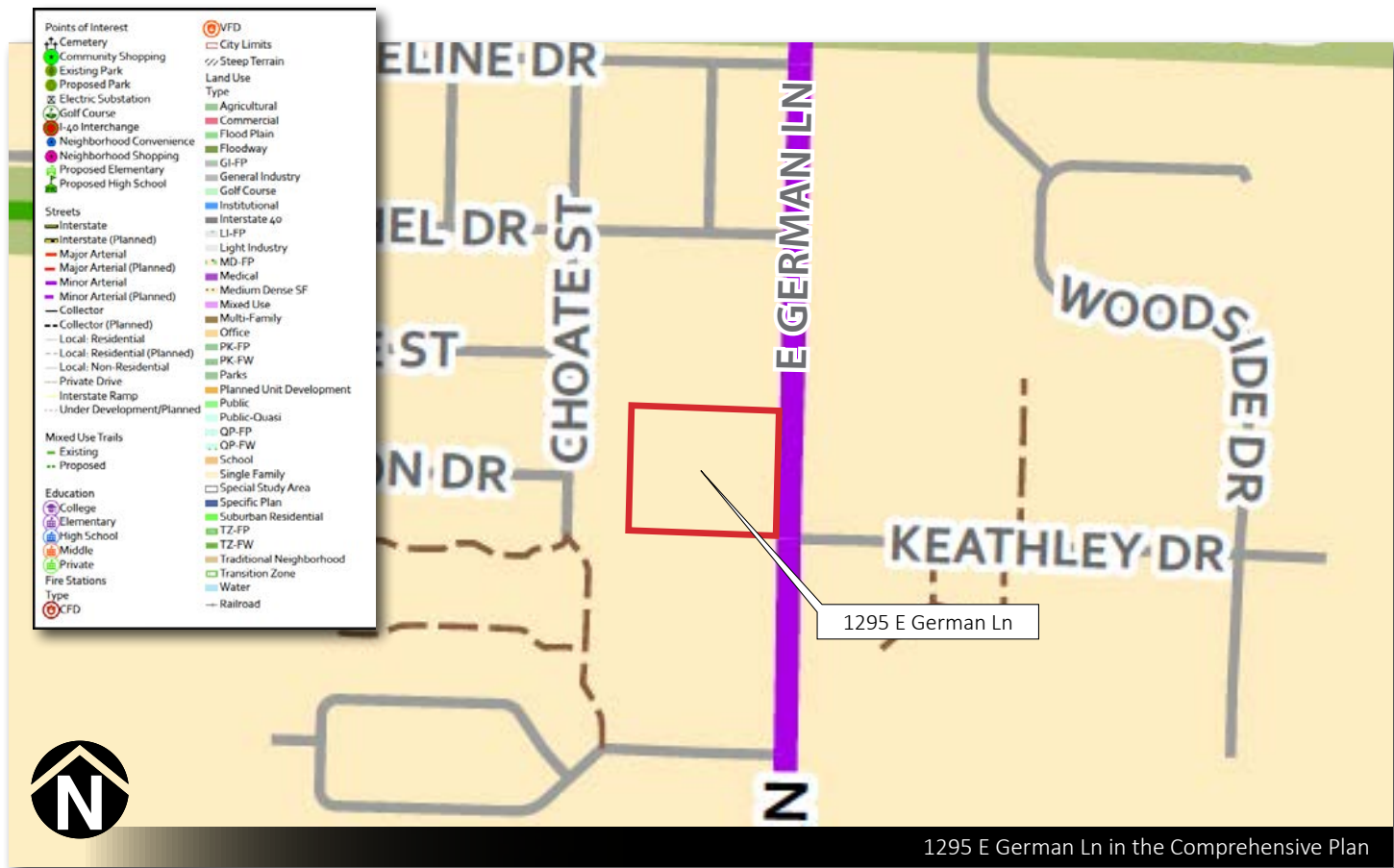
**STAFF COMMENTS**  
 The applicant is seeking a rezoning from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) for the development of 2 or more duplexes. The property's street frontage and depth allows a maximum of 6 duplexes. Potentially additional duplexes could be built, however, this would require major platting and a new public street to be built into the property yielding approximately 10-12 lots or 20-24 dwelling units. The area currently has a mix of zonings and land uses from MF-3 density down to R-1 neighborhoods. This rezoning would maintain the residential nature of the area while adding residential density.

**STAFF RECOMMENDATIONS**  
 Planning Staff has no recommendation for this rezoning request. The comprehensive plan calls for residential within this area, however residential drives along a minor arterial may not be best use of the property with regards to safety and development. Ideally, the applicant property and properties to the north and south could combine for a larger development of single family or duplex residential. The combining of property would allow for a road to be built internally with no driveways along East German.

**D4 REQUEST TO REZONE FROM R-1 TO R-2; 1295 E GERMAN LN**



Aerial View of 1295 E German Ln



1295 E German Ln in the Comprehensive Plan

**D5 REQUEST TO REZONE FROM R-2 TO MF-3; 364 & 375 DENISON ST**

**STAN STAPLETON REQUEST TO REZONE FROM R-2 TO MF-3 PROPERTY LOCATED AT 364 & 375 DENISON STREET**

**APPLICANT**

D. Stan Stapleton  
908 Otto Road  
Conway, AR 72032

**STAFF REVIEW BY**

Bryan Patrick, Director of Planning and Development  
1201 Oak St  
Conway, AR 72032

**SITE DATA**

**Location.** 362 and 364 Denison St; Pt of Block 5 BT Laney Subdivision.

**Site Area.** ±1.37 acres.

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

**Requested Zoning.** MF-3 (Multifamily District 24 units per acre).

**Existing Structures.** Daycare and accessory buildings.

**Overlay.** None.

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

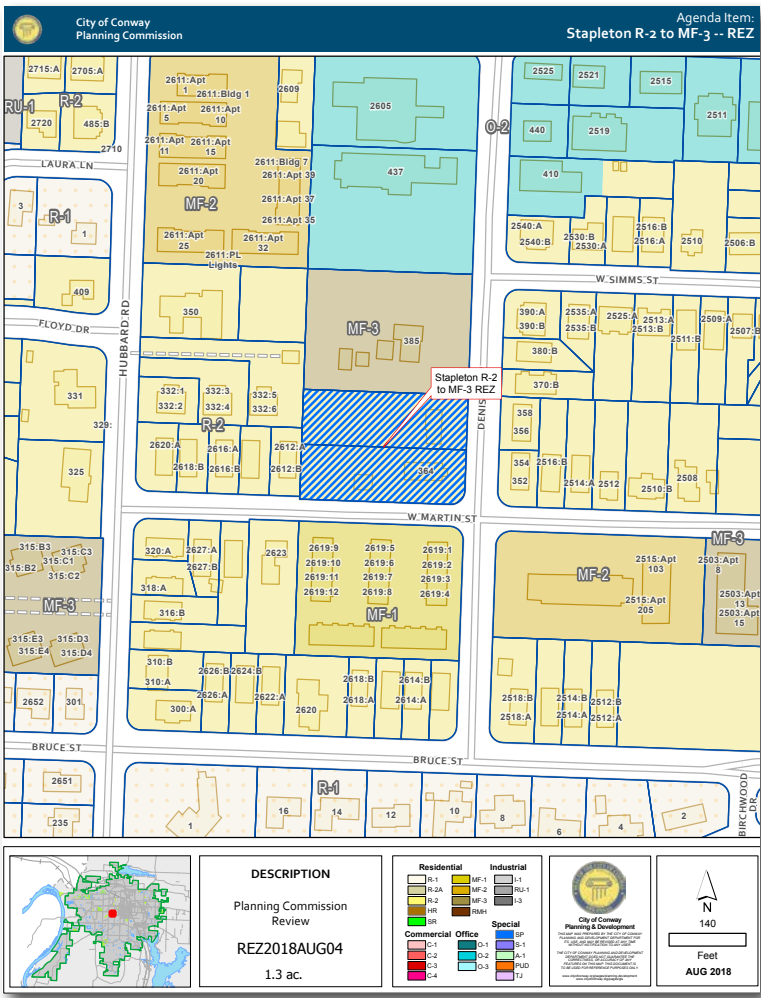
**Projected Traffic Impact.** With a rezoning to MF-3, traffic impact would be potentially 214 trips per day with 32 apartment units. Due to the proximity of the property to UCA, this number could be lower as student residents could possibly walk or bike to campus. A maximum build out of 32 apartments should not create an area traffic burden.

**Flood\Drainage.** The property is not within any FEMA recognized floodway or floodplain area. At past public meetings, two neighbors spoke in opposition to the project due to concerns over existing area storm water drainage and the possibility that the proposed multifamily project could create an additional drainage problem. The applicant now has a drainage report conducted by a licensed civil engineer.

**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, 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 (property owner) is seeking a rezoning from R-2 (Small Lot Duplex Residential District) to MF-3 (Multifamily District 24 units per acre). The size of the property could allow up to 32 apartment units. The area surrounding the property contains a large number of duplexes and apartments, which generally serve UCA students. 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.

A different applicant came before the Planning Commission in July 2017 requesting to rezone from R-2 to MF-3. The Commission unanimously voted a recommendation of approval. On July 25, 2017 the City Council voted 2-5 for approval. The Rezoning failed. On September 26, 2017, a request to rehear the item in less than one year's time came before the City Council. At this time, Mr. Stapleton addressed the Council asking to have the opportunity to present additional information including an engineer's drainage report. Mr. Stapleton stated that the report should give the Council sufficient reason to approve the rezoning. The request failed by unanimous vote.

**D5 REQUEST TO REZONE FROM R-2 TO MF-3; 364 & 375 DENISON ST**

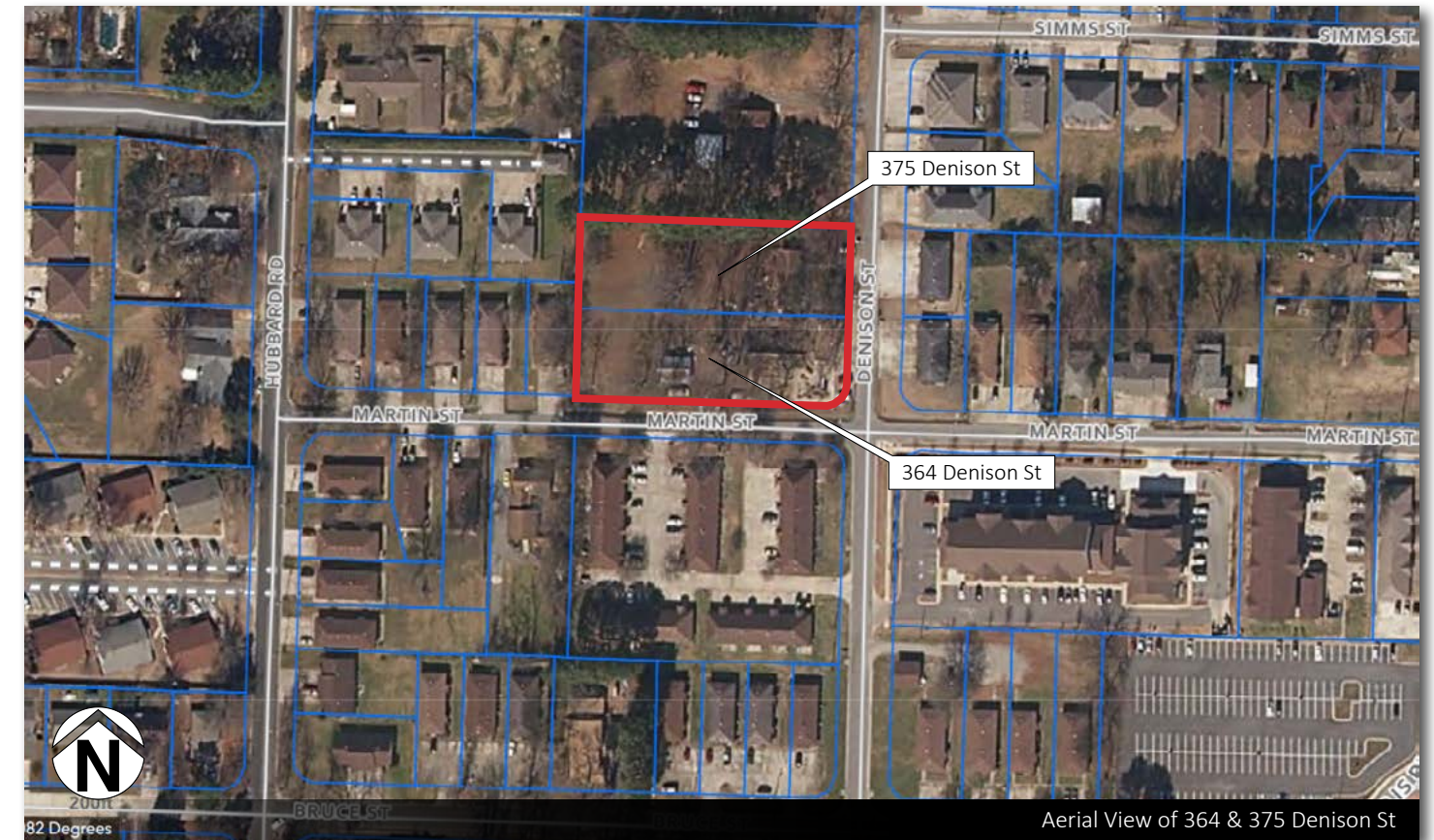
At the July 2017 Planning Commission meeting, and subsequent Council meetings, two neighbors spoke in opposition to the project due to concerns over existing area storm water drainage and the possibility that the proposed multifamily project could create an additional drainage problem. The applicant has new information regarding area storm water flow. There was concern at Council meetings that City required drainage improvements would not be sufficient to prevent additional storm water problems.

At previous public meetings, neighbors stated that they did not have a problem with the multifamily land use request.

A 1.5 acre property immediately north of the requested property was rezoned from R-2 to MF-3 on January 9, 2018.

**STAFF RECOMMENDATIONS**

Due to congruence with surrounding property use and close proximity to UCA, Planning Staff recommends approval of this multifamily request. However, assurance that no additional drainage problems will be created must be addressed. Development Review requires City Engineer review for compliance with current storm water regulations.





## Euclidian Zoning, Smart Code, Form Based Sounds Greek to me...



**Euclidian Zoning.** Our “conventional” zoning ordinance could be referred to as Euclidian zoning. This is due to the US Supreme Court decision in *The Village of Euclid, Ohio vs. Ambler Realty* (1926). This decision made it legal for cities to zone private property for the greater good of the community. This style of zoning is commonly used in practice throughout the United States. It is a more simplistic style of zoning that geographically separates differing land uses. Residential uses are separated from office and business uses. Intensive industrial is located another. There is little “mingling” of the various land uses. This style of zoning for the most part, works very well. However, it does not allow much mixing of land uses and typically has little control over the shape, or “form” of structures that are ultimately built. For example, a drug store is allowed in C-1, downtown commercial. The store may be built to any number of stories, it must be set back from property lines minimal distances, and occupy no more than 50% of its site. Under this zoning, a drug store may be built on a corner in a downtown area with a large parking lot on the front and one story in height. This style of zoning encourages the use of automobiles by highly separating land uses, sometimes miles apart.

**Smart Code and Form Based Code.** In contrast to conventional zoning ordinances which have been in place since the 1930s, a new, or actually old way of zoning has emerged. Starting in the late 1980s, City planners began examining older patterns of development; those built largely before the rise of automobile. From this examination emerged a “smart code” that encourages traditional neighborhood development. The smart code allows more mixed land uses along with regulating the final form of structures. The code divides areas into “Transect Zones” which range from rural (T-1) to intensely urban (T-6). The code is more three dimensional in that the “form” a structure takes is as important as the land use. For example, a wood sided barn with a feed lot is not allowed in a T-6 zone. A towering office skyscraper is not allowed in a T-1 nature preserve.

Structures and uses are based on a more “human” scale. A traditional downtown has living spaces above shops. Restaurants, shoe stores, offices, and theaters are common on any block. A traditional residential area will commonly have churches, schools, possibly a neighborhood corner store, restaurant, or other business. A properly placed downtown drug store will anchor the corner with a corner entrance or other vertical architectural feature. Parking will be in the rear or side. The store will be constructed to “build to” lines instead of “setback” lines. The store will be built close to the sidewalk and create the desired urban streetscape. In this way, the form is given as much emphasis as the actual use. This type of development places the automobile in a secondary role. It also creates more walkable/bikeable communities.

**Conway Conventional Zoning Ordinance Areas and Form Based Areas.** Most of Conway is regulated by the use of a conventional zoning ordinance. However, there are two areas with a form based codes in place. The regulating documents for these areas leave land uses less defined and allow more mixing of uses. They regulate the form of new construction. In the Northeast Old Conway area, new structures and additions must be approved by the Conway Historic District Commission. In this way, the HDC can ensure that proper structures are approved. Likewise, the Village at Hendrix has their own Architectural Review Board to approve new construction.

**What’s Best?** The jury is still out on which type of code is best. The conventional code has worked well for decades and provided good guidance. However, it has also greatly aided sprawl and over dependence on automobiles. It is also arguable that much of the awful late 20th century architecture was designed with conventional zoning or lack of control in mind. The form of structures is somewhat regulated through Development Review controls, but still, largely unregulated. Form based codes have and are producing better traditional designs in Conway. The Village at Hendrix, Hendrix apartments on Front and Harkrider, new CBC buildings, new residences, etc.

Likely, a mixture of both is best. Interstates did not exist before World War II, a traditional building pattern does not exist. Although land uses can be better mixed, no one would argue that a chicken processing plant is appropriate for a residential neighborhood. A small restaurant such as Stoby’s can be seen as beneficial. A balance of proper land uses with appropriate structures can be found by using both regulating methods or a blending where appropriate.