



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

October 21, 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

October 21, 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 **11 12, 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. September 16, 2024

I. **Subdivision Review***

- A. Request for preliminary plat approval of Willow Ridge Subdivision (SUB-0723-0101)
- B. Request for preliminary plat approval of Quail Meadows Subdivision (SUB-0824-0114)
- C. Request for preliminary plat approval Millers Creek Subdivision (SUB-0924-0125)
- D. Request for preliminary plat approval Cardinal Valley Phase 2 (SUB-0924-0126)
- E. Request for preliminary plat approval extension of Lands Ends Subdivision, Phase 2 (SUB-0924-0123)
- F. Request for preliminary plat approval extension of Birds Nest Subdivision, Phase 2 (SUB-0924-0124)

II. **Announcements/Additional Business**

- A. Items as decided by the Commission

Adjourn.

Approx. 430ft west of the intersection of Meadowlake Rd and West St.

APPLICANT/AUTHORIZED AGENT

Tyler Group
240 Skyline Dr, Ste 3000
Conway, AR 72032

OWNER

John Pennington
PO Box 10382
Conway, AR 72034



SITE DATA

Location. 1809 & 1811 Meadowlake Rd.

Site Data. ±6.14 acres.

Current Zoning. R-2 (Low Density Residential) and R-1 (Single Family Residential).

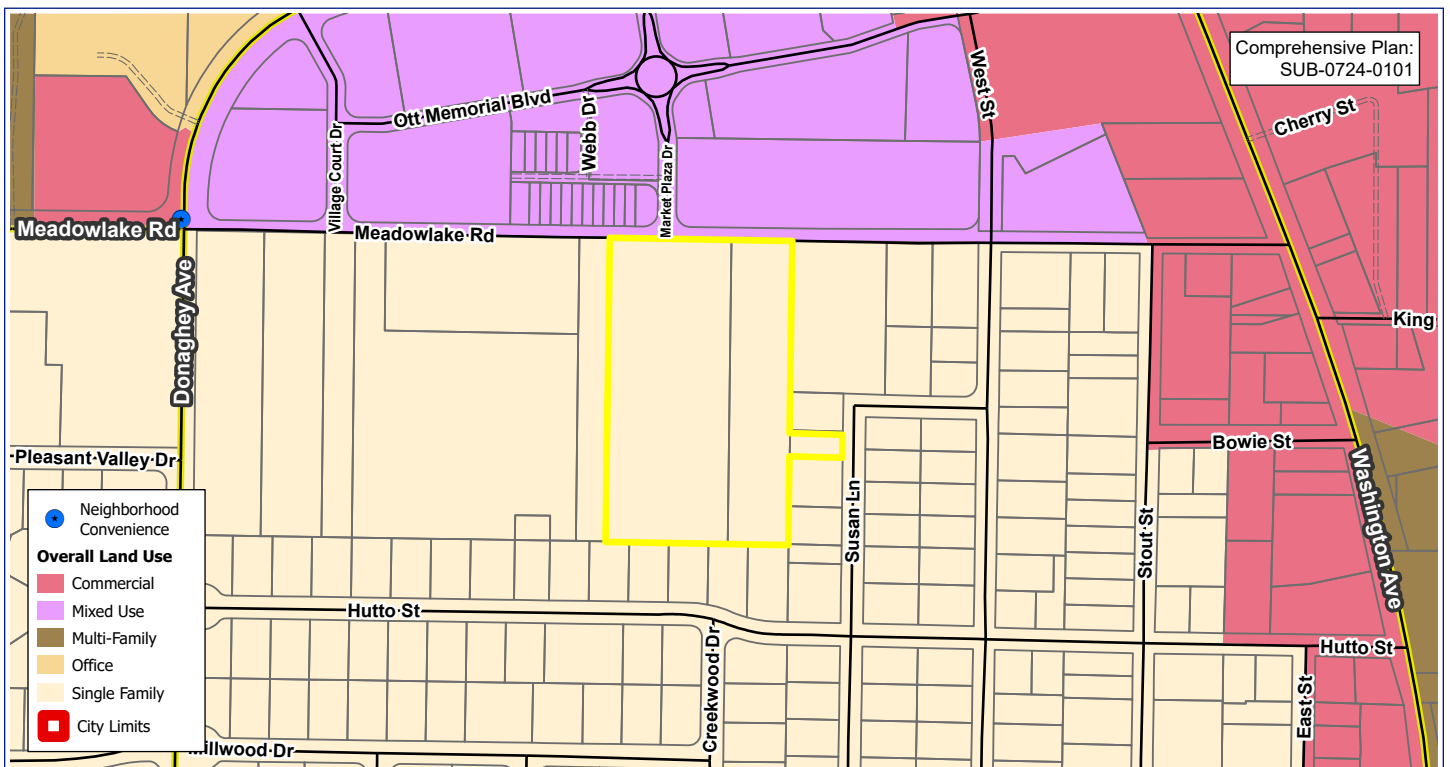
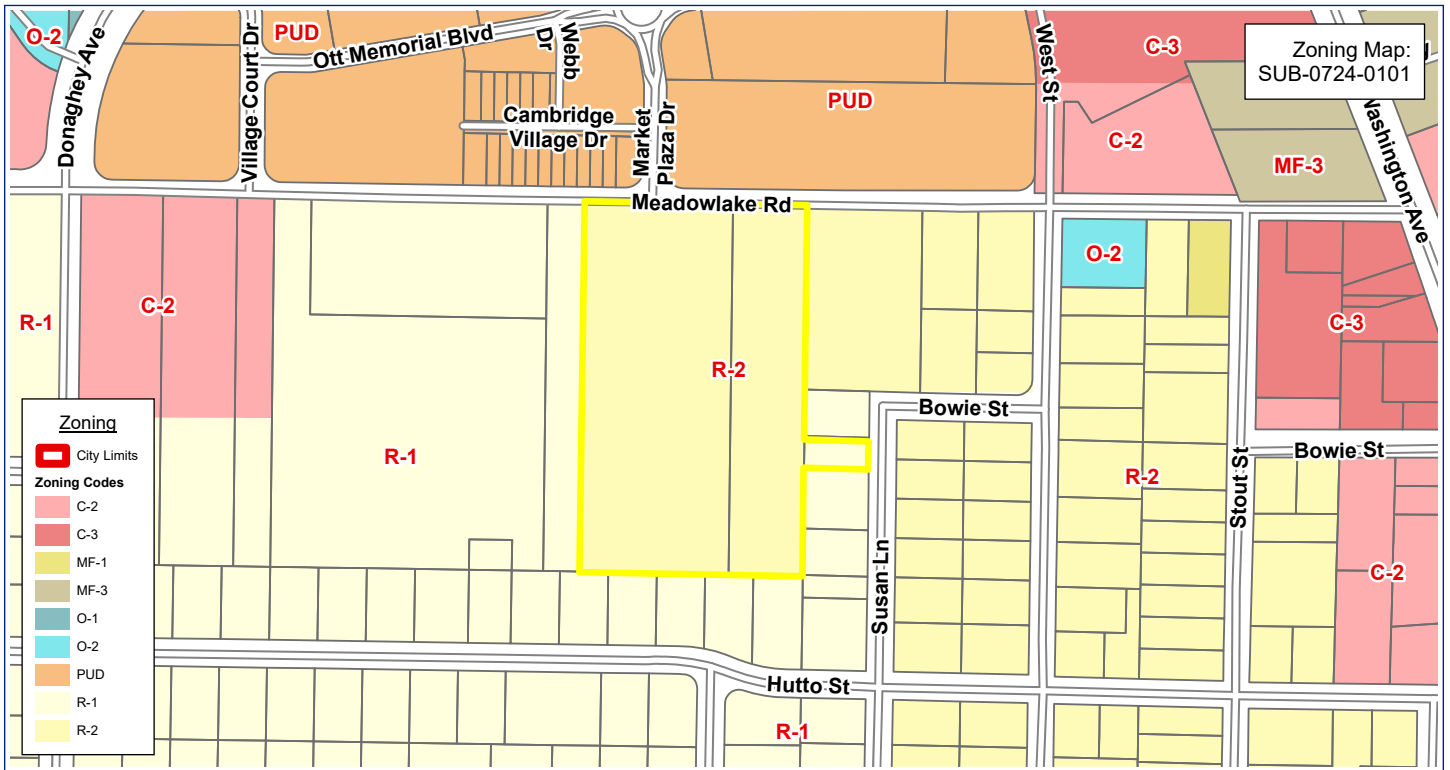
Comprehensive Plan. Single-Family.

Master Street Plan. Meadowlake Rd – Collector (60’ ROW); Susan Ln – Local Residential (50’ ROW). There is a Proposed Shared Use Path for the Salem-Hendrix Connector running along the right-of-way of the Meadowlake Rd frontage.

Existing Structures. 1809 Meadowlake Rd- 2,809-sf single family home; 1811 Meadowlake Rd- 976-sf single family home.

Overlay. None.

Approx. 430ft west of the intersection of Meadowlake Rd and West St.



Approx. 430ft west of the intersection of Meadowlake Rd and West St.

REQUEST

The applicant is requesting preliminary approval of a 17-lot subdivision located at what is currently addressed as 1809 and 1811 Meadowlake Dr, approximately 430 feet west of the intersection of Meadowlake Rd and West St. The proposed buildable lots range from 0.19 acres to 1.00 acres, consistent with the requirements for the R-2 zone. Lots 1-15 will consist of single family or duplex development fronting on a new, internal Local-Residential cul-de-sac St, Willow Ridge Cir. Lot 16 will have access via Meadowlake Dr and Lot 17 will be accessed via Susan Ln and developed in another phase. Tract A will be used as detention for the subdivision and will be unbuildable. The proposed internal street will require 5-foot sidewalks with a 6.5' greenspace.

An administrative waiver for reduced lot depth for Lot 1 has been approved in conjunction with this request.

STAFF COMMENTS

- 30' of right-of-way will be dedicated along Meadowlake Rd.
- The newly proposed street, Willow Ridge Cir, aligns with the existing intersection of Market Plaza Dr on the opposite side of the street.
- Addresses will be established prior to the submittal of the Final Plat.
- The developer shall be responsible for the construction of sidewalks along Meadowlake Rd and installation of all handicap ramps
- Lots along Willow Ridge Cir are to be constructed by the property owner at the time of building permitting.
- The subdivision is designed so that no lots in the cul-de-sac directly access Meadowlake Rd.
- Tract A is unbuildable and must be placed in a recorded drainage easement and referenced on the plat. Sole access to that tract will be through a recorded access easement on Lot 17.
- The development is consistent with the rezoning application approved in February of this year, adhering to Comprehensive Plan goals:
 - "Provide opportunities for a variety of housing choices both suitable and affordable situated throughout the City in desirable surroundings which reflect the needs for all citizens."
 - "Protect established residential areas from encroachment of incompatible uses and provide a high standard for development and redevelopment of residential areas."

CORRECTIONS NEEDED ON THE PLAT

1. Show location of all fire hydrants.
2. Access and Drainage Easement notes need to be updated.
3. Corrections as noted on the Preliminary Plat and Street & Drainage Plans as provided to the applicant.

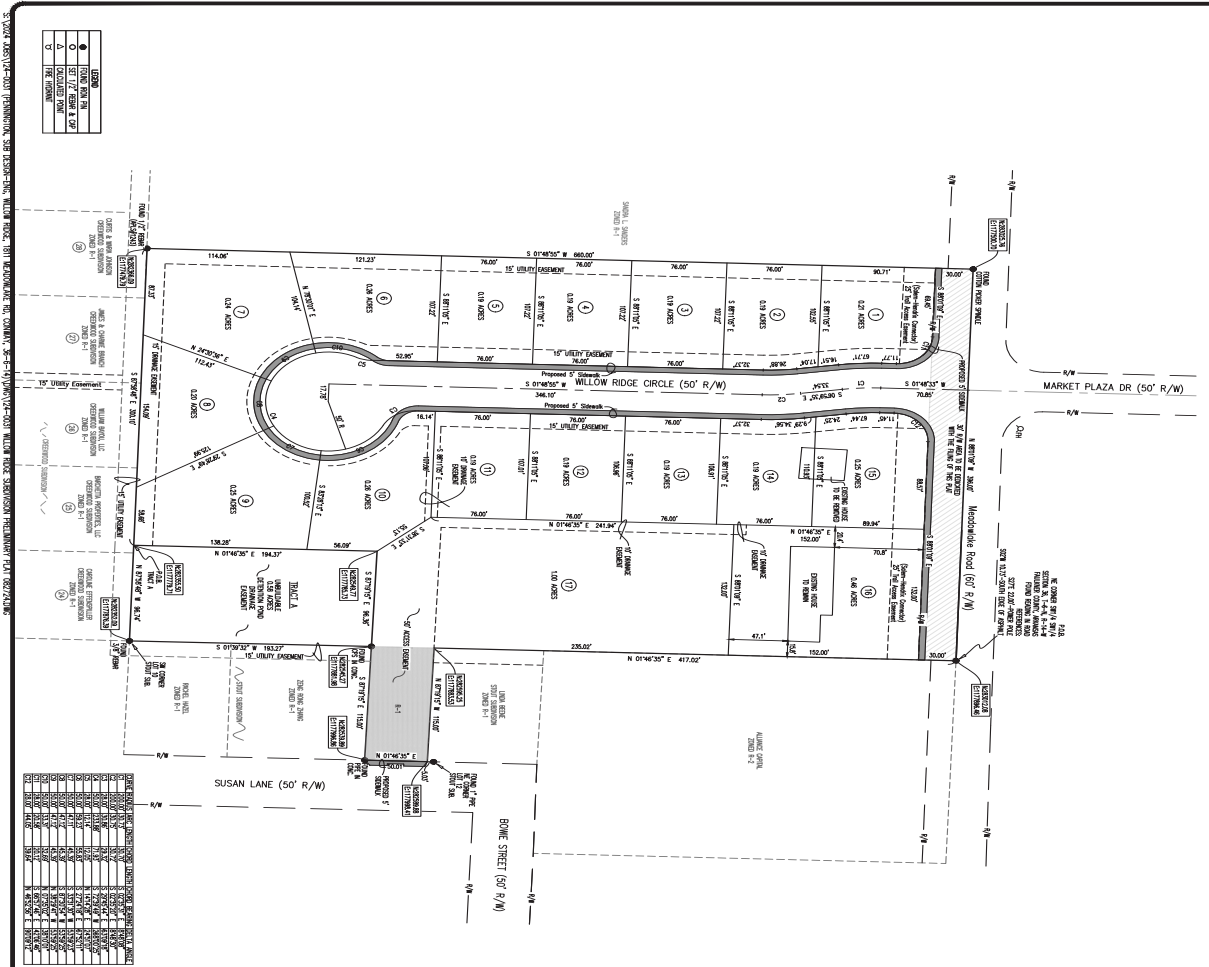
CONDITIONS

1. The Street and Drainage Plans/Drainage Report shall be modified to meet the requirements necessary for approval by the City Engineer.
2. Preliminary Plat approval from all reviewing agencies shall be obtained prior to work commencing.
3. 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.
4. Utility easements as required by Conway Corporation are needed.
5. Drainage easements as required by the City Engineer are needed.
6. Wheelchair ramps shall be installed by the developer/subdivider in accordance with the City of Conway Transportation Department Standard Details.
7. Sidewalks along the Meadowlake Rd frontage of Lots 1 and 15 shall be constructed by the developer/subdivider, as the street is of a Collector classification, in accordance with the City of Conway Transportation Department Standard Details.
8. Lots 1 and 15 shall not take access from Meadowlake Rd.
9. A Property Owners' Association shall be required to be formed and operate in perpetuity to maintain all common areas and improvements such as streets, sidewalks, and drainage infrastructure.
10. A revised Bill of Assurance/Covenants and Restrictions proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property included in the submitted plat.
11. All other applicable provisions of the City of Conway Subdivision Ordinance (O-00-03) shall be satisfied and accounted for prior to issuance of authorization to proceed.
12. Receipt of an approved, signed copy of the Preliminary Plat along with approved Street & Drainage Plans shall constitute authorization by the Planning Commission for the developer to proceed with installation of improvements and preparation of the Final Plat.

Approx. 430ft west of the intersection of Meadowlake Rd and West St.

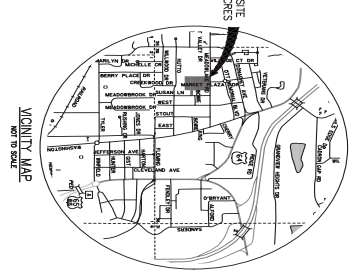
WILLOW RIDGE SUBDIVISION

LIVING THE SW 1/4 OF SECTION 36, T-6-N, R-14-W
CITY OF CONWAY, FAULKNER COUNTY, ARKANSAS
PRELIMINARY PLAT



SYMBOL	DESCRIPTION
○	1.00 ACRES
○	0.25 ACRES
○	0.125 ACRES
○	0.0625 ACRES

LOT	AREA (AC)	AREA (SQ FT)
1	0.125	10,890
2	0.125	10,890
3	0.125	10,890
4	0.125	10,890
5	0.125	10,890
6	0.125	10,890
7	0.125	10,890
8	0.125	10,890
9	0.125	10,890
10	0.125	10,890
11	0.125	10,890
12	0.125	10,890



Declaration of Intent
I, the undersigned, owner of the real estate shown and described herein, do hereby certify that I have the right, power, and authority to do hereby file said subdivision and plat and that the same are true and correct in all respects and that the same conform to the laws, ordinances, regulations, rules, and orders of the City of Conway, Arkansas.

Declaration of Accuracy
I, the undersigned, certify that the plat correctly represents a boundary survey made by me or a duly licensed surveyor, and that the same are true and correct in all respects and that the same conform to the laws, ordinances, regulations, rules, and orders of the City of Conway, Arkansas.

Declaration of Professional Plat Approval
This plat has been prepared and approved by me and has not been prepared for recording purposes as a public record. The signature and name on this plat are those of the undersigned.

Declaration of Survey Accuracy
I, the undersigned, certify that the plat correctly represents a boundary survey made by me or a duly licensed surveyor, and that the same are true and correct in all respects and that the same conform to the laws, ordinances, regulations, rules, and orders of the City of Conway, Arkansas.

Declaration of Intent
I, the undersigned, certify that the plat correctly represents a boundary survey made by me or a duly licensed surveyor, and that the same are true and correct in all respects and that the same conform to the laws, ordinances, regulations, rules, and orders of the City of Conway, Arkansas.

1. The plat is a true and correct copy of the original survey and plat.
2. The plat is a true and correct copy of the original survey and plat.
3. The plat is a true and correct copy of the original survey and plat.
4. The plat is a true and correct copy of the original survey and plat.
5. The plat is a true and correct copy of the original survey and plat.
6. The plat is a true and correct copy of the original survey and plat.
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11. The plat is a true and correct copy of the original survey and plat.
12. The plat is a true and correct copy of the original survey and plat.

PROJECT TITLE: Willow Ridge Subdivision BEMC A PART OF THE SW 1/4 OF SECTION 36, T-6-N, R-14-W, FAULKNER COUNTY, ARKANSAS	INT. DATE KTS 7-31-24 KTS 8-27-24	DESCRIPTION OF REVISION MADE REVISED SUBDIVISION LAYOUT ADDRESSED CONWAY PLANNING COMMENTS	DATE: 08/16/2024	CONWAY PLANNING COMMENTS 124-0001/WILLOW RIDGE SUBDIVISION
			DRAWN BY: KTS	
			REVIEWED BY: RPC	
			STATE CODE: 500-06N-14W-0-36-323-23-1243	
			SHEET NO. 1 OF 1	

Tyler Group
surveying.mapping.engineering
240 SKYLINE DR. STE 3000/CONWAY, AR. 72032
Tel: 501.321.1400 / Fax: 501.327.3972 / www.tylergroup.net / email: info@tylergroup.net

Approx. 430ft west of the intersection of Meadowlake Rd and West St.



CITY OF CONWAY | 1111 Main Street
Planning and Development | Conway, AR 72032
T 501.450.6105
F 501.450.6144
www.conwayarkansas.gov

Patrick Hageman
The Tyler Group
240 Skyline Drive
Conway, AR 72032

From: Lauren Hoffman
Date: October 15, 2024
Re: Administrative waiver for Lot 1, Willow Ridge Subdivision (SUB-0724-0101)

Mr. Hageman,

Please consider this letter as approval of an administrative waiver granted for Lot 1 of the Willow Ridge Subdivision. *This waiver will only go into effect with the filing of the final plat.*

CONWAY ZONING CODE ARTICLE 7, SECTION 705.1 – AREA REQUIREMENTS

Administrative waivers may be granted for any area requirements such as setbacks, height, lot size, or lot coverage established within Article III of this code, where such action will not be harmful to the public welfare. No administrative waiver may be granted for more than ten percent (10%) of the numerical standards, and no administrative waiver for a requirement that does not have a numerical standard.

- The waiver is for a reduced lot depth requirement by Article 3, Section 305.3 of the Conway Zoning Code, which states, "Each lot must be a minimum of one hundred (100) feet in depth at its shallowest point with the depth measured at right angles or radial to the centerline of the street line." **The administrative waiver will allow a reduction of the required 100' depth requirement, granting a 97.37' depth for Lot 1 exclusively.**

CONWAY SUBDIVISION REGULATIONS SECTION 5.A(10)b – INTERSECTIONS AND ALIGNMENT

"Proposed new intersections along one side of an existing street shall, wherever practical, coincide with any existing intersection on the opposite side of the street."

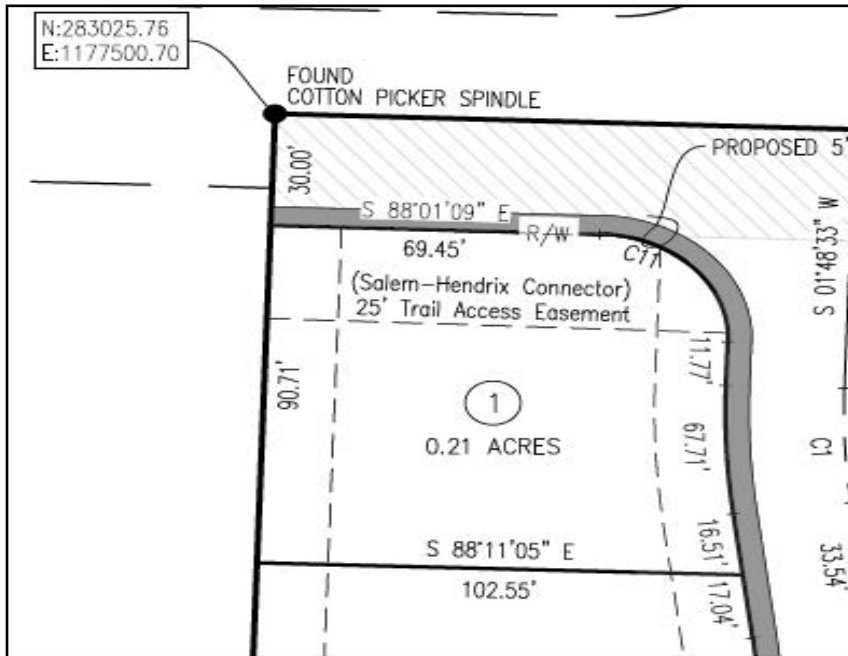
- The applicant is trying to adhere to the street alignment standards set by the Subdivision Regulations to align Market Plaza Drive with the newly proposed Willow Ridge Circle as part of preliminary plat approval of Willow Ridge Subdivision. Staff finds a reduced lot depth from 100' to 97.37' appropriate. The lot can, and still will conform, to all other requirements of the R-2 zoning district.

If you have any additional comments or questions, please contact the Planning Department at the information above.

Thank you,

Lauren Hoffman
Planner
City of Conway | Planning & Development
1111 Main Street
Conway, AR 72032

Approx. 430ft west of the intersection of Meadowlake Rd and West St.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	30.73'	30.70'	S 02°35'31" E	8°48'08"
C2	200.00'	30.75'	30.72'	S 02°35'20" E	8°48'30"
C3	28.00'	30.86'	29.32'	S 29°45'44" E	63°09'18"
C4	50.00'	233.88'	71.93'	S 72°39'49" W	268°00'25"
C5	28.00'	12.14'	12.05'	N 14°14'28" E	24°51'07"
C6	50.00'	59.23'	55.83'	S 27°24'18" E	67°52'11"
C7	50.00'	47.11'	45.39'	S 33°31'30" W	53°59'23"
C8	50.00'	47.12'	45.39'	S 87°30'54" W	53°59'25"
C9	50.00'	47.12'	45.39'	N 38°29'41" W	53°59'25"
C10	50.00'	33.31'	32.69'	N 07°35'02" E	38°10'01"
C11	28.00'	20.58'	20.12'	S 66°57'46" E	42°06'46"
C12	28.00'	44.05'	39.64'	N 46°52'56" E	90°09'12"

Approx. 430ft west of the intersection of Meadowlake Rd and West St.



View of subject property looking N



View of subject property looking NW



View of subject property looking S



View of subject property looking SW



Property adjacent to the N across Meadowlake Rd



View of subject property facing SE from Meadowlake Rd

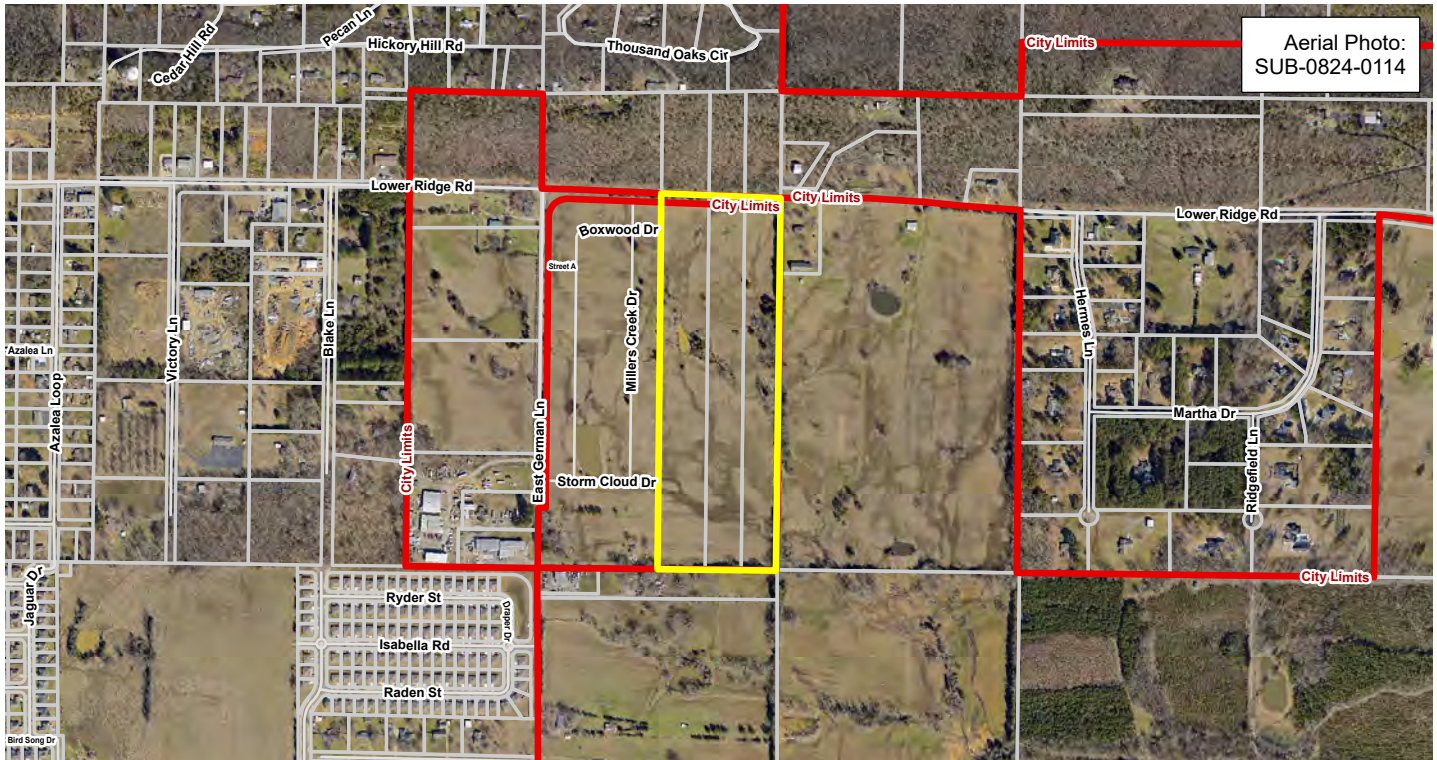
Property southeast of the intersection of Lower Ridge Rd and East German Ln

APPLICANT/AUTHORIZED AGENT

Jacob Longing Construction, LLC
PO Box 846
Conway, AR 72034

OWNER

Same



SITE DATA

Location. West of the Miller’s Creek proposed subdivision. Property southeast of the intersection of Lower Ridge Rd and East German Ln.

Site Area. 31.03 acres±.

Overlay. Lower Ridge Road Corridor Study.

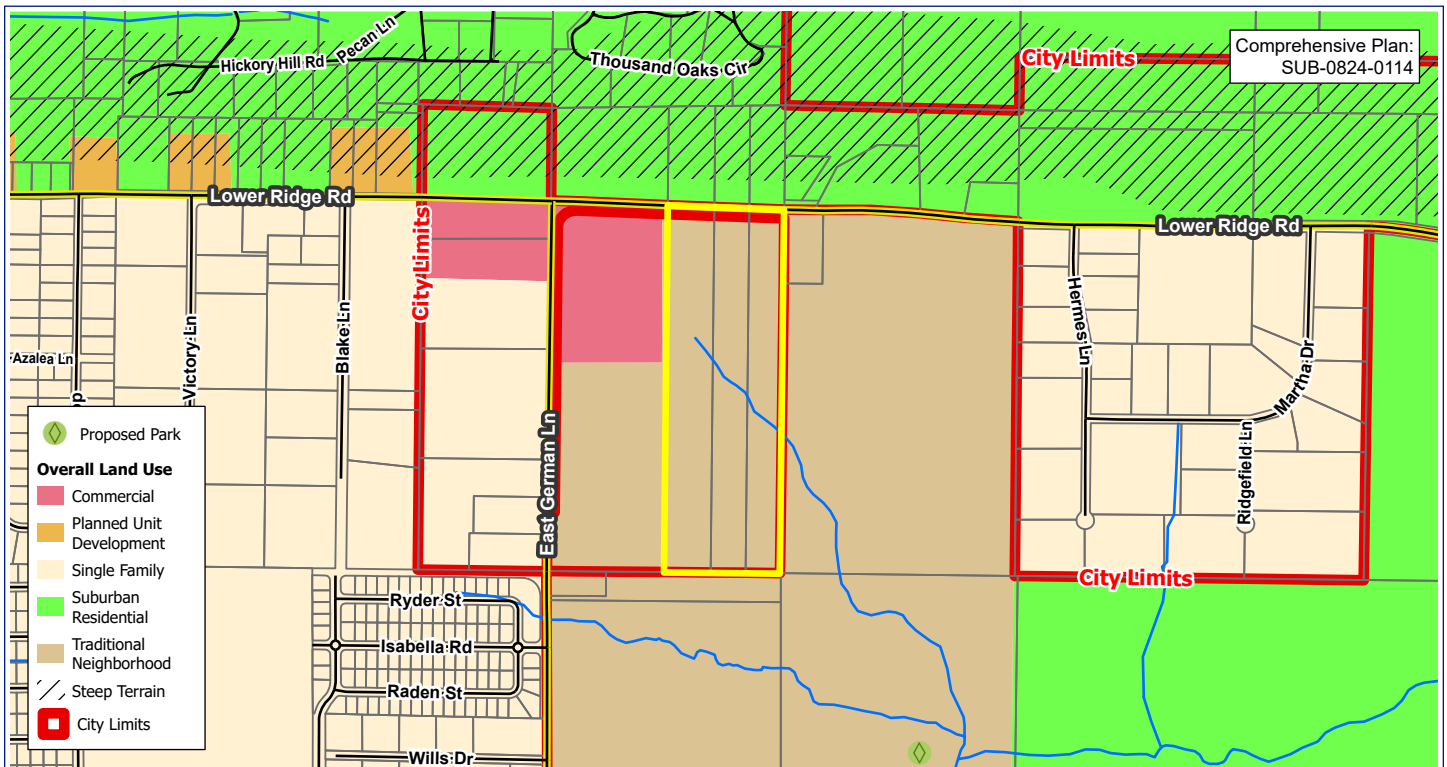
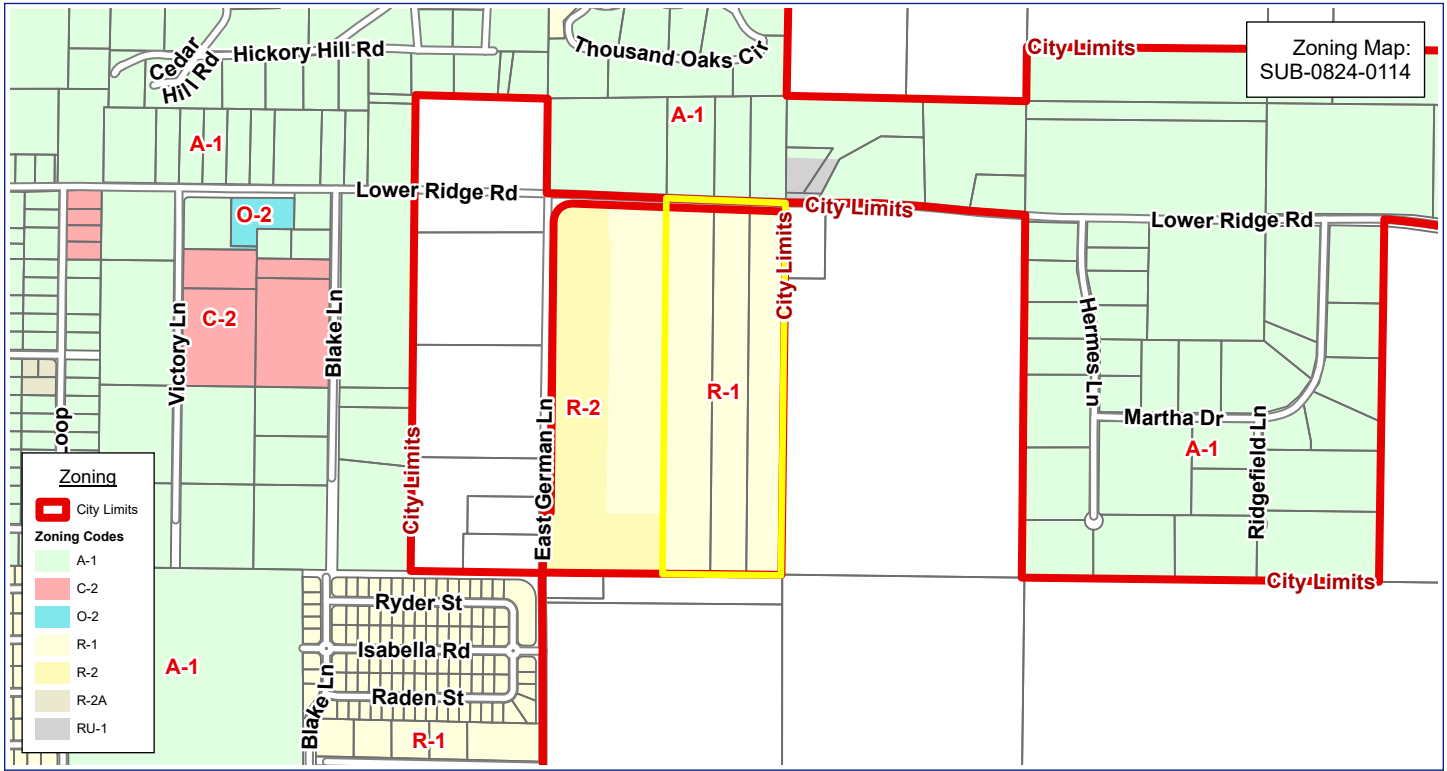
Current Zoning. R-1 (One Family Residential District).

Comprehensive Plan. Traditional Neighborhood.

Master Street Plan. East German Ln – Minor arterial (80’ ROW); Lower Ridge Rd – Major arterial (100’ ROW).

Existing Structures. None.

Property southeast of the intersection of Lower Ridge Rd and East German Ln



REQUEST

The applicant is requesting preliminary approval of a 118-lot subdivision located near the intersection of Lower Ridge Rd and E German Ln, adjacent west to Miller’s Creek proposed subdivision. The proposed buildable lots range from 0.15 acres to 0.24 acres, consistent with the requirements for R-1 zoning. The subdivision proposes access via Lower Ridge Rd and two connecting access points (Boxwood Dr and Storm Cloud Dr) to the adjacent proposed subdivision. All proposed internal streets will require 5-foot sidewalks with a 6.5 foot green space.

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

1. Creation of double frontage lots. (Article IV: Sec. 7(f)(7).

STAFF COMMENTS

- This plat represents a 118-lot subdivision on 31.03 acres.
- This property is adjacent to R-1 zoning to the west, A-1 to the north, and the remaining adjacent properties are not in city limits.
- Applicant is coordinating utilities with Conway Corporation and the adjacent property owned by Crafton Lee Fowler Irrevocable Trust.
- This development is consistent with the Comprehensive Plan.
- Preliminary plat approval is valid for 1 year. The Planning Commission may grant one extension of this approval for an additional 12 months. (*Subdivision Ordinance #O-00-03 Article I, Section 5.D*)

CONDITIONS

1. 10’ planting easement required on double frontage lots.
2. Developer has one ingress/egress point off Lower Ridge Rd. A maximum of 30 houses can be built with one access point. As the adjacent subdivision develops and road connections are made, additional houses can be built.
3. The Street and Drainage Plans/Drainage Report shall be modified to meet the requirements necessary for approval by the City Engineer.
4. 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.
5. 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.
6. A draft of any Bill of Assurance proposed for the subdivision generally describing proposed covenants, restrictions, and conditions applicable to the property shall be included with the final plat. Maintenance of all unbuildable lots/areas should be defined in the bill of assurance.
7. 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.

Property southeast of the intersection of Lower Ridge Rd and East German Ln

QUAIL MEADOW SUBDIVISION

ANR PROPERTIES LLC
Parcel No. 711409594000
Zoned R-1

FOUND STONE
NE CORNER
W/2 SW/4
SEC. 34, T40N, R13W
Range
N 88°W E. 1/4 Chalk Hill Fence Corner
N 88°E 1/4 Pin Wholen Fence Post



Drawings are based on NAD83 State Plane Coordinate System (NAD83 State Plane Louisiana North) One Point Location Per CAGS Monument 2002

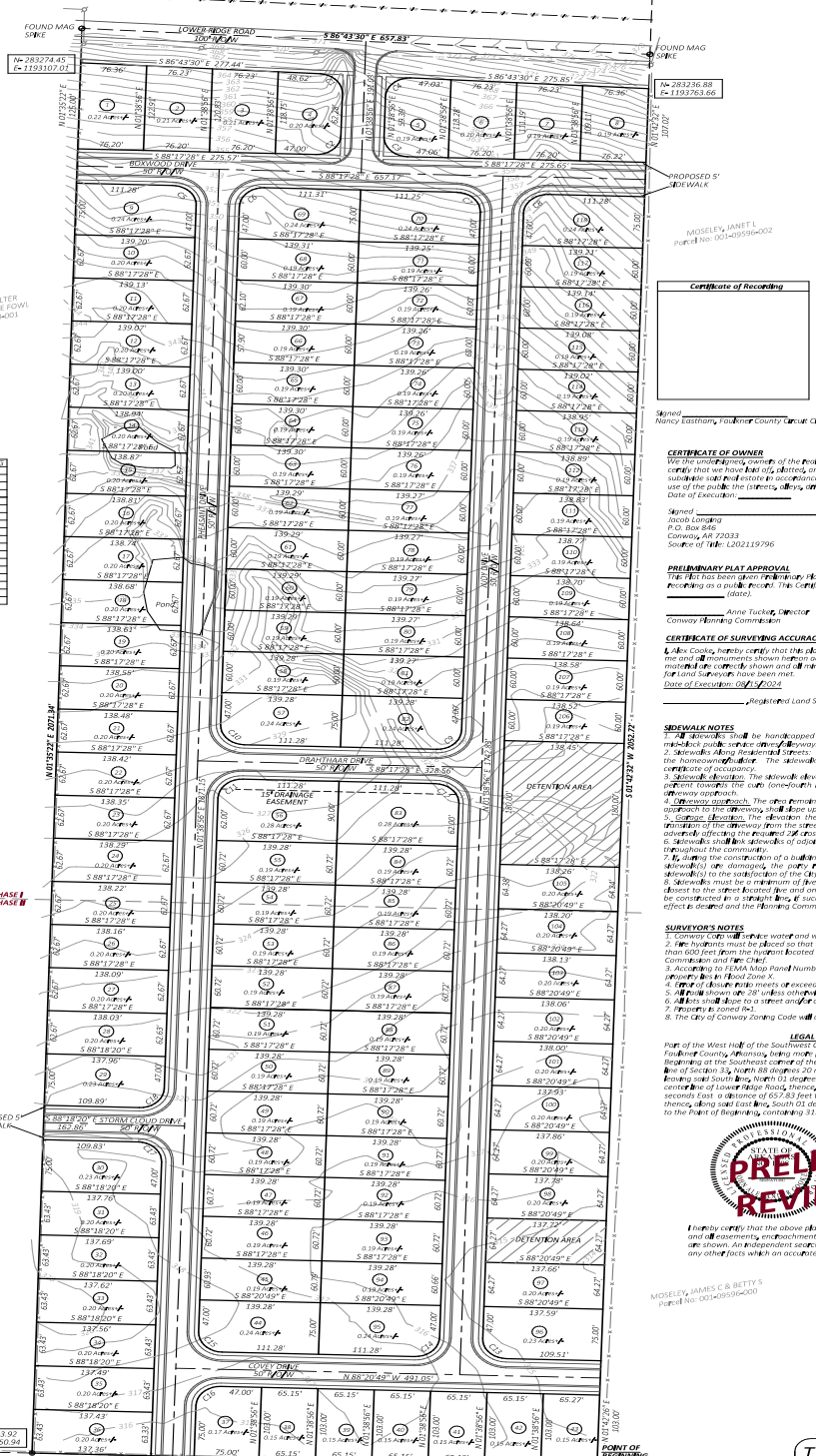
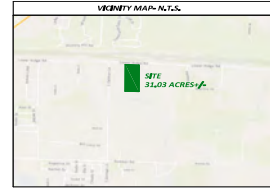


Table with 5 columns: CURVE, RADIUS, CHORD LENGTH, CHORD BEARING, and CHORD BEARING. It lists various curve data for the subdivision.

CRAFTON, HAROLD HALTER
TRUSTEE OF CRAFTON LEE FOWL
Parcel No. 711409594000
Zoned R-1

FOUND SOUNDING
SW CORNER
SEC. 34, T40N, R13W
Range
N 88°W E. 1/4 Chalk Hill Fence Corner
N 88°E 1/4 Pin Wholen Fence Post

1.5" Pipe
N 47°28'50" E. 3.08' of
Set Monument

FOUND NO. 4 REBAR W/
CAP, P.S. 1243
SE CORNER
W/2 SW/4
SEC. 34, T40N, R13W
Range
N 88°W E. 1/4 Chalk Hill Fence Corner
N 88°E 1/4 Pin Wholen Fence Post

FOUND 1" PIPE
NE CORNER
W/2 SW/4
SEC. 34, T40N, R13W
Range
N 88°W E. 1/4 Chalk Hill Fence Corner
N 88°E 1/4 Pin Wholen Fence Post

Certificate of Recording
Signed: Nancy Eastman, Planning Commission Chair

CERTIFICATE OF OWNER
I, Anne Cooke, hereby certify that the plat correctly represents a boundary survey made by me and all monuments shown herein actually exist and their location, size, use and material is correctly shown on all requirements of the Minimum Standards for Land Subdivision have been met.

PRELIMINARY PLAT APPROVAL
This plat has been shown to the Planning Commission and has not been approved for recording as required by the Louisiana Constitution.

CERTIFICATE OF SURVEYING ACCURACY
I, Anne Cooke, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown herein actually exist and their location, size, use and material is correctly shown on all requirements of the Minimum Standards for Land Subdivision have been met.

SEWERAGE NOTES
1. Sewerage shall be hand-pumped accessible to public streets at street corners and at designated manholes...
2. Sewerage shall be hand-pumped accessible to public streets at street corners and at designated manholes...

SURVEYOR'S NOTES
1. Easements shall be shown for water and wastewater...
2. Easements shall be shown for water and wastewater...

LEGAL DESCRIPTION-AS SURVEYED
Part of the West Half of the Southwest Quarter of Section 34, Township 40 North, Range 13 West, Parish of St. Landry, Louisiana, being more particularly described as follows:

I, Anne Cooke, hereby certify that the above plat represents a survey made by me on this day, and all easements, encroachments, and improvements disclosed by the survey are shown on an independent search for encroachments, covering encroachments, and any other facts which an accurate title search may disclose was not performed.

MIDDLEBURY, JAMES C. & BETTY S.
Parcel No. 001409594000

LEGEND
Found Monument As Shown
Completed Point
Set No. 4 Rebar W/ Cap
Easement
Easement Power
Fence Line

TWIN CREEKS SURVEYING, L.L.C.
DRAWN BY: A. COOKE
APPROVED BY: A. COOKE
DATE: 08/15/2024
SHEET NO: 1 OF 1

Property southeast of the intersection of Lower Ridge Rd and East German Ln



View of subject property facing NE



View of subject property facing SE



View of subject property facing SW

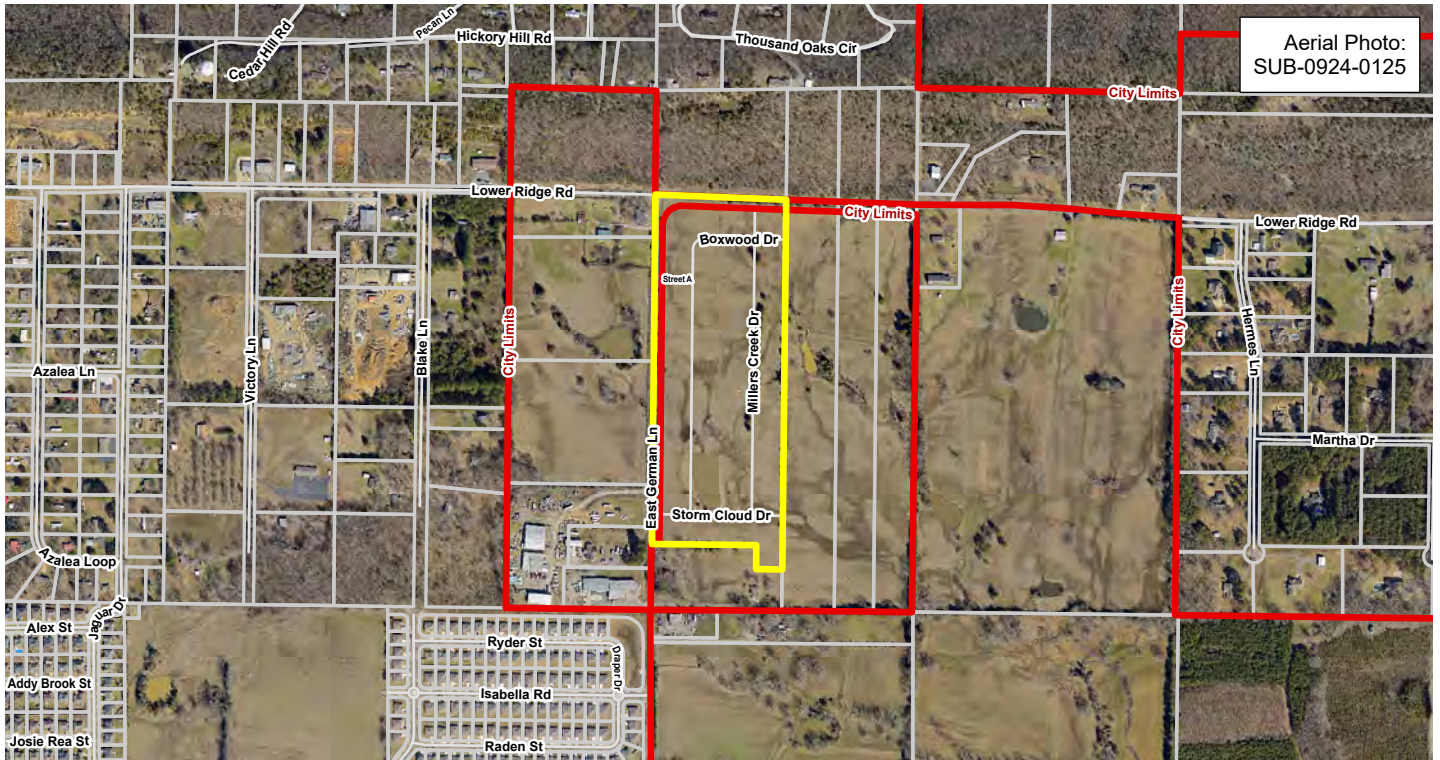
Property southeast of the intersection of Lower Ridge Rd and East German Ln

APPLICANT/AUTHORIZED AGENT

Central Arkansas Professional Surveying (CAPS)
1021 Front St
Conway, AR 72032

OWNER

Crafton Lee Fowler Irrevocable Trust
Harold Crafton, Trustee
PO Box 10482
Conway, AR 72034



SITE DATA

Location. 2100 East German Ln.

Site Area. 26.80 acres±.

Overlay. Lower Ridge Road Corridor Study.

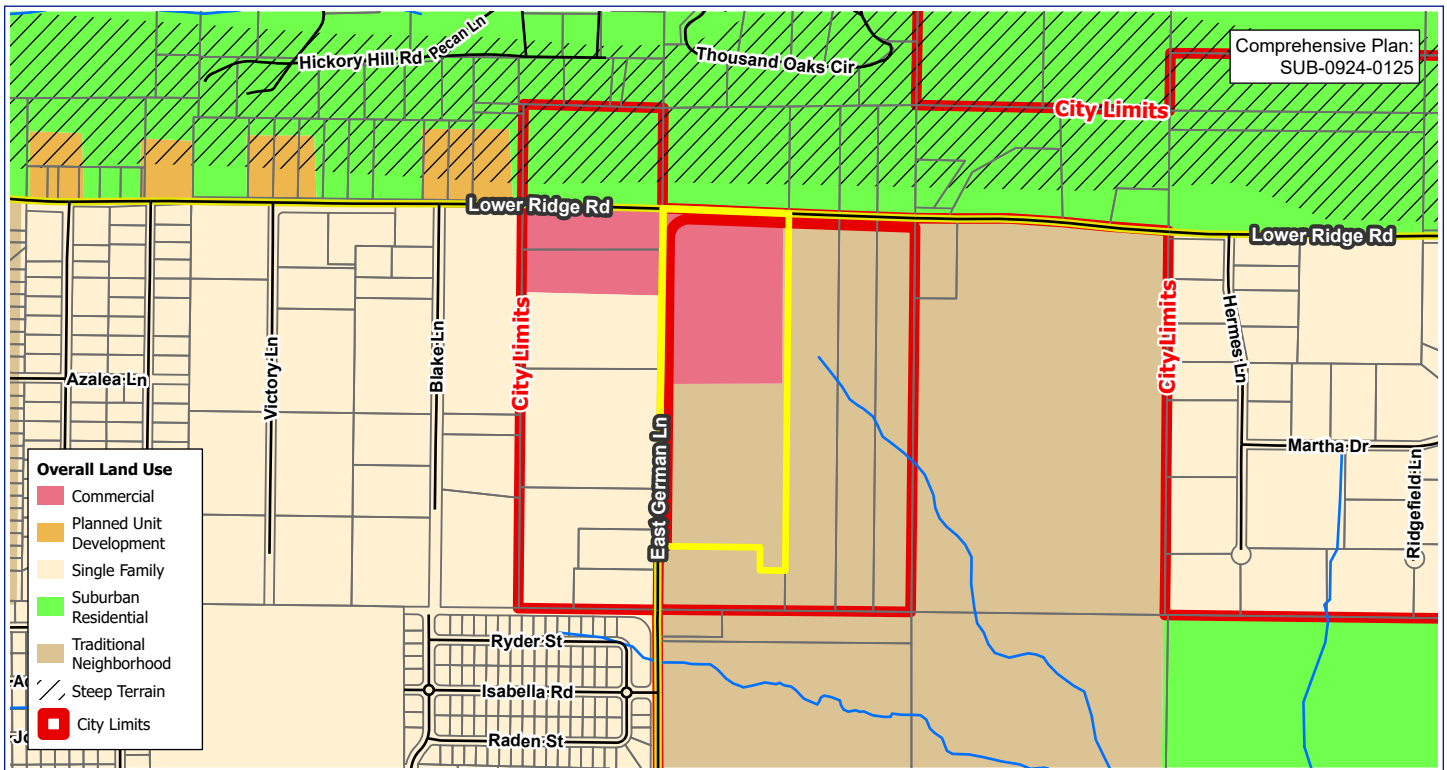
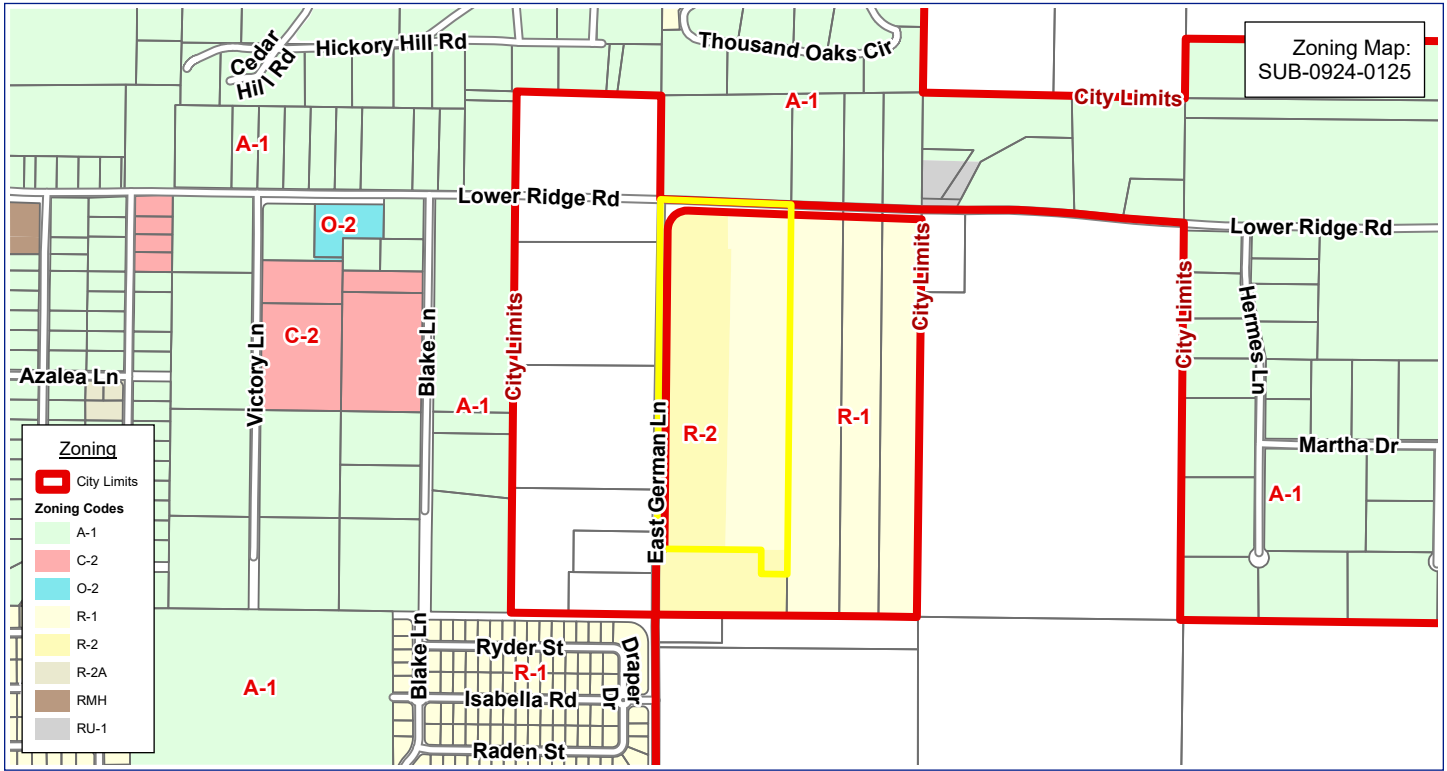
Current Zoning. R-1 (One Family Residential District) and R-2 (Two Family Residential District).

Comprehensive Plan. Commercial and Traditional Neighborhood.

Master Street Plan. East German Ln – Minor arterial (80' ROW); Lower Ridge Rd – Major arterial (100' ROW).

Existing Structures. None.

Property southeast of the intersection of Lower Ridge Rd and East German Ln



REQUEST

The applicant is requesting preliminary approval of a 93-lot subdivision located at the intersection of Lower Ridge Rd and E German Ln. The proposed buildable lots range from 0.36 acres to 0.79 acres, consistent with the requirements for R-1 and R-2 zoning. The subdivision proposes two access points via E German Ln and one east connection via an internal street of Boxwood Dr. Boxwood Dr will connect a future adjacent tract owned by Jacob Longing Construction, LLC. All proposed internal streets will require 5-foot sidewalks with a 6.5 foot green space.

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

1. Creation of double frontage lots. (Article IV: Sec. 7(f)(7))

STAFF COMMENTS

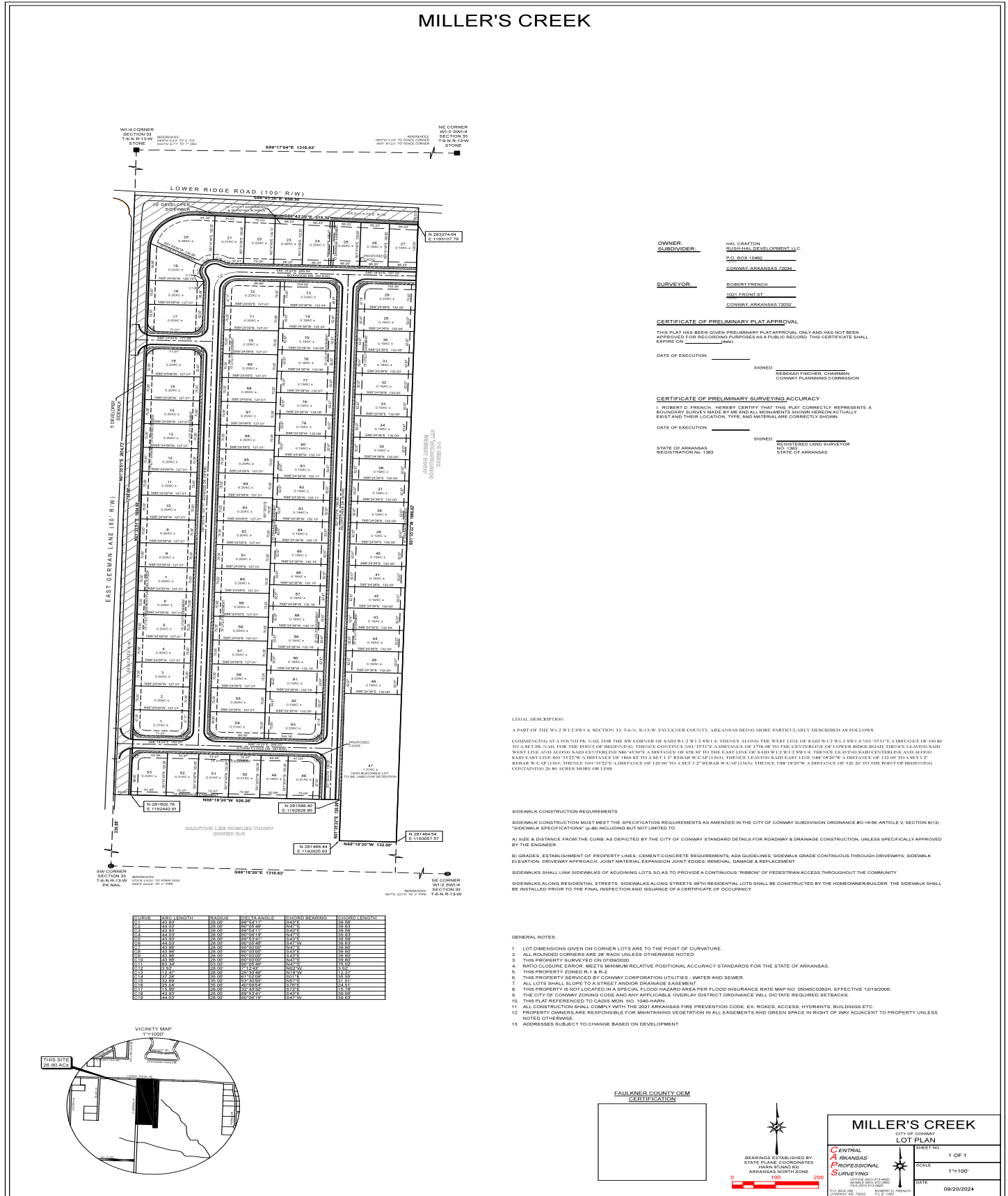
- This plat represents a 93-lot subdivision on 26.80 acres.
- This property is adjacent to A-1 zoning to the north. All other adjacent lots are not in city limits.
- Applicant is coordinating utilities with Conway Corporation and the adjacent property owned by Jacob Longing Construction, LLC.
- This development is consistent with the Traditional Neighborhood designation in the Comprehensive Plan.
- Preliminary plat approval is valid for 1 year. The Planning Commission may grant one extension of this approval for an additional 12 months. (*Subdivision Ordinance #O-00-03 Article I, Section 5.D*).

CORRECTIONS NEEDED ON THE PLAT

1. Minor arterial requires a 10' sidewalk with 6' greenspace.
2. Developer responsible for sidewalk on non-buildable lots.
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.

CONDITIONS

1. 10' planting easement required on double frontage lots.
2. The Street and Drainage Plans/Drainage Report shall be modified to meet the requirements necessary for approval by the City Engineer.
3. 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.
4. 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.
5. A draft of any Bill of Assurance proposed for the subdivision generally describing proposed covenants, restrictions, and conditions applicable to the property shall be included with the final plat. Maintenance of all unbuildable lots/areas should be defined in the bill of assurance.
6. 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.



Property southeast of the intersection of Lower Ridge Rd and East German Ln



View of subject property looking E



View of subject property looking N



View of subject property looking NE



View of subject property looking S



Property adjacent of the NW



Property adjacent to the SW

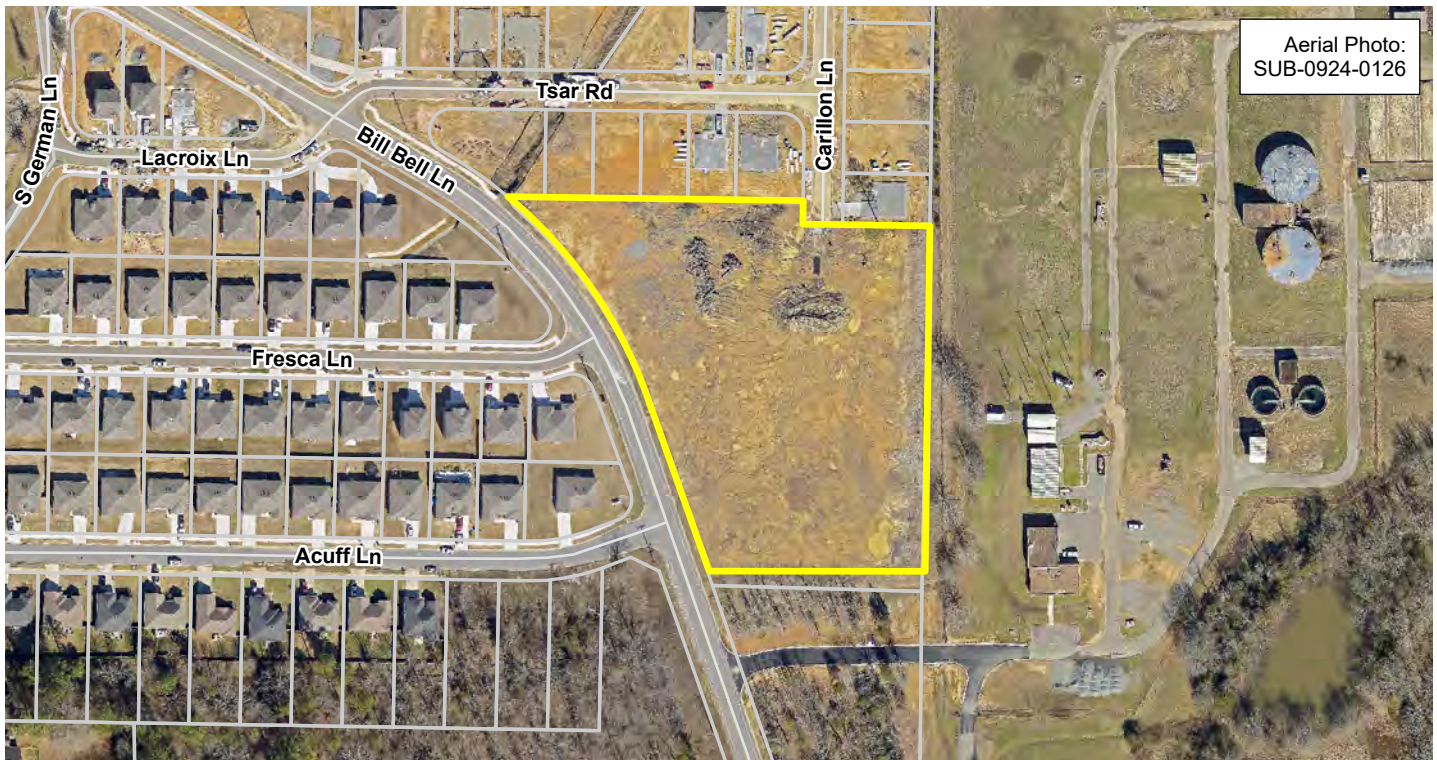
Intersection of Bill Bell Ln and Carillon Ln

APPLICANT/AUTHORIZED AGENT

Central Arkansas Professional Surveying
(CAPS)
1021 Front St
Conway, AR 72032

OWNER

RKVC, LLC & Central Arkansas Qualified
Intermediary, Inc.
5655 Grand Teton Ln
Conway, AR 72034



SITE DATA

Location. South of Bell Valley Phase 3; Intersection of Bill Bell Ln and Carillon Ln.

Site Area. 3.88 acres +/-.

Current Zoning. R-1 (One-family residential).

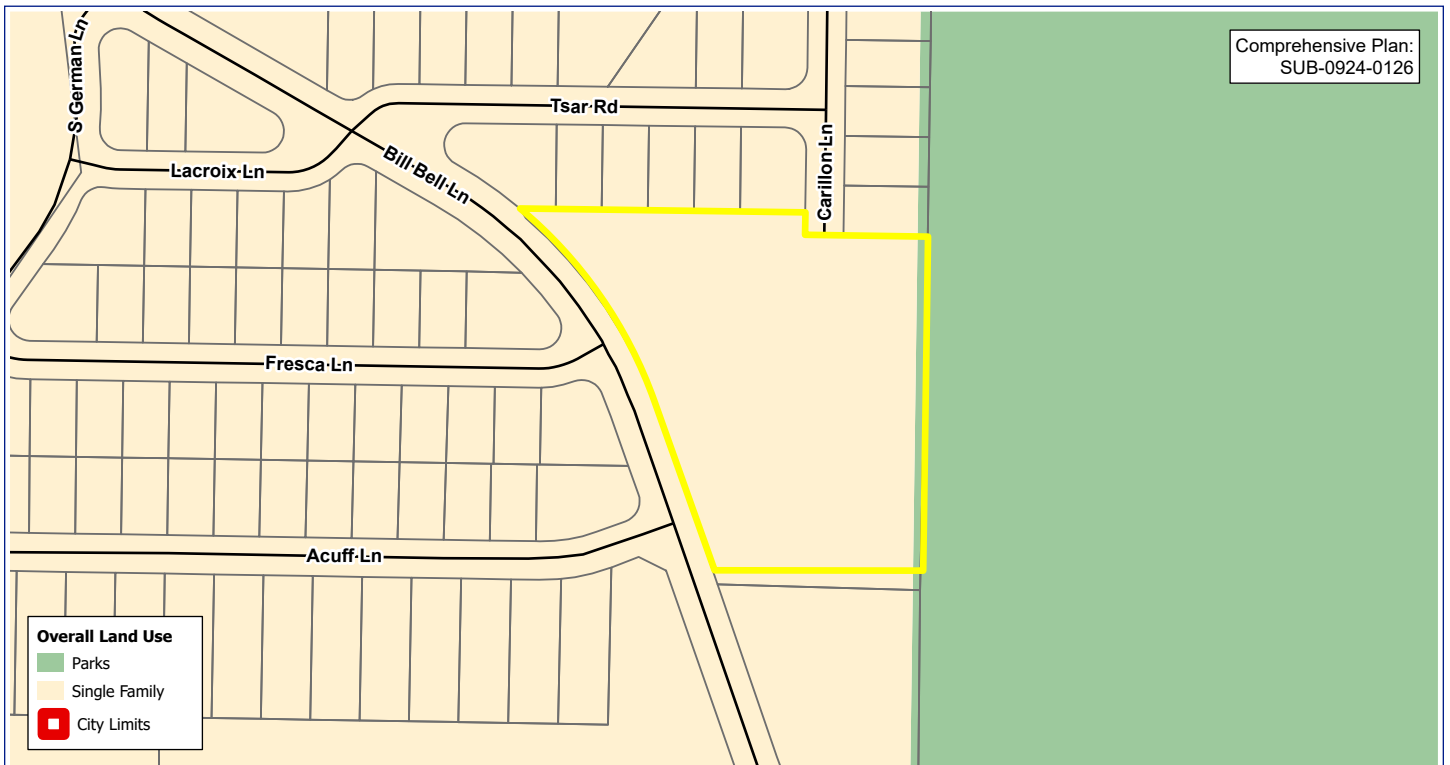
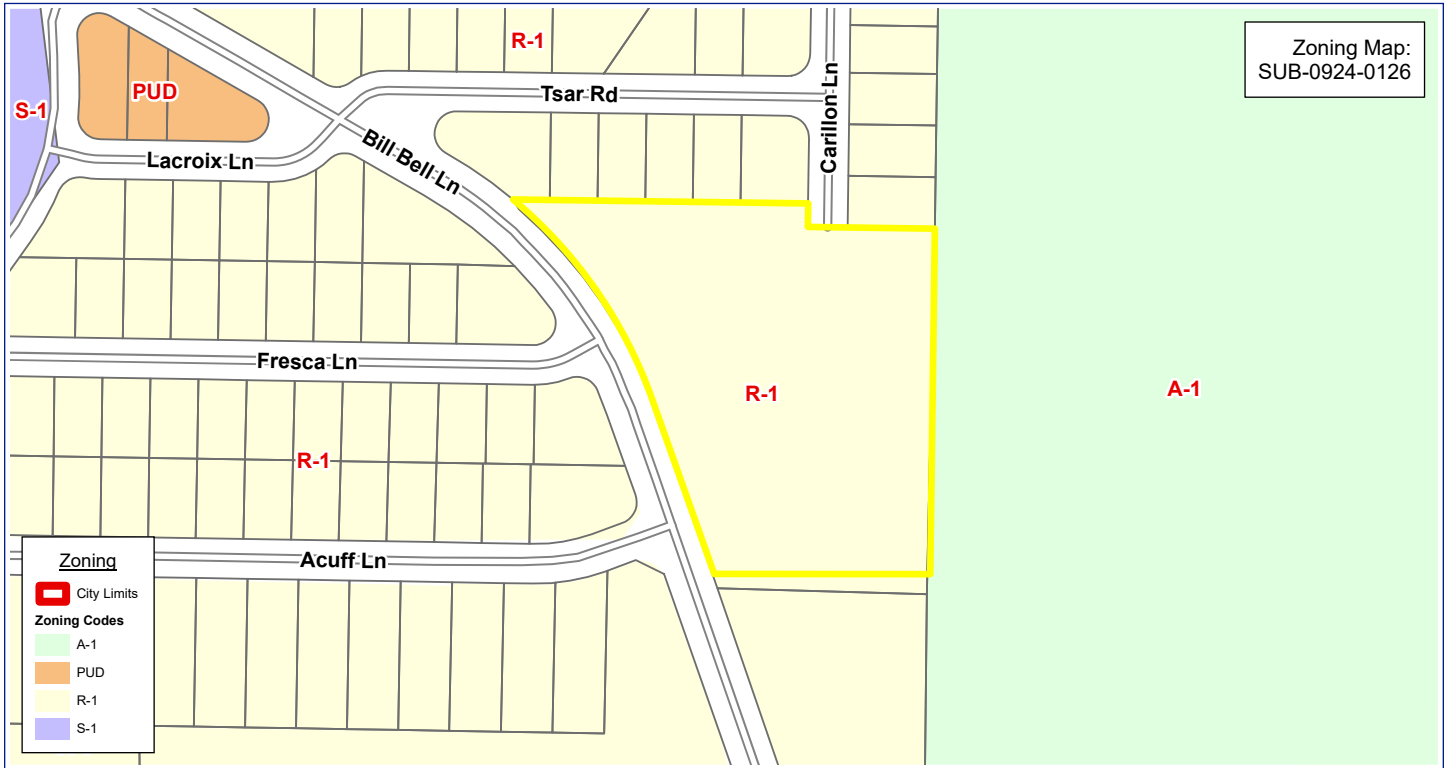
Comprehensive Plan. Single-family.

Master Street Plan. Bill Bell Ln (Collector 60' ROW), Carillon Ln (Local Residential 50' ROW).

Existing Structures. None.

Overlay. None.

Intersection of Bill Bell Ln and Carillon Ln



REQUEST

The applicant is requesting preliminary approval of a 16-lot subdivision located at the intersection of Stanley Russ Rd and Bill Bell Ln. The development represents the second phase of Cardinal Valley Subdivision, with the first phase going to the southwest. The proposed buildable lots range from 0.15 acres to 0.39 acres, consistent with the requirements for R-1 zoning. The subdivision proposes access via Carillion Ln which will intersect with Bill Bell Ln. Lots will front on Carillon Lane with access to lots 13-17 via the alley. All proposed internal streets will require 5-foot sidewalks with a 6.5 foot green space.

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

The applicant is requesting a variance for lot depths on Lots 7 and 12 to be more than four times the width of each lot and the radius less than 100'. (Subdivision Ordinance #O-00-03, Article 4, Section 5, F (3)).

An administrative waiver for reduced lot depth for Lot 15 has been approved in conjunction with this request.

STAFF COMMENTS

1. This plat represents a 16-lot subdivision on 3.88 acres.
2. This property is adjacent to R-1 on the north, south, and west. A-1 (Agricultural) zoning is found to the east.
3. This development is consistent with the Comprehensive Plan.
4. An administrative waiver was granted to allow Lot 15 to be less than the required 100' depth. The lot depth is 96.36'. (Zoning Code #O-22-111 Article 7, Section 705.1)
5. Lots 7 and 12 are currently not in conformance with the Subdivision regulations. The depths are four times the width of each lot. A variance will need to be granted to allow for the configuration of these lots.
6. Preliminary plat approval is valid for 1 year. The Planning Commission may grant one extension of this approval for an additional 12 months. (Subdivision Ordinance #O-00-03 Article I, Section 5.D).

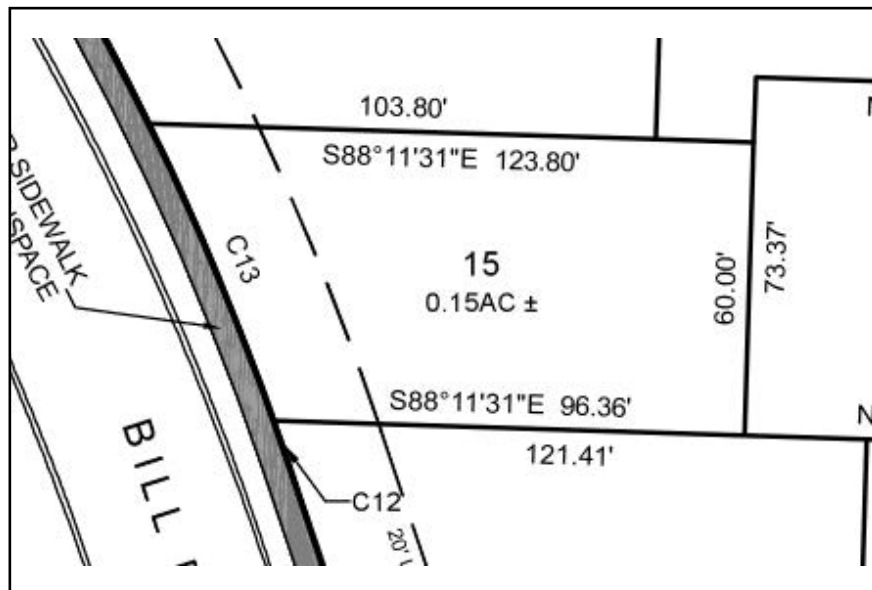
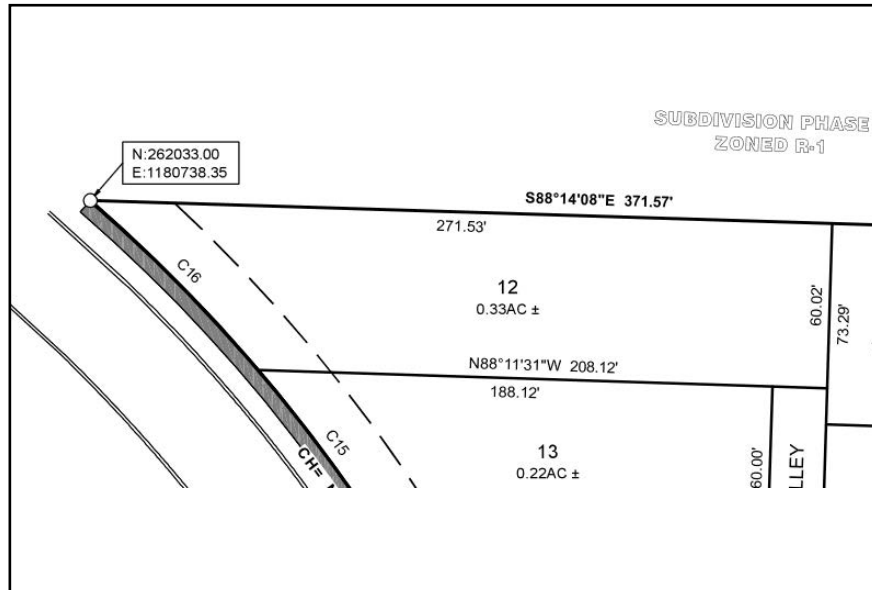
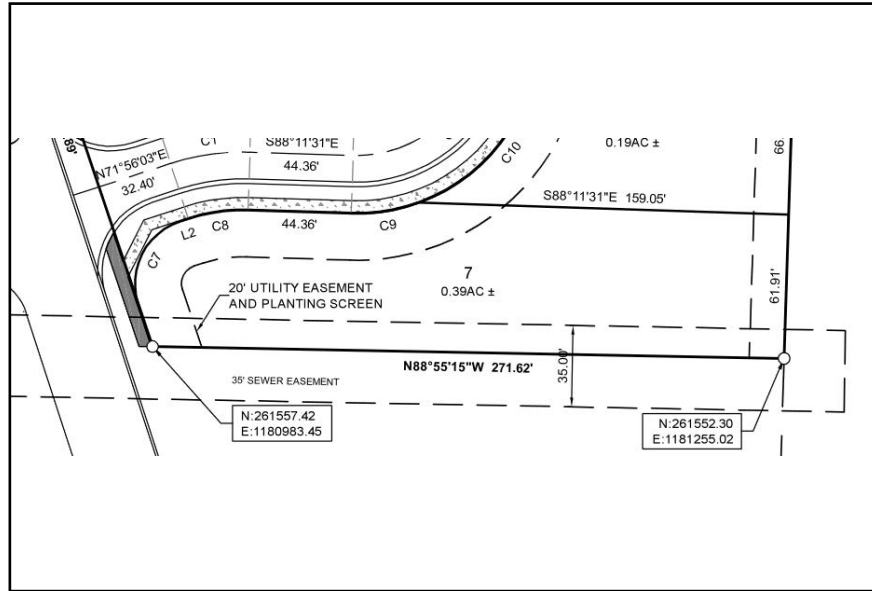
CORRECTIONS NEEDED ON THE PLAT

1. Provide all easements as indicated by the City Engineer and Conway Corporation.
2. Note specifying that the developer is responsible for sidewalks along Bill Bell Lane (5' sidewalk with 7' greenspace.)
3. Other corrections as required by the City Engineer, Planning Director, Fire Marshal, and Conway Corporation on the Preliminary Plat/Street and Drainage Plans.

CONDITIONS

1. The Street and Drainage Plans/Drainage Report shall be modified to meet the requirements necessary for approval by the City Engineer.
2. 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.
3. 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.
4. A draft of any Bill of Assurance proposed for the subdivision generally describing proposed covenants, restrictions, and conditions applicable to the property shall be included with the final plat. Maintenance of all unbuildable lots/areas should be defined in the bill of assurance.
5. 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.

Intersection of Bill Bell Ln and Carillon Ln





CITY OF CONWAY | 1111 Main Street
Planning and Development | Conway, AR 72032
T 501.450.6105
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www.conwayarkansas.gov

Jonathan Franklin
Central Arkansas Professional Surveying
1021 Front Street
Conway, AR 72032

From: Ryan Robeson
Date: October 16, 2024
Re: Administrative waiver for Lot 15, Cardinal Valley Ph 2 Subdivision (SUB-0924-0126)

Mr. Hageman,

Please consider this letter as approval of an administrative waiver granted for Lot 15 of the Cardinal Valley Phase 2 Subdivision. *This waiver will only go into effect with the filing of the final plat.*

CONWAY ZONING CODE ARTICLE 7, SECTION 705.1 – AREA REQUIREMENTS

Administrative waivers may be granted for any area requirements such as setbacks, height, lot size, or lot coverage established within Article III of this code, where such action will not be harmful to the public welfare. No administrative waiver may be granted for more than ten percent (10%) of the numerical standards, and no administrative waiver for a requirement that does not have a numerical standard.

- The waiver is for a reduced lot depth requirement by Article 3, Section 305.3 of the Conway Zoning Code, which states, *“Each lot must be a minimum of one hundred (100) feet in depth at its shallowest point with the depth measured at right angles or radial to the centerline of the street line.”* **The administrative waiver will allow a reduction of the required 100’ depth requirement, granting a 96.36’ depth for Lot 15 exclusively.**

If you have any additional comments or questions, please contact the Planning Department at the information above.

Thank you,

Ryan Robeson
Planner
City of Conway | Planning & Development
1111 Main Street
Conway, AR 72032



View of subject property looking SE



View of subject property looking E



View of subject property looking S

Approximately 900 feet west of the intersection of Tyler St and Padgett Rd

APPLICANT/AUTHORIZED AGENT

Central Arkansas Professional Surveying
1021 Front St
Conway, AR 72032

OWNER

Rush-Hal Development, LLC
PO Box 10482
Conway, AR 72034



SITE DATA

Location. 5700 Tyler St; Approximately 900 feet west of the intersection of Tyler St and Padgett Rd, adjacent west of Lands End Phase 1.

Site Area. 18.53 acres +/-.

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

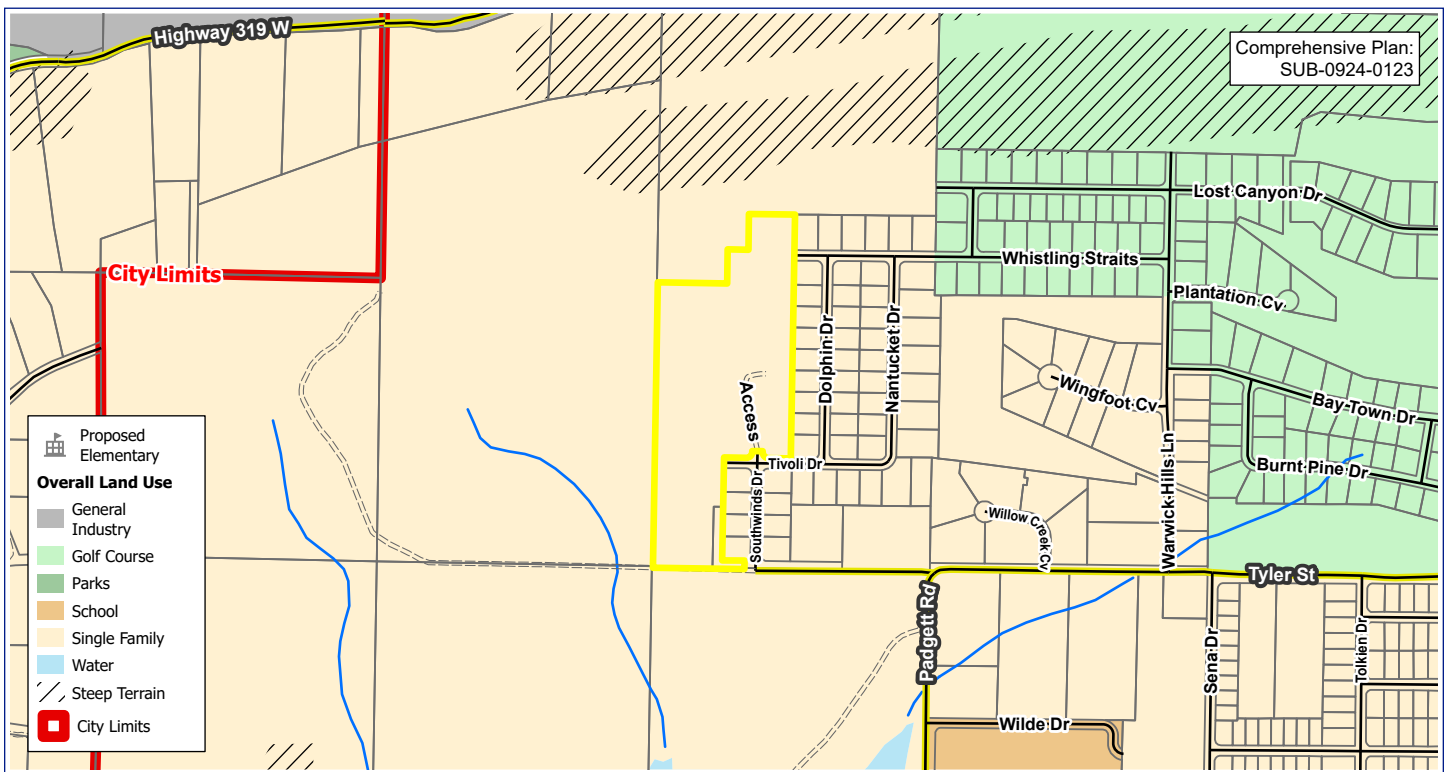
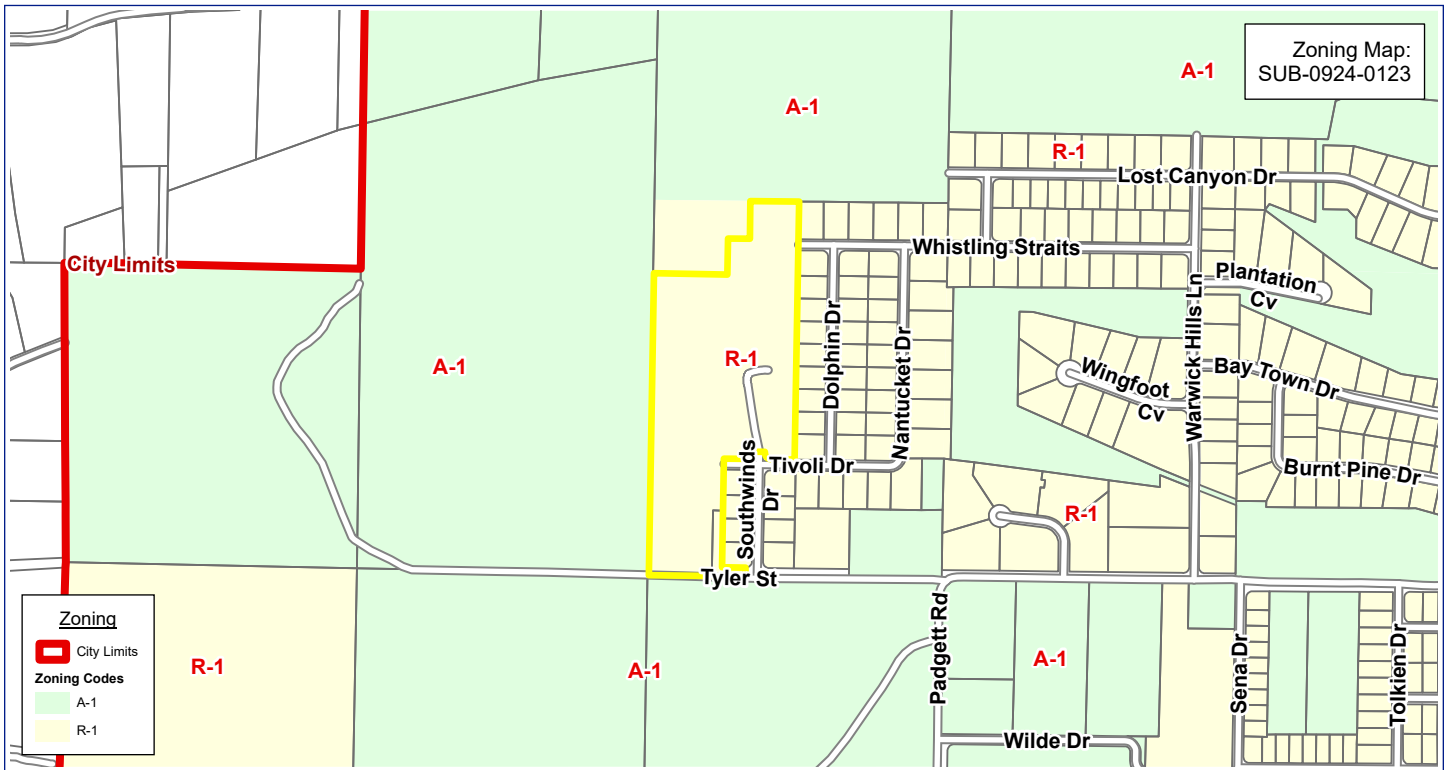
Comprehensive Plan. Single-family.

Master Street Plan. Padgett Extension (Minor Arterial), Tyler St (Minor Arterial) – No public improvements are planned for either corridor within five years.

Existing Structures. None.

Overlay. None.

Approximately 900 feet west of the intersection of Tyler St and Padgett Rd



Approximately 900 feet west of the intersection of Tyler St and Padgett Rd

REQUEST

The applicant is requesting a one-year extension to the previously approved preliminary plat for Lands End Phase 2.

STAFF COMMENTS

New:

- The original preliminary plat was granted authorization to proceed on January 17, 2023 (SUB-1222-0407).
- Construction of improvements have not started.
- If installation of improvements is not complete within 1 year, the preliminary plat approval and authorization to proceed will expire and a new review and preliminary approval will be required.

Prior comments:

- There is a required North-South Minor Arterial indicated in the Master Street Plan for the property that will be constructed in this phase of the subdivision. Based on current needs, staff supports construction of the connection as a local street with dedication of ROW for a collector street.
- The development fronts onto Tyler St, which is a minor arterial. In discussion between staff and the applicant, staff has determined improvement of Tyler St to collector standards with dedication of ROW for a minor arterial is appropriate.
- The applicant is making improvement to a vastly under improved section of Tyler St west of Padgett Rd, including an additional 400'+/- of improvements in this phase. The applicant shall be eligible to claim road impact fees for these improvements. The applicant shall be eligible for credits equivalent to the increased cost of improvement from a local to collector standards for the applicable frontage along lots 54 and 77. The applicant shall be eligible for full credit for all improvements made off-site. No action is needed on this item.
- The development is consistent with the Comprehensive Plan, including the following goals:
 - “Provide opportunities for a variety of housing choices both suitable and affordable situated throughout the City in desirable surroundings which reflect the needs for all citizens.”
 - “Protect established residential areas from encroachment of incompatible uses and provide a high standard for development and redevelopment of residential areas.”
 - “Provide a logical pattern of land uses throughout the community incorporating an efficient relationship between transportation, public services, residential, commercial, industrial, and business areas.”

CORRECTIONS NEEDED ON THE PLAT

1. Show all hydrant locations.
2. Indicate proposed locations of three new CAGIS monuments.
3. Temporary cul-de-sac will need to be included as a lot within the platted area or placed in a recorded easement. Easement document number will need to be referenced on plat.
4. Drainage easement to the west will need to be included as a lot within the platted area or placed in a recorded easement. Easement document number will need to be referenced on plat.
5. If temporary cul-de-sac and/or drainage easement is included in platted area, sidewalks will need to be constructed and are the responsibility of the subdivider/developer.
6. Provide general note: “Subdivider shall be responsible for construction of sidewalks along all unbuildable lots.”
7. All street names shall be proposed and availability confirmed with GIS Manager.
8. Other corrections as noted on Preliminary Plat and provided to the applicant.

CONDITIONS

1. Preliminary Plat approval from all reviewing agencies shall be obtained.
2. Wheelchair ramps shall be provided by the developer in accordance with the City of Conway Transportation Department Standard Details.
3. 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.
4. 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.
5. Utility easements as required by Conway Corporation are needed.
6. Drainage easements as required by the City Engineer are needed.

Approximately 900 feet west of the intersection of Tyler St and Padgett Rd

7. 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.
8. 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.

Approximately 900 feet west of the intersection of Tyler St and Padgett Rd



View of subject property looking N



View of subject property looking NE



View of subject property looking N

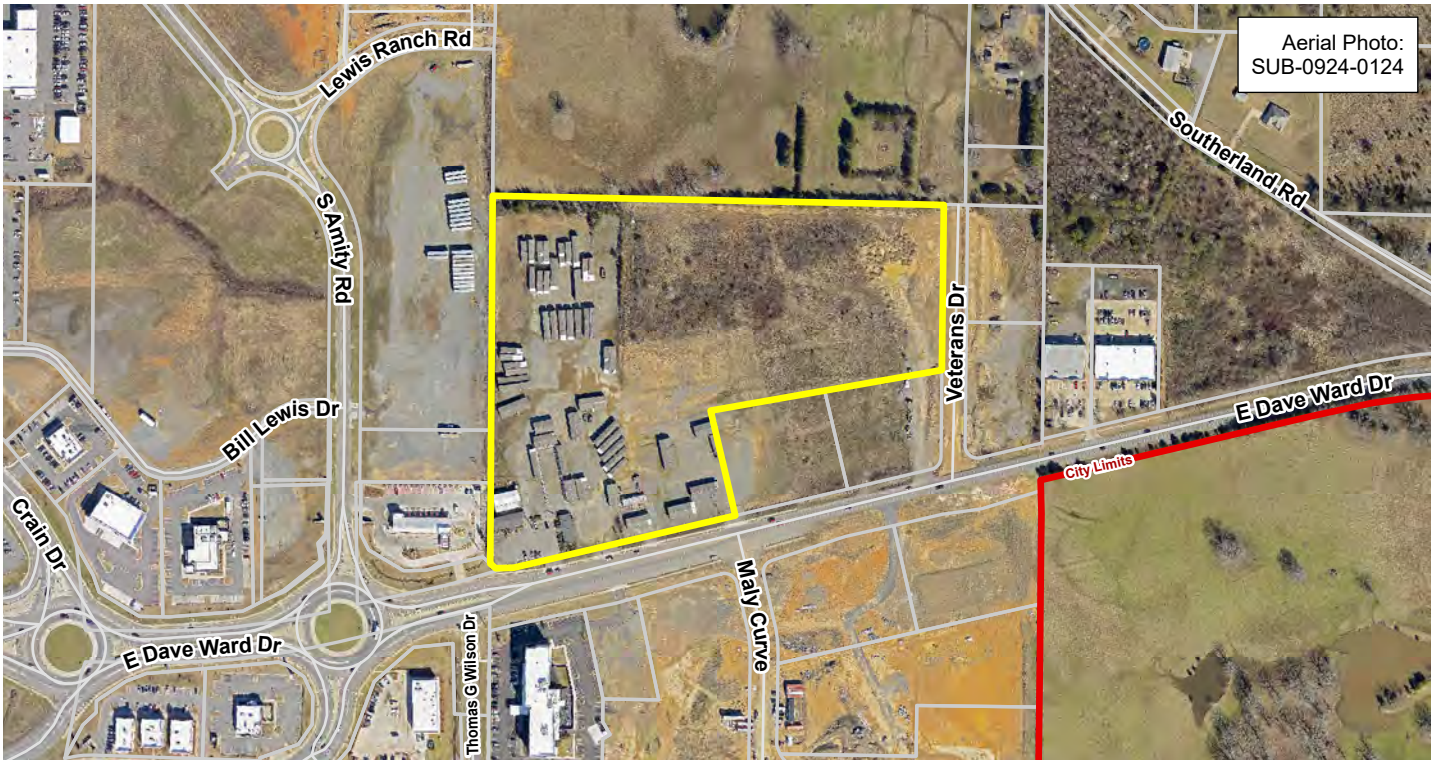
Along the north side of Dave Ward Dr between Thomas G Wilson Dr and Veterans Dr

APPLICANT/AUTHORIZED AGENT

Central Arkansas Professional Surveying
1021 Front Street
Conway, AR 72032

OWNER

Grant Goode
PO Box 1390
Conway, AR 72033



SITE DATA

Location. 1310 E Dave Ward Drive; along the north side of Dave Ward Dr between Thomas G Wilson Dr and Veterans Dr.

Site Area. ±17.66 acres.

Overlay. None.

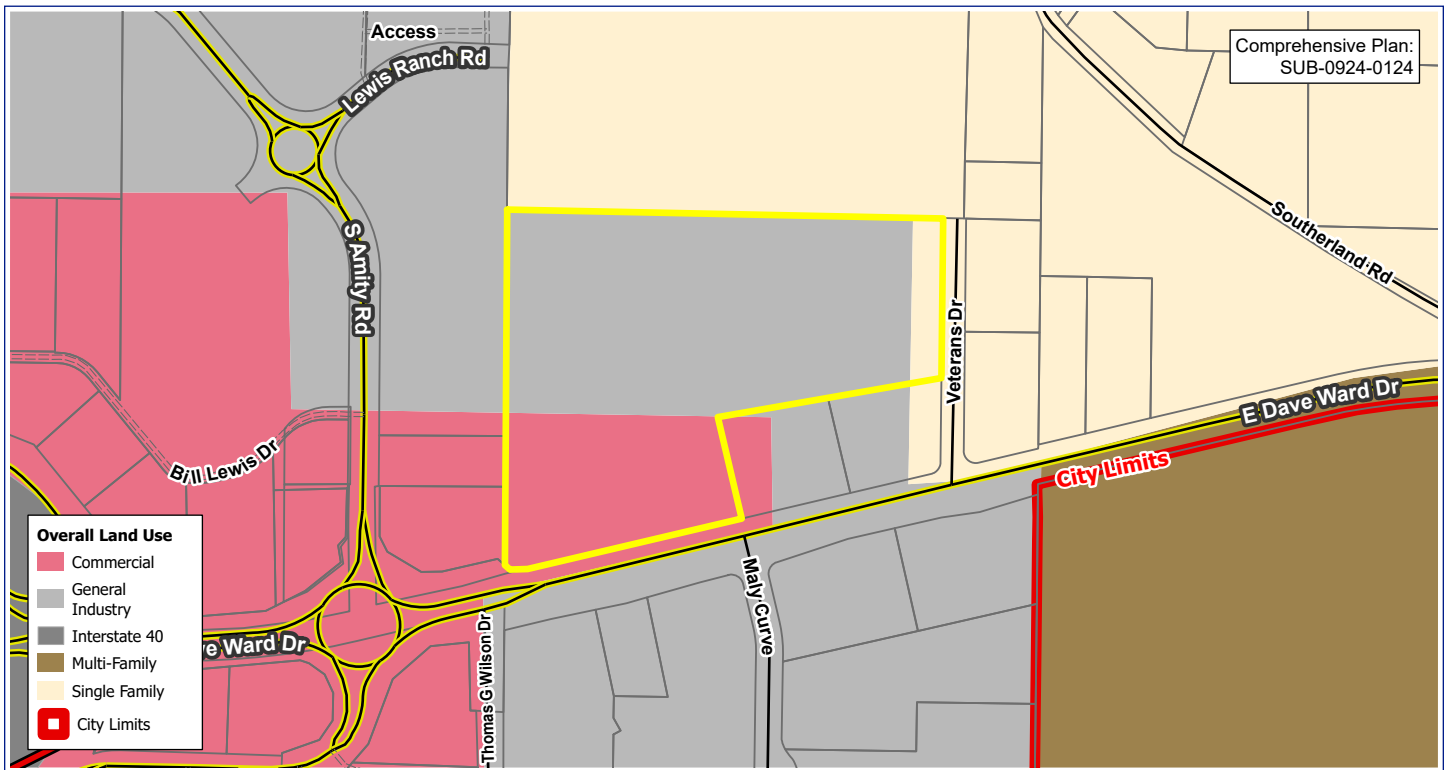
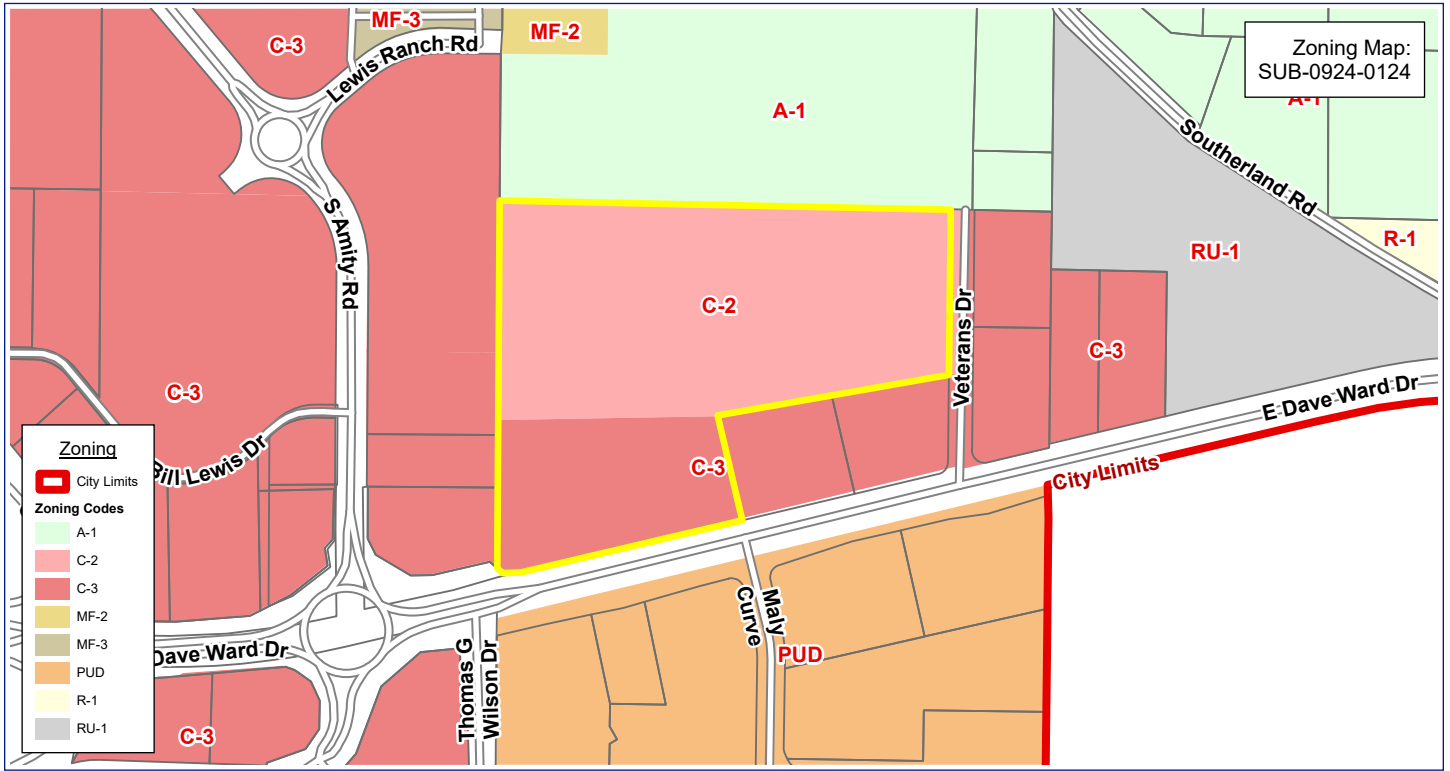
Current Zoning. Lots 7-9, C-3 (Highway Service & Open Display District) and Lot 10, C-2 (Neighborhood Commercial District).

Comprehensive Plan. Commercial, General Industry, and Single-Family.

Master Street Plan. E Dave Ward Dr – Major Arterial (100' ROW); Veterans Dr – Collector (60' ROW).

Existing Structures. Multiple manufactured homes and supporting office sales.

Along the north side of Dave Ward Dr between Thomas G Wilson Dr and Veterans Dr



REQUEST

The applicant is requesting a one-year extension to the previously approved preliminary plat for Birds Nest Subdivision, Phase 2.

STAFF COMMENTS

- The original preliminary plat was granted authorization to proceed on June 7, 2023.
- Construction of improvements have not started; the applicant is coordinating future development at the site.
- Preliminary plat approval is valid for 1 year. The Planning Commission may grant one extension of this approval for an additional 12 months. (*Subdivision Ordinance #O-00-03 Article I, Section 5.D*).
- If installation of improvements is not complete within 1 year the preliminary plat approval and authorization to proceed will expire; new review and preliminary approval will be required.

CONDITIONS

1. A planting easement along Dave Ward Dr. will be provided to restrict direct access to Dave Ward Dr for lots 7-9. Lots 7-9 shall access from a private street.
2. Private streets for lots 7-9 shall be constructed concurrently with the development of each lot. No certificate of occupancy may be obtained for either lot unless all portions of the proposed private street fronting the lot has been constructed.
3. The proposed Veterans Drive must be constructed to provide street frontage for Lot 10. Lot 10 is considered unbuildable until this street is complete.
4. Wheelchair ramps shall be provided by the developer in accordance with the City of Conway's Standard Details.
5. The Street and Drainage Plans/Drainage Report shall be modified to meet the requirements necessary for approval by the City Engineer.
6. A draft Bill of Assurance/Covenants and Restrictions proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property included in the submitted plat.
7. Fire hydrants must be placed so that the furthest point of a lot in a commercial subdivision is not more than 400 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
8. 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.
9. 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.
10. Any of the above conditions not met, as determined by the concurrence of the Planning Director and City Engineer, shall require re-review and approval by the Planning Commission.
11. Sidewalk construction along Dave Ward Dr. and Veterans Dr. shall be handled at the time of building construction.

Along the north side of Dave Ward Dr between Thomas G Wilson Dr and Veterans Dr



View of subject property looking N



View of subject property looking NE



View of subject property looking NE



View of subject property looking NW

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-0824-0106) Scooters
- (SDR-0424-0065) First Service Bank

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

- (P2024-00050) Brooklyn's Lot Merger

Administrative waiver for a minor subdivision

- (SUB-0824-0117) Orozco Subdivision