

MARCH 25, 2024

The regular meeting of the Conway Planning Commission was held, in person, Monday, March 25th at the Conway City Hall. The following members, being a quorum, were present and acting: Lori Quinn, Mark Ferguson, Alexander Baney, Jensen Thielke, Jay Winbourne, Brooks Davis, Teneicia Roundtree, Ethan Reed, and Rebekah Fincher. Drew Spurgers was absent.

Minutes from the February 20th meeting were approved on a motion made by Alexander Baney and seconded by Lori Quinn. Passed 9-0, with the chairman voting.

I. Subdivision Review

A. Request for preliminary plat approval for Orchard at Round Mountain Phase II

Ryan Robeson, Assistant Director, explained the applicant is requesting preliminary plat approval of a 26-lot subdivision located at 159 Mill Pond Road and the adjunct property to the southeast. The development represents Phase 2 of The Orchard at Round mountain subdivision. The proposed buildable lots range from 0.95 acres to 2.56 acres, consistent with the requirements for R-1 zoning. The subdivision proposes access via Mill Pond Road and will consist of four internal streets. All proposed streets will require 5-foot sidewalks with a 6.5 foot green space. This is consistent with the Comprehensive Plan. Staff recommended approval of the preliminary plat contingent with the following corrections and conditions:

1. Show sidewalks on plat.
2. Corrections to street plan required.
3. Provide all easements as indicated by the City Engineer and Conway Corporation.
4. Other corrections as required by the City Engineer, Planning Director, and Conway Corporation on the Preliminary Plat/Street and Drainage Plans.
5. Wheelchair ramps shall be provided by the developer in accordance with the City of Conway's Standard Details.
6. A minimum 10' planting screen/fencing required along Mill Pond Rd. No access is allowed across the planting screen easement.
7. Any proposed planting screen or fencing will be reviewed by the Planning Director or designee prior to approval.
8. The Street and Drainage Plans/Drainage Report shall be modified to meet the requirements necessary for approval by the City Engineer.
9. Address all drainage concerns of the City Engineer related to the impacts of this project and its relationship with previous phases of the subdivision.
10. Provide a draft of any Bill of Assurance proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property included in the submitted plat.
11. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is not more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
12. 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.
13. 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.

A motion to approve with the corrections and conditions was made by Jay Winbourne and seconded by Lori Quinn passed 9-0, with the Chairman voting.

II. Public Hearings

A. Request to rezone property at 2014 Washington Ave from R-2A to R-2

Ryan Robeson, Assistant Director, explained the applicant is requesting to rezone .43 acres east of Washington Ave and south of Fleming St from R-2A to R2. The applicant intends to remove the existing structure and construct two duplexes on two separate lots. Applicant is making the request to conform with lot width

MARCH 25, 2024

standards as the minimum lot width for a duplex in R-2A is 100' and in R-2 it is 50'. The lot width of the parcel is roughly 126' which can be divided into two 63' wide lots. Density is in line with the zoning code as a duplex requires 7,000 sf per duplex (3,500 sf/family). Each lot will be roughly 7,840 sf. The property is adjacent to R-2A property to the east, west, and south. The north transitions to an office use. Given the surrounding structures and zoning, this use is appropriate for the area. Staff recommended approval of the rezoning as the proposed zoning is consistent with the area and will likely not cause harm to surrounding properties.

Bobby French (1021 Front St, Conway, AR) spoke in favor of the rezone.

There was no opposition to the request.

The public hearing was closed and presented to the Commission for discussion to which they concluded to approve the rezone request. A motion to approve was made by Lori Quinn and seconded by Alexander Baney passed 9-0, with the chairman voting.

III. ANNOUNCEMENTS/ADDITIONAL BUSINESS

A. Next Meeting

The next Planning Commission meeting will be at 6:30 PM on April 15th at Conway City Hall.

ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

A. Development Review Approvals

1. Conway Social, 565 Front St (SDR-0723-0105)
2. Kids World, 1085 Holiday Dr (SDR-1223-0213)

B. Plats Filed for Record (Lot Splits, Lot Mergers, and Final Plats)

1. CoSo Replat (P2024-00012)
2. Shaver's Polk Street Replat (P2024-00013)
3. Moody Replat (P2024-00014)
4. SBH1-Replat (P2024-00016)

Adjournment

There being no further business to conduct, the meeting was adjourned by unanimous vote on a motion made by Mark Ferguson.

Approved:



2024 Chairman, Rebekah Fincher