



# CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

December 18, 2023 • 6:30pm • 2505 E Oak Street

*Please note that the location of the meeting has changed to the City of Conway Expo and Event Center*

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

December 18, 2023

### PLANNING COMMISSION

Rebekah Fincher, Chair  
Laura King, Vice-Chair  
Drew Spurgers, Secretary  
Alexander Baney  
Adam Bell  
Mark Ferguson  
Latisha Sanders-Jones  
Lori Quinn  
Ethan Reed  
Jensen Thielke

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 **January 9, 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 [Board of Zoning Adjustment] and Roll Call.**

**Finding of a Quorum.**

#### I. Variance Review\*\*

- A. Request for zoning variance to allow building height in excess of maximum allowed for ±20 acres located southeast of the intersection of Bruce and E 6th Streets (VAR-1123-0187)

**Adjourn.**

**Call to Order [Planning Commission] and Roll Call.**

**Finding of a Quorum.**

**Approval of Minutes.** November 13, 2023

#### I. Subdivision Review\*

- A. Request for preliminary plat approval for The Hudson at Central Landing Subdivision (SUB-1123-0193)
- B. Request for preliminary plat approval for the Conway Community Center Addition Subdivision (SUB-1123-0194)

**Public Hearings\*\***

- A. Request for conditional use permit to allow *Eating Place with Drive-Through Service* in an O-2 zoning district for property located at 2885 Prince Street (CUP-1123-0195)
- B. Request to rezone property located at 1811 & 1813 Harkrider Street and 1152 Hunter Street from R-2A and O-2 to PUD (PUD-0923-0151)

#### II. Announcements/Additional Business

- A. 2024 Training
- B. Newly Appointed Commissioners
- C. Outgoing Commissioners
- D. Additional items as decided by the Commission

**Adjourn.**

The following item is  
for consideration by the  
**BOARD OF ZONING ADJUSTMENT**  
consisting of the members of the  
Planning Commission

# Request for Zoning Variance: Building height greater than maximum allowed in MF-3

I.A

±20.07 acres southeast of intersection of Bruce & E 6th Streets

## APPLICANT/AUTHORIZED AGENT

Gregg Long  
Crafton Tull  
PO Box 10189  
Russellville, AR 72802

## OWNER

Hudson Conway, LLC  
PO Box 1120  
Tontitown, AR 72770



## SITE DATA

**Location.** Southeast of intersection of Bruce & E 6th Streets; proposed as 100 Bill Hegeman Blvd.

**Site Area.** ±20.07.

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

**Existing Structures.** None.

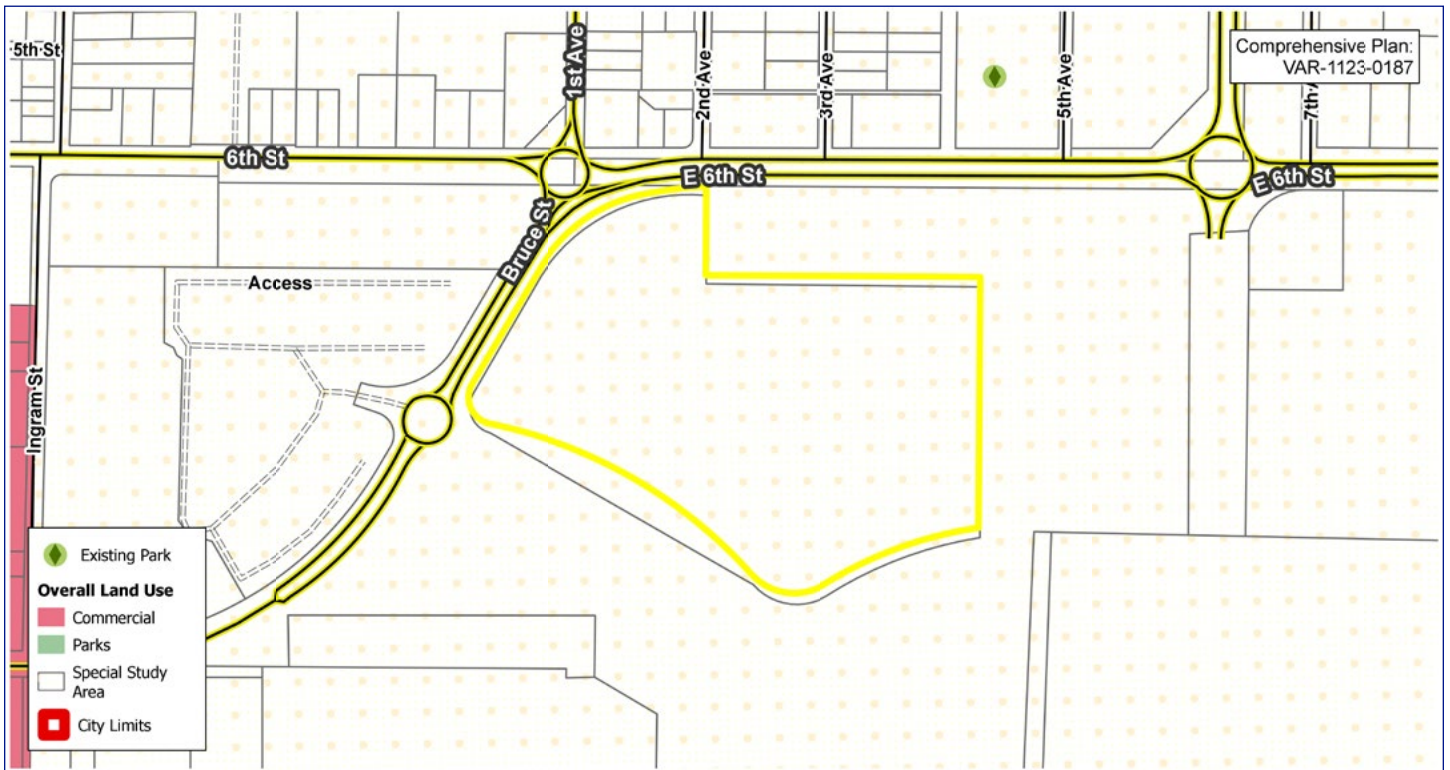
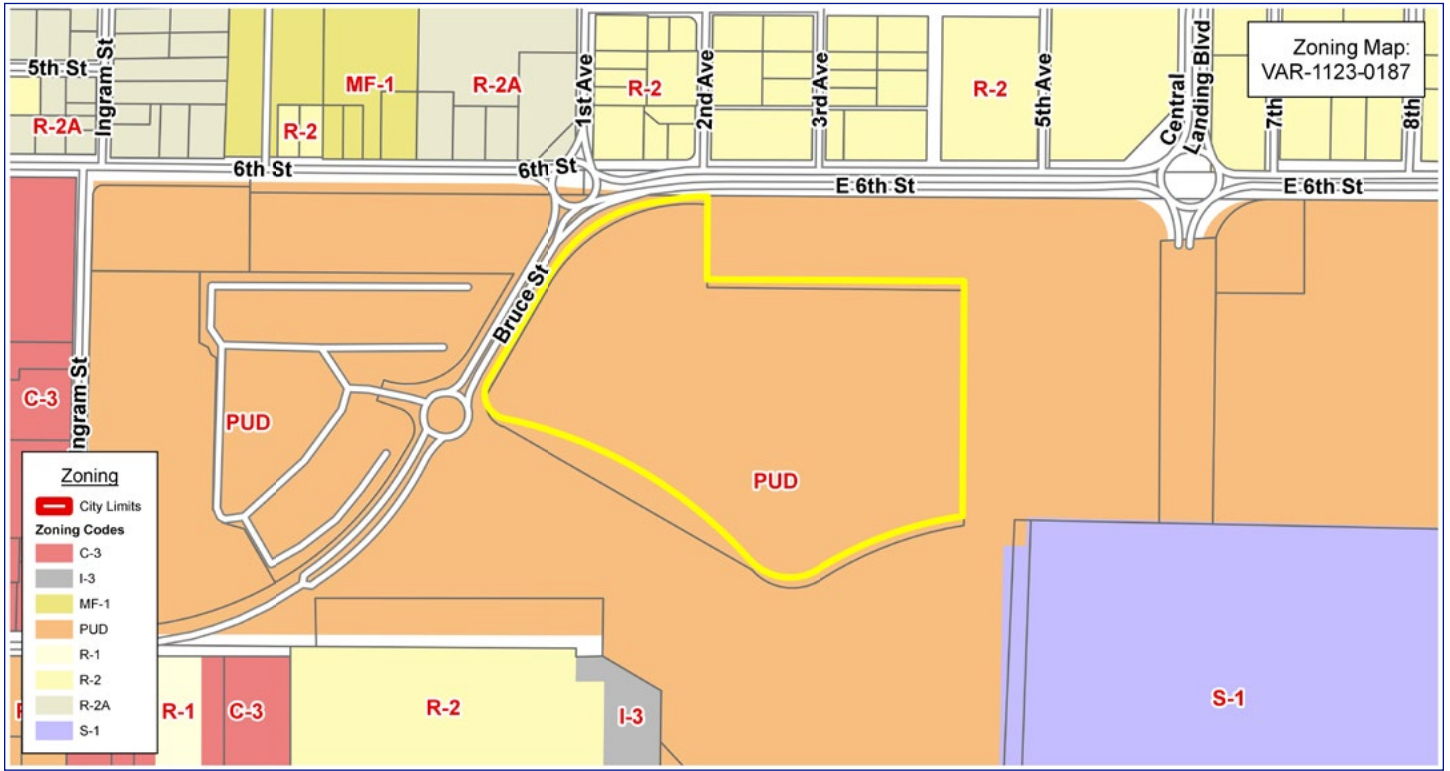
**Overlay.** None.

**Requested Zoning Variance.** Allow a 9-foot increase to the maximum building height allowed by the MF-3 zoning regulations (35').

**General Overview.** The applicant currently has a multi-family development proposal in the site development review process. The proposal consists of 21 buildings, in 3 styles, plus a club house across ~20 acres with a maximum proposed building height of ~44' and 3 stories. The Central Landing PUD Final Development Plan denotes development regulations for multi-family development within the PUD shall align with those of the MF-3 (Multi-Family 24 units/acre) zoning district which permits a maximum building height of 35' and 3 stories.

# Request for Zoning Variance: Building height greater than maximum allowed in MF-3

±20.07 acres southeast of intersection of Bruce & E 6th Streets



# Request for Zoning Variance: Building height greater than maximum allowed in MF-3

±20.07 acres southeast of intersection of Bruce & E 6th Streets

## Zoning Code §305.6.

Zoning District	Use	Min. Lot Area (sq. ft.)	Lot Area Per Family (sq. ft.)	Min. Lot Width (ft.) (4)	Max. Lot Coverage	Setback Requirements (ft.)				Max. Height*	
						Front	Interior	Exterior	Rear	Stories	Feet
MF-3	Multi-Family	6,000	1,815	60'	30% (1)	15'	15' (2)	25'	25'	3	35'
	Duplex	6,000	3,000	50'	30% (1)	25'	6'	25'	25'	3	35'
	SF-Detached	6,000	6,000	50'	30% (1)	25'	6'	25'	25'	3	35'
	Zero Lot Line	4,000	4,000	40'	30% (1)	25'	10'0' (3)	25'	25'	3	35'
	All others Except Accessory*	6,000	-	50'	30% (1)	25'	6'	25'	25'	3	35'

**Basis of Variance Review.** In accordance with §702.2 the Zoning Code, the Board of Zoning Adjustment, consisting of the members of the Planning Commission shall, "Hear and decide variance requests from the literal provisions of the Zoning Code in instances where strict enforcement of the Zoning Code would cause undue hardship because of circumstances unique to the individual property under consideration, and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the Zoning Code."

## STAFF COMMENTS

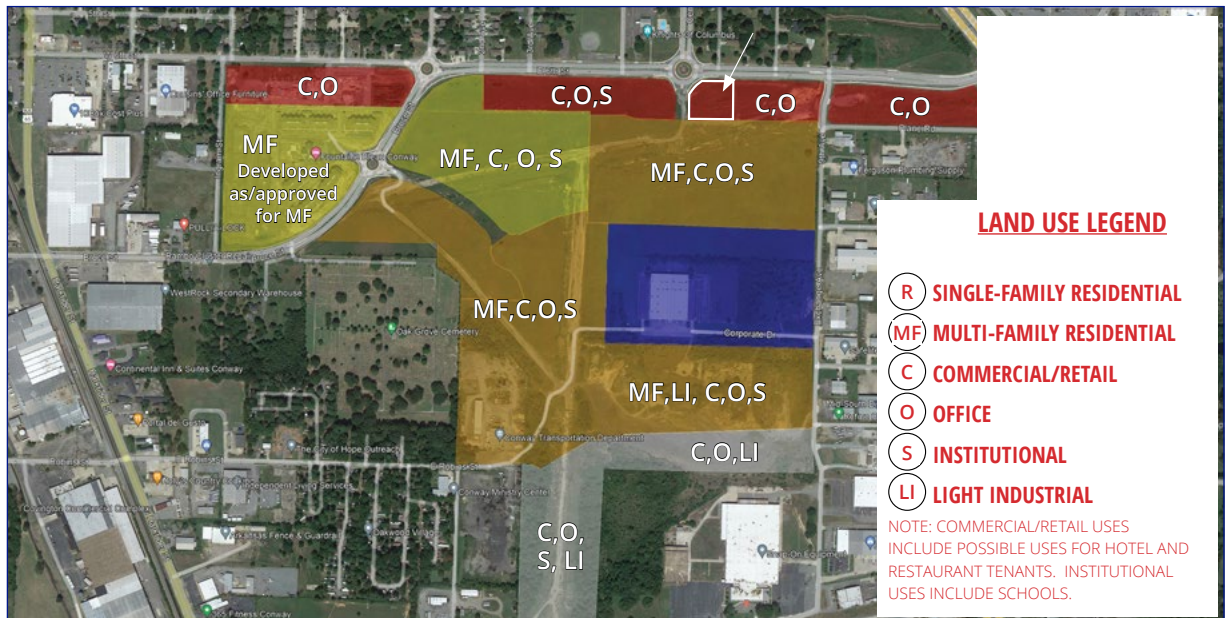
- The zoning of the property as a Planned Unit Development indicates willingness by the City of Conway to consider alternative design elements and conditions to those required as standard by the Zoning Code. This flexibility provides, "...an opportunity to create a unique project that also provides an appropriate level of compatibility with surrounding development." (§311.1)
- Fontaine Bleu, a multi-family development, similar in scope, is currently under construction immediately to the west of this site. Building heights in excess of 35' were allowed by a PUD Plan modification, issued in 2018, for the Fontaine Bleu development; maximum building heights shall be 50 feet or less.

## STAFF RECOMMENDATION

Planning Staff recommends approval of the requested variance, with suggested conditions below, on the basis that it would allow for the subject property to be developed to an appropriate level of compatibility with surrounding development and would not likely result in harm to adjacent property.

Suggested conditions of approval:

- Maximum building height shall not exceed 44 feet.
- The variance is only valid pertaining to the development reviewed as part of SDR-0923-0141. It does not apply to any future expansion, additional phasing, or other independent development.



Amended Land Use Map included as Exhibit C with PUD modification issued in August 2023

# Request for Zoning Variance: Building height greater than maximum allowed in MF-3

I.A

±20.07 acres southeast of intersection of Bruce & E 6th Streets



CITY OF CONWAY | 1111 Main Street  
Planning and Development | Conway, AR 72032  
T 501.513.3504  
www.conwayarkansas.gov

August 21, 2023

Corey Parks  
Conway Development Corporation  
900 Oak Street  
Conway, AR 72032  
RE: Major Modification Request for Central Landing PUD

Mr. Parks:

This letter shall serve as a notice of approval of a Major Modification to the Central Landing Planned Unit Development upon approval by the City of Conway Planning Commission. The following major modifications have been approved by the Planning Commission:

- 1) The following shall be further amended from the original conditions of the PUD or previously approved amendments thereof:
  - a. Amendments shall be reflected on the amended Overall Masterplan in Exhibit C of the approval document.
  - b. Single-Family Residential shall be removed as an allowed use.
  - c. Total Multi-Family units within the full PUD as seen in Exhibit A of the approval document shall change from 700 units to 1440 units. MF development shall be tied to MF-3 development standards.
  - d. All development shall meet all applicable development standards and site development review as defined in the City of Conway Zoning Code at the time of development.
  - e. Alterations of locations of institutional and multi-family uses throughout the PUD as identified on Exhibit C of the approval document are approved.
  - f. Any additional major modifications to the PUD shall require approval of the Planning Commission.

Sincerely,

Kris Paxton, MGIS, CARPO, CFM  
Director of Planning and Development



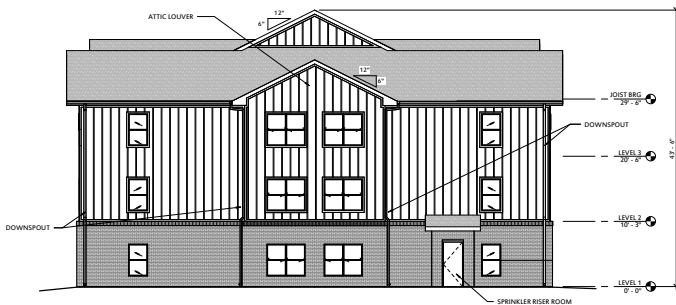
# Request for Zoning Variance: Building height greater than maximum allowed in MF-3

±20.07 acres southeast of intersection of Bruce & E 6th Streets

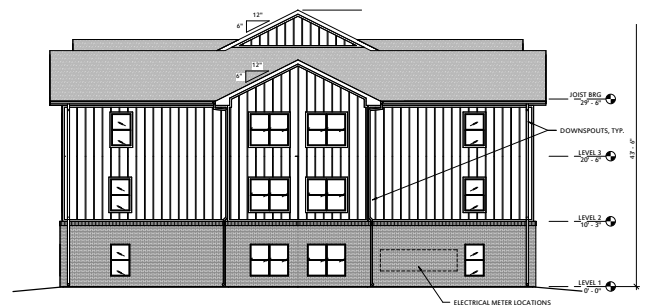
I.A



1 LONG ELEVATION  
1/8" = 1'-0"



2 SHORT ELEVATION  
1/8" = 1'-0"



3 WEST ELEVATION  
1/8" = 1'-0"

The Hudson at Central Landing - Building Style 1



1 NORTH ELEVATION  
1/8" = 1'-0"



2 SOUTH ELEVATION  
1/8" = 1'-0"



3 EAST ELEVATION  
1/8" = 1'-0"



4 WEST ELEVATION  
1/8" = 1'-0"

The Hudson at Central Landing - Building Style 2

# Request for Zoning Variance: Building height greater than maximum allowed in MF-3

±20.07 acres southeast of intersection of Bruce & E 6th Streets

I.A



The Hudson at Central Landing - Building Style 3

To view all modifications to the Central Landing Planned Unit Development Final Development Plan please visit: [https://gis.conwayarkansas.gov/documents/pud/CentralLandingPUD\\_modified.pdf](https://gis.conwayarkansas.gov/documents/pud/CentralLandingPUD_modified.pdf)

# Request for Zoning Variance: Building height greater than maximum allowed in MF-3

I.A

±20.07 acres southeast of intersection of Bruce & E 6th Streets



View of subject property from Bruce St roundabout looking NE



View of subject property from E 6th St looking S



Property adjacent to the W



Property adjacent to the N



Property adjacent to the N



Property adjacent to the N

The following items are  
for consideration by the  
**CONWAY PLANNING COMMISSION**

# Request for Preliminary Plat Approval: The Hudson at Central Landing Subdivision

I.A

±20.07 acres southeast of intersection of Bruce & E 6th Streets

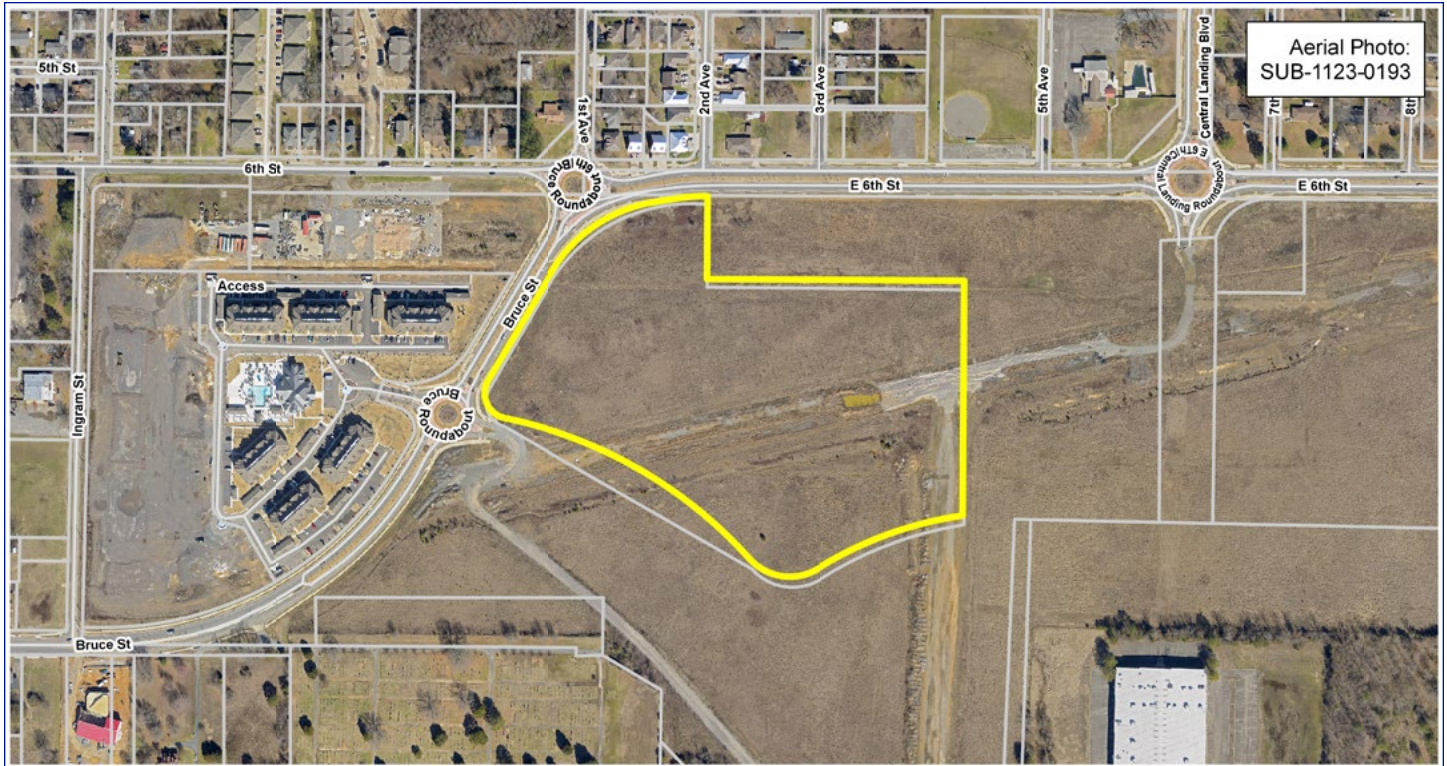
## APPLICANTS/AUTHORIZED AGENTS

Gregg Long Justin Magie  
Crafton Tull Magie Engineering & Land Development  
PO Box 10189 915 Oak St, Ste 102  
Russellville, AR 72802 Conway, AR 72032

Corey Parks  
Conway Development Corporation  
900 Oak St  
Conway, AR 72032

## OWNER

Hudson Conway, LLC  
PO Box 1120  
Tontitown, AR 72770



## SITE DATA

**Location.** Southeast of intersection of Bruce & E 6th Streets; proposed as 100 Bill Hegeman Blvd.

**Site Area.** ±20.07.

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

**Existing Structures.** None.

**Overlay.** None.

**Master Street Plan.** Bruce St - Minor Arterial (80' ROW); E 6th St - Major Arterial (100' ROW); Extension of Minor Arterial (80' ROW) from Bruce St & Fontaine Bleu entrance.

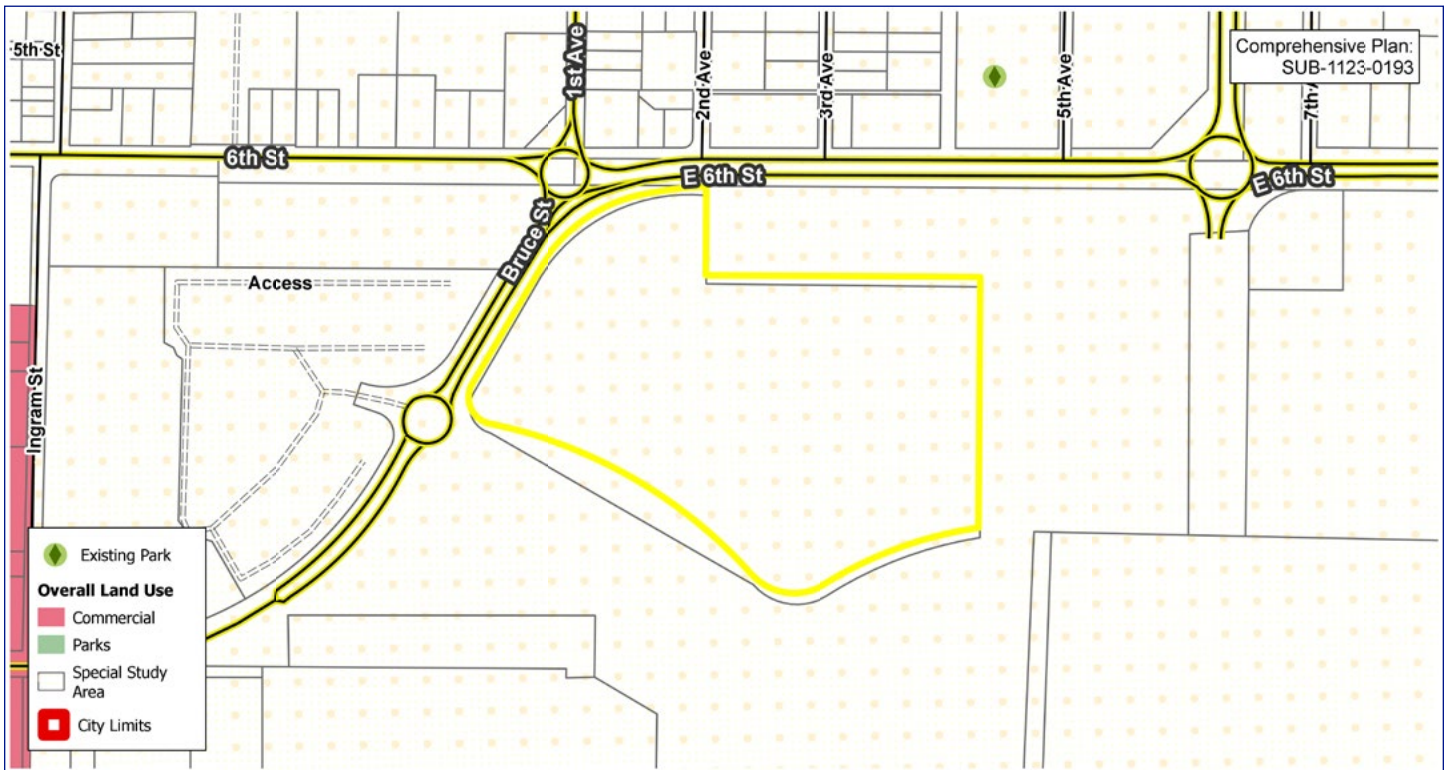
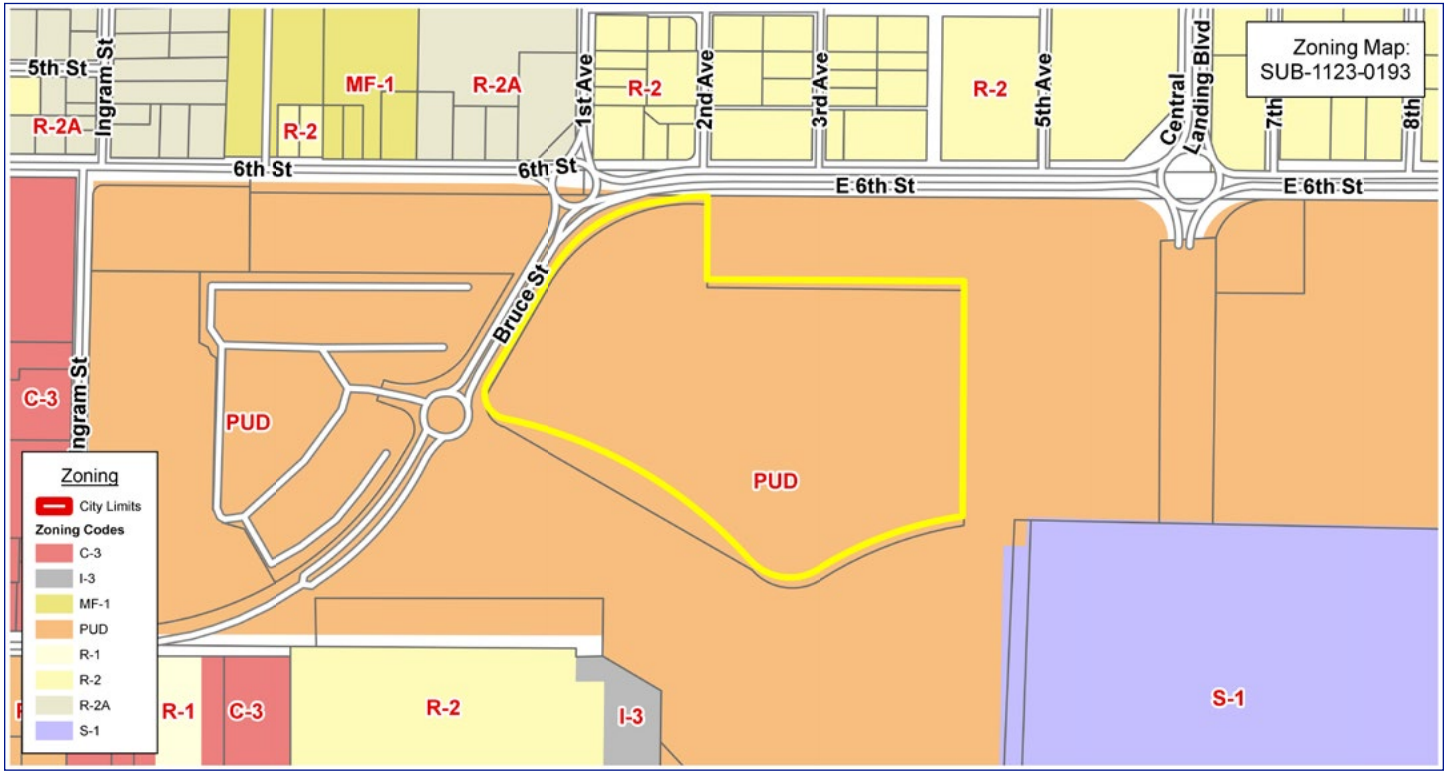
## REQUEST

The applicant is requesting preliminary approval of a 1-lot subdivision comprised of approximately 20 acres at the southeast corner of the Bruce St & E 6th St intersection. The subdivision review is associated with a site development review application for a proposed multi-family development at the site (refer to Board of Zoning Adjustment item I.A). The development proposes access from both E 6th St and the proposed new minor arterial, Bill Hegeman Dr. This single lot development would typically be considered a minor subdivision, but as street and drainage improvements are required, the request requires preliminary approval by the Planning Commission. The proposed lot configuration is comparable with the similar multi-family development site within the Central Landing PUD.

# Request for Preliminary Plat Approval: The Hudson at Central Landing Subdivision

I.A

±20.07 acres southeast of intersection of Bruce & E 6th Streets



# Request for Preliminary Plat Approval: The Hudson at Central Landing Subdivision

I.A

±20.07 acres southeast of intersection of Bruce & E 6th Streets

**Waivers requested.** No waivers were requested as part of this submission.

## **STAFF COMMENTS**

- The plat represents an initial step for a proposed multi-building, multi-family development; proposal is concurrently in site development review.
- The applicant(s) shall coordinate design and terminus of the minor arterial extension from the roundabout and Fontaine Bleau entrance.
- The development is consistent with the Comprehensive Plan, including the following goal: "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."

## **STAFF RECOMMENDATION**

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 vicinity map including acreage.
2. Change Certificate of Final Plat Approval to Certificate of Preliminary Plat Approval (Art II, Sec 3(20)).
3. Change Plat Approval signatory to Planning Commission Chairman.
4. Clarify proposed street boundaries and right-of-way being dedicated.
5. Add drainage easement for proposed ditch.
6. Additional corrections as noted by all departments on plat.

## **CONDITIONS**

1. Plat approval from all reviewing agencies shall be obtained prior to work commencing.
2. 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.
3. All construction shall comply with the 2021 Arkansas Fire Prevention Code including, but not limited to roads, access, hydrants\*, buildings, etc.
4. \*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.
5. Drainage easements as required by the City Engineer are needed.
6. All other applicable provisions of the City of Conway Subdivision Ordinance (#O-00-03) shall be satisfied and accounted for prior to plat approval.
7. Applicant to provide a irrevocable performance letter of credit for an amount equal to the total estimated cost for improvements as determined by the City Engineer, if final plat is to be filed prior to completion of street and drainage improvements. The term of the letter of credit shall be limited to one year unless an extension is granted by the Planning Commission.
8. Applicant to provide document of assurance guaranteeing installation of [2] required CAGIS monuments prior to the issuance of a certificate of occupancy for any subsequent development.
9. Receipt of an approved copy of the plat along with approved Street and Drainage Plans shall constitute authorization of the Planning Commission for the developer to proceed with the installation of improvements.





# Request for Preliminary Plat Approval: The Hudson at Central Landing Subdivision

±20.07 acres southeast of intersection of Bruce & E 6th Streets

I.A



View of subject property from Bruce St roundabout looking NE



View of subject property from E 6th St looking S



Property adjacent to the W



Property adjacent to the N



Property adjacent to the N



Property adjacent to the N

# Request for Preliminary Plat Approval: Conway Community Center Addition

I.B

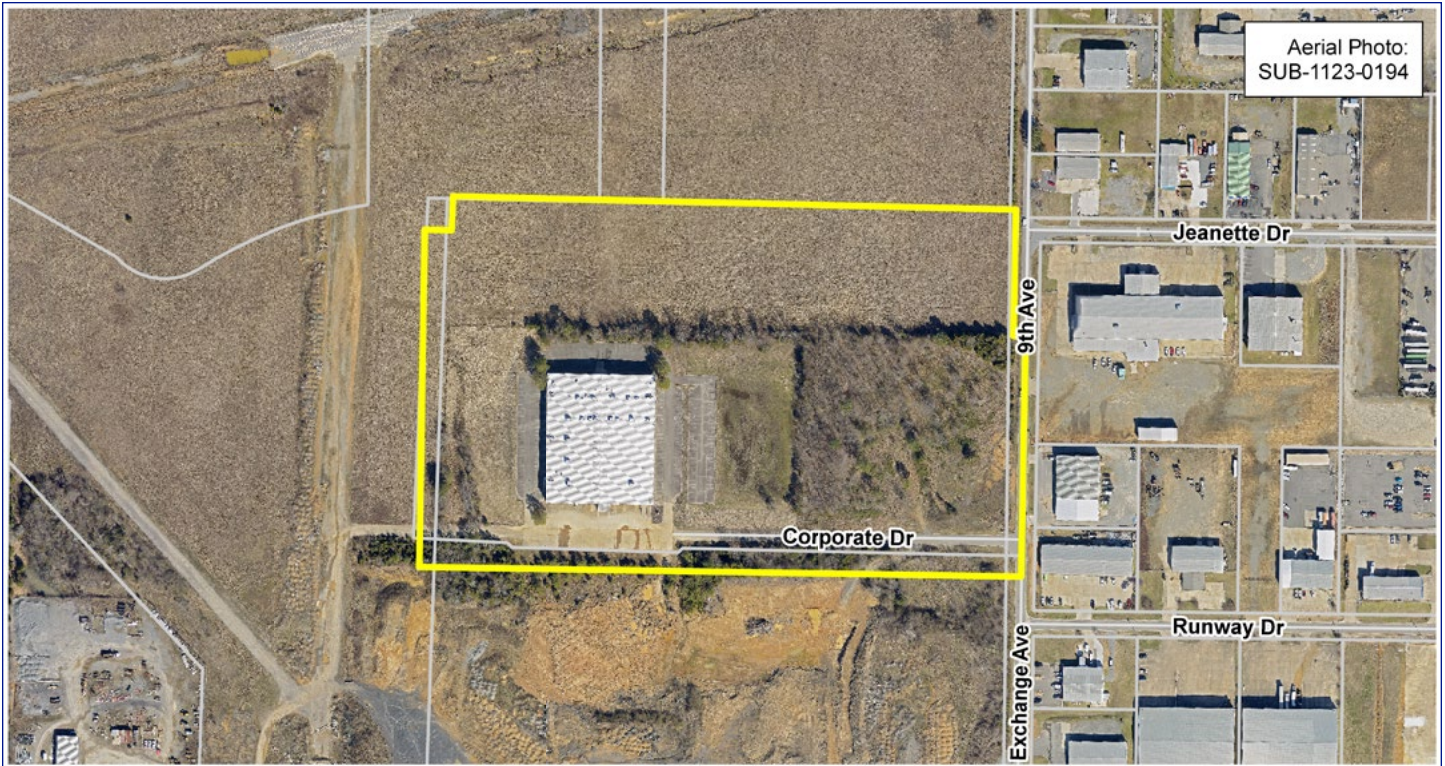
±24.46 acres located at 450 Corporate Drive

## APPLICANT/AUTHORIZED AGENT

Brad Peterson  
Crafton Tull  
10825 Financial Centre Pkwy, Ste 300  
Little Rock, AR72211

## OWNER

City of Conway  
1111 Main St  
Conway, AR 72032



## SITE DATA

**Location.** 450 Corporate Dr, west of 9th Ave.

**Site Area.** ±24.46 acres.

**Current Zoning.** S-1 (Institutional District).

**Comprehensive Plan.** Special Study Area.

**Master Street Plan.** 6th St – Major Arterial (100' ROW); Bruce St – Minor Arterial (80' ROW); 9th Ave – Collector (60' ROW); Equity Ave Ext – Minor Arterial (80' ROW); Jeanette Dr Ext – Minor Arterial (80' ROW).

**Existing Structures.** ~75,000 sf structure formerly used by Acxiom.

**Overlay.** None.

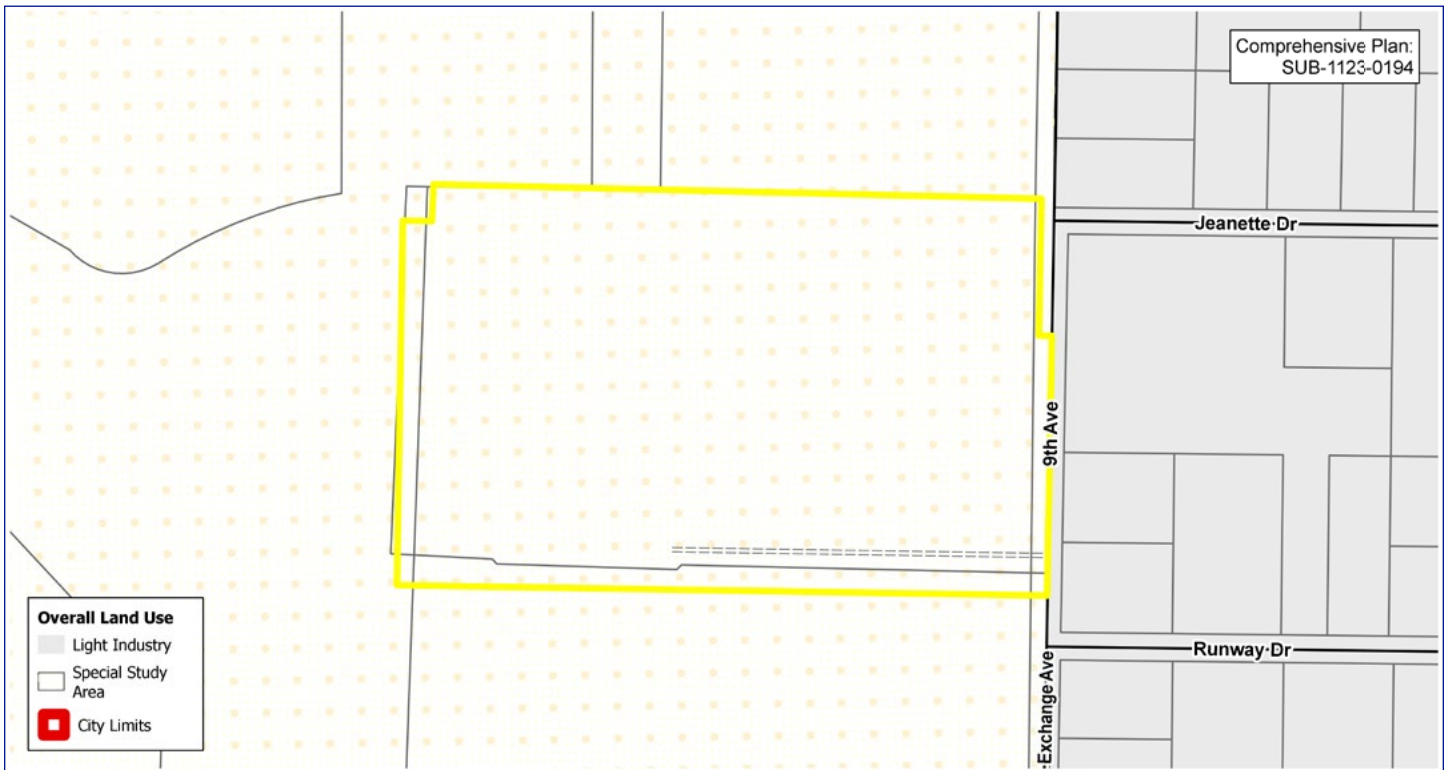
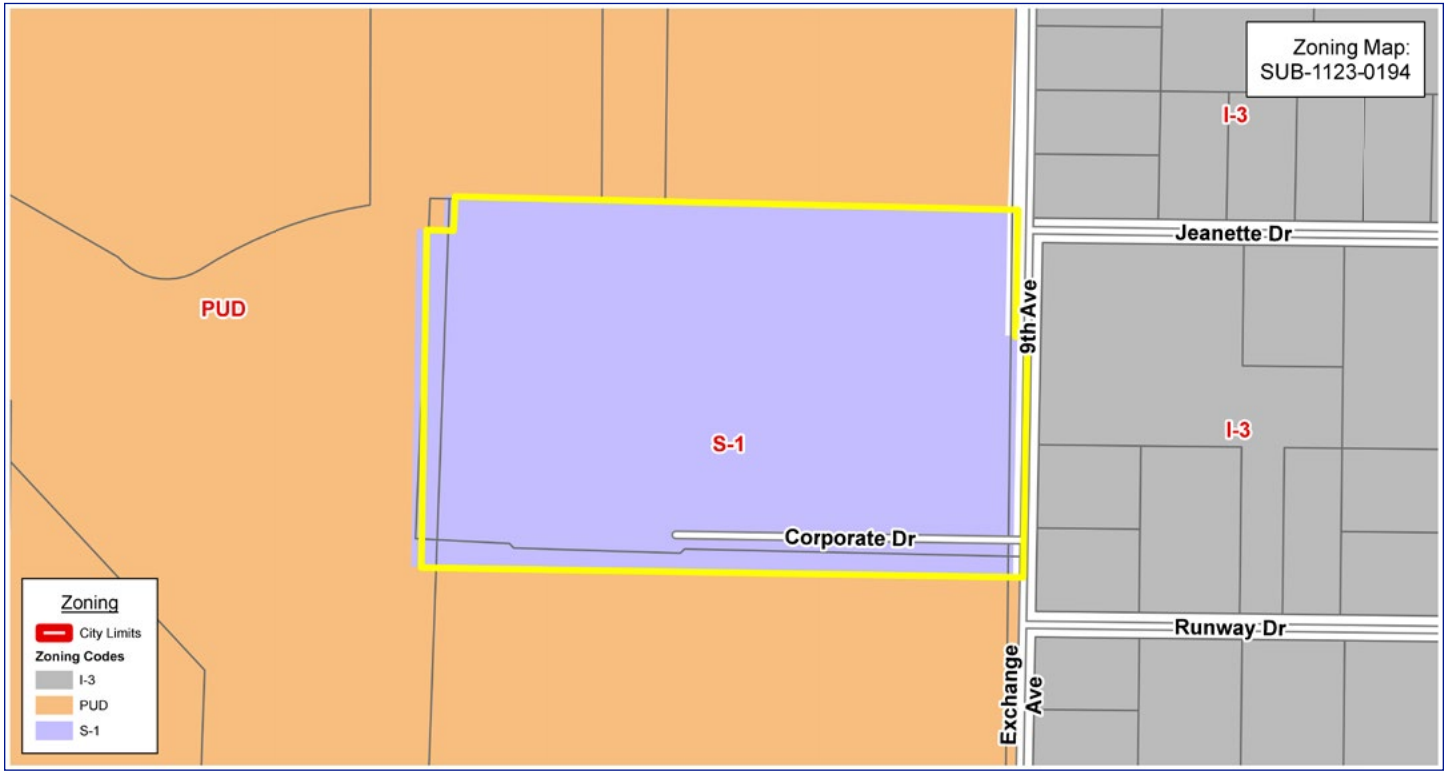
## REQUEST

The applicant is requesting preliminary approval of a subdivision located at 450 Corporate Dr, west of 9th Ave. The development will be the new Community and Aquatics Center for the City of Conway.

# Request for Preliminary Plat Approval: Conway Community Center Addition

±24.46 acres located at 450 Corporate Drive

I.B



# Request for Preliminary Plat Approval: Conway Community Center Addition

I.B

±24.46 acres located at 450 Corporate Drive

## **STAFF COMMENTS**

- This site is intended to be used for the new Community and Aquatics Center for the City of Conway.
- Construction of sidewalks shall occur with site development at each lot per the Subdivision Ordinance.
- As proposed, the development is consistent with the Comprehensive Plan and expected growth in the area.

## **RECOMMENDATION**

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. Correction to legal description will be required.
2. Sidewalks required to be shown on plat.
3. Determination of placement of northern street. It is currently shown on Conway Development Corporation property.
4. 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. 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. 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.
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. 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.
6. 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.
7. Sidewalk construction along 9th Ave shall be handled at the time of building construction.



# Request for Preliminary Plat Approval: Conway Community Center Addition

I.B

±24.46 acres located at 450 Corporate Drive



View of subject property from Corporate Dr looking W



View of subject property from E 6th St looking S



View of subject property from E 6th St looking S

# Request for Conditional Use Permit: Eating Place with Drive-Through Service in O-2

II.A

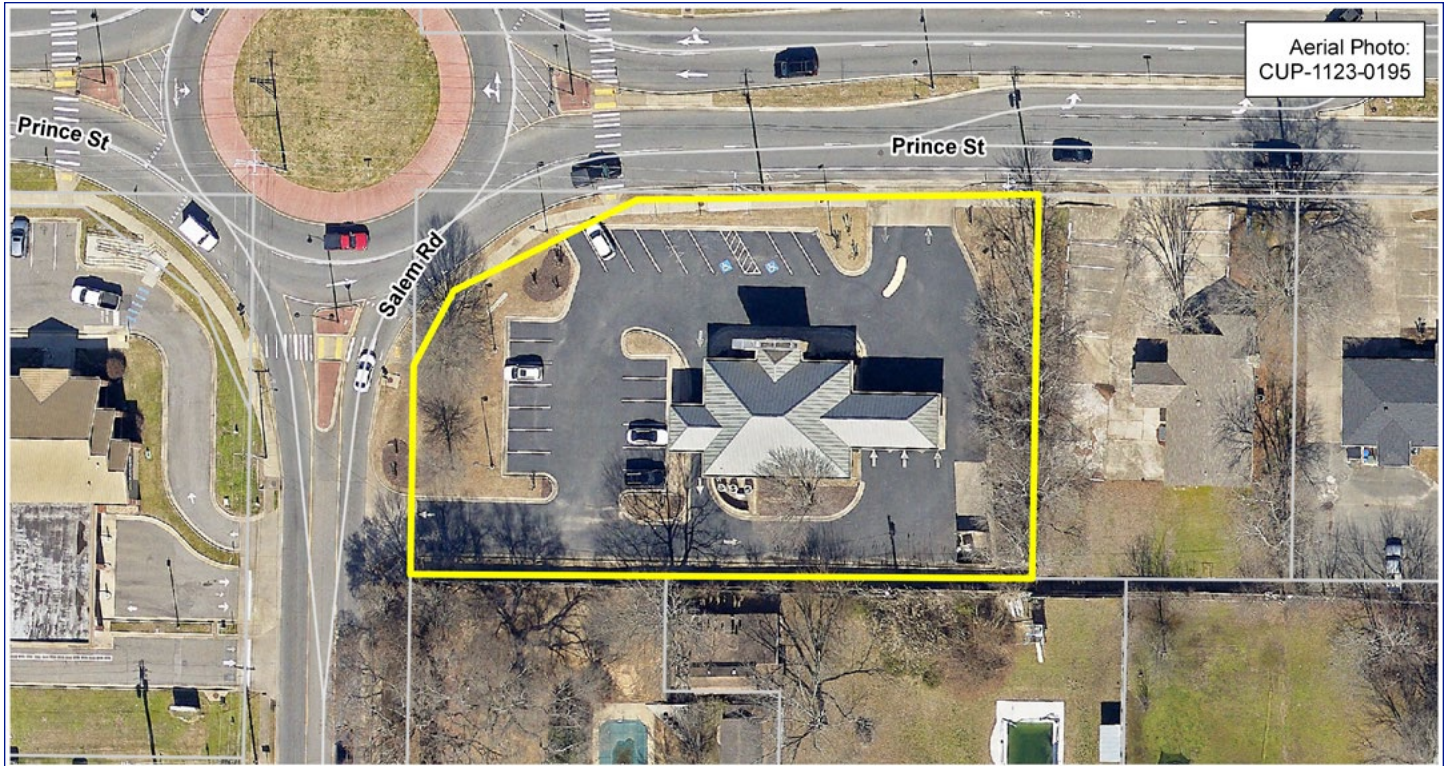
2885 Prince Street

## APPLICANT/AUTHORIZED AGENT

Kevin May  
Streamline Development Partners  
825 Sisk Ave, Ste 200  
Oxford, MS 38655

## OWNER

First Federal Bank  
900 S Shackleford, Ste 605  
Little Rock, AR 72211



## **SITE DATA**

**Location.** 2885 Prince St.

**Site Area.** ±0.78 acre.

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

**Requested Conditional Use.** The applicant is seeking a conditional use permit to allow for an *Eating place with drive-through service*. The applicant intends to develop a fast casual restaurant with a pickup window that will be used to distribute food from mobile orders.

**Adjacent Zoning.** North: C-3 (Highway Commercial District), South: R-1 (Single Family Residential District), East: O-3 (Restricted Office District), West: C-2 (Neighborhood Commercial District).

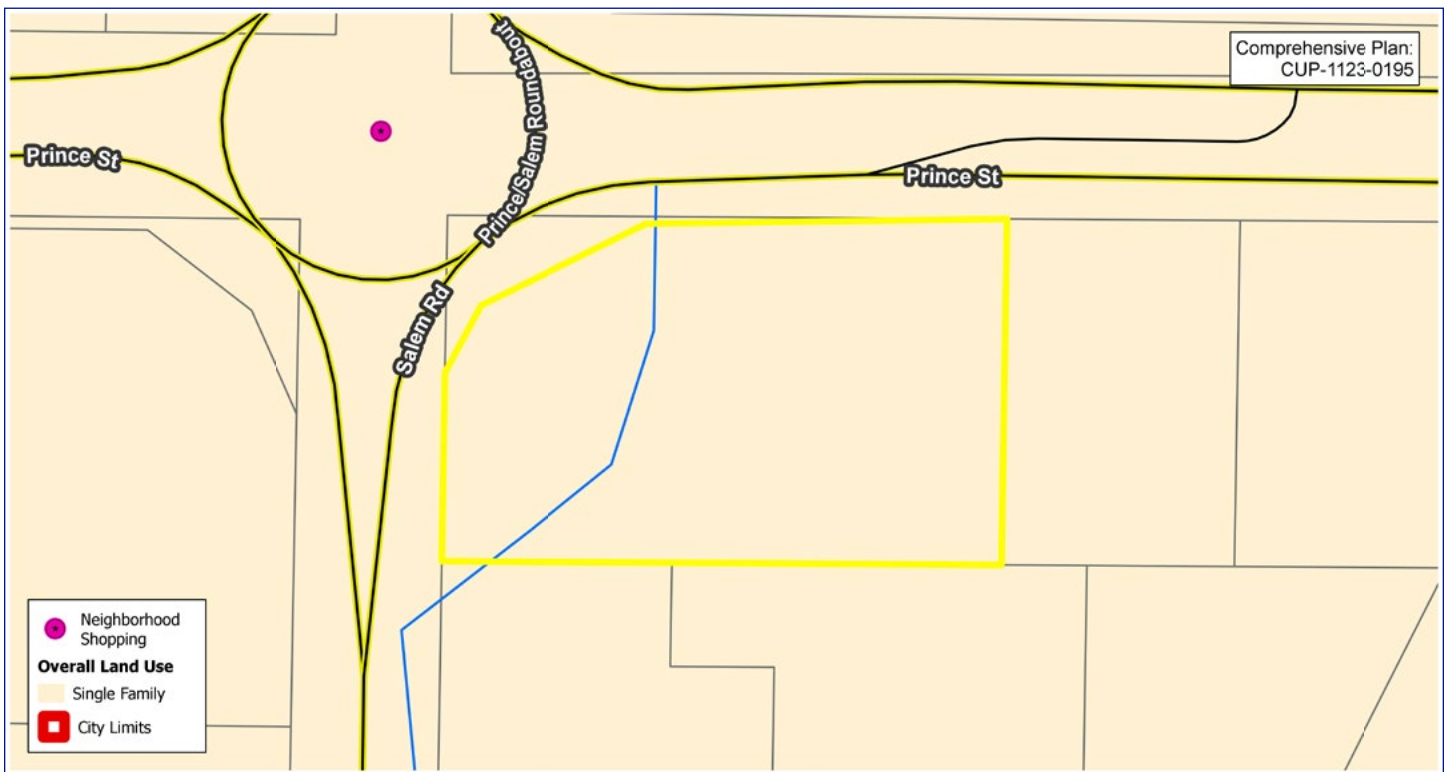
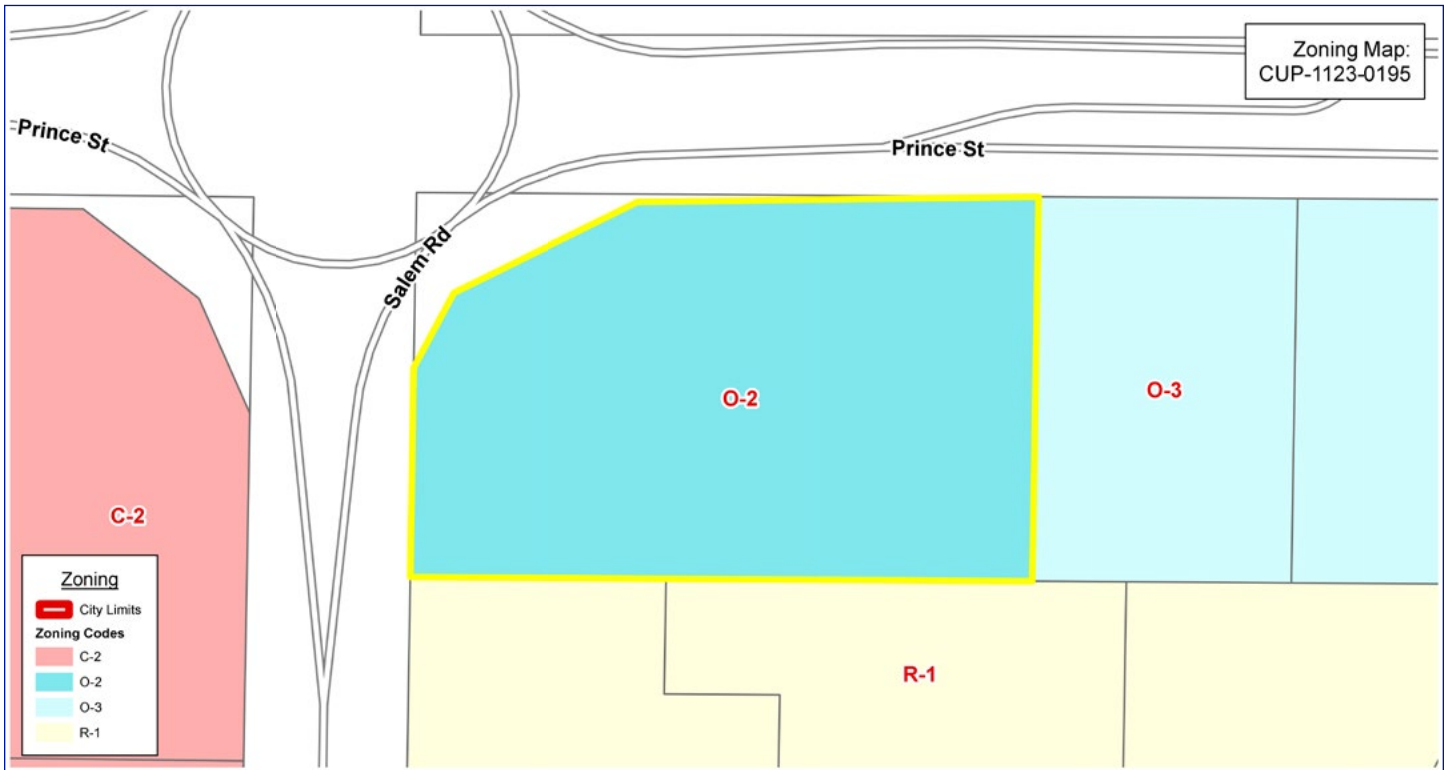
**Existing Structures.** 2,576 sf commercial building formally occupied by a bank.

**Overlay.** N/A.

**Comprehensive Plan.** Single Family. Development along this corridor has been trending away from the single-family designation on the Comprehensive Plan. The development pattern indicates a developing commercial corridor from Salem Rd to Farris Rd along Prince St.

# Request for Conditional Use Permit: Eating Place with Drive-Through Service in O-2

2885 Prince Street





2885 Prince Street

**Projected Traffic Impact.** This development is projected to yield approximately 243 vehicle trips per typical weekday. Trips will be distributed onto Prince St and Salem Rd. This was calculated using typical traffic data associated with a fast casual restaurant. A fast-food restaurant with a typical drive-through would likely yield more traffic if they were to be placed in the same location.

**Current Traffic Counts.** 13,000 – ADT – Salem Rd (just north of the Prince St intersection); 23,000 ADT – (Prince St near Tucker Creek).

**Flood/Drainage.** No portion of the property lies within the FEMA 100-year flood zone.

**Utilities.** Utilities are present on site. The applicant shall coordinate any extension of utilities with Conway Corp.

**Master Street Plan.** Prince St – Major Arterial (100' ROW); Salem Rd – Major Arterial (100' ROW).

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

## **STAFF COMMENTS**

- The applicant desires to operate a fast casual restaurant with a pick-up window in the O-2 zoning district. This use is not permitted by right in the current zoning district, but is allowed as a conditional use.
- The Comprehensive Plan designates this area as single-family. However, recent growth has been trending away from single-family use in this area and toward a commercial corridor. The Prince St corridor improvement to a divided boulevard, completed in 2013/2014, favors this transition.
- Approval of the CUP shall not be considered a site plan approval. All development standards required by Article 10 of the Conway Zoning Code will be considered during site development review.
- Any future redevelopment of this parcel will be required to comply with all applicable zoning ordinances and codes.
- The conditional use would not likely negatively impact adjacent property.

## **STAFF RECOMMENDATION**

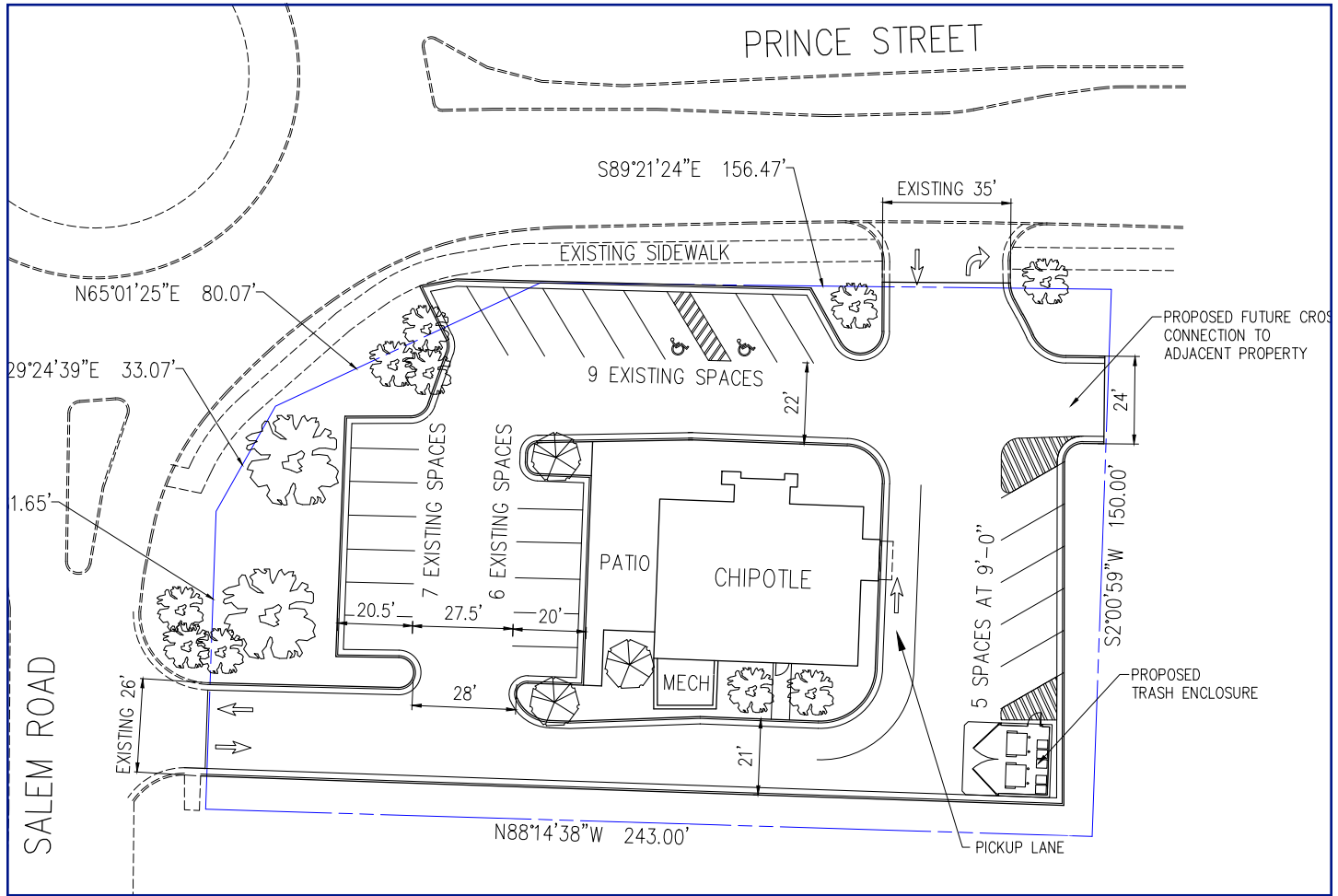
Staff recommends approval of the request with the following conditions. As conditioned, the proposed use would bring the site into zoning compliance and would help mitigate any negative impacts to adjacent property.

Recommended conditions of approval:

1. Operating hours are limited to 10:00 am – 11:00 pm.
2. Approved uses are limited to eating place with drive-through service.
3. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
4. Redevelopment of the site is subject to site development review [in accordance with Article 10 of the Conway Zoning Code] prior to the issuance of building permits.
5. Landscaping abutting residential areas should consist of trees, bushes, etc of evergreen species to provide additional buffering/screening to the neighboring residence. An installation diagram and list of proposed species shall be submitted for approval by the Planning staff prior to installation. The Planning & Development Director may require additional screening along shared boundaries with adjacent residential areas to reduce the impact of the proposed use.
6. All exterior lighting shall be inward, downcast, and shrouded to prevent light trespass onto adjacent property and shall comply with Article 10, Development Review Standards, of the Zoning Code. Extra caution shall be taken for lighting around boundaries adjacent to residential uses.
7. Any new fencing shall comply with Article 10, Development Review Standards, of the Zoning Code. Fencing type and placement shall be approved by Planning Staff prior to installation.
8. The property shall be replatted in accordance with the Subdivision Regulations.
9. No zoning variance, required as a result of the commencement of the conditional use, may be requested/granted.
10. The conditional use permit shall expire if the use ceases for a consecutive period of greater than eighteen (18) months. The Director of Planning & Development shall be authorized herein to grant an extension of no more than 90 days beyond said 18-month period to accommodate the applicant's identified construction and engineering timeline if necessary.
11. Any new signage shall be permitted and installed in accordance with Article 12 of the Conway Zoning Code.
12. With the approval of this conditional use permit request all previously issued conditional use permits shall be revoked for 2885 Prince St and replaced by this new permit.

# Request for Conditional Use Permit: Eating Place with Drive-Through Service in O-2

2885 Prince Street



Examples of Chipotle patio installations



# Request for Conditional Use Permit: Eating Place with Drive-Through Service in O-2

2885 Prince Street

II.A



View of subject property from Prince St looking S



Property adjacent to the E



Property adjacent to the N



Property adjacent to the W



View of the subject property southern boundary looking SE



Property adjacent to the S

# Request to Rezone: R-2A & O-2 to PUD

1811 & 1813 Harkrider Street and 1152 Hunter Street

**APPLICANT/AUTHORIZED AGENT**

Megan Weckworth  
Tyler Group, LLC  
240 Skyline Dr, Ste 3000  
Conway, AR 72032

**OWNERS**

Greg Lasker, Trustee  
Greg & Rosa Lasker Living Trust  
28 Lakeview Dr  
Conway, AR 72032

Big Dream Capital, LLC  
28 Lakeview Dr  
Conway, AR 72032



**SITE DATA**

**Location.** 1152 Hunter St, 1811 & 1813 Harkrider St.

**Site Area.** ±0.93 acres.

**Current Zoning.** R-2A (Two Family Residential District); O-2 (Quiet Office District).

**Adjacent Zoning.** North: O-2, East: S-1 (Institutional District), West/South: R-2A.

**Existing Structures.** 1813 Harkrider - 1,120 sf residence converted to quiet office.

**Overlay.** Old Conway Design Overlay District – Suburban Zone.

**Requested Rezoning.** PUD (Planned Unit Development).

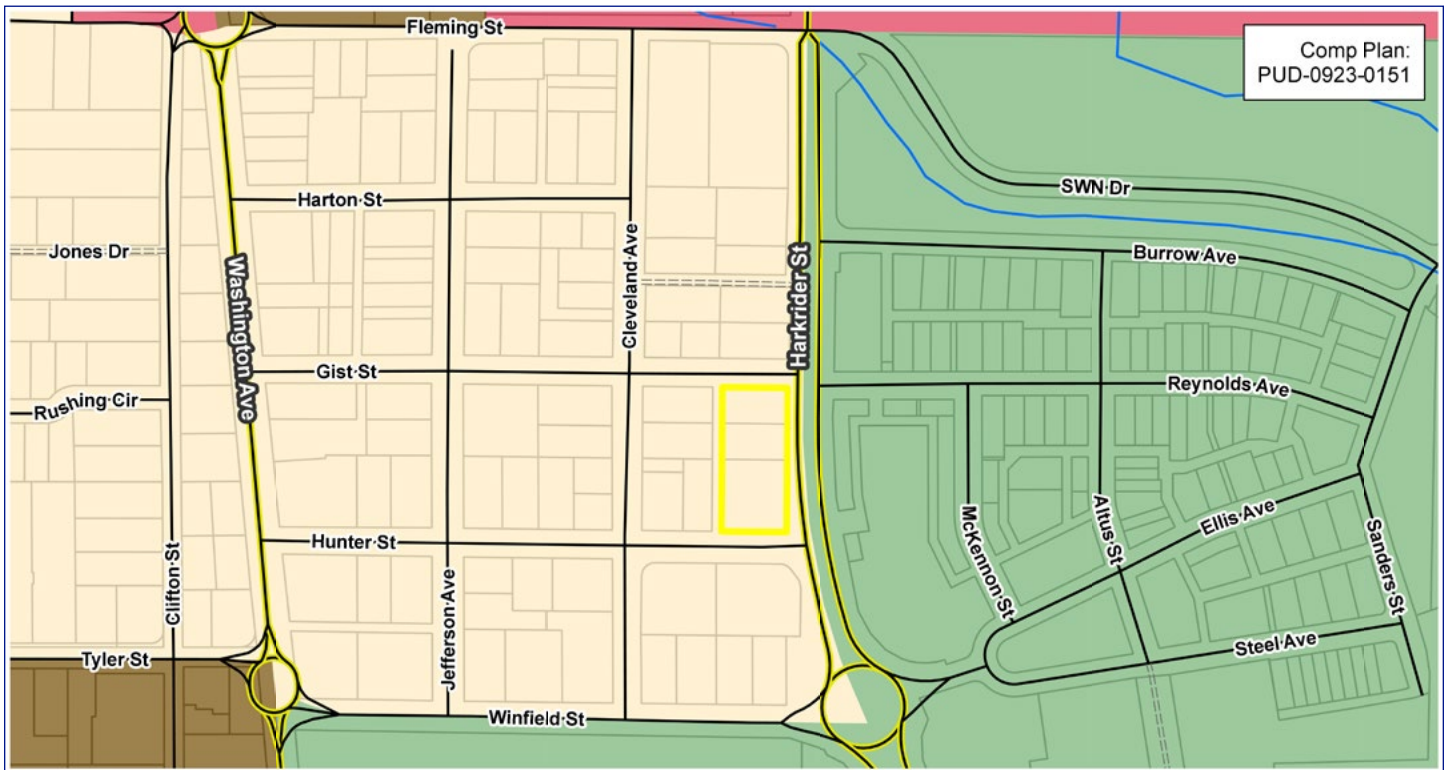
**Comprehensive Plan.** Single-Family.

**Projected Traffic Impact.** The proposed PUD will feature 8 residential dwelling units. Traffic impact is projected to be minor with a calculated average daily trip rate of 58 cars for this development.

**Current Traffic Counts.** 8,400 ADT – Winfield St (between Tyler St and Harkrider St); 26,000 ADT - Harkrider St (south of the proposed site near the Siebenmorgen Rd/Markham St roundabout).

# Request to Rezone: R-2A & O-2 to PUD

1811 & 1813 Harkrider Street and 1152 Hunter Street



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

**Utilities.** Utilities are available on site and will be provided by Conway Corporation.

**Master Street Plan.** Harkrider St – Major Arterial (100' ROW); Gist St and Hunter St – Collector (60' ROW).

**Street Improvement.** No plans for improvements at this time.

**Project Description.** The applicant is proposing four, 2-family residential buildings with rear loading 2-car garages. No access will be taken off Harkrider St and all traffic will be routed to minimize congestion.

## **STAFF COMMENTS**

- Basis of PUD Review - *"The Planned Unit Development (PUD) district is intended to accommodate developments that might otherwise be impractical or impossible to implement through traditional zoning."* §311.1
- The applicant is seeking to rezone this property from R-2A and O-2 to a Planned Unit Development.
- The development will consist of 4 duplexes, totaling 8 dwelling units; there is no non-residential component planned.
- The PUD is requested to achieve appropriate density in the area. Lots 1-4, Block 7 Hendrix College Addition, as platted, have a combined area of ~40,650 sf.
- For duplex development in R-2A, lots must be at least 10,000 sf in area, have a minimum of 100' of street frontage, and be a minimum of 100' deep.
- If the 1813 Harkrider St property, were down-zoned from O-2 to R-2A, there would be a sufficient combined site area to support 4 duplexes. However, due to the property configuration, street frontage requirements cannot be met to create 4 separate, conforming lots.
- The Zoning Code requires a minimum 1.5 parking spaces per dwelling unit which would equal 12 parking spaces for the proposed development. The applicant is proposing 20 parking spaces.
- The Comprehensive Plan lists this area as single family.
- If the rezoning is approved, the site and structure design will be reviewed by the Historic District Commission to ensure compliance with the Old Conway Design Overlay District standards.
- If approved by the Historic District Commission, the site will then be required to complete the Site Development Review process.

## **STAFF RECOMMENDATION**

Staff recommends approval of the PUD application. The site is consistent with the comprehensive plan and will not significantly increase the intensity of allowed uses from the present zoning.

The following conditions of approval are recommended for the development:

1. The development shall be constructed in a manner consistent with Historic District Commission guidelines for the Old Conway Design Overlay District.
2. The site shall be limited to the following uses: 8 residential dwelling units, not to exceed four 2-family structures.
3. The height of structures shall not exceed 30 feet and 2 stories.
4. Vehicular access shall only be taken from Hunter St and routed towards Gist St as one-way traffic.
5. A minimum of 16 on-site parking spaces are required.
6. The development shall meet all applicable standards for Article 10 of the Zoning Code.
7. Prior to issuance of Development Review approval for the site, the applicant shall replat the property.
8. All other zoning requirements not addressed via this approval shall be governed by the provisions of R-2A zoning.
9. The formation of a Property Owner's Association shall be required as part of the development plan approval.

Applicant provided development plan proposal



**240 Skyline Drive, Suite 3000 · Conway, Arkansas 72032**  
(501) 329-1400 office · (501) 327-3972 Fax

Planning & Development Department  
City of Conway  
1111 Main Street #206  
Conway, AR 72032

November 16, 2023  
Re: Hendrix College Addition

To whom it may concern,

We are requesting a zoning change for Lots 1, 2, 3 and 4, Block 7, Hendrix College addition at the Northwest corner of Hunter Street and Harkrider Street. The zoning change will be from R-2A and O2 to PUD.

The purpose of this PUD is to avoid direct access to Harkrider and to allow for a higher density residential housing. Proposed townhomes will have two units with attached garages for parking. A total of 4 townhomes are proposed for the site.

Site Design Requirements are as follows:

- Building setback requirements shall be 25 feet for front setback, 20 feet side yard setback, and 20 feet setback for rear yard.
- No direct access will be allowed off Harkrider Street.
- Maximum building height is 35 feet.
- Traffic flow will be directed with right in and right out only directional curbs and signage. A private one-way drive will run along the rear of the townhomes to allow for access.
- Building material and size, landscaping, parking, and signage shall be built or installed per the City of Conway's Site Development Review.

If you have any questions or comments, please call me at (501)329-1400 or email me at [megan@tylergroup.net](mailto:megan@tylergroup.net).

Respectfully,  
Megan Weckwerth





# Request to Rezone: R-2A & O-2 to PUD

1811 & 1813 Harkrider Street and 1152 Hunter Street

II.B



View of subject property from Hunter St looking N



Property adjacent to the W, including 20' unbuilt alley



Property adjacent to the E, across Harkrider St



Property adjacent to the W, including 20' unbuilt alley



Property adjacent to the S, across Hunter St



Property adjacent to the N, across Gist St

## 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**

- Whataburger, 813 E Oak St (SDR-0923-0139)
- Crain Genesis Post Approval Review, 1075 Collier Dr (SDR-0923-0166)
- Drive-Thru Coffee Shop, 945 S Amity Rd (SDR-1023-0166)
- Fire Station 3 Post Approval Review, 740 S Harkrider St (SDR-1023-0182)

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

- Associated Farmers Co-op Replat - Correction (P2023-00058)
- Pennington Replat (P2023-00059)
- Lot 6 Conway Marketplace East (P2023-00060)
- Webb Jackson Replat (P2023-00062)
- Lot 6 Conway Marketplace East - Correction (P2023-00063)
- Replat Lot 4F, Lewis Ranch Ph II (P2023-00064)
- Replat Lots 8 and 9 Spencer Mountain at the Lake - Correction (P2023-00065)
- Bowie Subdivision (P2023-00066)
- Burnell Subdivision (P2023-00067)

**Subject:** Hendrix Addnt

PUD-0923-0151

**Date:** Tuesday, December 5, 2023 at 3:53:28 PM Central Standard Time

**From:** WF

**To:** planning

[You don't often get email from wdfulmer@conwaycorp.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.

Very much against residential density, traffic, parking, and development does not fit with small, modest, historical neighborhood. Zoning does not need to be changed. Please consider all of these items. Thank you, Wanda Fulmer, 1171 Hunter Street, Conway, AR. 73032 for the past 40 years  
Sent from my iPhone

---

**Subject:** (none)

PUD-0923-0151

**Date:** Wednesday, December 6, 2023 at 8:54:55 AM Central Standard Time

**From:** terri mccrary

**To:** planning

You don't often get email from elijetfly1@gmail.com. [Learn why this is important](#)

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Hello Friends! I love my neighborhood on Hunter street. The peace and the light traffic is nice. My neighbors can walk their dogs and enjoy a nice peaceful walk with great historic view. I am not proud of any new addition added to the street because of traffic and safety issues. I'm against the building of any apartments. This street has been nice and beautiful for years and we would like to keep our neighbors safe. If apartments are added it would be terrible for our neighborhood. I love my neighborhood the way it is. It's been a historic view for years. So I'm against any apartments or any building added to our neighborhood. I'm concerned about the safety if our neighborhood.  
Terri McCrary

## APPENDIX

---

**Subject:** Lasker Planned Unit Development (PUD) at 1152 Hunter, 1811 Harkrider, and 1813 Harkrider **PUD-0923-0151**  
**Date:** Thursday, December 7, 2023 at 11:06:09 AM Central Standard Time  
**From:** Slaton Fry  
**To:** planning  
**CC:** Slaton Fry, jcourtway@conwaycorp.net

You don't often get email from sdeefry@gmail.com. [Learn why this is important](#)

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

My name is Slaton Fry and my wife, Diann, and I live at 1256 Winfield Street in the Hendrix College Addition Historic District. We moved to the neighborhood in January of 2018.

The purpose of this email is to restate my opposition to the proposed Lasker Planned Unit Development (PUD) at 1152 Hunter, 1811 Harkrider, and 1813 Harkrider which involves rezoning these properties from R2A to a PUD.

To the developer's credit, significant changes have been proposed to the original concept presented to the neighborhood in the initial public meeting back in October. The current concept is to build four, two-story duplexes (a total of eight units) of approximately thirty-five feet in height. Each individual unit will have four bedrooms (a total of thirty-two bedrooms on the current three lots within the development).

In contrast to the proposed development, the adjacent properties to these lots are all single-family dwellings. The tallest of the nearby residences is around 22 feet.

While the developer has modified his proposed concept (there is not enough information and detail to call this proposal a "plan") to include only duplexes, the proposal still represents a significant increase in population density when compared to what is already within the neighborhood and what would be normally be expected to fall within the R2A zoning classification.

This increase in density will drive increases in traffic on interior neighborhood roads, which are not currently designed for high traffic flows. Access by fire and ambulance crews to the proposed development would be along narrow interior neighborhood streets. The infrastructure within the neighborhood will, in my opinion, be inadequate to support such a high-density development.

Last, in my opinion, zoning classifications ought to be considered as commitments by the city government to the residents/users within a residential and/or business community. The commitment is that future building and development will follow the requirements of the particular zoning classification in place. Residents make major financial decisions based on this commitment. For most families the largest investment that they make in their lifetimes is the home that they purchase. For that purchase to maintain its value, consistent application of the zoning classification requirements is critical. An extremely strong justification should be required for any requests to deviate from the current zoning classification.

In this case, I do not feel that the changes requested are justified. They will certainly harm more residents than they will benefit. This project will also continue to nibble away at the character and value of the neighborhood. The Encyclopedia of Arkansas provides this quote from Antoinette Johnson, the author of the article:

*"The Hendrix Addition has retained its appeal to the academic market of homeowners. This allure has helped the neighborhood keep its property values high and homes in good repair, although fringes of the neighborhood have suffered from neglect by rental property landlords."*  
<https://encyclopediaofarkansas.net/entries/hendrix-college-addition-neighborhood-historic-district-7605/>

In summary, this proposed PUD will result in increased density, place strains on infrastructure, and will probably result in lower property values for the current residents of the neighborhood. I strongly oppose the proposed rezoning proposal.

Slaton E. Fry, PhD  
1256 Winfield Street  
Conway, AR 72032  
(501) 412-1587

**From:** Ray Kordsmeier <ray.kordsmeier@conwaycorp.net>  
**Sent:** Tuesday, December 5, 2023 4:03 PM  
**To:** Lauren Hoffman <Lauren.Hoffman@conwayarkansas.gov>  
**Cc:** dkmmc@sbcglobal.net; kordsmec@gmail.com  
**Subject:** public hearing 2885 Prince St. Conway, ark.

You don't often get email from [ray.kordsmeier@conwaycorp.net](mailto:ray.kordsmeier@conwaycorp.net). [Learn why this is important](#)

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

We live at #1 Burford Dr. in Conway, directly behind the property that is being considered for a conditional use restaurant (PT Lots 3&4 Westhaven Sub L&E 2559 sq ft). We have lived at our address for over 30 years. While we have seen many changes in our specific area which include a Round-About, a few Banks, a grocery store, and a car wash. The biggest change has been in the greatly increased amount of traffic on Salem and Prince. Of course with this increased traffic, comes increased noise and congestion. This traffic is most evident during morning school/work hours, during after school/work hours, and at the lunch hour. The Banks which are nearest to us have been good neighbors and fall in the category of Quiet Office (O2) as well as the grocery store but the Car Wash has not fallen under these guidelines.

Our concern that a restaurant is being considered for the lot at the corner of Salem & Prince, 2885 Prince St. raises many red-flag issues for us who live so close:

1. A Restaurant (with or without a drive-thru) will add even more cars pulling into and out of Salem which is already a precarious situation due to being basically part of the Round-About. The concern is real when noticing the car traffic lines at Chick fil A and Starbucks; as we worry of a similar outcome on Salem @ Prince.
2. A Restaurant brings with it additional noise; for example: cars/trucks with blaring radios & exhaust systems. However, the noise also includes early morning food & drink delivery trucks as well as the Trash pickup of a large metal bin with banging lid (ie the Car Wash). For safety reasons, of course, these delivery trucks and Sanitation Trucks will be using a loud back-up alert system on their trucks. These services will be provided before or after business hours. The business open hours will be 10:45 a.m.-11 p.m. 7 days a week - which obviously means there would be very early morning or very late deliveries/noise.
3. As with most restaurants, the large metal trash bin is situated away from the restaurant in the corner of the lot. This would mean that the trash bin would be closer to our property than it is to the restaurant. This trash bin will be a greatly increased nuisance of bad smells, air quality, and sanitation which will permeate into our own backyards and even into our houses.

4. With a large food trash bin, there WILL be rodents & other vermin/critters that will be drawn to it and subsequently also onto our property.
5. Whatever type of food is being cooked in this Restaurant, the smell of that food as it is being cooked cannot help but also be in the air surrounding the Restaurant; that of course would include our yard and home.
6. With any business, we can assume that there will be increased lighting which may or may not be desirable.
7. Restaurants and businesses often use Power-Spraying/ Commercial cleaning services which do their work AFTER or BEFORE business hours. This equipment is not quiet nor are the workers. Again, this would mean before or after 10:45 a.m. and 11:00 p.m. 7 days a week.
8. Almost all commercial businesses use Lawn Maintenance personnel & equipment. This service would have to be done before or after business hours, causing even more after or before hours noise.

Because of these reasons, please seriously consider denying the conditional use permit for a Restaurant/drive-thru at 2885 Prince St. It does not fall under the guidelines of O2.

Thank-you,  
Ray and Cindy Kordsmeier  
1 Burford Dr.  
Conway, Ark. 72034  
[ray.kordsmeier@conwaycorp.net](mailto:ray.kordsmeier@conwaycorp.net)

**From:** [rehabnet.ar@gmail.com](mailto:rehabnet.ar@gmail.com) <[rehabnet.ar@gmail.com](mailto:rehabnet.ar@gmail.com)>  
**Sent:** Wednesday, December 6, 2023 8:17 AM  
**To:** Lauren Hoffman <[Lauren.Hoffman@conwayarkansas.gov](mailto:Lauren.Hoffman@conwayarkansas.gov)>  
**Subject:** 2885 Prince Street

You don't often get email from [rehabnet.ar@gmail.com](mailto:rehabnet.ar@gmail.com). [Learn why this is important](#)

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Dear Ms. Hoffman,

I am writing to express my concerns regarding the proposed conditional use permit application for an eating place with a drive-thru at 2885 Prince Street, which is located approximately one block from my residence in a small neighborhood off of Salem Street.

I have several significant concerns about this proposal:

Traffic:

- Our neighborhood already experiences a high volume of traffic on Salem Street, particularly during peak hours. This makes it difficult and often dangerous to access and exit our street.
- The addition of a drive-thru restaurant would undoubtedly exacerbate the traffic flow on both Salem and Prince Streets, further compromising the safety and accessibility of our neighborhood.

Noise:

- The proposed restaurant would not close until 11pm, which is well after the typical bedtime for most residents in our quiet neighborhood. The noise associated with late-night operations would significantly disrupt the peace and tranquility of our community.

Crime:

- Increased activity at night, particularly involving large groups of people, could potentially lead to an increase in crime in our neighborhood. This is a serious concern for residents who value the safety and security of their families and homes.

We are a community of primarily single-family homes and prioritize a quiet, peaceful environment. A late-night drive-thru restaurant would be a disruptive and unwelcome addition to our community.

I urge you to carefully consider the potential negative impacts of this proposal on our neighborhood before granting the conditional use permit application. I hope to be able to attend the public hearing to oppose the conditional use permit application.

Thank you for your time and consideration.

Sincerely,

Becky A. Crenshaw  
4 Burford Drive  
Conway, AR 72034  
479-858-2760 cell

**From:** David Moore Jr. <dkmmc@sbcglobal.net>  
**Sent:** Wednesday, December 6, 2023 11:01 PM  
**To:** Lauren Hoffman <Lauren.Hoffman@conwayarkansas.gov>  
**Subject:** Public Hearing for 2885 Prince Street, Conway, AR.

You don't often get email from [dkmmc@sbcglobal.net](mailto:dkmmc@sbcglobal.net). [Learn why this is important](#)

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

December 6, 2023

To Whom It May Concern,

Hello my name is David Moore and my wife (Kimberly) and I live at 5 Burford Drive. We are next door neighbors to Ray and Cindy Kordsmeier. As Ray and Cindy are directly behind the property in question so are we and we have the same concerns as already expressed by the Kordsmeier's. We are of the strong opinion a fast food style restaurant would not be a good fit for the property in question on the corner of Prince and Salem, which is closely intertwined with the roundabout at that intersection. The entrances and exits of the small property are dangerously close to the roundabout entrances and exits on that corner creating a dangerous situation for automobiles, pedestrians, and bicycles all trying to negotiate their way through a very busy high traffic intersection. The roundabout at the intersection of Prince and Salem has made it a little more difficult at busy times of the day entering and exiting our neighborhood street Burford Dr. and has caused more traffic noise with cars and trucks constantly honking at one another going through the roundabout. Our belief is allowing a "Eating Place with Drive Through Service" at the intersection would only create more congestion and danger at that location.

All things considered we respectfully ask the Conway Planning Commission to deny a conditional use permit for a "Eating Place with Drive Through Service" at 2885 Prince St.

Thank you for your time and attention to this matter and for taking into consideration the thoughts, concerns and opinions of affected neighboring properties.

David and Kimberly Moore  
5 Burford Drive  
Conway, AR. 72034  
[dkmmc@sbcglobal.net](mailto:dkmmc@sbcglobal.net)