



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

December 16, 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

December 16, 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 **01 14, 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.

Adjourn.

Call to Order [Planning Commission] and Roll Call.

Finding of a Quorum.

Approval of Minutes. November 18, 2024

I. Subdivision Review*

A. Request for Pines Subdivision, Phase 1 waivers (SUB-1124-0143)

II. Public Hearings**

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

Continued from November 18, 2024

III. Announcements/Additional Business

A. Items as decided by the Commission

Adjourn.

Intersection of Wescon Ln and College Ave.

APPLICANT/AUTHORIZED AGENT

Harmon Surveying, Inc.
2310 Ginger Kerry Ln
Conway, AR 72034

OWNER

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



SITE DATA

Location. Intersection of Wescon Ln and College Ave, formerly Lots 18 &19, The Crossing at Audubon.

Site Area. 2.32 acres ±.

Current Zoning. O-3 (Restricted Office District).

Exiting Structures. None.

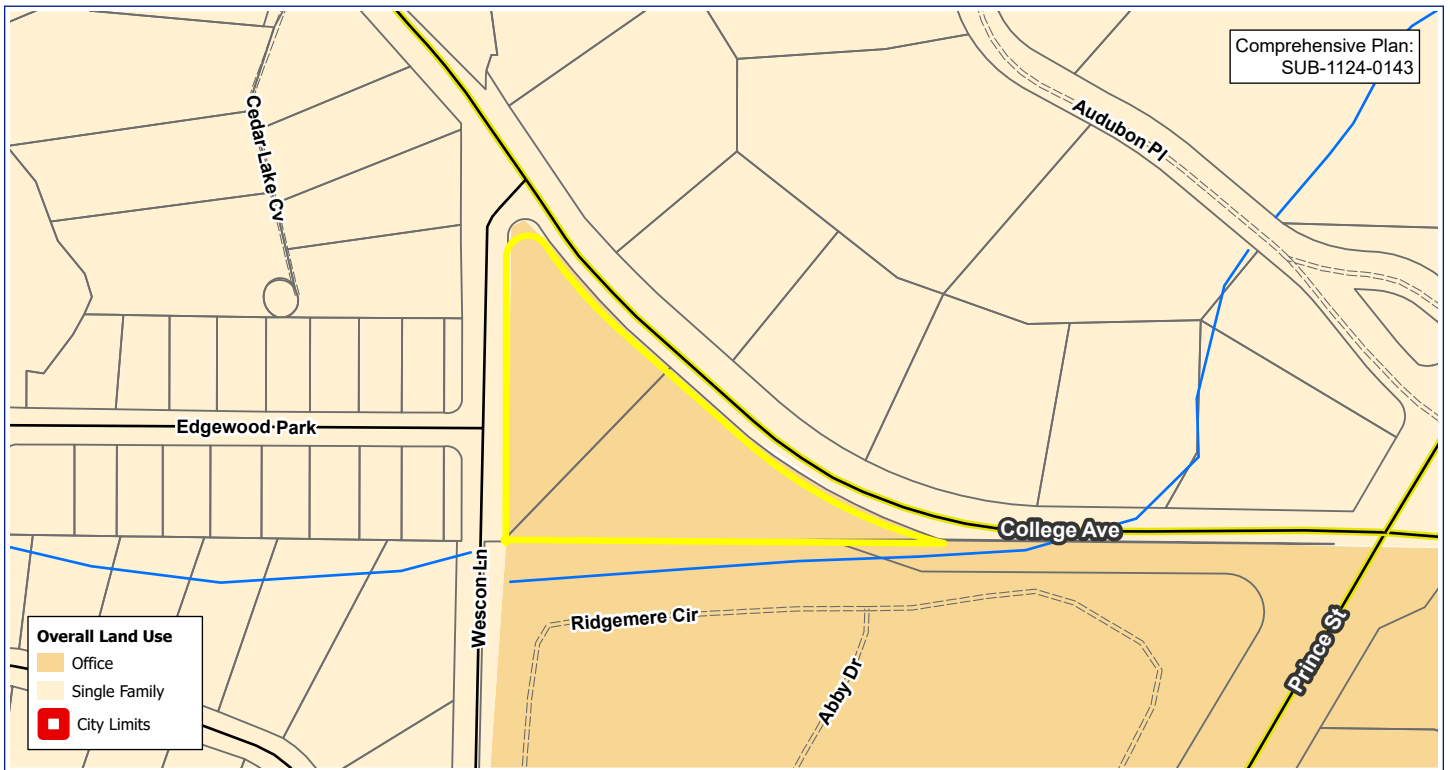
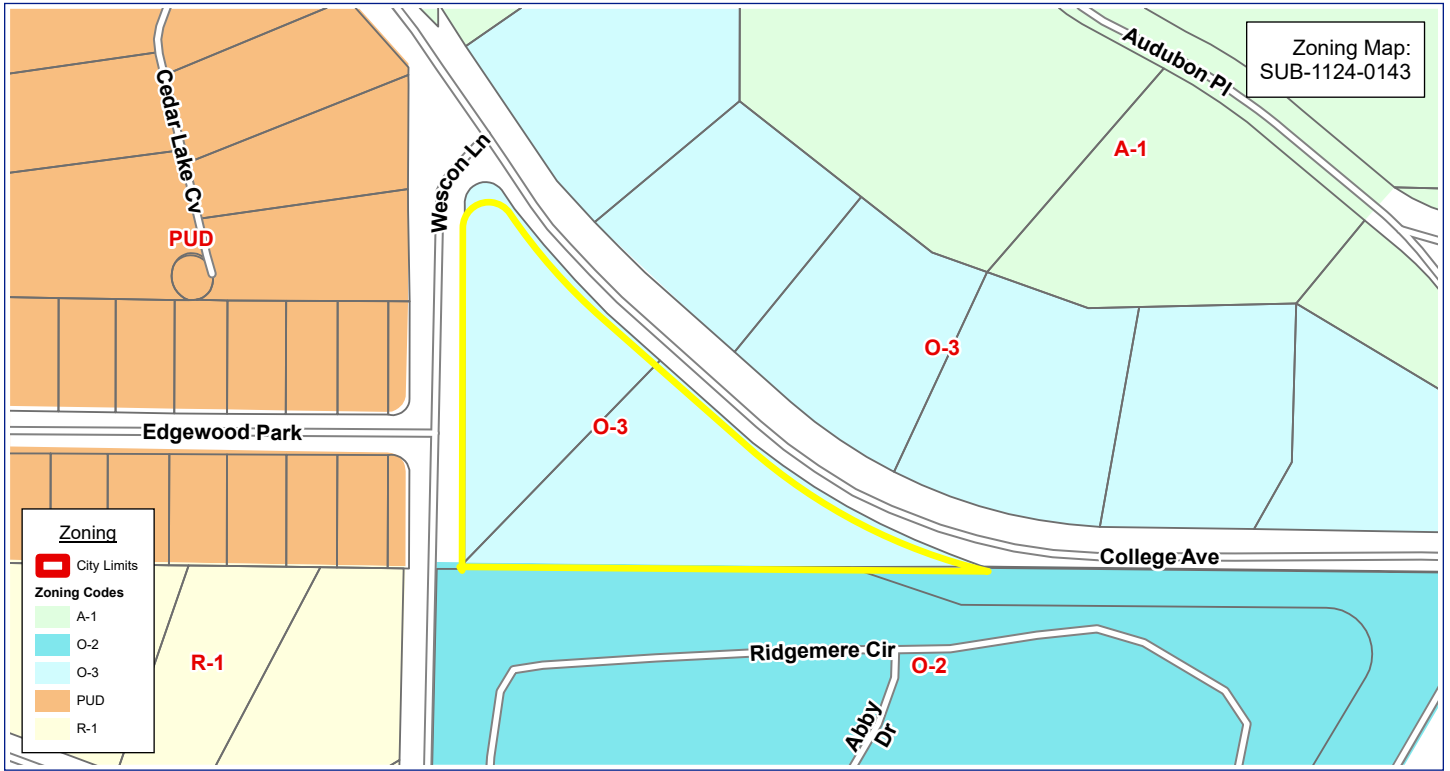
Overlay. None.

REQUEST

The applicant is requesting a waiver to the Subdivision Regulations to allow the creation of a double frontage lots as part of a 4-lot minor subdivision. Minor subdivisions, containing 4 or fewer lots and not requiring any new street or drainage construction, are reviewed administratively by Planning Staff. This request is presented to the Planning Commission because it represents a deviation from the regulations of Subdivision Ordinance which requires Commission approval.

The applicant is also seeking a waiver to the Subdivision Regulations on Lots 1-3 to be more than four times as deep as the width of each lot. This is due to the unique shape of each lot.

Intersection of Wescon Ln and College Ave.



Intersection of Wescon Ln and College Ave.

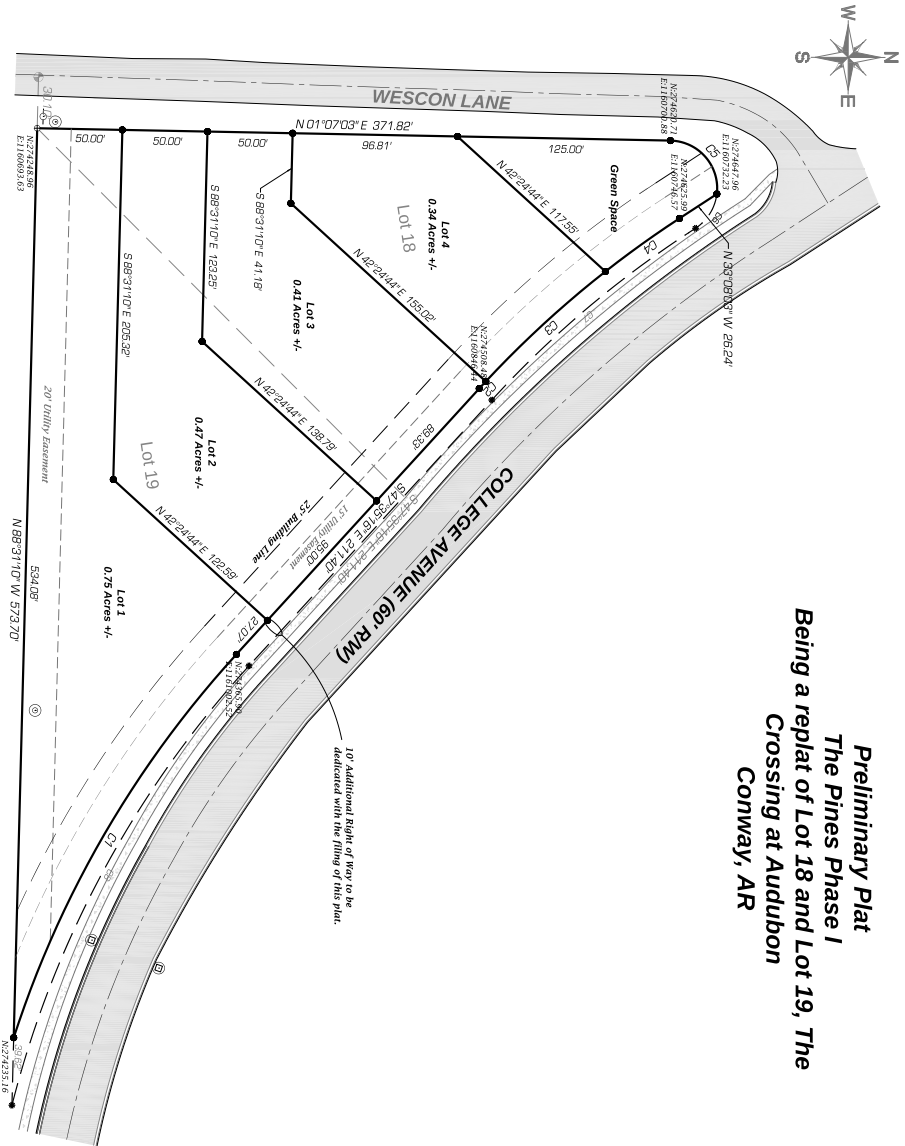
Waivers Requested; Planning Commission action is required for the following:

1. Creation of double frontage lots. (Article IV: Sec. 7(f)(7)).
2. Lots four times as deep as the width of a lot. (Article IV: Sec. 5(f)(3)).

COMMENTS

- The applicant is requesting waivers to the Subdivision Regulations to allow double frontage lots and lots that are four times as deep as the width of each lot.
- The proposed intent of the applicant is to construct detached single-family homes on each lot which is allowed by right in the current zoning district.
- A planting easement along College Ave will be required to ensure access is only taken from Wescon Ln.
- The site is bound to the north, east, and west by existing streets.

Preliminary Plat
The Pines Phase I
Being a replat of Lot 18 and Lot 19, The
Crossing at Audubon
Conway, AR



Ridgemoor Addition
 Zone O-2

- LEGEND**
- = Actual Wellcap
 - = Full Wellcap (unless noted otherwise)
 - = Computed Position
 - (A) = Actual Measurement
 - (D) = Derived Measurement

Sidewalk Notes:

1. Sidewalk construction must meet the specification requirements as provided in the City of Conway Subdivision Ordinance.
2. Sidewalks along residential streets with residential lots shall be the responsibility of the owner/builders and shall be installed prior to final plat inspection and issuance of a certificate of subdivision.
3. All wheelchair ramps shall be provided by the subdivident/developer, in accordance with the City of Conway's subdivision Ordinance, and shall be installed prior to filing of the final plat.

General Notes:

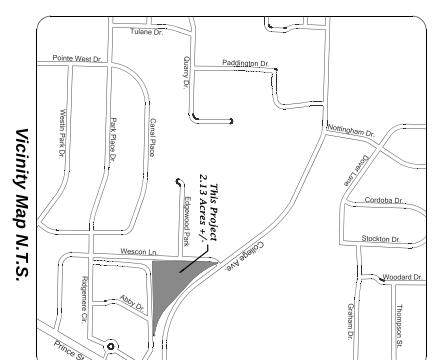
1. The owner shall comply with the 2021 Arkansas Fire Prevention Code Ex-Roads, access, hydrants, buildings etc.
2. Property Owner is responsible for maintaining vegetation in all easement and green space in ROW adjacent to property unless noted otherwise.

Lead Description
 Lot 18 and Lot 19, The Crossing at Audubon, to the City of Conway, as recorded in Plat Book "X", Page 158, Plat Records of Faulkner County, AR

SURVEYOR'S NOTES:

1. Bearings are based on CAGIS Arkansas State Plane North HARN relative to CAGIS 1033.
2. Error of Closure meets or exceeds Arkansas Minimum Standards for Positional Error.
3. Property is O-3.
4. Property is O-3.
5. This property is serviced by Conway Corporation Sewer and Water.
6. Date of survey is 10/09/24.
7. Every lot must slope to a street or drainage easement.

I hereby certify that the above plat represents a survey made by me on this day, and all easements, encroachments, and improvements disclosed by this survey are shown. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.



Curve Data Table

Curve	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
C1	612.356'	57.97'	57.97'	N 77° 52' 11" W	0° 31' 47"
C2	612.356'	57.97'	57.97'	N 2° 07' 49" W	0° 31' 47"
C3	612.356'	57.97'	57.97'	N 2° 07' 49" W	0° 31' 47"
C4	612.356'	57.97'	57.97'	N 77° 52' 11" W	0° 31' 47"
C5	612.356'	57.97'	57.97'	N 77° 52' 11" W	0° 31' 47"
C6	612.356'	57.97'	57.97'	N 2° 07' 49" W	0° 31' 47"
C7	612.356'	57.97'	57.97'	N 2° 07' 49" W	0° 31' 47"
C8	612.356'	57.97'	57.97'	N 77° 52' 11" W	0° 31' 47"
C9	612.356'	57.97'	57.97'	N 77° 52' 11" W	0° 31' 47"

Certificate of Owner

I, the undersigned, owner of the real estate shown and described herein do hereby certify that I have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the public, the streets as shown on said plat, and do hereby dedicate to the use of the public, the streets as shown on said plat.

Date of execution: _____

Kevin Watson, 700 Pudgett Road, Conway, AR 72034

Source of Title: D.R.

Certificate of Surveyor Accuracy

I, Justin David Harmon, 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 Surveys have been met.

Date of Execution: _____

Justin David Harmon, Arkansas Professional Land Surveyor No. 1336

Certificate of Final Approval

Pursuant to the Conway Subdivision Regulations, this document was given approval by the Planning Director of the City of Conway. All conditions of approval having been completed, this document is hereby accepted and this certificate executed under the authority of such regulations.

Date of Execution: _____

Director: Conway Planning and Development

This property is serviced by Conway City Water and Conway City Sewer System.

For full of Assurance see Book: _____ Page: _____

COUNTY RECORDERS STAMP

Nancy Faulkner, Faulkner County Circuit Clerk, Faulkner County, Arkansas.

Intersection of Wescon Ln and College Ave.



View of subject property from Wescon Ln looking E.



View of subject property looking S down Wescon



View of subject property from Wescon Ln looking NW



View from subject property looking NW along College Ave



Property adjacent to the W across Wescon



Property adjacent to the E

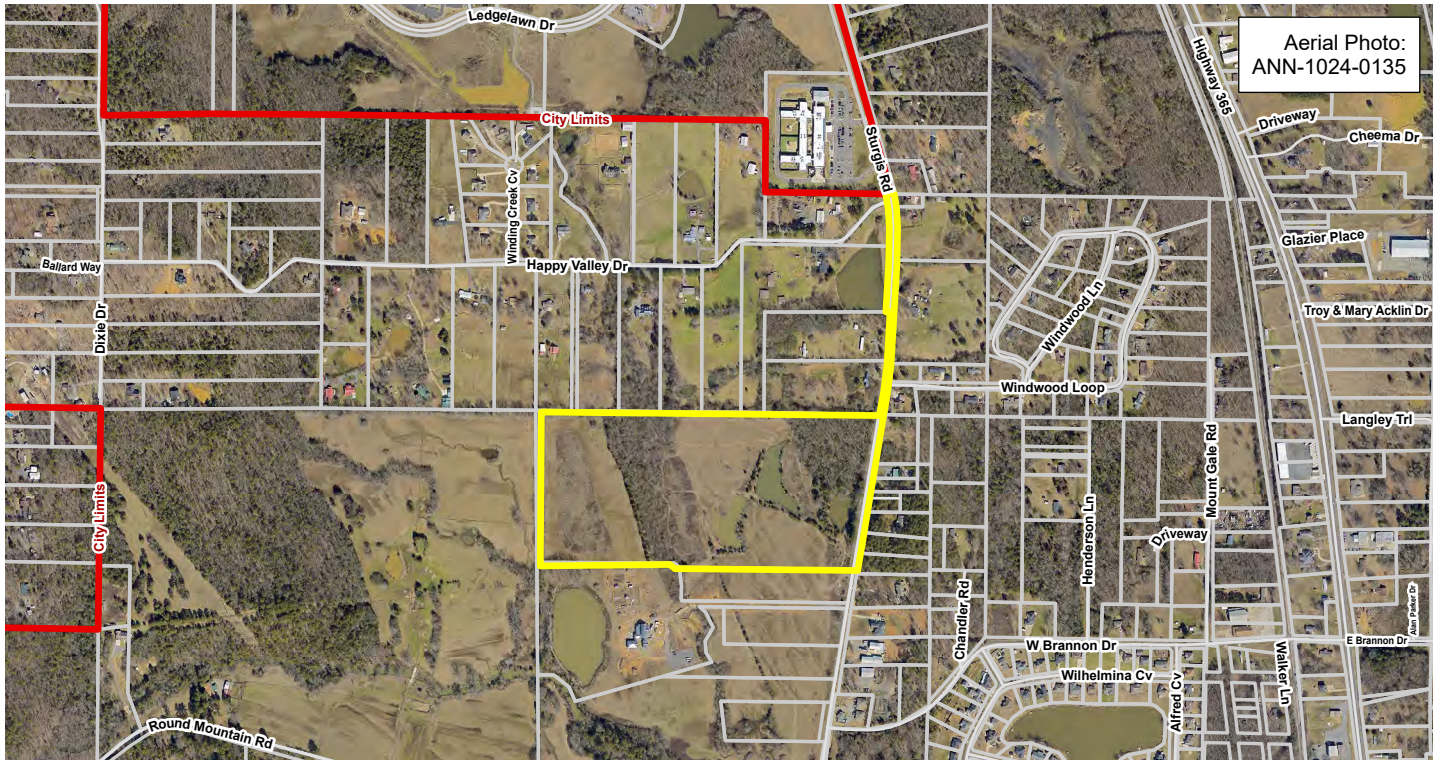
Approx. 1,310ft south of city limits

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. 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); Requested zoning is consistent with the Comprehensive Plan.

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

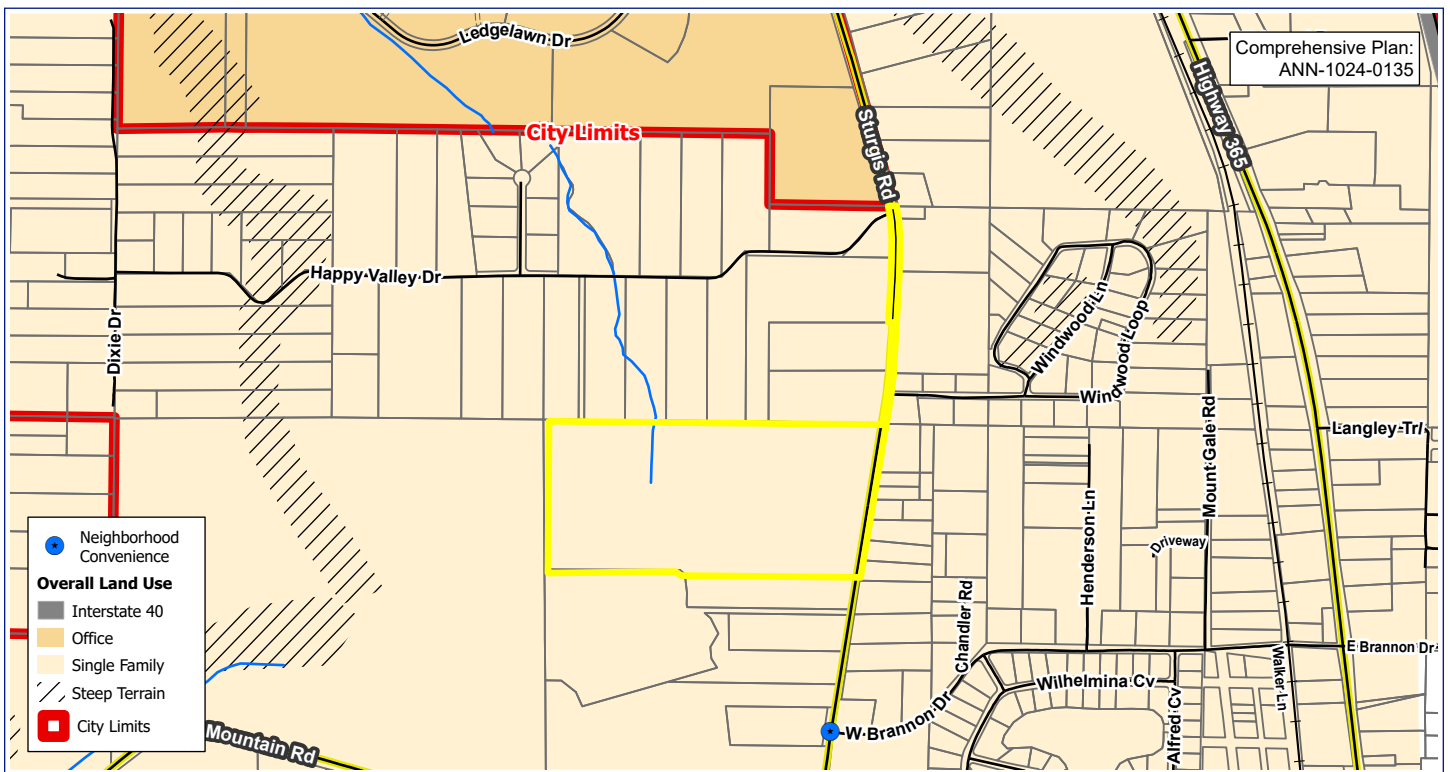
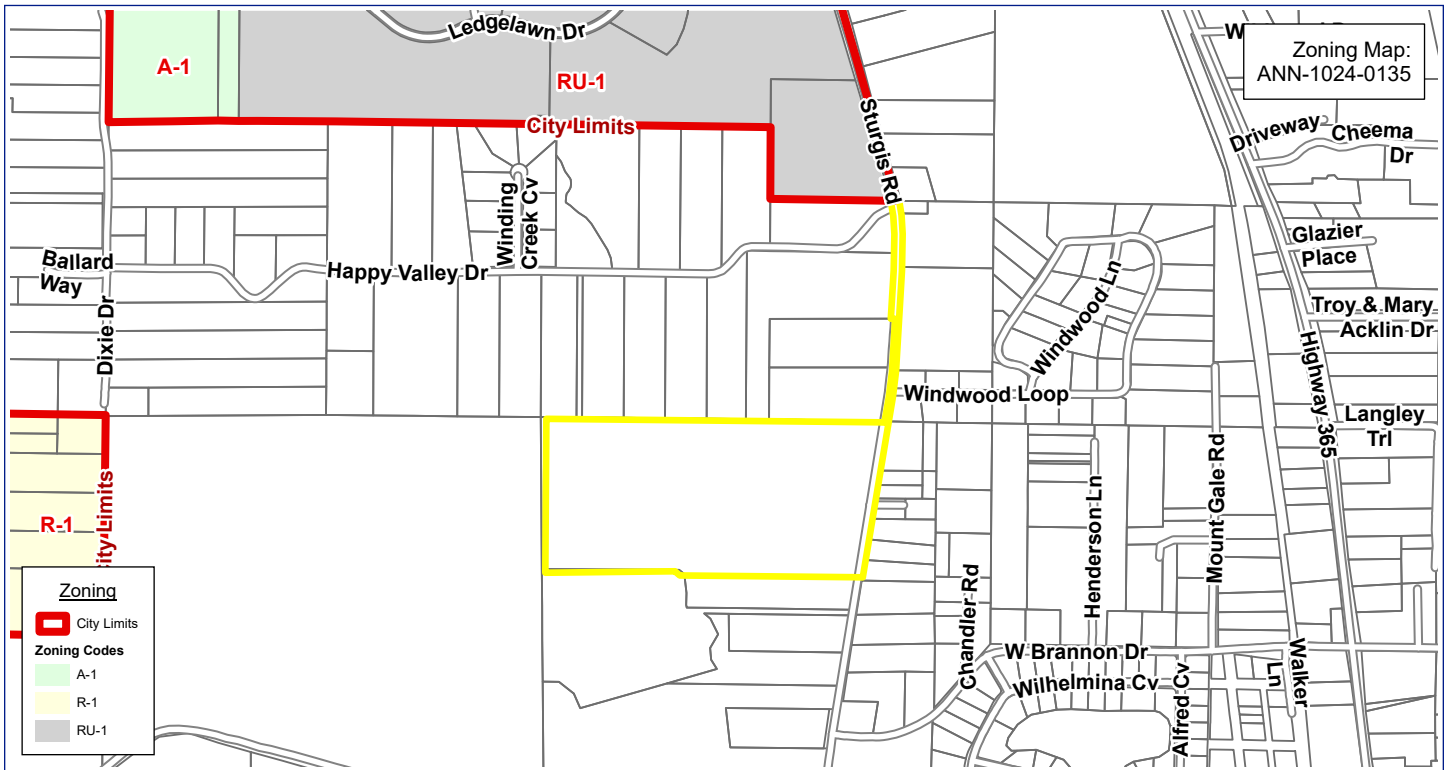
Existing Structures. None.

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.”)

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.

Approx. 1,310ft south of city limits



Approx. 1,310ft south of city limits

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.

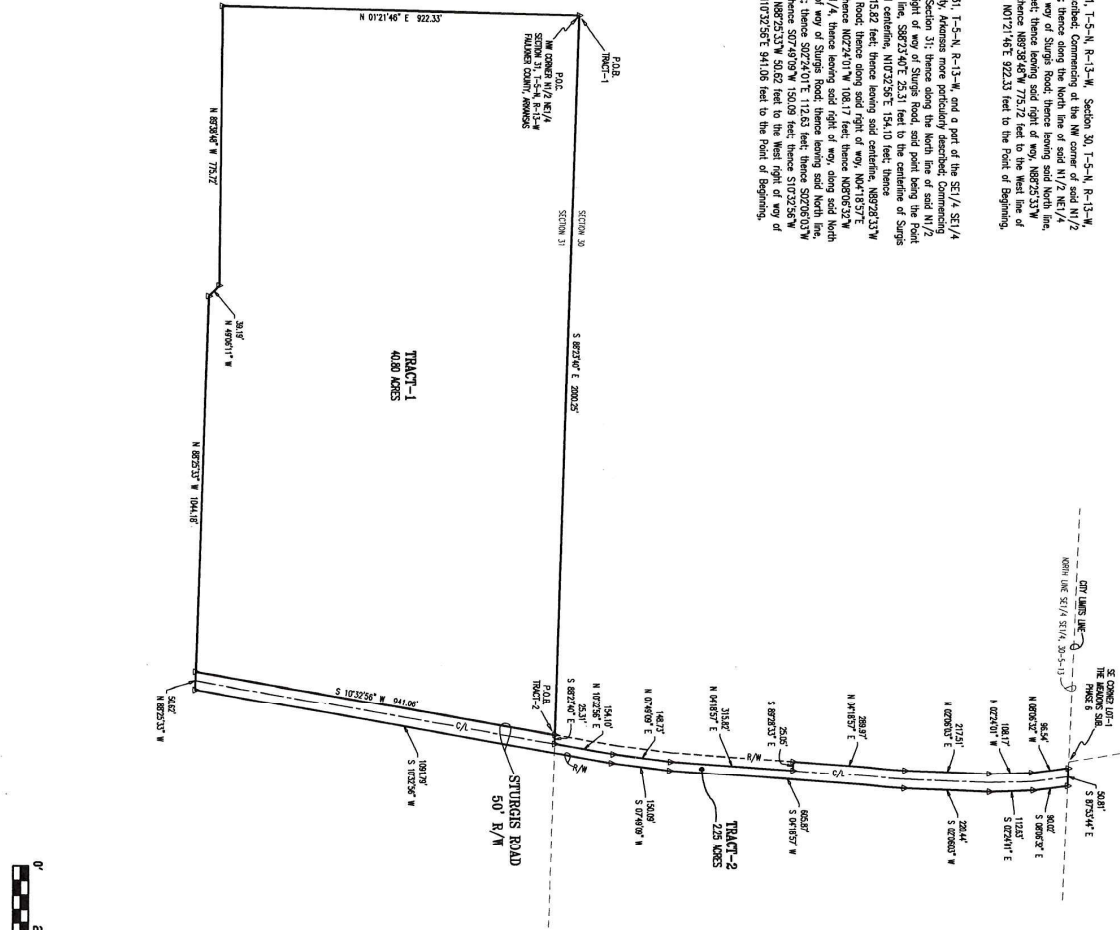
STAFF COMMENTS

- 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 within the County that are surrounded by municipal boundaries.
- Tract-2 is not owned by the applicant.
- The Arkansas Department of Transformation and Shared Services has provided a letter stating there are concerns over utilizing a 25' strip of land for connectivity.
- 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.

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

TRACT-1:
 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, LeFlore County, Arkansas more particularly described: Commencing at the NW corner of said N1/2 NE1/4 SE8733.40'E 2000.25 feet to the West right of way of Surgas Road; thence along said right of way, S1073256"W 941.05 feet; thence leaving said right of way, N8272533"W 1044.18 feet; thence M493611"W 39.19 feet; thence M873846"W 775.72 feet to the West line of said N1/2 NE1/4; thence along said West line, N072145'E 822.33 feet to the Point of Beginning, containing 40.80 acres, more or less.

TRACT-2:
 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, LeFlore County, Arkansas more particularly described: Commencing at the NW corner of the N1/2 NE1/4 of said Section 31; thence along the West line of said N1/2 NE1/4 SE8733.40'E 2000.25 feet to the West right of way of Surgas Road; said point being the Point of Beginning; thence along said West line, S8272533"E 1541.0 feet to the West line of Surgas Road; thence along said West line, N074509'E 148.73 feet; thence N041837'E 315.82 feet; thence leaving said centerline, N8272533"W 25.05 feet to the West right of way of Surgas Road; thence along said right of way, N041837'E 288.97 feet; thence N072033'E 217.51 feet; thence N022470"W 108.17 feet; thence M870527"W 95.54 feet to the North line of said SE1/4 SE1/4; thence leaving said right of way, along said North line, S973344'E 30.81 feet to the East right of way of Surgas Road; thence leaving said North line, along said right of way, N074509'E 148.73 feet; thence N022470"W 108.17 feet; thence N022610"W 229.4 feet; thence along said right of way, N8272533"W 50.62 feet to the West right of way of Surgas Road; thence along said right of way, N1073256"E 941.05 feet to the Point of Beginning, containing 2.25 acres, more or less.



PROJECT TITLE:	INT.	DATE	DESCRIPTION OF REVISION MADE	DATE:	10-14-2024
				SCALE:	1 INCH EQUALS 200 FEET
				PROJECT JOB NO.:	1240502
				DRAWN BY:	GEW
				REVIEWED BY:	RPG
				STATE CODE:	
				SHEET NO.:	1 OF 1

Tyler Group
 surveying.mapping.engineering
 1240 SKYLINE DR. STE 3000/CONWAY, AR. 72032
 PH: 501.328.1400 / Fax: 501.327.3972 / www.tylergroup.net / email: info@tylergroup.net

Approx. 1,310ft south of city limits



View of subject property from Sturgis Rd looking W



View of subject property from Sturgis Rd looking W



View of subject property from Sturgis Rd looking W



Property adjacent to the S



Property adjacent to the E



View of Sturgis Rd adjacent to property looking NW