



MINUTES OF CONWAY PLANNING  
COMMISSION  
CITY OF CONWAY, AR  
October 16, 2023

The regular meeting of the Conway Planning Commission was held, in person, Monday, October 16th, at Conway City Hall. The following members, being a quorum, were present and acting: Laura King, Drew Spurgers, Alexander Baney, Adam Bell, Mark Ferguson, Lori Quinn, Ethan Reed, Latisha Sanders-Jones, Jensen Thielke.

Rebekah Fincher was absent. Laura King stood in as chairman for the duration of the meeting.

Minutes from the September 18th meeting were approved 9-0 on a motion made by Ethan Reed and seconded by Latisha Sanders-Jones, with the chairman voting.

## I. DEVELOPMENT REVIEW APPEAL

### A. Appeal of Development Review administrative denial of request to not provide cross access as part of the proposed Braum's development at 2505 Prince Street in accordance with §1007.4.B.3 (SDR-0823-0133)

Ryan Robeson, Planner, explained the applicant desires to appeal the decision of the former Planning Director to deny the appeal of cross access between the development and the property to the West.

Cross access is required per the Conway Zoning Code, Section 1007.4.

§1007.4.B.3(a) states, *"All parking lots for non-residential properties shall have at least one vehicular connection to all adjacent properties."*

Staff have discussed the need for cross access with the applicant several times to allow for ingress/egress to multiple sites. This allows motorists the ability to move between developments without using the roadway, ultimately decreasing traffic congestion on Prince St and Farris Rd.

The adjacent property to the west has an approved set of plans that provides a cross access connection to this property.

The minimum width of a cross access travel aisle is 20'. The maximum width is 40'.

Staff reviewed this request and the Planning and Development Director denied the applicant's request to waive this requirement.

Frank Shaw (1315 Main Street) represents the applicant and spoke in favor of this request. Mr. Shaw expressed concern that Braum's (the applicant) has found it more difficult following procedures in Conway than in any of their other 300+ locations. Mr. Shaw made a point to commend planning staff and their hard work, but feels Conway's procedures are bloated and need revision.

Marcus "Koty" Foran, 3000 NE 63<sup>rd</sup> St, Oklahoma City, OK, also spoke in favor of this request and emphasized Braum's desire to be in Conway, despite difficulty in the process.

Greg Long with Crafton Tull (65 Bradley Cove, Russellville, AR) spoke against the appeal, stating that his client (the property to the West) has followed the rules and access will be made more difficult without cross access.

The item was brought back into commission. Commissioners discussed concerns about difficulties businesses face in development, and consistent application of zoning code. a motion to uphold the denial was made by Adam Bell and seconded by Mark Ferguson. A voice vote was held finding 4 in the affirmative and 5 opposed. Commissioners voting yes were Laura King, Alexander Baney, Mark Ferguson, and Ethan Reed. Those in opposition were Drew Spurgers, Adam Bell, Latisha Sanders-Jones, Lori Quinn, and Jensen Thielke. The appeal to not require the applicant to construct cross access was granted.

## II. PUBLIC HEARINGS

**A. Request to rezone ±5.72 acres located east of the terminus of Lewis Ranch Road and east of Lot 2 Lewis Ranch Ph 2, from A-1 to MF-2 (REZ-0923-0153)**

Beth Sketoe, Planner, explained the applicant is requesting to rezone ±5.72 acres from A-1 to MF-2.

The intent is to build a second phase of the Encore at Lewis Ranch multifamily development.

The applicant's original request was to rezone from A-1 to MF-3 for the purpose of developing a second phase of the adjacent multi-family development, Encore at Lewis Ranch.

Planning Staff coordinated with the applicant and representative prior to the publication of the staff report and reached an agreement to amend the original request to rezone to MF-2.

As all abutting parcels to the east and north consist of rural single-family residential development, the medium density multi-family zoning, MF-2, is more suitable and would provide an appropriate decrease in density as a transition.

The MF-2 zoning district provides a suitable area for medium to high density residential uses and may exist as a buffer between single-family and non-compatible use districts. MF-2 allows up to 18 units per gross acre; could permit up to an estimated 96 dwelling units on the site with the acreage identified (\$305.1.F).

The Comprehensive Plan designates the area as single family.

The site is currently unplatted ~249,259 sf (±5.7 acres). It is anticipated that after required right-of-way dedication the remaining developable area will be ±5.3 acres.

Zoning and development to the west is predominantly commercial and industrial. The proposed site and property to the east is significantly less intense in use and development. While the Comprehensive Plan supports the established development pattern of both areas it does indicate a severe transition from general industry (west) to single family residential (east). Therefore, an appropriate level of transition is necessary to step down the intensity of uses toward the east.

The less dense MF-2 zoning will provide an appropriate decrease in density and serve as a transition from more intense uses to the west and the rural single-family residential to the east.

Bobby French with Central Arkansas Professional Surveying (1021 Front Street) represents the applicant and spoke in favor of this request. Talon Houston with Trinity Development (1355 Champions Drive) also spoke in favor.

Derrick Lions, 43 Sutherland Road, spoke in opposition. He questioned if the property was appropriate for MF-2.

The item was brought back into commission for discussion. Alexander Baney made a motion to approve, seconded by Ethan Reed. The motion passed 9-0, with the chairman voting.

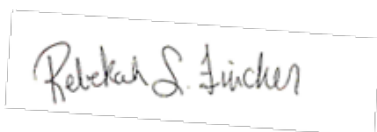
**III. ANNOUNCEMENTS/ADDITIONAL BUSINESS**

Beth Sketoe announced that the November Planning Commission meeting will be held on November 13th. She also announced that there are 3 positions open for the Planning Commission. Interested citizens may apply online.

**Adjournment**

There being no further business to conduct, Lori Quinn made a motion to adjourn.

Approved:



2023 Chairman, Rebekah Fincher