



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

January 21, 2025 • 5:30pm • 1111 Main Street

Planning Commission meeting procedures (per by-laws adopted July 19, 1993; amended September 20, 2021)

**Subdivision Review items are included for consideration as administrative reviews to determine compliance with the Conway Subdivision Ordinance, Zoning Code, and applicable plans. Such items are not conducted as public hearings.*

***Order and conduct for public hearings: Following the announcement of the item by the Chair, Planning Staff will present the report findings. Following Staff presentation the Applicant is granted up to 10 minutes for additional presentation with subsequent favorable public comments limited to 3 minutes per person. If opposed parties are present the initial speaker is then granted up to 10 minutes with each subsequent public comment limited to 3 minutes per person. No person shall address the Planning Commission without first being recognized by the Chair and stating his/her name and address for the public record. All questions/remarks shall be made from the podium and addressed through the Chair to the Commission as a whole. Any group with common interest shall select a speaker to address the Commission on behalf of the group; repetitive comments will be limited.*



City of Conway

PLANNING COMMISSION

January 21, 2025

PLANNING COMMISSION

Lori Quinn, Chair
Ethan Reed, Vice-Chair
Mark Ferguson, Secretary
Alexander Baney
Jensen Thielke
Jay Winbourne
Brooks Davis
Teneicia Roundtree
Cassidy D Cook
Kevin Gambrill

The Conway Planning Commission makes recommendations to the City Council on public hearing items. Items reviewed on this agenda will be considered by the City Council as early as **01 28, 2025**.

Items not approved by the Planning Commission/Board of Zoning Adjustment may be appealed to the City Council within 30 days of the date of denial.

Call to Order [Planning Commission] and Roll Call.

Finding of a Quorum.

Approval of Minutes. December 16, 2024

I. Old Business**

A. Request to annex 43.05 acres +/- located at 226 Sturgis Rd, to be zoned R-1 (ANN-1024-0135)

II. Subdivision Review*

A. Request for waiver to allow deviation from road radius design standards (SUB-0924-0126)

B. Request for preliminary plat approval of 1600 Place PUD (SUB-1224-0150)

III. Public Hearings**

A. Request to rezone property at the Millers Creek Subdivision from R-1 to R-2 (REZ-1224-0152)

B. Request for conditional use permit to allow mini storage in a RU-1 zoning district for property located at 1550 E Dave Ward Dr (CUP-1124-0141)

C. Request to annex 67.52 acres +/- located at 3208 Nutters Chapel Rd (ANN-1224-0145)

IV. Announcements/Additional Business

A. Items as decided by the Commission

Adjourn.

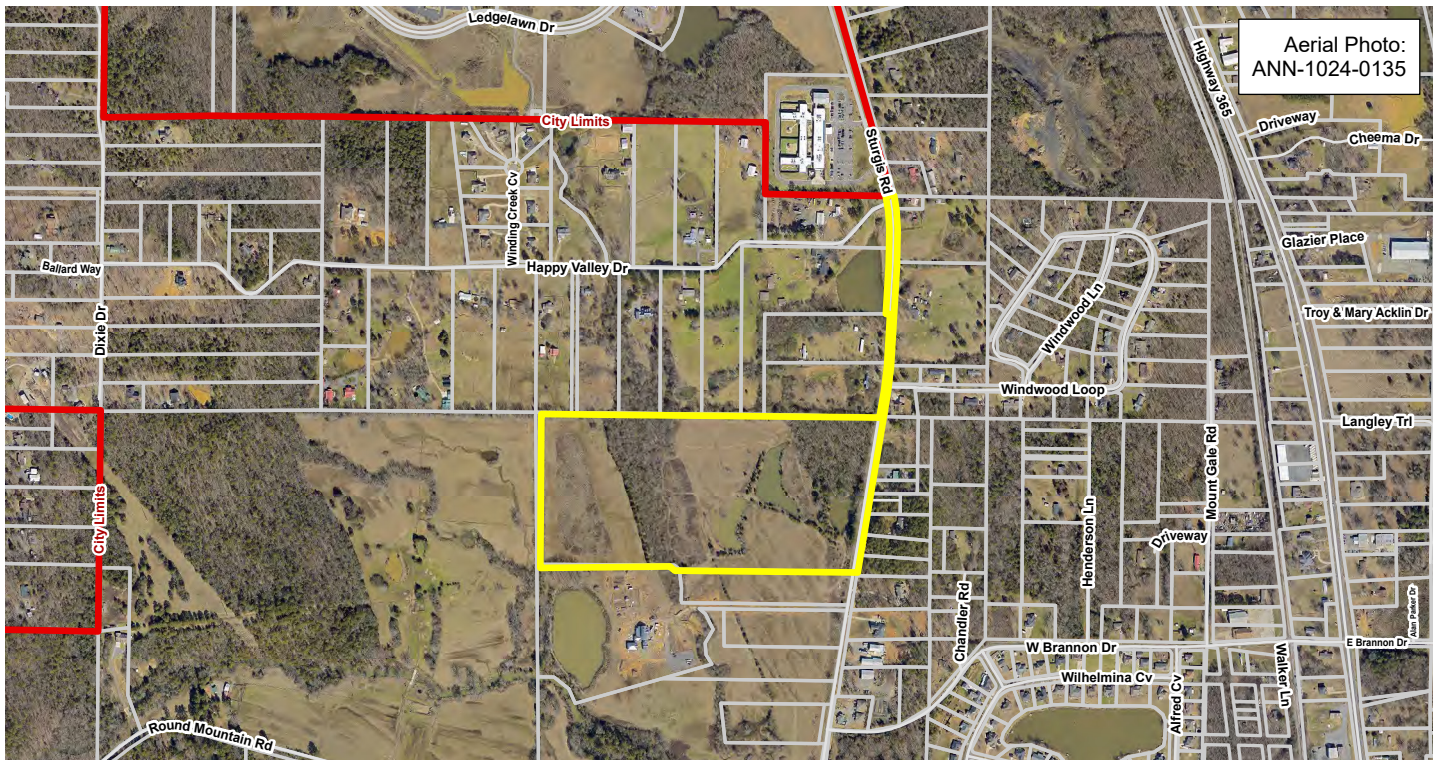
Approx. 1,300ft south of city limits

APPLICANT/AUTHORIZED AGENT

Matt Bell, Mitchell Hart
Hartland Development Company
575 Harkrider St
Conway, AR 72032

OWNER

Mitchell Hart
3545 Bay Berry Rd
Conway, AR 72034

**SITE DATA**

Location. This property lies roughly 1,310 linear feet south of city limits. The property is located adjacent south of the county property addressed 226 Sturgis Rd.

Site Area. 43.05 acres +/-.

Current Zoning. N/A (Outside City).

Requested Zoning. R-1 (One-Family Residential); Staff concurs with requested zoning.

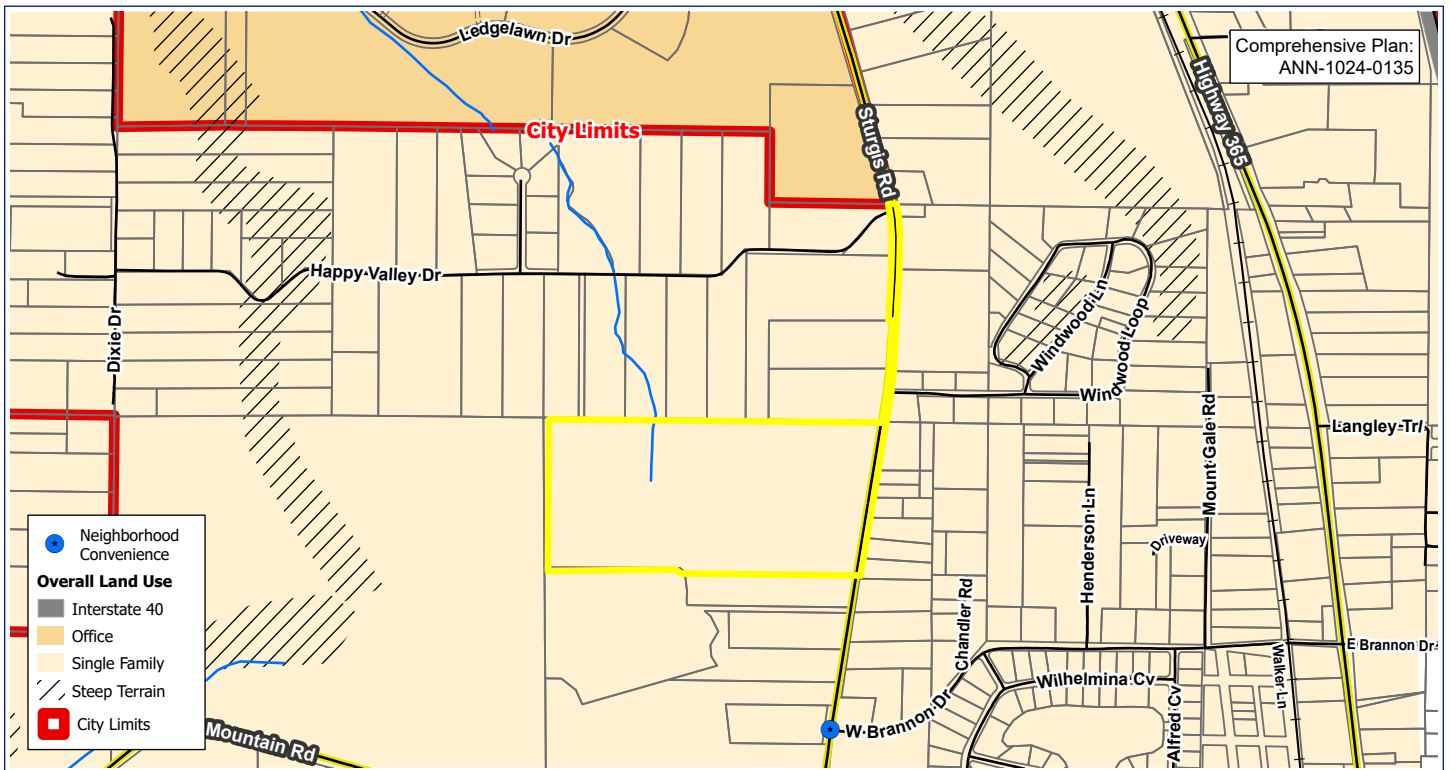
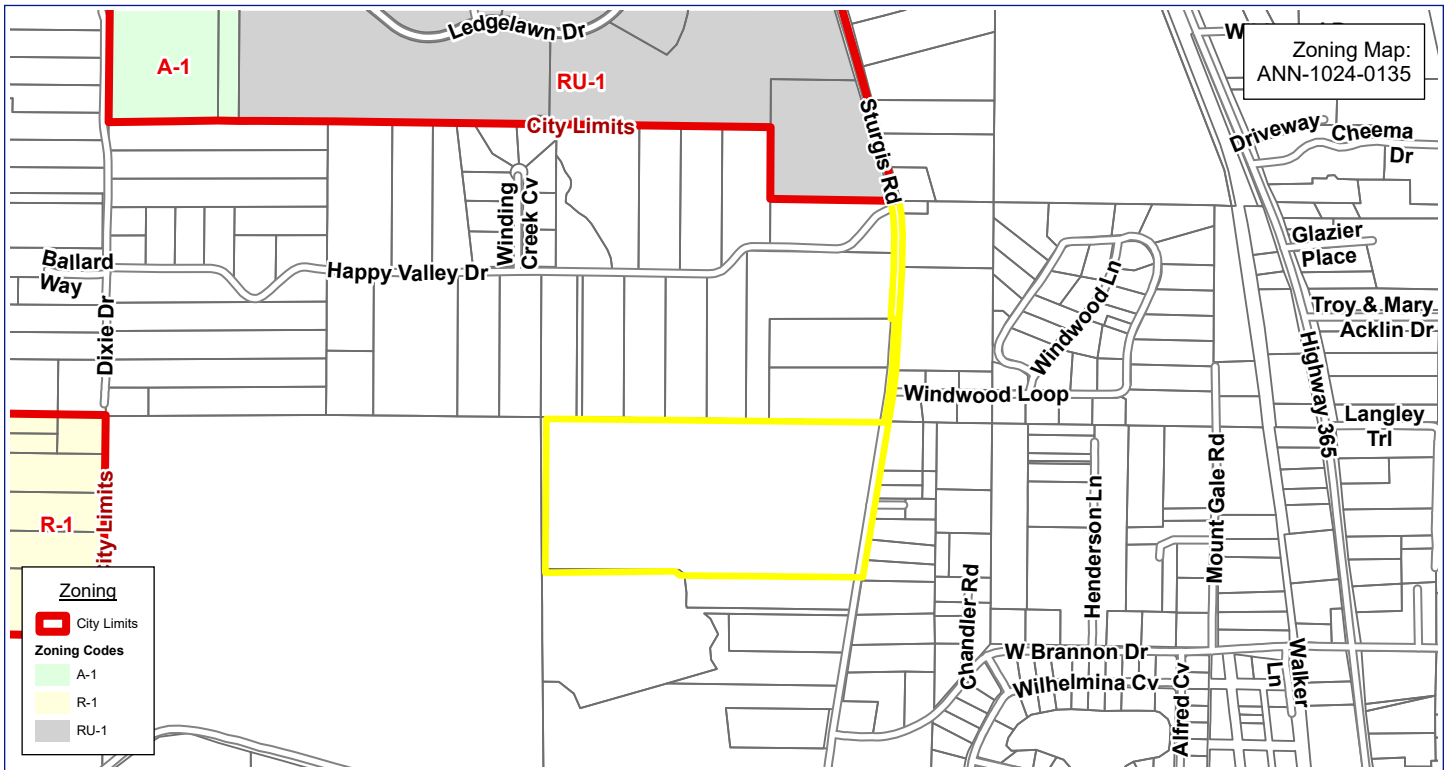
Adjacent Zoning. None. All adjacent parcels are outside of city limits.

Existing Structures. None.

Overlay. None.

Comprehensive Plan. Single Family (which calls for "quiet, low-density areas for single family living and related recreational, religious, and educational facilities protected from all commercial and industrial activity.")

Approx. 1,300ft south of city limits



Approx. 1,300ft south of city limits

Projected Traffic Impact. Based on the proposed zoning, the traffic impact of the development will be significant. This property could have a maximum of 250 single family lots. This would generate an estimated 2,358 vehicle trips per typical weekday.

Flood/Drainage. No portions lie within the 100-year floodplain.

Utilities. Applicant will need to coordinate with Conway Corporation for extension of utilities if they are able to service this site.

Street Conditions. Streets and drainage to be installed by developer if further subdivided.

STAFF COMMENTS

- An order has been provided from the County Court of Faulkner County releasing the land for annexation into the City of Conway.
- Documentation has been received from the Department of Transformation and Shared Services showing the applicant has coordinated with that office.
- Per the City of Conway Annexation Guidelines and Procedures, as established through state statute A.C.A § 14-38-101—108 and 14-38-114—116 and City of Conway Ordinance #O-22-77, all areas to be annexed must be contiguous to and adjoin lands which are included with the City of Conway, Arkansas.
- The City of Conway's Comprehensive Plan states, in Section 8 – Annexation Strategies, annexation should be encouraged to square off municipal boundaries and to avoid islands within the County that are surrounded by municipal boundaries.
- The applicant is proposing annexation of a 50' strip of land shown as Tract-2 which connects the larger property to be annexed to the City of Conway city limits.
- R-1 zoning is appropriate for the area and consistent with other properties in the area.
- The applicant is requesting police protection, fire protection, street maintenance, sanitation, and the ability to connect to Conway Corp Utilities.

Approx. 1,300ft south of city limits

**Department of Transformation and Shared Services**Governor Sarah Huckabee Sanders
Secretary Leslie Fiskens

January 8, 2025

Honorable Mayor Bart Castleberry
1111 Main St., Ste. 102
Conway, AR 72032

RE: City of Conway Annexation Coordination Requirement

Mayor Castleberry,

Thank you for coordinating with our office as you seek to annex property into the City of Conway, located in Sections 30 and 31, Township 5 North, Range 13 West, Faulkner County, Arkansas. This letter represents confirmation that you have coordinated with our office (Arkansas GIS Office) as specified in § 14-40-101 (Act 914 of 2015) of the 90th General Assembly.

Our office will wait for the completion of additional steps necessary for the proposed boundary change, which normally comes from the Arkansas Secretary of State Elections Division after the appropriate filing by your County Clerk. The status of your proposed annexation can be viewed at <https://gis.arkansas.gov/checkmycity>.

Sincerely,

A handwritten signature in blue ink that reads "Niki Bittle".

Niki Bittle, GIS Analyst

Attachments:

GIS Office Map of Proposed Annexation

Legal Description

Secretary of State Municipal Change Checklist

H:\City_Annexations\Cities\Conway\20250106\Doc\20250106_Conway_Annexation_Coordination_Letter.docx

501 Woodlane St, Ste 201 - Little Rock, AR 72201 - 501-319-6565
transform.ar.gov

Approx. 1,300ft south of city limits

FILED

TIME: 2:01 pm

JAN 14 2025

MARGARET DARTER
FAULKNER COUNTY CLERK

IN THE COUNTY COURT OF FAULKNER COUNTY, ARKANSAS

BY Charters DC

Hartland Development Properties, LLC
Carolyn Brewster
James E. Nabholz
Joyce Nabholz

Petitioners

CC-25-001

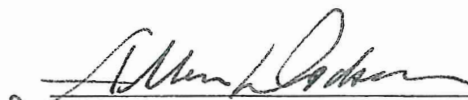
ORDER

Comes now before the Court the above-styled case, and after having been presented the facts and circumstances, and having considered the relevant laws, this Court finds and orders the following:

1. A petition of annexation was filed January 7, 2025.
2. All appropriate signatures were affixed to the Petition, as required by A.C.A. 14-40-609.
3. The proposed site to be annexed was adequately described and further displayed a map of the proposed site.
4. The appropriate documentation was provided under A.C.A. 14-40-609.
5. Based on the above premises, the Petitioner's prayer is right and proper.

WHEREFORE, this Court finds that the area described in Exhibit A should be, and hereby is, released for annexation into the City of Conway:

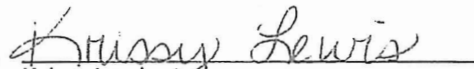
IT IS SO ORDERED.



HON. Allen Dodson
Faulkner County Judge

Dated Jan 14, 2025

We verify that the above referenced Petition complies with A.C.A. 14-40-609.

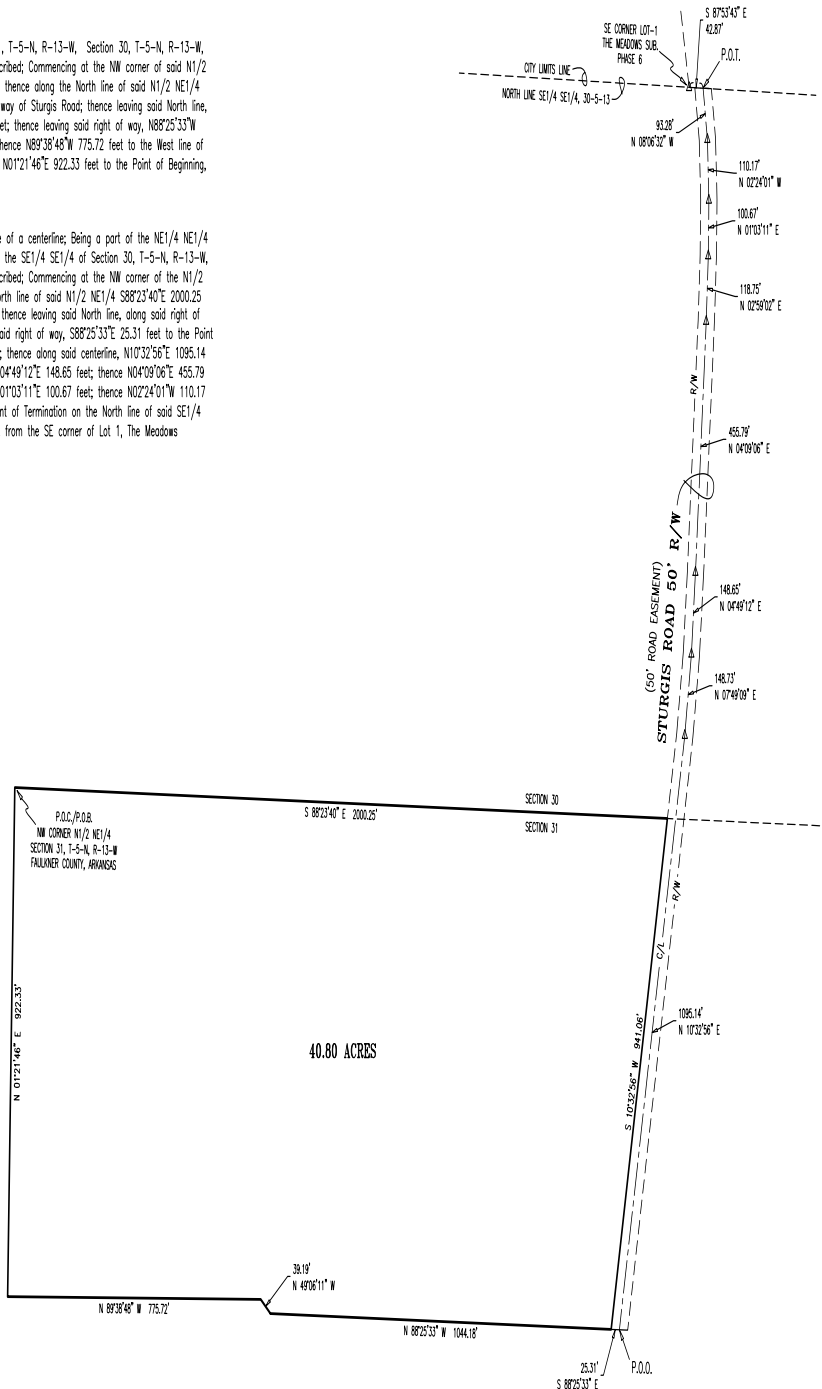

Margaret Darter, Clerk
Krissy Lewis, Assessor

Approx. 1,300ft south of city limits

Prepared for : Mike Elrod
 Date : October 14, 2024
 Scale : 1 inch equals 200 feet

Being a part of the N1/2 NE1/4 of Section 31, T-5-N, R-13-W, Section 30, T-5-N, R-13-W, Faulkner County, Arkansas more particularly described; Commencing at the NW corner of said N1/2 NE1/4, said point being the Point of Beginning; thence along the North line of said N1/2 NE1/4 S88°23'40"E 2000.25 feet to the West right of way of Sturgis Road; thence leaving said North line, along said right of way, S10°32'56"W 941.06 feet; thence leaving said right of way, N88°25'33"W 1044.18 feet; thence N49°06'11"W 39.19 feet; thence N89°36'48"W 775.72 feet to the West line of said N1/2 NE1/4, thence along said West line, N01°21'46"E 922.33 feet to the Point of Beginning, containing 40.80 acres, more or less.

50' Road Easement: (Sturgis Road)
 Being a strip of land lying 25.0 feet either side of a centerline; Being a part of the NE1/4 NE1/4 of Section 31, T-5-N, R-13-W, and a part of the SE1/4 SE1/4 of Section 30, T-5-N, R-13-W, Faulkner County, Arkansas more particularly described; Commencing at the NW corner of the N1/2 NE1/4 of said Section 31; thence along the North line of said N1/2 NE1/4 S88°23'40"E 2000.25 feet to the West right of way of Sturgis Road; thence leaving said North line, along said right of way, S10°32'56"W 941.06 feet; thence leaving said right of way, S88°25'33"E 25.31 feet to the Point of Origination on the centerline of Sturgis Road; thence along said centerline, N10°32'56"E 1095.14 feet; thence N07°49'09"E 148.73 feet; thence N04°49'12"E 148.65 feet; thence N04°09'06"E 455.79 feet; thence N02°59'02"E 118.75 feet; thence N01°03'11"E 100.67 feet; thence N02°24'01"W 110.17 feet; thence N08°06'32"W 93.28 feet to the Point of Termination on the North line of said SE1/4 SE1/4, said point being S87°53'43"E 42.87 feet from the SE corner of Lot 1, The Meadows Subdivision, Phase 6.



T Tyler Group
 surveying, mapping, engineering

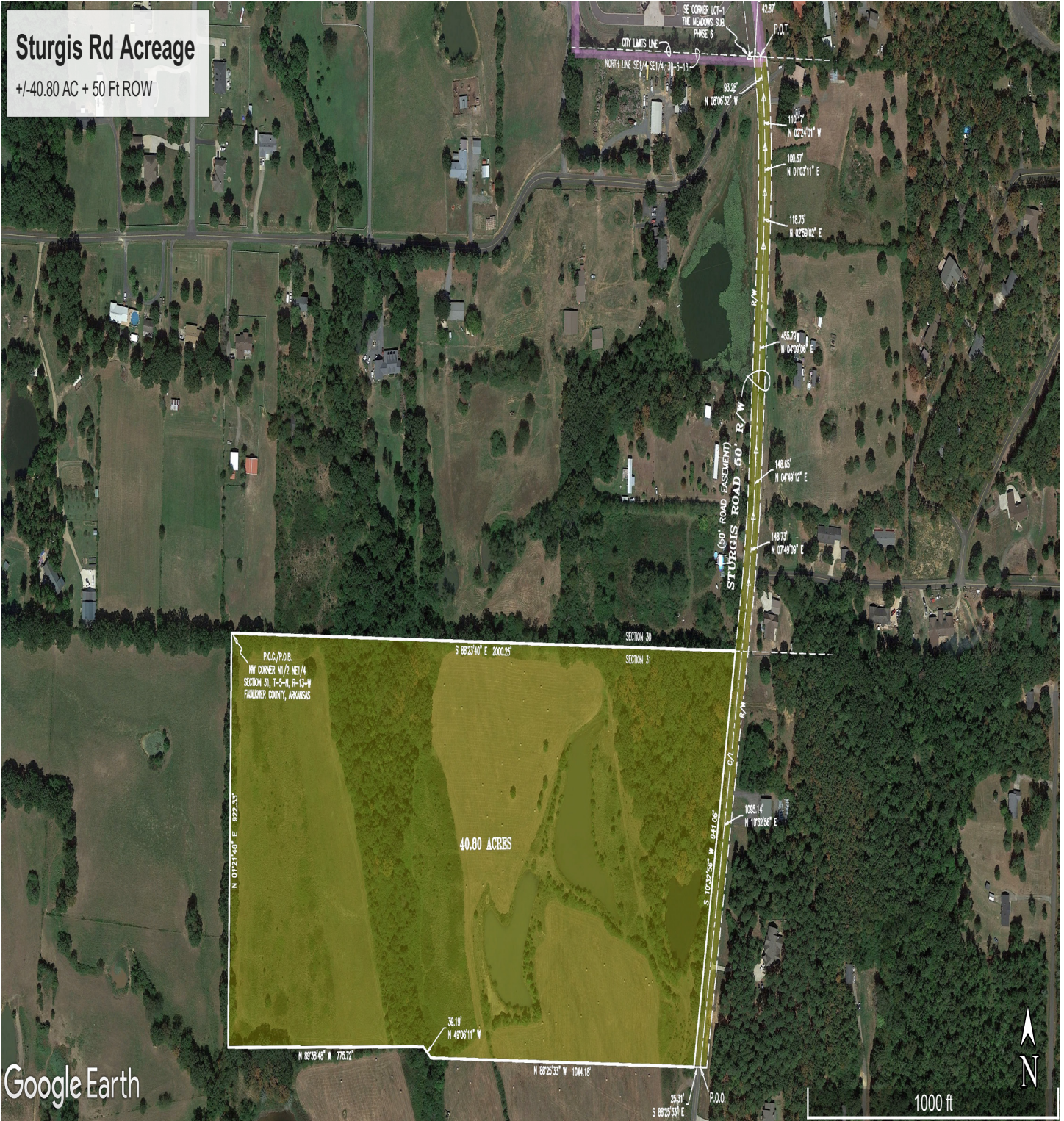
1240 SKYLINE DR., STE. 3000/CONWAY, AR. 72032
 TEL: 501.329.1400 / FAX: 501.327.3972 / www.tylergroup.net / email: info@tylergroup.net

DATE:	10-14-2024
SCALE:	1 INCH EQUALS 200 FEET
PROJECT NO.:	1240502
DRAWN BY:	GEW
REVIEWED BY:	RPB
STATE CODE:	
SHEET NO.:	1 OF 1

DATE	DESCRIPTION OF REVISION MADE

PROJECT TITLE:

Approx. 1,300ft south of city limits



Approx. 1,300ft south of city limits



View of subject property from Sturgis Rd looking W



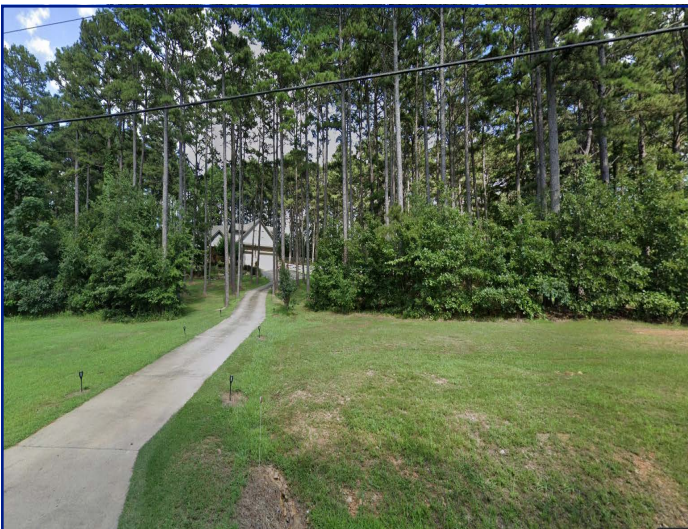
View of subject property looking W



View of subject property looking NW



View of adjacent property to the S



View of adjacent property to the E



View of Sturgis Rd looking SW

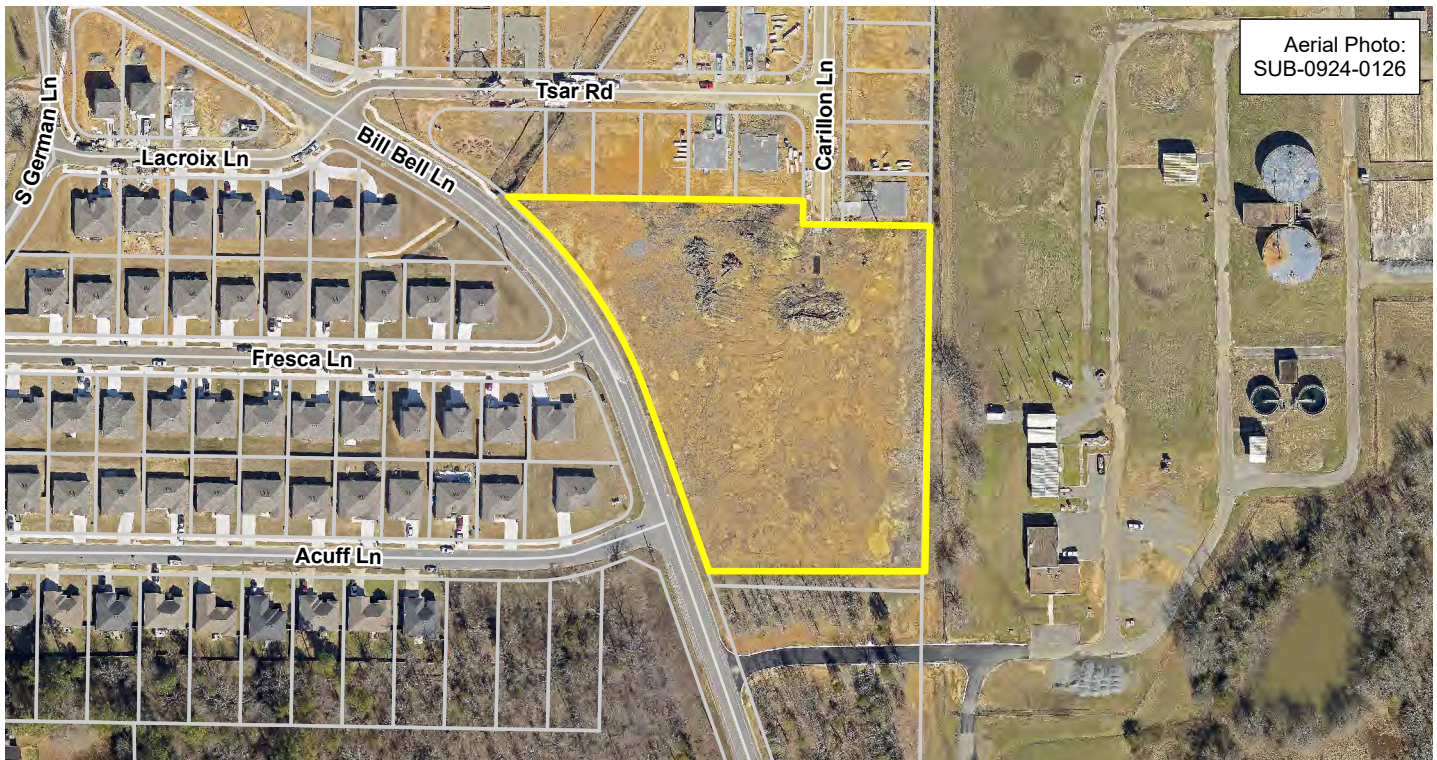
Intersection of Bill Bell Ln and Carillon Ln, south of Bell Valley Phase 3

APPLICANT/AUTHORIZED AGENT

Central Arkansas Professional Surveying (CAPS)
1021 Front St
Conway, AR 72032

OWNER

RKVC LLC & Central Arkansas Qualified Intermediary, Inc.
5655 Grand Teton Ln
Conway, AR 72034



SITE DATA

Location. South of Bell Valley Phase 3; Intersection of Bill Bell Ln and Carillon Ln.

Site Area. 3.88 acres ±.

Current Zoning. R-1 (One-family residential).

Exiting Structures. None.

Overlay. None.

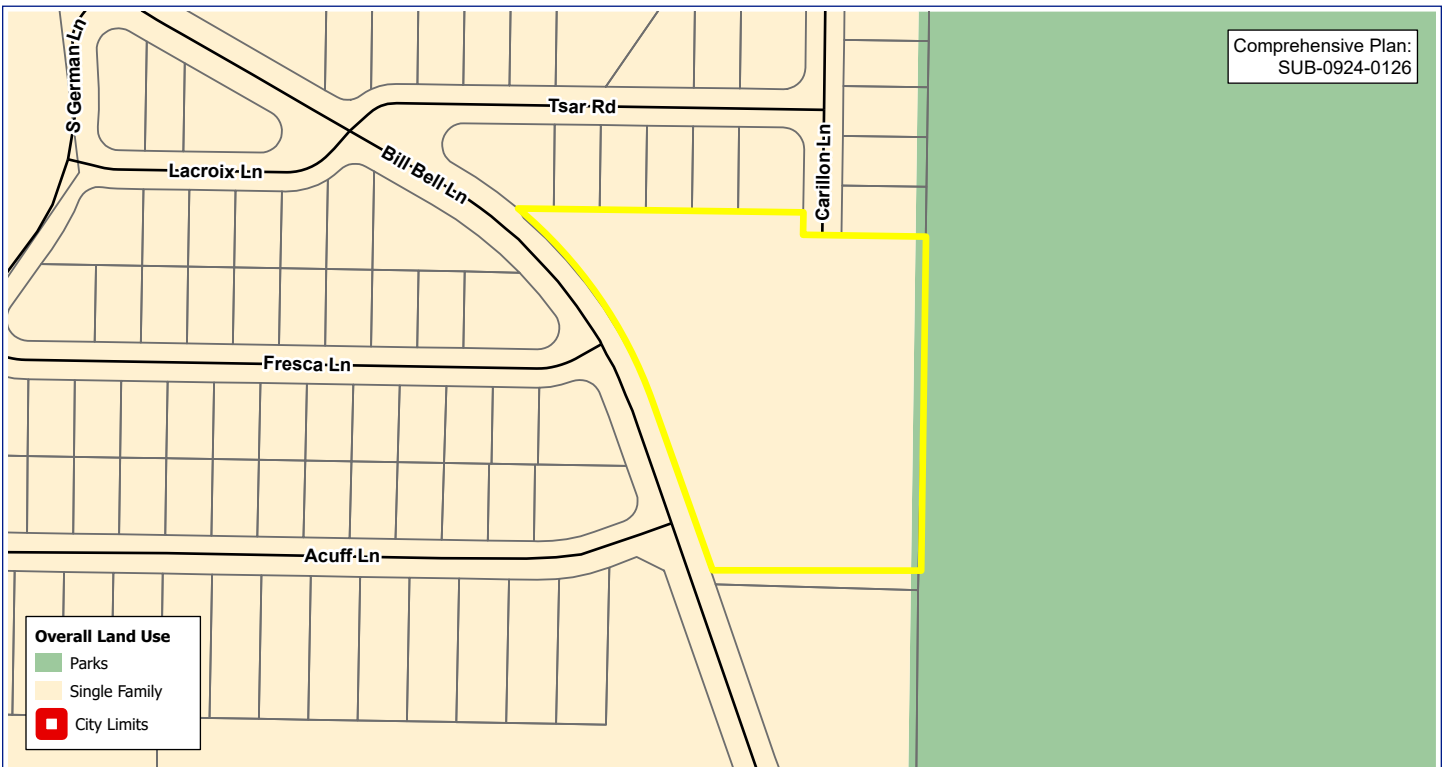
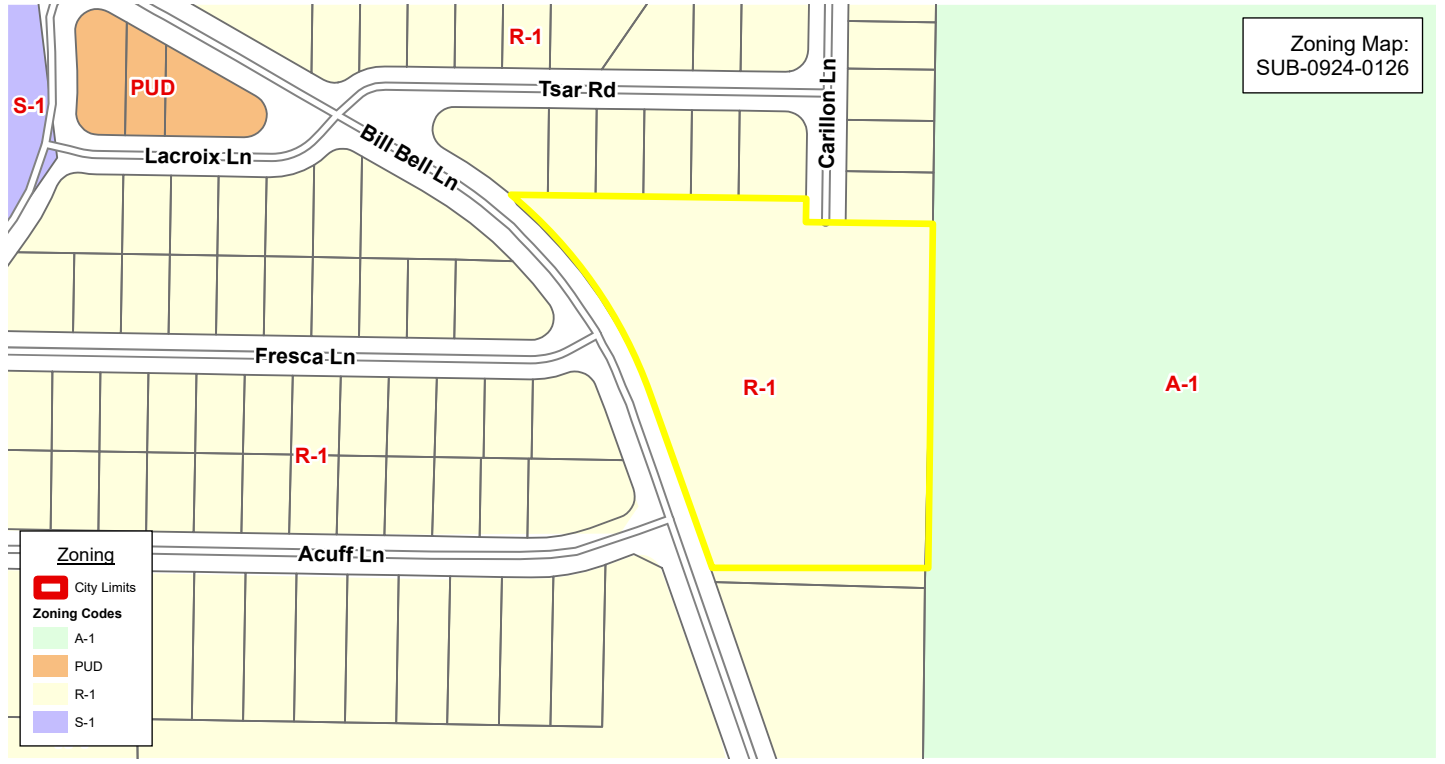
REQUEST

The applicant is requesting a waiver to the Subdivision Regulations to allow a road radius in Cardinal Valley Phase 2 to be 53'. Per the city standard details, the required radius is at least 100'. This request is presented to the Planning Commission because it represents a deviation from the regulations of the Subdivision Ordinance which requires roadway design standards to conform to the City of Conway Standard Details for Roadway & Drainage Construction. Any deviation from the Subdivision Ordinance requires Commission approval.

Waivers Requested; Planning Commission action is required for the following:

- 1.Deviation from Roadway Design Standards. (Article IV: Sec. 5(A)(11)).

Intersection of Bill Bell Ln and Carillon Ln, south of Bell Valley Phase 3

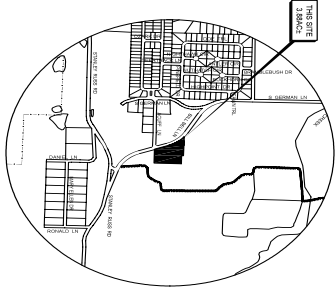
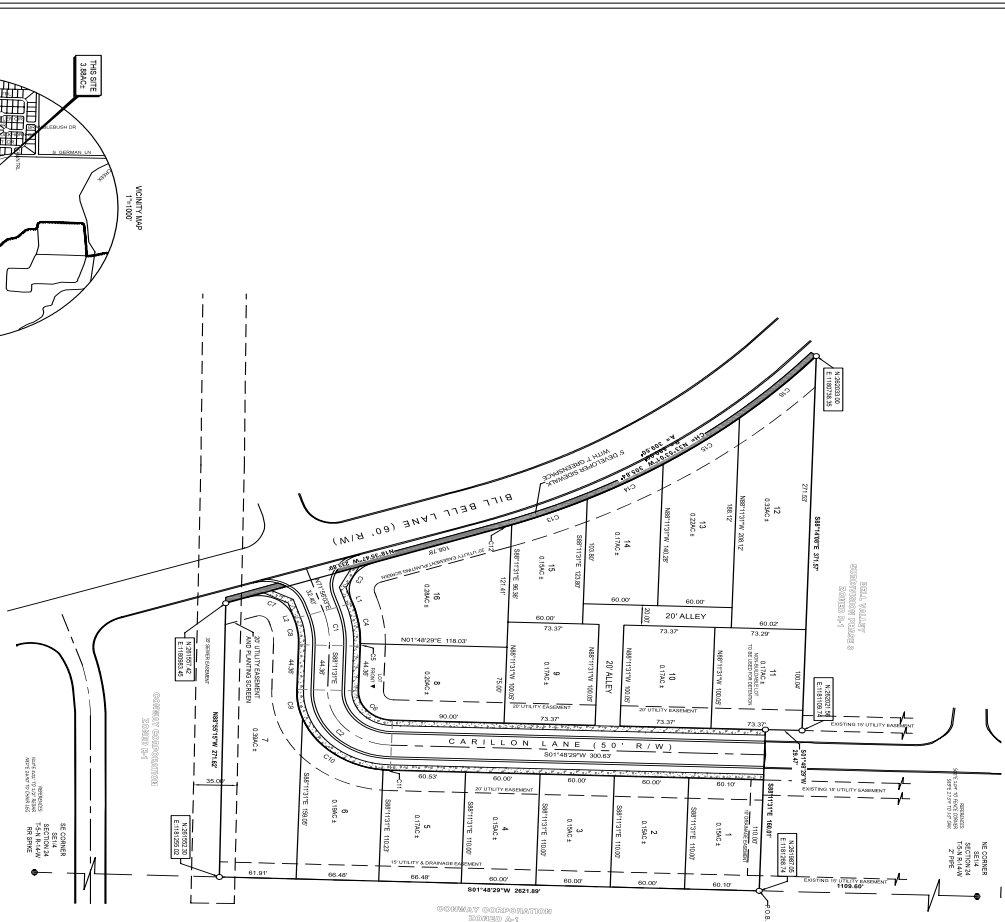


COMMENTS

- The applicant is requesting waivers to the Subdivision Regulations to allow a road radius of 53' in Cardinal Valley Phase 2.
- The required radius is 100' per the City of Conway Standard Details for Roadway & Drainage Construction.
- Transportation has reviewed the request and is in favor of the waiver request.

Intersection of Bill Bell Ln and Carillon Ln, south of Bell Valley Phase 3

CARDINAL VALLEY
PHASE 2



NO.	DATE	BY	DESCRIPTION
1	11/11/24	AK	PRELIMINARY DESIGN
2	11/11/24	AK	REVISIONS
3	11/11/24	AK	REVISIONS
4	11/11/24	AK	REVISIONS
5	11/11/24	AK	REVISIONS
6	11/11/24	AK	REVISIONS
7	11/11/24	AK	REVISIONS
8	11/11/24	AK	REVISIONS
9	11/11/24	AK	REVISIONS
10	11/11/24	AK	REVISIONS
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26	11/11/24	AK	REVISIONS
27	11/11/24	AK	REVISIONS
28	11/11/24	AK	REVISIONS
29	11/11/24	AK	REVISIONS
30	11/11/24	AK	REVISIONS

LEGAL DESCRIPTION:
 PART OF THE 1/4 SECTION 24, T8N, R14E, S44TH COUNTY, ANNEKSEN BORO, PARCEL 141
 COMMUNAL LOT 18 OF 18 IN THE CITY OF CONWAY, ANNEKSEN BORO, PARCEL 141
 PART OF THE 1/4 SECTION 24, T8N, R14E, S44TH COUNTY, ANNEKSEN BORO, PARCEL 141
 COMMUNAL LOT 17 OF 18 IN THE CITY OF CONWAY, ANNEKSEN BORO, PARCEL 141
 PART OF THE 1/4 SECTION 24, T8N, R14E, S44TH COUNTY, ANNEKSEN BORO, PARCEL 141
 COMMUNAL LOT 16 OF 18 IN THE CITY OF CONWAY, ANNEKSEN BORO, PARCEL 141
 PART OF THE 1/4 SECTION 24, T8N, R14E, S44TH COUNTY, ANNEKSEN BORO, PARCEL 141
 COMMUNAL LOT 15 OF 18 IN THE CITY OF CONWAY, ANNEKSEN BORO, PARCEL 141
 PART OF THE 1/4 SECTION 24, T8N, R14E, S44TH COUNTY, ANNEKSEN BORO, PARCEL 141
 COMMUNAL LOT 14 OF 18 IN THE CITY OF CONWAY, ANNEKSEN BORO, PARCEL 141
 PART OF THE 1/4 SECTION 24, T8N, R14E, S44TH COUNTY, ANNEKSEN BORO, PARCEL 141
 COMMUNAL LOT 13 OF 18 IN THE CITY OF CONWAY, ANNEKSEN BORO, PARCEL 141
 PART OF THE 1/4 SECTION 24, T8N, R14E, S44TH COUNTY, ANNEKSEN BORO, PARCEL 141
 COMMUNAL LOT 12 OF 18 IN THE CITY OF CONWAY, ANNEKSEN BORO, PARCEL 141
 PART OF THE 1/4 SECTION 24, T8N, R14E, S44TH COUNTY, ANNEKSEN BORO, PARCEL 141
 COMMUNAL LOT 11 OF 18 IN THE CITY OF CONWAY, ANNEKSEN BORO, PARCEL 141
 PART OF THE 1/4 SECTION 24, T8N, R14E, S44TH COUNTY, ANNEKSEN BORO, PARCEL 141
 COMMUNAL LOT 10 OF 18 IN THE CITY OF CONWAY, ANNEKSEN BORO, PARCEL 141
 PART OF THE 1/4 SECTION 24, T8N, R14E, S44TH COUNTY, ANNEKSEN BORO, PARCEL 141
 COMMUNAL LOT 9 OF 18 IN THE CITY OF CONWAY, ANNEKSEN BORO, PARCEL 141
 PART OF THE 1/4 SECTION 24, T8N, R14E, S44TH COUNTY, ANNEKSEN BORO, PARCEL 141
 COMMUNAL LOT 8 OF 18 IN THE CITY OF CONWAY, ANNEKSEN BORO, PARCEL 141
 PART OF THE 1/4 SECTION 24, T8N, R14E, S44TH COUNTY, ANNEKSEN BORO, PARCEL 141
 COMMUNAL LOT 7 OF 18 IN THE CITY OF CONWAY, ANNEKSEN BORO, PARCEL 141
 PART OF THE 1/4 SECTION 24, T8N, R14E, S44TH COUNTY, ANNEKSEN BORO, PARCEL 141
 COMMUNAL LOT 6 OF 18 IN THE CITY OF CONWAY, ANNEKSEN BORO, PARCEL 141
 PART OF THE 1/4 SECTION 24, T8N, R14E, S44TH COUNTY, ANNEKSEN BORO, PARCEL 141
 COMMUNAL LOT 5 OF 18 IN THE CITY OF CONWAY, ANNEKSEN BORO, PARCEL 141
 PART OF THE 1/4 SECTION 24, T8N, R14E, S44TH COUNTY, ANNEKSEN BORO, PARCEL 141
 COMMUNAL LOT 4 OF 18 IN THE CITY OF CONWAY, ANNEKSEN BORO, PARCEL 141
 PART OF THE 1/4 SECTION 24, T8N, R14E, S44TH COUNTY, ANNEKSEN BORO, PARCEL 141
 COMMUNAL LOT 3 OF 18 IN THE CITY OF CONWAY, ANNEKSEN BORO, PARCEL 141
 PART OF THE 1/4 SECTION 24, T8N, R14E, S44TH COUNTY, ANNEKSEN BORO, PARCEL 141
 COMMUNAL LOT 2 OF 18 IN THE CITY OF CONWAY, ANNEKSEN BORO, PARCEL 141
 PART OF THE 1/4 SECTION 24, T8N, R14E, S44TH COUNTY, ANNEKSEN BORO, PARCEL 141
 COMMUNAL LOT 1 OF 18 IN THE CITY OF CONWAY, ANNEKSEN BORO, PARCEL 141

GENERAL NOTES:
 1. ALL DIMENSIONS GIVEN ON THIS PLAN ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO BE MEASURED FROM THE CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO BE MEASURED FROM THE CENTERLINE UNLESS OTHERWISE NOTED.
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 29. ALL DIMENSIONS ARE TO BE MEASURED FROM THE CENTERLINE UNLESS OTHERWISE NOTED.
 30. ALL DIMENSIONS ARE TO BE MEASURED FROM THE CENTERLINE UNLESS OTHERWISE NOTED.

OWNER: _____
APPLICANT: _____
DESIGNER: _____
DATE: _____

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY
 I, the undersigned, hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer in the State of Maryland.
 DATE OF EXECUTION: _____
 SIGNED: _____
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MARYLAND

CARDINAL VALLEY PHASE 2
 LOT PLAN
 1:50
 1:40
 10/15/24



View of subject property from Bill Bell Ln looking E



View of subject property and adjacent northern properties looking NE



View from subject property looking S

Southeast corner of the intersection of S Donaghey Ave and Favre Ln.

APPLICANT/AUTHORIZED AGENT

Tyler Group
240 Skyline Drive, Suite 300
Conway, AR 72032

OWNER

Watson Homes, Inc.
700 Padgett Rd
Conway, AR 72034



SITE DATA

Location. Southeast corner of the intersection of S Donaghey Ave and Favre Ln.

Site Area. 4.06 acres +/-.

Current Zoning. Planned Unit Development (PUD).

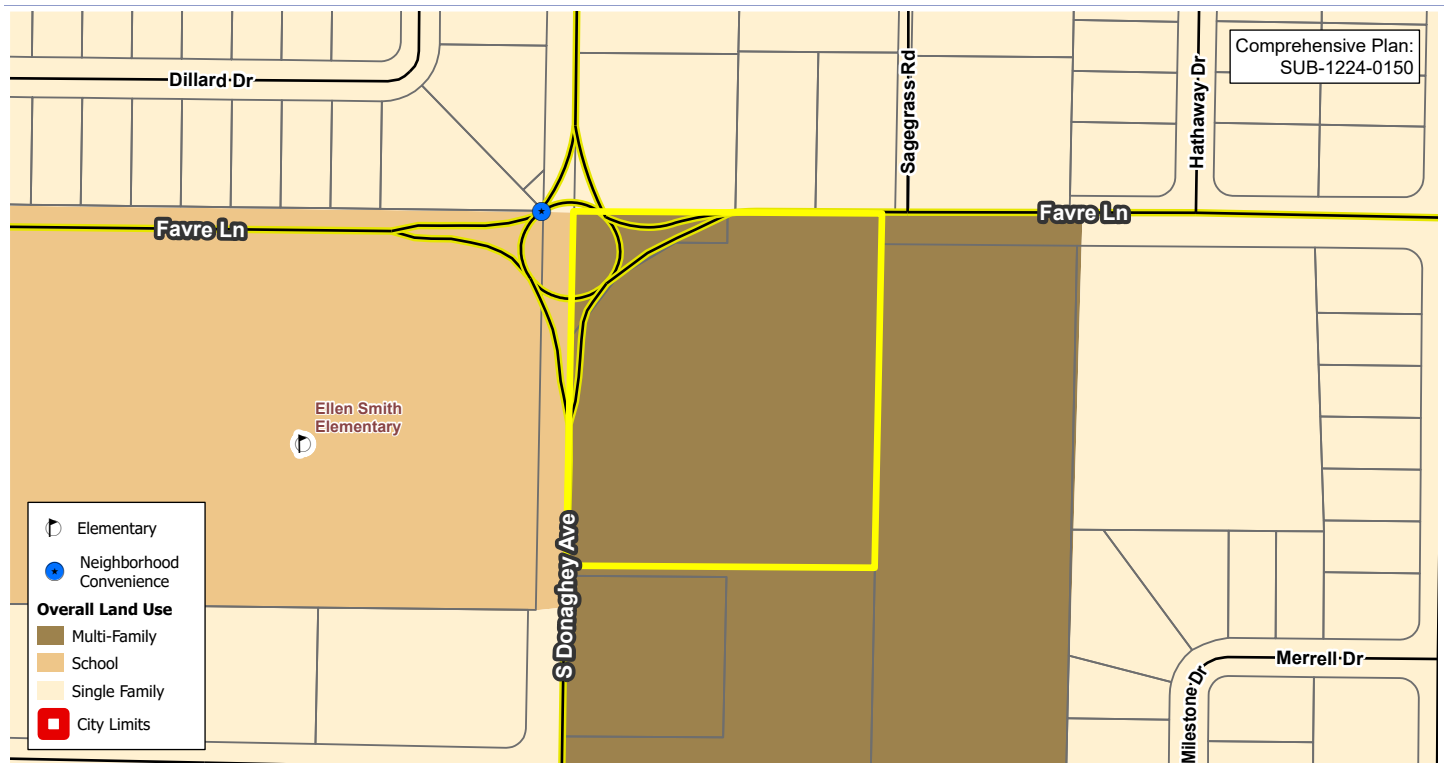
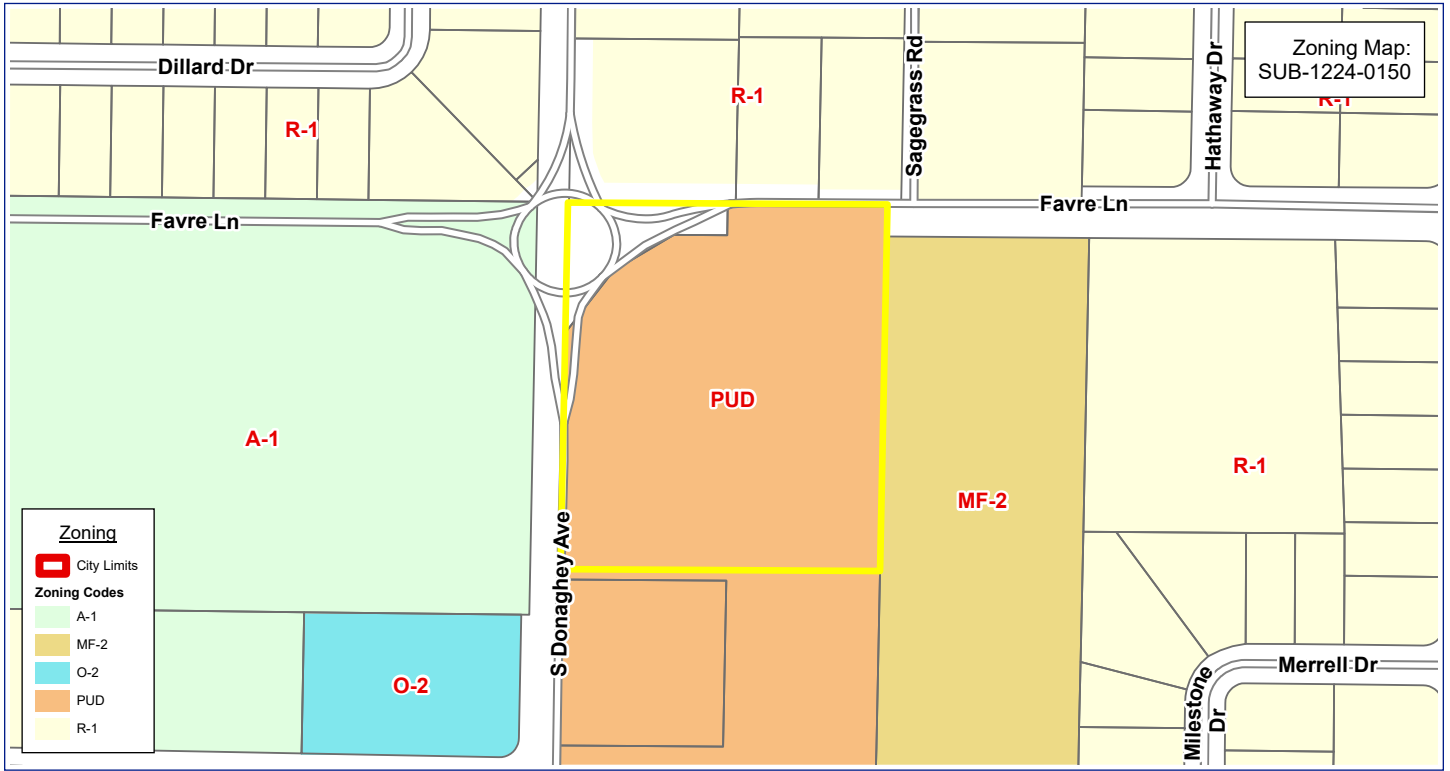
Comprehensive Plan. Multi-family.

Master Street Plan. S Donaghey Ave (Major Arterial 100' ROW), Favre Ln (Collector 80' ROW).

Existing Structures. None.

Overlay. None.

Southeast corner of the intersection of S Donaghey Ave and Favre Ln.



Southeast corner of the intersection of S Donaghey Ave and Favre Ln.

REQUEST

The applicant is requesting preliminary approval of a 19-lot subdivision located at the southeast corner of the S Donaghey Ave and Favre Ln intersection. The development represents the residential Planned Unit Development which was approved in May 2020. Sixteen of the lots will feature two-family dwellings, while the remainder (lots 6, 18, and 19) will be developed with 4 and 6 attached dwelling units for a total, not to exceed, 48 dwelling units. The proposed lots range from 0.09 acres to 0.35 acres. The subdivision will be accessed via a proposed private drive, Justin Lane, from both S Donaghey Ave and Favre Ln. The development will also be served by a private alley with no on-street parking permitted. No direct access will be permitted from S Donaghey Ave or Favre Ln. The proposed private drive will require a 5-foot sidewalk; no sidewalks will be required for portions of lots fronting on the private alley.

STAFF COMMENTS

1. This subdivision represents the development of the 1600 Place PUD which was initially approved in May 2020.
2. The proposed development and density are consistent with the Comprehensive Plan.
3. Structures exceeding 2 dwelling units shall be subject to Development Review in accordance with Zoning Code §1001.
4. Construction of sidewalks extensions along S Donaghey Ave and Favre Ln are required prior to filing the final plat; construction of sidewalks internal to the development shall occur with site development at each lot per the Subdivision Ordinance and approved PUD Final Development Plan. The portions of lots fronting the private alley will not require sidewalk construction.
5. The development is consistent with the Comprehensive Plan.
6. Approved PUD Final Development Plan conditions are as follows:
 - a. Permitted uses are limited to residential as indicated on the approved plan with a maximum of 48 dwelling units.
 - b. All standards and uses other than those defined shall be governed by restrictions of the R-2 zoning district.
 - c. Buildings shall be of the following materials:
 - i. Brick/stone
 - ii. Cement fiber board (Hardie Board)
 - iii. Wood
 - iv. Other materials as approved by the Planning Director
 - e. Vinyl Siding shall be prohibited.
 - f. No fences shall be permitted.
 - g. No accessory structures shall be permitted.
 - h. The amount of impervious surface allowed shall be limited to that as indicated on the plan.
 - i. Applicant shall plat the property in accordance with the Subdivision Regulations, at which time setbacks will be finalized.
 - j. All roadway improvements shall be privately maintained.
 - k. A Property Owners' Association shall be required to be formed and operate in perpetuity to maintain all common areas and improvements such as streets, sidewalks, and drainage.

CORRECTIONS NEEDED ON THE PLAT

1. Show location of all fire hydrants.
2. Add the approved PUD Final Development Plan conditions as a note.
3. Amend sidewalk notes per review comments on plan.
4. Include line that no lot shall take access from S Donaghey Ave or Favre Ln.
5. Indicate location of required detention.
6. Remove ROW as streets are private.
7. Other corrections as required by the City Engineer, Planning Director, Fire Marshal, and Conway Corporation on the Preliminary Plat/Street and Drainage Plans.

CONDITIONS

1. Building setbacks are as follows: Front and Exterior 15', Rear 10', and Interior 6'.
2. A 15'-gree space and utility easement along S Donaghey Ave and Favre Ln will be provided to restrict direct access to both streets.
3. All roadways and alleys shall be privately maintained.
4. Wheelchair ramps shall be provided by the developer in accordance with the City of Conway's Standard Details.
5. Sidewalk extension construction along S Donaghey Ave and Favre Ln shall be completed prior to filing of final plat; sidewalk construction internal to the development shall be completed at the time of building construction and prior to the issuance of a certificate of occupancy.

Southeast corner of the intersection of S Donaghey Ave and Favre Ln.

6. The Street and Drainage Plans/Drainage Report shall be modified to meet the requirements necessary for approval by the City Engineer.
7. A draft Bill of Assurance/Covenants and Restrictions proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property included in the submitted plat.
8. Fire hydrants must be placed so that the furthest point of a lot in a commercial subdivision is not more than 400 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
9. All other applicable provisions of the City of Conway Subdivision Ordinance (O-00-03) shall be satisfied and accounted for prior to Preliminary Plat approval.
10. Receipt of an approved copy of the Preliminary Plat along with approved Street and Drainage Plans shall constitute authorization of the Planning Commission for the developer to proceed with the preparation of the Final Plat.
11. Any of the above conditions not met, as determined by the concurrence of the Planning Director and City Engineer, shall require re-review and approval by the Planning Commission.

Southeast corner of the intersection of S Donaghey Ave and Favre Ln.

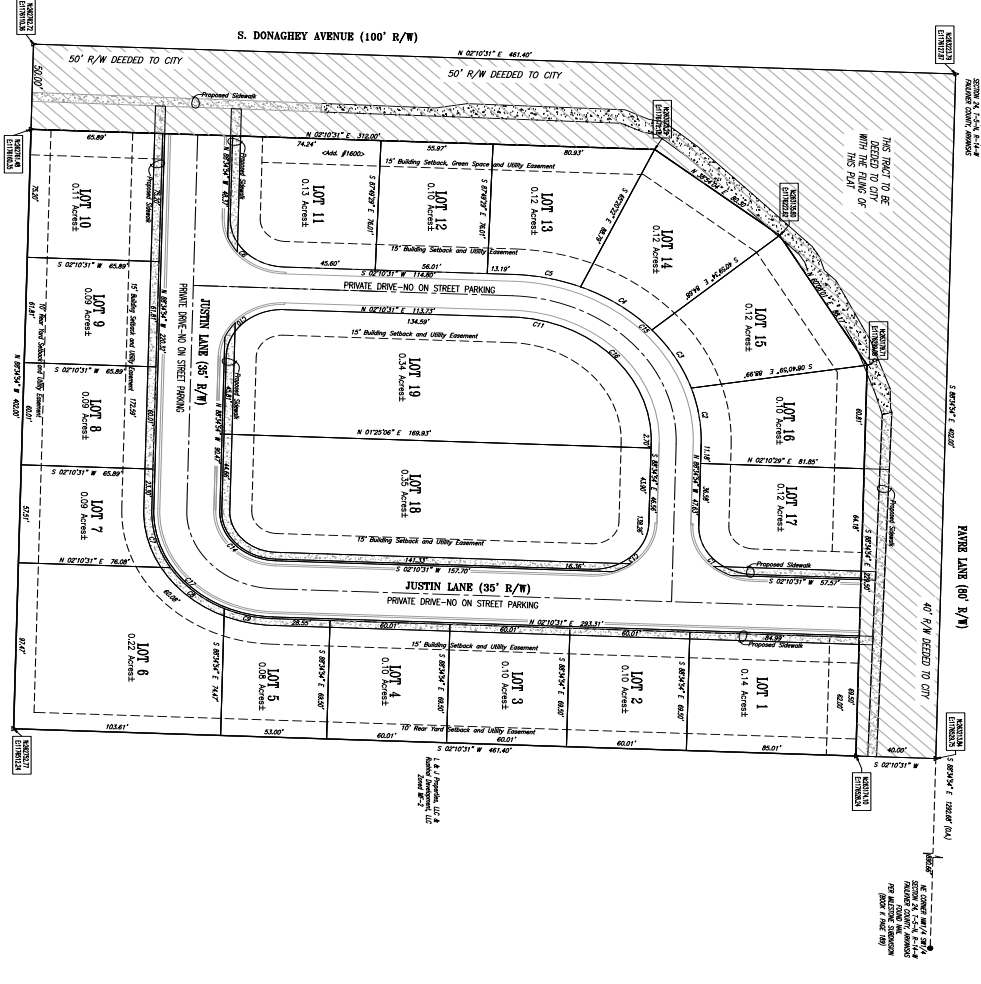
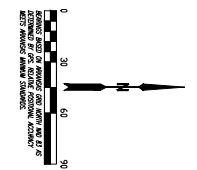
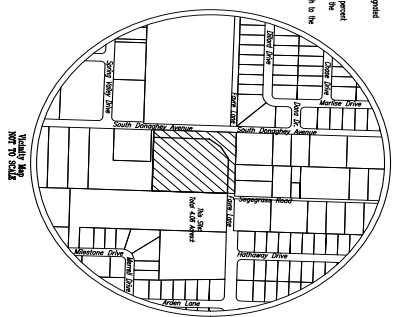
1600 PLACE PUD
PRELIMINARY PLAT

Official of Arkansas
We, the undersigned, owners of the real estate above and described herein, do hereby certify that we are the owners of the real estate above and described herein, do hereby certify that we are the owners of the real estate above and described herein, do hereby certify that we are the owners of the real estate above and described herein...

Owner/Developer:
Surveyor:
Date of Execution:
This plat has been open preliminary plat approval only and has not been opened for recording purposes as a public record. This ordinance shall expire on...

- Notes:
This property is zoned R-10.
Front lot must slope to a street or to a drainage easement.
All easements shall be for general utility and for drainage.
A 15' green space easement shall be required along Donaghey Avenue and Favre Lane.
All easements on or across other drainage.
This plat is subject to the 1980 Arkansas Constitution, State and Federal Statutes, Arkansas, Faulkner County, Arkansas, Faulkner County.
Date of Plat: 5-21-2022
This plat is subject to the latest plat of a lot in a residential subdivision is no more than 600 feet from the plat located on the same street. Violators shall be approved by the Planning Commission and the City.

Table with columns: Lot No., Area, and other details. Includes lot numbers 1 through 19.



PROJECT TITLE:
1600 Place PUD
Preliminary Subdivision
BEING A PART OF THE NW1/4 SW1/4 SECTION 25, T-05-N, R-14-W, FAULKNER COUNTY, ARKANSAS

Table with columns: INT., DATE, DESCRIPTION OF REVISION MADE.

DATE: 04-07-2022
SCALE: 1 INCH EQUALS 30 FEET
PROJECT JOB NO: 122-0071
DRAWN BY: PBH
REVIEWED BY: MWW
STATE CODE: 500-05N-14W-0-24-340-23-1243
SHEET NO: 1 OF 1

Tyler Group surveying, mapping, engineering
340 SKYLINE DR., STE 5000/CONWAY, AR. 72052
Tel: 501.326.1400 / Fax: 501.327.3972 / www.tylergroup.net / gis@tylergroup.net

Southeast corner of the intersection of S Donaghey Ave and Favre Ln.



CITY OF CONWAY	1111 Main Street
Planning and Development	Conway, AR 72032
	T 501.450.6105
	F 501.450.6144
	www.conwayarkansas.gov

June 10, 2020

**1600 PLACE PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN
 1600 SOUTH DONAGHEY AVENUE
 CONWAY, AR 72034**

The Conway City Council approved the 1600 Place Planned Unit Development on June 9, 2020 (#O-20-27)

Applicant:

Kevin Watson
700 Padgett Road
Conway, AR 72034

Legal Description:

Being a part of the NW ¼ SW ¼ of Section 24, T-5-N, R-14-W, Faulkner County, Arkansas; more particularly described as beginning at the NW corner of said NW ¼ SW ¼, thence along the North line of said NW ¼ SW ¼, S88°38'16"E 402.00 feet; thence leaving said North line, S02°10'31"W 40.00 to the point of beginning; thence continue S02°10'31"W 421.40 feet; thence N88°38'16"W 352.00 feet; thence N02°10'31"E 312.00 feet; thence N38°54'04"E 80.30 feet; thence N60°08'01"E 88.17 feet; thence S88°38'16"E 229.23 feet to the point of beginning containing 3.28 acres more or less.

1600 Place PUD Final Development Plan Conditions:

1. Permitted uses are limited to residential as indicated on the approved plan with a maximum of 48 dwelling units.
2. All standards and uses other than those defined shall be governed by restrictions of the R-2 zoning district.
3. Buildings shall be of the following materials:
 - Brick/stone
 - Cement fiber board (Hardie Board)
 - Wood
 - Other materials as approved by the Planning Director
4. Vinyl Siding shall be prohibited.
5. No fences shall be permitted.
6. No accessory structures shall be permitted.
7. The amount of impervious surface allowed shall be limited to that as indicated on the plan.

Southeast corner of the intersection of S Donaghey Ave and Favre Ln.

- 8. Applicant shall plat the property in accordance with the Subdivision Regulations, at which time setbacks will be finalized.
- 9. Applicant shall return a signed copy of the final development plan agreement prior to the issuance of building permits.
- 10. All roadway improvements shall be privately maintained.
- 11. A Property Owners' Association shall be required to be formed and operate in perpetuity to maintain all common areas and improvements such as streets, sidewalks, and drainage.



Applicant/Owner



Date

Southeast corner of the intersection of S Donaghey Ave and Favre Ln.



JAW
James Walden, AICP
Director of Planning & Development

JW

1600 Place Planned Unit Development Final Development Plan

Southeast corner of the intersection of S Donaghey Ave and Favre Ln.



View of subject property looking NE



View of subject property looking SE



View of subject property looking SE



View of adjacent property across S Donaghey looking W



View of adjacent property to the N across Favre



View of adjacent properties to the NE

Rezone property from R-1 to R-2

REZ-1224-0152

III.A

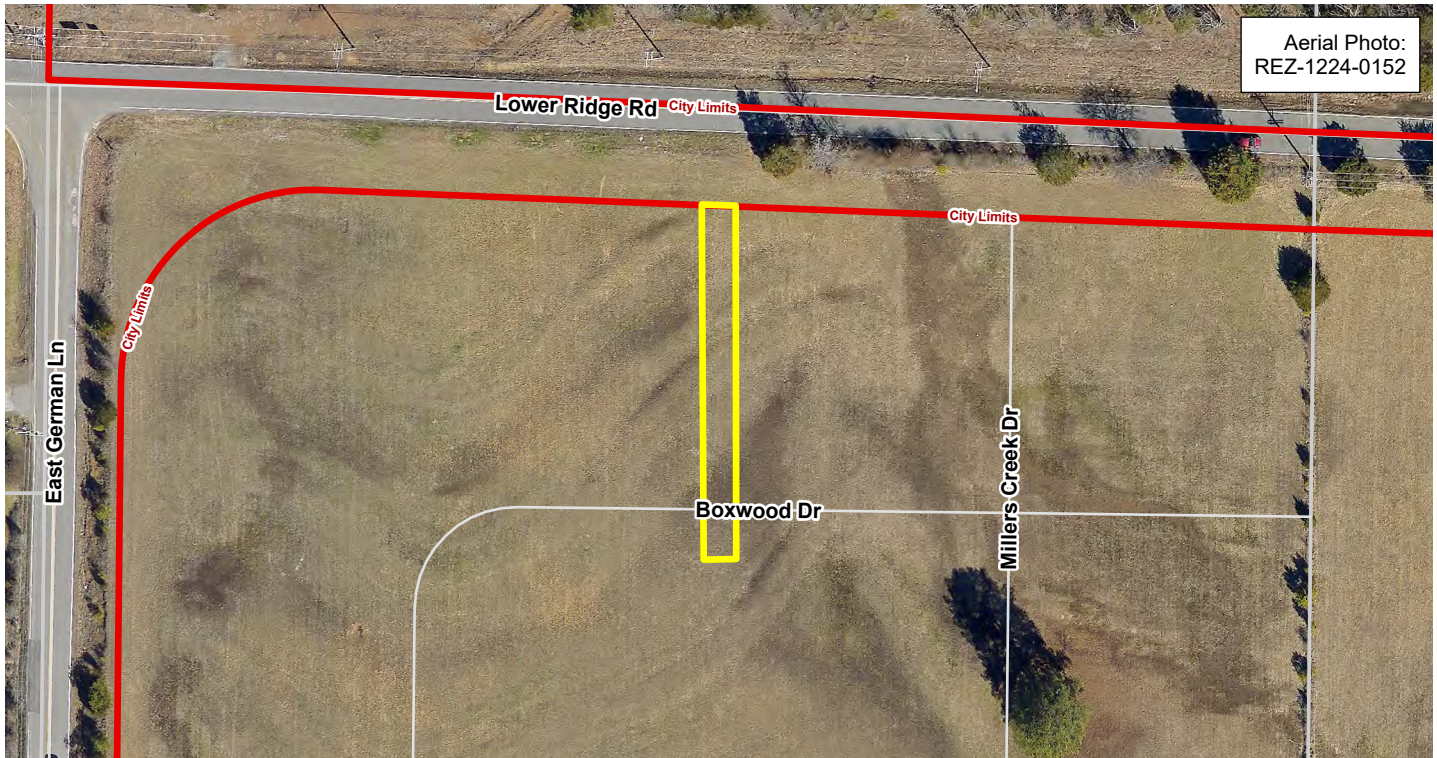
Approx 300ft east of the SE corner of the intersection of Lower Ridge Rd and E German Ln

APPLICANT/AUTHORIZED AGENT

Central Arkansas Professional Surveying
1021 Front St
Conway, AR 72032

OWNER

Hal Crafton
P.O. Box 10482
Conway, AR 72034



SITE DATA

Location. The eastern portion of Lot 22 of the proposed Millers Creek Subdivision. The Millers Creek subdivision is proposed at the southeastern corner of the intersection of Lower Ridge Rd and East German Ln.

Site Area. ±0.07 acres.

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

Requested Rezoning. R-2 (Low Density Residential District).

Adjacent Zoning. North: A-1 (Agricultural District), West: R-2, East: R-1, South: split zoned R-1 and R-2 property.

Existing Structures. None.

Overlay. Lower Ridge Road Corridor Study.

Comprehensive Plan. Commercial.

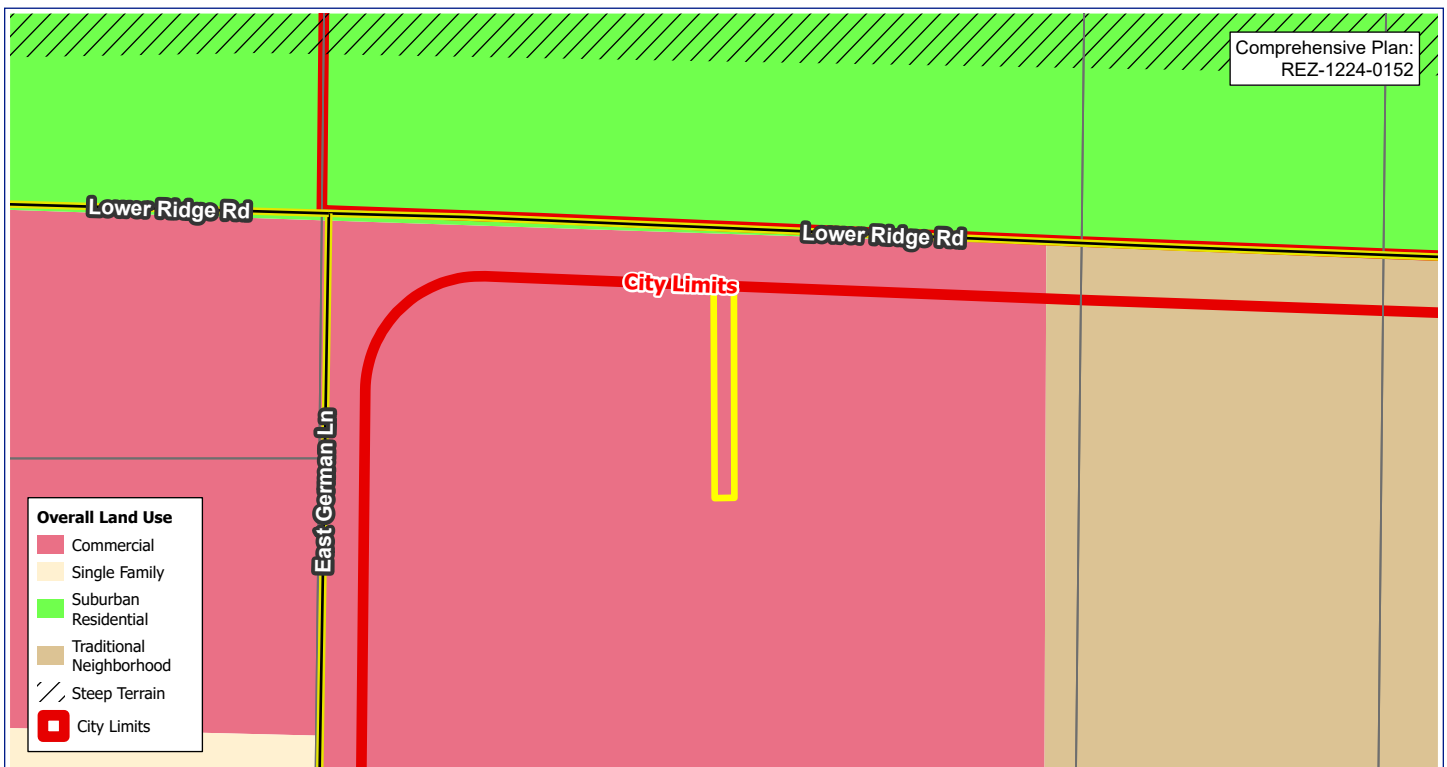
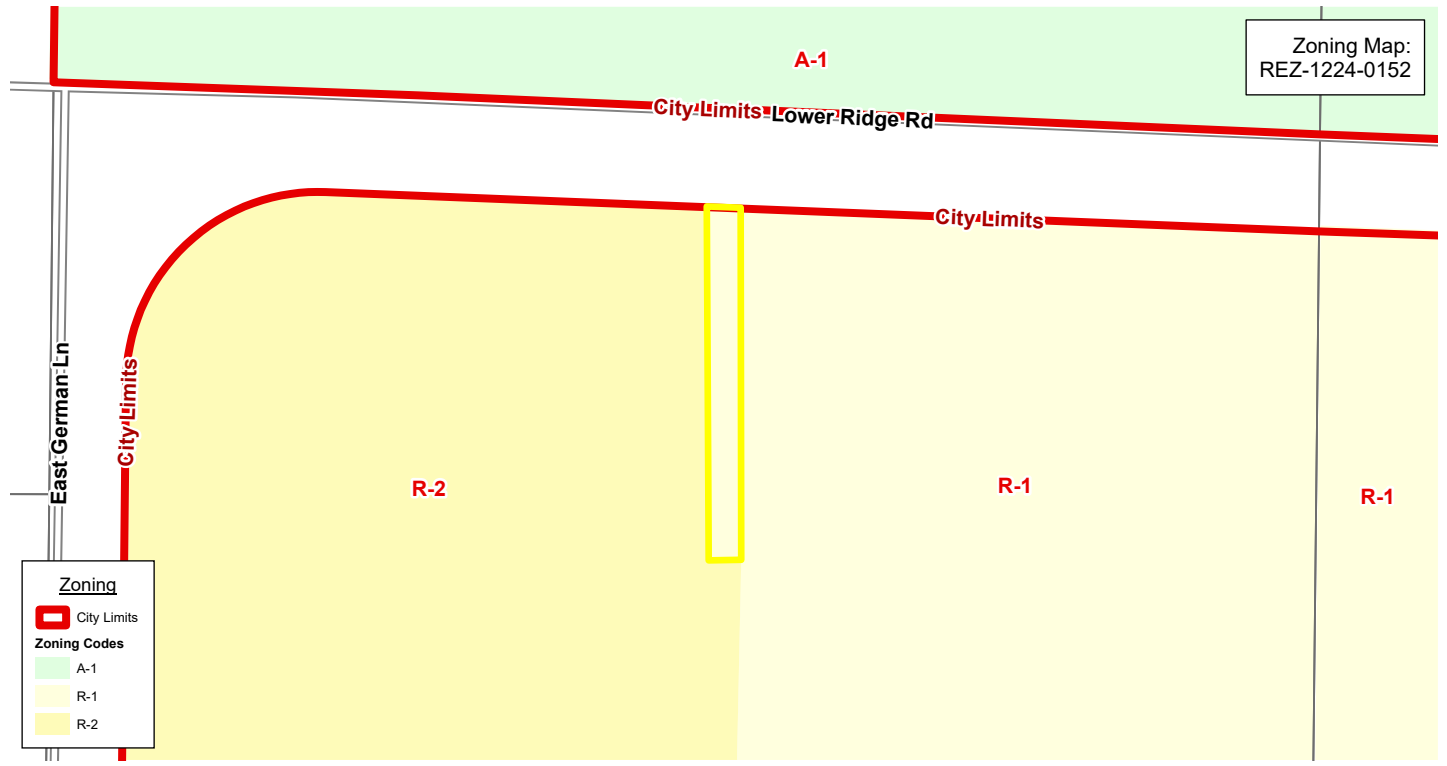
Projected Traffic Impact. With the applicant requesting the rezoning to R-2 of a 0.07 portion of a proposed R-1 lot, the increase in traffic impact would be insignificant.

Rezone property from R-1 to R-2

REZ-1224-0152

III.A

Approx 300ft east of the SE corner of the intersection of Lower Ridge Rd and E German Ln



Approx 300ft east of the SE corner of the intersection of Lower Ridge Rd and E German Ln

Current Traffic Counts. There are no current counts within 0.90 miles of the site. There are 7,100 ADT near the intersection of Lower Ridge Rd and Acorn Kid Ln and 8,600 ADT recorded at the Harps location along East German Ln.

Flood/Drainage. The site is not located within any FEMA Special Flood Hazard zones.

Utilities. The applicant will need to coordinate the extension of utilities with Conway Corporation.

Master Street Plan. East German Ln – Minor Arterial (80' ROW) and Lower Ridge Rd – Major Arterial (100' ROW).

Street Improvement. None proposed at this time.

STAFF COMMENTS

- It is the intent of the applicant to rezone this 3,049sf portion of the proposed Lot 22 to realign the split zoned line between the R-1 and R-2 zoned lots of the proposed subdivision. With the zoning boundary change, both lots affected will still conform to their zoning designation requirements.
- The subdivision received preliminary plat approval at the October 21, 2024, Planning Commission meeting.
- Between the time of that approval and this rezoning submittal, Lot 27 has been removed from the preliminary plat and absorbed into the acreage of the 6 lots to the west.
- The Comprehensive Plan and Lower Ridge Road Corridor Study designate the area as Commercial for this portion of the property and the remainder of the site as Traditional Neighborhood. Traditional Neighborhood developments are characterized by more compact [than typical single-family] and relatively dense residential development with a commercial core, significant open space, and an emphasis on pedestrian activity.
- Abutting land uses are predominantly rural agricultural and residential with vacant agricultural land to the north, out of city limits single family use across E German Ln, and unbuilt R-1 and R-2 proposed lots within this ±31.52 acre proposed subdivision.

Approx 300ft east of the SE corner of the intersection of Lower Ridge Rd and E German Ln

MILLER'S CREEK



OWNER: HAL CRAFTON RUSH-HAL DEVELOPMENT, LLC
SUBDIVIDER: P.O. BOX 10485 CONWAY, ARKANSAS 72034
SURVEYOR: ROBERT FRENCH 1021 FRONT ST. CONWAY, ARKANSAS 72032

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 05/01/2025.
DATE OF EXECUTION:
SIGNED: BESSAM FISCHER, CHAIRMAN CONWAY PLANNING COMMISSION

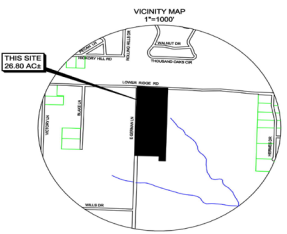
CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY
I, ROBERT D. FRENCH, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.
DATE OF EXECUTION:
SIGNED: REGISTERED LAND SURVEYOR NO. 1363 STATE OF ARKANSAS

LEGAL DESCRIPTION:
A PART OF THE W1/2 SW1/4, SECTION 23, T-6-N, R-13-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND P.N. NAIL FOR THE SW CORNER OF SAID W1/2 SW1/4, THENCE ALONG THE WEST LINE OF SAID W1/2 SW1/4 N89°32'51"E A DISTANCE OF 330.84' TO A SET P.N. NAIL FOR THE POINT OF BEGINNING, THENCE CONTINUE N91°32'17"E A DISTANCE OF 178.89' TO THE CENTERLINE OF LOWER RIDGE ROAD, THENCE LEAVING SAID WEST LINE AND ALONG SAID CENTERLINE S89°47'37"E A DISTANCE OF 468.30' TO THE EAST LINE OF SAID W1/2 SW1/4, THENCE LEAVING SAID CENTERLINE AND ALONG SAID EAST LINE S91°32'27"W A DISTANCE OF 186.42' TO A SET 1/2" REBAR W.C.A.P. (1345), THENCE LEAVING SAID EAST LINE N84°13'02"W A DISTANCE OF 132.80' TO A SET 1/2" REBAR W.C.A.P. (1345), THENCE N91°32'27"E A DISTANCE OF 220.00' TO A SET 1/2" REBAR W.C.A.P. (1345), THENCE N89°47'37"E A DISTANCE OF 224.26' TO THE POINT OF BEGINNING, CONTAINING 26.89 ACRES MORE OR LESS.

SIDEWALK CONSTRUCTION REQUIREMENTS:
SIDEWALK CONSTRUCTION MUST MEET THE SPECIFICATION REQUIREMENTS AS AMENDED IN THE CITY OF CONWAY SUBDIVISION ORDINANCE 80-18-56, ARTICLE V, SECTION 9(13) "SIDEWALK SPECIFICATION" 9-4(5) INCLUDING BUT NOT LIMITED TO:
A) SIZE & DISTANCE FROM THE CURB AS DEPICTED BY THE CITY OF CONWAY STANDARD DETAILS FOR ROADWAY & DRAINAGE CONSTRUCTION, UNLESS SPECIFICALLY APPROVED BY THE ENGINEER.
B) GRADES, ESTABLISHMENT OF JOINT LINES, CEMENT-CONCRETE REQUIREMENTS, ADA GUIDELINES, SIDEWALK GRADE CONTINUOUS THROUGH DRIVEWAYS; SIDEWALK ELEVATION; DRIVEWAY APPROACH; JOINT MATERIAL; EXPANSION JOINT; EDGES; REMOVAL, DAMAGE & REPLACEMENT.
SIDEWALKS SHALL LINK SIDEWALKS OF ADJOINING LOTS SO AS TO PROVIDE A CONTINUOUS "RIBBON" OF PEDESTRIAN ACCESS THROUGHOUT THE COMMUNITY.
SIDEWALKS ALONG RESIDENTIAL STREETS: SIDEWALKS ALONG STREETS WITH RESIDENTIAL LOTS SHALL BE CONSTRUCTED BY THE HOMEOWNER/BUILDER. THE SIDEWALK SHALL BE INSTALLED PRIOR TO THE FINAL INSPECTION AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

- GENERAL NOTES:
1. LOT DIMENSIONS GIVEN ON CORNER LOTS ARE TO THE POINT OF CURVATURE.
2. ALL ROUNDED CORNERS ARE 20' RADII UNLESS OTHERWISE NOTED.
3. THIS PROPERTY SURVEYED ON 07/09/2020.
4. RATIO CLOSURE ERROR MEETS MINIMUM RELATIVE POSITIONAL ACCURACY STANDARDS FOR THE STATE OF ARKANSAS.
5. THIS PROPERTY ZONED R-1 & R-2.
6. THIS PROPERTY SERVICED BY CONWAY CORPORATION UTILITIES - WATER AND SEWER.
7. ALL LOTS SHALL SLOPE TO A STREET AND/OR DRAINAGE EASEMENT.
8. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP NO. 05040Z022N EFFECTIVE 12/19/2006.
9. THE CITY OF CONWAY ZONING CODE AND ANY APPLICABLE OVERLAY DISTRICT ORDINANCE WILL Dictate SETBACKS.
10. THIS PLAT REFERENCED TO CAGIS MON. NO. 1040-HARH.
11. ALL CONSTRUCTION SHALL COMPLY WITH THE 2021 ARKANSAS FIRE PREVENTION CODE, EX. ROADS, ADJES, HYDRANTS, BUILDINGS ETC.
12. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING VEGETATION IN ALL EASEMENTS AND GREEN SPACE IN RIGHT OF WAY ADJACENT TO PROPERTY UNLESS NOTED OTHERWISE.
13. ADDRESSES SUBJECT TO CHANGE BASED ON DEVELOPMENT.

Table with 5 columns: CURVE, ARC LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. Contains survey data for various curves.



FAULKNER COUNTY OEM CERTIFICATION box with a north arrow and scale bar (0 to 200 feet).

MILLER'S CREEK CITY OF CONWAY LOT PLAN. SHEET NO. 1 OF 1. SCALE 1"=100'. DATE 01/03/2025. Includes a legend for Central Arkansas Professional Surveying.

Approx 300ft east of the SE corner of the intersection of Lower Ridge Rd and E German Ln



View of subject property from E German Ln looking E



View of subject property looking N



View of subject property looking NE



Property adjacent to the W across E German Ln



View from subject property looking S



Adjacent property to the SW

CUP to allow mini storage in a RU-1 district

CUP-1124-0141

III.B

Approx. 1,000ft west of the intersection of E Dave Ward Dr and S East German Ln

APPLICANT/AUTHORIZED AGENT

Mark Rickett, Rickett Moriconi Engineering, Inc.

P.O. Box 7383

Little Rock, AR 72217

OWNER

Maly Properties, LLC

650 United Drive

Conway, AR 72032



SITE DATA

Location. 1550 E Dave Ward Dr; a proposed portion of Lot-3 Mayor's Place Replat. Approximately 1,000ft west of the intersection of E Dave Ward Dr and S East German Ln.

Site Area. ±3.94 acres of the existing ±10.54 acres.

Current Zoning. RU-1 (Restricted Use District).

Adjacent Zoning. North: A-1 (Agricultural District) and R-1 (Single-Family Residential District), West: C-3 (Highway Service and Open Display District), East: R-1 and C-2 (Neighborhood Commercial District), South: not zoned, out of City Limits.

Requested Conditional Use. Mini warehouse.

Existing Structures. None.

Overlay. None.

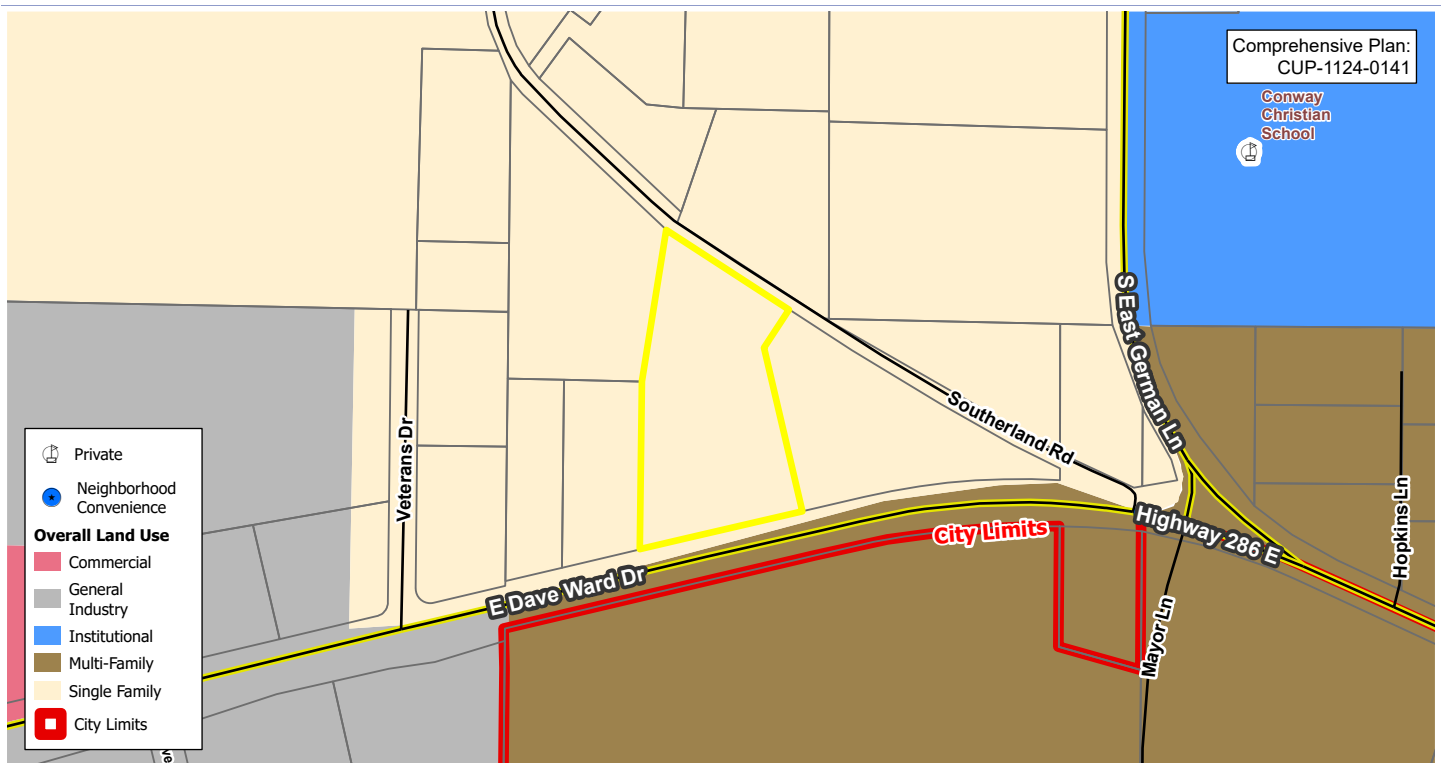
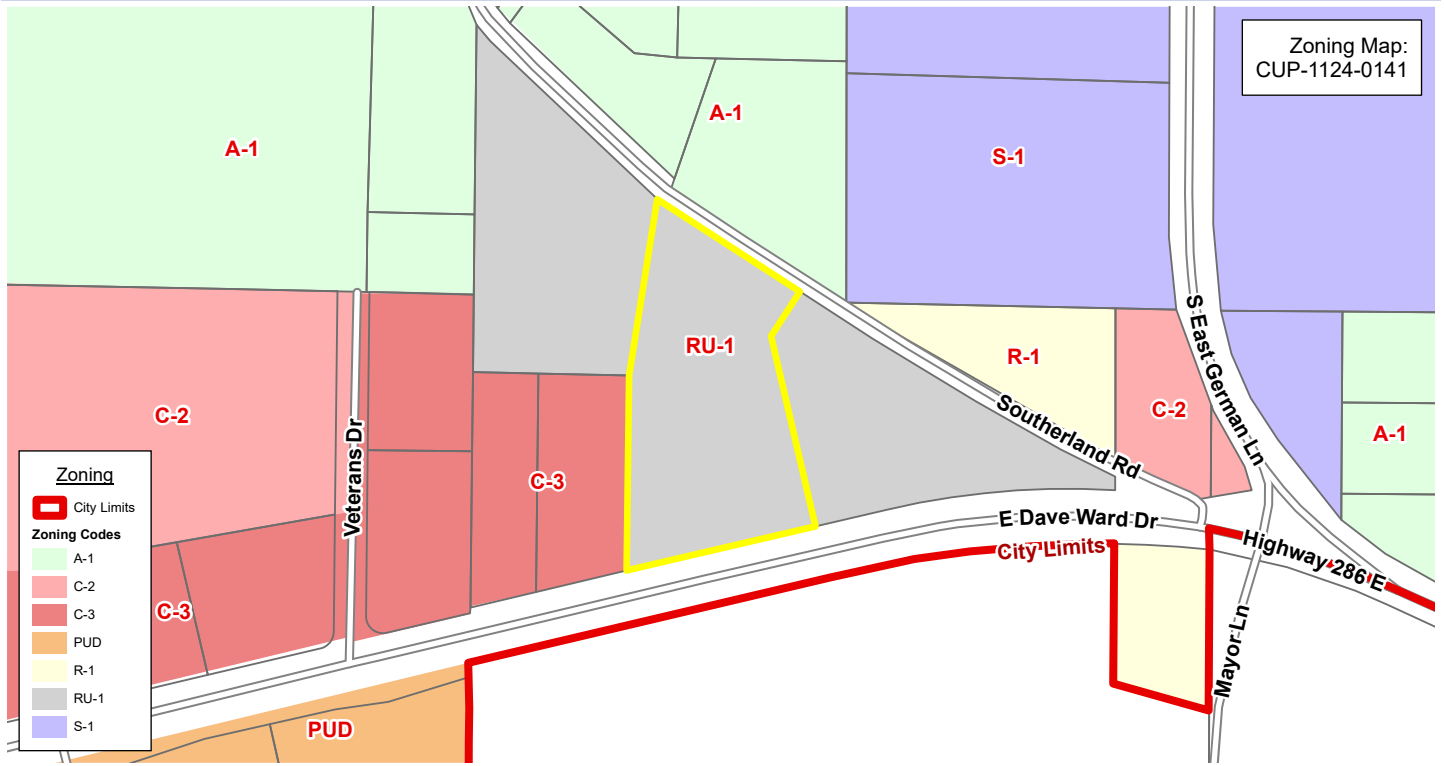
Comprehensive Plan. Single Family.

CUP to allow mini storage in a RU-1 district

CUP-1124-0141

III.B

Approx. 1,000ft west of the intersection of E Dave Ward Dr and S East German Ln



Approx. 1,000ft west of the intersection of E Dave Ward Dr and S East German Ln

Projected Traffic Impact. As the site is currently vacant, traffic to the site will increase with any proposed development. The highest generating traffic use allowed by right in the RU-1 zone would be a Clinic or Office, which could generate up to 188 trips a day (based upon a 5,000sf structure). Trips would be directly distributed onto E Dave Ward Dr and Southerland Rd. The applicant is proposing the use of mini warehouse. Given this, it is anticipated that the proposed development would generate 73 vehicle trips per typical weekday, which is a minimal increase for 50,000sf of storage space.

Current Traffic Counts. 17,000 ADT at the southwest corner of the parcel.

Flood/Drainage. The subject property is not within any FEMA regulated flood hazard zones.

Utilities. The extension of any new or existing services will need to be coordinated with Conway Corporation.

Master Street Plan. E Dave Ward Dr – Major Arterial (100' ROW), Southerland Rd – Collector (60' ROW), and there is a proposed Collector Street (60' ROW), running south-north proposed along the northwestern property line of this existing ±10.54 acre property.

Street Improvement. Future widening and intersection modifications proposed at E Dave Ward Dr and S East German Ln.

STAFF COMMENTS

- There is an existing Conditional Use Permit, No. 1283, tied to the site granting Religious Activities in the A-1 zoning district (issued May 27, 2008). The property underwent a rezoning request from A-1 to RU-1 on the May 21, 2018, Planning Commission agenda with a concurrent request for a conditional use permit to allow mini-warehouse. The property was rezoned, but formal plans for the mini warehouse site were never submitted for conditional use permit approval, and the applicant requested to withdraw the application.
- Conditional Use Permit No. 1283 will be revoked in the event this property receives the requested use permit approval.
- The applicant intends to develop the site with ±50,000-sf of mini-storage across 5 buildings with both climate controlled and dry storage options.
- Units will be accessible 24 hours a day and office hours will be 8:00am to 5:30pm, Monday through Friday and 8:00am to 4:00pm on Saturdays, with the office closed on Sundays.
- The rental of vehicles, boat/RV storage, and outdoor display will not be allowed.
- Mini-warehouse use is not allowed by right in the RU-1 zone but is allowed with a conditional use permit.
- The Comprehensive Plan designates the area as Single-Family.
- Abutting area uses are agricultural, residential, or commercial and consist of a single-family home lots to the north across Southerland Rd, vacant land out of City Limits to the south, and commercial development to the west in the form of office space and to the east in the form of an automobile fueling station.
- The Conway Zoning Code defines the RU-1 District as, *“A restricted manufacturing zone for clean and quiet industries that are in proximity to residential development. The regulations are intended to provide structures and operations that completely confine noise, odor, dust and glare of operation within an enclosed building. The uses in this zone do not create excessive demands for facilities for sewage, water, gas, electricity, and similar services.”*
- The site is currently platted but will require replatting to subdivide into 3 separate parcels. This new development must undergo both site development and subdivision review prior to the issuance of building permits. Any new addressing will be assigned at the time of site development and subdivision review.

CONDITIONS

1. The development shall be built in a manner that's consistent with the zoning for the site and operational plan included in this application. Significant deviation will require modification to the Conditional Use Permit.
2. Office hours will be limited to 8:00am to 5:30pm, Monday through Friday and 8:00am to 4:00pm on Saturdays. The office will be closed on Sundays. Units will be accessible 24 hours a day.
3. The development shall be subject to site development review in accordance with Article 10 of the Zoning Code and replatted in accordance with the Conway Subdivision Ordinance, prior to the issuance of any building permits.
4. All exterior lighting shall be inward, downcast, and shrouded to prevent light trespass onto adjacent properties and shall comply with Article 10 of the Zoning Code.

Approx. 1,000ft west of the intersection of E Dave Ward Dr and S East German Ln

5. Proposed fencing shall be masonry or ornamental metal materials. Fencing type and placement shall be approved by Planning Staff prior to installation.
6. Landscaping shall be provided in excess of that required by Article 10 of the Zoning Code. This shall include a minimum of one canopy tree planted every 15 feet along the Southerland Rd frontage.
7. The storage of hazardous chemicals, petroleum products, or explosives is prohibited.
8. The operation of spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, and other similar equipment is prohibited.
9. No storage unit may be used for the purposes of operating a business except for the purpose of providing storage for a business which is located off-site.
10. Any outside storage of vehicles, boats, trailers, RVs, etc. shall be prohibited. Automotive and truck renting is not allowed.
11. All signage shall be permitted and installed in accordance with the Conway Sign Code. No illuminated signage shall be installed along or facing Southerland Rd.
12. No zoning variance, required as a result of the commencement of the conditional use, may be requested.
13. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
14. The conditional use approval shall become null and void if the use is not commenced within 18 months from the date of approval of this permit.
15. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.

Approx. 1,000ft west of the intersection of E Dave Ward Dr and S East German Ln



November 15, 2024

City of Conway
Planning & Development Department
1111 Main Street
Conway, Arkansas 72032
(501) 450-6105
www.conwayarkansas.gov

Re: UStorage
1550 E. Dave Ward Drive
Conway, Arkansas 72032

Please accept the enclosed information for consideration by the City of Conway for the following purposes:

1. Conditional Use request for the property located at 1550 East Dave Ward Drive to support a self-storage facility use.

The information below is or will be included in this submittal packet or submitted at a later date to support these requests:

1. One copy of the completed Conditional Use Application.
2. Letter of Authorization from the property owner.
3. Copy of the Notification Letter that will be sent to all land ownerships within 200' of the subject property.
4. Certificate of Mailing will be provided to Conway Planning & Development on or before December 1, 2024, 15 calendar days before the 12/16/24 Planning Commission Meeting.
5. Affidavit of publication in the Log Cabin Democrat or the Arkansas Democrat Gazette will be provided on or before December 6 Road, 2024.
6. Preliminary site plan showing the intended use of the site.
7. Filing Fee for Conditional Use Application - \$325.00 (Will be paid by applicant)

This project proposal is to build a self-storage facility on approximately 3.94 acres on E. Dave Ward Drive in Conway. The subject property is currently zoned RU-1 in the Mayor's Place

Rickett Moriconi Engineering, Inc.
P.O. Box 7383
Little Rock, AR 72217
TEL (501) 690-6068
www.rickettmoriconi.com

Approx. 1,000ft west of the intersection of E Dave Ward Dr and S East German Ln



PROJECT LOCATION
N.T.S.



OWNERSHIP OF DOCUMENTS
THIS DOCUMENT AND THE DATA AND DESIGN INFORMATION CONTAINED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RICKETT MORICONI ENGINEERING, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF RICKETT MORICONI ENGINEERING, INC.

SHEETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RECORD DRAWINGS AND FIELD SURVEY.

ENGINEER'S NOTICE TO CONTRACTOR
THE ENGINEER AND CONTRACTOR OF ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE SEPARATE AND DISTINCT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RECORD DRAWINGS AND FIELD SURVEY.

NO.	DATE	DESCRIPTION

SCALE: 1" = 60'
DRAWN BY: ELM
CHECKED BY: MER
DATE: 12/6/2024
ENGINEER'S SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

PROFESSIONAL SEAL
REGISTERED PROFESSIONAL ENGINEER
STATE OF ARKANSAS
NO. 12345
DATE: 12/6/2024

PROJECT TITLE:
NEW USTORAGE FACILITY
CONWAY, ARKANSAS

SHEET TITLE:
PRELIMINARY SITE LAYOUT

SHEET NO.:
SP1

PROJECT NO.:
24-022

CUP to allow mini storage in a RU-1 district

CUP-1124-0141

III.B

Approx. 1,000ft west of the intersection of E Dave Ward Dr and S East German Ln



Approx. 1,000ft west of the intersection of E Dave Ward Dr and S East German Ln

PERMIT No 1283

USE2008MAY02
51317SE / NE

CONDITIONAL USE PERMIT CITY OF CONWAY, ARKANSAS

PROPERTY DESCRIPTION / ADDRESS / LOCATION:

This property is located at 1550 East Dave Ward Drive forming a triangle northwest of the intersection of East Dave Ward Drive and Southerland Road and has the legal description:

Part of the NE 1/4 SE 1/4 and part of the SE 1/4 NE 1/4, Section 17, Township 5 North, Range 13 West, Faulkner County, Arkansas, described as beginning at the northwest corner of the NE 1/4 SE 1/4 and run thence south 01 degrees 36 minutes 10 seconds west along the west line of said NE 1/4 SE 1/4, 145.11 feet; thence south 87 degrees 45 minutes 40 seconds east 291.17 feet; thence south 01 degrees 36 minutes 10 seconds west 374.38 feet, to the north right-of-way of Industrial Boulevard (Highway 286-East); thence along said north right-of-way north 77 degrees 39 minutes 06 seconds east 101.24 feet; thence north 77 degrees 50 minutes 49 seconds east 400.78 feet; thence continue on said north right-of-way along a curved line to the right with a radius of 1,472.44 feet and a delta angle of 16 degrees 33 minutes 59 seconds with a chord of north 86 degrees 07 minutes 49 seconds east a distance of 424.26 feet; thence leaving said right-of-way north 01 degrees 21 minutes 32 seconds east 35.28 feet to the south right-of-way of Southerland Road; thence along said south right-of-way as follows: North 62 degrees 34 minutes 09 seconds west 113.14 feet; thence north 59 degrees 27 minutes 00 seconds west 182.11 feet; thence north 57 degrees 42 minutes 52 seconds west 224.86 feet; thence north 56 degrees 05 minutes 23 seconds west 127.23 feet to an intersection of said right-of-way and north line of said NE 1/4 SE 1/4; thence continue north 56 degrees 05 minutes 23 seconds west 353.06 feet; thence north 45 degrees 38 minutes 42 seconds west 428.90 feet; thence north 38 degrees 32 minutes 07 seconds west 39.42 feet to the west line of said SE 1/4 NE 1/4; thence leaving said south right-of-way line south 01 degrees 36 minutes 10 seconds west along said west line 502.89 feet to the point of beginning, containing 10.77 acres, more or less.

ZONING: A-1

CONDITIONAL USE PERMITTED FOR: Church and religious activity

DATE OF COUNCIL MEETING ALLOWING PERMITTED USE: May 27, 2008

CONDITIONS ATTACHED TO PERMIT:

There are no conditions attached to this permit.

APPROVED:



Tab Townsell, Mayor

 6-10-08

Date

Approx. 1,000ft west of the intersection of E Dave Ward Dr and S East German Ln



View of subject property from DWD looking E



View of subject property looking N



View of subject property looking NW



Property adjacent to the W



Property adjacent to the NE



Adjacent property to the W

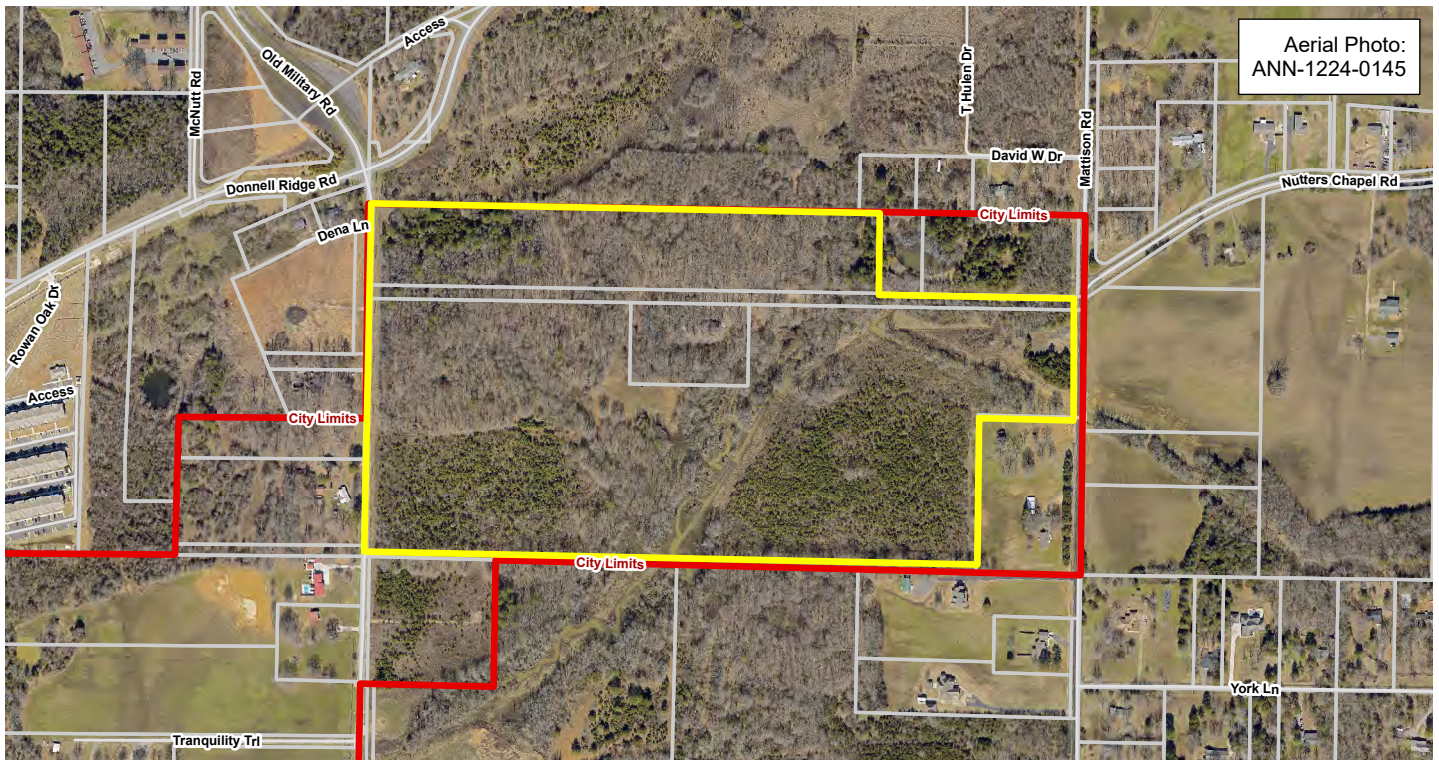
SW of the intersection of Nutters Chapel Rd and Mattison Rd near intersection of Donnell Ridge Rd and Old Military Rd

APPLICANT/AUTHORIZED AGENT

Central Arkansas Professional Surveying
1021 Front St
Conway, AR 72032

OWNER

Hal Crafton
P.O. Box 10482
Conway, AR 72034

**SITE DATA**

Location. 3208 Nutters Chapel Rd; the property to the southwest of the intersection of Nutters Chapel Rd and Mattison Rd and 130' southeast of the intersection of Donnell Ridge Rd and Old Military Rd.

Site Area. ±67.52 acres.

Current Zoning. N/A (Outside City).

Requested Rezoning. R-1 (One-Family Residential District).

Adjacent Zoning. North: A-1 (Agricultural District) and n/a (Outside City); South: A-1, R-1, and outside city; East: A-1, West: A-1 and MF-1 (Multi-Family Residential District).

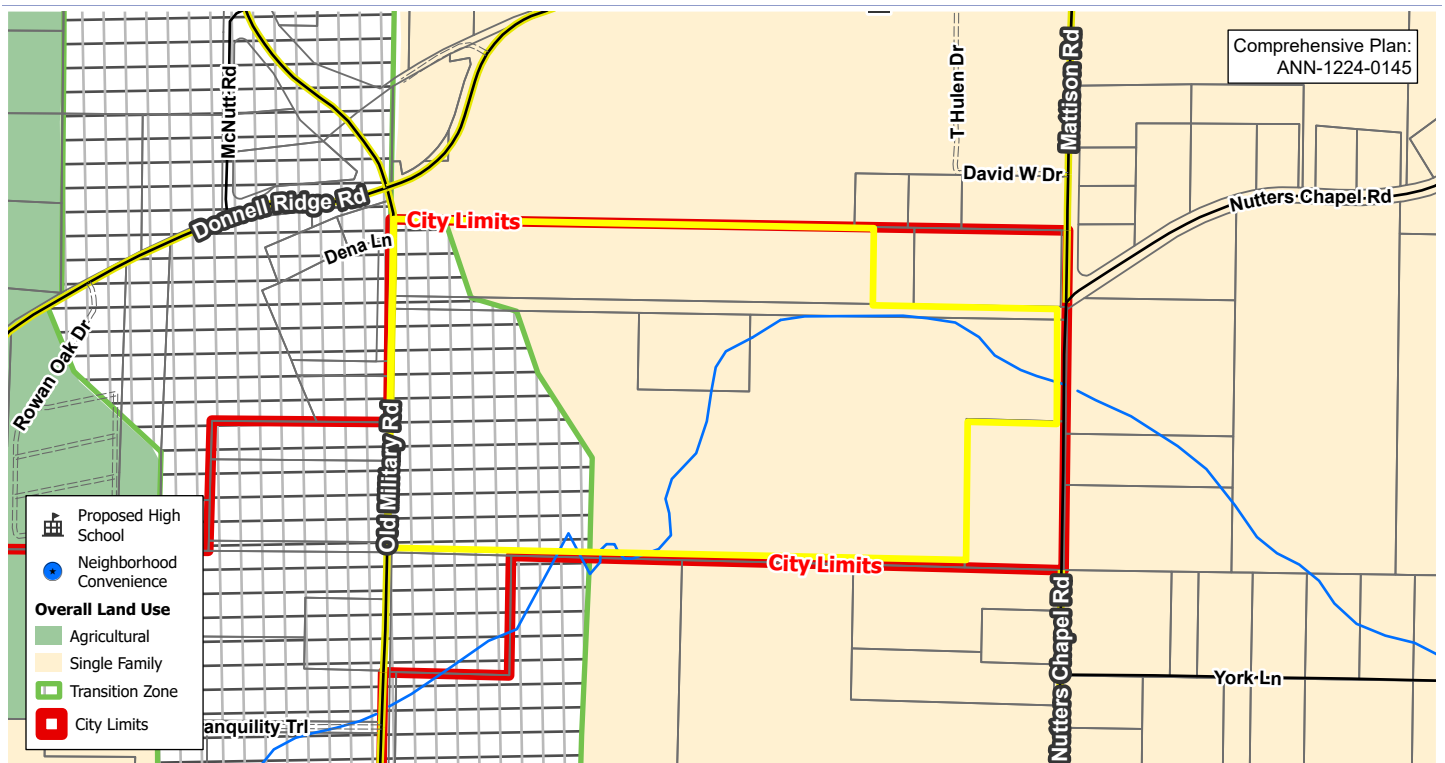
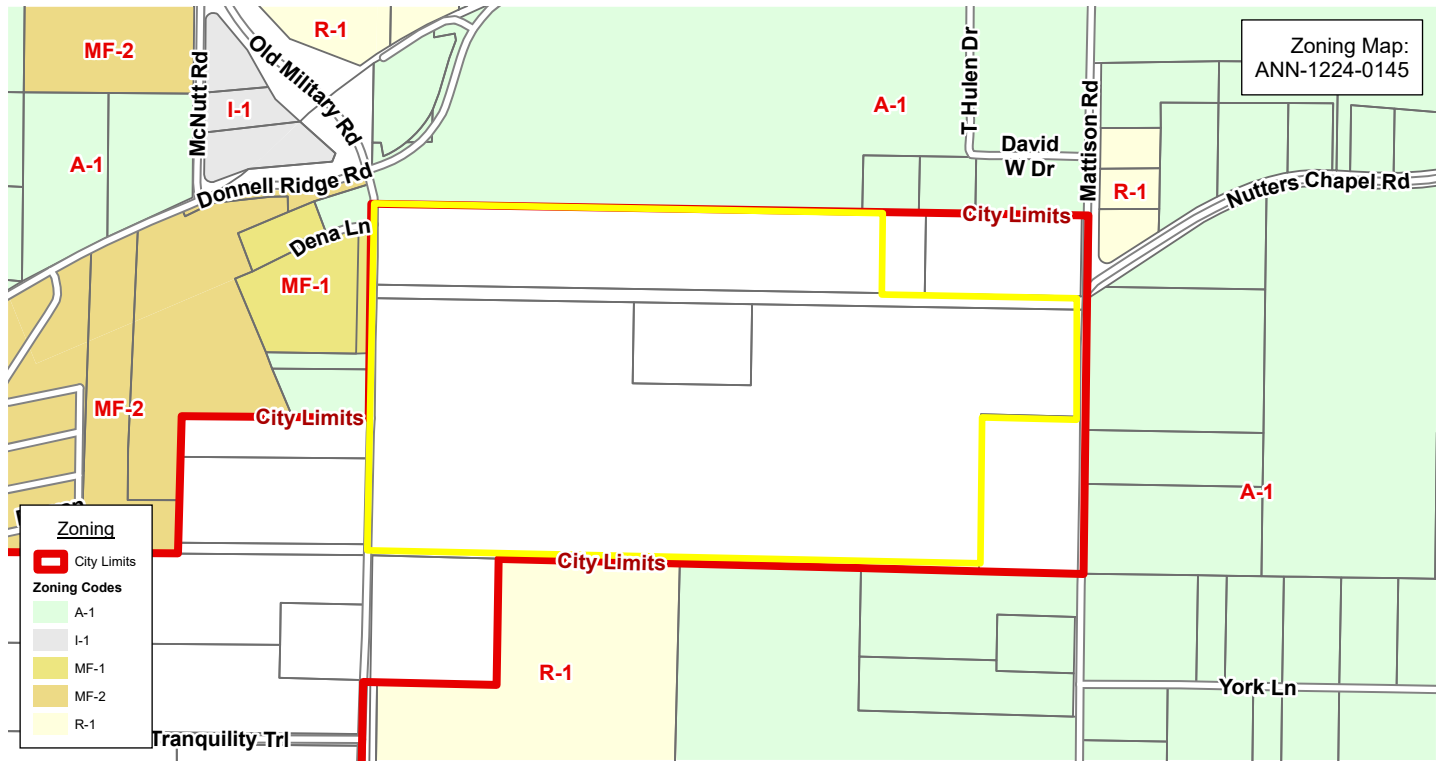
Existing Structures. 1,420-sf single family residence at 3208 Nutters Chapel Rd.

Overlay. None.

Comprehensive Plan. Single Family and Transition Zone.

Projected Traffic Impact. Based on the proposed zoning, the traffic impact of the development will be impactful as the site currently only consists of 1 single family home. In the R-1 zone, with ±67.52 acres, up to 392 single-family lots could be developed. This would generate an estimated 3,697 vehicle trips per typical weekday.

SW of the intersection of Nutters Chapel Rd and Mattison Rd near intersection of Donnell Ridge Rd and Old Military Rd



SW of the intersection of Nutters Chapel Rd and Mattison Rd near intersection of Donnell Ridge Rd and Old Military Rd

Current Traffic Counts. 2,900 ADT along Old Military Rd at the western property line and 800 ADT approximately 750' north of the intersection of Nutters Chapel Rd and Mattison Rd.

Flood/Drainage. The middle southern and central portion of the site are located within the FEMA Special Flood Hazard AE zone.

Utilities. It appears electricity, water, and sewer are available at the site. The extension of any new or existing services will need to be coordinated with Conway Corporation.

Master Street Plan. Nutters Chapel Rd – Minor Arterial (80' ROW) and Old Military Rd Major Arterial (100' ROW). A Minor Arterial is proposed along the entire southern property line of this site for a future expansion of Favre Ln.

Street Improvement. None at this time.

STAFF COMMENTS

- The requested R-1 zoning is appropriate for the property and consistent with other properties in the area.
- There are two 40' strips of land excluded along the eastern and southern property lines to accommodate the provision of annexation procedures to not create any islands as part of annexations.
- The annexation request complies with the requirements of ordinance #O-22-77 specifying procedures for annexations.
- The application is consistent with the Comprehensive Plan regarding both land use types. The plan indicates the following for Transitional Zones, "Allocated primarily along major roadways where more intense land uses are deemed appropriate this zone affords a conversion of property to more intense uses (multi-family residential, professional offices, limited commercial) only when sensitivity to adjoining residential areas is taken into account."
- The applicant is requesting police protection, fire protection, street maintenance, and the ability to connect to Conway Corp Utilities.

RECOMMENDATIONS

- Fire Department: Recommends Annexation
- Conway Corporation: Recommends Annexation
- Planning and Development Department: Recommends Annexation
- Transportation Department: Recommends Annexation

SW of the intersection of Nutters Chapel Rd and Mattison Rd near intersection of Donnell Ridge Rd and Old Military Rd



Department of Transformation and Shared Services
Governor Sarah Huckabee Sanders
Secretary Leslie Fiskens

October 31, 2024

Starla Johnson
C.A.P.S., LLC
1021 Front St
Conway, AR 72032

RE: City of Conway Annexation Coordination Requirement

Ms. Johnson,

Thank you for coordinating with our office as you seek to annex property into the City of Conway, located in Section 22, Township 5 North, Range 14 West, Faulkner County, Arkansas. This letter represents confirmation that you have coordinated with our office (Arkansas GIS Office) as specified in § 14-40-101 (Act 914 of 2015) of the 90th General Assembly.

Our office will wait for the completion of additional steps necessary for the proposed boundary change, which normally comes from the Arkansas Secretary of State Elections Division after the appropriate filing by your County Clerk. The status of your proposed annexation can be viewed at <https://gis.arkansas.gov/checkmycity>

Sincerely,

A handwritten signature in blue ink that reads 'Niki Bittle'.

Niki Bittle, GIS Analyst

Attachments:

GIS Office Map of Proposed Annexation

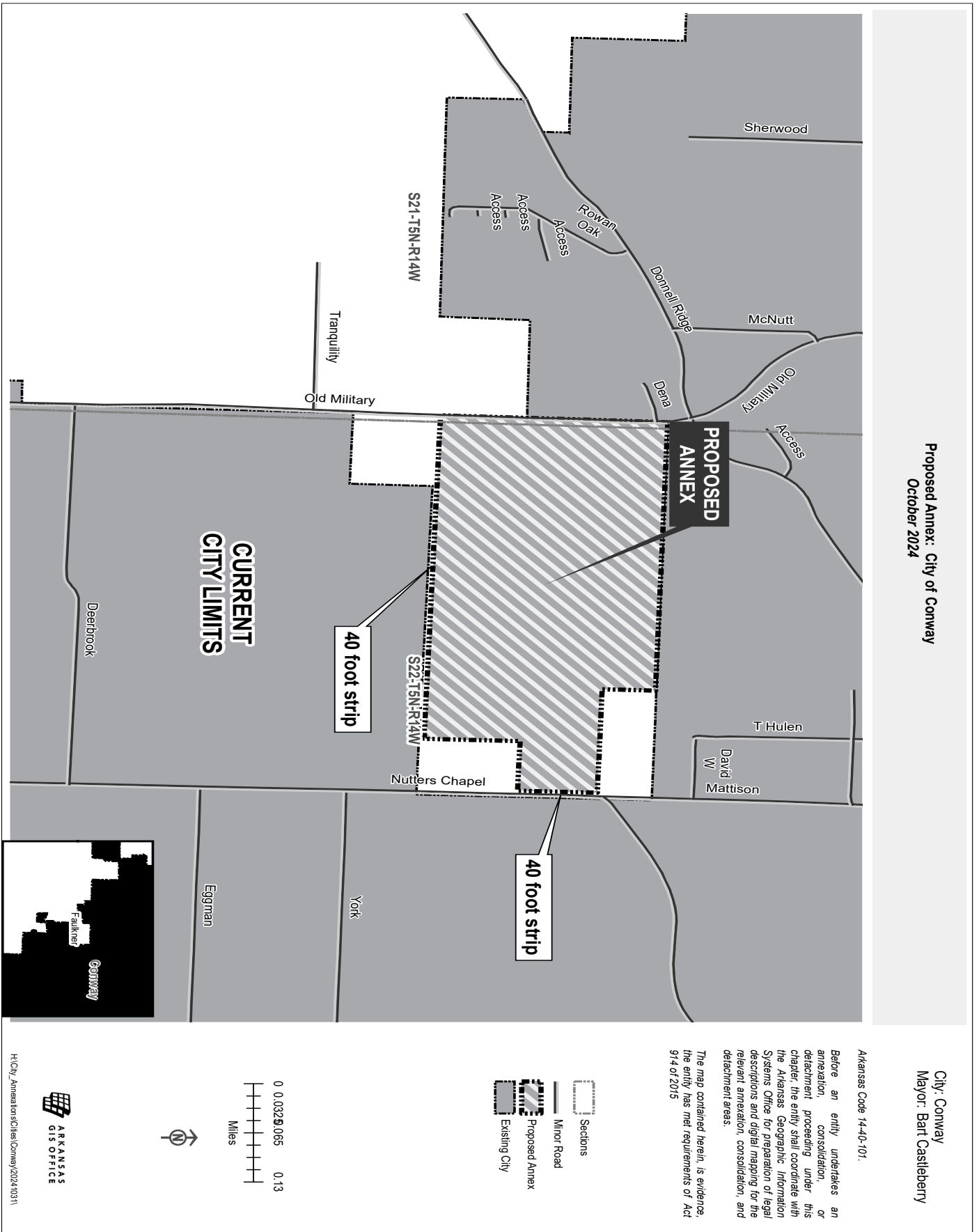
Legal Description

Secretary of State Municipal Change Checklist

H:\City_Annexations\Cities\Conway\20241031\Doc\20241031_Conway_Annexation_Coordination_Letter.docx

501 Woodlane St, Ste 201 - Little Rock, AR 72201 - 501-319-6565
transform.ar.gov

SW of the intersection of Nutters Chapel Rd and Mattison Rd near intersection of Donnell Ridge Rd and Old Military Rd



SW of the intersection of Nutters Chapel Rd and Mattison Rd near intersection of Donnell Ridge Rd and Old Military Rd



View of subject property looking W



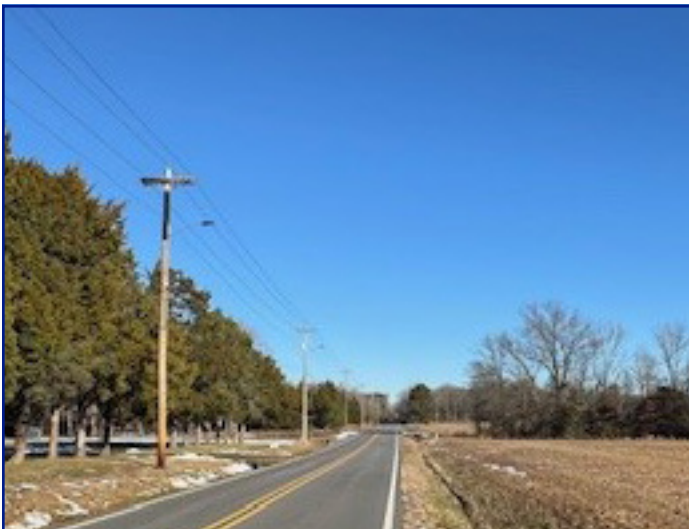
View of subject property looking W



View of subject property looking NW



Property adjacent to the SW



Looking N along Nutters Chapel Rd



Looking N along Military Rd

APPENDIX

The following items, which do not require public hearings or Planning Commission action, have been reviewed and approved by the Director of Planning & Development and are being reported to the Planning Commission as required by the Zoning Code and Subdivision Ordinance.

Administrative Waiver

- (SDR-1224-0147) Reduced exterior setback at 901 McNutt Rd

Development Review Approvals

- (SDR-0824-0115) Commercial Space at 700 Shelby Trl
- (SDR-0824-0108) Drive-thru coffee shop at 1005 E Oak St
- (SDR-1024-0129) Airport hangar at 3250 JW and Pat Brown Blvd
- (SDR-0224-0027) Phase 2 Fountaine Bleau apartments at 300 Bruce St

Plats filed for record (Lot Splits, Lot Mergers, and Final Plats)

- (P2024-00055) Lands End - 5700 Tyler St -
- (P2024-00059) Reclamation Subdivision - 1320 S German Ln -
- (P2024-00060) Lot 3 and 4 Replat Block 1 Standhill Subdivision - 323 S Center St -
- (P2025-00001) The Pines Phase II being a replat of Lot 15 and Lot 16, The Crossing at Audobon - 4660 College Ave -
- (P2025-00002) The Pines Phase I being a replat of Lot 18 and Lot 19, The Crossing at Audobon - 4665 College Ave -
- (P2025-00003) The Hudson at Central Landing - 100 Bill Hegeman Blvd -