



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

April 15, 2024 • 6:30pm • 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

April 15, 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 **04 23, 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 and Roll Call.

Finding of a Quorum.

Approval of Minutes. March 25, 2024

I. Public Hearings**

A.Request to annex 17.22 acres +/- located at 367 Old Military Rd, to be rezoned R-1 (ANN-0224-0028)

B.Request to annex 5.0 acres +/- located at 3040 Orchard Crest Dr, to be rezoned R-1 (ANN-0224-0029)

C.Request for a conditional use permit to allow the use of Laundromat in O-2 zoning district for the property located at 3955 College Ave (CUP-0324-0039)

D.Request to rezone property located at 6 Southerland Rd from A-1 to R-1 (REZ-0324-0041)

E.Request to rezone property located at 1695 S German Lane from A-1 to S-1 (REZ-0324-0042)

F.Request for conditional use to allow a Transmission Tower use in C-3 zoning district for the property located at 1845 Old Morrilton Highway (CUP-0324-0040)

II. Announcements/Additional Business

A. Items as decided by the Commission

Adjourn.

Request to Annex 17.22 +/- Acres

I.A

South of Empty Trail, between Old Military Rd and Mill Pond Rd

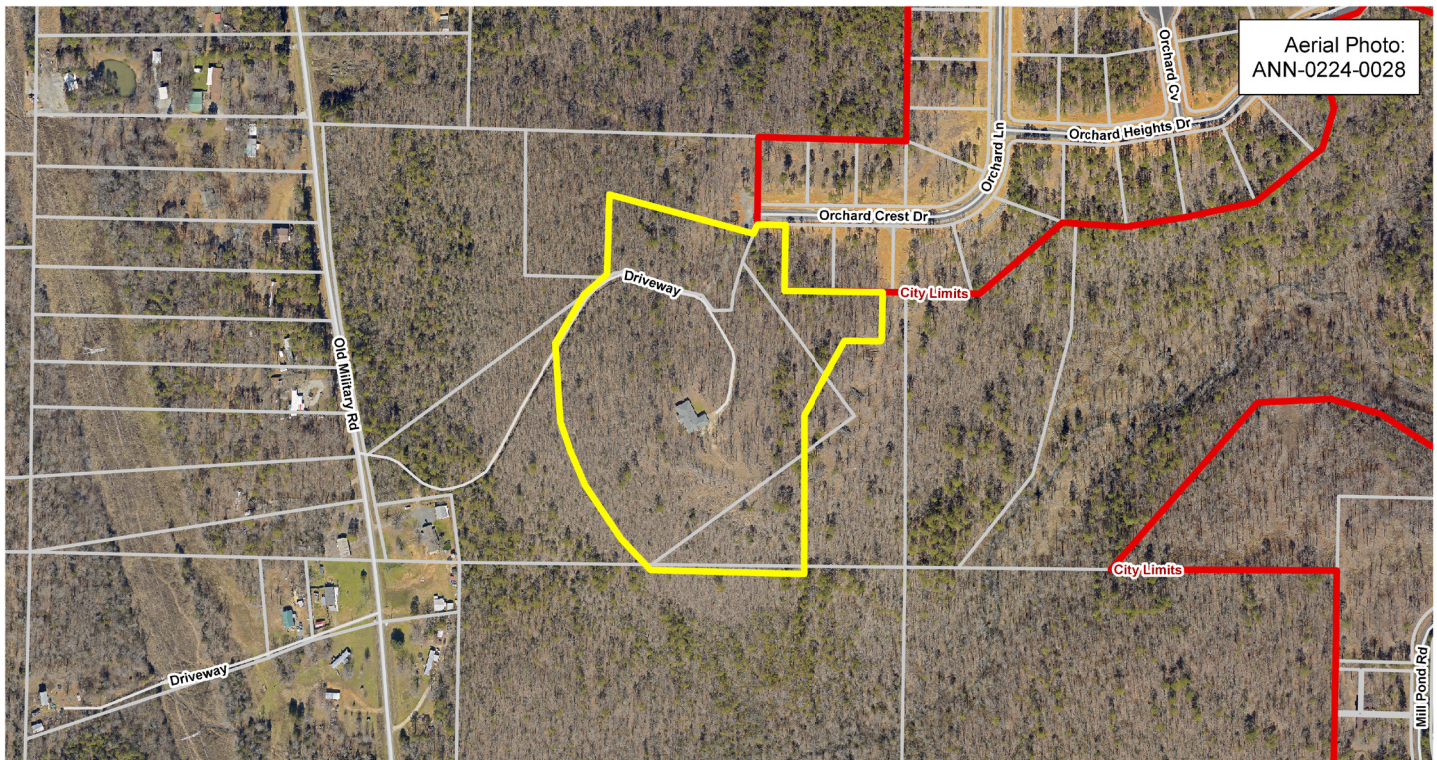
APPLICANT/AUTHORIZED AGENT

Megan Weckwerth
Tyler Group, LLC
240 Skyline Drive, Suite 3000
Conway, AR 72032

OWNER

Seth Shaw
Frank Shaw Properties, LLC
1315 Main Street
Conway, AR 72032

Daniel and Laura Slay
1401 Branch Street
Morrliton, AR 72110



SITE DATA

Location. 367 Old Military Road, Property west of Orchard Crest Drive.

Site Area. 17.22 acres +/-.

Current Zoning. N/A (Outside City).

Requested Zoning. R-1 (One-Family Residential); Staff concurs with requested zoning.

Adjacent Zoning. East: R-1 (One-Family Residential); North/South/West: N/A (Outside City Limits).

Existing Structures. 3,192 sf single family home.

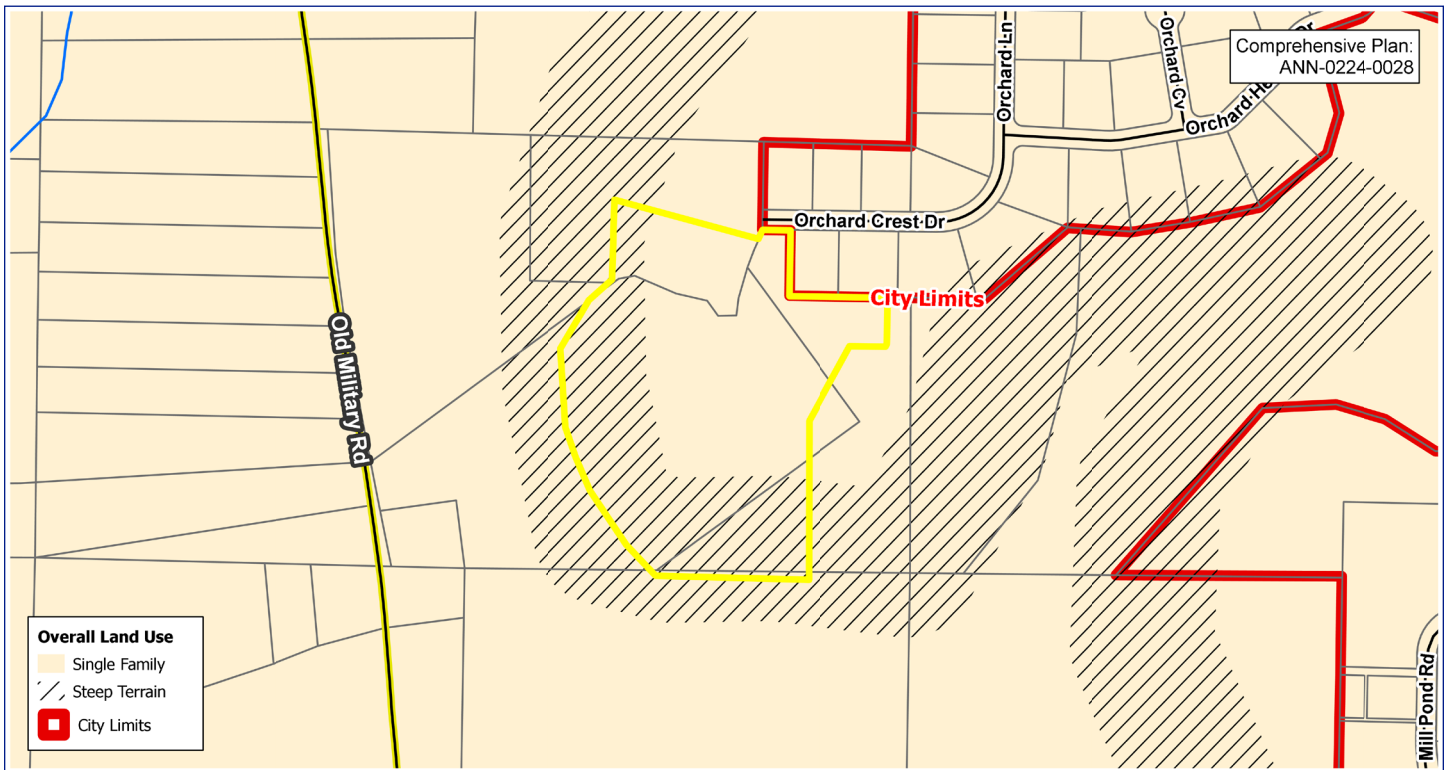
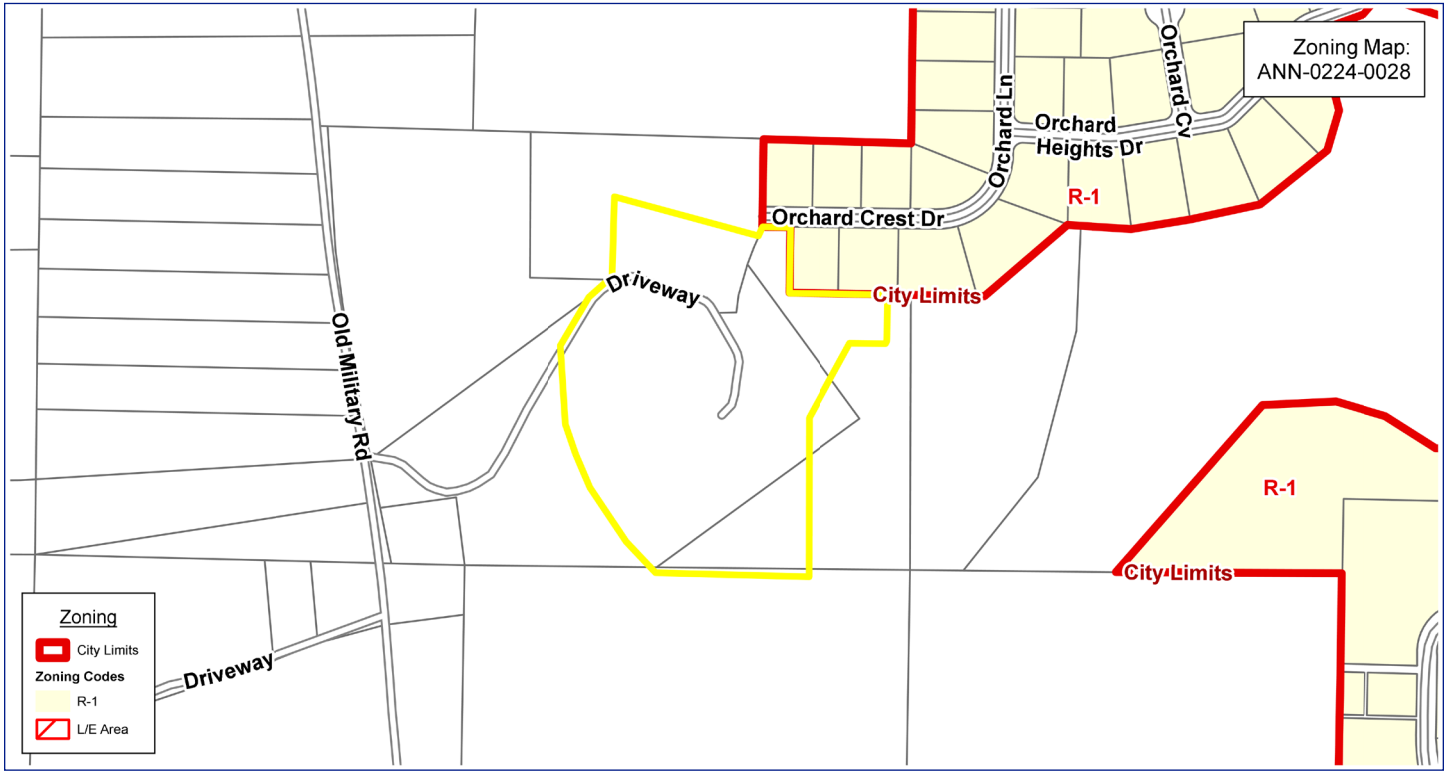
Overlay. None.

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. This property is in conjunction with ANN-0224-0029. Based on the proposed zoning, the traffic impact of the development will be minimal. The property constitutes a six (6) large-lot subdivision. This would generate an estimated sixty-six (66) vehicle trips per typical weekday.

Request to Annex 17.22 +/- Acres

South of Empty Trail, between Old Military Rd and Mill Pond Rd



Request to Annex 17.22 +/- Acres

South of Empty Trail, between Old Military Rd and Mill Pond Rd

I.A

SITE DATA CONT.

Flood/Drainage. No portions lie within the 100-year floodplain.

Utilities. Applicant will need to coordinate with Conway Corporation for extension of utilities.

Street Conditions. Streets and drainage to be installed by developer.

STAFF COMMENTS

- The property is in the platting review process as an extension of the Orchard Hill Subdivision.
- The application is consistent with the Comprehensive Plan.
- R-1 zoning is appropriate for the property 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.
- The annexation request complies with the requirements of ordinance #O-22-77 specifying procedures for annexations.

STAFF RECOMMENDATIONS

1. Fire Department: Recommends Annexation
2. Conway Corporation: Recommends Annexation
3. Planning and Development Department: Recommends Annexation
4. Transportation Department: Recommends Annexation

Staff recommends approval of this request. As proposed, the annexation would allow for appropriate development of the property and is consistent with the Comprehensive Plan.

SAMPLE MOTION

I move to accept the staff recommendation to approve the request on the basis that, the proposed annexation and zoning designation aligns with the surrounding residential uses and will not likely negatively impact adjacent property.

Request to Annex 17.22 +/- Acres

South of Empty Trail, between Old Military Rd and Mill Pond Rd

I.A



View of subject property from Old Military Rd looking E



View of subject property from Old Military Rd looking E



Property adjacent to the N across Orchard Crest Dr



View of subject property from Orchard Crest Dr looking SE

Request to Annex 5.0 +/- Acres

I.B

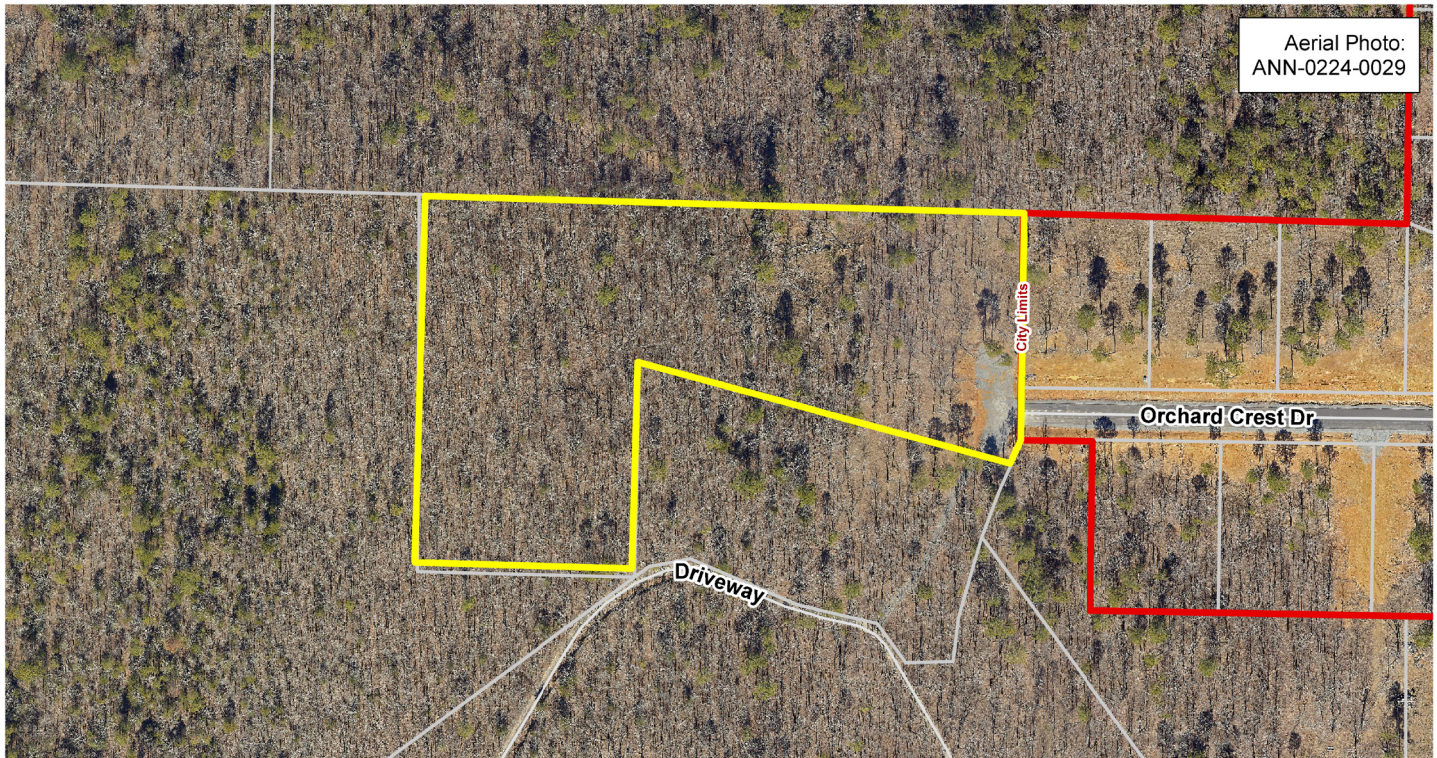
South of Empty Trail, between Old Military Rd and Mill Pond Rd

APPLICANT/AUTHORIZED AGENT

Megan Weckwerth
Tyler Group, Inc.
240 Skline Drive, Suite 3000
Conway, Ar 72032

OWNER

Richard and Amanda Henley
1245 Cowbell Street
Conway, AR 72034



SITE DATA

Location. 3040 Orchard Crest Drive.

Site Area. 5.00 acres +/-.

Current Zoning. N/A (Outside City).

Requested Zoning. R-1 (One-Family Residential); Staff concurs with requested zoning.

Adjacent Zoning. East: R-1 (One-Family Residential); North/South/West: N/A (Outside City Limits).

Existing Structures. Single-family home.

Overlay. None.

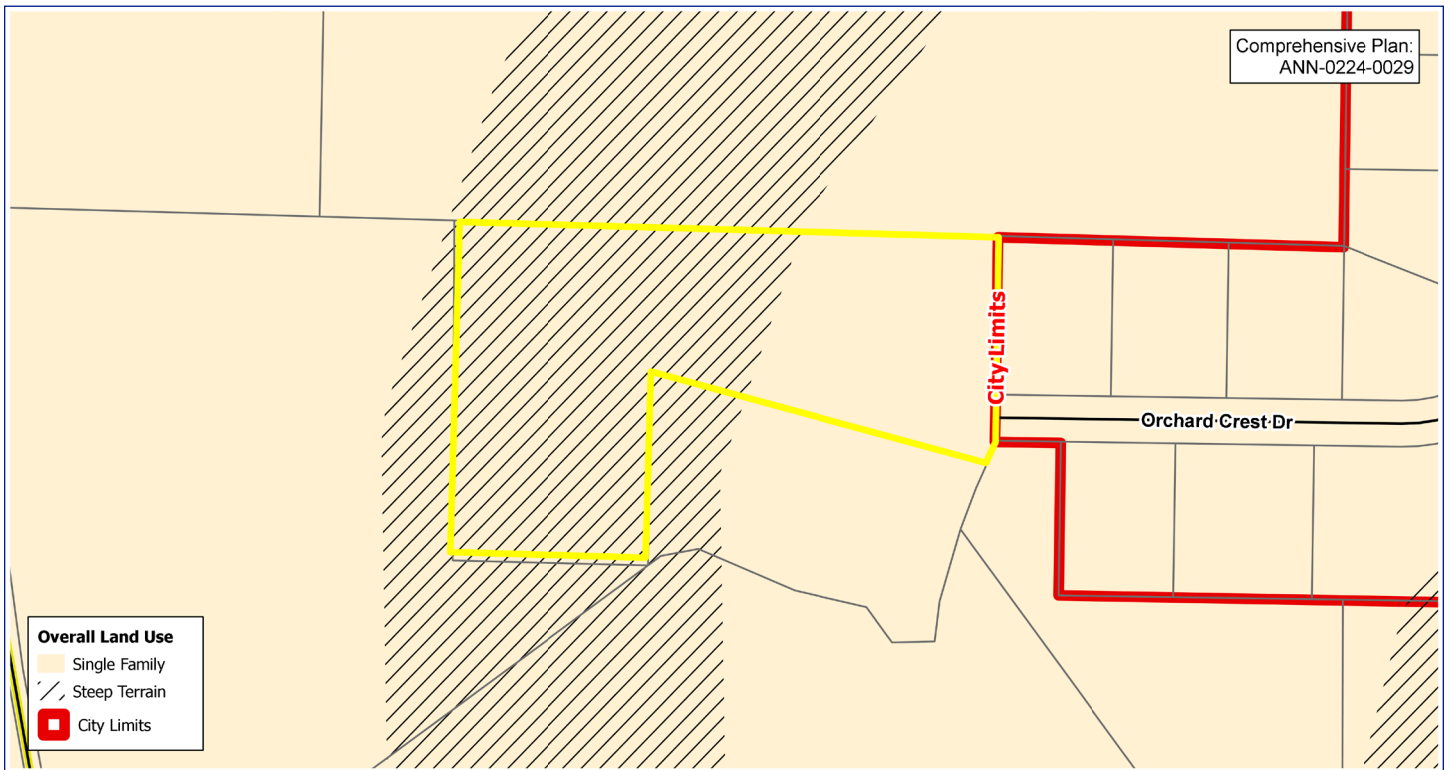
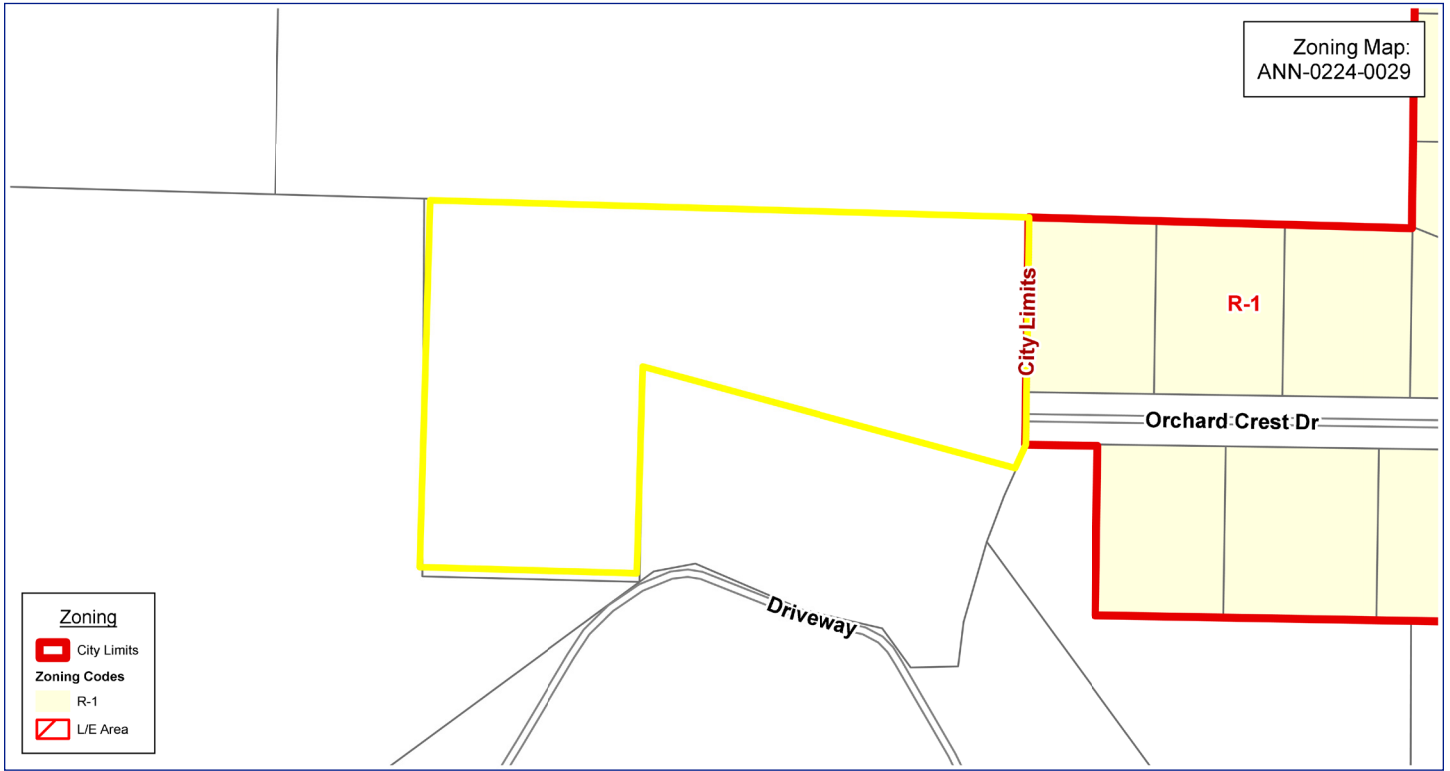
Comprehensive Plan. Single Family (which calls for "quiet, low-density areas for single family living and related recreational, religious, and educational facilities protected from all commercial and industrial activity.")

Projected Traffic Impact. This property is in conjunction with ANN-0224-0028. Based on the proposed zoning, the traffic impact of the development will be moderate. If further subdivided, this property could have a maximum of 29 single family lots. This would generate an estimated 273 vehicle trips per typical weekday.

Request to Annex 5.0 +/- Acres

South of Empty Trail, between Old Military Rd and Mill Pond Rd

I.B



Request to Annex 5.0 +/- Acres

South of Empty Trail, between Old Military Rd and Mill Pond Rd

I.B

SITE DATA CONT.

Flood/Drainage. No portions lie within the 100-year floodplain.

Utilities. Applicant will need to coordinate with Conway Corporation for extension of utilities.

Street Conditions. Streets and drainage to be installed by developer, if further subdivided.

STAFF COMMENTS

- The application is consistent with the Comprehensive Plan
- R-1 zoning is appropriate for the property 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.
- The annexation request complies with the requirements of ordinance #O-22-77.

STAFF RECOMMENDATIONS

1. Fire Department: Recommends Annexation
2. Conway Corporation: Recommends Annexation
3. Planning and Development Department: Recommends Annexation
4. Transportation Department: Recommends Annexation

Staff recommends approval of this request. As proposed, the annexation would allow for appropriate development of the property and is consistent with the Comprehensive Plan.

SAMPLE MOTION

I move to accept the staff recommendation to approve the request on the basis that, the proposed annexation and zoning designation aligns with the surrounding residential uses and will not likely negatively impact adjacent property.

Request to Annex 5.0 +/- Acres

South of Empty Trail, between Old Military Rd and Mill Pond Rd

I.B



View of subject property from Orchard Crest Dr looking W



Property adjacent to the E



View of subject property from Orchard Crest Dr looking W

Request for Conditional Use Permit: Laundromat in O-2

Second parcel to the east of the corner of College Ave and Hogan Ln

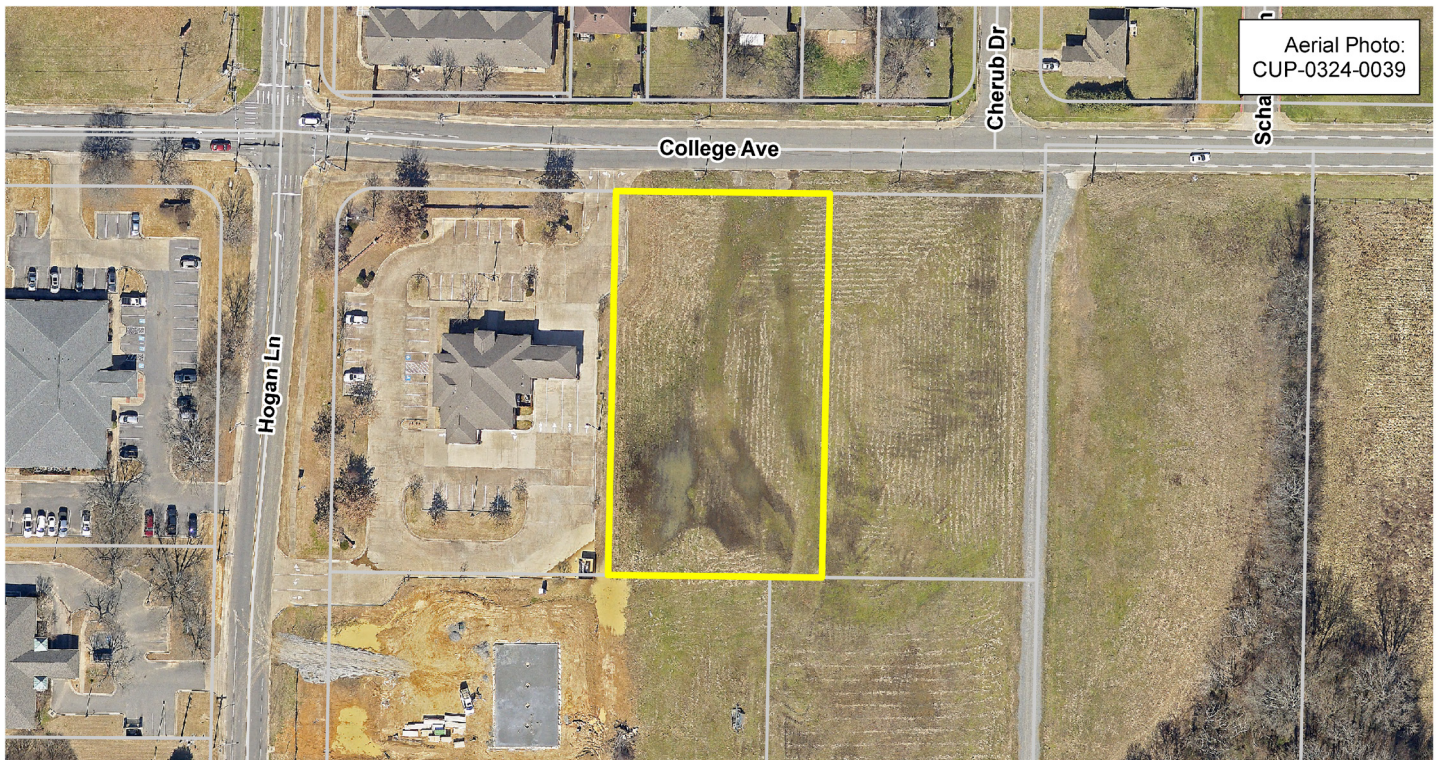
I.C

APPLICANT/AUTHORIZED AGENT

Steven Willhite
Northern Lights Rentals, LLC
P.O. Box 155
Cabot, AR 72023

OWNER

Laura J. Hanlon
21 Belair Dr
Conway, AR 72034



SITE DATA

Location. 3955 College Ave.

Site Area. 1.15 acres ±.

Current Zoning. O-2 (Quiet Office District).

Adjacent Zoning. North: R-1 (Single-Family Residential District); East, South, West: O-2 (Quiet Office District).

Requested Conditional Use. Laundry, self-service and pickup station, laundry services, laundromat.

Existing Structures. None.

Overlay. None.

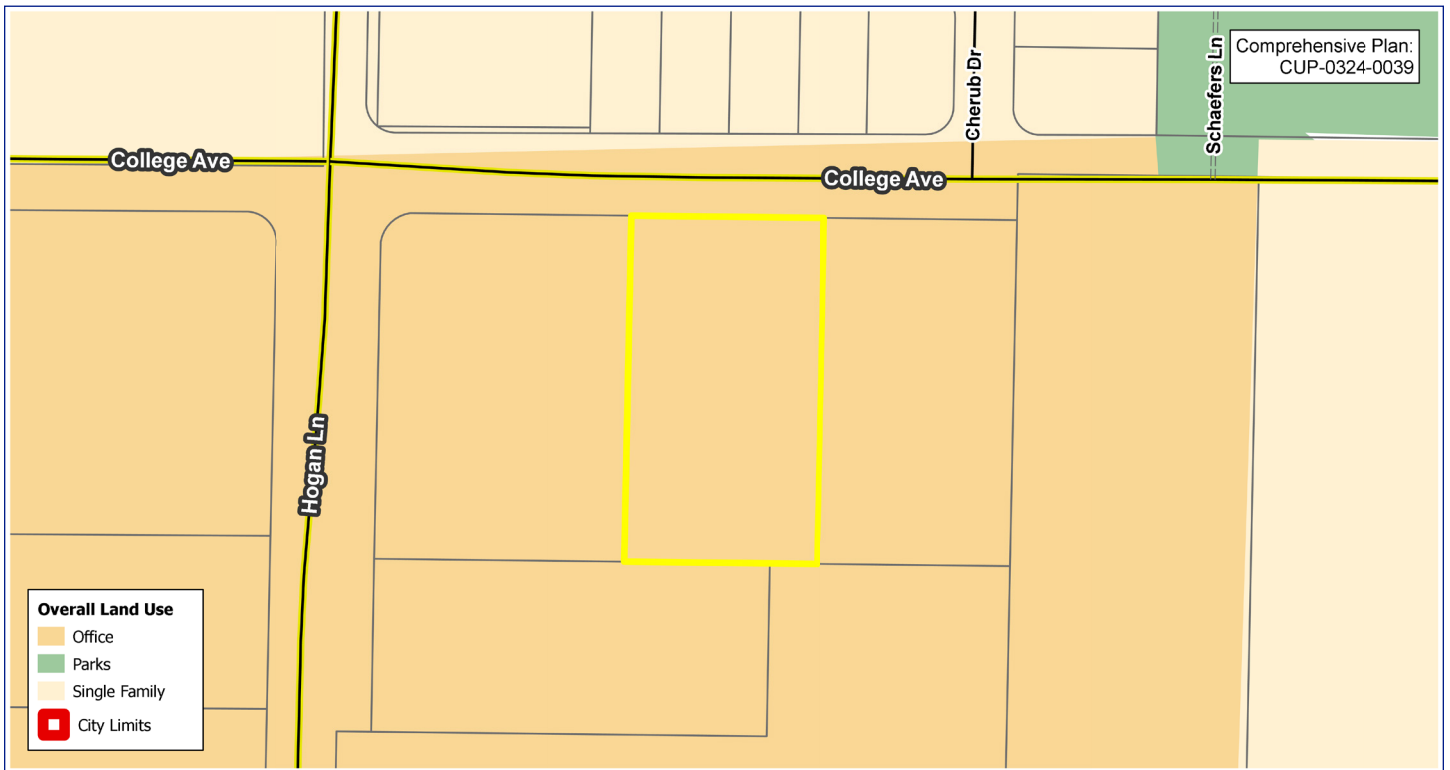
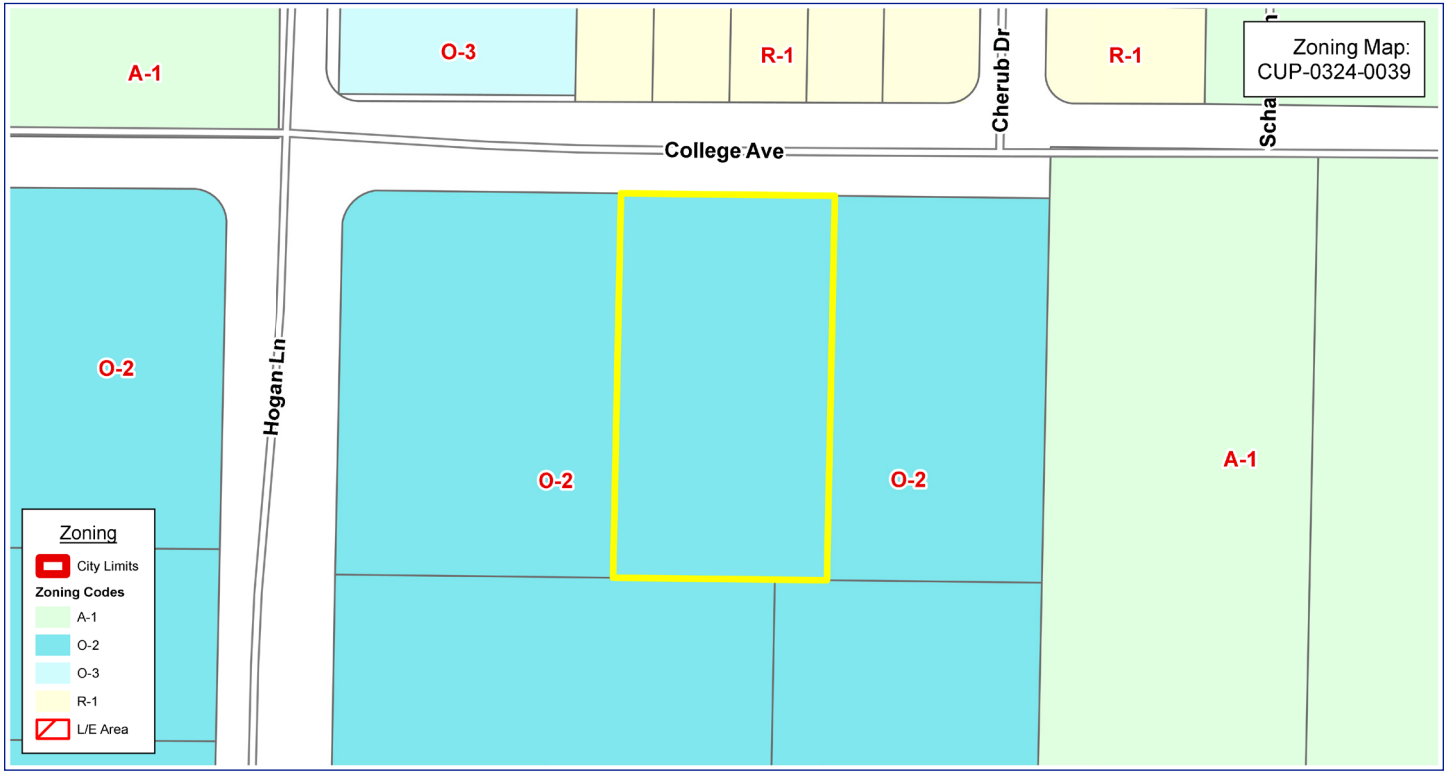
Comprehensive Plan. Office.

Projected Traffic Impact. If developed as a multi-tenant office building, with primary use operating as a laundromat, the development would generate an estimated 55 vehicle trips per typical weekday distributed onto College Ave. As such, the development would have minimal traffic impact.

Request for Conditional Use Permit: Laundromat in O-2

I.C

Second parcel to the east of the corner of College Ave and Hogan Ln



Request for Conditional Use Permit: Laundromat in O-2

Second parcel to the east of the corner of College Ave and Hogan Ln

SITE DATA CONT.

Current Traffic Counts. College Ave at Jim Stone Elementary School – 5,700 ADT.

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

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

Master Street Plan. College Ave (Minor Arterial 80' ROW); Hogan Ln (Major Arterial 100' ROW).

Street Improvement. No improvements planned at this time.

STAFF COMMENTS

- The applicant intends to develop the site with three (3) multi-use tenant spaces with the primary use as a laundromat, and 2 additional rental tenant spaces for quiet office uses on either side.
- The primary use of the site as a laundromat is not permitted by right in the O-2 zoning district but is allowed via a conditional use permit.
- The Comprehensive Plan indicates this property as Office use with adjacent properties being a bank, food store, and vacant lot. Both developed lots have conditional use permits granting those uses as they are not allowed by right in the O-2 zone.
- 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 7:00am-9:30pm.
2. 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.
3. Driveways shall be aligned with the shared property line to the west (between Lots 1 and 2 of the Hogan Professional Park) and will be required to provide shared access with the undeveloped Lot 3 of the Hogan Professional Park platted lot to the east.
4. 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.
5. 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.
6. No zoning variance, required as a result of the commencement of the conditional use, may be requested.
7. All signage shall be permitted and installed in accordance with the Conway Sign Code.
8. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
9. 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.
10. 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 aligns with the surrounding office uses and will not likely negatively impact adjacent property.

Request for Conditional Use Permit: Laundromat in O-2

I.C

Second parcel to the east of the corner of College Ave and Hogan Ln



View of subject property from College Ave looking S



View of subject property from adjacent property looking E



Cross access stub out on adjacent property to the W



Property adjacent to the W



View of subject property from College Ave looking SE



Property adjacent to the N across College Ave

Request to Rezone: A-1 to R-1

I.D

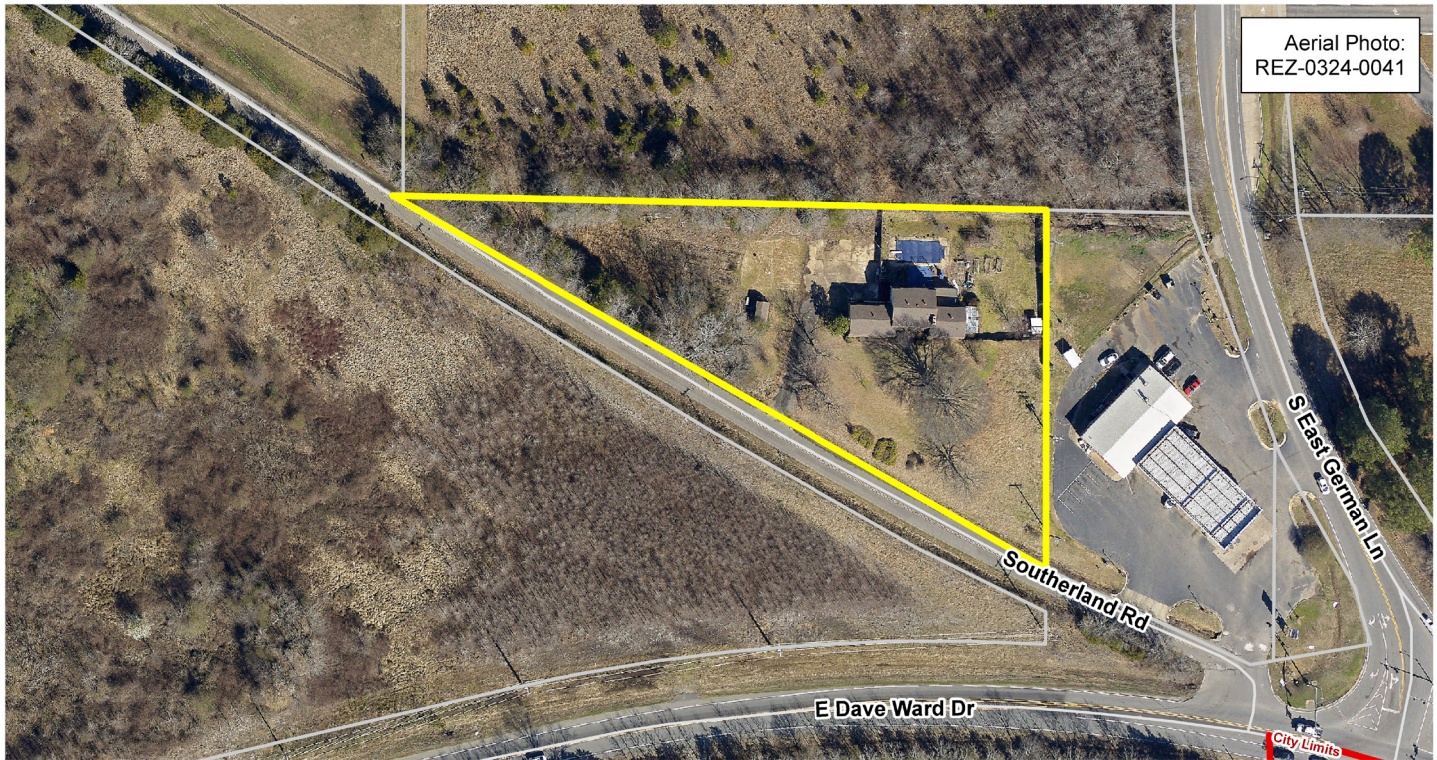
Northwest of the intersection of E Dave Ward Dr and Southerland Rd

APPLICANT/AUTHORIZED AGENT

The Tyler Group
240 Skyline Dr
Conway, AR 72032

OWNER

Tremayne Harris
1890 S Amity Rd
Conway, Ar 72032



SITE DATA

Location. 6 Southerland Rd. Northwest of the intersection of E Dave Ward Dr and Southerland Rd.

Site Area. ±1.66 acres.

Current Zoning. A-1 (Agricultural District).

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

Adjacent Zoning. North: A-1; West/South: RU-1 (Restricted Use District); East: C-2 (Neighborhood Commercial District).

Existing Structures. 2,929-sf single family residence and one (1) outbuilding.

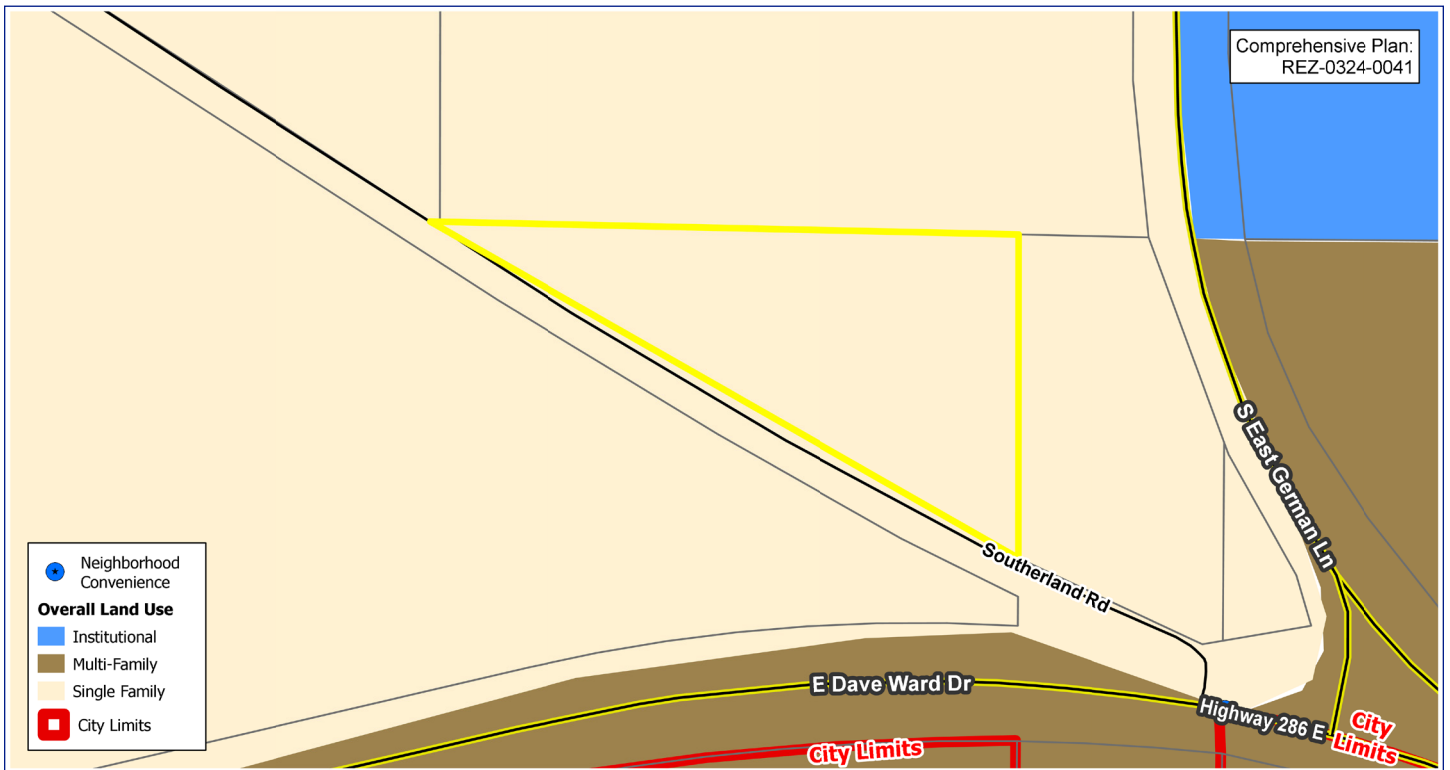
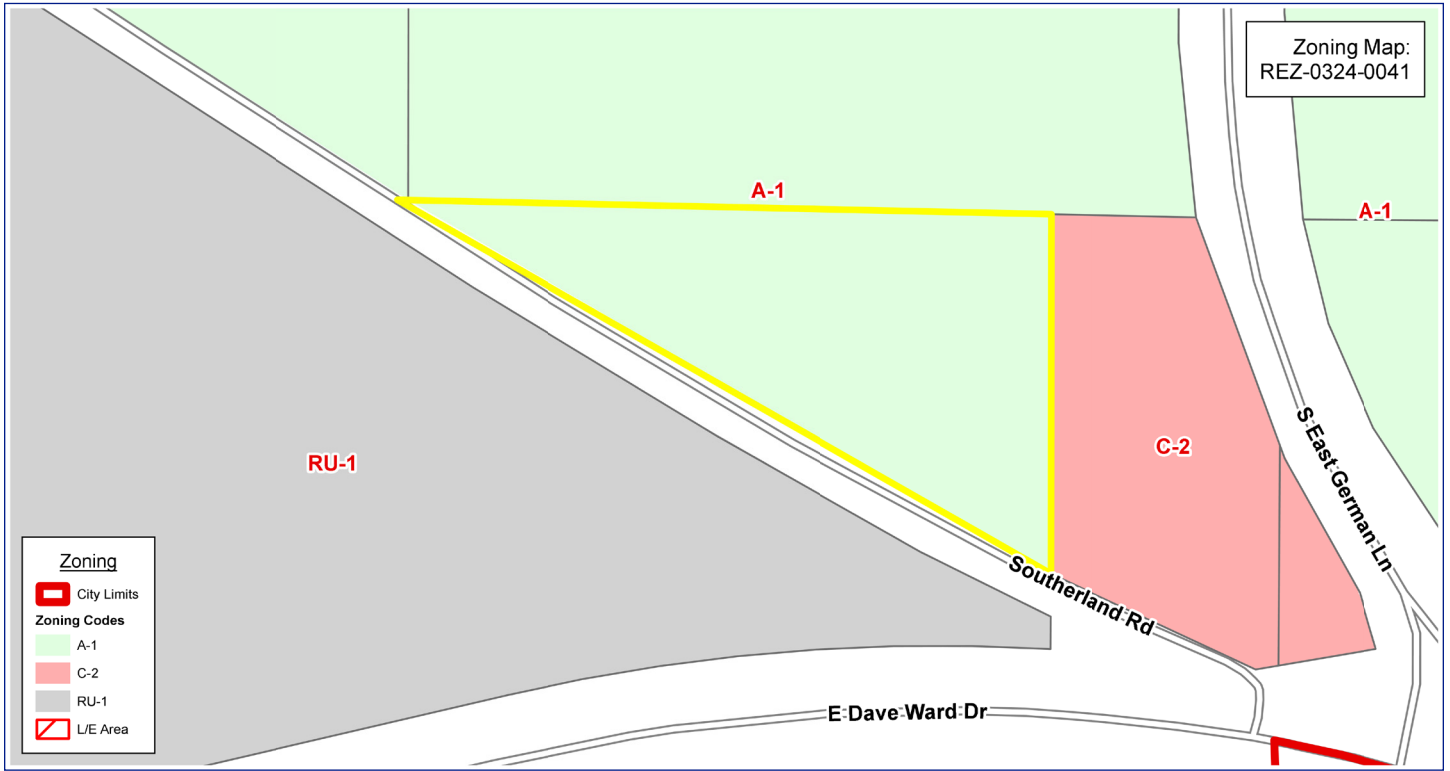
Overlay. None.

Comprehensive Plan. Single Family.

Projected Traffic Impact. With a rezoning to R-1 the property could support an estimated nine (9) dwelling units. Assuming the site is developed to the maximum density permitted per developable site area [remaining after platting and right-of-way dedication], it is anticipated the property could generate an estimated additional 85 vehicle trips per typical weekday.

Request to Rezone: A-1 to R-1

Northwest of the intersection of E Dave Ward Dr and Southerland Rd



SITE DATA CONT.

Current Traffic Counts. No traffic information available at the site; southwest of the site - 17,000 ADT (E Dave Ward, west of intersection of E Dave Ward Dr, Mayor Ln, Southerland Rd, and S East German Ln).

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

Utilities. Electricity and water are available at the site. It appears if not on septic, sewer will have to be extended to the site. The applicant shall coordinate with Conway Corporation for any utility extensions or expansions.

Master Street Plan. Southerland Rd – Collector (60' ROW).

Street Improvement. No current improvement plans.

STAFF COMMENTS

- The applicant is requesting a rezoning from A-1 to R-1 with the potential for a single-family residential subdivision.
- The Comprehensive Plan designates the area as single family.
- The requested R-1 district is intended for single-family residential development and may act as a buffer between the large lot rural single-family residential to the north and west and the more intense, non-residential development of a fueling station to the east.
- The site is currently unplatted ~72,309 sf (±1.66 acres). It is anticipated that after required right-of-way dedication the remaining developable area will be around ±1.36 acres.
- Due to site layout, and possible sewer connectivity constraints, it is unlikely that the construction of nine (9) dwelling units is feasible. If the site is to be serviced by septic systems, each lot will need to be a minimum of ±.75 acres, which will drop the developable lots to two (2) or three (3) single-family dwelling units maximum.
- The RU-1 site abutting south of Southerland Rd has a conditional use permit allowing Religious Activities but has never been developed.

STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning to the requested R-1 zoning district, as it would provide an appropriate level of transition toward the low-density agricultural developments existing to the west and meets the designation of the Comprehensive Plan.

SAMPLE MOTION

I move to accept the staff recommendation to approve the request as the proposed development aligns with the Comprehensive Plan and will not likely negatively impact adjacent property.

Request to Rezone: A-1 to R-1

I.D

Northwest of the intersection of E Dave Ward Dr and Southerland Rd



View of subject property from Southerland Rd looking NW



View of subject property from Southerland Rd looking NW



Property adjacent to the E



View of Southerland Rd and adjacent properties to the E and S

Request to Rezone: A-1 to S-1

I.E

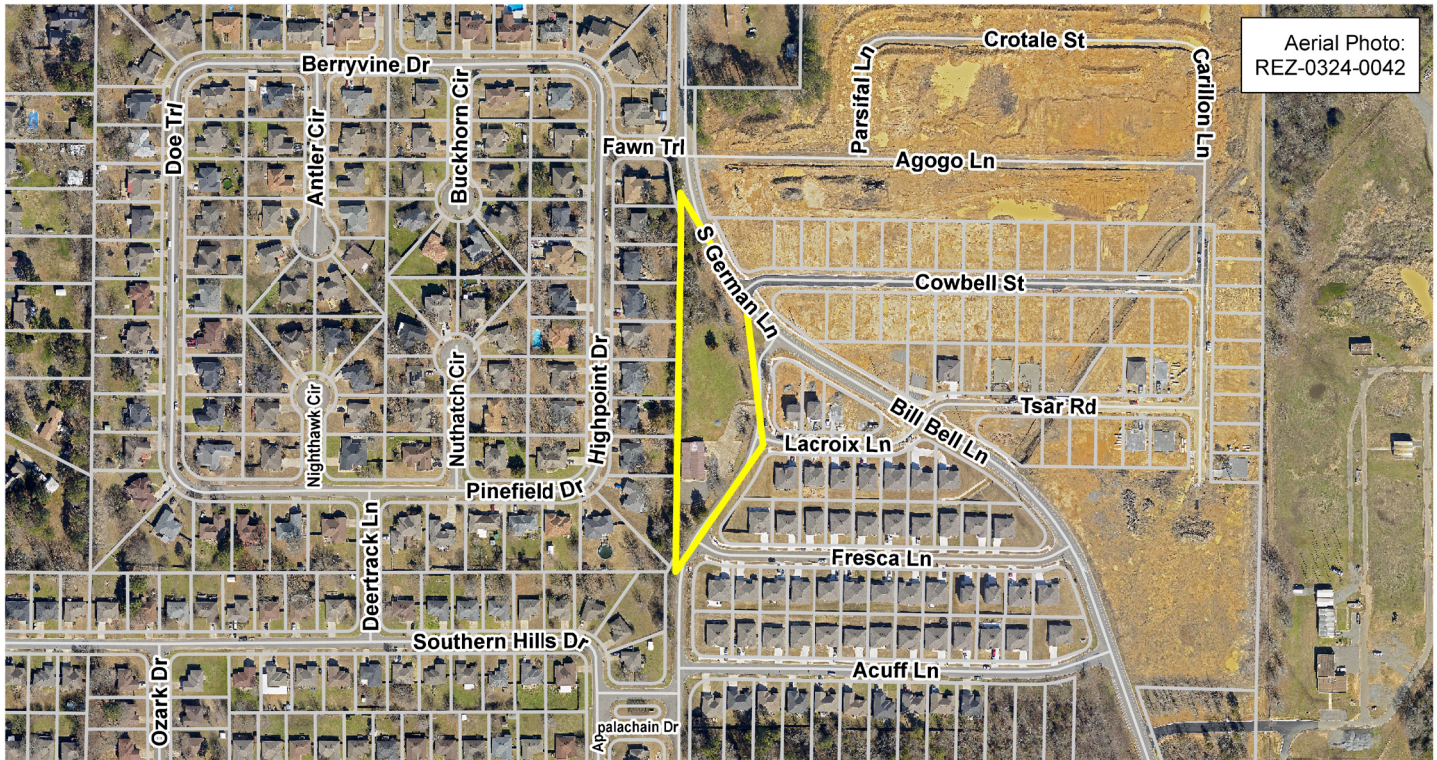
West of S German Ln between Bell Valley and Deerfield subdivisions

APPLICANT/AUTHORIZED AGENT

Brandon Foiles
Crafter Tull
1000 Ledgeawn Dr
Conway, AR 72034

OWNER

Restoration House of Praise Ministries
Barry Macon
1920 Hallous Street



SITE DATA

Location. 1695 S German Lane.

Site Area. 2.16 acres ±.

Current Zoning. A-1 (Agricultural District).

Adjacent Zoning. North: R-1 (One-Family Residential, PUD (Residential Use)); East: R-1 and PUD; South: R-1, West: R-1.

Requested Rezoning. S-1 (Institutional District).

Existing Structures. ±1,800 sf church facility.

Overlay. None.

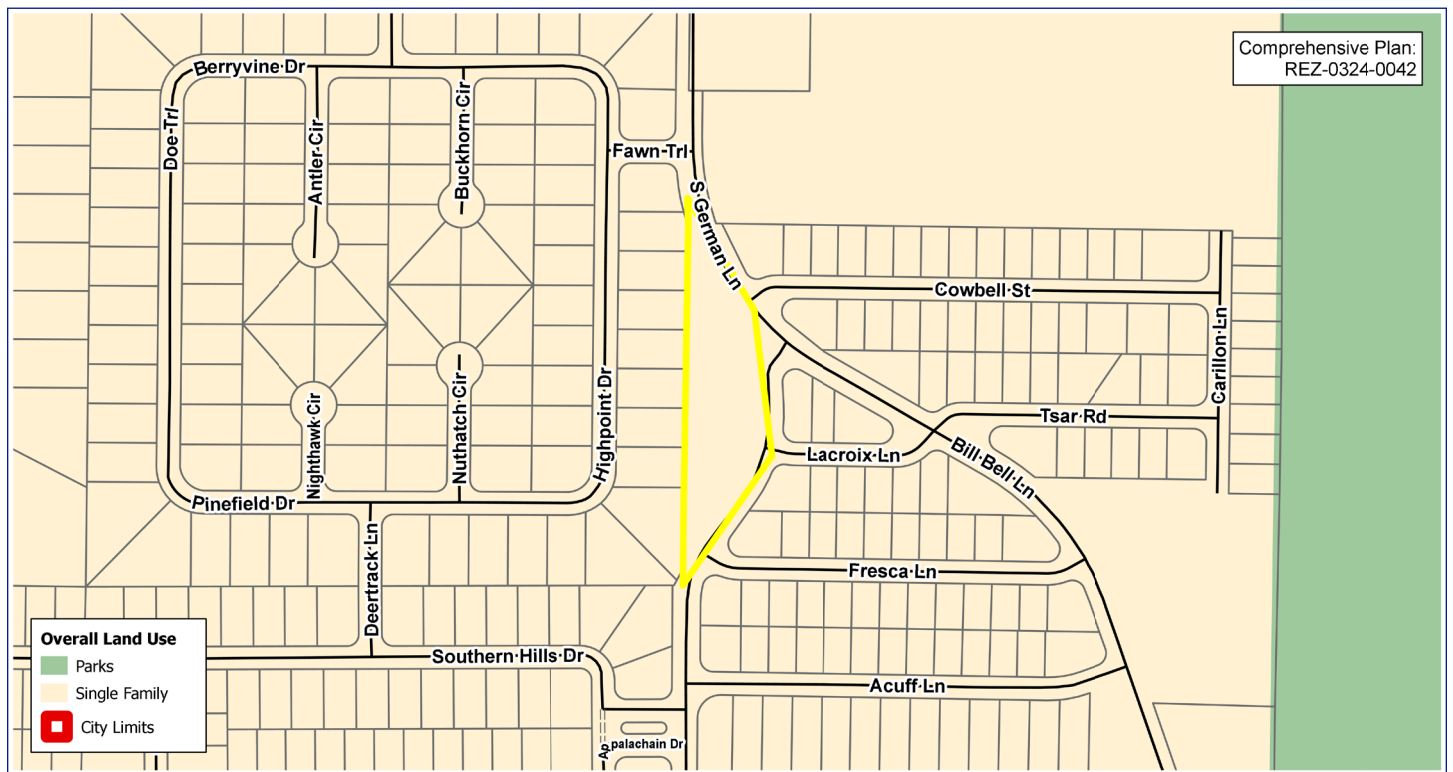
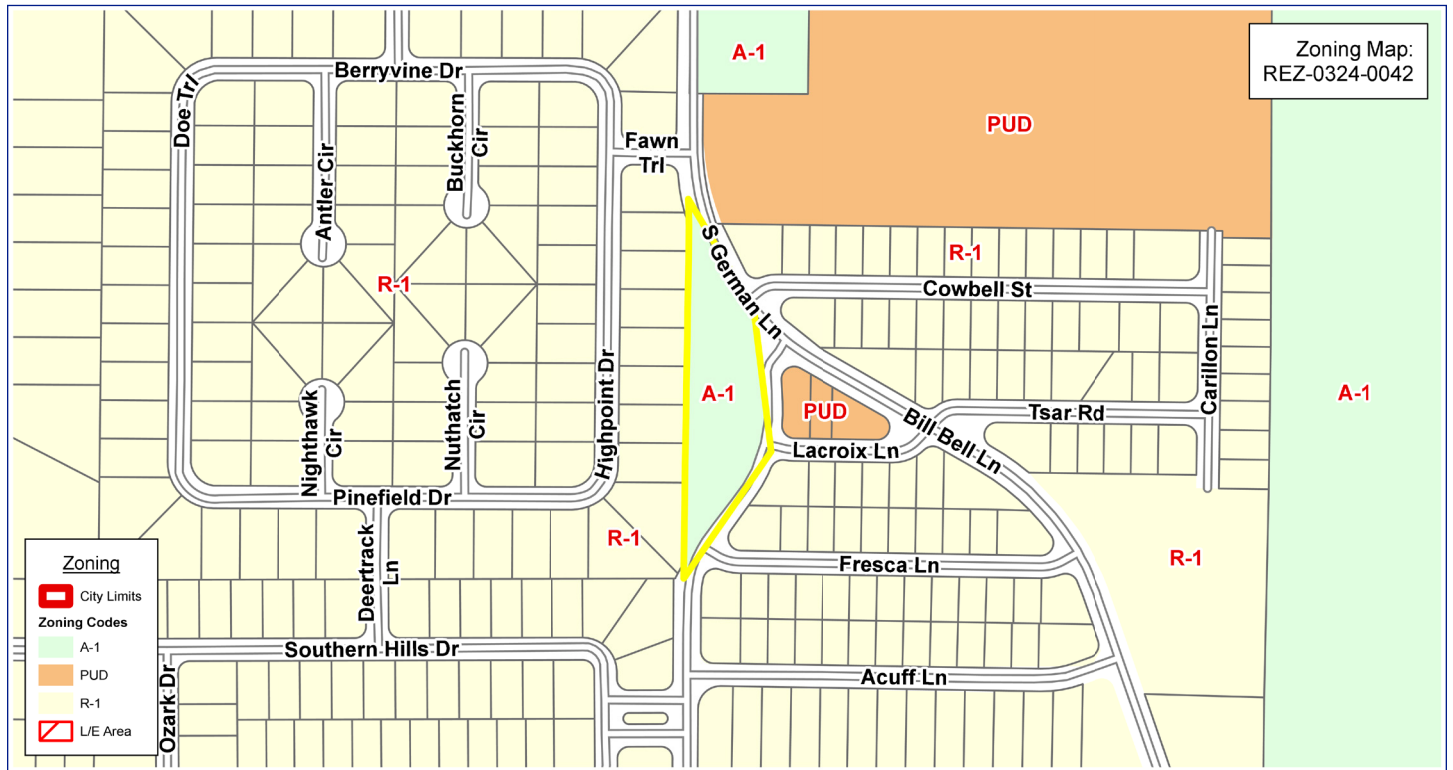
Comprehensive Plan. Single Family.

Projected Traffic Impact. With a rezoning to S-1 and continued use as a religious facility, minimal increase in traffic is expected. The applicant intends to expand the footprint of the building to serve the growing number of members. The highest intensity uses permitted by right in S-1 are school and hospital services, though additional development potential is limited by the size and elevation changes of the parcel.

Request to Rezone: A-1 to S-1

I.E

West of S German Ln between Bell Valley and Deerfield subdivisions



Request to Rezone: A-1 to S-1

West of S German Ln between Bell Valley and Deerfield subdivisions

SITE DATA CONT.

Current Traffic Counts. 2,600 ADT -- Stanley Russ Road; approximately 0.3 miles from the subject property. No relevant traffic counts are available for S German Lane near this site or Bill Bell Lane.

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

Utilities. The site is currently on septic. All other utilities are provided by Conway Corporation. Any expansion or changes in utilities will need to be coordinated with Conway Corporation.

Master Street Plan. S German Lane – Collector (60' ROW); Bill Bell Lane – Collector (60' ROW).

Street Improvement. No current improvement plans at this time.

STAFF COMMENTS

- The applicant is seeking a rezoning from A-1 (Agricultural) to S-1 (Institutional).
- The S-1 district is, "...designed to provide a use area for large developments involving schools..., churches and other institutional uses and for limited retail and service uses that are accessories to the principal use."
- The subject property is currently developed and used as a church which is permitted by right in S-1. It is currently operating under a Conditional Use permit in the R-1 zoning district.
- If the rezoning is approved, the associated Conditional Use Permit No. 1241 shall be revoked in accordance with §802.6.E of the Conway Zoning Code.
- The request will bring the use of the property into conformance and will allow for appropriate future development. Any future development will be subject to Development Review in accordance with Article 10 of the Conway Zoning Code.
- The request is consistent with institutional uses throughout Conway and will not likely negatively impact adjacent property. These uses are often times found associated with churches and schools located in predominately residential areas.

STAFF RECOMMENDATIONS

Planning Staff recommends approval of this rezoning request as it is consistent with the prior use of Institutional zoning and will bring the established uses of the property into conformance as well as allow for appropriate future development.

SAMPLE MOTION

I move to accept the staff recommendation to approve the request as the proposed development aligns with the Comprehensive Plan and will not likely negatively impact adjacent property.



Conway Planning and Development
1111 Main Street
Conway, AR 72032
501-450-6105

To whom it may concern:

Crafton Tull is requesting that the zoning for 1695 South German Lane, Conway, AR 72034 be changed from the current zoning of A-1 to S-1. The reason for the request is due to the current zoning of A-1 only allowing for conditional use permits and would be insufficient for the construction permits needed for an addition to the church located on the property.

Sincerely,

Brandon Foiles, SI
Survey Lead
501-339-2837
Crafton Tull and Associates
1000 Ledgelawn Drive
Conway, AR 72034

Request to Rezone: A-1 to S-1

West of S German Ln between Bell Valley and Deerfield subdivisions

I.E



View of subject property from S German Ln looking SW



View of subject property from S German Ln looking SW



View of subject property from S German Ln looking NW



Properties adjacent to the E, across S German Ln



View of S German Ln, E of subject property



Property adjacent to the N

Request for Conditional Use Permit: Transmission Tower in C-3

I.F

West side of Old Morrilton Highway, north of Donaghey Ave/Old Morrilton intersection

APPLICANT/AUTHORIZED AGENT

Mark Ferguson
Conway Corporation
800 S Harkrider Street
Conway, AR 72032

OWNER

Conway Corporation



SITE DATA

Location. 1845 Old Morrilton Highway.

Site Area. 7.32 acres +/-.

Current Zoning. C-3 (Highway Service & Open Display District).

Existing Structures. Water tower located on adjacent parcel where equipment is currently installed.

Overlay District. None.

Requested Conditional Use Permit. 147-foot tall stealth monopole cell tower.

Comprehensive Plan. The Comprehensive Plan shows this area as appropriate for Commercial development. This is consistent with the current commercial zoning found at the site.

Projected Traffic Impact. None.

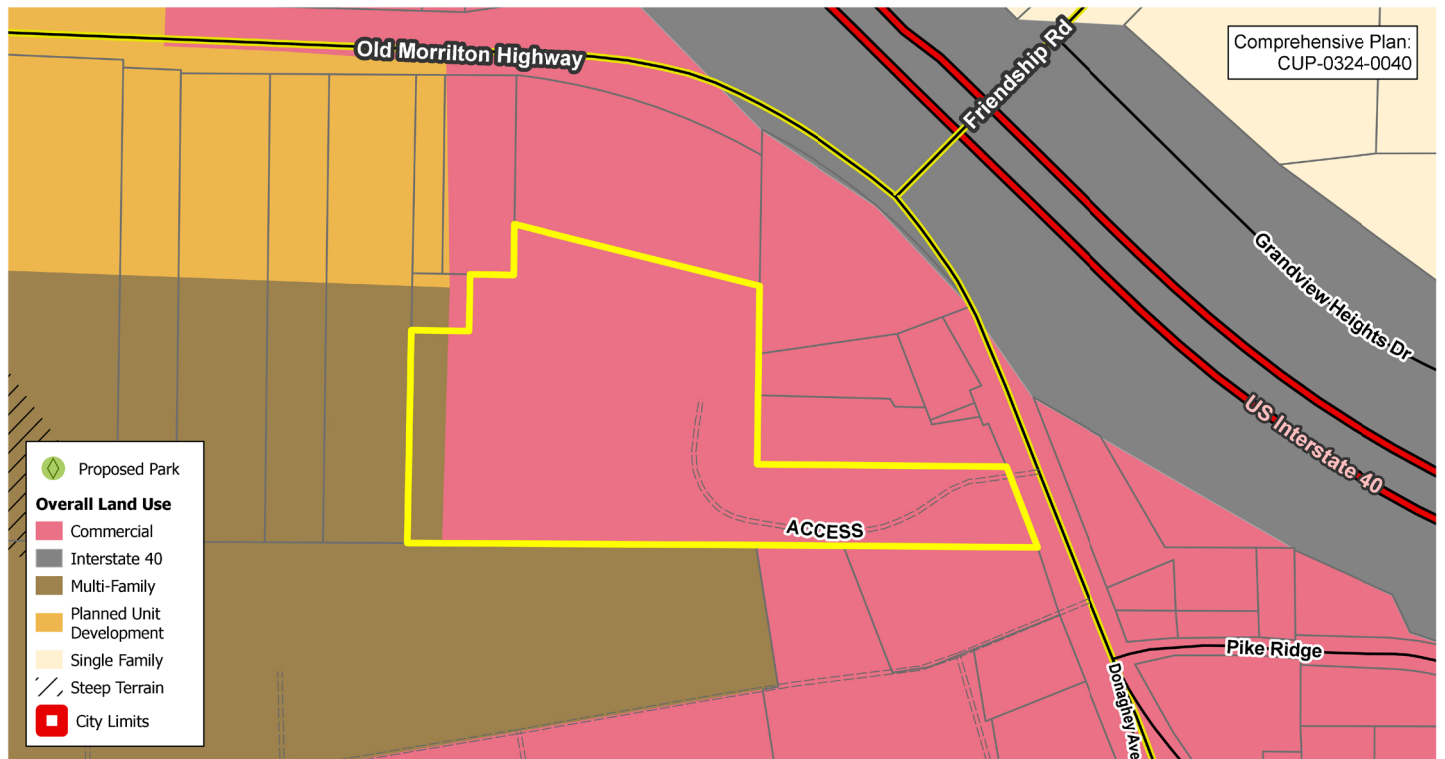
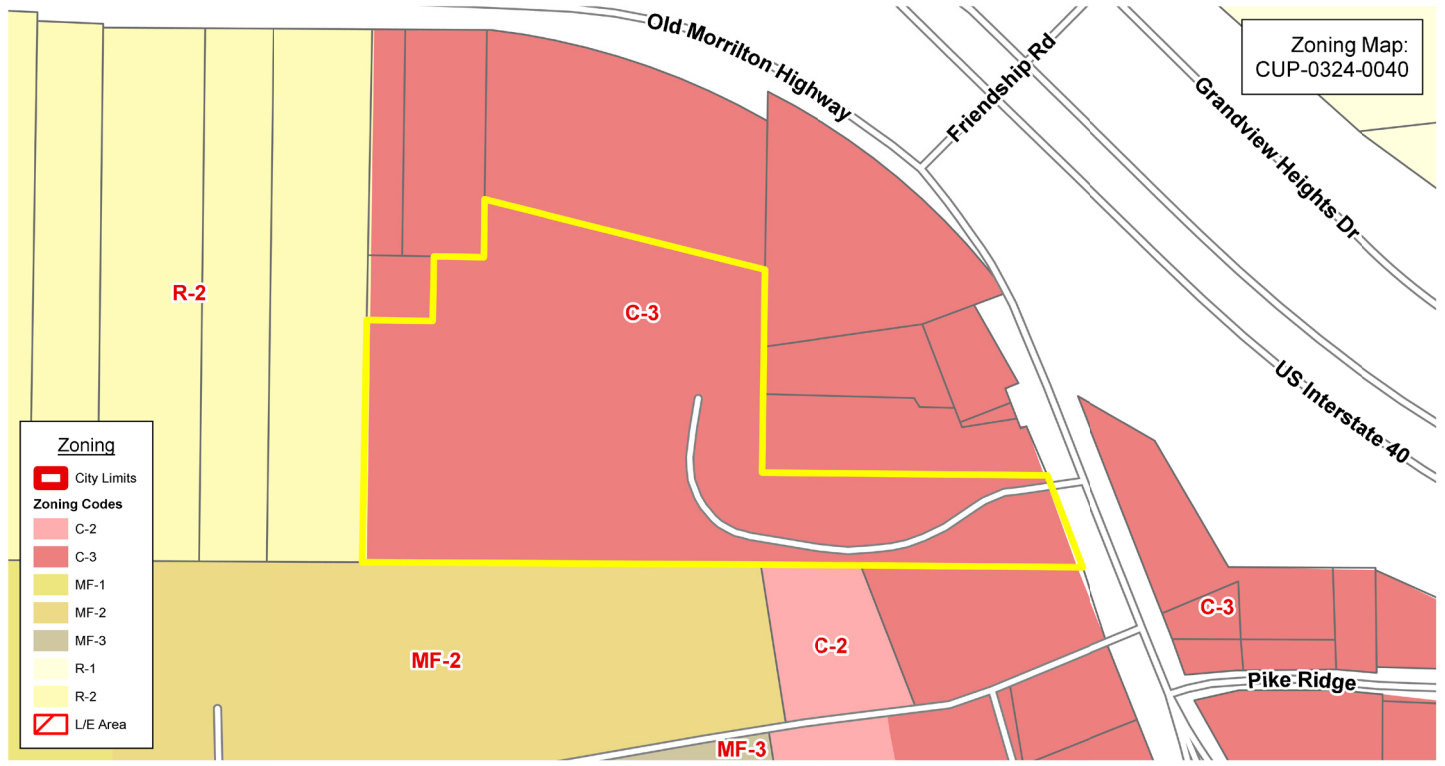
Flood\Drainage. The site is not within any regulated floodplains or floodways.

Utilities. Applicant will need to adjust utility infrastructure on site to accommodate the proposed use.

Request for Conditional Use Permit: Transmission Tower in C-3

I.F

West side of Old Morrilton Highway, north of Donaghey Ave/Old Morrilton intersection



Request for Conditional Use Permit: Transmission Tower in C-3

I.F

West side of Old Morrilton Highway, north of Donaghey Ave/Old Morrilton intersection

SITE DATA CONT.

Street Improvements. There are no street improvements planned at this time.

DESCRIPTION OF PROJECT

This request is to allow a 147-foot-tall monopole “stealth” cell tower. The tower would be enclosed by a 60-foot by 60-foot chain link fence.

STAFF COMMENTS

- The applicant is seeking to relocate equipment currently installed on adjacent water tower on site.
- Transmission towers are allowed in all zones with a conditional use permit.
- §528 of the Zoning Code outlines regulations specific to transmission towers. Unless outstanding conditions warrant otherwise, all transmission tower installations must comply with these regulations. Any deviations from the prescribed regulations, warranted by outstanding conditions, require approval by the Planning Commission/City Council. Following are design regulations with modifications proposed and justification from the applicant for each request:

Height. Tower height shall be limited to 150 feet maximum as measured from average undisturbed soil area to the highest tower projection. The City Council reserves the right to limit tower height for any given location to the most appropriate height.

The ordinance allows up to 150-feet. The requested tower is 147-feet. Applicant agrees total height will not exceed 150'.

Setbacks. Transmission towers shall be setback a distance equal to the tower’s height from the property line or any occupiable structure. If the Applicant provides a letter or design drawings stamped by a certified structural engineer documenting that the proposed structure’s fall zone is less than the actual height of the structure, the setbacks shall be reduced to applicable structure setbacks per zoning district. Accessory equipment must conform to the setback standards of the applicable zone.

The transmission tower will have a fall zone of 75-feet. All setbacks except the north setback are proposed to exceed the height of the proposed tower. The applicant will provide stamped, designed drawings for review at time of permitting.

Internal Antenna and Wiring All antennas, cabling, and wiring shall be internally mounted. No antennas or wiring shall be visible on the exterior of the tower.

The applicant has proposed a monopole design with external antennas and cabling. Justification(s) – The antennas located on the water tower cannot be installed within a stealth pole. Staff acknowledges advancements in technology which may be limited by internal mounted antennas and the benefits of external mounted antennas and therefore recommends approval of the requested alternate design, to allow externally mounted antennas, but still requiring all cabling to be located internally.

Fencing. Ground mounted accessory equipment and support structures shall be secured and enclosed with a fence not less than 6 feet in height. If the tower location is within view of a public right of way, or an aesthetically sensitive area, fence shall be made of a durable material appropriate for the development and/or area. Brick or masonry shall be the preferred materials. Lesser material shall be appropriate for non-aesthetically sensitive areas.

The tower enclosure is proposed to be fenced with a 6-foot-tall chain link fence. The fencing shall be painted or coated in a non-obtrusive color, such as black or dark green, in order to diminish its visual impact.

Landscaping. If the tower location is viewable from a public right of way, or otherwise located in an aesthetically sensitive area, landscaping shall be required surrounding the fencing of accessory equipment. Required landscaping shall be consistent with surrounding vegetation and shall be maintained by the facility owner. The City Council may choose to not require landscaping for sites that are not visible from the public right-of-way or adjacent property or in instances where in the judgment of the City Council, landscaping is not appropriate or necessary.

The tower is not visible from right-of-way and is not located in an aesthetically sensitive area. The existing landscaping is sufficient for this site.

Removal. Any transmission tower/station which is not used for a continuous period of twenty-four (24) months must be dismantled and removed by the telecommunications service provider.

Request for Conditional Use Permit: Transmission Tower in C-3

I.F

West side of Old Morrilton Highway, north of Donaghey Ave/Old Morrilton intersection

STAFF RECOMMENDATIONS

Planning Staff recommends the approval of the request with the following conditions:

1. Applicant to provide stamped, designed drawings prior to building permitting.
2. Adherence to Section 528 of the Conway Zoning Code is required, along with the exceptions listed above.
3. No zoning variances, in conjunction with the conditional use, shall be allowed.
4. If the approved use is not commenced within 18 months from the date of approval, or if the use ceases for a consecutive period greater than 18 months, the conditional use permit shall expire.
5. If the tower is not used for a continuous period of 24 months it must be dismantled and removed by the telecommunications service provider.
6. Any expansion of the use or site, including but not limited to substantial increase in use intensity, new buildings, substantial changes in character, etc shall require approval of a new conditional use permit.

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 aligns with the surrounding commercial uses and will not likely negatively impact adjacent property.

Request for Conditional Use Permit: Transmission Tower in C-3

West side of Old Morrilton Highway, north of Donaghey Ave/Old Morrilton intersection

I.F



March 5, 2024

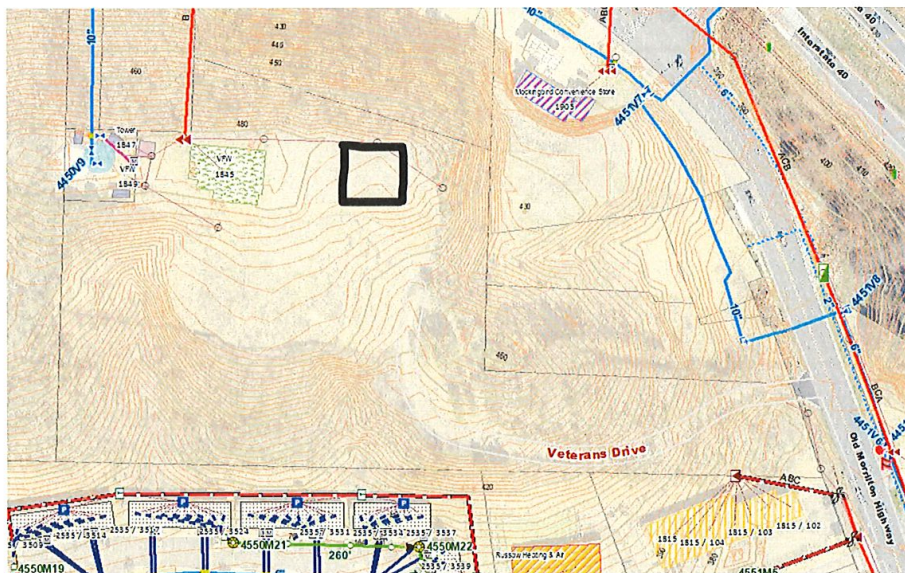
Director of Planning and Development

City of Conway

1111 Main Street

Conway, AR 72032

Conway Corporation has purchased the property at 1845 Old Morrilton Highway (VFW property) and is requesting a Conditional Use Permit from the City to allow the construction of a monopole structure at the northeast corner of the site. There is an existing elevated water storage tank on a small parcel located at the northwest corner of the VFW property. AT&T and Sprint currently have cell carrier equipment mounted to the water tank. This equipment is burdensome for Conway Corp employees who inspect and maintain the water tank. It is our intent to permanently relocate the cell equipment to the monopole during a repainting project planned for the end of 2024. A map is provided below for reference. The enclosed monopole area will be similar in size and shape to the water tank parcel.



Request for Conditional Use Permit: Transmission Tower in C-3

I.F

West side of Old Morrilton Highway, north of Donaghey Ave/Old Morrilton intersection



View of subject property from Old Morrilton Hwy looking NW



Cell tower private access drive



Property adjacent to the S



View of adjacent properties to the S

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

- Covington Warehouses, 1320 & 1330 Covington Park Dr (SDR-1223-0203)
- Westrock Temporary Mobile Offices, 1430 William J Clark Dr Ste 400 (SDR-0224-0024)
- BMB Creations Bakery, 802 Front St (SDR-0324-0034)

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

- Orchard Hill PH3 Replat (P2024-00017)
- Replat of Lots 44 & 45, Ivy Place Subdivision (P2024-00019)