



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

February 18, 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

February 18, 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 **02 25, 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. January 21, 2025

I. Public Hearings**

A. Request to rezone property at 1375 Harkrider St from A-1 to C-3 (REZ-0125-0007)

II. Announcements/Additional Business

A. Items as decided by the Commission

Adjourn.

West side of Harkrider near the intersection with Landmark Dr

APPLICANT/AUTHORIZED AGENT

Luyet Albertine Family Trust
187 Sturgis Rd
Conway, AR 72034

OWNER

Same



Location. 1375 S Harkrider Dr.

Site Area. 1.00 acres±.

Current Zoning. A-1 (Agricultural District).

Adjacent Zoning. North, East: C-3 (Highway Service and Open Display District); South: A-1; West: I-3, across railroad tracks, (Intensive Industrial District).

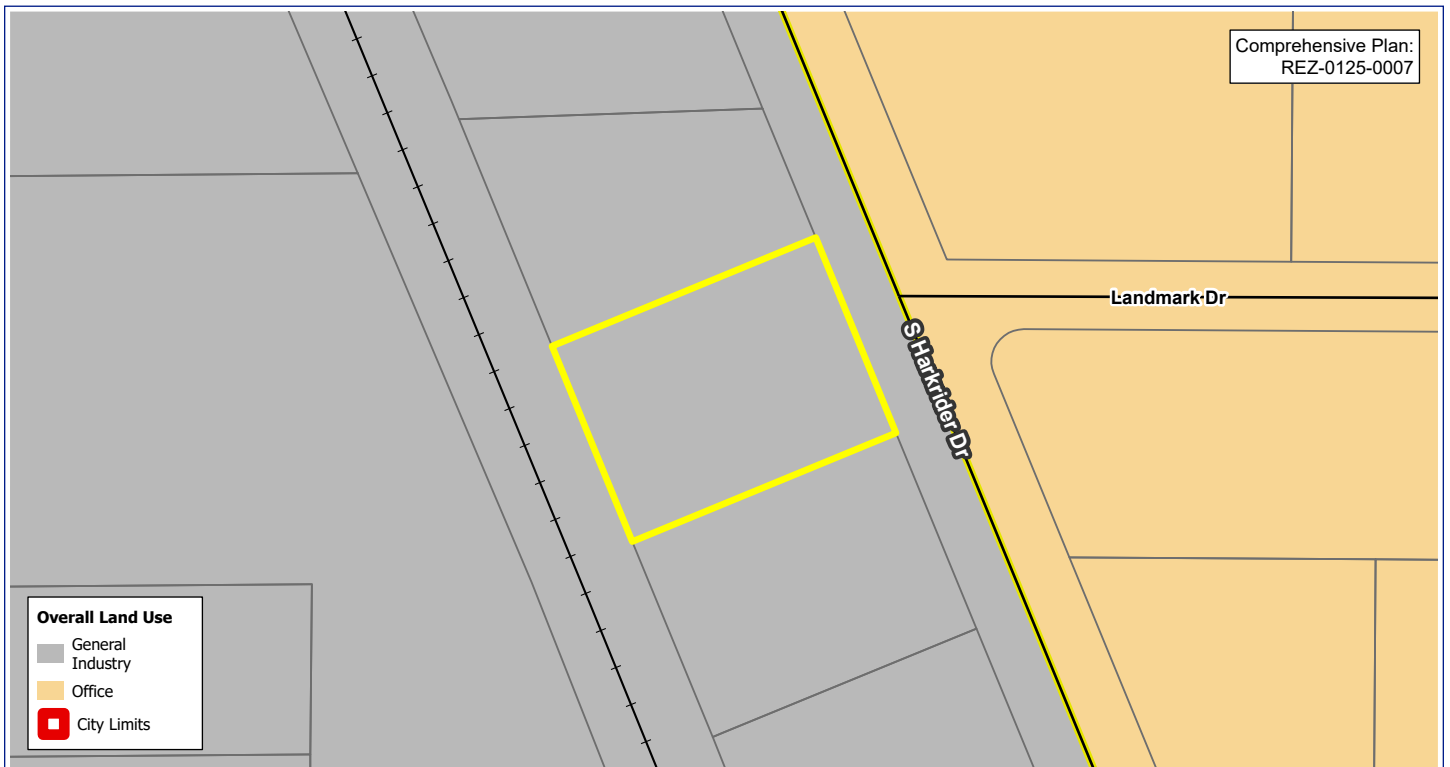
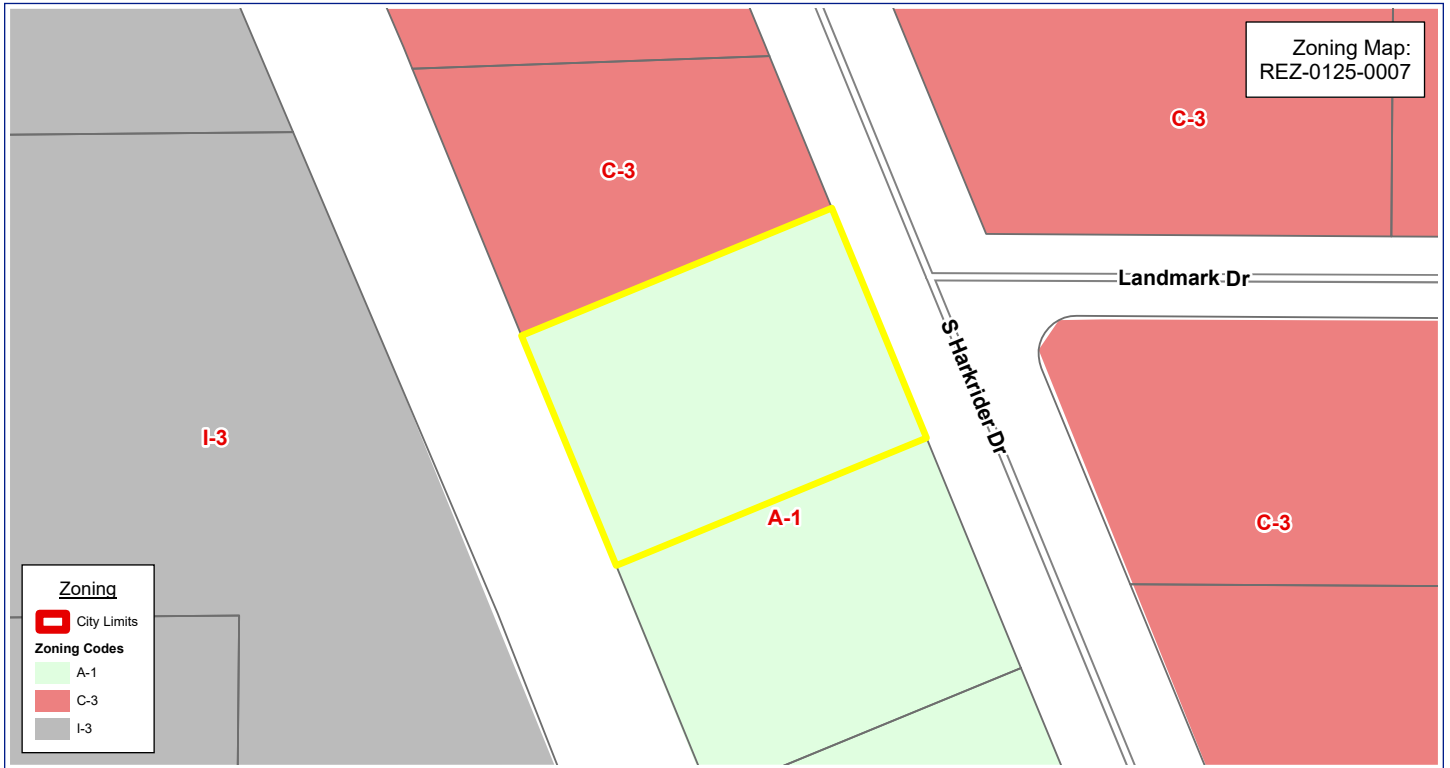
Existing Structures. Existing driveway and slab. No existing structures.

Overlay. None.

Requested Rezoning. C-3 (Highway Service and Open Display District).

Comprehensive Plan. General Industry.

West side of Harkrider near the intersection with Landmark Dr



West side of Harkrider near the intersection with Landmark Dr

Projected Traffic Impact. With a rezone to C-3, the highest traffic generating use allowed is an Eating Place with Drive-thru (2,805 ADT given a 6,000 sqft building).

However, the purpose of this rezone, per the applicant, is to have a new location for Hiegel H&S Glass, Inc. The applicant is estimating a new building that is roughly 6,000 sqft. At this size, the average daily trips would be 48 ADT (24 entry, 24 exit). Traffic impact would be minimal.

Current Traffic Counts. Southern intersection of Dave Ward Dr and Harkrider St: 9,800 ADT. 0.13 miles south of the Harkrider St and Sturgis Rd intersection: 3,200 ADT.

Flood/Drainage. The site is not within any regulated floodplains or floodways.

Utilities. The site will be served by Conway Corp for all utilities.

Master Street Plan. S Harkrider Dr – Major Arterial (100' ROW); Landmark Dr – Local Nonresidential (50' ROW).

Street Improvement. None.

STAFF COMMENTS

- A rezoning to C-3 is consistent with the zoning in the area.
- The Comprehensive Plan designates this area as General Industry given the proximity to the railroad. However, area east of the railroad track has developed into more of a commercial use.
- This rezone is appropriate for the area and will not likely harm adjacent property.
- Traffic impact for this development will likely be minimal.

West side of Harkrider near the intersection with Landmark Dr



View of subject property from Harkrider St looking W



Property adjacent to the E across Harkrider St



Property adjacent to the NE



Property adjacent to the SE

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.

Development Review Approvals

- (SDR-0923-0141) Multi-family residential project at 301 Bruce St.

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

- (P2025-00005) Longing 3rd Avenue Replat at 403 & 407 3rd Ave.
- (P2025-00006) Orchard Hill Subdivision Phase 4 at 367 Old Military Rd.