



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

August 19, 2024 • 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

August 19, 2024

PLANNING COMMISSION

Rebekah Fincher, Chair
Drew Spurgers, Vice-Chair
Ethan Reed, Secretary
Lori Quinn
Mark Ferguson
Alexander Baney
Jensen Thielke
Jay Winbourne
Brooks Davis
Teneicia Roundtree

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 **08 27, 2024**.

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. June 17, 2024

I. Subdivision Review*

A. Request for approval of an exception to street curb and gutter requirements, Orchard Hills Subdivision Phase 4 (SUB-0823-0132)

II. Public Hearings**

A. Request to rezone property at 1300 Padgett Rd from A-1 to R-1 (REZ-0724-0096)

B. Request to rezone property at 333 S East German Ln from A-1 to C-2 (REZ-0724-0097)

C. Request for conditional use permit to allow mini storage in a C-2 zoning district for property located at 333 S East German Ln (CUP-0724-0099)

D. Request to rezone property at 800 S Donaghey Ave from S-1 to C-3 (REZ-0724-0098)

E. Request for conditional use permit to allow mobile food vendor in a O-1 zoning district for property located at 2138 Old Morrilton Hwy (CUP-0724-0103)

III. Announcements/Additional Business

A. Items as decided by the Commission

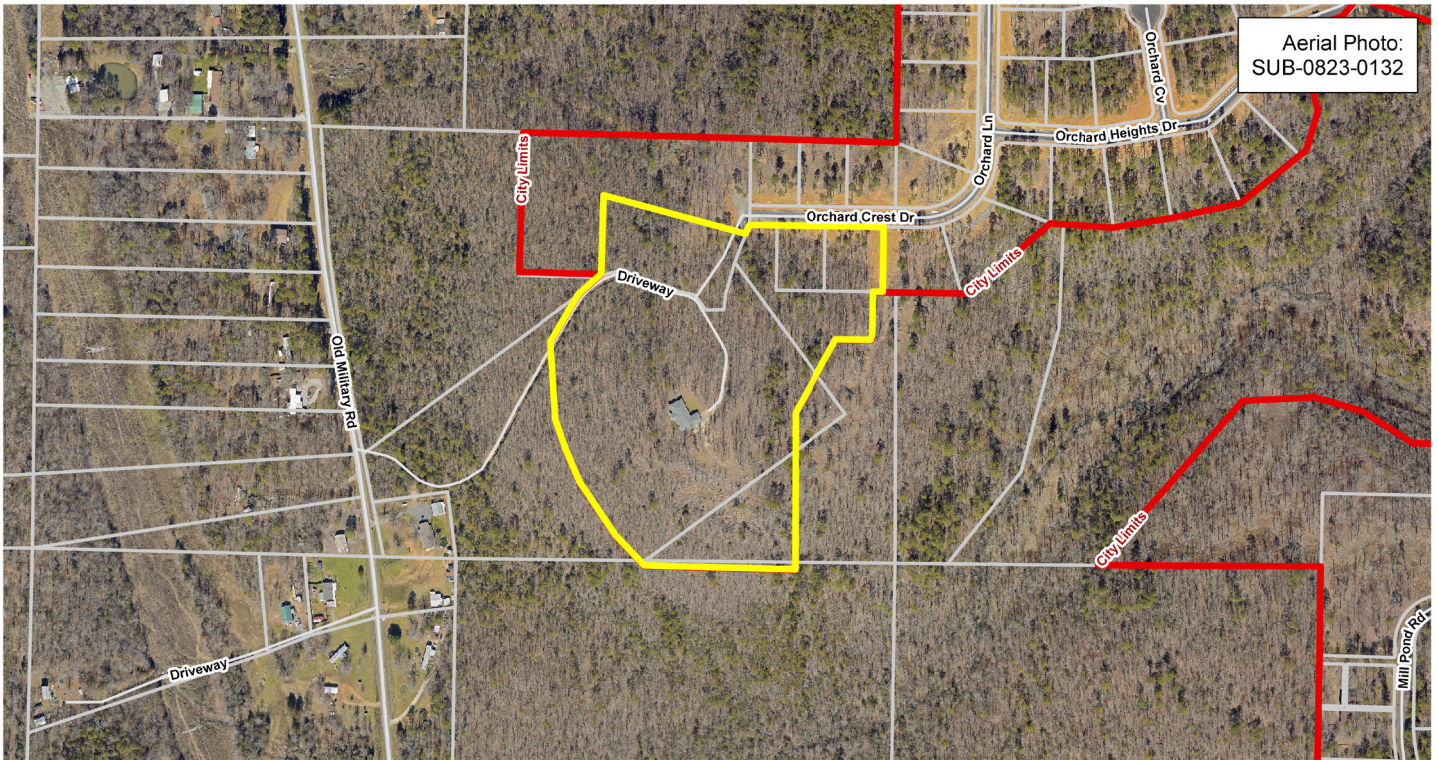
Adjourn.

APPLICANT/AUTHORIZED AGENT

The Tyler Group
240 Skyline Drive, Suite 3000
Conway, AR 72034

OWNER

Frank Shaw Properties, LLC
1315 Main Street
Conway, AR 72034



SITE DATA

Location. Orchard Hills Subdivision

Site Area. ±18.73 acres.

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

Adjacent Zoning. North, East: R-1; South, West: Out of city limits.

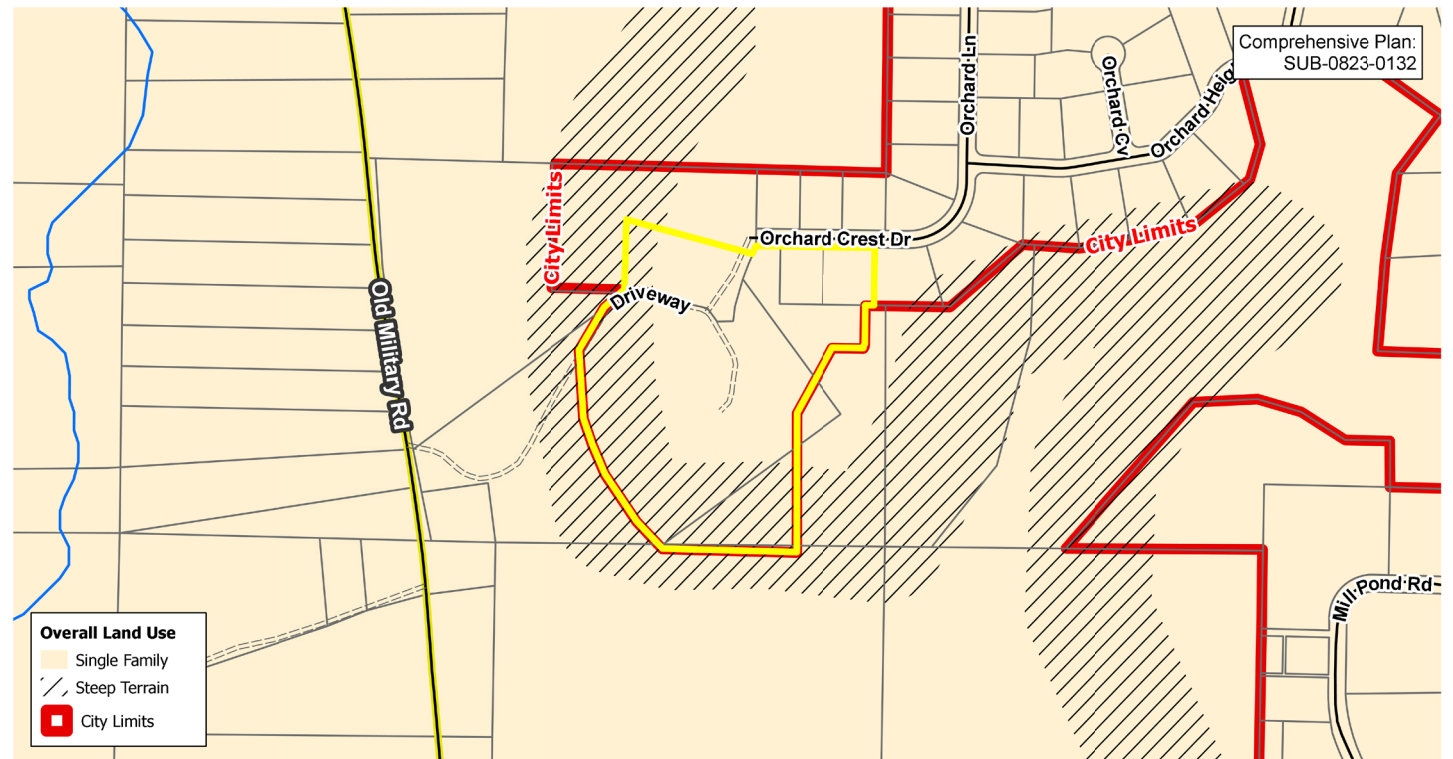
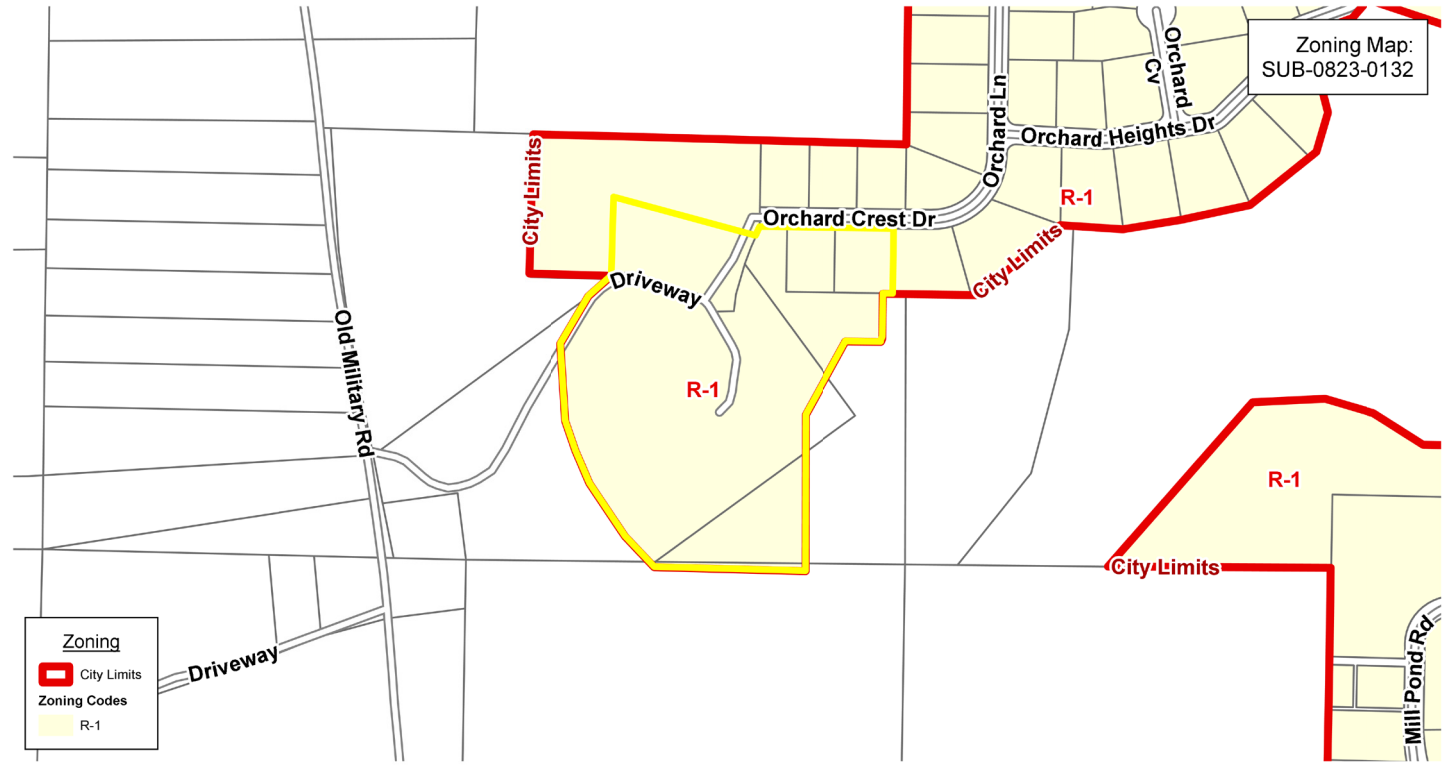
Master Street Plan. Orchard Crest Drive – Local Residential (50' right-of-way).

Existing Structure. There is an existing single-family structure located on the proposed Lot 3, Lot 2 is vacant.

Overlay. None.

Comprehensive Plan. Single Family.

Property west and south of Orchard Hills Phase 3; Continuation of Orchard Crest Dr



REQUEST:

The applicant is requesting an exception to the Subdivision Regulations, Article 5, Section 2 (G) which requires the construction of curb and gutter on all lots with less than 150' of street frontage. The lot lines of Lot 2 and Lot 3 are in place due to an existing residence on Lot 3. Due to the placement of the lot lines, these two lots cannot meet the 150' minimum requirement. All other lots in this phase meet the street frontage requirement. There is no curb and gutter in any other phases of Orchard Hills.

STAFF COMMENTS

- The property was recently annexed into the city on 6/26/2024 as R-1 (O-24-40).
- No other lots in any phases of Orchard Hills have curb and gutter installed. These phases were developed prior to annexation.
- Given no other lots in this subdivision have curb and gutter, it is reasonable to allow an exception and not require curb and gutter for these two lots.
- Construction of curb and gutter on only two lots of a subdivision creates consistency issues and does not meet the intended purpose of curbing and guttering streets.
- Sidewalk in-lieu fees can be accepted for lots not exceeding 150' of street frontage.

STAFF RECOMMENDATION

Planning Staff recommends approval of the exception given the existing conditions of the subdivision and to keep development of the area consistent.

SAMPLE MOTION

I move to accept the staff recommendation to approve the exception request given the existing conditions surrounding this phase and the need for consistency in this area.*

*The approval of such modifications shall require two-thirds vote of the full membership of the Commission.



240 Skyline Drive, Suite 3000 · Conway, Arkansas 72032
(501) 329-1400 office · (501) 327-3972 Fax

July 18, 2024

RE: Lots 2&3, Orchard Hills, Ph. 4

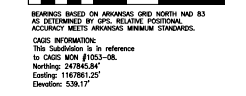
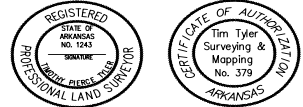
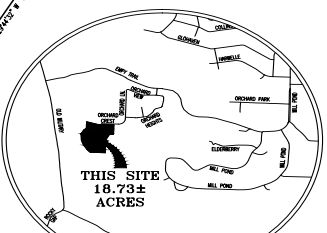
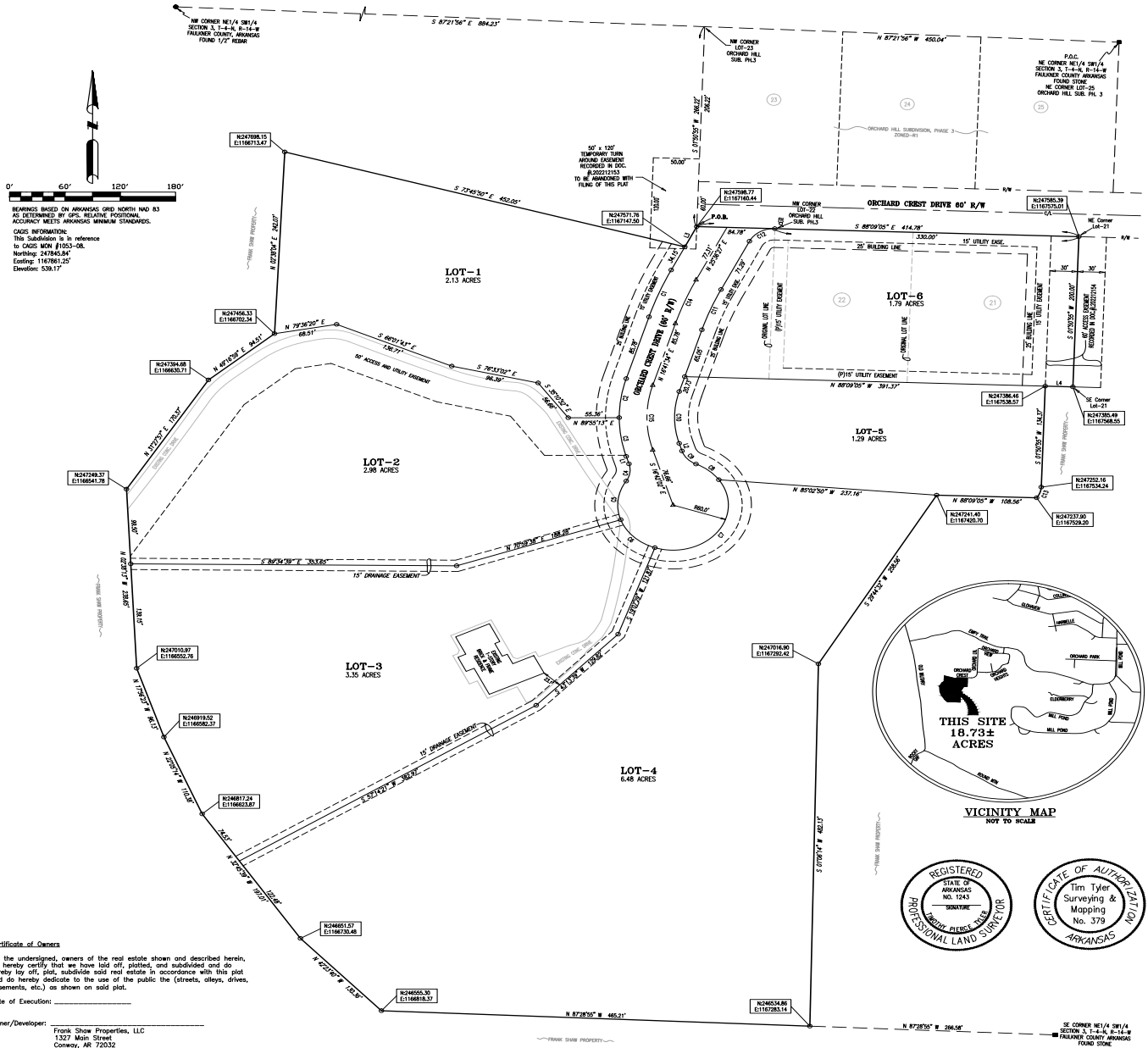
The Tyler Group is requesting an exception to Subdivision Regulation Article 5, Section 2 (G) due to not meeting Ordinance #O-18-56. The lot lines of lot 2 and lot 3 of Orchard Hills, Ph. 4 are in place because of an existing residence on lot 3. The existing residence on lot 3 dictates placement of lot lines on lot 3. Therefore, we are unable to meet the minimum requirement of 150 feet on lot 2 and lot 3. All other lots in Orchard Hills, Ph. 4 can meet the 150 foot minimum. If required to put curb and gutter on lot 2 and lot 3, this would create an anomaly that this would be the only curb and gutter within a 1-mile radius.

Curb and Gutters and Sidewalks:

Curbs and gutters are required for all streets unless otherwise specified. The curb and gutters shall be constructed in accordance with the most current edition of the City of Conway STANDARD DETAILS FOR ROADWAY & DRAINAGE CONSTRUCTION. Expansion joints (1/2" remolded material) shall be placed on each side of drainage structures, at the ends of the radius at intersections and cul-de-sacs and at maximum one hundred (100) foot spacing throughout the length of the curb and gutter. Expansion joints (1/2" premolded material) shall be provided in the sidewalk where abutting driveways, concrete curb and gutter or other rigid items and at one hundred (100) foot maximum spacing throughout the length of the sidewalk. Material and construction shall conform to the requirements of Section 634 of the Arkansas Department of Transportation's "Standard Specifications for Highway Construction." (O-18-56)

ORCHARD HILL SUBDIVISION PHASE 4

LYING IN THE NE1/4 SW1/4, SECTION 3, T-4-N, R-14-W, FAULKNER COUNTY, ARKANSAS PRELIMINARY PLAT



BEARINGS BASED ON ARKANSAS GRID NORTH AND 83 AS DETERMINED BY GPS RELATIVE POSITIONING ACCURACY MEETS ARKANSAS MINIMUM STANDARDS.

DATE INFORMATION: This Subdivision is in reference to CADS MON #1935-08. Northing: 2478654.84 Easting: 1167891.25 Elevation: 538.17

Certificate of Owners: We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, plotted, and subdivided and do hereby lay off, said, subdivided said real estate in accordance with this plat and do hereby dedicate to the use of the public the (streets, alleys, drives, easements, etc.) as shown on said plat.

Certificate of Surveying Accuracy: I, Tim P. Tyler, 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 Land Surveyors have been met.

Legal Description (Orchard Hill Subdivision, Phase 4, Lots 1-6): Being a part of the NE1/4 SW1/4 of Section 3, T-4-N, R-14-W, Faulkner County, Arkansas, and also Lots 21 and 22 of Orchard Hill Subdivision Phase 3, as shown on Plat of Record in Document No. 222200587, more particularly described as follows: Commencing at the NE corner of said NE1/4 SW1/4...

- Notes: This property is not Zoned. Property is outside the incorporated city limits, but within the Planning Area Boundary. If this property is annexed prior to filing of the final plat, sidewalk requirements will apply.

Table with columns: CURB, ROAD, APC LENGTH, CURB LENGTH, CHORD BEARING. Lists measurements for various points along the curb and road.

Table with columns: LINE, BEARING, DISTANCE. Lists line and distance data for the survey.

PROJECT TITLE: ORCHARD HILL SUBDIVISION PHASE 4 LYING IN THE NE1/4 SW1/4, SECTION 3, T-4-N, R-14-W, FAULKNER COUNTY, ARKANSAS

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

DATE: 7-15-2024 SCALE: 1" = 60' EQUALS 60 FEET PROJECT JOB NO: 123-0225 DRAWN BY: PFB/TW REVENUED BY: TL/TWC STATE CODE: 500-04N-14W-0-03-03-23-1243 SHEET NO: 1 OF 1

Tyler Group surveying.mapping.engineering 340 SKYLINE DR. STE. 3000/CONWAY, AR. 72032



View of road looking N



View of road looking S

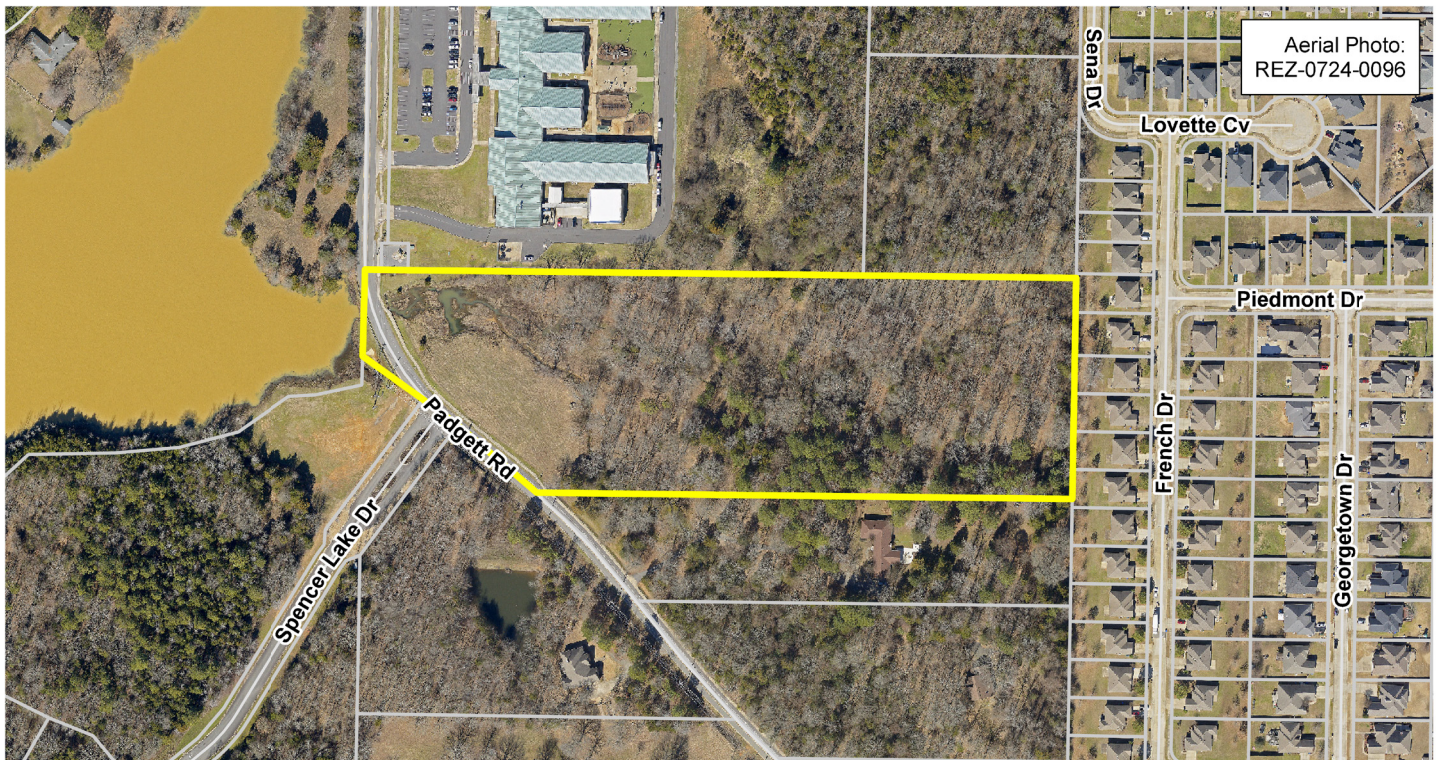
The east side of Padgett Rd at the Spencer Lake Dr and Padgett Rd intersection

APPLICANT/AUTHORIZED AGENT

Preston Sanders
305 Salem Rd Ste. 106
Conway, AR 72034

OWNER

Nickels, LLC
PO Box 10382
Conway, AR 72034



SITE DATA

Location. The east side of Padgett Road at the Spencer Lake Dr and Padgett Rd intersection.

Site Area. 11.60 acres ±.

Current Zoning. A-1 (Agricultural District).

Adjacent Zoning. North and West: A-1 and R-1 (One-Family Residential District), East: R-1, South: A-1.

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

Existing Structures. None.

Overlay. None.

Comprehensive Plan. Single-Family.

Projected Traffic Impact. With a rezoning to R-1, 67 single family homes could potentially be constructed. A development at this density would generate an estimated 632 vehicle trips per typical weekday.

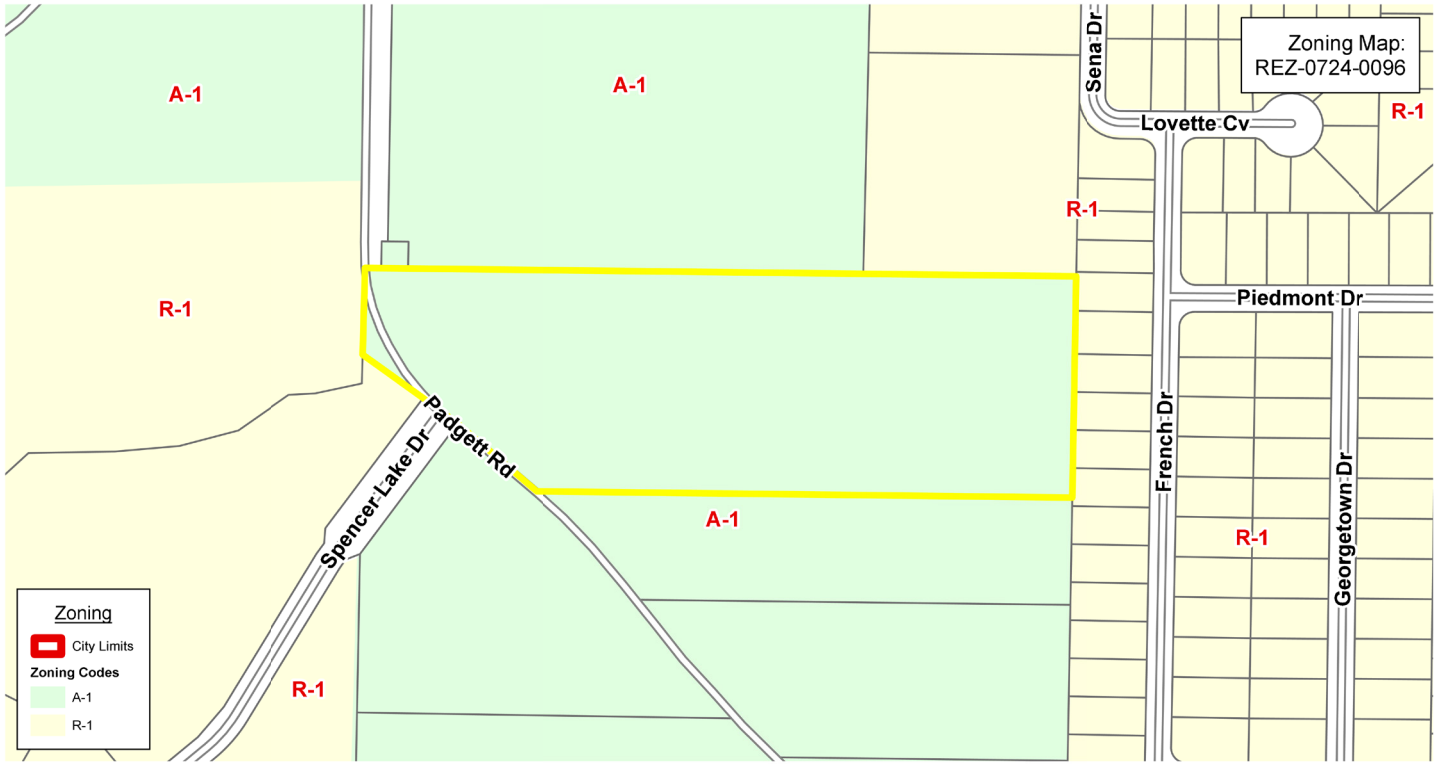
Current Traffic Counts. The closest recorded count is as follows: 1,000 ADT – Padgett Rd just north of the Padgett Rd and Prince St intersection.

Rezone property from A-1 to R-1

REZ-0724-0096

II.A

The east side of Padgett Rd at the Spencer Lake Dr and Padgett Rd intersection



The east side of Padgett Rd at the Spencer Lake Dr and Padgett Rd intersection

Flood\Drainage. The site is not within any regulated floodplains or floodways. Lake Carol-Dan sits across Padgett Rd from this parcel.

Utilities. Extension of utilities shall be coordinated with Conway Corporation.

Master Street Plan. The Master Street Plan indicates that Padgett Rd is designated as a Minor Arterial.

Street Improvement. Street construction will be reviewed at the time of Preliminary Plat development of this site. A new interior street network will be established.

STAFF COMMENTS

- The regulations for the A-1 Agricultural Zoning District are designed to preserve and protect prime agricultural lands and to protect undeveloped areas from intensive uses until a use pattern is approved. The use pattern established in this area via the Comprehensive Plan is Single Family. The applicant is requesting to rezone the property from A-1 to R-1 which is consistent with the plan and regulations as defined by the Zoning Code.
- This property is adjacent to A-1 and R-1 properties with an elementary school located to the north. The type of development is consistent with the area.
- This was originally brought to Planning Commission as a rezone from A-1 to PUD on June 20, 2023. The Planning Commission voted and failed this request 1-7-1. It was then appealed to City Council on July 11, 2023. The item failed at City Council with a vote of 1-7.
- The one-year zoning change moratorium has passed so the applicant is able to bring this property back to Planning Commission for consideration.
- The zoning would not likely result in harm to adjacent property.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning. The proposed zoning is consistent with the Comprehensive Plan and surrounding area and will likely not cause harm to surrounding properties.

SAMPLE MOTION

I move to accept the staff recommendation to approve the rezoning request on the basis that it will allow for appropriate use of the property and will not likely negatively impact adjacent property.

The east side of Padgett Rd at the Spencer Lake Dr and Padgett Rd intersection

Nickels LLC

PO BOX 10382
CONWAY AR, 72034
501-327-3630

July 11th, 2024

Re: Rezone Tax ID 712-11932-000 Padgett Road

Planning Staff,

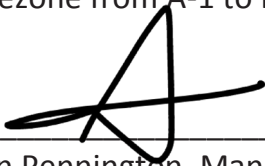
Please accept this letter as a formal request to rezone +/- 11.60 acres on Padgett Road from A-1 to R-1. This unassigned address property is identified by Faulkner County Tax Parcel ID 712-11932-000.

On July 11th, 2023 the Conway City Council upheld, on appeal, the decision by Planning Commission to deny a zoning amendment from A-1 to PUD on the subject property.

Nickels LLC, has awaited the mandatory 12 month waiting period to reapply for a zoning amendment on the subject property.

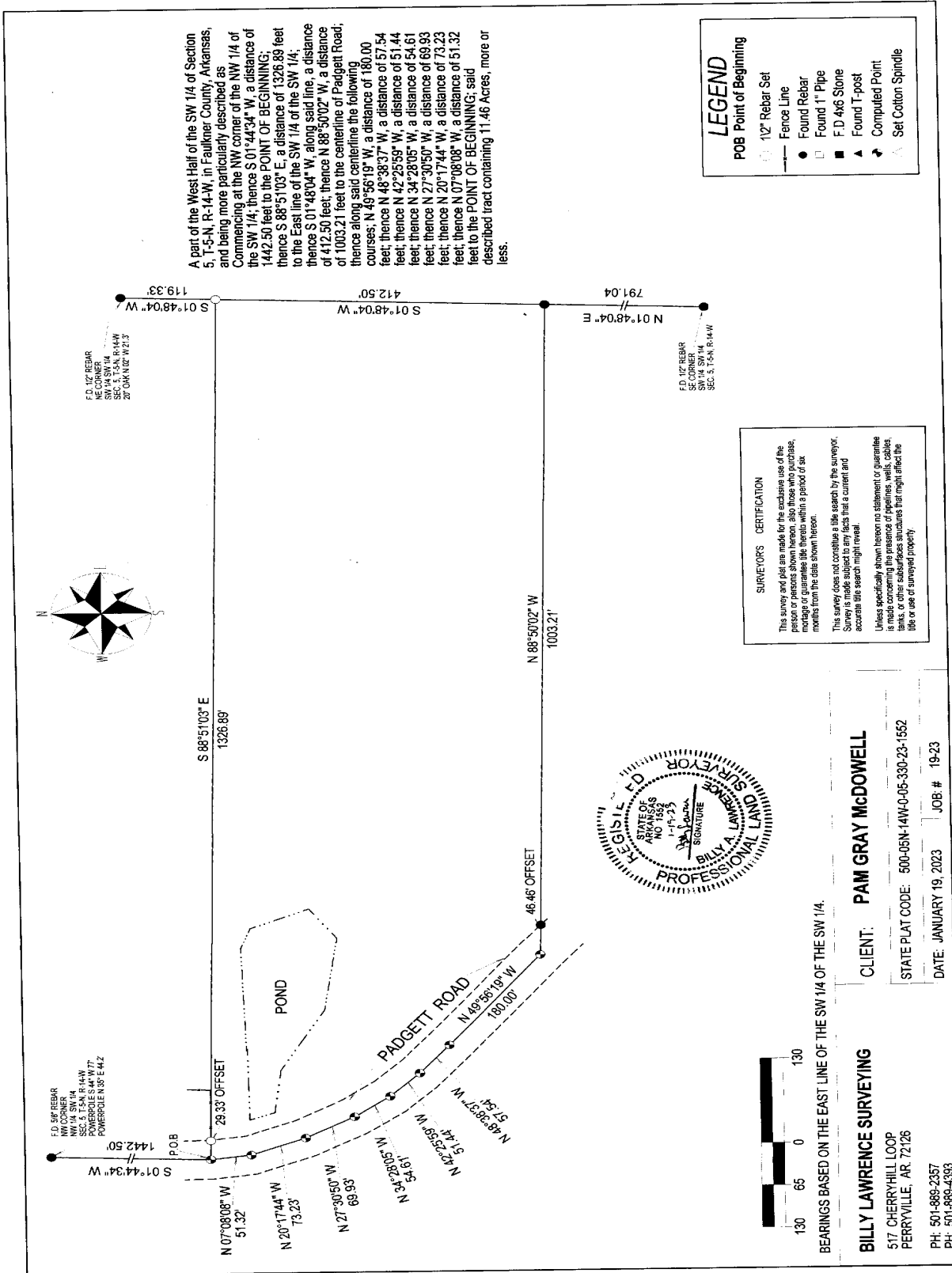
An established land use pattern has been established at this location, which is consistent with R-1. City of Conway comprehensive plan indicates single family is appropriate for the subject property.

Nickels LLC, respectfully resubmits the Padgett Road property for consideration to rezone from A-1 to R-1.



John Pennington, Managing Member
Nickels, LLC

The east side of Padgett Rd at the Spencer Lake Dr and Padgett Rd intersection



The east side of Padgett Rd at the Spencer Lake Dr and Padgett Rd intersection



View of subject property from Padgett Rd looking N



Property adjacent to the N



Property adjacent to the NW across Padgett Rd



Property adjacent to the W, across Padgett Rd



View from subject property looking S



View of subject property looking E

Rezone property from A-1 to C-2

REZ-0724-0097

II.B

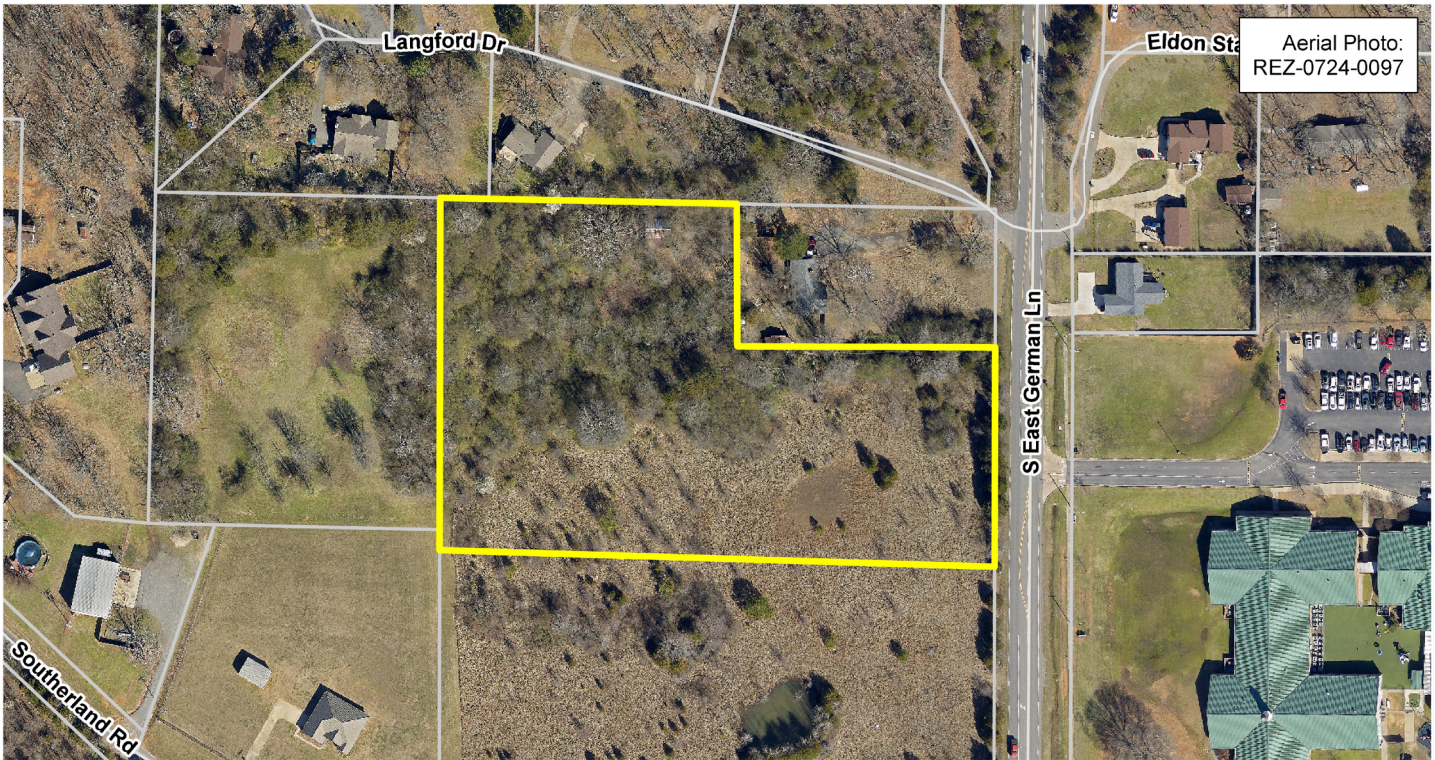
Approximately 900ft north of the intersection of E Dave Ward Dr and S East German Ln

APPLICANT/AUTHORIZED AGENT

Mark Rickett, Rickett Moriconi Engineering, Inc.
P.O. Box 7383
Little Rock, AR 72217

OWNER

Raymond Keathley
1611 E Oak St, Ste 3
Conway, AR 72032



SITE DATA

Location. 333 S East German Ln.

Site Area. ±4.37 acres.

Current Zoning. A-1 (Agricultural District).

Requested Rezoning. C-2 (Neighborhood Commercial District). There is a concurrent conditional use request for mini-warehouse on this agenda, CUP-0724-0099.

Adjacent Zoning. North, South, East, West: A-1.

Existing Structure. 1,760-sf single family residence and 1 outbuilding.

Overlay. None.

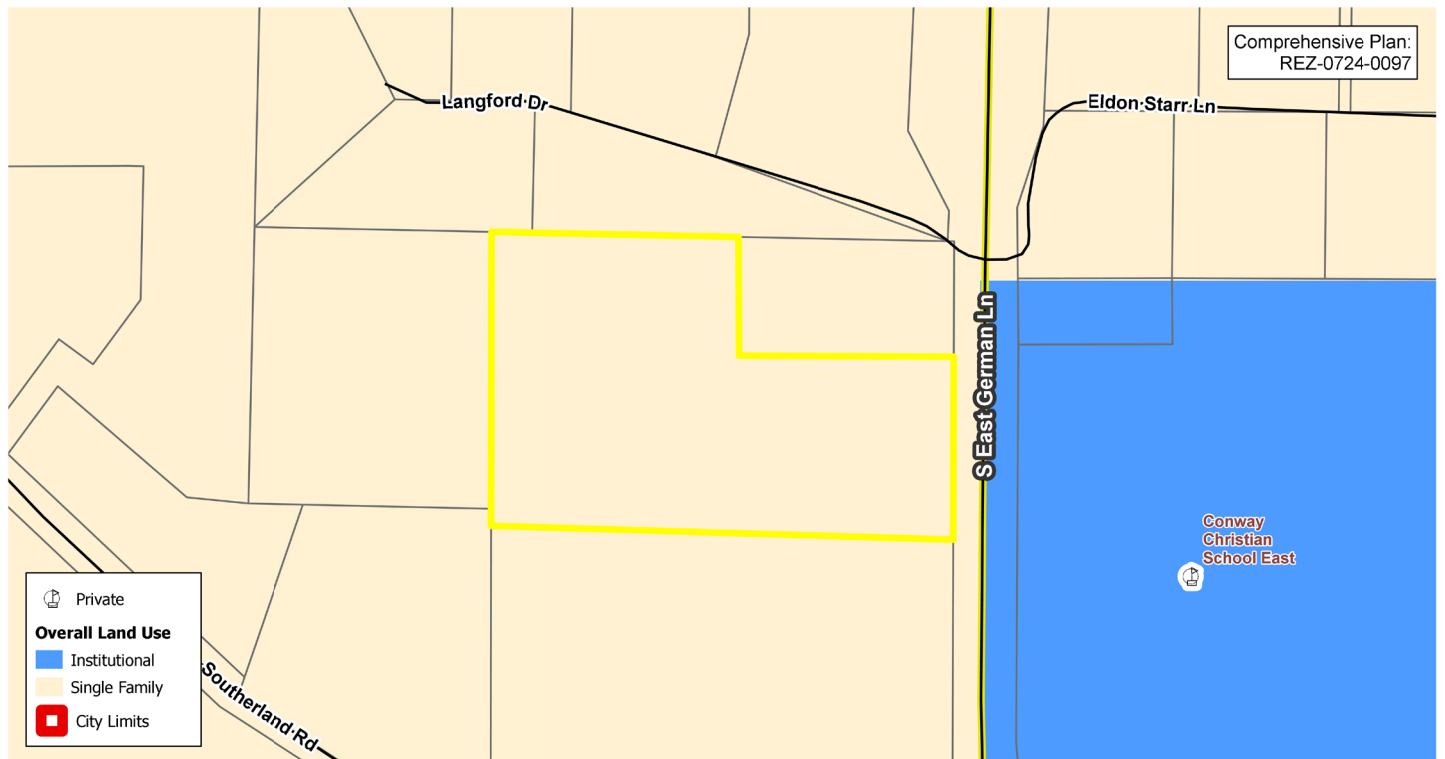
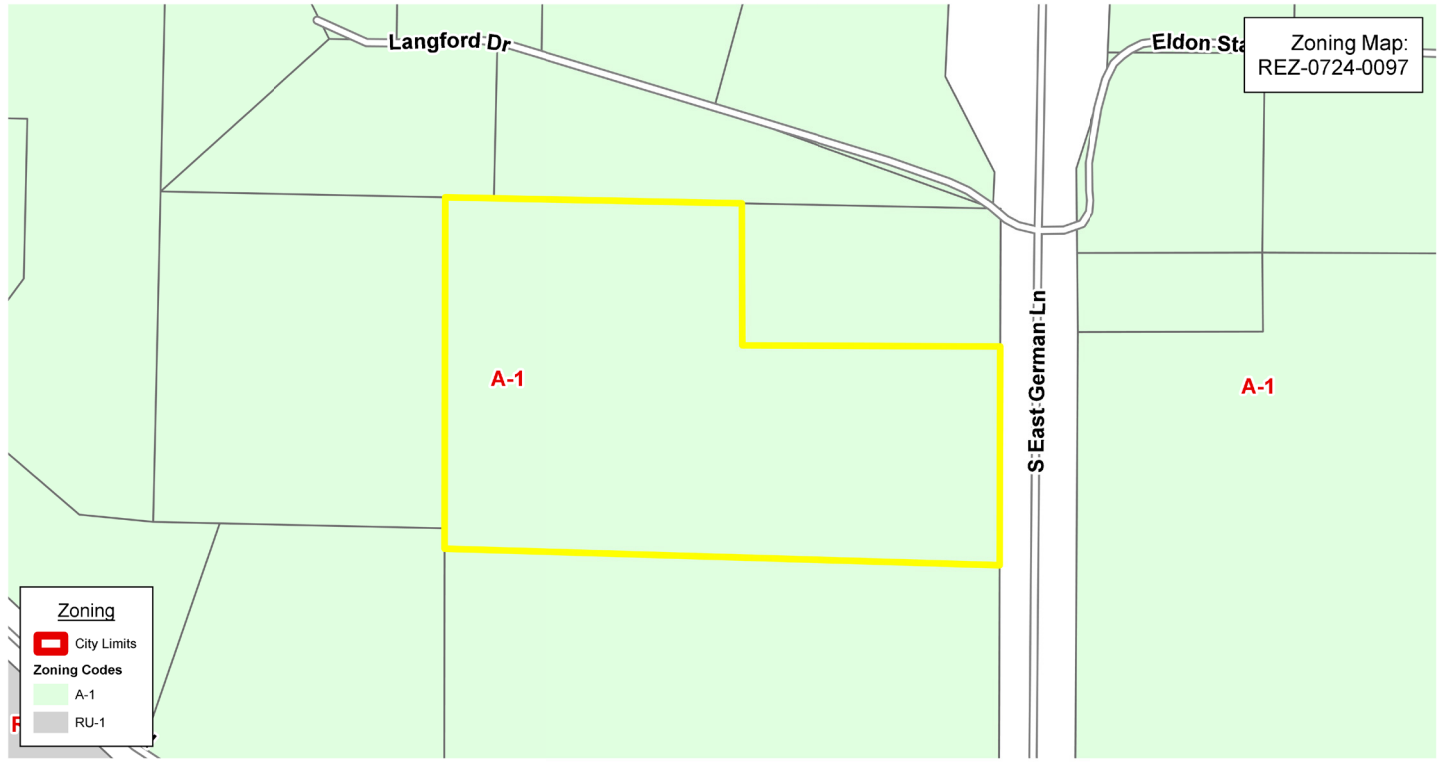
Comprehensive Plan. Single Family.

Rezone property from A-1 to C-2

REZ-0724-0097

II.B

Approximately 900ft north of the intersection of E Dave Ward Dr and S East German Ln



Approximately 900ft north of the intersection of E Dave Ward Dr and S East German Ln

Projected Traffic Impact. With a rezoning to C-2, the traffic impact could be significant. The highest traffic generating use allowed in C-2 is a restaurant (without drive-thru) which could yield more than 1,000 vehicle trips per typical weekday. Trips would be directly distributed onto S East German Ln. The applicant is proposing a mini-warehouse use with a concurrent conditional use permit application. Given this, it is anticipated that the proposed development would generate 99 vehicle trips per typical weekday.

Current Traffic Counts. 8,600 ADT just to the north of the property.

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

Utilities. Electricity and water are available at the site.

Master Street Plan. S East German Ln – Minor Arterial (80' ROW).

Street Improvement. No current improvement plans.

STAFF COMMENTS

- It is the intent of the developer to subdivide this lot to retain the single-family home, and A-1 zoning designation, on the northeast corner of the tract and develop the rest of the site for mini-warehouse use.
- Mini-warehouse use is not allowed by right in the A-1 zone but is allowed in the C-2 zone with a conditional use permit. The applicant has submitted a concurrent conditional use permit application, CUP-0724-0099.
- The Comprehensive Plan designates the area as Single-Family.
- Abutting area uses are agricultural, residential, or institutional. They consist of a rural, 6 lot, A-1 zoned subdivision to the north, vacant lots to the west and south, and single-family homes and Conway Christian Schools to the east across S East German Ln.
- The C-2 district provides use areas for retail trade and personal service enterprises designed to serve surrounding residential neighborhoods. Parking requirements and bulk regulations are more stringent in this area to ensure compatibility with the residential districts which surround it.
- C-2 districts are generally located at arterial or collector street intersections and should be within walking distance of area neighborhoods.
- The site is currently unplatted and will have to undergo both site development and subdivision review prior to the issuance of building permits. A new address will be assigned at the time of site development and subdivision review.

STAFF RECOMMENDATION

Staff recommends **denial** of the rezoning request as it would allow inappropriate use of the property in context to the surrounding area, could negatively impact adjacent properties, and does not align with the Comprehensive Plan.

SAMPLE MOTION

I move to uphold the staff recommendation of denial of the request as the proposed development does not align with the Comprehensive Plan nor fit into the context of adjacent zonings and uses.

Approximately 900ft north of the intersection of E Dave Ward Dr and S East German Ln



July 18, 2024

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

Re: UStorage
333 S E. German Lane
Conway, Arkansas 72032

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

1. Rezoning request for the property located at 333 S E. German Lane from A1 to C2 with a Conditional Use application 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 Rezoning 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 August 2, 2024, 17 calendar days before the 8/19/24 Planning Commission Meeting.
5. Affidavit of publication in the Log Cabin Democrat or the Arkansas Democrat Gazette will be provided on or before August 2, 2024.
6. Preliminary site plan showing the intended use of the site.
7. Filing Fee for Rezoning Application - \$325.00 (Will be paid by applicant)

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

Approximately 900ft north of the intersection of E Dave Ward Dr and S East German Ln



View of subject property from E German Ln looking SW



View of subject property looking W



View from subject property looking NE



View of subject property facing S



View of adjacent property (school) across E German Ln to the E



View of subject property facing W

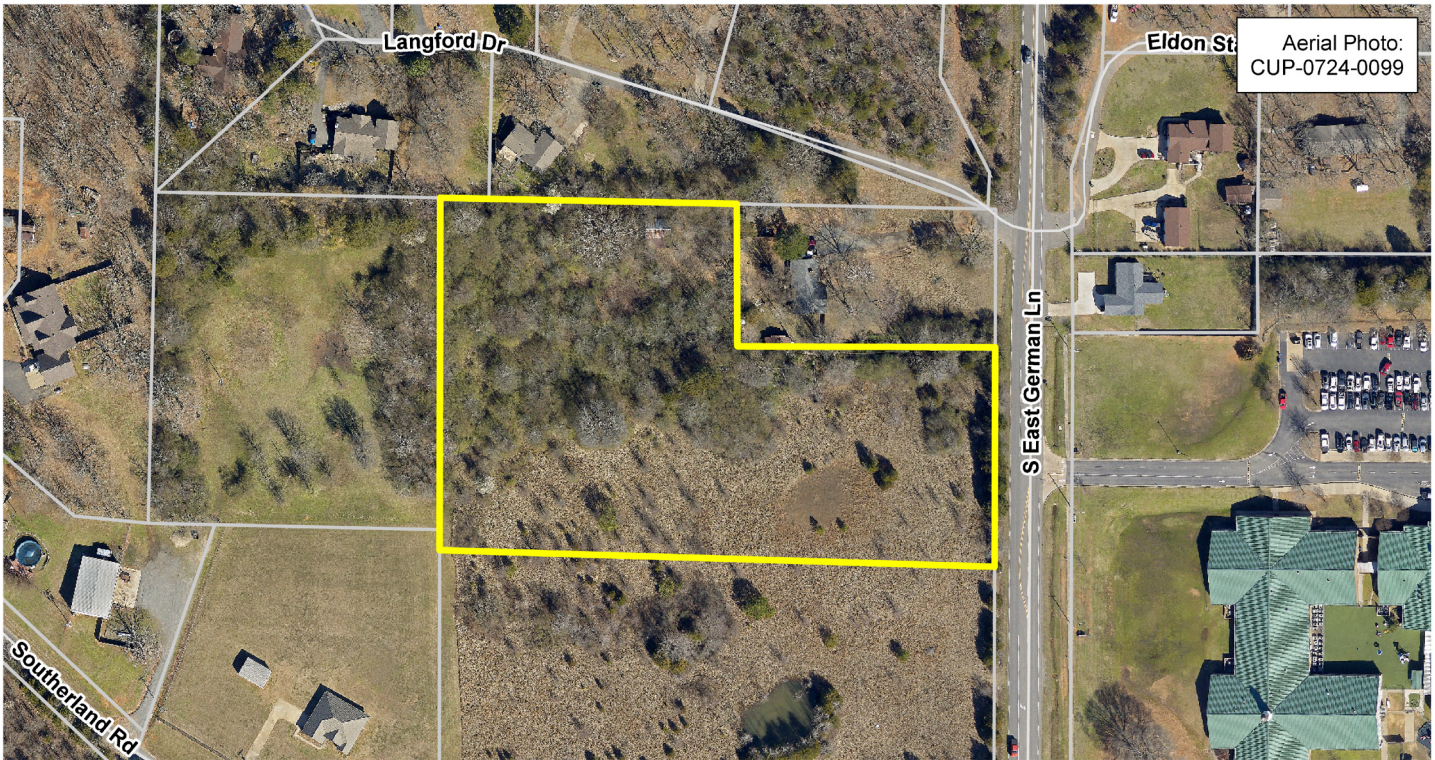
Approximately 900ft north of the intersection of E Dave Ward Dr and S East German Ln

APPLICANT/AUTHORIZED AGENT

Mark Rickett, Rickett Moriconi Engineering, Inc.
P.O. Box 7383
Little Rock, AR 72217

OWNER

Raymond Keathley
1611 E Oak St, Ste 3
Conway, AR 72032



SITE DATA

Location. 333 S East German Ln.

Site Area. ±4.37 acres.

Current Zoning. A-1 (Agricultural District). There is a concurrent rezoning request from A-1 to C-2 (Neighborhood Commercial District) on this agenda, REZ-0724-0097.

Adjacent Zoning. North, South, East, West: A-1.

Requested Conditional Use. Mini-warehouse.

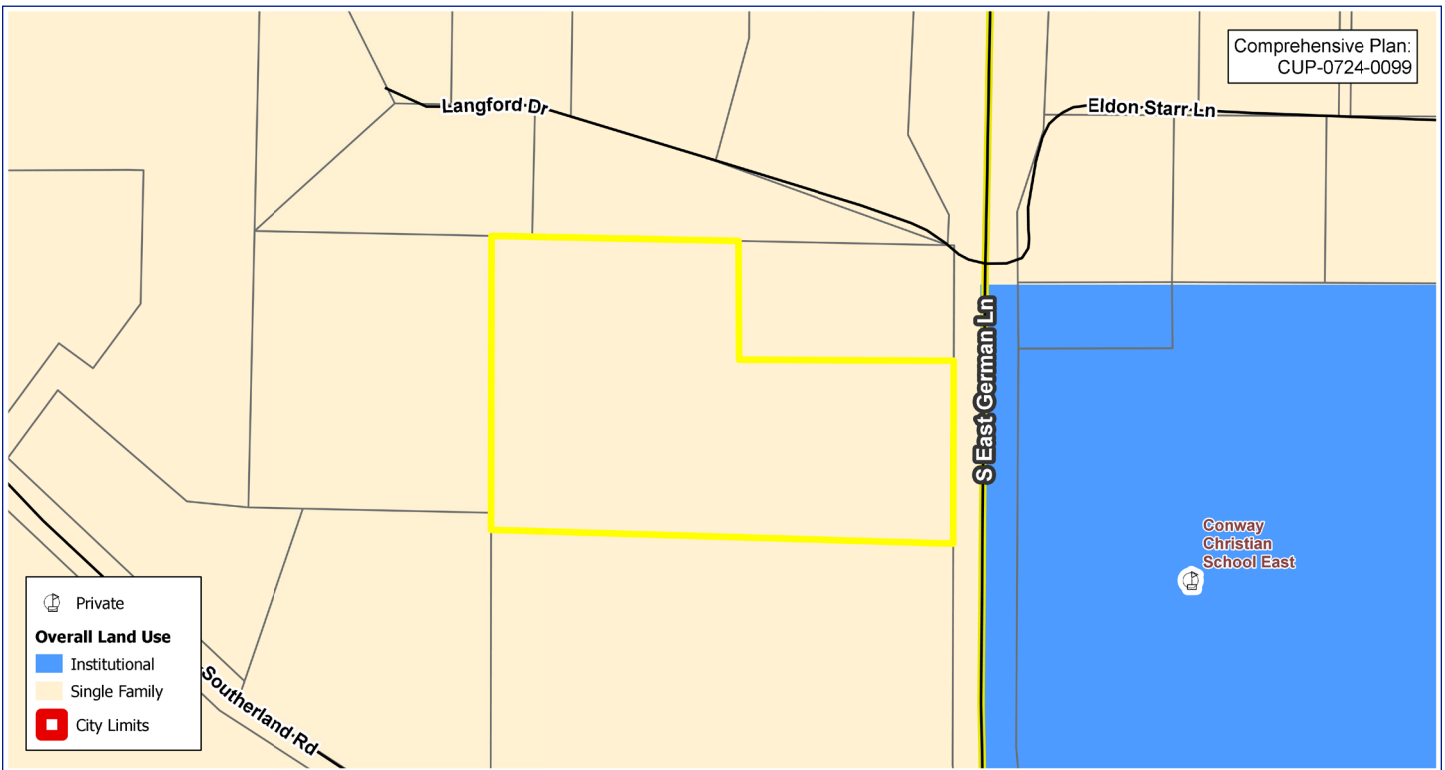
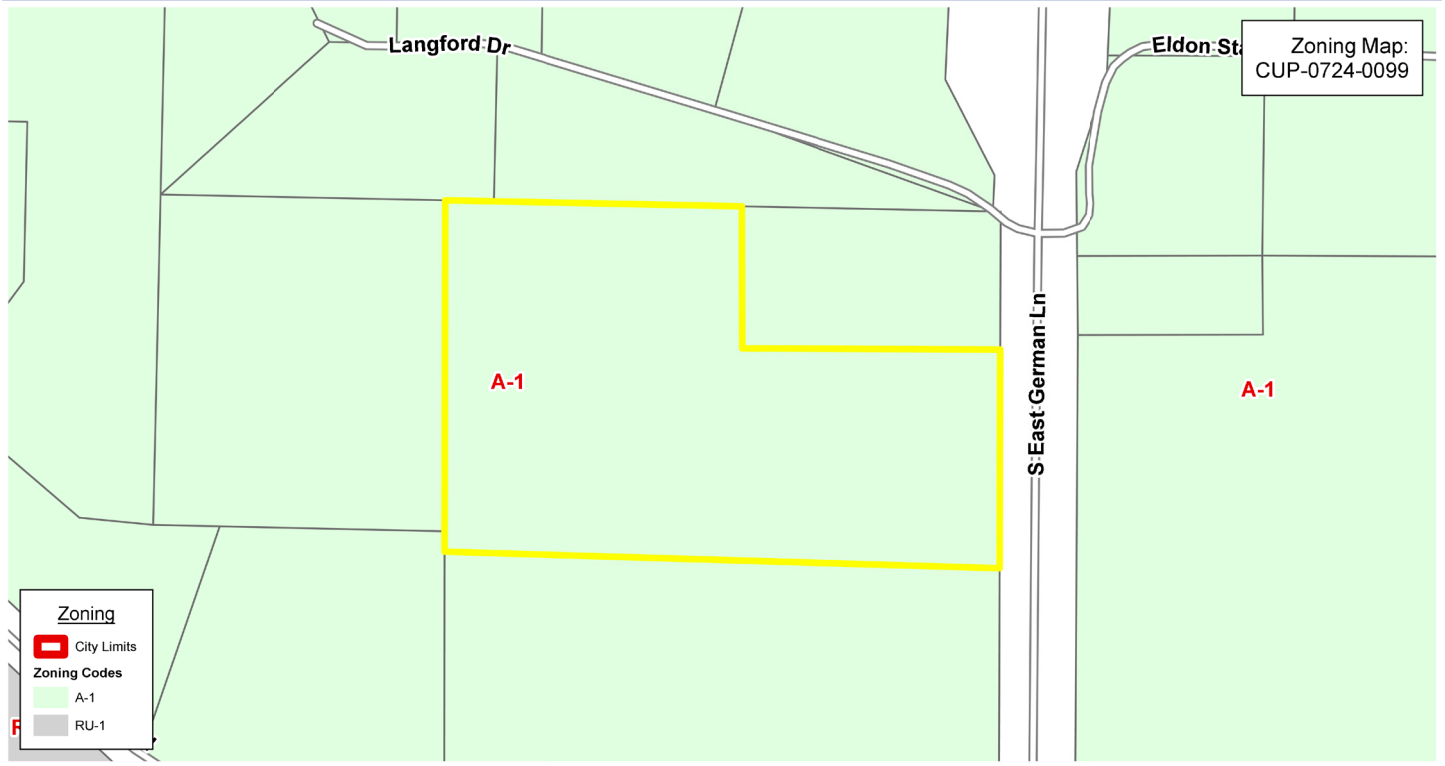
Existing Structures. 1,760-sf single family residence and 1 outbuilding.

Overlay. None.

Comprehensive Plan. Single Family.

Projected Traffic Impact. If rezoned to C-2, the traffic impact could be significant. Trips would be directly distributed onto S East German Ln. The applicant is proposing the use of mini warehouse, given this, it is anticipated that the proposed development would generate 99 vehicle trips per typical weekday.

Approximately 900ft north of the intersection of E Dave Ward Dr and S East German Ln



Approximately 900ft north of the intersection of E Dave Ward Dr and S East German Ln

Current Traffic Counts. 8,600 ADT just to the north of the property.

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

Utilities. Electricity and water are available at the site.

Master Street Plan. S East German Ln – Minor Arterial (80' ROW).

Street Improvement. No improvements planned at this time.

STAFF COMMENTS

- The applicant intends to develop the site with ±69,000-sf of mini-storage across 6 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 A-1 zone but is allowed in the C-2 zone with a conditional use permit. The applicant has submitted a concurrent rezoning application, REZ-0724-0097.
- The Comprehensive Plan designates the area as Single-Family.
- Abutting area uses are agricultural, residential, or institutional and consist of a rural 6 lot A-1 subdivision to the north, vacant lots to the west and south, and single-family homes and Conway Christian Schools to the east on the other side of S East German Ln.
- The C-2 district provides use areas for retail trade and personal service enterprises designed to serve surrounding residential neighborhoods. C-2 districts are generally located at arterial or collector street intersections and should be within walking distance of area neighborhoods.
- The site is currently unplatted and will have to undergo both site development and subdivision review prior to the issuance of building permits. A new address will be assigned at the time of site development and subdivision review.

STAFF RECOMMENDATION

Planning Staff recommends **denial** of the conditional use permit in concurrence with the rezoning application. The request would allow inappropriate use of the property in context to the surrounding area and is not consistent with the Comprehensive Plan.

SAMPLE MOTION

I move to accept the staff recommendation to deny the request as it allows for inappropriate use of the property and would likely negatively impact adjacent property.

If the Commission recommends approval of the request. Staff suggests the following 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.
3. The development shall be subject to site development review in accordance with Article 10 of the Zoning Code, prior to the issuance of any building permits.
4. The property shall be platted in accordance with the Conway Subdivision Ordinance prior to the issuance of building permits.
5. 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.
6. Any proposed fencing shall be masonry or ornamental metal materials. Fencing type and placement shall be approved by Planning Staff prior to installation.
7. 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 S East German Ln.
8. A 20-foot landscape buffer is required along the northern, western, and southern property boundaries including one canopy tree planted every 30 feet. Required plantings shall include a continuous evergreen screening capable of growing at least 30-feet in height.

Approximately 900ft north of the intersection of E Dave Ward Dr and S East German Ln

9. The storage of hazardous chemicals, petroleum products, or explosives is prohibited.
10. The operation of spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, and other similar equipment is prohibited.
11. 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.
12. Any outside storage of vehicles, boats, trailers, RVs, etc. shall be prohibited. Automotive and truck renting is not allowed.
13. All signage shall be permitted and installed in accordance with the Conway Sign Code.
14. No zoning variance, required as a result of the commencement of the conditional use, may be requested.
15. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
16. 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.
17. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.

Approximately 900ft north of the intersection of E Dave Ward Dr and S East German Ln



July 18, 2024

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

Re: UStorage
333 S E. German Lane
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 333 S E. German Lane to be accompany the Rezoning request for the same property 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 August 2, 2024, 17 calendar days before the 8/19/24 Planning Commission Meeting.
5. Affidavit of publication in the Log Cabin Democrat or the Arkansas Democrat Gazette will be provided on or before August 2, 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)

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

Approximately 900ft north of the intersection of E Dave Ward Dr and S East German Ln

UStorage - Conway
July 17, 2024

This project proposal is to build a self-storage facility on approximately 5.37 acres on S. E. German Road in Conway. The subject property and surrounding properties are currently zoned A1 (Agricultural) and are primarily single family homes. There is a high school across S. E. German from the property. While a C2 zoning designation is a departure from the surrounding zoning classifications, and a storage facility a commercial use, this proposed project is a quiet use that will not generate significant volumes of additional traffic. The site will be aesthetically appealing from the public roadway and will be screened on the north, south, and west sides of the site with privacy fencing. Landscape requirements will be met as well as commercial design standards for building finishes.

If there are any comments or questions regarding this application or the information supporting the application, please direct those comments to our attention.

Sincerely,

Rickett Moriconi Engineering, Inc.

Mark E. Rickett, PE, CFM
Partner

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

Approximately 900ft north of the intersection of E Dave Ward Dr and S East German Ln

	SCALE: 1" = 30'	DESIGNED BY: ELM	CHECKED BY: MER	DATE: 6/27/24	PROJECT TITLE: CONWAY STORAGE FACILITY	PROJECT NO.: P.24-035	SHEET NO.: SP2
	PRELIMINARY PROFESSIONAL SEAL ENGINEER'S SEAL ARCHITECT'S SEAL				PRELIMINARY SITE PLAN CONWAY, AR		

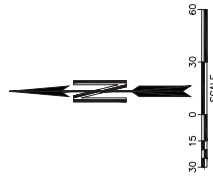


PROJECT LOCATION
N.T.S.

OWNERSHIP OF DOCUMENTS
THE BOUNDARY AND THE LOGS AND RECORDS OF THIS PROJECT ARE THE PROPERTY OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE WORK AND SERVICES PROVIDED BY HIMSELF OR HIS EMPLOYEES OR AGENTS. THE ENGINEER'S LIABILITY IS NOT EXTENDED TO ANY OTHER PARTY OR TO ANY OTHER PROJECT UNLESS SPECIFICALLY WRITTEN IN AN INSTRUMENT.

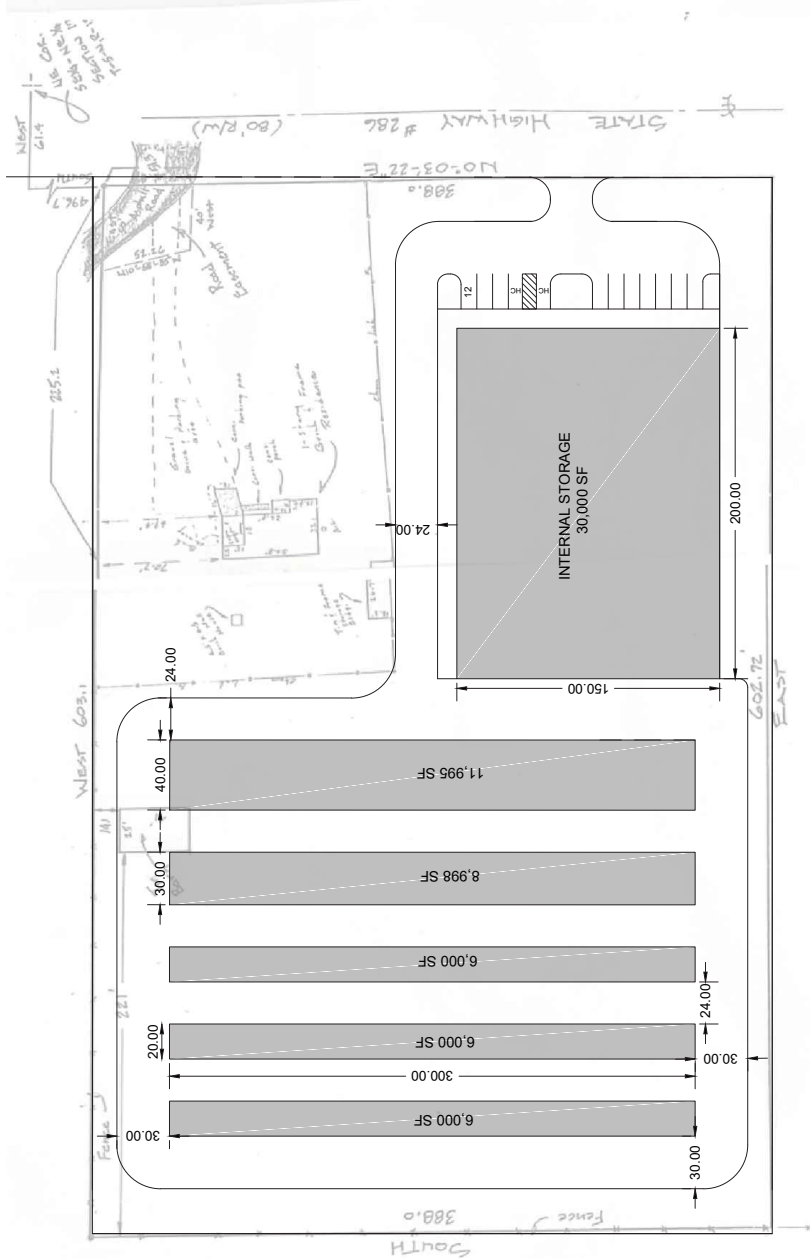
SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERAL SAFETY AND HEALTH CONSTRUCTION REGULATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY ON THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES ON THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY ON THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY ON THE PROJECT.

ENGINEER'S NOTICE TO CONTRACTOR
THE ENGINEER'S LIABILITY IS LIMITED TO THE WORK AND SERVICES PROVIDED BY HIMSELF OR HIS EMPLOYEES OR AGENTS. THE ENGINEER'S LIABILITY IS NOT EXTENDED TO ANY OTHER PARTY OR TO ANY OTHER PROJECT UNLESS SPECIFICALLY WRITTEN IN AN INSTRUMENT.



SITE INFORMATION:

- TOTAL BUILDING SF:**
- 30,000 INTERNAL CLIMATE CONTROLLED STORAGE
 - 30,000 DRY STORAGE
- CURRENT ZONING: A-1**
- STORAGE USE IS CONDITIONAL



Approximately 900ft north of the intersection of E Dave Ward Dr and S East German Ln



Approximately 900ft north of the intersection of E Dave Ward Dr and S East German Ln



View of subject property from E German Ln looking W



View of subject property looking W



View from subject property looking NE



View of subject property facing S



View of adjacent property (school) across E German Ln to the E



View of subject property facing W

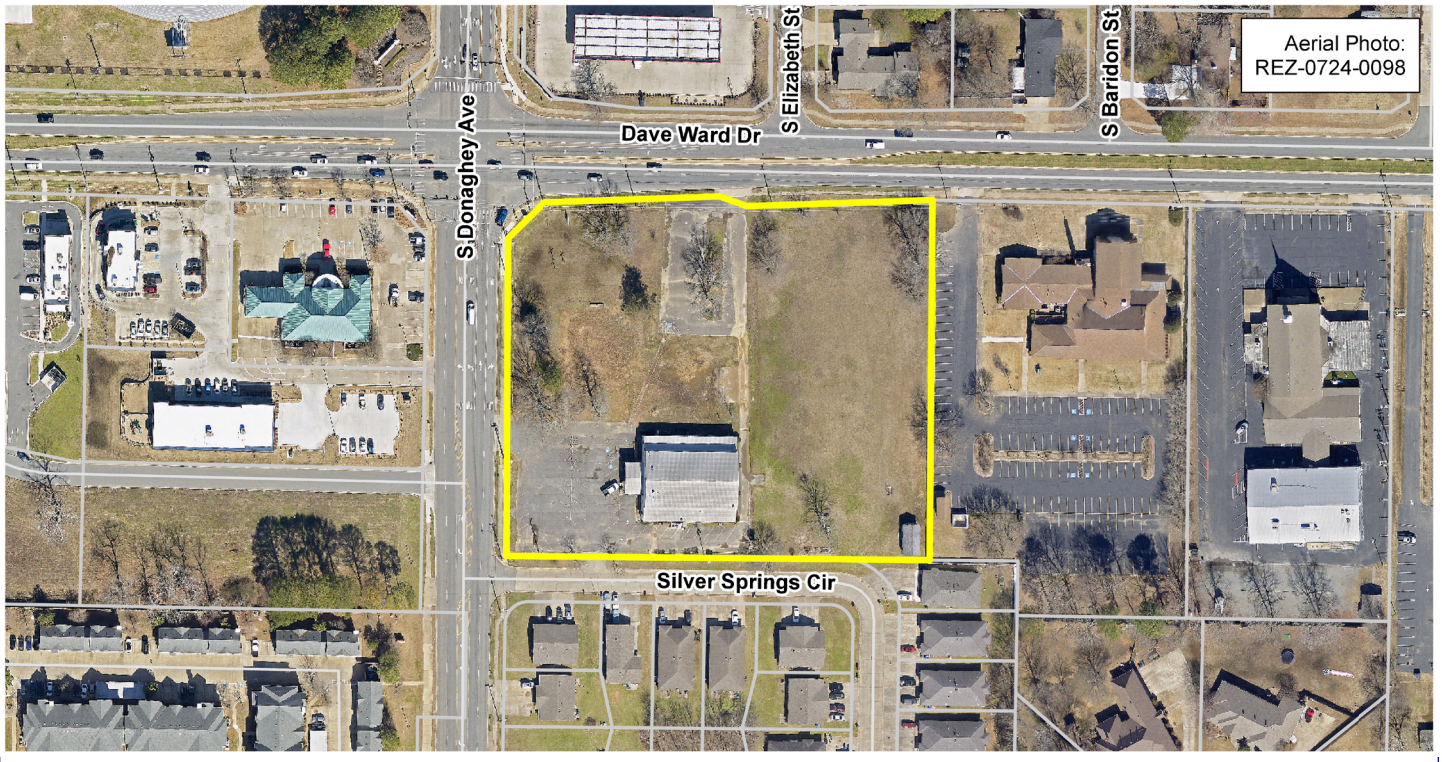
Southeastern corner of the intersection of Dave Ward Dr and Donaghey Ave

APPLICANT/AUTHORIZED AGENT

Central Arkansas Professional Surveying
1021 Front St
Conway, AR 72032

OWNER

Peace Lutheran Church
800 S Donaghey Ave
Conway, AR 72034



SITE DATA

Location. 800 S Donaghey Ave.

Site Area. ±4.10 acres.

Current Zoning. S-1 (Institutional District).

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

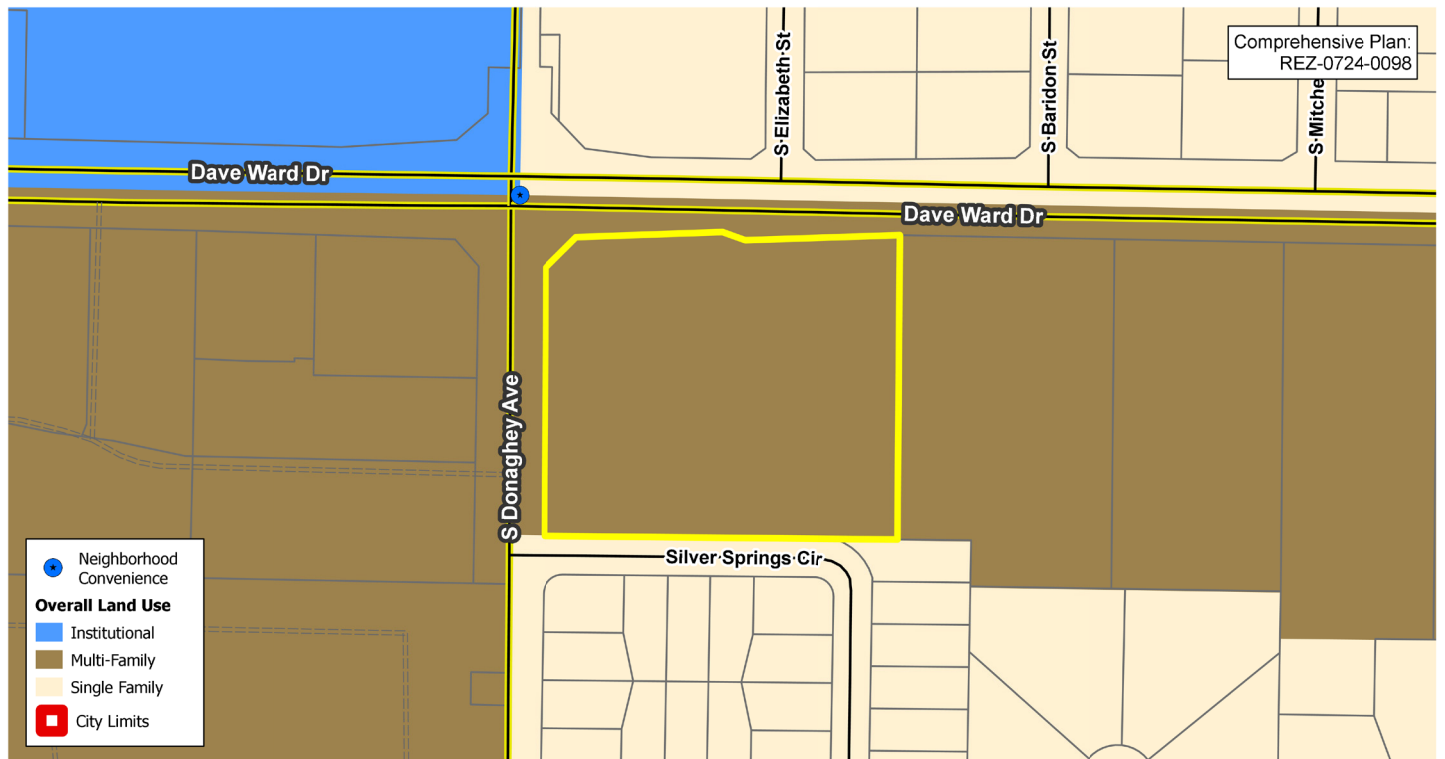
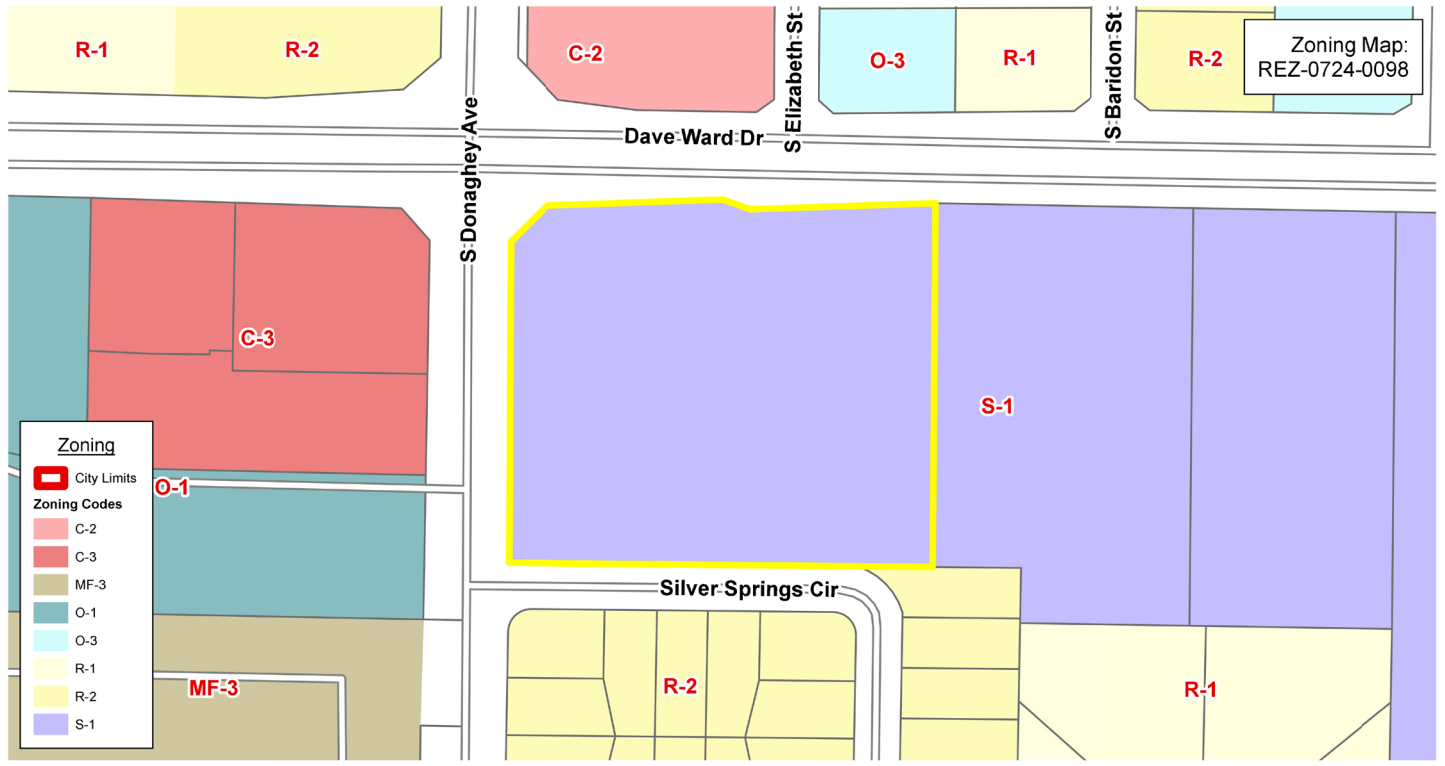
Adjacent Zoning. North: C-2 (Neighborhood Commercial District) and O-3 (Restricted Office District); West: C-3 and O-1 (General Office District); South: R-2 (Low Density Residential District); East: S-1.

Existing Structures. An approximate 10,000-sf metal church building and 1 shed at the southeastern property corner.

Overlay. Dave Ward Drive Access Management Plan.

Comprehensive Plan. Multi-Family with a Neighborhood Convenience node at the intersection for future development.

Southeastern corner of the intersection of Dave Ward Dr and Donaghey Ave



Southeastern corner of the intersection of Dave Ward Dr and Donaghey Ave

Projected Traffic Impact. With a rezoning to C-3 and subdivision into multiple lots, the traffic impact will be significant. The applicant is not required to relay the specific development type with a rezoning application. The highest traffic generating use allowed in C-3 is an Eating Place with Drive-thru which could yield more than 1,169 vehicle trips per typical weekday. Due to the size of the lot, the use of the site for multiple Eating Place with Drive-Thru services could cause that number to double, or even triple. Churches tend to generate around 76 trips per weekday, with peaks around times of service. All traffic will be directly distributed onto S Donaghey Ave and Dave Ward Dr.

Current Traffic Counts. No traffic information is available at the site; nearest point is west of the site at the Stone Dam Creek Trail bridge crossing over Dave Ward Dr – 32,000 ADT.

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

Utilities. Electricity and water are available at the site.

Master Street Plan. Dave Ward Dr and S Donaghey Ave – Major Arterial (100' ROW); Silver Springs Cir – Local Residential (50' ROW).

Street Improvement. No current improvement plans.

STAFF COMMENTS

- The applicant is requesting a rezoning from S-1 to C-3 to subdivide the lot for commercial use. The Comprehensive Plan designates the area as multi-family.
- Much of this area south of Dave Ward Dr is reserved for multi-family use by the Comprehensive Plan, however the plan does not reflect the extent of commercial development which has occurred along this portion of Dave Ward Dr in recent years. Given this and the site's location along two major arterials, multi-family is not the only appropriate use. The site is additionally suitable for higher capacity commercial uses.
- Adjacent uses consist of a Fueling Station granted via a conditional use permit in the C-2 zone to the north, Religious Activities in the S-1 zone to the east, duplex development in the R-2 zone to the south, and Banking/Commercial uses in the C-3 zone to the west.
- The C-3 district is designed to encourage the development of recognizable, attractive groupings of facilities to serve persons traveling by automobile, as well as to provide certain amusement facilities serving the area. C-3 districts tend to be along heavily traveled major arterials.
- The existing church located on the site is to remain, and the remainder of the site will be subdivided additionally for commercial uses.

STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning to the requested C-3 zoning district, as it would align with existing commercial zoning to the north and west and closer aligns with the designation of the Comprehensive Plan.

SAMPLE MOTION

I move to accept the staff recommendation to approve the request as proposed as it would not likely negatively impact adjacent property and would align with existing commercial uses in the area.

**Central
Arkansas
Professional
Surveying, LLC**

1021 Front Street
Conway, AR 72032
501.513.4800
501.513.0900-fax

July 18, 2024

Re: Peace Lutheran Church
800 South Donaghey
Conway, AR 72034

To Whom It May Concern,

On behalf of Peace Lutheran Church of Conway, LLC we are submitting an application to rezone parcel 711-12137-000E.

The intent is to rezone from S1 to C3.

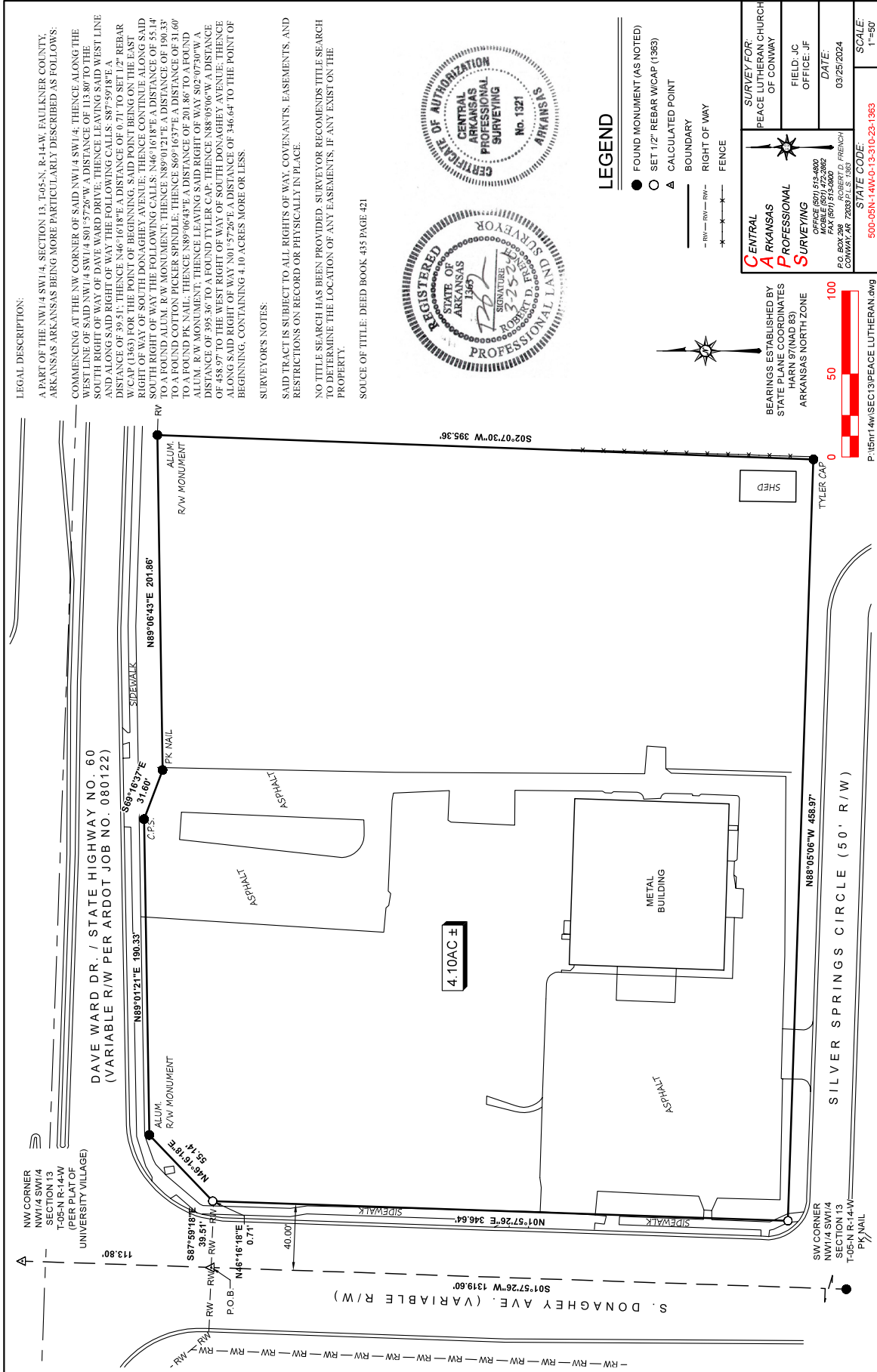
If you have any questions, please call me at 501.513.4800.

Sincerely,

Robert French, PS 1363

Central Arkansas Professional Surveying, LLC

Southeastern corner of the intersection of Dave Ward Dr and Donaghey Ave



Southeastern corner of the intersection of Dave Ward Dr and Donaghey Ave



View of subject property from Donaghey Ave looking E



View of subject property from Dave Ward Ave looking W



Properties adjacent to the NW (intersection of Dave Ward and Donaghey)



Property adjacent to the S, across Silver Springs Cir



Property adjacent to the W across Donaghey



Property adjacent to the W across Donaghey

North side Old Morrilton Hwy between Salem Rd and Friendship Rd

APPLICANT/AUTHORIZED AGENT

The Tyler Group
240 Skyline Dr, Suite 3000
Conway, AR 72023

OWNER

Faustino Hurtado
2130 Old Morrilton Hwy
Conway, AR 72032



SITE DATA

Location. 2138 Old Morrilton Hwy.

Site Area. 1.87 acres ±.

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

Adjacent Zoning. North: C-3 (Highway Service and Open Display District); East: R-2 (Low Density Residential District) and MF-1 (Multi-Family District); South: A-1 (Agricultural District) and R-2; West: R-2.

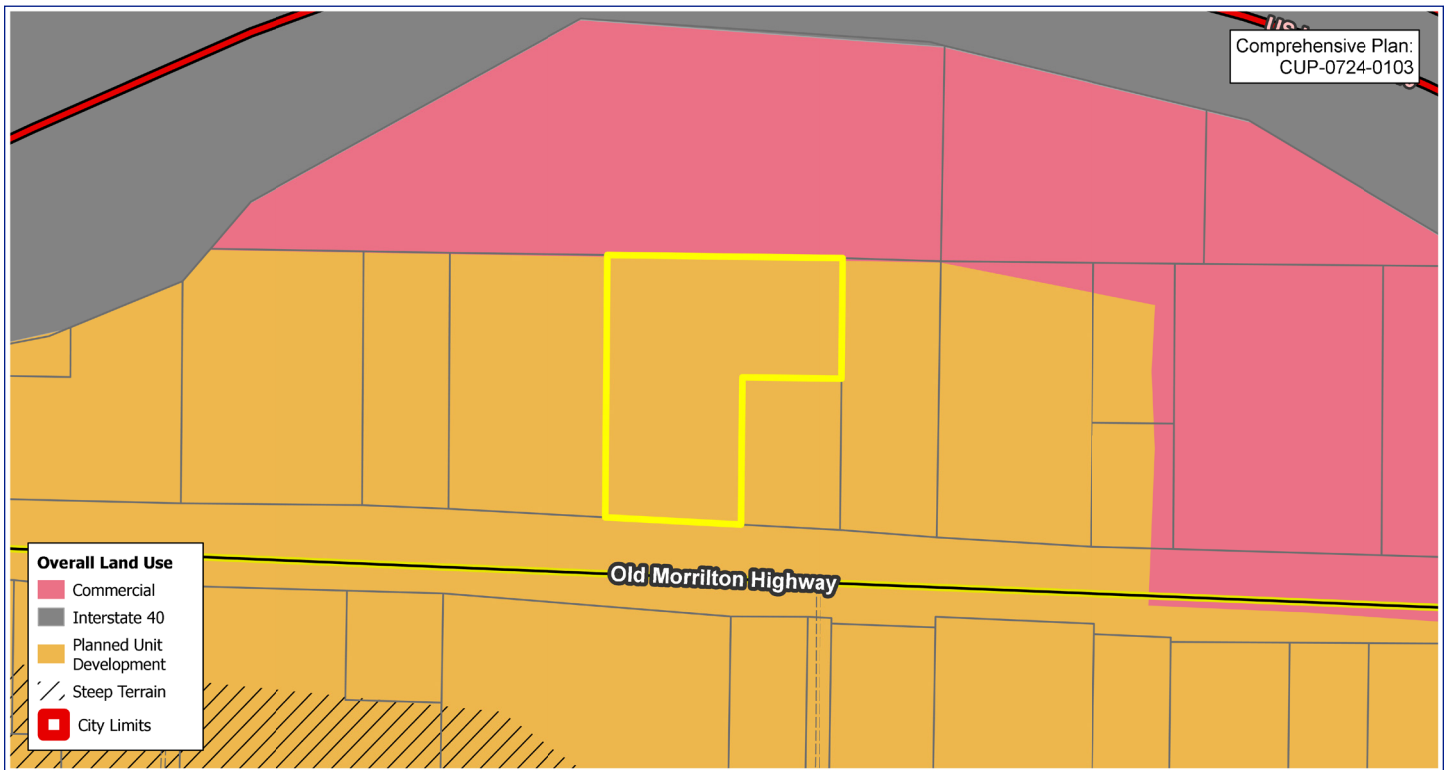
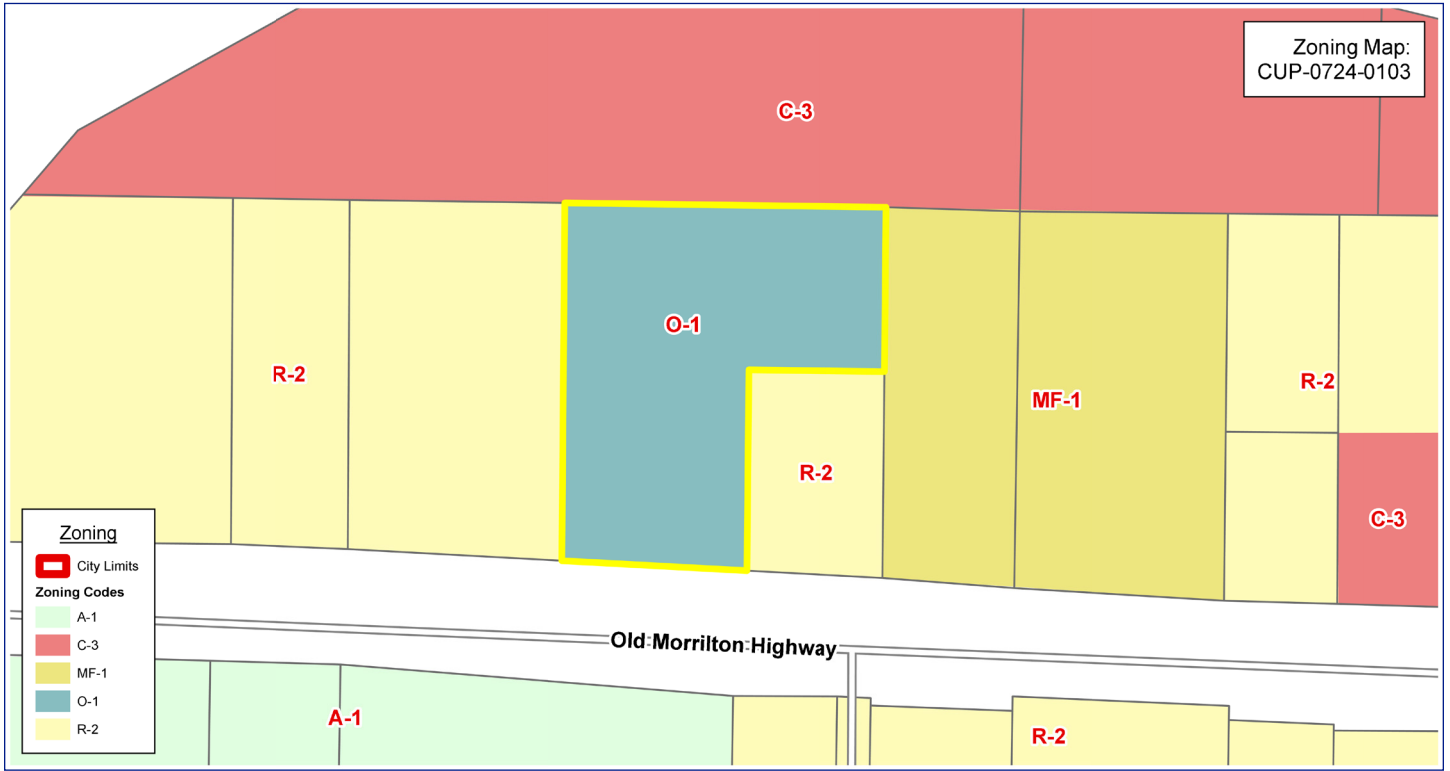
Requested Conditional Use. Mobile Food Vendors.

Existing Structures. None.

Overlay. None.

Comprehensive Plan. Planned Unit Development.

North side Old Morrilton Hwy between Salem Rd and Friendship Rd



North side Old Morrilton Hwy between Salem Rd and Friendship Rd

Projected Traffic Impact. If developed for mobile food vendor use, the development would generate an estimated 155 vehicle trips per typical weekday distributed onto Old Morrilton Hwy. As such, the development will have a slight traffic impact as the site is currently vacant.

Current Traffic Counts. Just to the southeast of the property near Veterans Dr (private) – 8,700 ADT.

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

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

Master Street Plan. Old Morrilton Hwy (Major Arterial — 100' ROW).

Street Improvement. No improvements planned at this time.

STAFF COMMENTS

- The applicant intends to develop the site with 5 concrete pads, a commercial dumpster, restroom, and improved parking and access to operate a mobile food vendor park.
- Mobile Food Vendor as a primary use is not permitted by right in the O-1 zoning district but is allowed via a conditional use permit.
- The Comprehensive Plan indicates this property as Planned Unit Development use. Adjacent properties are vacant lots to the west and north and a single-family home to the immediate east, under the same ownership.
- Due to topographical grade constraints and the availability of sewer to the site, a more intense development at the site would be difficult to achieve.
- The applicant has suggested improvements to the driveway and outdoor dining establishment for patrons on the site.
- The property has been platted in accordance with the subdivision regulations, and this development will be subject to site development review.
- As conditioned, the conditional use permit would not likely negatively impact adjacent properties and will allow for appropriate development of the property.

STAFF RECOMMENDATION

Planning Staff recommends approval of the conditional use permit with the following conditions:

1. Operating hours are limited to daily, 10:00am—10:00pm.
2. The development of the site will be generally constructed as shown on the submitted site plan. No more than 5 mobile food vendors may be on the site at any time.
3. The development shall be subject to site development review in accordance with Article 10 of the Zoning Code, prior to the issuance of any building permits.
4. The Planning Director may impose reasonable conditions of approval of the development review plans. Such conditions may be appealed to the Planning Commission if not agreed to by the applicant.
5. All exterior seating, eating, and drinking must conform to Article 10 standards of the Zoning Code.
6. Mobile food vendors must conform to all regulations specific to mobile food vendors in the Conway Zoning Code.
7. 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.
8. Any new fencing shall comply with Article 10 of the Zoning Code. Fencing type and placement shall be approved by Planning Staff prior to installation.
9. One monument style sign shall be permitted and installed in accordance with the Conway Sign Code for the entire development. Any additional signage specific to food trucks must be attached flat to the exterior of the mobile vending structure of equipment. Signage printed on umbrellas or similar may be utilized. "A" frame signs as defined in the Conway Sign Code may also be utilized.
10. Each mobile vendor must obtain, and upkeep, a mobile vendor site permit and A&P permit prior to moving the mobile structure onto the site. The mobile vendor must renew these permits annually.
11. All mobile vendors must comply with the current International Building Code, Arkansas Fire and Prevention Code, and Conway Corporation regulations.
12. No zoning variance, required as a result of the commencement of the conditional use, may be requested.

North side Old Morrilton Hwy between Salem Rd and Friendship Rd

- 13. The site is strictly for use as a mobile food vendor park. 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.

SAMPLE MOTION

I move to accept the staff recommendation to approve the request with conditions indicated in the staff report on the basis that, as conditioned, the proposed development will not likely negatively impact adjacent property.



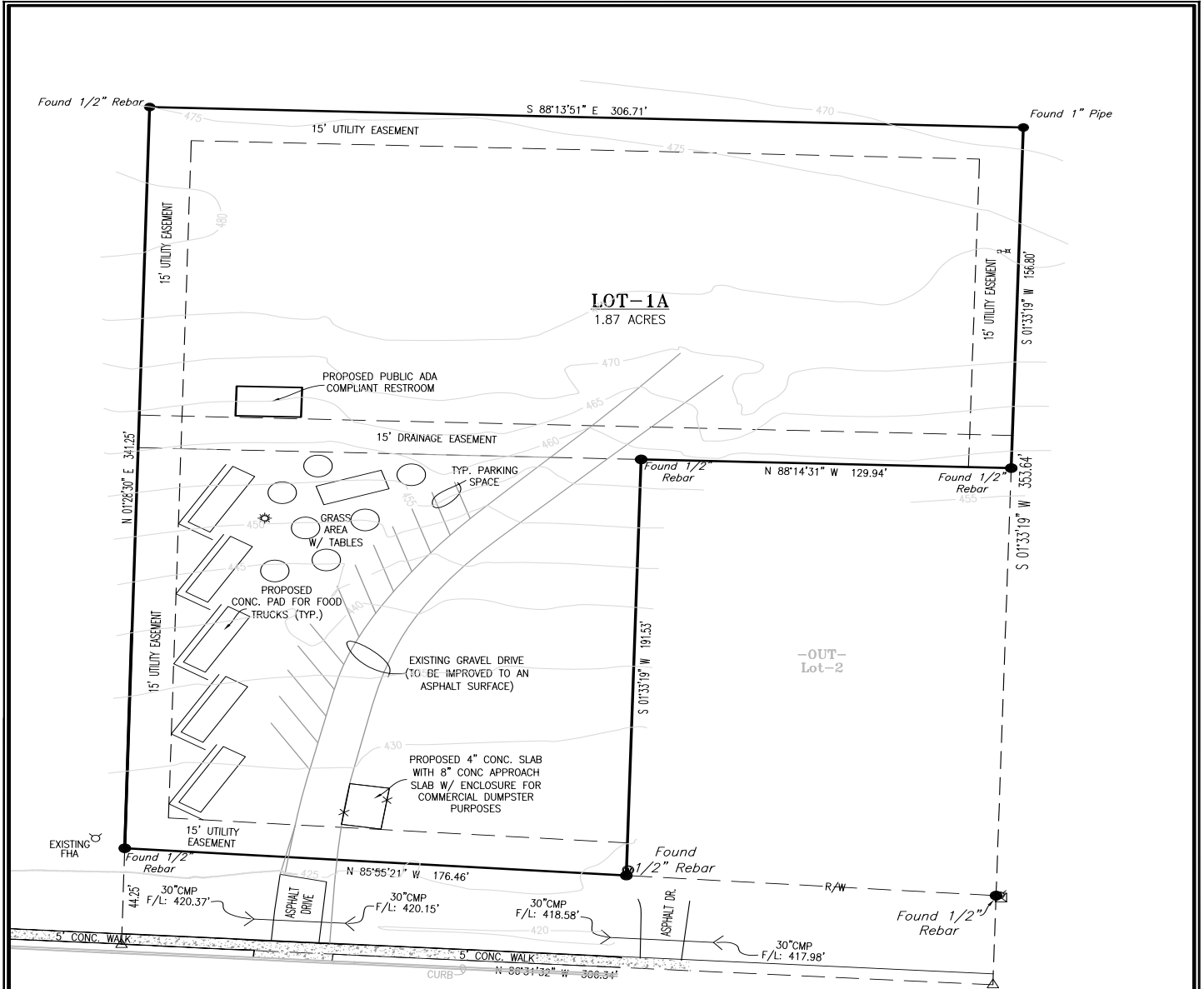
240 Skyline Drive, Suite 3000 · Conway, Arkansas 72032
(501) 329-1400 office · (501) 327-3972 Fax

July 19, 2024

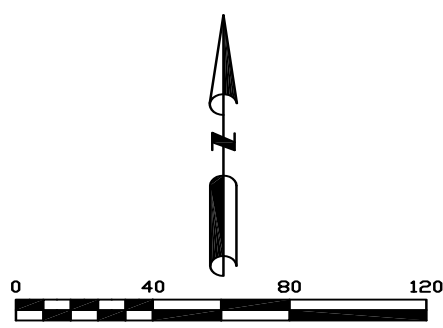
Operational Plan for Faustino Hurtado property located on US Highway 64 West (Old Morrilton Highway).


The business hours of this Food Truck area will be roughly 11 AM to 7 PM Monday through Saturday. The planned use for this site will be 5 spaces, to be occupied by food trucks, an area in the grass with tables set up for people to eat, and possible improvement to the existing drive. The existing asphalt driveway will be used for access. There is no planned events, or uses, outside of those specified here, that will be happening at the site.

North side Old Morrilton Hwy between Salem Rd and Friendship Rd



US Highway 64 West (Old Morrilton Highway) (R/W Varies)



DATE:	9-14-2023	 <p>Tyler Group surveying.mapping.engineering</p>	SCALE:	1" = 40'
FIELD WORK BY:	N/A		JOB NO:	1230469
DRAWN BY:	GW	240 SKYLINE DR. STE 3000/CONWAY, AR. 72032	JOB NAME:	HWY 64
CHECKED BY:	MW/RPG	phone: 501.329.1400 www.tylergroup.net	SHEET NO:	1 OF 1
		fax: 501.327.3972 email: info@tylergroup.net		

S:\2023\JOBS\123-0469 (Hurtado, Site Dev-Abandon Utility Eas, 2138 Hwy 64, Conway)\DWG\1230469 - Food Truck Site Plan

North side Old Morrilton Hwy between Salem Rd and Friendship Rd



View of subject property from Old Morrilton Hwy looking N



View of subject property from top of ridge facing NW



View of subject property from top of ridge facing S



Property adjacent to the E



Property adjacent to the S across Old Morrilton Hwy



View of subject property and adjacent properties facing W

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-0124-0004) Webb Office Building, 1150 Markham St
- (SDR-0224-0031) Paladino Duplexes, 2345 Matthews Meadows
- (SDR-0424-0058) Don Pepe's post approval, 2525 Prince St
- (SDR-0424-0060) Central Cold Storage, 1300 Mayor Ln
- (SDR-0424-0062) Chipotle, 2885 Prince St

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

- (P2024-00032) Wills Subdivision
- (P2024-00033) 4555 Prince St. LLC Replat of Lot 2 Replat
- (P2024-00034) B.C. Starkey Subdivision
- (P2024-00035) Lewis Ranch Phase II Lot 4G Replat
- (P2024-00036) Azalea Subdivision
- (P2024-00038) Prince St Palace Correction Plat
- (P2024-00039) 4555 Prince St. LLC Replat of Lot 2 Replat Correction Plat
- (P2024-00040) Hugo's Subdivision
- (P2024-00041) Hendrix College Addition Block 15 Replat
- (P2024-00042) Final Plat Kordsmeier's Center Street Replat
- (P2024-00043) Keathley Estates Amendment