



DECEMBER

Conway Planning Commission Staff Report

7:00pm • December 16, 2019 • 810 Parkway Avenue

CONWAY PLANNING COMMISSION

Justin Brown, Chairman

Brandon Ruhl, Vice-Chairman

Dalencia Hervey, Secretary

Brooks Freeman

Arthur Ingram

Bryan Quinn

Latisha Sanders-Jones

Brian Townsend

Anne Tucker

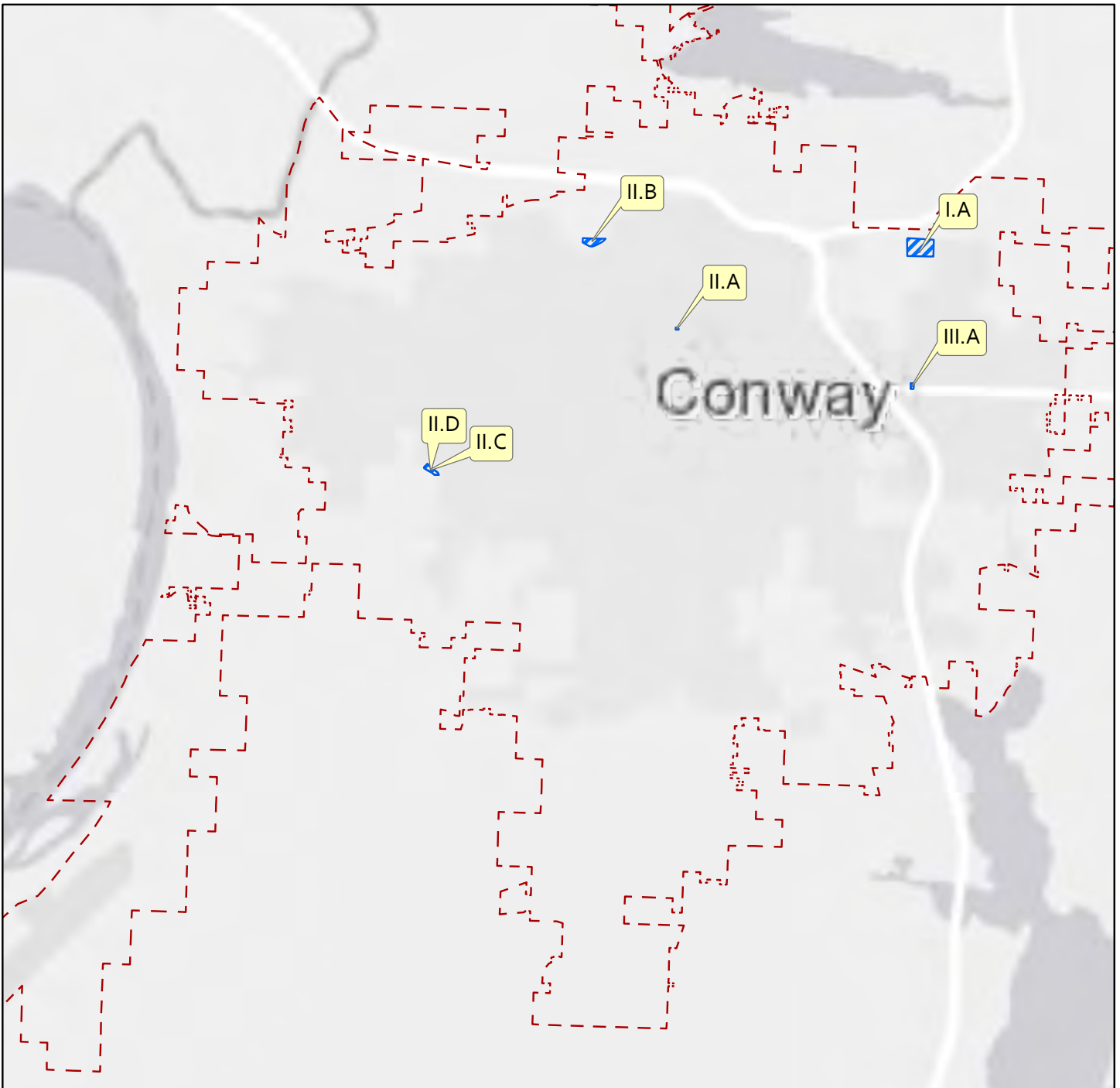
Rhea Williams

Contact the Conway Planning Commission at planningcommission@conwayarkansas.gov

The Conway Planning Commission makes recommendations to the City Council on public hearing items. The City Council will make a final decision on these items using the Planning Commission recommendations as a guide. Items reviewed at tonight's Planning Commission meeting may be considered by the City Council as early as January 14, 2020.

Items not approved by the Planning Commission may be appealed to the City Council within 30 days after Planning Commission denial. If an item is appealed to the City Council, a public notice sign will be placed on the property at least 7 days prior to the City Council meeting and a public notice will be placed on the City's website, conwayarkansas.gov.

Decisions made by the Planning Commission acting as the Board of Zoning Adjustment are final. No appeal may be made to the City Council.



- I. Subdivision Committee Report Subdivision Committee will meet prior to the Planning Commission at 6:30 pm in City Hall
 - A. Request for Preliminary Plat Approval of Museum Meadows Subdivision (SUB2019NOV04)
- II. Public Hearings - Rezoning, Conditional Use Permit, Zoning Variance, etc.
 - A. Request for zoning variance to allow reduced exterior setback for property located at 2118 Hairston Avenue (VAR2019DEC01)
 - B. Request for conditional use permit to allow self-storage in the C-2 zoning district at 2505 Salem Road and 2890 Meadowlake Road (DEC2019DEC01)
 - C. Request to rezone from A-1 to O-2 +/-3.29 located at 180 Hogan Lane (REZ2019DEC01)
 - D. Request for conditional use permit to allow religious activity, restaurant with drive-through, pharmacy, and restricted retail uses in the O-2 zoning district at 180 Hogan Lane (DEC2019DEC02)



City of Conway

PLANNING COMMISSION

Agenda • December 16, 2019

Call to Order. Chairman, Justin Brown

Approval of Minutes. November 18, 2019

- I. Subdivision Committee Report** *Subdivision Committee will meet prior to the Planning Commission at 6:30 pm in City Hall*
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- II. Public Hearings - Rezoning, Conditional Use Permit, Zoning Variance, etc.**
 - A. Request for zoning variance to allow reduced exterior setback for property located at 2118 Hairston Avenue (VAR2019DEC01)
 - B. Request for conditional use permit to allow self-storage in the C-2 zoning district at 2505 Salem Road and 2890 Meadowlake Road (DEC2019DEC01)
 - C. Request to rezone from A-1 to O-2 +/-3.29 located in the 100 block of Hogan Lane (REZ2019DEC01)
 - D. Request for conditional use permit to allow religious activity, restaurant with drive-through, pharmacy, and restricted retail uses in the O-2 zoning district in the 100 block of Hogan Lane (USE2019DEC02)
- III. Discussion**
 - A. Raising Cane's (916 East Oak Street) - Development Review consideration
 - B. Public hearing to consider removal of a Planning Commissioner
 - C. 2020 Officer and Committees selection

Adjourn

Planning Staff Review reports to the Planning Commission

The following items (development reviews, minor subdivisions, plats filed for record, etc.) have been reviewed and approved by the Director of Planning and Development and are being reported to the Planning Commission as required by the Zoning and Subdivision Ordinances:

Development Reviews

- None

Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)

- Weems Addition Correction Plat (P2019-00062)
- Princeton Village Replat, Lots 29-30 (P2019-00063)
- Hurd Lot Merger (P2019-00064)
- Willow Oak Manor, Phase 3 (P2019-00066)

Lot Splits, Lot Mergers, Minor Subdivisions, and Major Finals (submitted for review)

- Orchard Hill Subdivision, Phase 1 (SUB2019NOV03)

I.A REQUEST FOR PRELIMINARY PLAT APPROVAL - MUSEUM MEADOWS SUB

REQUEST FOR PRELIMINARY PLAT APPROVAL OF MUSEUM MEADOWS SUBDIVISION

APPLICANT

The Tyler Group
240 Skyline Dr, Ste 300
Conway, AR 72032

OWNER

Frank Shaw
1315 Main St
Conway, AR 72034

STAFF REVIEW BY

Levi Hill, Assistant Director

SITE DATA

Location. Southeast corner of Museum Rd and Lower Ridge Rd.

Site Area. 23.56 acres ±.

Current Zoning. R-1 (One-Family Residential); C-2 (Neighborhood Commercial).

Existing Structures. None.

Overlay. None.

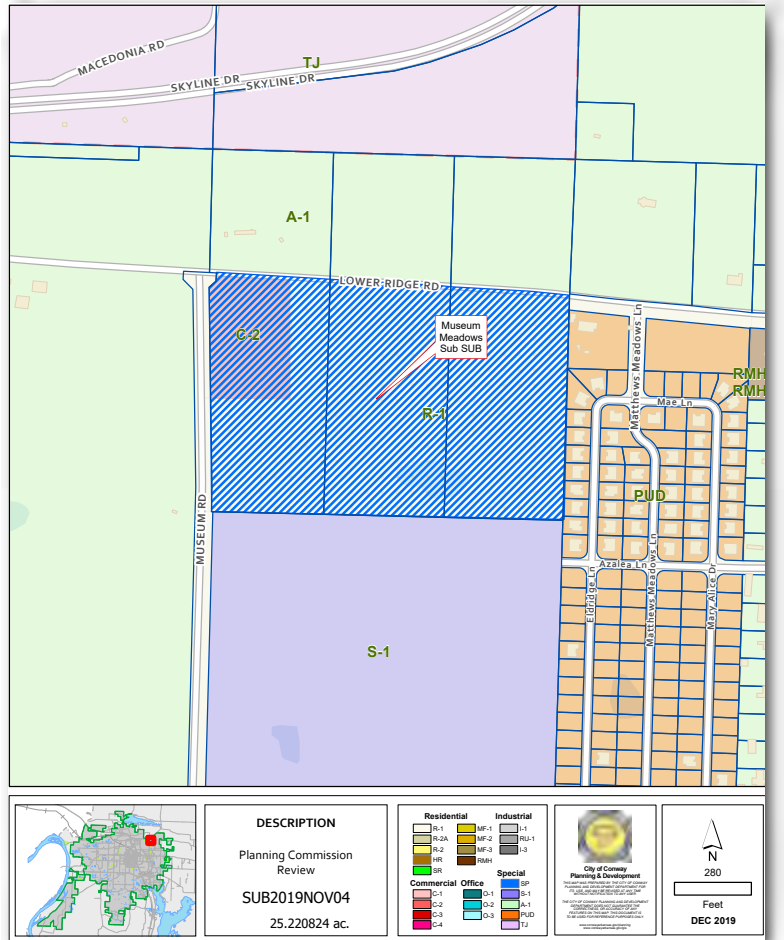
Request. The applicant is requesting preliminary approval of a 106-lot subdivision located at the southeast corner of Museum Rd and Lower Ridge Rd. Lots 1-105 would be R-1 (One-family residential) lots while lot 106 is zoned C-2 (Neighborhood Commercial). The proposed development includes two new streets originating from Museum Rd and one new street from Lower Ridge Rd. A fourth internal street would provide access to the remaining lots. The proposed lots would range from 6,000 square feet to 12,000 square feet, consistent with the lot requirements of the sites' zoning classifications. Pursuant to Section 9 of the Subdivision Regulations, sidewalks are required along all existing and proposed streets

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

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

STAFF RECOMMENDATIONS

Planning Staff recommends approval of the preliminary plat contingent upon the completion of the amended punch list and associated conditions of approval. The proposed lot sizes and frontage widths are consistent with the requirements of the R-1 and C-2 zoning districts.



CITY OF CONWAY PLANNING & DEVELOPMENT DEPARTMENT MUSEUM MEADOWS SUBDIVISION

The following lists the items that are reviewed by the Conway Planning Department for the changes and/or additions as required by the applicable provisions of the Conway Subdivision Ordinance.

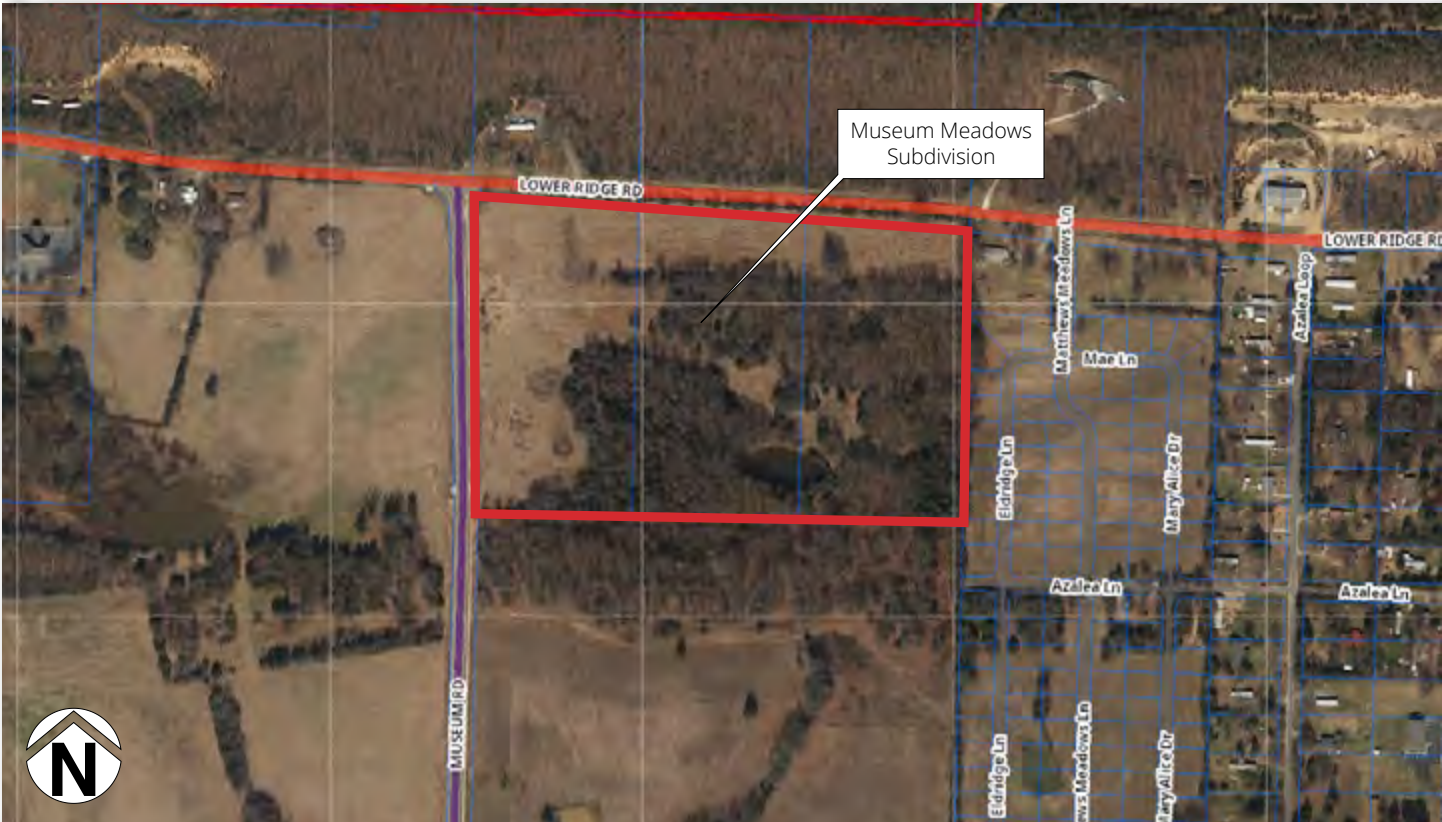
CORRECTIONS NEEDED ON THE PLAT

1. Show all hydrant locations.
2. Corrections as noted on Preliminary Plat.

CONDITIONS

1. Preliminary Plat approval from all reviewing agencies shall be obtained.
2. A 10 foot planting easement shall be required along Lower Ridge Rd.
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.

continued on page 4



Aerial View of Museum Meadows Subdivision



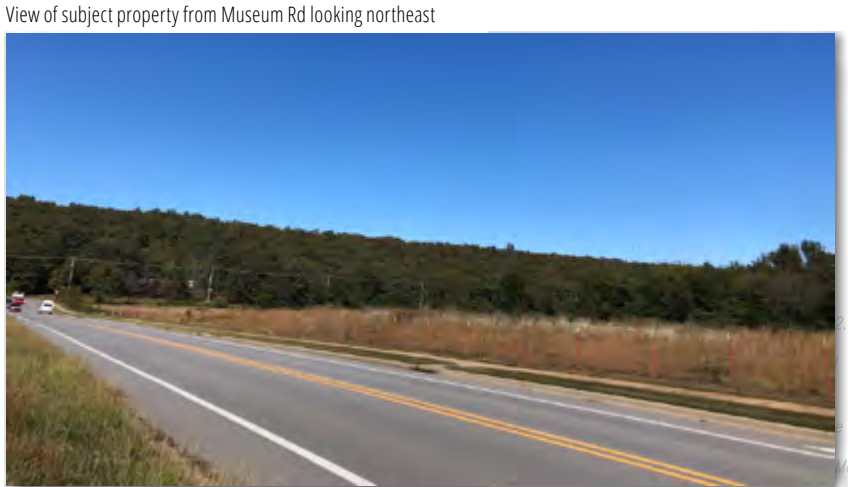
Museum Meadows Subdivision in the Comprehensive Plan

I.A REQUEST FOR PRELIMINARY PLAT APPROVAL - MUSEUM MEADOWS SUB

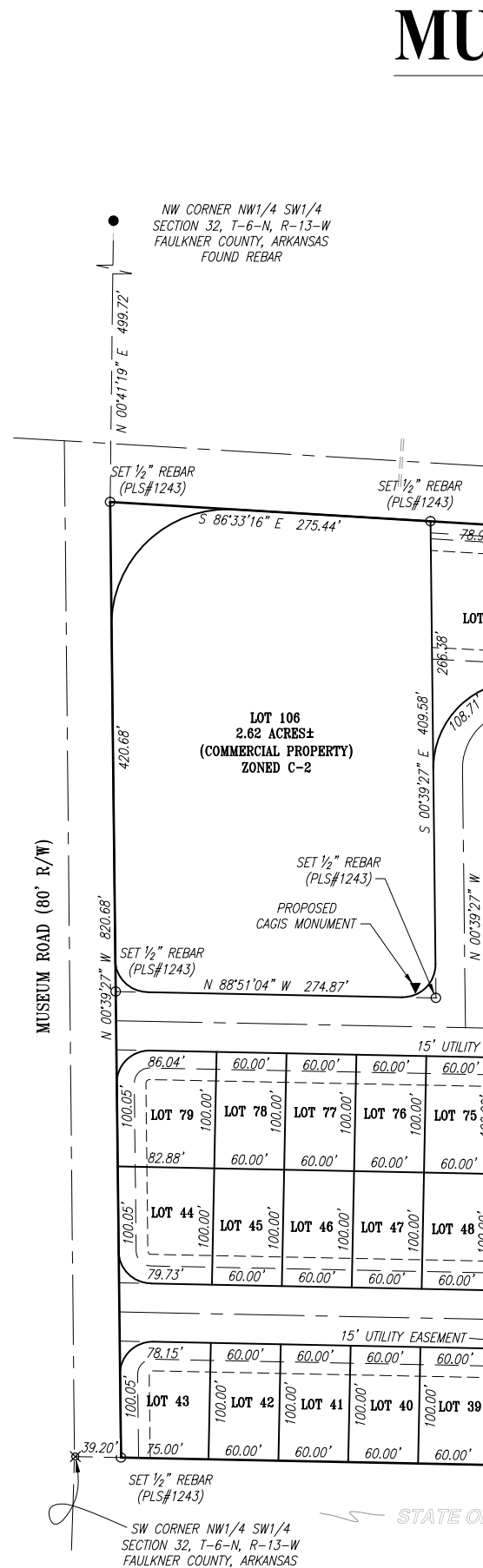
4. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is not more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
5. Minimum clearance of twenty-six (26) feet must be provided around a fire hydrant.
6. Utility easements as required by Conway Corporation are needed.
7. Drainage easements as required by the City Engineer are needed.
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 or conditionally approved copy of the Preliminary Plat, together with an approved copy of the Improvements Plan shall constitute authorization of the Planning Commission for the developer to proceed with the preparation of the Final Plat, the installation of improvements, and the staking out of lots and blocks. The developer, after conditional approval of the Preliminary Plat, shall complete all improvements required under this regulation.



View of subject property from Lower Ridge Rd looking southwest



View of subject property from Museum Rd looking northeast

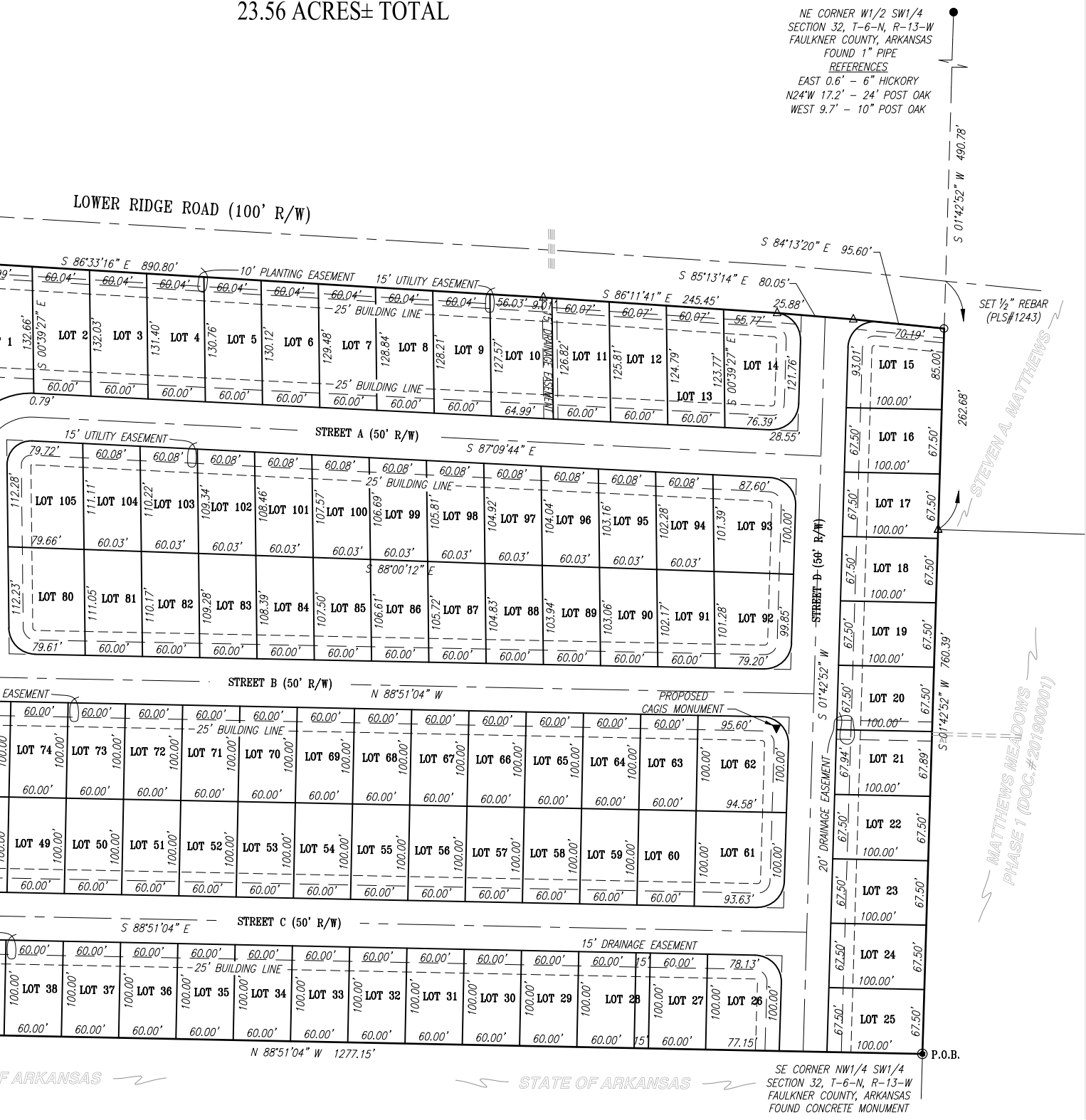


MUSEUM MEADOWS SUBDIVISION

PRELIMINARY PLAT

CONWAY, ARKANSAS

23.56 ACRES± TOTAL



II.A REQUEST FOR ZONING VARIANCE - 2118 HAIRSTON AVENUE

REQUEST FOR ZONING VARIANCE TO REDUCE EXTERIOR SETBACK FROM 25' TO 9.5' AND FRONT SETBACK FROM 25' TO 23'

APPLICANT

R. Kevin Rowell
2 Pin Oak Dr
Conway, AR 72034

OWNER

Richard Fancher/Theresa Gaxiola
2118 Hairston Ave
Conway, AR 72034

STAFF REVIEW BY

James Walden, AICP - Director of Planning & Development

SITE DATA

Location. 2118 Hairston Ave.

Site Area. 0.21 acres ±.

Current Zoning. R-2A (Two-Family Residential District).

Existing Structures. 1,658 sf Single Family Home, 640 sf Detached Garage, Two Driveways, Tornado Shelter.

Requested Zoning Variances.

- Reduce exterior setback from 25' to 9.5'
- Reduce front setback from 25' to 23'

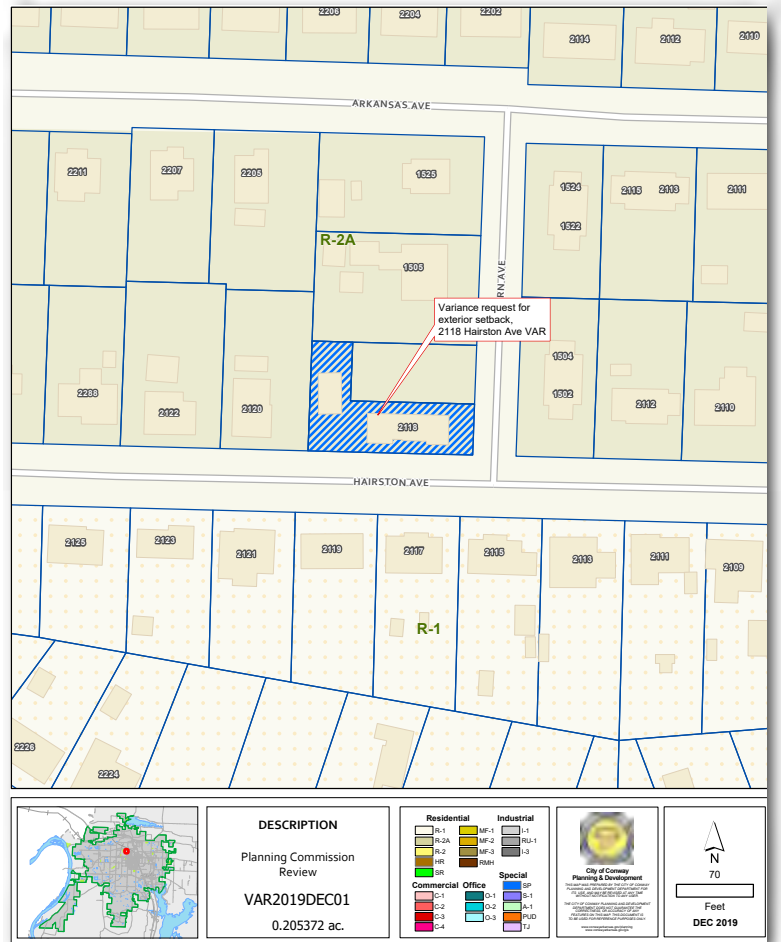
General Overview. The applicant is proposing to tear down the existing carport and enclosed porch on the west end of the house and build an addition to the existing home within the footprint. The addition would occur parallel to the exterior setback. The site has an existing exterior setback of 9.5'. The addition is not proposed to extend beyond the existing edge of the side of the house facing Hairston Ave. It was additionally noticed at the time of application that the front setback for the structure is also nonconforming.

Zoning Ordinance Regulations.

R-2A zoning district requires:
Setbacks. Front/Exterior 25'

Basis of Variance Review.

The Planning Commission acting as the Board of Zoning Adjustment, should only grant zoning variances if strict enforcement of the zoning code will cause undue hardship due to circumstances unique to the individual property. Variances should only be granted when it is demonstrated that such action will be in keeping with the spirit and intent of the code. The Commission may impose conditions in granting a variance to ensure compliance and to protect adjacent property.



STAFF COMMENTS

1. The house was originally constructed in 1952 prior to zoning being instituted in the City of Conway. The home was legally constructed at the time it was built.
2. The property is situated within an existing unplatted subdivision that was likely created prior to subdivision regulations existing within the city.
3. The lot is very narrow. Following the required setbacks, today only a house 14' wide could be built on the property. This makes legal use of the property very difficult, creating a hardship.
4. Allowing the variance would not preclude the applicant from meeting all other requirements of the zone.
5. Granting the variance would not likely harm adjacent property.

STAFF RECOMMENDATIONS

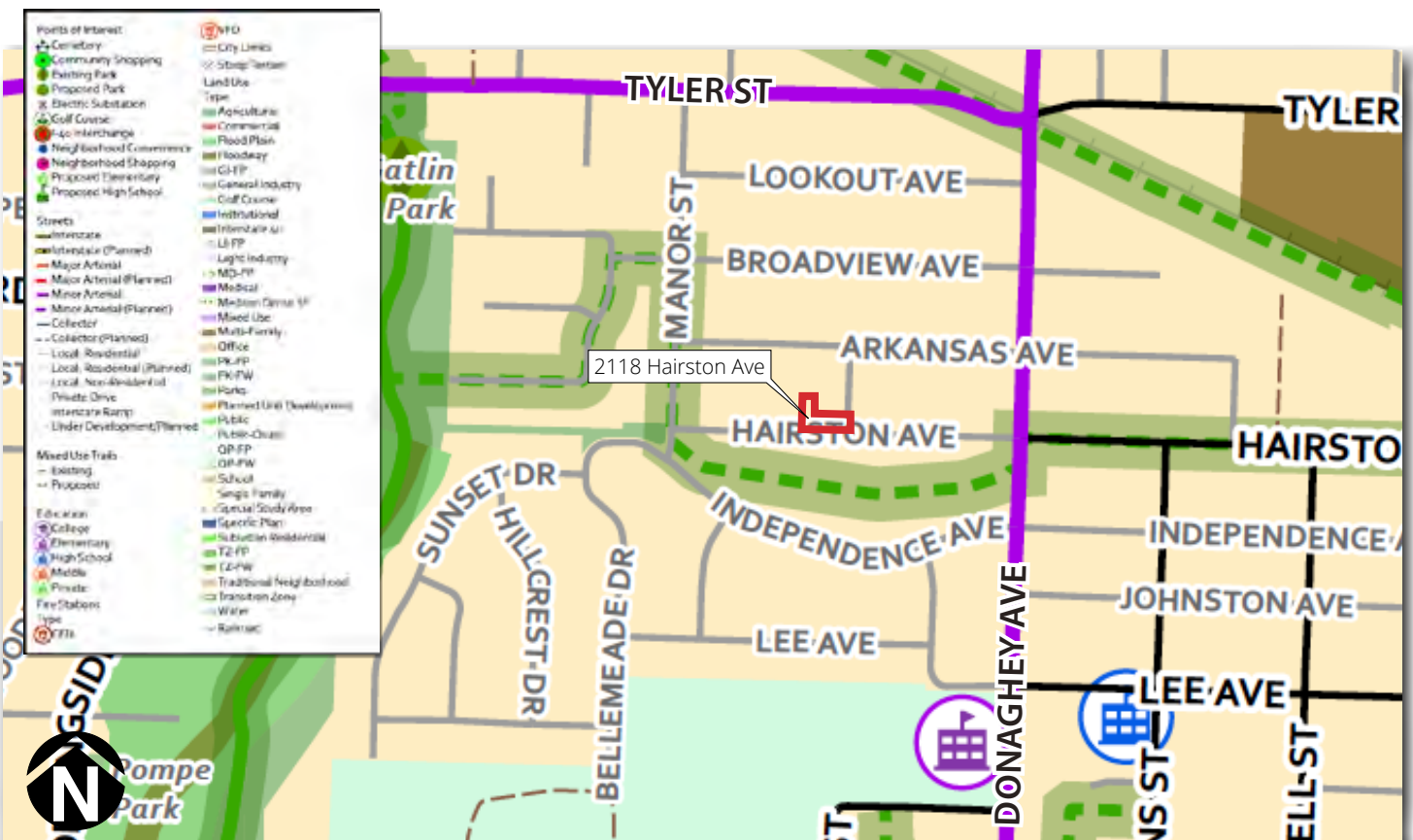
Staff recommends approval of the variance with conditions on the following basis:

Granting the variance would allow appropriate development of the site without harming adjacent property. Granting the variance will meet the spirit and intent of the zoning code, and prevents harm to the applicant due to the difficult hardships the passage of zoning created on this individual property.

continued on page 8



Aerial View of 2118 Hairston Ave

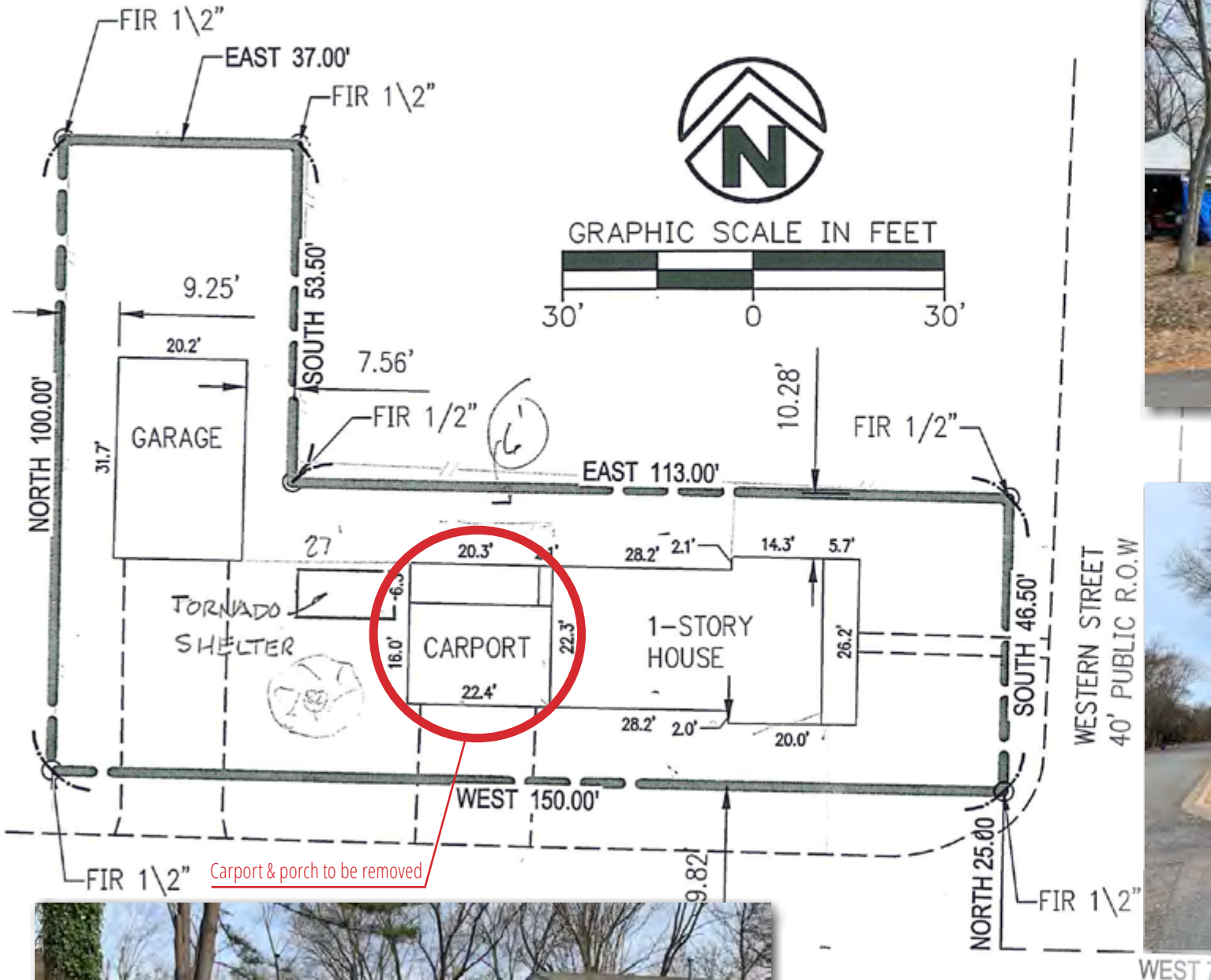


2118 Hairston Ave in the Comprehensive Plan

II.A REQUEST FOR ZONING VARIANCE - 2118 HAIRSTON AVENUE

Condition:

1. The applicant shall be required to plat the property prior to pulling building permits for the project.



Carport & porch to be removed



ing & Development Page

View of carport, to be removed, from Hairston Ave looking northeast



View from subject property/Western Ave looking east



View from subject property/Western Ave looking northeast



View of subject property from Western Ave looking west



View subject property/Western Ave looking southwest

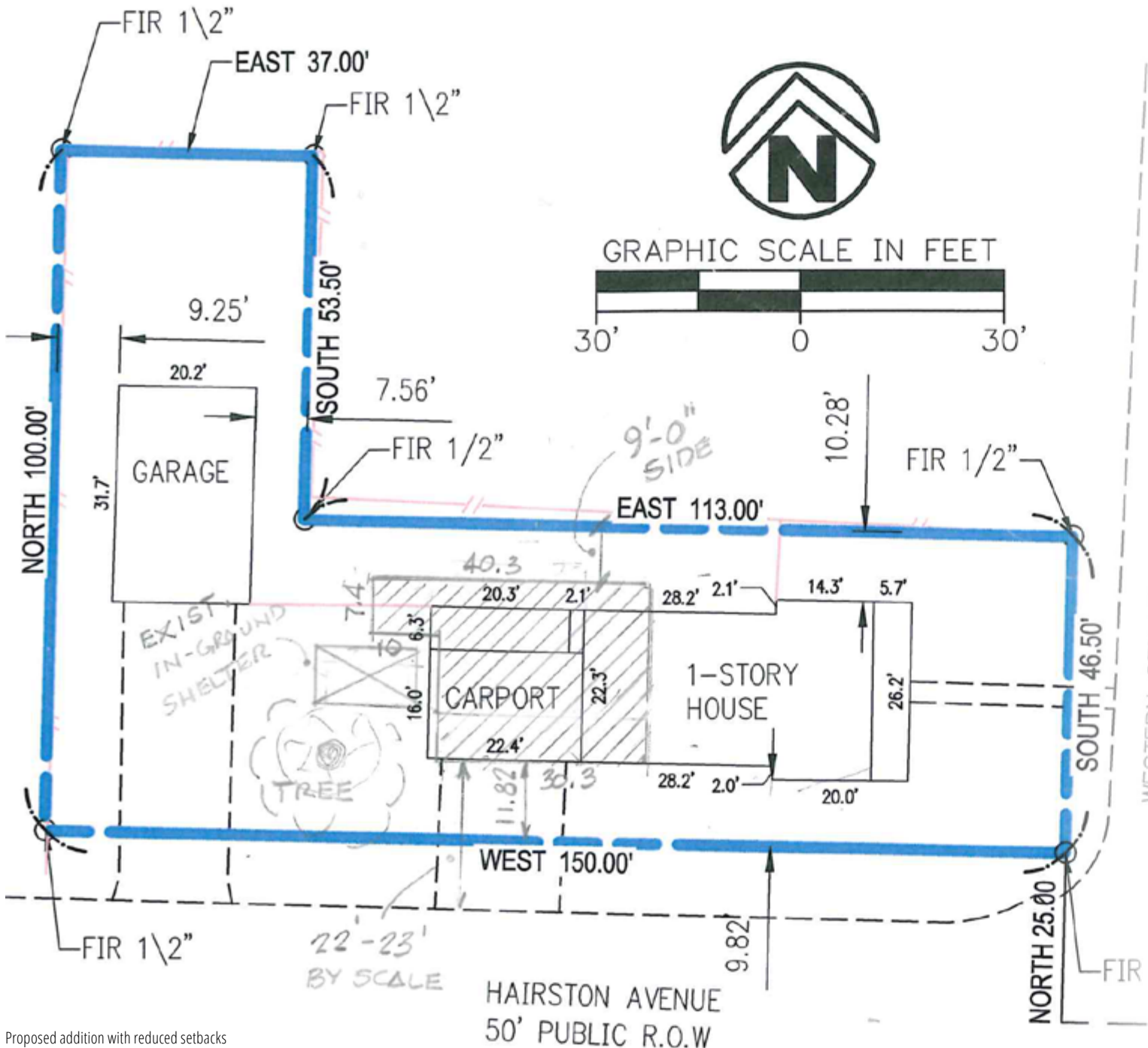
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STATE PLAT

II.A REQUEST FOR ZONING VARIANCE - 2118 HAIRSTON AVENUE

LEGAL DESCRIPTION

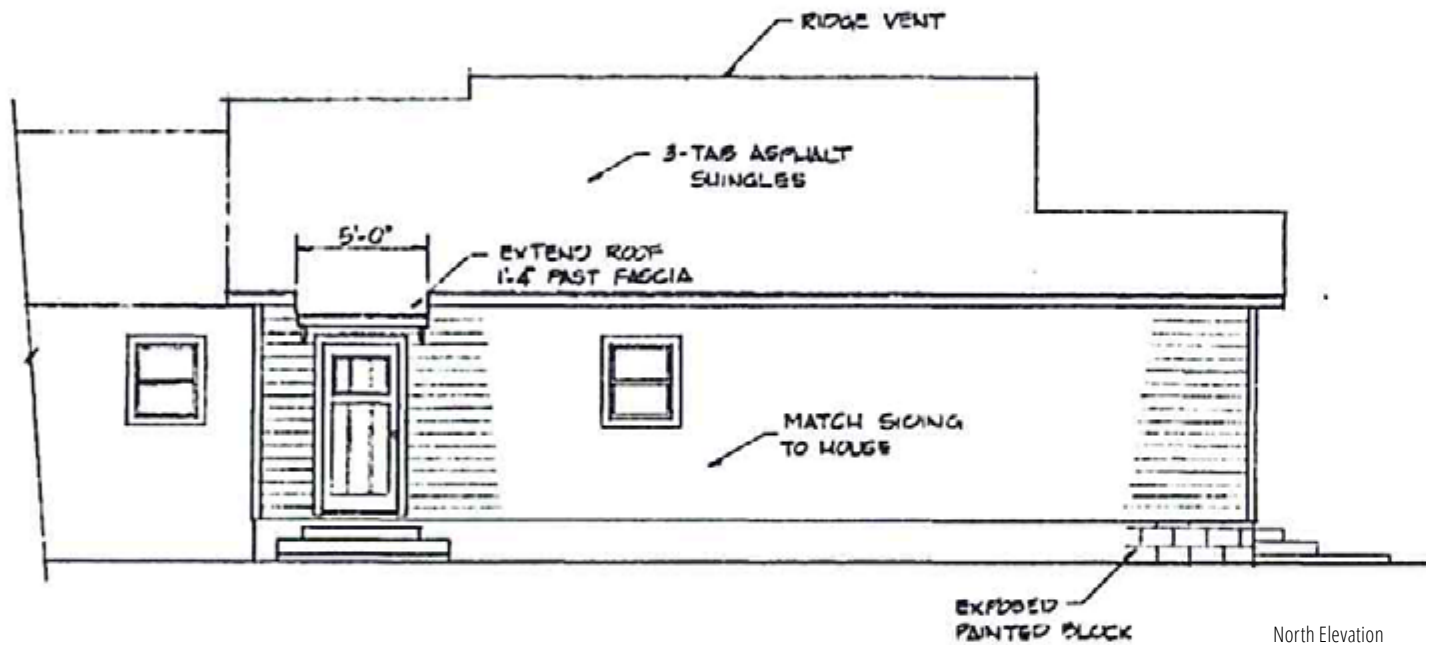
PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 14 WEST, FAULKNER COUNTY, ARKANSAS DESCRIBED AS BEGINNING AT A POINT 700.00 FEET WEST AND 25.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2; THENCE WEST 150.00 FEET; THENCE NORTH 100.00 FEET; THENCE EAST 37.00 FEET; THENCE SOUTH 53.50 FEET; THENCE EAST 113.00 FEET; THENCE SOUTH 46.50 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 0.21 ACRES MORE OR LESS.



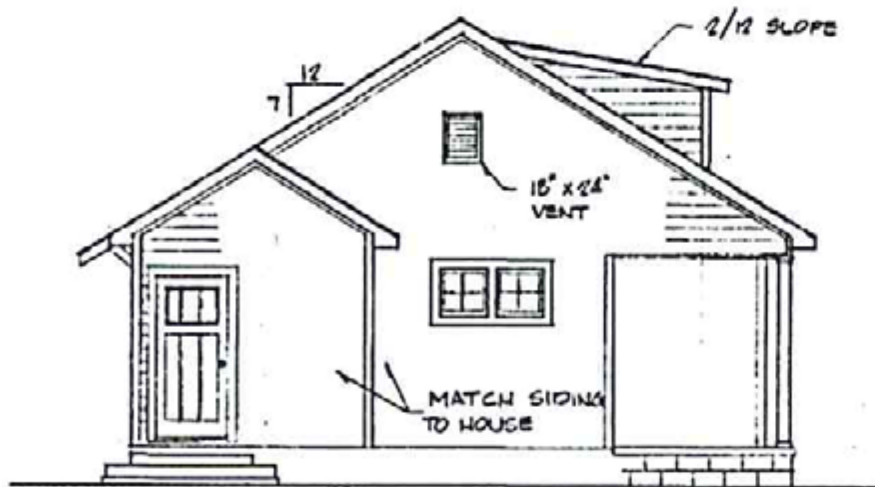
Proposed addition with reduced setbacks



South Elevation



North Elevation



West Elevation

REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW SELF-STORAGE FACILITY IN THE C-2 ZONING DISTRICT FOR PROPERTY LOCATED AT 2505 SALEM ROAD & 2890 MEADOWLAKE ROAD

APPLICANTS

Central Arkansas Professional Surveying
1021 Front St
Conway, AR 72032

Tom Watson
2699 Overcup Dr
Conway, AR 72034

OWNER

John and Linda Irby
2575 Salem Rd
Conway, AR 72032

STAFF REVIEW BY

Levi Hill, Assistant Director

SITE DATA

Location. Portions of 2505 Salem Rd and 2890 Meadowlake Rd; directly west of the intersection of Salem Rd and Meadowlake Rd.

Site Area. 7.0 acres ±.

Current Zoning. C-2 (Neighborhood Commercial).

Existing Structures. Single-Family Residence.

Overlay. None.

Requested Conditional Use. Self-Storage Facility.

Comprehensive Plan. Single-Family.

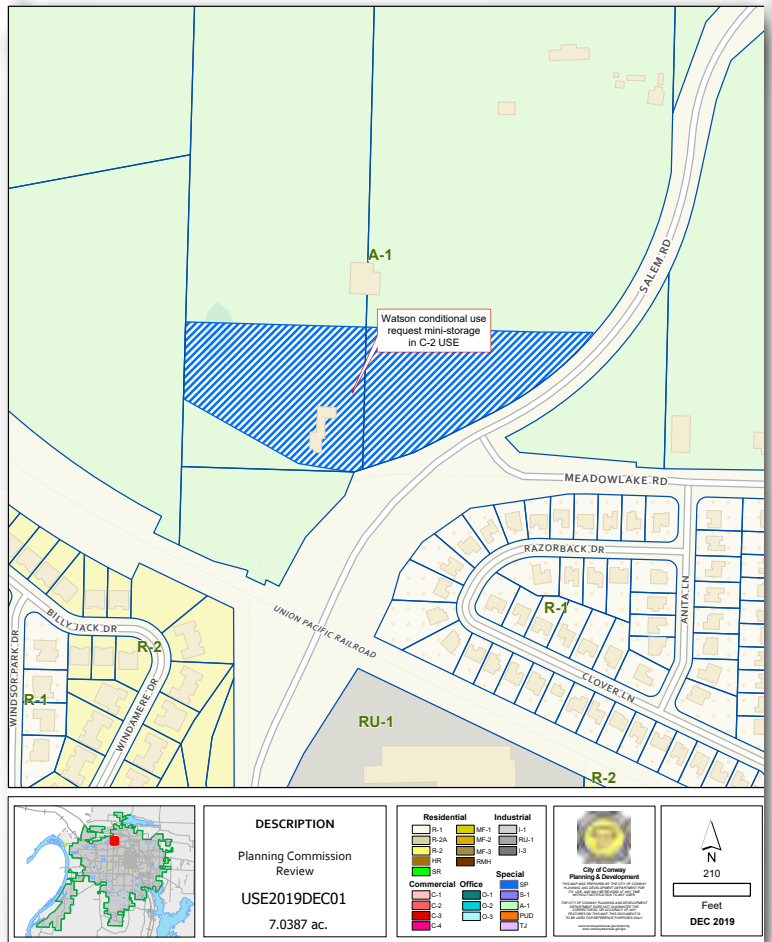
Projected Traffic Impact. The traffic generated from the proposed use would likely be minimal. A self-storage facility is anticipated to yield approximately 2.5 vehicle trips per 1,000 square feet on a typical week day. No total square footage has been proposed at this time. Trips would be distributed onto Salem Rd.

Current Traffic Counts. Salem Rd – 11,000 vehicles per day.

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

Utilities. At time of development, the site will be served by Conway Corp for all utilities.

Master Street Plan. Salem Rd – Major Arterial.



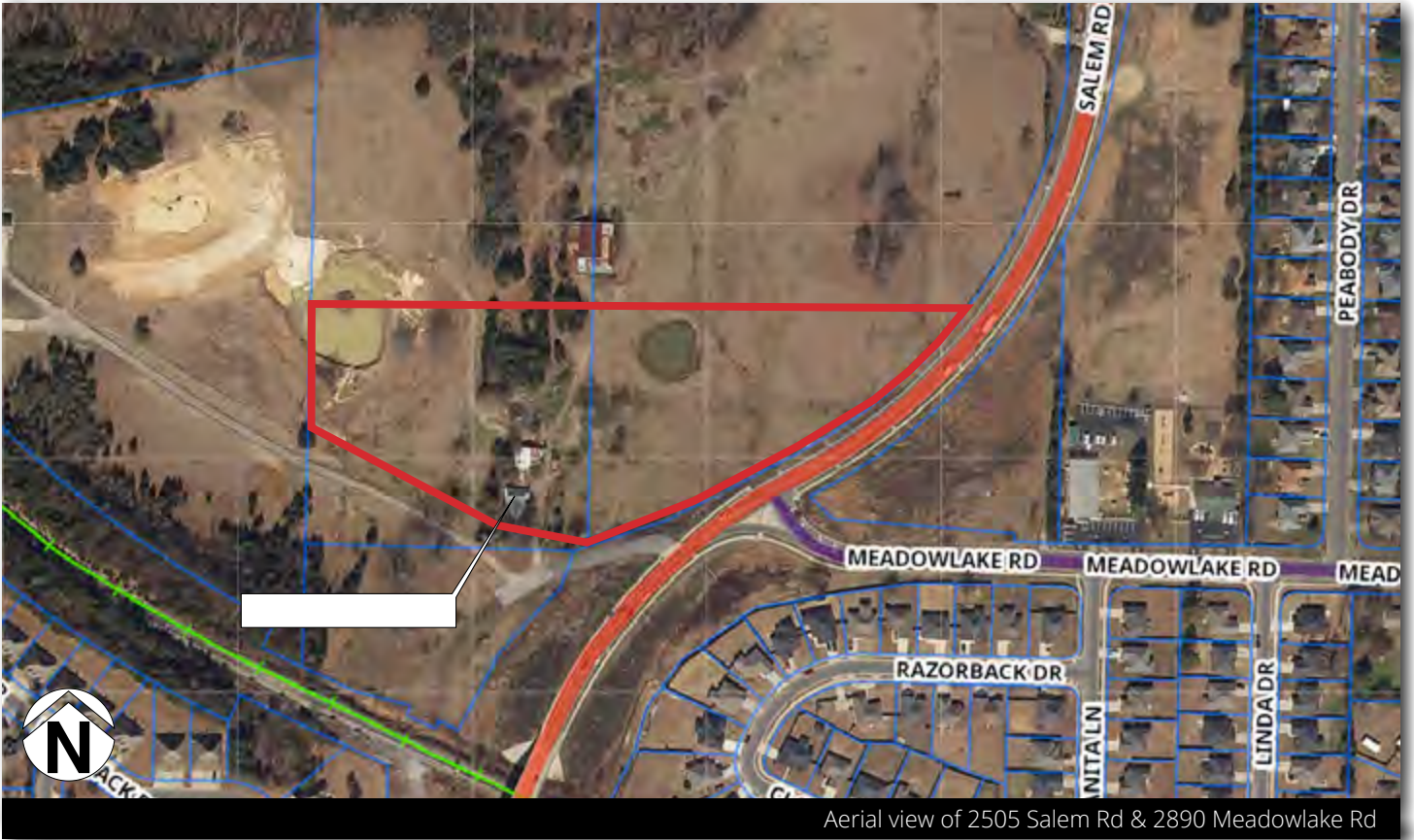
Street Improvement. No current improvement plans.

STAFF COMMENTS

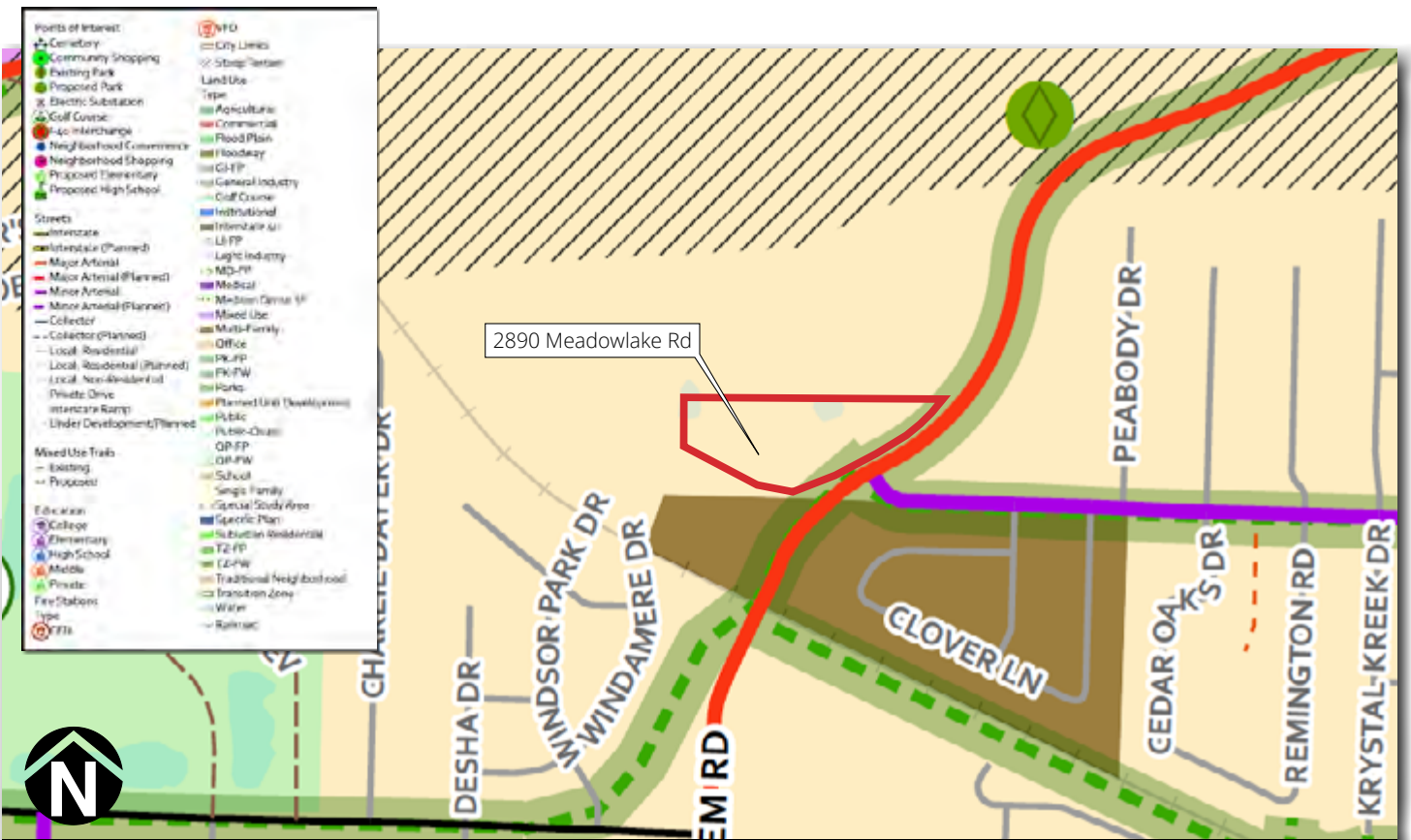
1. The applicant intends to develop the 7.0 acre portion of property with a self-storage facility. That use is not allowed in the current zoning, but is allowed as a conditional use.
2. The property is in close vicinity to multiple major arterials including Salem Rd and Old Morrilton Hwy.
3. Commercial development at this location could potentially fill a void in an area that is predominantly developed with residential uses.
4. The requested conditional use is not consistent with the land use plan. However, this is due to the fact that most large vacant properties were designated for single-family development without consideration to proximity to major arterials and utility access.
5. The conditional use would not likely result in harm to adjacent property.
6. The development will be subject to the commercial development standards included in Section 1101 of the Zoning Code.

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MEADOWLAKE ROAD



Aerial view of 2505 Salem Rd & 2890 Meadowlake Rd



2505 Salem Rd & 2890 Meadowlake Rd in the Comprehensive Plan

STAFF RECOMMENDATIONS

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

1. The Planning Director may impose reasonable conditions on approval of the Development Review plans. Such conditions may be appealed to the Planning Commission if not agreed to by the applicant.
2. Platting of the property in accordance with the Subdivision Regulations shall be required.
3. Any proposed fencing shall use masonry or wrought iron materials. The Planning Director may approve alternative materials.
4. Landscaping shall be provided in excess of that required by Section 1101 of the Zoning Code. This shall include a minimum of one canopy tree planted every 15 feet along Salem Rd.
5. Any expansions or additions to the structure as well as any changes to the use shall require an amended or new conditional use permit.
6. The storage of hazardous chemicals or explosives is prohibited.
7. The storage of petroleum products is prohibited.
8. The operation of spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, and other similar equipment is prohibited.
9. No storage unit may be used for the purposes of operating a business except for the purpose of providing storage for a business that is located off-site.
10. Any outside storage including vehicles and/or vehicles/equipment for rental use shall be screened and shielded from view of adjacent property or a public right-of-way.
11. All lighting shall not exceed twenty (20) feet in height and be full cut-off, shielded lighting as defined by the IESNA. Such lighting shall be directed to prevent the trespass of light onto the adjacent residential district or use.



View of



View of subj

EADOWLAKE ROAD



View of subject property from Salem Rd looking north



View of subject property from Salem Rd looking north



View of subject property from Salem Rd looking northwest



View of subject property from Salem Rd looking west

II.C REQUEST TO REZONE FROM A-1 TO O-2 - 100 BLOCK OF HOGAN LANE

REQUEST TO REZONE FROM A-1 TO O-2 +/-3.29 ACRES LOCATED IN THE 100 BLOCK OF HOGAN LANE

APPLICANT

The Sanders Firm, PLLC
306 Salem Rd, Ste 106
Conway, AR 72034

OWNER

Alliance Capital, LLC
PO Box 10382
Conway, AR 72034

STAFF REVIEW BY

James Walden, AICP, Director of Planning & Development

SITE DATA

Location. 100 block of Hogan Ln.

Site Area. 3.29 acres +/-.

Current Zoning. A-1 (Agricultural District).

Existing Structures. None.

Overlay. None.

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

Comprehensive Plan. Floodplain/Floodway.

Projected Traffic Impact. With a rezoning to O-2, the likely increase in traffic impact would be modest for those uses permitted by right. The zoning would allow office development. It is estimated office development at the site would generate approximately 350-380 vehicles trip per average weekday.

Current Traffic Counts. 7,100 Average Daily Traffic.

Flood\Drainage. The site is fully within flood hazard areas being partially within floodway and partially within floodplain.

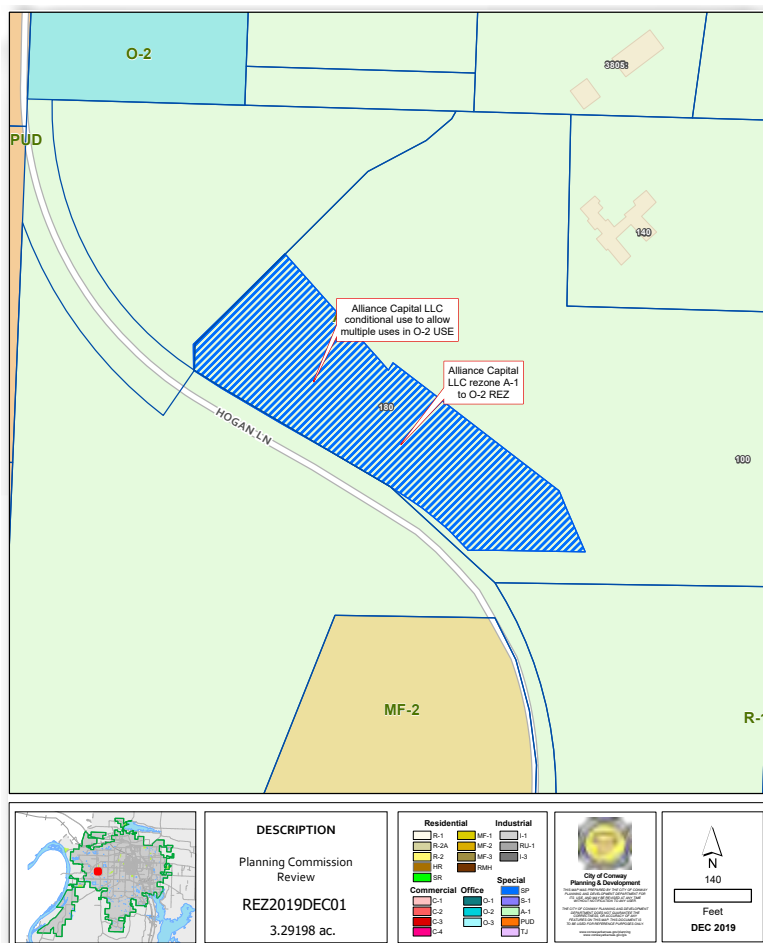
Utilities. Applicant will need to coordinate utilities with Conway Corporation.

Master Street Plan. Hogan Ln. – Major Arterial.

Street Improvement. No current improvement plans. The street currently is approximately 25' wide without curb and gutter and does not meet city standards.

STAFF COMMENTS

1. The applicant has done significant dirt work on the



site, increasing the property's elevation. It is anticipated that, prior to development, a Letter of Map Revision or Change would be sought for the FEMA Floodplain Hazard Maps to remove parts of the property from being considered flood prone.

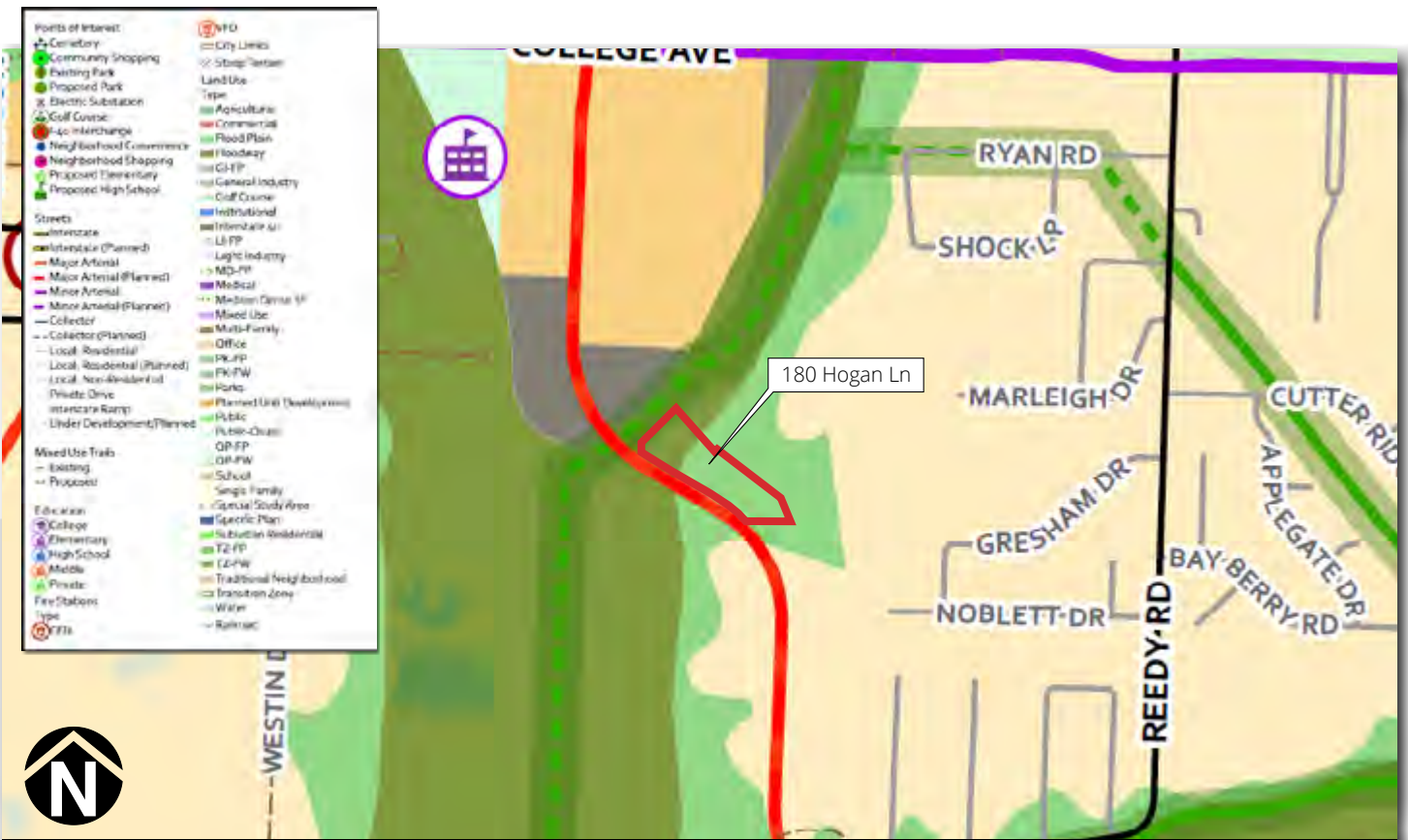
2. The property will likely be subject to increased development pressure in the future due to its location on a Major Arterial.
3. A-1 zoning is generally reserved for rural land that is not programmed for intense development. Such zoning would likely be appropriate if the property were not located along a Major Arterial.
4. By right the zoning will not allow many uses of high intensity on the site with Schools and Office being the likely highest intensity uses. The zoning does allow for the potential of many conditional uses.
5. O-2 zoning has been allowed in numerous places along Hogan Ln between Reedy Rd and College Ave.
6. The zoning would not likely result in harm to adjacent property.

STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning. The proposed zoning would accommodate uses appropriate to the corridor and not harm adjacent property.



Aerial view of 100 Block of Hogan Ln



100 Block of Hogan Ln in the Comprehensive Plan



View of subject property from Hogan Ln looking northeast



View of subject property from Hogan Ln looking east



View of site work to increase elevation



View of site work to increase elevation

View of Tucker Creek, from Hogan Ln, which borders the site to the northwest



II.D

REQUEST FOR CONDITIONAL USE PERMIT - 100 BLOCK OF HOGAN LANE

REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW RETAIL - RESTRICTED, CHURCH, RESTAURANT, DRIVE-IN RESTAURANT, EATING PLACE WITH DRIVE-THROUGH SERVICE, AND DRUG STORE/PHARMACY IN THE O-2 ZONING DISTRICT

APPLICANT

The Sanders Firm, PLLC
306 Salem Rd, Ste 106
Conway, AR 72034

OWNER

Alliance Capital, LLC
PO Box 10382
Conway, AR 72034

STAFF REVIEW BY

James Walden, AICP - Director of Planning & Development

SITE DATA

Location. 100 Block of Hogan Ln.

Site Area. 3.29 acres +/-.

Current Zoning. A-1 (Agricultural District).

Existing Structures. None.

Overlay. None.

Requested Conditional Uses. Retail – Restricted, Church, Restaurant, Drive-in Restaurant, Eating Place with Drive-Through, Drug Store/Pharmacy.

Comprehensive Plan. Floodplain/Floodway.

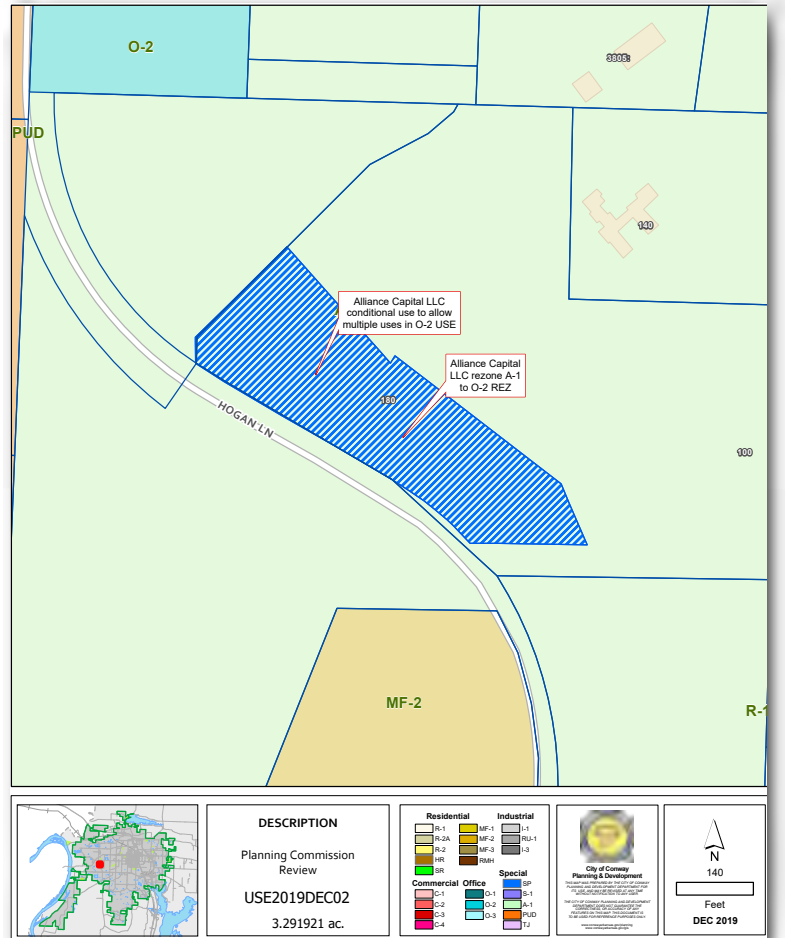
Projected Traffic Impact. With the proposed conditional use permit, the most intense use would likely be a drive-through restaurant. The site could potentially yield two drive-through restaurants. As such, the likely increase in traffic impact could be significant. With an assumption of the site devoted to the most intense possible use as a drive-through restaurant, it is anticipated the site would generate about 4,800-5,000 vehicle trips per typical week day.

Current Traffic Counts. 7,100 Average Daily Traffic.

Flood\Drainage. The site is fully within flood hazard areas being partially within floodway and partially within floodplain.

Utilities. The site is currently served by utilities.

Master Street Plan. Hogan Ln – Major Arterial.



Street Improvement. No current improvement plans. The street currently is approximately 25' wide without curb and gutter and does not meet city standards.

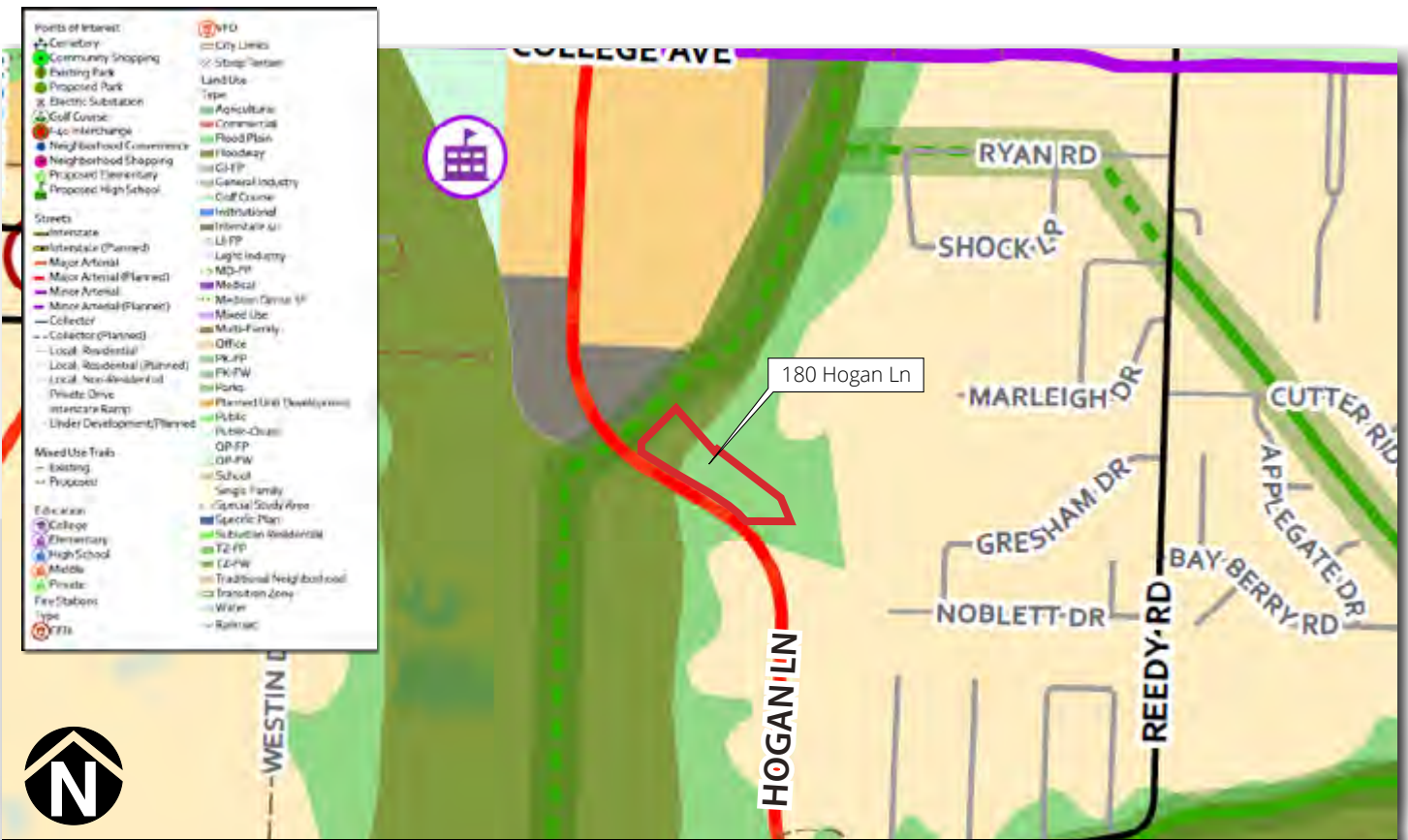
STAFF COMMENTS

1. The applicant is seeking a conditional use permit on a speculative basis.
2. All of the proposed conditional uses would have limited impact excluding a restaurant with a drive-through (eating place with drive-through) which could operate with extended hours and cause substantial traffic. Additionally, any use which includes outside storage would likely negatively impact surrounding property. Such uses should not be permitted and would be out of character with this portion of Hogan Ln.
3. The remaining proposed conditional uses would not likely result in harm to adjacent property.
4. Given that no site plans are included, it would be appropriate for the Planning Commission to retain authority to impose future conditions on development at the time of Development Review.

continued on page 22



Aerial view of 100 Block of Hogan Ln



100 Block of Hogan Ln in the Comprehensive Plan

II.D REQUEST FOR CONDITIONAL USE PERMIT CONT.

STAFF RECOMMENDATIONS

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

1. Eating Places with Drive-Through Service, Novelty Stores, and Video Stores shall not be permitted.
2. A principal building for a single retail use may not exceed 12,000 square feet in size.
3. Any uses which require outside display of goods unscreened from public view shall not be permitted.
4. Any outside storage of materials, goods, or equipment shall be prohibited.
5. Any expansions or additions to the structure shall require an amended or new conditional use permit.
6. Use of the site shall be subject to Development Review prior to issuance of building permits. Development Review approval shall require Planning Commission review. The Planning Commission shall have the authority to impose additional conditions on approval of the Development Review application as may be necessary to ensure the compatibility of the use.

III.A RAISING CANE'S - DEVELOPMENT REVIEW CONSIDERATION

REQUEST FOR CONSIDERATION
RAISING CANE'S CHICKEN FINGERS
916 EAST OAK STREET/US HIGHWAY 64

APPLICANT

Melanie Bagley, Property Development Manager
 Raising Cane's Chicken Fingers

SITE DATA

Proposed Location. 916 E Oak St.

Proposed Building Size. 3,198 sf.

Potential Traffic Impact. 1,500-1,600 vehicles per typical weekday.

Traffic Counts. 28,000 average daily traffic.

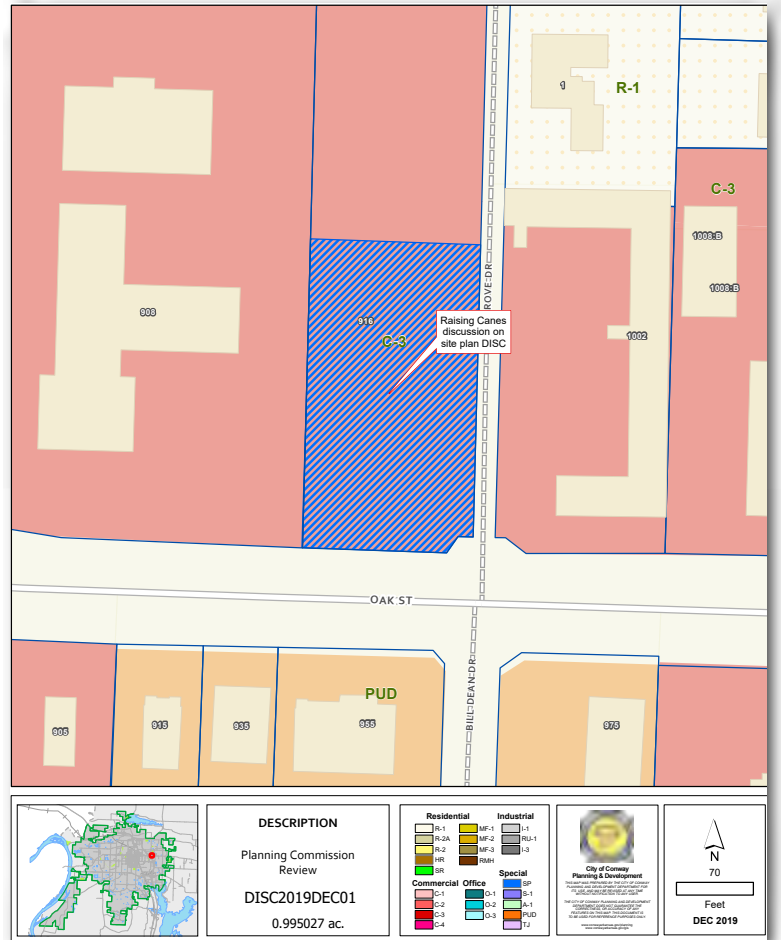
REQUEST

Raising Cane's has brought forward a conceptual site plan (included on pages 22-23) for the purpose of discussing potential site issues. The site in question is the former Superior Hyundai site.

The site presently has access from E Oak St and Oak Grove Dr (private street). Control of this private street is unclear due to the fact that few if any properties along it have been platted. In initial meetings with the applicant, staff expressed concerns about accessing the site with E Oak St because of safety and traffic concerns. As proposed, the driveway would be placed less than 85' from the intersection of Oak Grove Dr.

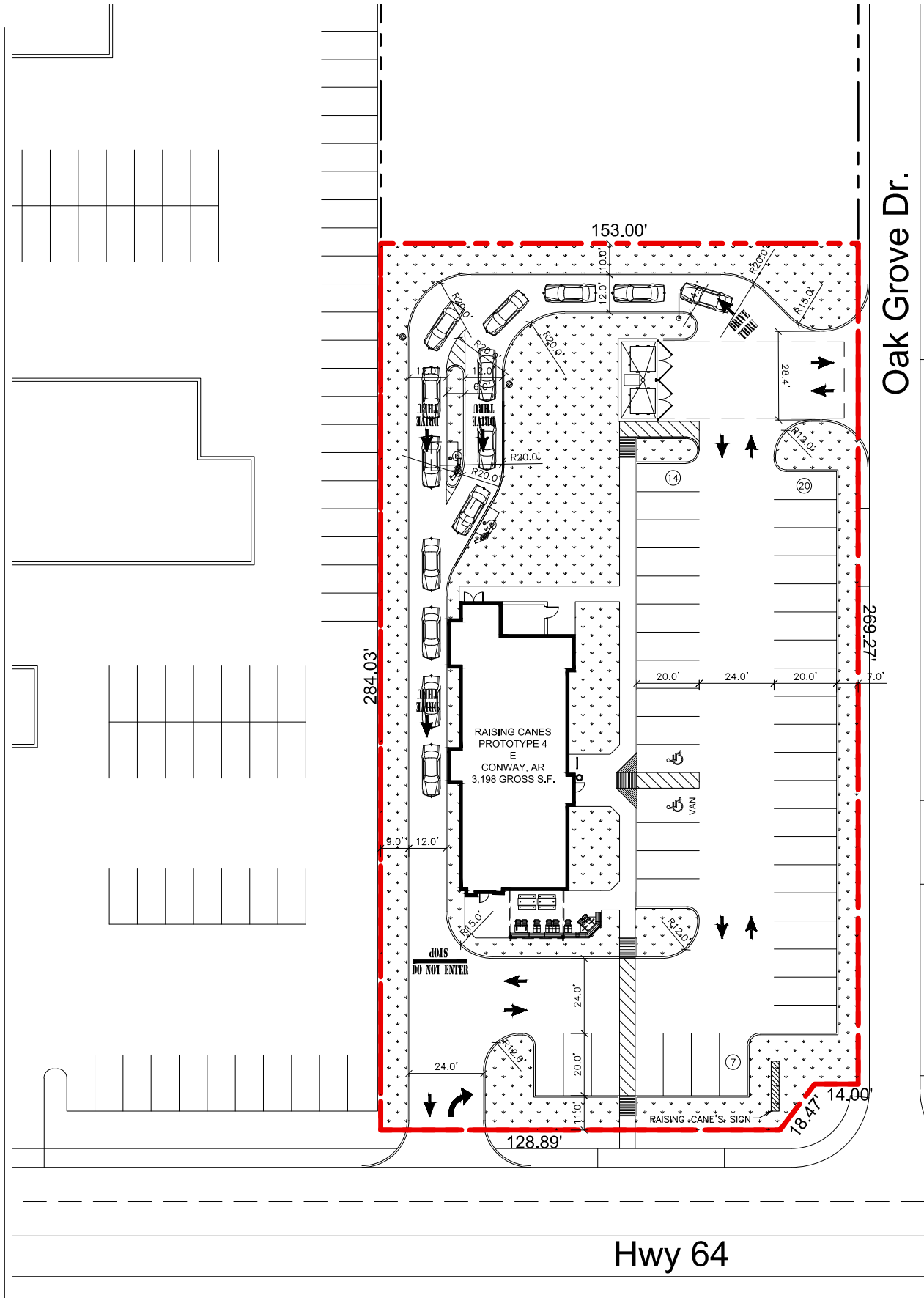
RELEVANT ISSUES

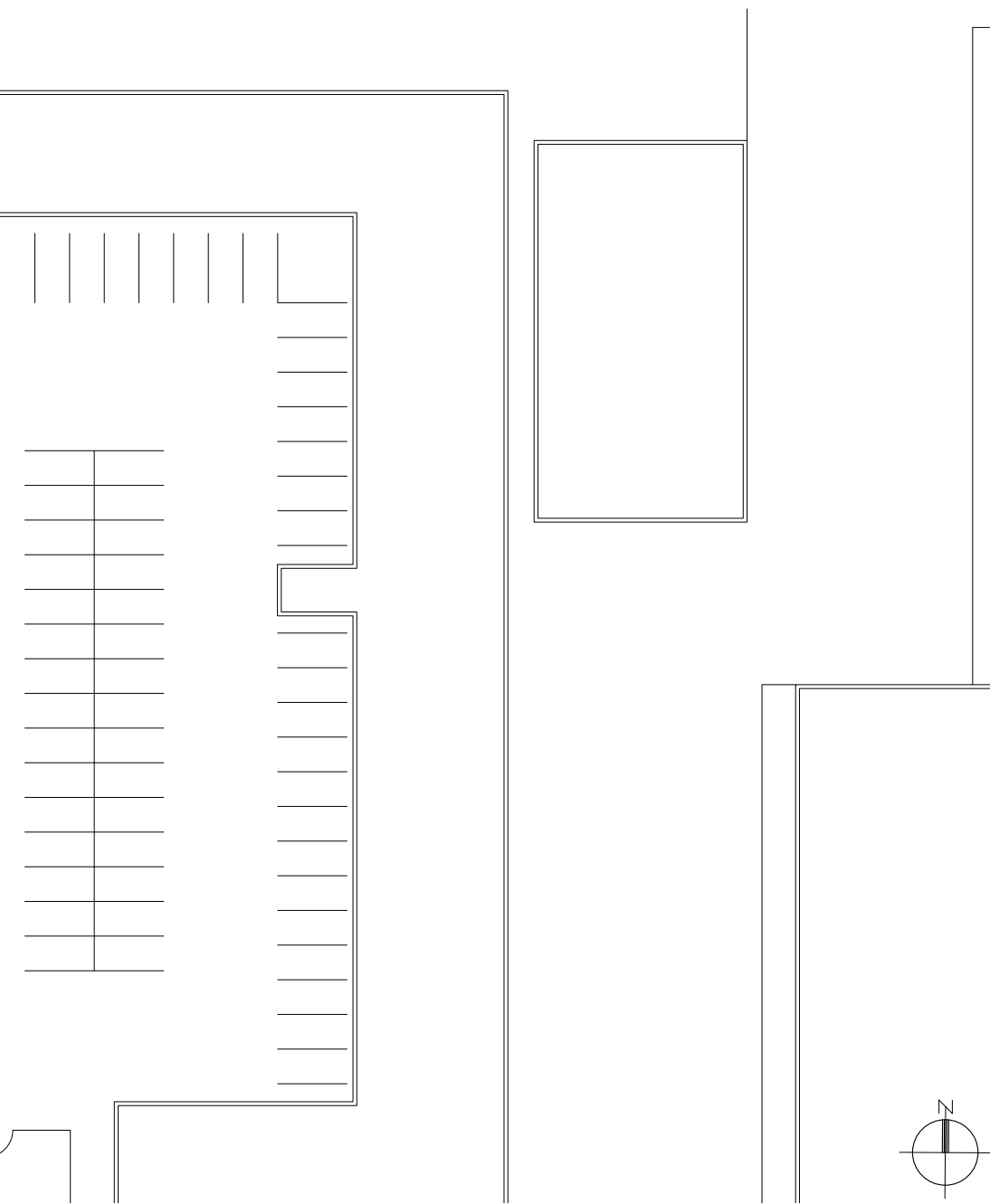
1. The proposed driveway spacing raises serious concerns regarding safety and traffic flow. The driveway is proposed to be less than 85' from the Oak Grove Dr intersection. The city's development standards require driveways to be at least 100' apart. The regulations recommend access spacing on major arterials be 300'-500' apart.
2. The city has been somewhat inconsistent in applying these standards. Chipotle, Outback, T-Mobile, Verizon, Panda Express, Chili's, Chick-fil-A, TGI Fridays, and others have met these standards. Starbucks and Freddy's are examples where these standards have not been followed.
3. Proper access management helps increase safety for drivers, increases traffic flow by permitting greater speeds, and increases roadway capacity. Oak St is presently at the high end of what a 5-lane arterial can be expected to handle. It is likely a divided median will be necessary if traffic counts begin to rise again along the roadway.



4. If the site is developed the applicant would likely need to improve Oak Grove Dr to handle the anticipated traffic loads.
5. The city's Planning Staff and Transportation Engineer both recommend the driveway either not be permitted or be limited to right-turns only.

III.A RAISING CANE'S - DEVELOPMENT REVIEW CONSIDERATION





Store Support Office
 6800 Bibbiana Road
 Plano, TX 75024
 Tele: 214-455-7776

Proposed Store:
Raising Cane's
Site Sketch
Hwy 64 & Oak Grove Dr.
Conway, AR

Prototype 4
E

PQS#0118

Drawn by:
CSRS
 6767 Perkins Road Suite 200 Baton Rouge, LA 70808
 Telephone: 225 769-0546 Fax: 225 767-0060
 www.csronline.com

RM: JH / DM: SH

Site Data:

Zoning	TBD
Setbacks	Front: - Side: - Rear: -
Flood Zone	Zone: -
B.F.E	To be determined

Statistics:

Total area	43,167 sf
Parking Spaces	41
Required Spaces	36
Drive-Thru stack	-
IECC Climate Zone	-

Site Sketch

Date: 08/01/2019
 Revised: -
 Scale: 1" = 40'

Drawn By: CSRS (AA)

Study Number:

SD-2.0

SITE AREAS:	
AREA OF SITE PAVING (EXCLUDING BUILDING)	26,302 SQ. FT.
GREEN OR LANDSCAPED AREA	13,667 SQ. FT. (32.4% GREEN SPACE)
BUILDING AREA	3,198 SQ. FT.
TOTAL SITE AREA	43,167 SQ.FT. OR (0.991 ACRES)
PARKING COUNT:	
TOTAL PARKING SPACES PROPOSED	41 (2 ACCESSIBLE SPACES)
PARKING SPACES REQUIRED	32 (1/100)
CROSS ACCESS PARKING AVAILABLE	

III.B PUBLIC HEARING TO CONSIDER REMOVAL OF COMMISSIONER

Ordinance #O-19-35 (effective March 12, 2019) mandates that a public hearing be held to consider the removal of a member of any city board, commission, or committee who has 3 absences in a 12 month period. Commissioner Brooks Freeman was absent from the April, June, and September Planning Commission meetings.

Mr. Freeman was notified of the public hearing, being scheduled for December 16, 2019, by letter on November 19, 2019.

III.C 2020 OFFICER & COMMITTEE SELECTION

From the Conway Planning Commission By-Laws

ARTICLE II.B - OFFICERS

1. The Commission shall elect, from its membership, a chairman, a vice-chairman, and a secretary for terms of 1 calendar year each.
2. The Chairman shall preside at all meetings and hearings of the Commission. The Vice-Chairman shall preside in the Chairman's absence. In the event of the absence or disability of the Chairman and Vice-Chairman at any meeting, the other members shall elect a member to serve as the temporary chairman. The Vice-Chairman shall assume all duties of the Chairman in the Chairman's absence.
3. The Chairman shall present to the Commission for its approval the names of all persons appointed to committees established by the Commission. The Chairman shall designate 1 member of each committee to serve as the committee chairman.
4. The Chairman shall sign all approved minutes, and other appropriate documents on behalf of the Commission.
5. The Chairman shall be responsible for the orientation and training of new members.
6. The Secretary shall be responsible for:
 - a. Monitoring the minutes of each meeting.
 - b. Maintaining a record of the By-Laws for the Commission.
 - c. Maintaining a record of current membership of the Commission with their terms of office.
 - d. Maintaining a record of the organization of the Commission.
 - e. Distribution of conflict of interest forms at the appropriate time.

2020 OFFICERS		
CHAIRMAN	VICE-CHAIRMAN	SECRETARY

2019 COMMITTEES			
ANNEXATION	CONDITIONAL USE	SUBDIVISION	ZONING
<i>Justin Brown</i>	<i>Justin Brown</i>	Dalencia Hervey	Brooks Freeman
Dalencia Hervey	Brooks Freeman	Arthur Ingram	Arthur Ingram
<i>Bryan Quinn*</i>	Latisha Sanders-Jones	Brandon Ruhl*	Latisha Sanders-Jones
Brandon Ruhl	Anne Tucker	<i>Bryan Quinn</i>	Anne Tucker*
Brian Townsend	Rhea Williams*	Brian Townsend	Rhea Williams

*Indicates Chairman; names in italics indicate vacancies

2020 COMMITTEES			
ANNEXATION	CONDITIONAL USE	SUBDIVISION	ZONING