



# CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

November 15, 2021 • 7:00pm • 1111 Main Street



# City of Conway

## PLANNING COMMISSION

November 15, 2021

### PLANNING COMMISSION

Brandon Ruhl, Chairman  
Arthur Ingram, Vice-Chairman  
Adam Bell  
Rebekah Fincher  
Drew Gainor  
Latisha Sanders-Jones  
Laura King  
Larry Webb  
Rhea Williams

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 **November 23, 2021**

Items not approved by the Planning Commission may be appealed to the City Council within 30 days of the date of Planning Commission denial, with exception of decisions made by the Planning Commission acting as the Board of Zoning Adjustment.

**Call to Order.**

**Roll Call.**

**Approval of Minutes.** October 18, 2021

#### I. Subdivision Review

- A. Request for preliminary plat approval of South Sterling Subdivision Phase 2 (SUB-0921-0114)
- B. Request for preliminary plat approval of Bell Valley Subdivision Phase 3 (SUB-0921-0115)

#### II. Public Hearing Items

- A. Request to modify conditional use permit no. 1398 for 7.61 acres +/- located at 1301 Sunset Drive (CUP-0921-0113)
- B. Request to annex 30.27 acres +/- located south of Lower Ridge Rd, east of E German Ln (ANN-0921-0119)
- C. Request to rezone 0.14 acres west of 449 Reedy Rd from R-1 to O-2 (REZ-1021-0122)
- D. Request for conditional use permit to allow a kennel in an I-3 zoning district for property located at 1890 South Amity Road (CUP-1021-0128)

#### III. Additional Business

- A. Adoption of 2022 Calendar
- B. Election of 2022 Officers
- C. Selection of Planning Commissioners for the 2022-26 term
- D. Additional items as decided by the Commission

**Adjourn.**

# Request for Preliminary Plat approval: South Sterling PUD Phase 2

2.47 acres +/- east of South Donaghey Avenue; south of South Sterling PUD Phase 1

**APPLICANT/AUTHORIZED AGENT**

Magie Engineering and Land Development  
915 Oak St, Unit 102  
Conway, AR 72032

**OWNER**

Hambuchen Properties  
PO Box 549  
Conway, AR 72033



**SITE DATA**

**Location.** Moody Gardens; Approximately 100 feet south of the intersection of Sterling Dr and Moody Gardens.

**Site Area.** 2.47 acres +/-.

**Current Zoning.** PUD (Planned Unit Development).

**Comprehensive Plan.** Single-family.

**Master Street Plan.** Moody Gardens - Local Residential.

**Existing Structures.** None.

**Overlay.** None.

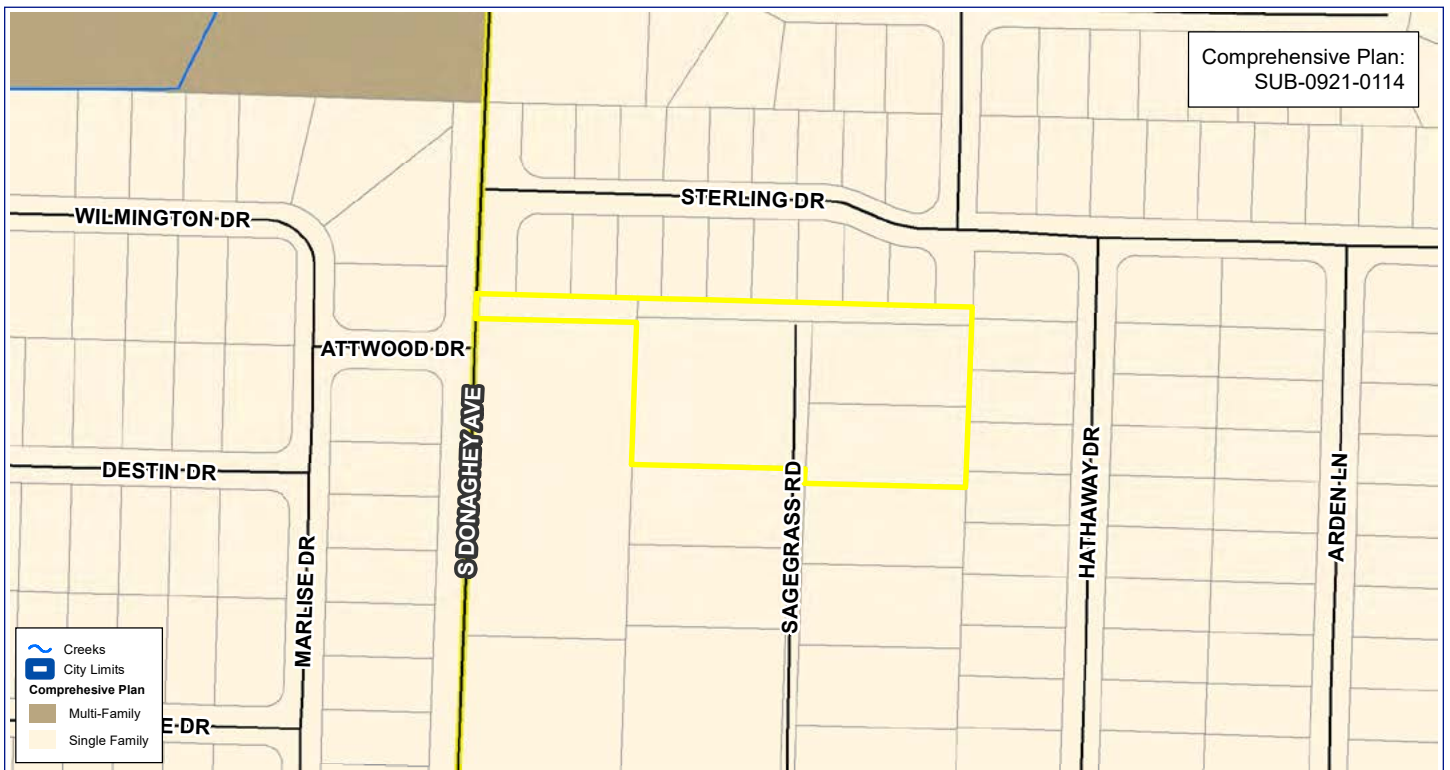
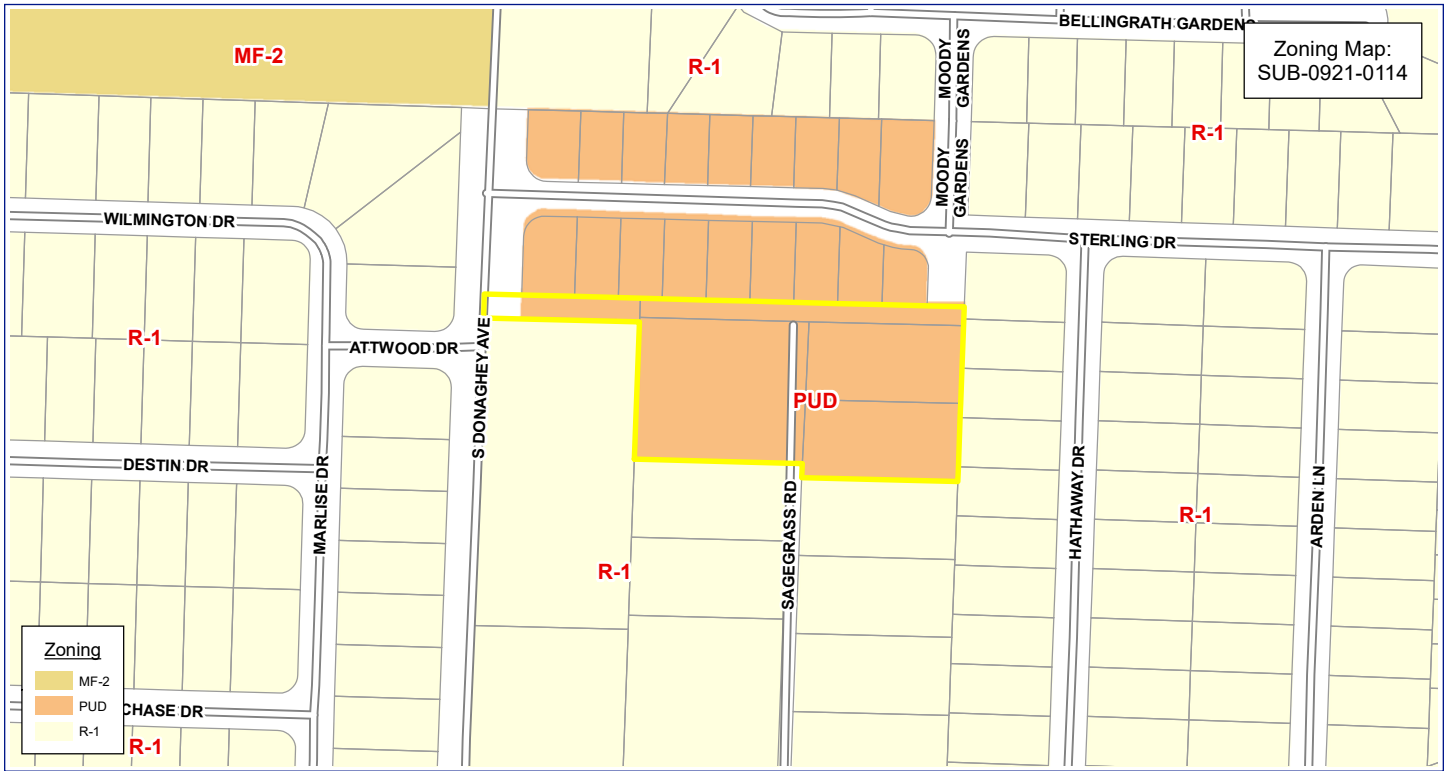
**REQUEST**

The applicant is requesting preliminary approval of a 16-lot subdivision located approximately 100 feet south of the intersection of Sterling Dr and Moody Gardens. The development represents Phase 2 of South Sterling PUD Subdivision. The proposed buildable lots range from 0.11 acres to 0.15 acres, consistent with the requirements for the PUD development. The subdivision proposes access via Moody Gardens from Phase 1 of the development. All lots will front Moody Gardens with lots 27, 28, and 36 being unbuildable due to drainage improvements and a hammerhead turnaround. All proposed streets will require 5-foot sidewalks with a 6.5 foot green space.

# Request for Preliminary Plat approval: South Sterling PUD Phase 2

I.A

2.47 acres +/- east of South Donaghey Avenue; south of South Sterling PUD Phase 1





## Request for Preliminary Plat approval: South Sterling PUD Phase 2

I.A

2.47 acres +/- east of South Donaghey Avenue; south of South Sterling PUD Phase 1

### **STAFF COMMENTS**

1. The preliminary plat as well as street and drainage plans have been reviewed by all agencies and the subdivision will meet all applicable subdivision requirements and PUD requirements.
2. Lots 27 and 28 shall be unbuildable until Moody Gardens can be extended to S Donaghey Ave.
3. 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.”

### **STAFF RECOMMENDATIONS**

Planning Staff recommends approval of the preliminary plat contingent upon the completion of the amended punch list and associated conditions of approval.

### **CORRECTIONS NEEDED ON THE PLAT**

1. Show all hydrant locations.
2. Add Certificate of Preliminary Engineering Accuracy.
3. Indicate proposed locations of CAGIS monuments.
4. Indicate sidewalks for construction along the S Donaghey Ave frontage of Lot 36.
5. Provide general note: “Subdivider shall be responsible for construction of sidewalks along Lot 36, Lot 27, and Lot 28 as unbuildable lots.”
6. Other corrections as noted on Preliminary Plat and provided to the applicant.

### **CONDITIONS**

1. Wheelchair ramps shall be provided by the developer in accordance with the City of Conway's Standard Details.
2. Lots 27 and 28 shall be unbuildable until Moody Gardens can be extended to allow removal of the hammerhead turnaround.
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. This shall provide a mechanism for the maintenance and upkeep of Lots 27, 28, and 36.
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. 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.

# Request for Preliminary Plat approval: South Sterling PUD Phase 2

2.47 acres +/- east of South Donaghey Avenue; south of South Sterling PUD Phase 1

I.A



View of subject property from Moody Gardens looking S

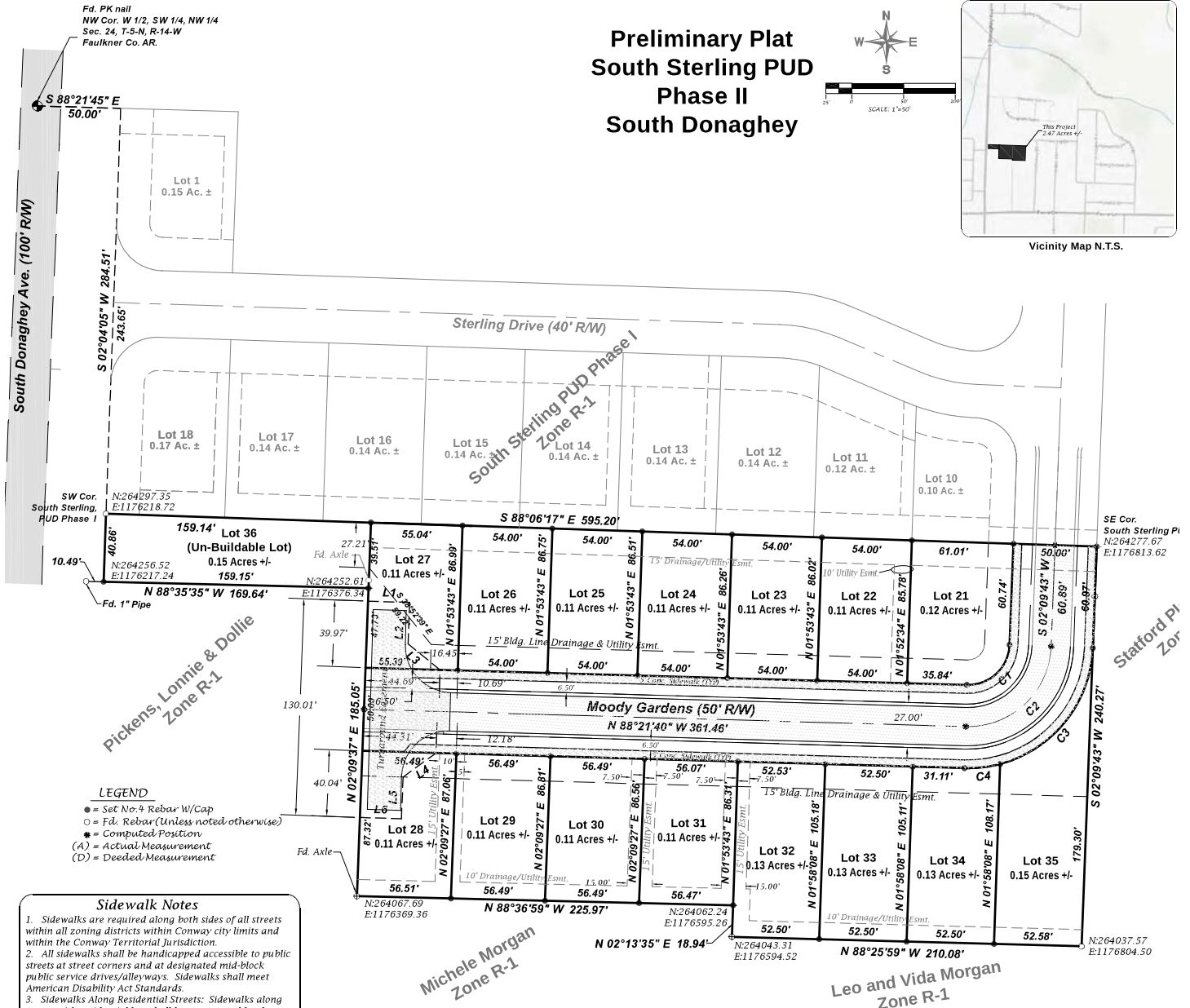


View of subject property from Moody Gardens looking SW

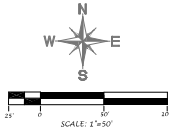
# Request for Preliminary Plat approval: South Sterling PUD Phase 2

I.A

2.47 acres +/- east of South Donaghey Avenue; south of South Sterling PUD Phase 1



## Preliminary Plat South Sterling PUD Phase II South Donaghey



Vicinity Map N.T.S.

- LEGEND**
- = Set No. 4 Rebar W/Cap
  - = Fd. Rebar (Unless noted otherwise)
  - = Computed Position
  - (A) = Actual Measurement
  - (D) = Deeded Measurement

**Sidewalk Notes**

1. Sidewalks are required along both sides of all streets within all zoning districts within Conway city limits and within the Conway Territorial Jurisdiction.
2. All sidewalks shall be handicapped accessible to public streets at street corners and at designated mid-block public service drives/alleyways. Sidewalks shall meet American Disability Act Standards.
3. Sidewalks Along Residential Streets: Sidewalks along streets with residential lots shall be constructed by the homeowner/builder. The sidewalk shall be installed prior to the final inspection and issuance of a certificate of occupancy.
4. Sidewalks shall link sidewalks of adjoining lots so as to provide a continuous "ribbon" of pedestrian access throughout the community.
5. If, during the construction of a building or any other improvements upon a lot or by any other actions, the sidewalk(s) are damaged, the party responsible for the construction or other actions shall repair the sidewalk(s) to the satisfaction of the City.
6. Locate 5' sidewalks 3-1/2 feet from back of curb.
7. Sidewalk elevation. The sidewalk elevation shall be two (2) percent above the top of the curb, sloping two percent towards the curb (one-fourth inch in each foot). This elevation shall be continuous through the driveway approach.
8. Driveway approach. The area remaining between the sidewalk and the flow-line of the gutter, called the approach to the driveway, shall slope up to the elevation of the sidewalk.
9. Garage Elevation. The elevation the garage or carport will need to be established to allow for the transition of the driveway from the street curb to the sidewalk, and from the sidewalk to the garage without adversely affecting the required 2% cross-slope of the sidewalk.
10. Sidewalks Along East side of Moody Gardens: Sidewalks along East side of Moody Gardens Dr. east of lot 9 shall be tied to Certificate of Occupancy for Lot 9, and shall link to sidewalks to the North. Sidewalks along East side of Moody Gardens Dr. east of lot 10 shall be tied to Certificate of Occupancy for Lot 10 and shall extend to boundary line to the South.

**Legal Description**

All that part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 5 North, Range 14 West, Faulkner County, Arkansas being more fully described as follows: Commencing at the Northwest Corner of the West Half of the Southwest Quarter of the Northwest Quarter and run thence South 88 deg. 21 min. 45 sec. East, along the North Line of the said Southwest Quarter of the Northwest Quarter for a distance of 50.00 feet to the West line of South Sterling PUD, Phase I; run thence South 02 deg. 04 min. 05 sec. West, along said West line, for a distance of 243.65 feet to the South Line of South Sterling PUD, Phase I; run thence South 88 deg. 06 min. 17 sec. East, along said South line, for a distance of 159.14 feet, to the point of beginning of the land herein described; run thence continuing South 88 deg. 06 min. 17 sec. East, along said South line, for a distance of 436.06 feet to the West line of Stratford Place Subdivision; run thence South 02 deg. 09 min. 43 sec. West, along said West line, for a distance of 240.27 feet; run thence North 88 deg. 25 min. 59 sec. West for a distance of 210.08 feet; run thence North 02 deg. 13 min. 35 sec. East for a distance of 18.94 feet; run thence North 88 deg. 36 min. 59 sec. West for a distance of 225.97 feet; run thence North 02 deg. 09 min. 37 sec. East for a distance of 185.05 feet; ; run thence North 88 deg. 35 min. 35 sec. West for a distance of 159.15 feet; run thence North 02 deg. 04 min. 05 sec. East for a distance of 40.86 feet to the Point of Beginning, Containing 2.47 Acres, more or less.

**Surveyors Notes:**

1. Bearings are based on CAGIS Arkansas State Plane North coordinate system (shown as HARN on control data sheet) relative to CAGIS 1027-28.
2. Error of Closure meets or exceeds Arkansas Minimum Standards for Positional Reliability.
3. This survey was based on information provided to me by my client.
4. Property is PUD.
5. This property is serviced by Conway Corporation Sewer and Water.
6. Date of survey is 10/22/19.
7. Every lot must slope to a street or drainage easement.
8. According to FEMA Map, Panel No. 05045C0290H, Dated Dec. 19, 2006, the above property appears to be located in Zone "X" Unshaded, and is located outside of the 0.2% annual chance floodplain. The limit of study is located North and West of the above property.

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.



# Request for Preliminary Plat approval: Bell Valley Subdivision Phase 3

4.85 acres +/- east of Bill Bell Lane

**APPLICANT/AUTHORIZED AGENT**

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

**OWNER**

Frank Shaw Properties  
1315 Main St  
Conway, AR 72034



**SITE DATA**

**Location.** 1270 Acuff Ln; Approximately 150 feet southeast of the Bill Bell Ln and S German Ln.

**Site Area.** 4.85 acres +/-.

**Current Zoning.** R-1.

**Comprehensive Plan.** Single-family.

**Master Street Plan.** Bill Bell Ln (Collector in a Residential Zone).

**Existing Structures.** None.

**Overlay.** None.

**REQUEST**

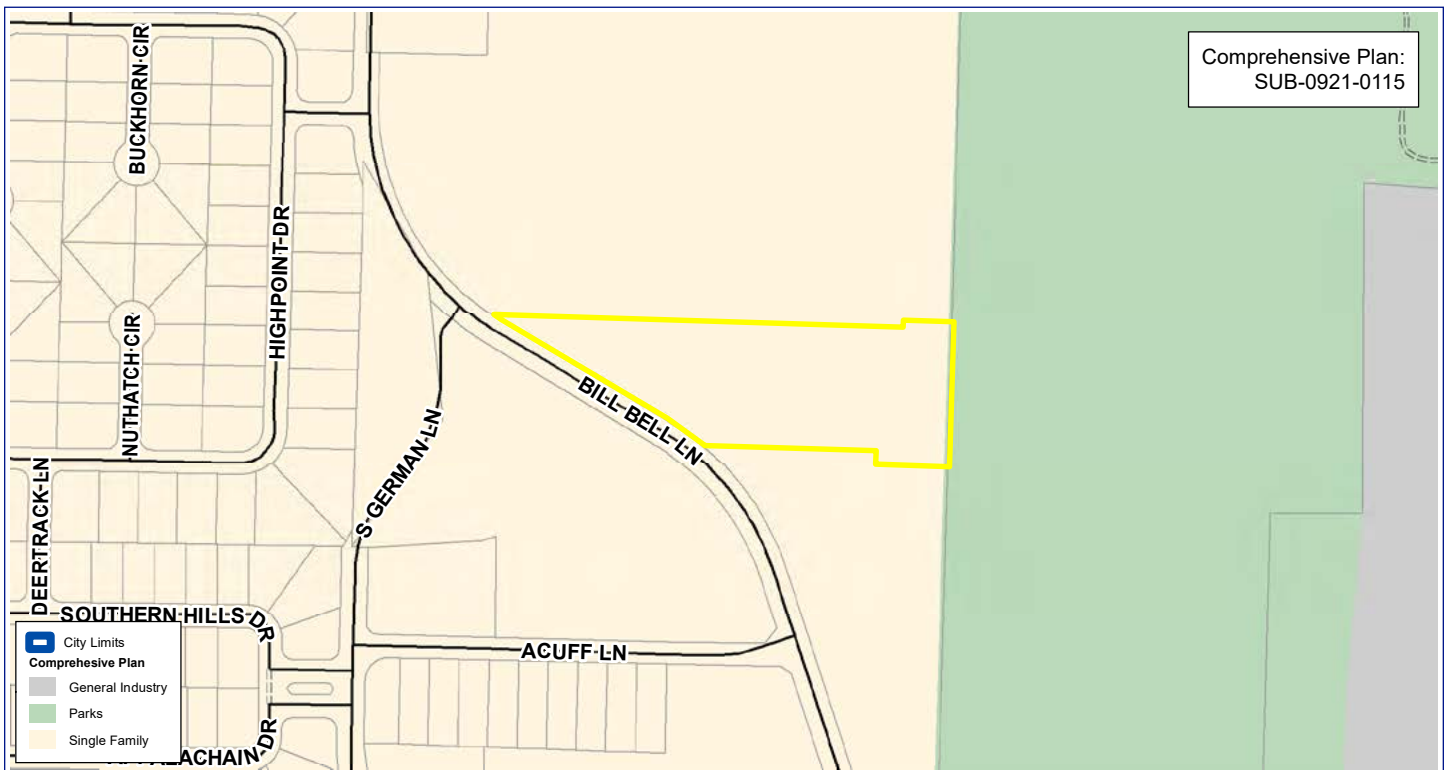
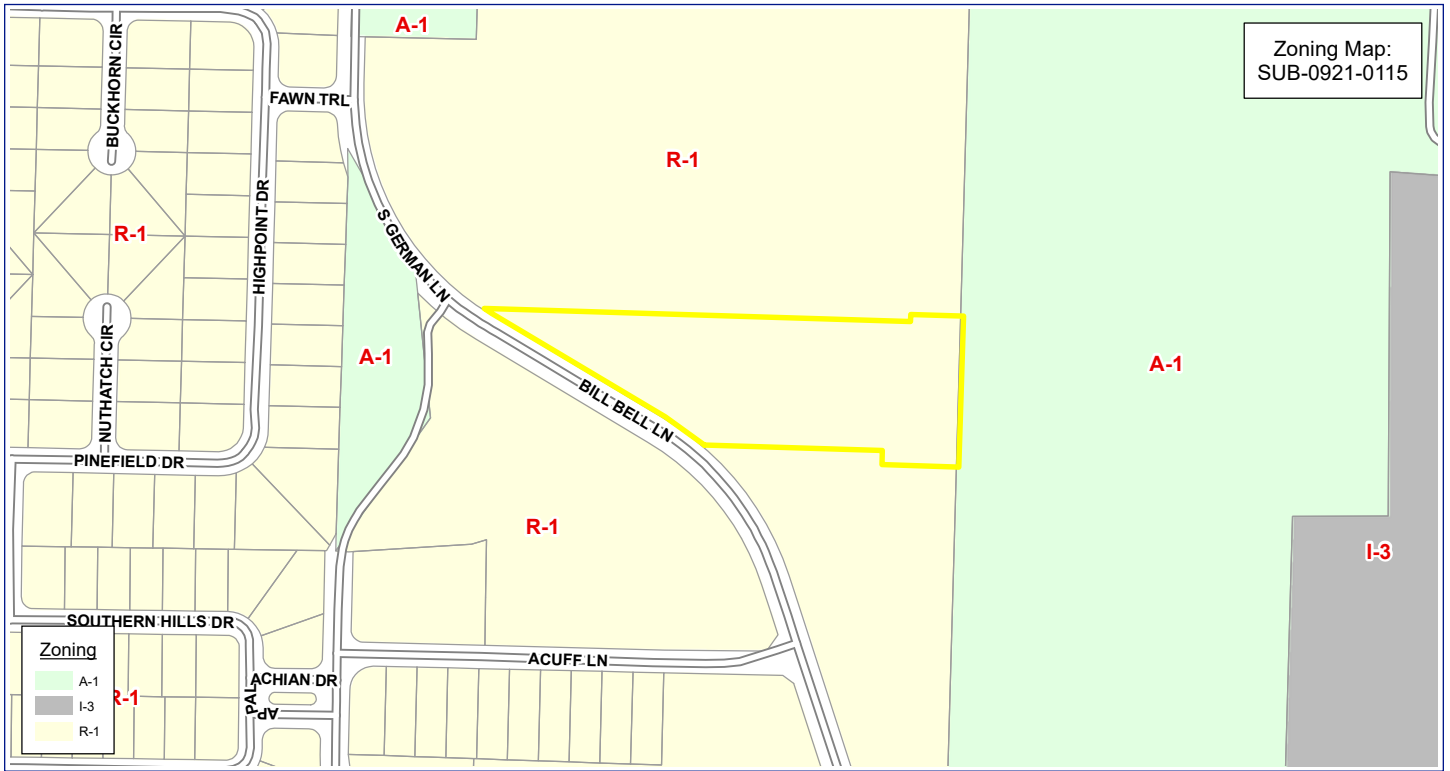
The applicant is requesting preliminary approval of a 21-lot subdivision located approximately 100 feet southeast of the intersection of Bill Bell Ln and S German Ln. The development represents Phase 3 of Bell Valley Subdivision. The proposed buildable lots range from 0.15 acres to 0.28 acres, consistent with the requirements for the R-1 zone. The subdivision proposes access via Bill Bell Ln. Lots will front 2 internal streets with lots 1 and 21 fronting Bill Bell Ln with access off the internal streets. All proposed streets will require 5-foot sidewalks.



# Request for Preliminary Plat approval: Bell Valley Subdivision Phase 3

I.B

4.85 acres +/- east of Bill Bell Lane



## **STAFF COMMENTS**

1. The subdivision is proposed to be designed such that no lots in this phase directly access Bill Bell Ln.
2. The subdivision will have future street connections to the north and south.
3. 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."

## **STAFF RECOMMENDATIONS**

Planning Staff recommends approval of the preliminary plat contingent upon the completion of the amended punch list and associated conditions of approval.

## **CORRECTIONS NEEDED ON THE PLAT**

1. Add Certificate of Preliminary Engineering Accuracy.
2. Indicate proposed locations of CAGIS monuments.
3. Add minimum finished floor elevations for each lot in the subdivision.
4. Alter the alignment of the proposed Street A to meet engineering standards, as indicated by the City Engineer.
5. Provide all easements as indicated by the City Engineer and Conway Corporation.
6. Other corrections as noted on Preliminary Plat/Street and Drainage Plans and provided to the applicant.

## **CONDITIONS**

1. Wheelchair ramps shall be provided by the developer in accordance with the City of Conway's Standard Details.
2. The Street and Drainage Plans/Drainage Report shall be modified to meet the requirements necessary for approval by the City Engineer.
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. 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. 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.

# Request for Preliminary Plat approval: Bell Valley Subdivision Phase 3

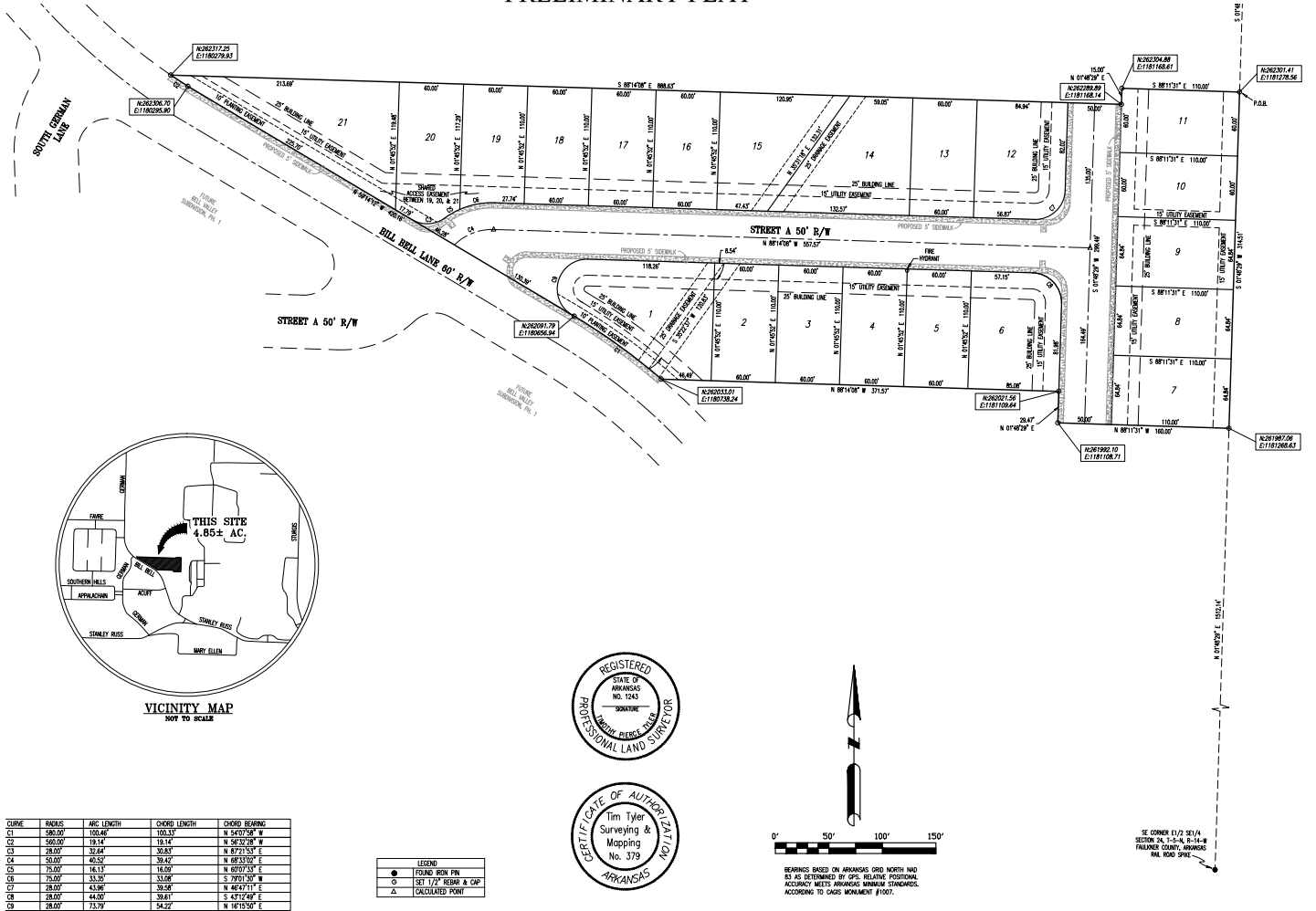
4.85 acres +/- east of Bill Bell Lane

I.B

## BELL VALLEY SUBDIVISION, PHASE 3

LYING IN THE NE 1/4 SE 1/4 OF SECTION 24, T-5-N, R-14-W  
FAULKNER COUNTY, ARKANSAS

### PRELIMINARY PLAT



View of subject property from Bill Bell Ln looking E

# Request to modify Conditional Use Permit No. 1398

7.61 acres +/- at 1301 Sunset Drive

**APPLICANT/OWNER**

Kent Baker  
2625 Adamsbrooke Dr  
Conway, AR 72034

**AUTHORIZED AGENT**

Frank Shaw  
1315 Main St  
Conway, AR 72034



**SITE DATA**

**Location.** 1301 Sunset Dr. Vacant property immediately west of the terminus of Sunset Dr, north of the Wal-Mart Neighborhood Market.

**Site Area.** 7.61 acres ±.

**Legal Description.** Lot 2, Walmart – Baker Subdivision.

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

**Existing Structures.** None.

**Overlay.** None.

**Requested Conditional Use.** Religious Facility.

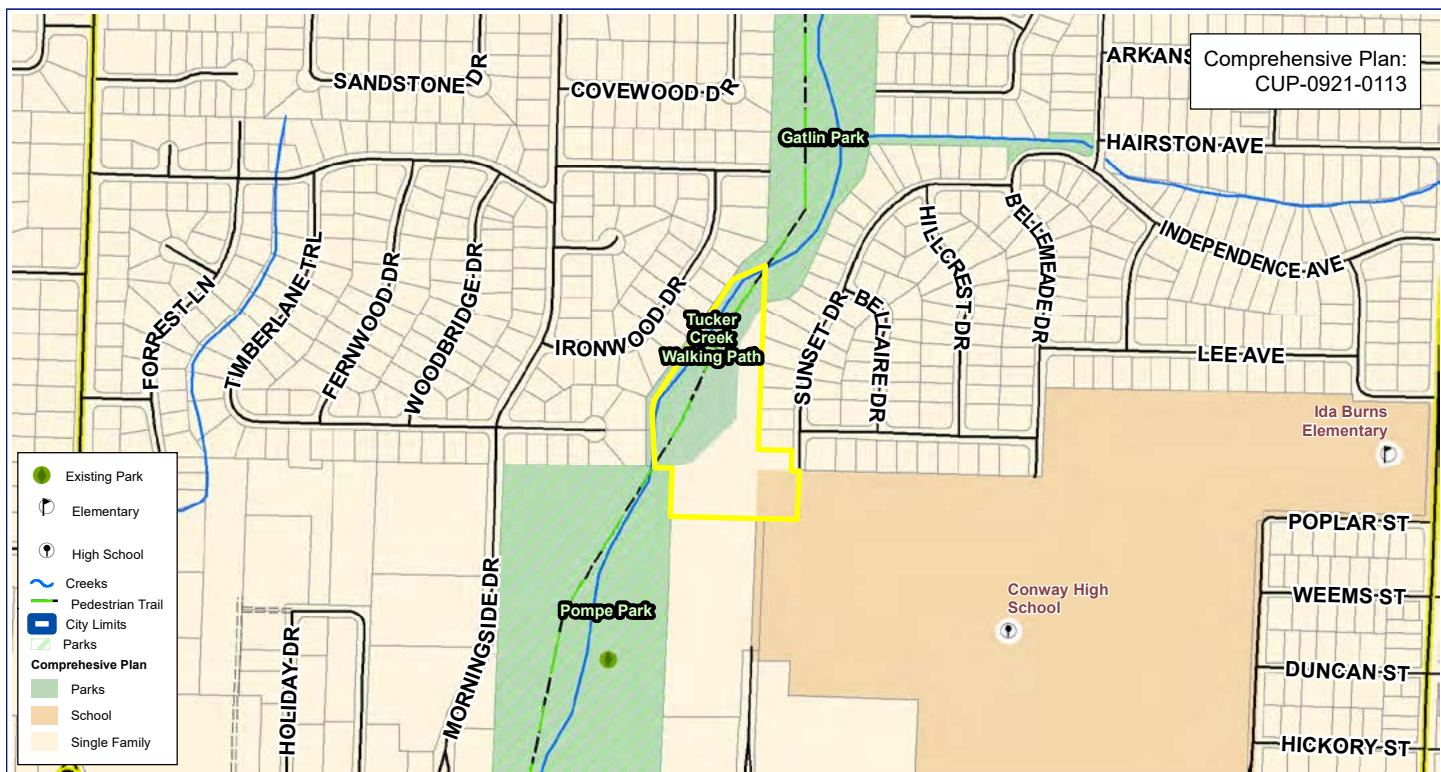
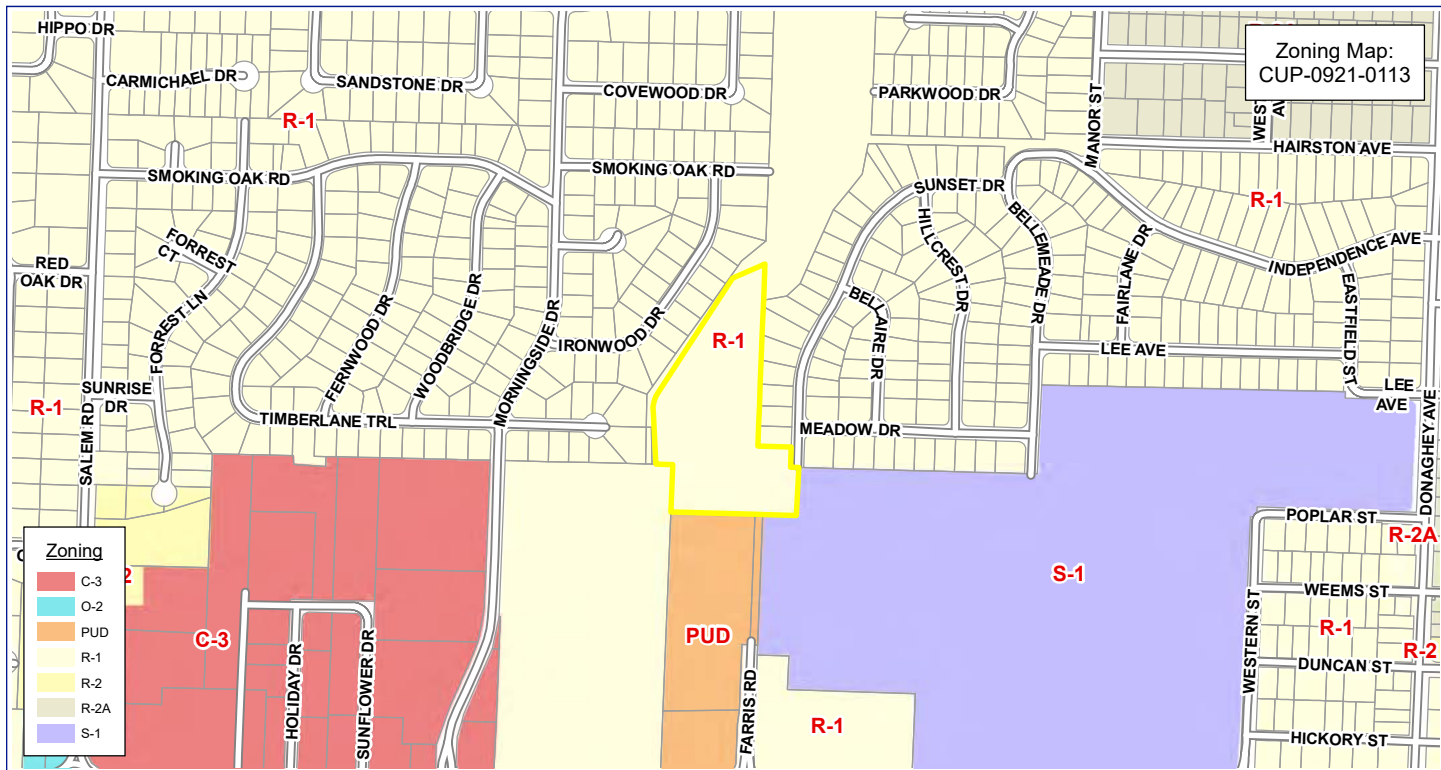
**Comprehensive Plan.** Single-Family.



# Request to modify Conditional Use Permit No. 1398

7.61 acres +/- at 1301 Sunset Drive

**II.A**



**Projected Traffic Impact.** With the requested conditional use, the likely increase in traffic impact would be modest. With an assumption of the site devoted to a 21,000 square foot religious facility, it is anticipated the site would generate approximately 63 vehicle trips per typical week day and 283 vehicle trips per typical Sunday. These estimates are calculated based on information provided from the applicant regarding proposed activities as well as data from the Institute of Transportation Engineers, Trip Generation Manual.

**Current Traffic Counts.** Prince St (21,000 ADT).

**Flood/Drainage.** Portions of the site lie in the Tucker Creek floodway as well as floodplain zones AE and X.

**Utilities.** The site is currently served by utilities.

**Master Street Plan.** Sunset Dr - Residential Local.

**Street Improvement.** No current improvement plans. Connecting Sunset Dr to Farris Rd was intended, but it was determined that the connection was not supported by adjacent property owners and would require eminent domain.

## STAFF COMMENTS

- The applicant was previously approved for a conditional use permit in May of 2020. That permit was predicated on access being obtained from the south via the Walmart Neighborhood Market. Walmart declined to provide access based on concerns of interference with truck loading at their site. The applicant was advised to reapply for a conditional use permit given the significance of the proposed change of access.
- Review of conditional uses shall consider the provisions of §901.2, paragraph J of the [Conway Zoning Code](#).
- The applicant intends to construct a 21,000 square foot religious facility. This use is not allowed by-right, but is allowed as a conditional use in the R-1 zone.
- Access to the site is proposed via Sunset Dr. This will place all traffic entering and leaving the site onto Sunset Dr or Meadow Dr. Considerable concern has been raised regarding the potential traffic impact of the use.
- While the Comprehensive Plan for this site is designated as Single-Family, due to the existing flood constraints and the site's proximity to an intense commercial use, traditional R-1 development is not likely. The site could likely support more dense or cluster development single-family housing.
- The proposed institutional use would provide an appropriate transition from the intense commercial to the south to the single-family residential to the north and east. However, the site's access and location at the dead end of a street in the very back end of a neighborhood is concerning.
- If approved, the development would be subject to the provisions of §1101 of the Zoning Code, Development Review.

## **STAFF RECOMMENDATIONS**

Staff recommends denial of the conditional use permit on the following basis:

While the use itself appears highly compatible with the surrounding area, the use's access via Sunset Dr, given the scale of development, will negatively impact the adjacent neighborhood. As such, these impacts make the proposed use incompatible to the surrounding area in a manner that would harm the general welfare of the area. The use is not consistent with standards of items 1 and 2 of the paragraph J of §901.2 of the Conway Zoning Code.

If the Planning Commission chooses to approve the application, the following conditions applied to its previous approval:

1. Any significant modifications, as determined by the Planning Director, to the approved site plan or use shall require an amended or new conditional use permit.
2. Parking area and dumpster enclosure shall be relocated to the interior of the site and screened from the existing trail.
3. Efforts shall be made to retain as much existing vegetation as possible.
4. The portions of the Tucker Creek Trail that exist on the property shall be placed in a public access easement. Applicant shall have the option of dedicating right of way in lieu of an easement.
5. A public access easement shall be provided for the new trail extension across the property to the adjacent high school property. This trail extension shall be constructed at the same time as the church and is required prior to issuance of final certificate of occupancy. Applicant shall have the option of dedicating right of way in lieu of an easement.
6. A minimum 20-foot evergreen screen shall be provided along the northern property line abutting the residential property.
7. Trees planted 30 feet on center shall be provided in the landscape buffer on the southern property line.
8. Lighting shall be shielded and directed away from the residential properties.
9. Development shall be subject to the Development Review process in accordance with §1101 of the Conway Zoning Code.
10. All signage shall be permitted by the Planning Department prior to installation.

PERMIT No. 1398

USE2020MAY01

# CONDITIONAL USE PERMIT CITY OF CONWAY, ARKANSAS

PROPERTY DESCRIPTION / ADDRESS / LOCATION: 1301 Sunset Dr. Conway, AR 72034

This conditional use property located at portion of the 1301 Sunset Dr., with the following legal description:

Lot 2, Block 1 (Baker Tract), The Wal-Mart—Baker Subdivision

ZONING: R-1

CONDITIONAL USE PERMITTED: Church

DATE OF COUNCIL MEETING ALLOWING PERMITTED USE: May 26, 2020

CONDITIONS ATTACHED TO THE PERMIT:

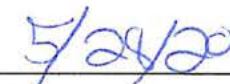
1. Any significant modifications, as determined by the Director, to the approved site plan or use shall require an amended or new conditional use permit.
2. Parking area and dumpster enclosure shall be relocated to the interior of the site and screened from the existing trail.
3. Efforts shall be made to retain as much existing vegetation as possible.
4. The portions of the Tucker Creek Trail that exist on the property shall be dedicated as right of way.
5. A public access easement or dedication of right of way shall be provided for the new trail extension across the property to the adjacent high school property. This trail extension shall be constructed at the same time as the church and is required prior to issuance of final certificate of occupancy.
6. A minimum 20-foot evergreen screen shall be provided along the northern property line abutting the residential property.
7. Trees planted 30 feet on center shall be provided in the landscape buffer on southern property line.
8. Lighting shall be shielded and directed away from the residential properties.
9. Development shall be subject to the Development Review process in accordance with Section 1101 of the Zoning Code.
10. All signage shall be permitted by the Planning Department prior to installation.
11. Access to Sunset Drive shall be gated and restricted to be open only during times of assembly at the site.

APPROVED:




---

Bart Castleberry, Mayor



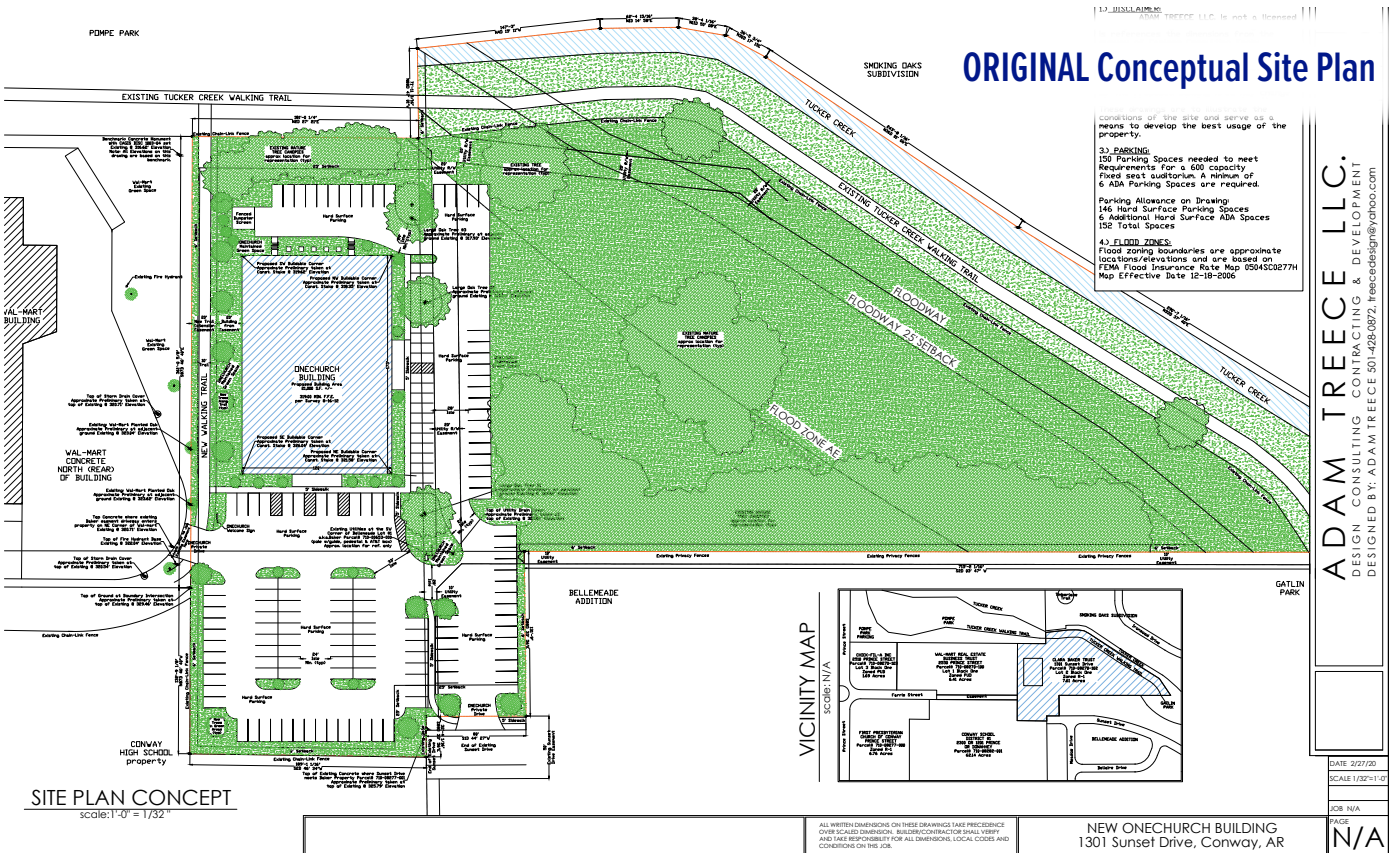
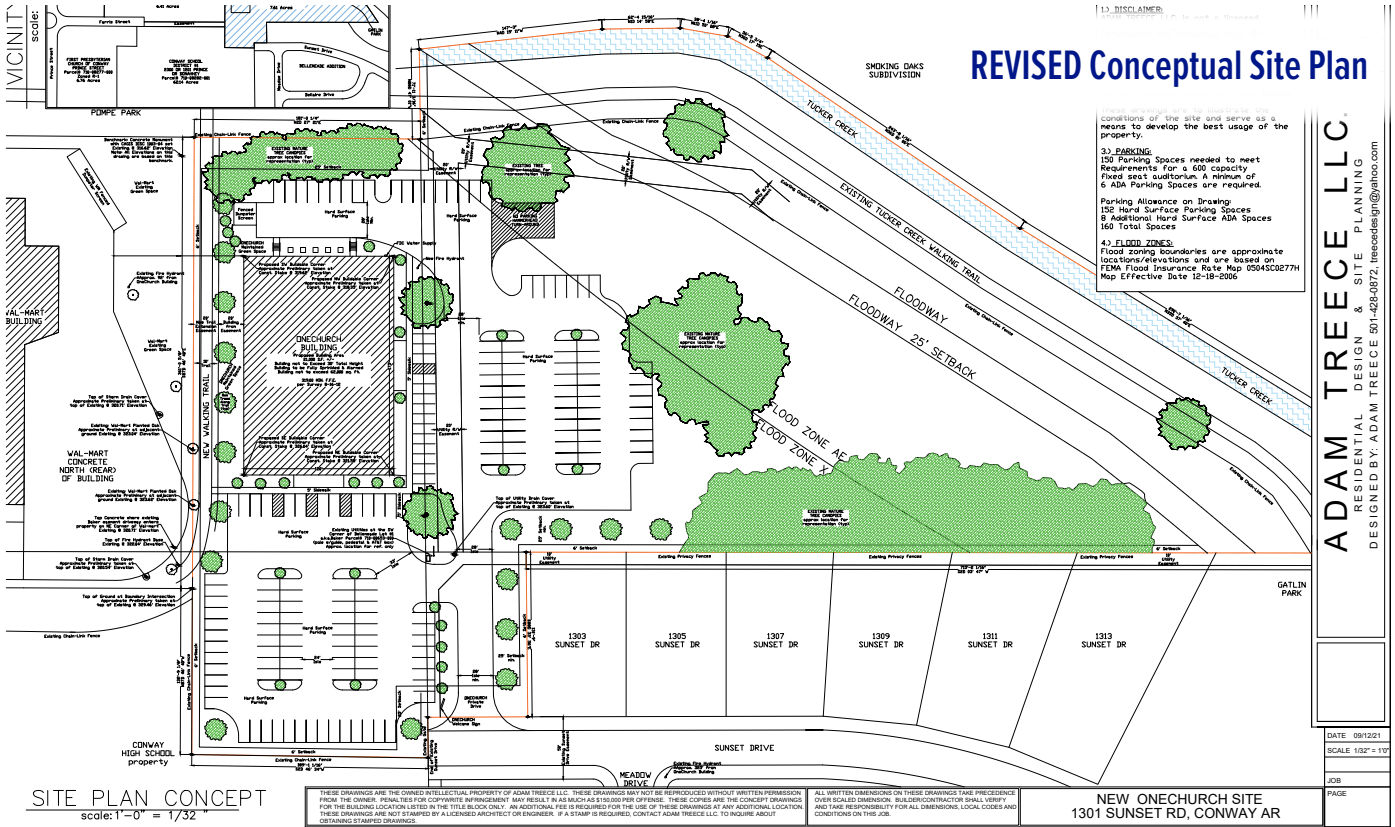

---

Date



# Request to modify Conditional Use Permit No. 1398

7.61 acres +/- at 1301 Sunset Drive





# Request to modify Conditional Use Permit No. 1398

7.61 acres +/- at 1301 Sunset Drive

II.A



View of subject property from Sunset Dr looking SW



Sunset Dr from property looking N



View of subject property from Kinley Trail



View of subject property from Wal-Mart Neighborhood Market looking N



Property adjacent to the E



Property adjacent to the E



## Public comments received as of November 10, 2021

*Received from Marie Fisher (2423 Meadow Dr) via telephone October 1, 2021*

Mrs. Fisher called the Planning Department on 10/1/2021 to speak in opposition to the modification to the existing conditional use regarding access to the site. She has no opposition to the use of the property for religious purposes, but wishes another spot was found outside of a residential neighborhood. She fears the site will be used as a cut through to Walmart and will encourage the public to use that lot for parking while not in use. She requested the access to be gated as her driveway abuts Sunset Dr immediately across the street and would be impacted by all this additional traffic.

*Received from James Lock (1316 Sunset Dr) via email October 17, 2021*

Registering my opposition to the conditional use application for access to Walmart Baker Subdivision by way of Meadow and Sunset Drive. I am a resident at 1316 Sunset Drive. It is my understanding that the Walmart Baker subdivision should have access at the Farris Road extension on the east side of Walmart. This access should be sufficient for the planned development. This access has immediate connection to a major, developed east-west artery, Prince Street. Sunset Drive and Meadow Drive are not directly connected to a major traffic flow and are residential streets with residents, not fast food and strip malls. I see no reason to consider this application and I am against it.

*Received from Eddie & Doris Morris (2420 Meadow Dr) via email October 18, 2021*

I'm writing concerning the building proposal by One Church Conway, being a recently retired Church Facilities Manager at Second Baptist Church Conway. The One Church building and parking lot proposal is similar in size and scope to the facility in which I worked and oversaw operations and maintenance for many years.

My concern is for the impact this project will have on our neighborhood in Bellemeade directly north of the Conway High School campus. These are the issues I'd like you to consider:

- Having participated in overseeing facilities during the construction on our campus at 2ND Baptist, I witnessed the huge volume of dump trucks and semi-trucks going to and from our construction site, daily, for over a year. My concern is for Sunset Street and Meadow Drive in our neighborhood that will bear heavy load traffic during the One Church building project. I believe our neighborhood was first opened by Robert Ott, circa 1960's or so. I don't imagine these two streets were built to standards to support "2021 sized" construction vehicles. These two streets are already starting to show need for reworking/repaving. Is the city planning to rebuild and re-pave these streets following this construction project?
- Current plans call for only one entrance/exit driveway. My understanding is that One Church plans call for a 600 seat sanctuary and 160 parking places. This is similar in size to what we operate with at 2ND Baptist. Our sanctuary seats around 530 people comfortably. It is very common for families today to drive to church in one, two, or three cars per family, especially if they have teenagers who drive. Also, common practice today is for larger churches to have two or three worship services per Sunday, as we do at 2ND Baptist. So, you're not just talking about vehicles occupying the 160 parking places proposed, but in reality about 2x to 3x that many vehicles on a given Sunday or for church activities during the week. (160 parking spaces x 1-3 cars per family x 2-3 church services per week + other daily meetings and events). Our church, 2ND Baptist, operates with 530 sanctuary seats, 3 services per Sunday, and only two entrance/exit driveways. I can't imagine what traffic flow congestion will be like for One Church to try to operate with only one driveway for their large attendance.
- I noticed that one of the Public Hearing Rezoning Notices was posted at the SE corner of the proposed project property near the Neighborhood Market Pharmacy driveway. The driveway/street parallel to the pharmacy driveway is used for semi-truck deliveries to Neighborhood Market, so it is a wide thoroughfare. There is a steel gate there, that has been used by the current property owners to access it for bush hogging as needed. Has Walmart refused to support One Church having access to the property through use of a common driveway that already exists? If so, I believe it's worth finding out what Walmart's concerns are that they

7.61 acres +/- at 1301 Sunset Drive

wouldn't allow a church to use their driveway also. If there are concerns, they may be worth considering in relation to how the same concerns would impact Sunset Street and Meadow Drive in our adjoining neighborhood, especially if these streets are to bear the entire burden of traffic for church activities 7 days per week. My experience as a Facilities Manager tells me that a church as large as One Church needs more than one entrance/exit driveway to operate properly. • As mentioned above, larger churches, such as One Church and 2ND Baptist commonly have activities, meetings, and events daily, not just on Sundays. So, traffic flow volume issues won't just exist " only on Sundays". Having been a Church Facilities Manager at a large church, I assure you there is traffic in and out at all hours most any day of the week.

- Having a church next door to you seems like it would be a good neighbor to have. I am not entirely certain that this small piece of property, basically being in a "land locked" situation is best used by a large church, given the volume of people, vehicles, and events that will occur on the property. I've always wondered why the property owner didn't work out something with the city to make this land a part of the Tucker Creek Walking Trail and Pompey Park, which are adjacent to it on the West side. It would be a prime piece of property for Conway City Parks use.
- It just seems like this is a very large project to try to squeeze into a small piece of property and it needs a much better plan than having only one entrance/exit point to "try to make it work". I believe there needs to be a better plan or a better location for this project.

Thank You for taking time to read this very lengthy correspondence. Your time is important. As a long term Conway resident, our neighborhood is important. Please take these points I've shared into consideration as you make decisions related to the One Church Building Project.

---

*Received from Aaron Newell (1303 Sunset Dr) via email October 18, 2021*

Hello,  
I am Aaron Newell, the property owner and homeowner at 1303 Sunset Drive, directly next to the proposed OneChurch new construction site. I am concerned about two things. Since I won't be able to attend the meeting tonight, I decided to let you know about my concerns here.

First, the increased amount of traffic, which means increased amount of noise, pollution, road wear, and loss of privacy. We just bought this house in the back of the neighborhood in part because it is on a dead end and that provides a lot of privacy. Building the church there destroys a lot of that privacy that we just paid for.

Second, the amount of trees and wildlife this would affect. In the current site plan, it looks like they are planning to keep the trees surrounding our property, which would be great. If they plan on cutting those down, I would much more strongly oppose the construction as that would greatly impact how we enjoy our property.

If the city (or church) was willing to build a small walkway from the parking lot the church proposed to the tucker creek trail, we would support the construction as that would provide a benefit to us to be able to walk to the trail from the home.

---

*Received from Clint Bart (1319 Sunset Dr) via email October 18, 2021*

I live on Sunset Drive and I am against the church we have enough traffic on our street already. This would cause way too much traffic in a child friendly neighborhood.

Thank you for listening.



## Request to modify Conditional Use Permit No. 1398

II.A

7.61 acres +/- at 1301 Sunset Drive

*Received from Karen Bart (1319 Sunset Dr) via email October 18, 2021*

I live at 1319 Sunset Drive & I am very opposed to having our neighborhood as a byway to anything. We love One Church & this has nothing to do with their future construction.

We have a small neighborhood where people walk their dogs, children ride their bikes & play near the street. The speed limit is 20 mph & we have enough issues with people not obeying the speed laws.

I pray my opposition is heard and that this is not allowed!

---

*Received from Norma Smothers (2419 Meadows Dr) via telephone October 18, 2021*

Concerns are as follows:

1. The land area in question cannot comfortably accommodate what One Church would like to use it for.
  2. The street system in this housing development was not designed to handle the traffic volume for construction of the church and parking lot nor the traffic for when the church goes into existence for that use.
  3. The subdivision is already heavily traveled by High School traffic including extracurricular activities like football and baseball.
- 

*Received from Jamie Porcaro (1326 Sunset Dr) via telephone October 19, 2021*

Jamie Porcaro called on this date to speak in favor of the conditional use for a church at this site due to the availability to access the walking trail. She stated this will be a much safer option for herself and her children to travel to the walking trail and the Walmart Neighborhood Market without having to walk through her neighborhood as there are no sidewalks.

Additionally, she does not think the church will generate that much added traffic but would like to see traffic calming devices/signs installed for safety in driving through the neighborhood to access the site.

---

*Received from Statler Strange (1307 Sunset Dr) via telephone October 26, 2021*

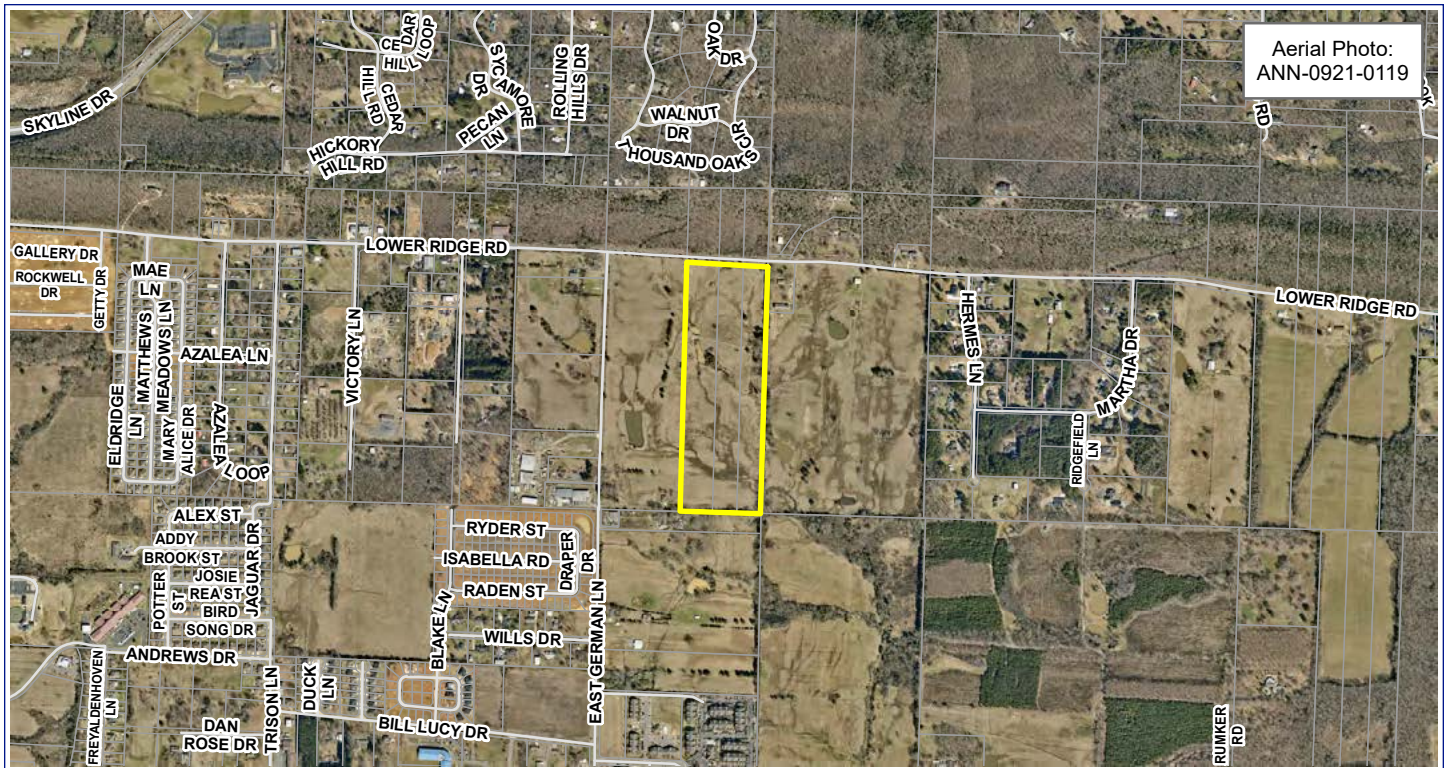
Statler Strange called on this date to speak in opposition of the conditional use for a church at this site due to the nature of the neighborhood. He stated a church has no business being in the middle of a neighborhood and a commercial zoning would be better suited.

He mentioned had the church already existed and the neighborhood around it grew that would be one thing as it would have been grandfathered in. Building an entire new church at this site in its current configuration is a new thing altogether.

30.27 acres +/- south of Lower Ridge Road

### APPLICANT/OWNER

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



### SITE DATA

**Location.** 650' east of intersection of Lower Ridge Rd and E German Ln.

**Site Area.** 30.27 acres +/-.

**Current Zoning.** N/A (Outside City).

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

**Adjacent Zoning.** North: A-1 (Agricultural); West: R-1; East/South: N/A (Outside City).

**Existing Structures.** None.

**Overlay.** Lower Ridge Road Corridor Study.

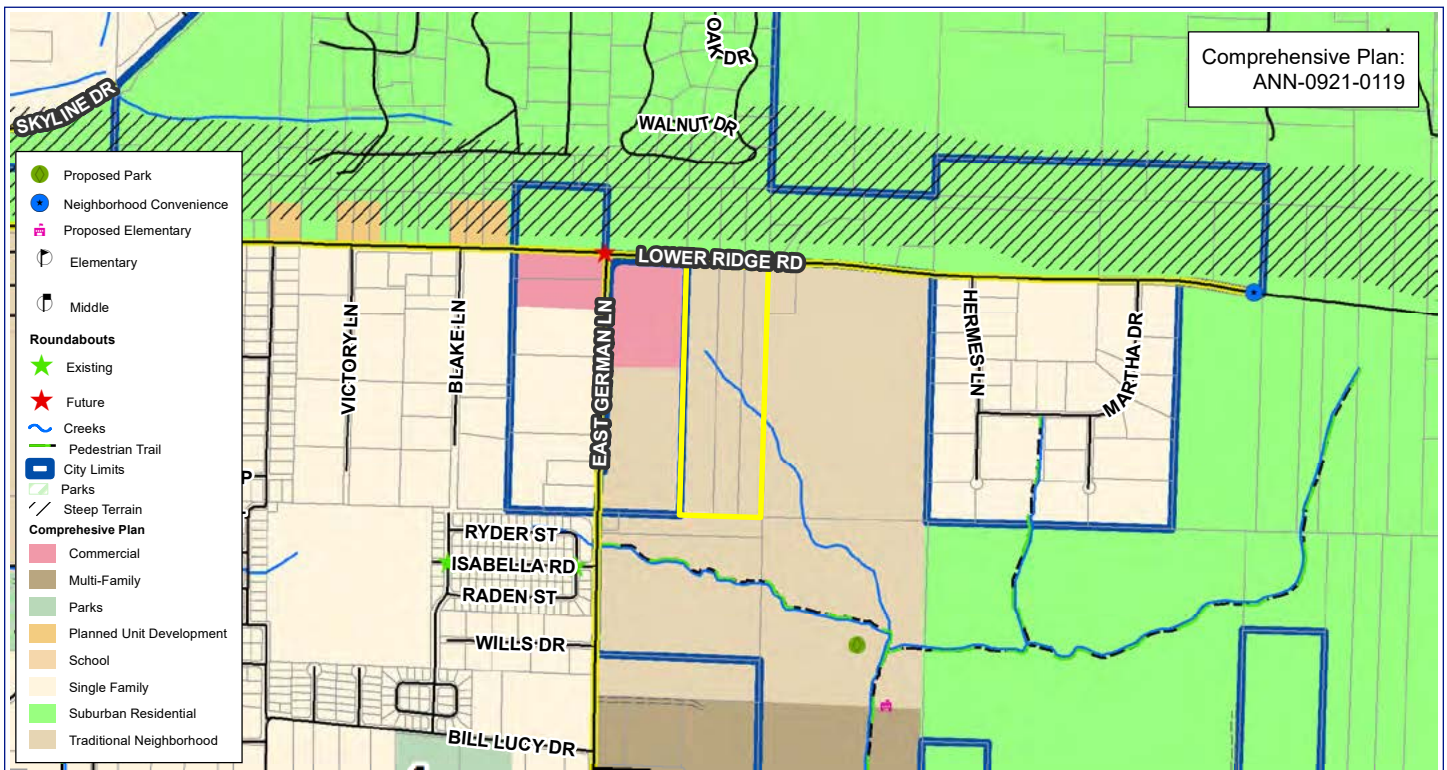
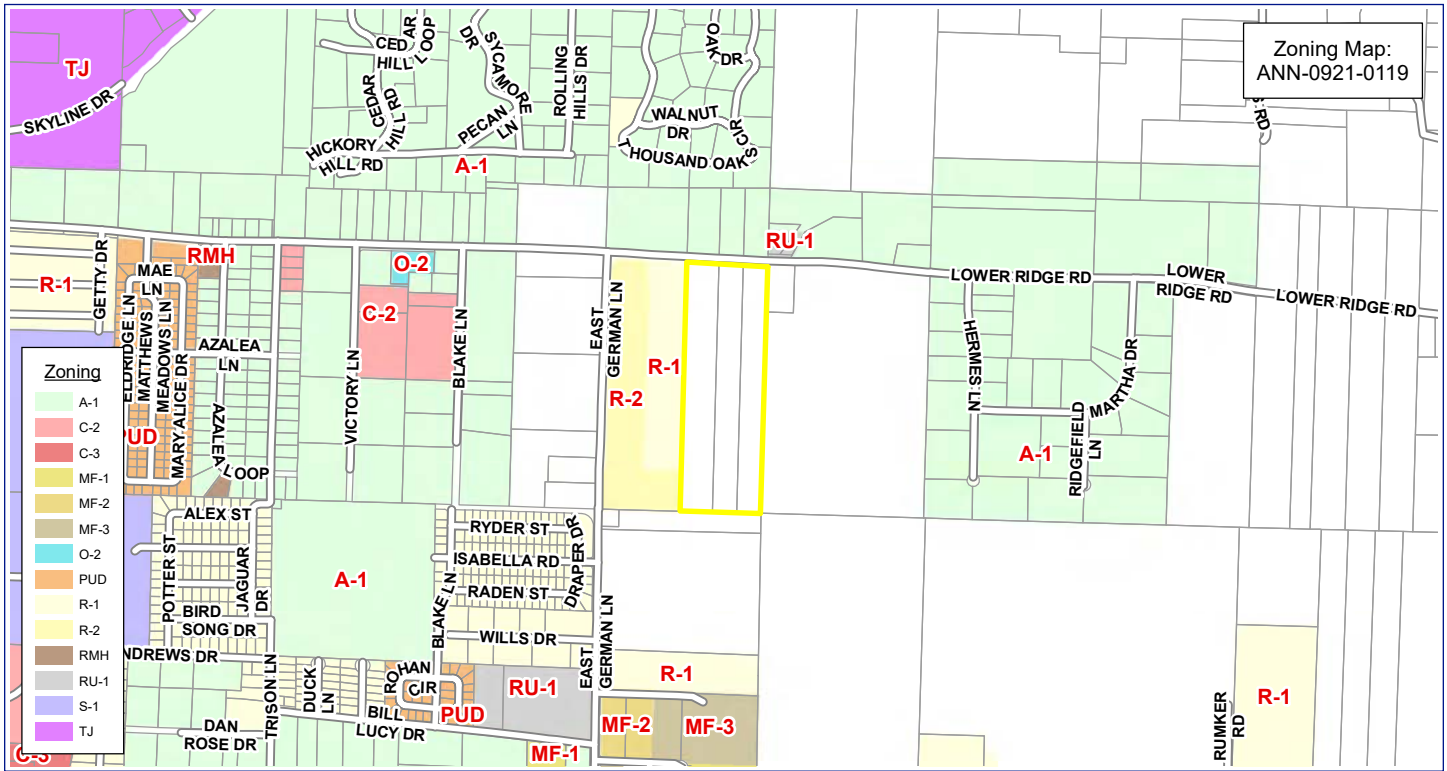
**Comprehensive Plan.** Traditional Neighborhood, which calls for "compact, pedestrian-oriented, mixed-use areas that include various types of housing, commercial activities, and open space."

**Projected Traffic Impact.** Based on the proposed zoning, the traffic impact of the development could be significant, though this is because the site is currently vacant property. The likely use of the property is for residential though no subdivision plat has been submitted for review. Based solely on acreage, if fully developed as single-family residential, the property could yield up to 175 standard single-family lots which would generate an estimated 1,652 vehicle trips per typical weekday.



# Request to Annex

30.27 acres +/- south of Lower Ridge Road



### 30.27 acres +/- south of Lower Ridge Road

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

**Utilities.** Utility improvements/extensions will be required to support development and are called for as part of the Lower Ridge Road Corridor Study. Applicant will need to coordinate with Conway Corporation.

**Street Conditions.** Lower Ridge Rd (Major Arterial) is an improved, though open-ditch, city-maintained street. If subdivision occurs on any annexed property, the developer shall be responsible for road construction.

#### **STAFF COMMENTS**

1. The proposed property is vacant land.
2. R-1 zoning is appropriate for the property in the area.
3. The applicant is requesting police protection, fire protection, street maintenance, and the ability to connect to Conway Corp Utilities.
4. While no subdivision of the property has been proposed the developer should consider the findings of the Lower Ridge Road Corridor Study which states, *“Traditional neighborhoods are compact and relatively dense neighborhoods where pedestrian activity is encouraged. These neighborhoods typically include housing of various types and price levels as well as a commercial core. Other features include an internal network of streets and significant open space. Reliance on the automobile is generally reduced in traditional neighborhoods, while walking, bicycling, public transit (where available), and other forms of alternative transportation are encouraged.”*
5. Platting of the property, in a timely fashion, is required.
6. The annexation request complies with the requirements of ordinance #O-99-95 specifying procedures for annexations.

#### **STAFF RECOMMENDATIONS**

- Planning and Development Department: Recommends Annexation
- Fire Department: Recommends Annexation, provided fire flow requirements are met. Applicant to confirm with Conway Corp.
- Conway Corporation: Recommends Annexation
- Transportation Department: Recommends Annexation

Staff recommends approval of this request. As proposed, the annexation would allow for appropriate development of the property and would be a valuable addition to the City.



# Request to Annex

30.27 acres +/- south of Lower Ridge Road



View of subject property from Lower Ridge Rd looking SW



View of subject property from Lower Ridge Rd looking S



Property adjacent to the E



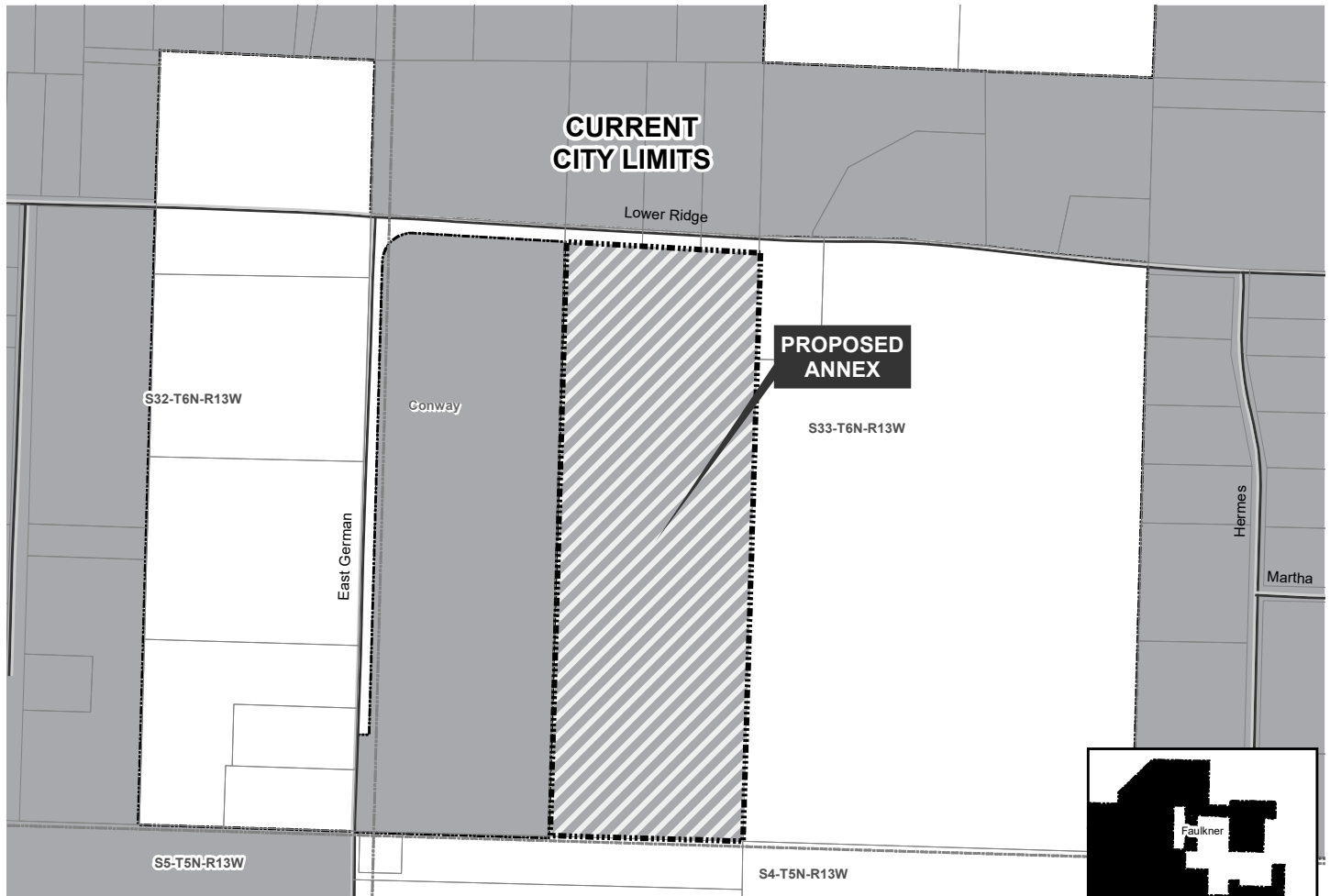
Property adjacent to the W



Property adjacent to the N

# Request to Annex

30.27 acres +/- south of Lower Ridge Road



# Request to Rezone: R-1 to O-2

0.14 acres +/- immediately west of 449 Reedy Road

**APPLICANT/AUTHORIZED AGENT**

Cornerstone Surveying  
26 Happy Hill Rd  
Conway, AR 72032

**OWNER**

Joey Fulgham  
Integrity Insurance  
449 Reedy Rd  
Conway, AR 72034



**SITE**

**Location.** 449 Reedy Rd, at the intersection of Ryan Rd and Reedy Rd.

**Site Area.** 0.14 acres +/-.

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

**Requested Rezoning.** O-2 (Quiet Office).

**Adjacent Zoning.** North, East – O-2; South – R-1; West – A-1.

**Existing Structures.** No structures. The area has been improved with an unpermitted gravel parking lot.

**Overlay.** None.

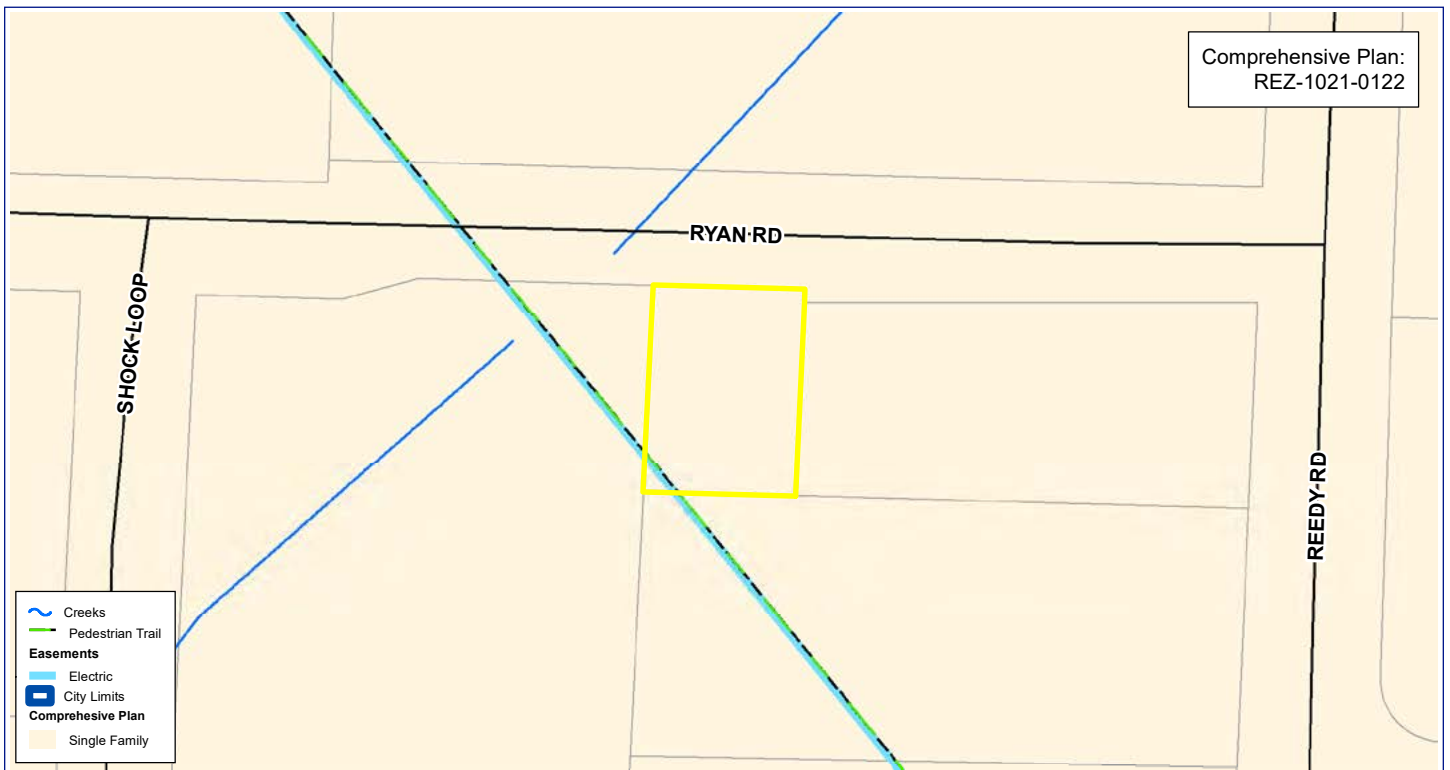
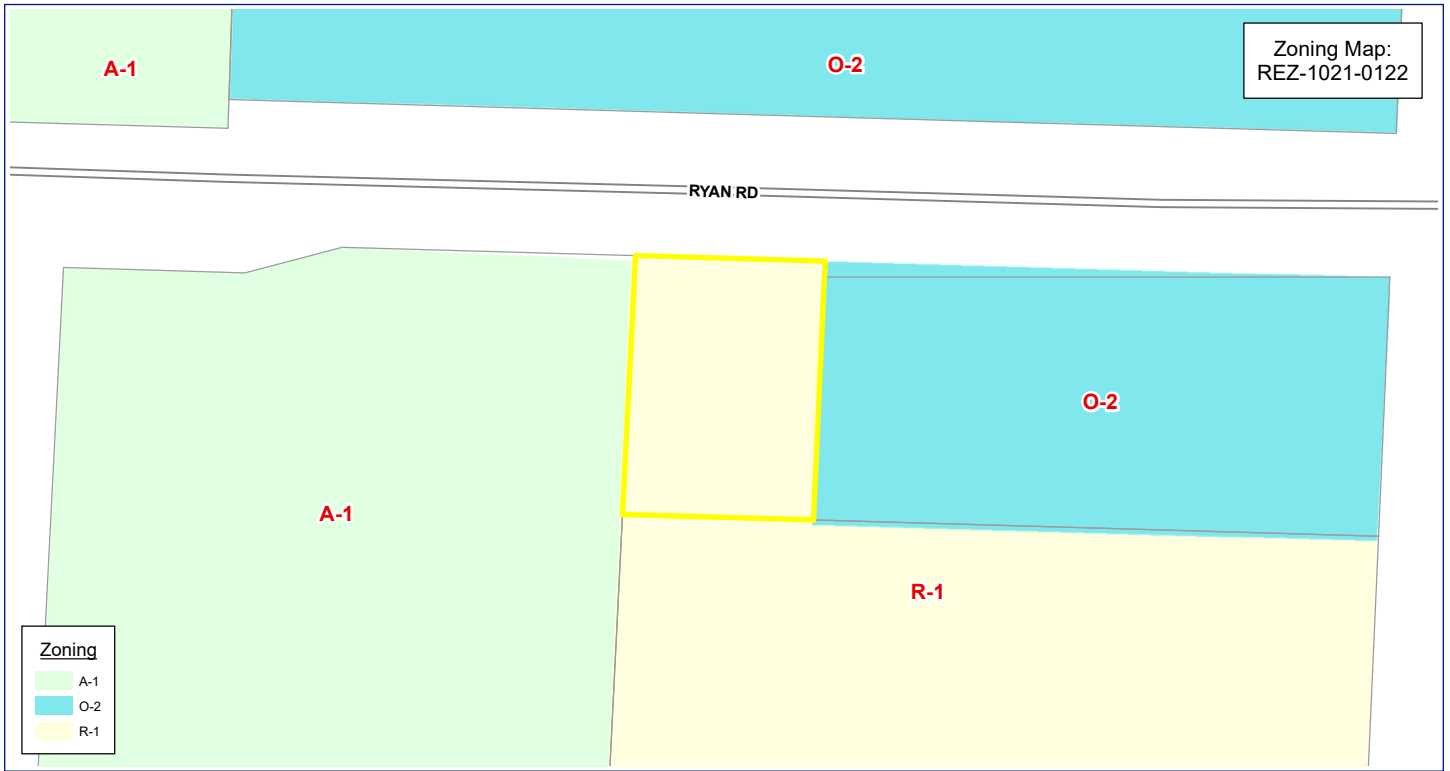
**Comprehensive Plan.** Single Family.

**Projected Traffic Impact.** Given that the adjacent site is already developed and the applicant is using this lot for parking (which will require additional review and approval via development review), no additional traffic is anticipated.

**Current Traffic Counts.** Reedy Rd (<5,000 ADT – estimated).

# Request to Rezone: R-1 to O-2

0.14 acres +/- immediately west of 449 Reedy Road





## Request to Rezone: R-1 to O-2

II.C

0.14 acres +/- immediately west of 449 Reedy Road

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

**Utilities.** No utility extensions are needed.

**Master Street Plan.** Reedy Rd – Collector (60' ROW), Ryan Rd – Local Residential (50' ROW).

**Street Improvement.** No improvements are planned at this time.

### **STAFF COMMENTS**

- The applicant was notified of zoning violations on-site including unpermitted establishment of a parking lot among other items. The applicant was notified that establishment of the parking in R-1 is not allowed. As a result, the applicant submitted this application to begin the process of bringing the site into compliance.
- The balance of the property is already used for an O-2 use.
- The site is partially within a power transmission line easement and directly abuts the same easement on A-1 property to the west and R-1 property to the south.
- The surrounding area is predominantly single-family residential and rural/undeveloped.
- The rezoning would not likely result in harm to adjacent property.

### **STAFF RECOMMENDATIONS**

Staff recommends approval of the rezoning request as it would not likely negatively impact adjacent property and would work to begin bringing the site into compliance with applicable land use regulations.

# Request to Rezone: R-1 to O-2

0.14 acres +/- immediately west of 449 Reedy Road



View of subject property from Ryan Rd looking S



View of subject property from Ryan Rd looking S



Property adjacent to the E



Property adjacent to the W



Property adjacent to the N



Property adjacent to the N



# Request for Conditional Use Permit: Kennel in I-3

1890 South Amity Road

**APPLICANT/AUTHORIZED AGENT**

Kevin Miller / Pawsh Park, LLC  
11740 Maumelle Blvd  
North Little Rock, AR 72113

**OWNER**

Dory Doud / Re Pool I, LLC a Wyoming Liability Co.



**SITE DATA**

**Location.** 1890 S Amity Rd; northwest corner of the intersection of S Amity Rd and Mayor Ln.

**Site Area.** 1.7 acres ±.

**Legal Description.** Lot 1, Doud Subdivision.

**Current Zoning.** I-3 (Intensive Industrial).

**Existing Structures.** 4,560 sf metal office building plus a 1,440 sf and a 960 sf metal accessory structures.

**Overlay.** None.

**Requested Conditional Use.** Kennel.

**Comprehensive Plan.** Light Industry.

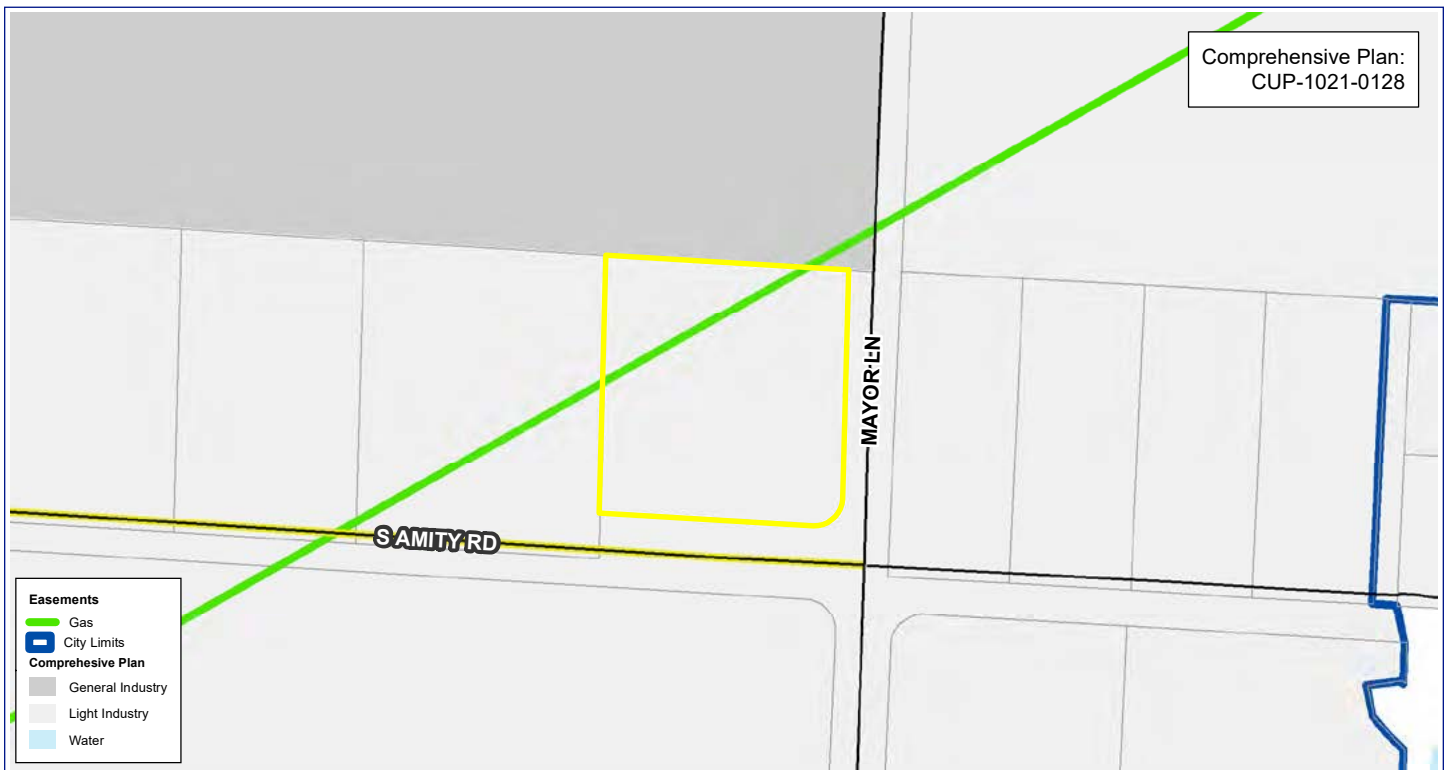
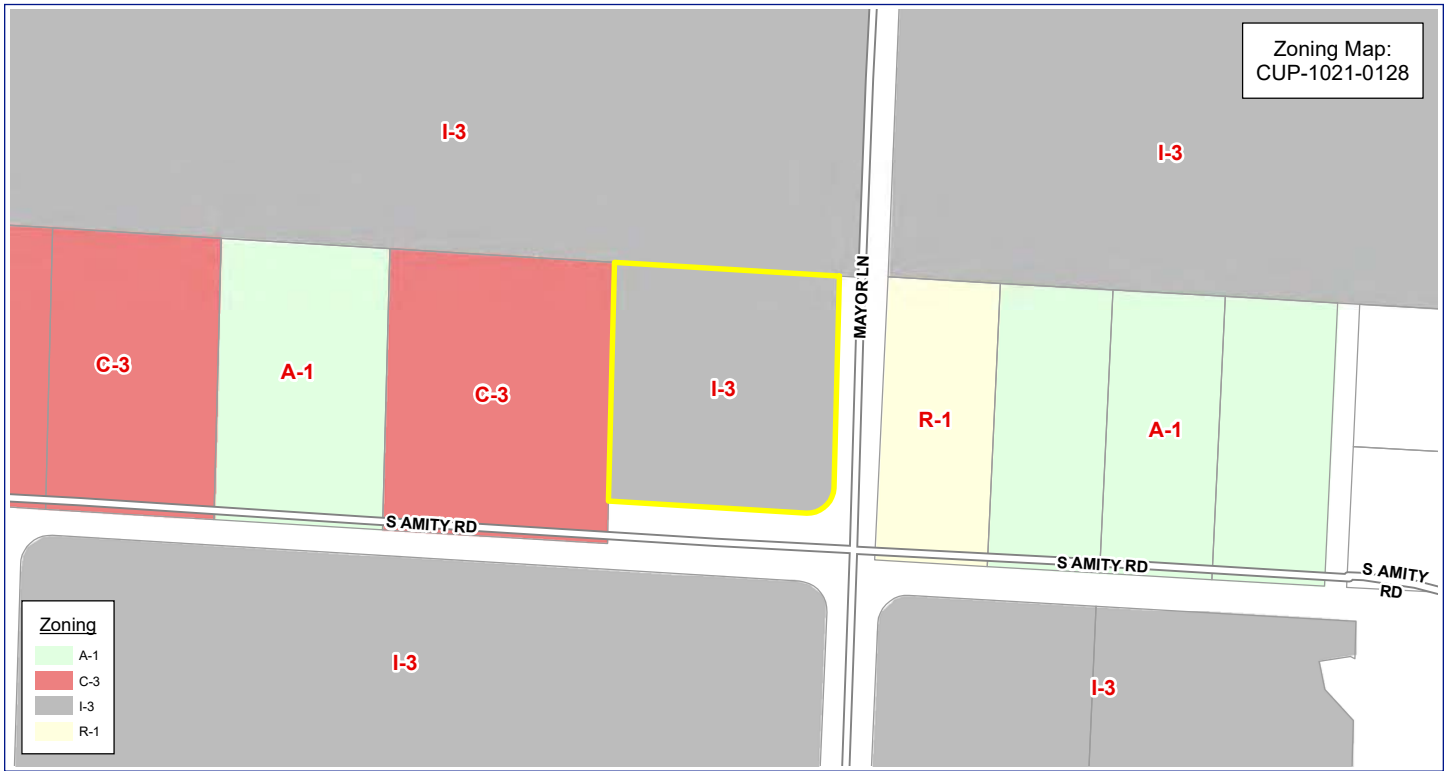
**Projected Traffic Impact.** The proposed conditional use is anticipated to generate approximately 150 vehicle trips per typical weekday.

**Current Traffic Counts.** Reliable Average Daily Traffic count information is not available for this area, though it is likely between than 3,500-6,000 ADT.

# Request for Conditional Use Permit: Kennel in I-3

1890 South Amity Road

II.D





1890 South Amity Road

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

**Utilities.** Site is developed.

**Master Street Plan.** S Amity Rd – Minor Arterial; Mayor Ln – Collector.

**Street Improvement.** No current improvement plans. The street currently is approximately 25' wide without curb and gutter.

## **STAFF COMMENTS**

- The applicant desires to operate a pet lodging and grooming business in the I-3 zoning district, a use which most closely aligns with a commercial kennel. This use is not permitted by right in the current zoning district, but is allowed as a conditional use.
- The Conway Zoning Code defines a kennel as, *"An establishment wherein any person, business, or organization engages in the practice of boarding, breeding, buying, grooming, letting for hire, training for a fee, or selling dogs or other animals."*
- Review of conditional uses shall consider the provisions of Section 901.2, paragraph J of the [Conway Zoning Code](#).
- The Comprehensive Plan designates the area as Light Industry. The development is consistent with the Comprehensive Plan.
- While the site is predominantly surrounding by commercial and industrial uses, some single-family residences about the property to the east, across Mayor Ln. Thus, while the location is suitable for the requested use, appropriate conditions to mitigate noise and odor trespass should be considered.
- The development will be subject to the commercial development standards in accordance with §1101 of the Zoning Code.
- Applicant will need to coordinate with City of Conway Animal Welfare Department to procure additional required permit for animal-related businesses prior to beginning operations.
- As conditioned, the use would not likely negatively impact adjacent property.

## **STAFF RECOMMENDATIONS**

Staff recommends approval of the conditional use permit with the following conditions:

1. Approved uses are limited to: boarding, grooming, training, breeding, and buying/selling of dogs or cats. Incineration of animal refuse on the premises is prohibited.
2. The use shall be operated in a manner to not impede the continued quiet enjoyment of adjacent properties such that the use shall not constitute a nuisance with excess noise, odor, or similar negative impacts.
3. Hours of operation [when open to the public] are limited to 6:00am – 6:30pm, Monday - Friday; 8:00am – 5:00pm, Saturday – Sunday.
4. Staff shall be present whenever animals are on-site.
5. Staff shall supervise all animals in all outside play areas at all times.
6. No animals shall be outside before 6:00am or after 10:00pm.
7. Animals shall be restricted to the boundaries of the property at all times.
8. Noise abatement curtains shall be installed on all exterior play area fencing.
9. The use of an outside public address or speaker system is prohibited.
10. The use shall be subject to Development Review, in accordance with Article 1101 of the [Conway Zoning Code](#), prior to issuance of building permits.
11. Perimeter landscaping along street frontages in excess of that required per §1101.7.1.5.a, equivalent to that required by §1101.7.1.6.f.iii of the Conway Zoning Code shall be required outside any installed fencing to enhance the buffer between adjacent uses and soften the appearance of the fencing from the ROW. Additional landscaping shall include evergreen shrubs, *"...at least (30) inches tall at the time of planting, spaced closely enough together so as to create a seamless row of hedging."*
12. All signage shall be permitted and installed in accordance with §1301 of the Conway Zoning Code (Sign Ordinance).
13. Any expansions or additions to the structure(s) as well as any changes to the use shall require an amended or new conditional use permit.
14. Conditional Use Permit expires 2 years from the date of issue if required site development review approval and/or building permit have not been issued.

# Request for Conditional Use Permit: Kennel in I-3

1890 South Amity Road

II.D



View of subject property from S Amity Rd looking N



View of subject property from Mayor Ln/S Amity Rd intersection looking NW



View of subject property from Mayor Ln looking W



Property adjacent to the E

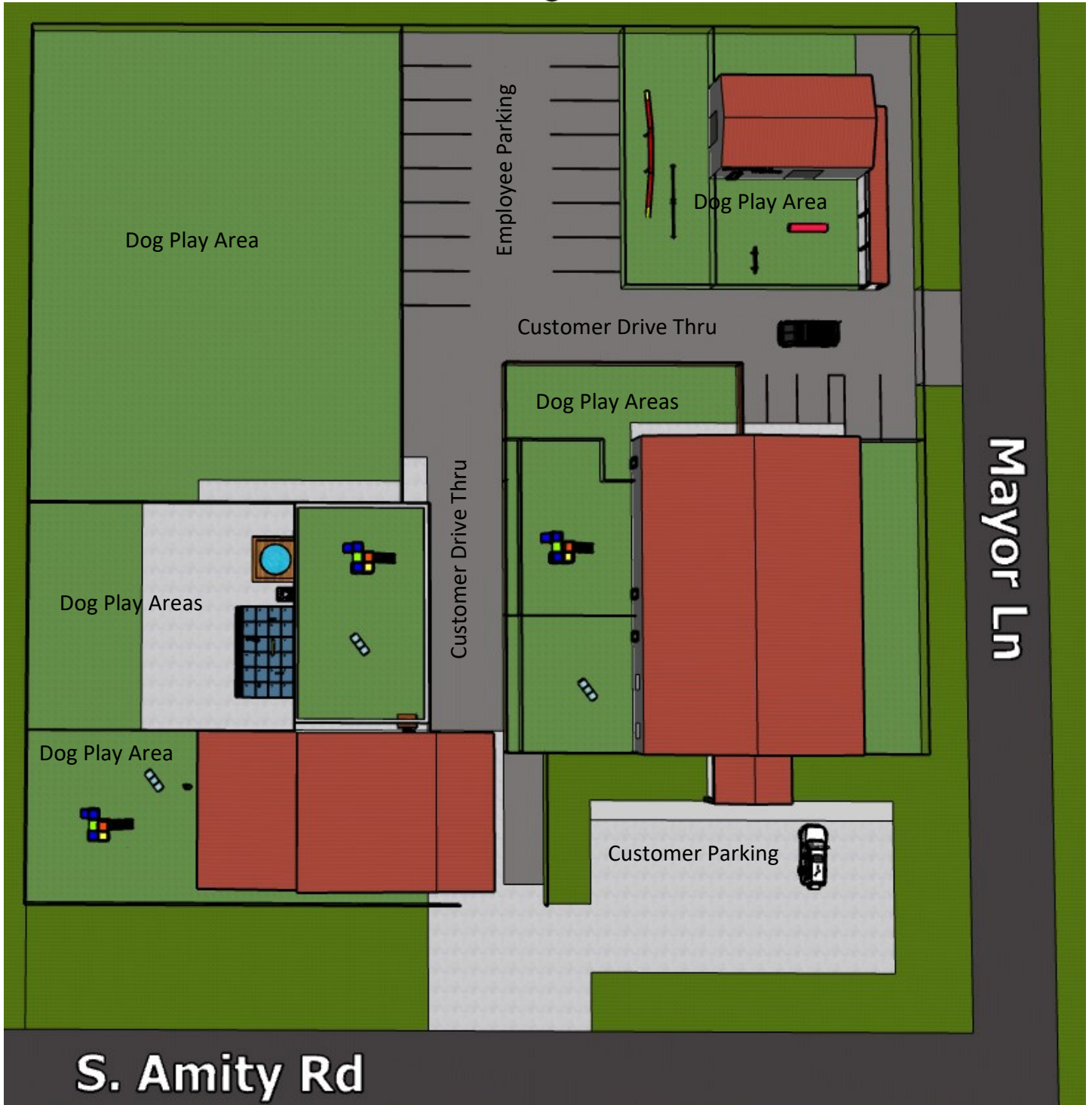


Property adjacent to the W



Property adjacent to the S

# PAWSHOP PARK







1111 Main Street • Conway, AR 72032  
 T 501.450.6105 • F 501.450.6144 • www.conwayarkansas.gov

2022 Conway Planning Commission Schedule

Application Deadline	Review Comments Available Applicant	Revisions Deadline	Staff Report Published	Planning Commission Meeting
December 17, 2021	December 29, 2021	January 6, 2022	January 13, 2022	January 18, 2022 <sup>1</sup>
January 21, 2022	February 2, 2022	February 10, 2022	February 17, 2022	February 23, 2022 <sup>2</sup>
February 18, 2022	March 2, 2022	March 10, 2022	March 17, 2022	March 21, 2022
March 18, 2022	March 30, 2022	April 7, 2022	April 14, 2022	April 18, 2022
April 14, 2022 <sup>4</sup>	April 27, 2022	May 5, 2022	May 12, 2022	May 16, 2022
May 20, 2022	June 1, 2022	June 9, 2022	June 16, 2022	June 21, 2022 <sup>3</sup>
June 17, 2022	June 29, 2022	July 7, 2022	July 14, 2022	July 18, 2022
July 15, 2022	July 27, 2022	August 4, 2022	August 11, 2022	August 15, 2022
August 19, 2022	August 31, 2022	September 8, 2022	September 15, 2022	September 19, 2022
September 16, 2022	September 28, 2022	October 6, 2022	October 13, 2022	October 17, 2022
October 21, 2022	November 2, 2022	November 10, 2022	November 17, 2022	November 21, 2022
November 18, 2022	November 30, 2022	December 8, 2022	December 15, 2022	December 19, 2022

- Conway Planning Commission meetings are held the 3<sup>rd</sup> Monday of each month at 7:00pm.
- All meetings are held in the City Council Chambers of Conway City Hall, 1111 Main Street.
- All applications/submissions are due by 3:00pm on the submission deadline date. The Planning & Development Department receives submissions for planning and subdivision review via the Citizens Self-Service Portal at the following link. [APPLY ONLINE](#)
- Incomplete applications will be deferred to another month's agenda. (*refer to applications checklists*)
- The Planning Commission Meeting date associated with the Application Deadline is the earliest an item can be heard by the Planning Commission if Staff determines that all comments have been addressed.

<sup>1</sup> Meeting moved due to Martin Luther King Jr. Day observance  
<sup>2</sup> Meeting moved due to Presidents' Day observance & February 22<sup>nd</sup> City Council agenda  
<sup>3</sup> Meeting moved due to Juneteenth observance  
<sup>4</sup> Deadline moved due to Good Friday observance

## Election of Officers

2022

III.B

In accordance with Conway Planning Commission By-Laws, Article II, Section B, *"The Commission shall elect each November, from its membership, a Chair, a Vice-Chair, and a Secretary for terms of one (1) calendar year. Officer terms shall run from January to December."*

**Chair:** \_\_\_\_\_

The Chair shall preside at all meetings and hearings of the Commission, shall sign all approved minutes and other appropriate documents on behalf of the Commission, and, in coordination with Planning staff, be responsible for the orientation and training of new members.

**Vice-Chair:** \_\_\_\_\_

The Vice-Chair assumes all duties of the Chair in the Chair's absence.

**Secretary:** \_\_\_\_\_

The Secretary, in coordination with staff, is responsible for monitoring the minutes of each meeting, maintaining a copy of the by-laws for the Commission, maintaining a record of the current membership including terms of office, maintaining a record of the organization of the Commission, and the distribution of conflict of interest forms at the appropriate time.

## Selection of Commission Nominees

2022-2026

III.C

9 eligible nomination forms were received by the November 1st submission deadline. Interviews were conducted November 4 - 8. Two nominees to serve 5-year terms (2022 - 2026) should be selected for City Council approval. An additional appointment will be made for the remainder of Anne Tucker's term, ending December 31, 2022.

*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**

- Triple C Sales & Service Expansion, 3847 Dave Ward Dr (SDR-0821-0093)
- Rogers Group Expansion, 1223 Front St (SDR-0921-0104)

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

- Princeton Village, Replat of Lot 28
- Princeton Village, Replat of Lot 29
- Fulmer Replat
- Esmeralda Replat
- Schichtl Addition
- Cimarron Park, Replat of Lots 12 and 13