



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

April 18, 2022 • 7:00pm • 1111 Main Street

Planning Commission meeting procedures (per by-laws adopted July 19, 1993; amended September 20, 2021)

**Order and conduct for public hearings: Following the announcement of the item by the Chair, Planning Staff will present the report findings. Following Staff presentation the Applicant is granted up to 10 minutes for additional presentation with subsequent favorable public comments limited to 3 minutes per person. If opposed parties are present the initial speaker is then granted up to 10 minutes with each subsequent public comment limited to 3 minutes per person. No person shall address the Planning Commission without first being recognized by the Chair and stating his/her name and address for the public record. All questions/remarks shall be made from the podium and addressed through the Chair to the Commission as a whole. Any group with common interest shall select a speaker to address the Commission on behalf of the group; repetitive comments will be limited.*



City of Conway PLANNING COMMISSION

April 18, 2022

PLANNING COMMISSION

Rhea Williams, Chair
Rebekah Fincher, Vice-Chair
Laura King, Secretary
Alexander Baney
Adam Bell
Latisha Sanders-Jones
Ethan Reed
Drew Spurgers
Larry Webb
Greg West

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 **April 26, 2022.**

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 and Roll Call.

Finding of a Quorum.

Approval of Minutes. March 21, 2022

I. Public Hearings*

- A. Request to rezone 66.87 acres ± south of Nutters Chapel Road, east of Ridgedale Circle from R-1 to PUD (PUD-0222-0205)
- B. Request for conditional use permit to allow Religious Activity in the A-1 zoning district for 34.09 acres ± located at the intersection of Donnell Ridge Road and [unbuilt right-of-way] Sherwood Lane (CUP-0322-0217)
- C. Request to rezone 3.88 acres ± east of Bill Bell Lane at the intersection of Acuff Lane from R-1 to C-3 (REZ-0322-0223)
- D. Request for conditional use permit to allow Pool Sales & Service in the C-1 zoning district for property located at 611 Court Street, Suite 6 (CUP-0322-0224)
- E. Request for conditional use permit to allow Sand, Gravel, or Earth Sales and Storage in the TJ zoning districts for property located at 3450 Old Morrilton Highway/AR Hwy 64 (CUP-0322-0226)

II. Announcements/Additional Business

- A. Meeting time change

Adjournment

Request to Rezone: R-1 to PUD

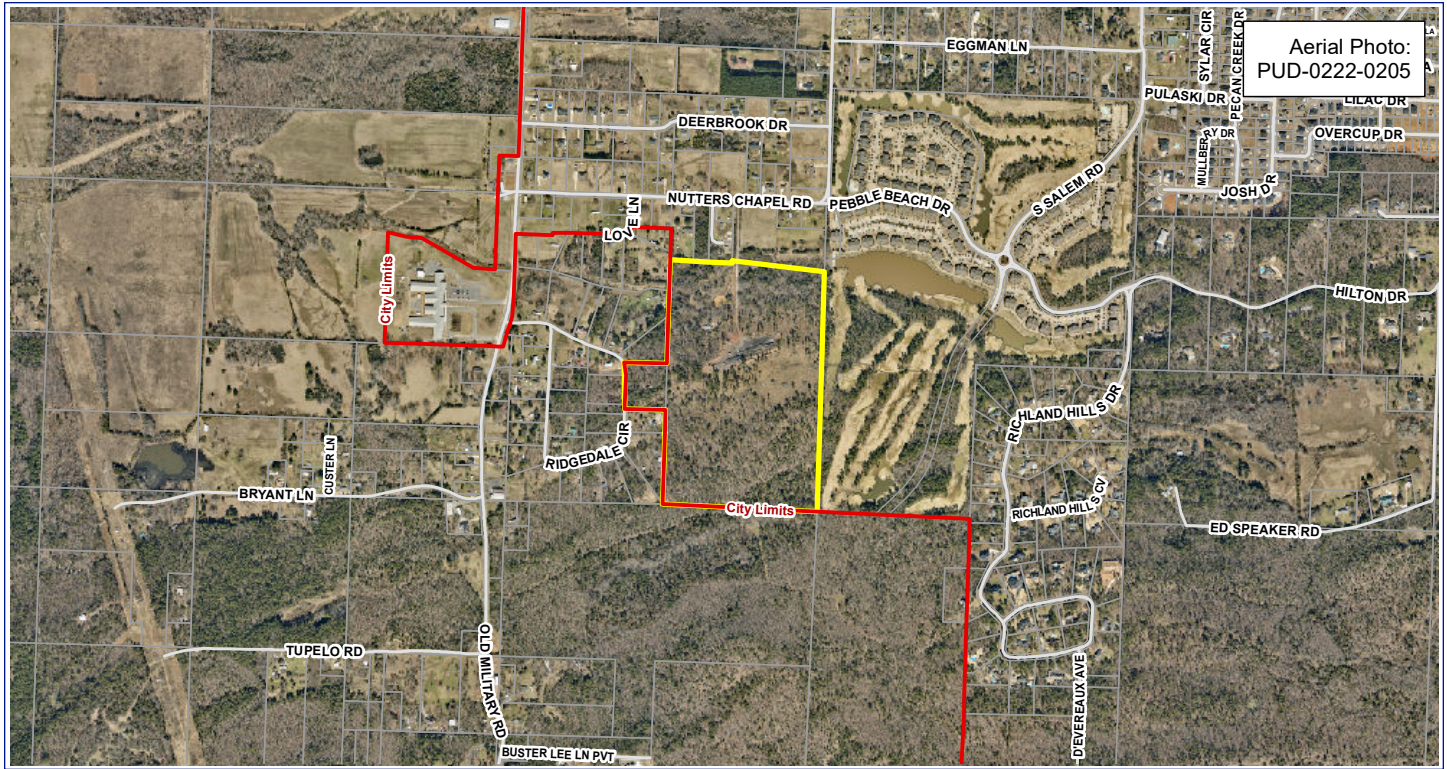
66.87 acres ± south of Nutters Chapel Road, east of Ridgedale Circle

APPLICANT/AUTHORIZED AGENT

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

OWNER

Files Development, LLC
45 River Estates
Little Rock, AR 72223



SITE DATA

Location. 3547 Nutters Chapel Rd.

Site Area. 64.87 acres ±.

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

Adjacent Zoning. North: A-1; East: PUD; West, South: County, no zoning.

Existing Structures. A 1,120 sf residence located in the northwest quadrant of the parcel.

Overlay. None.

Requested Rezoning. PUD (Planned Unit Development).

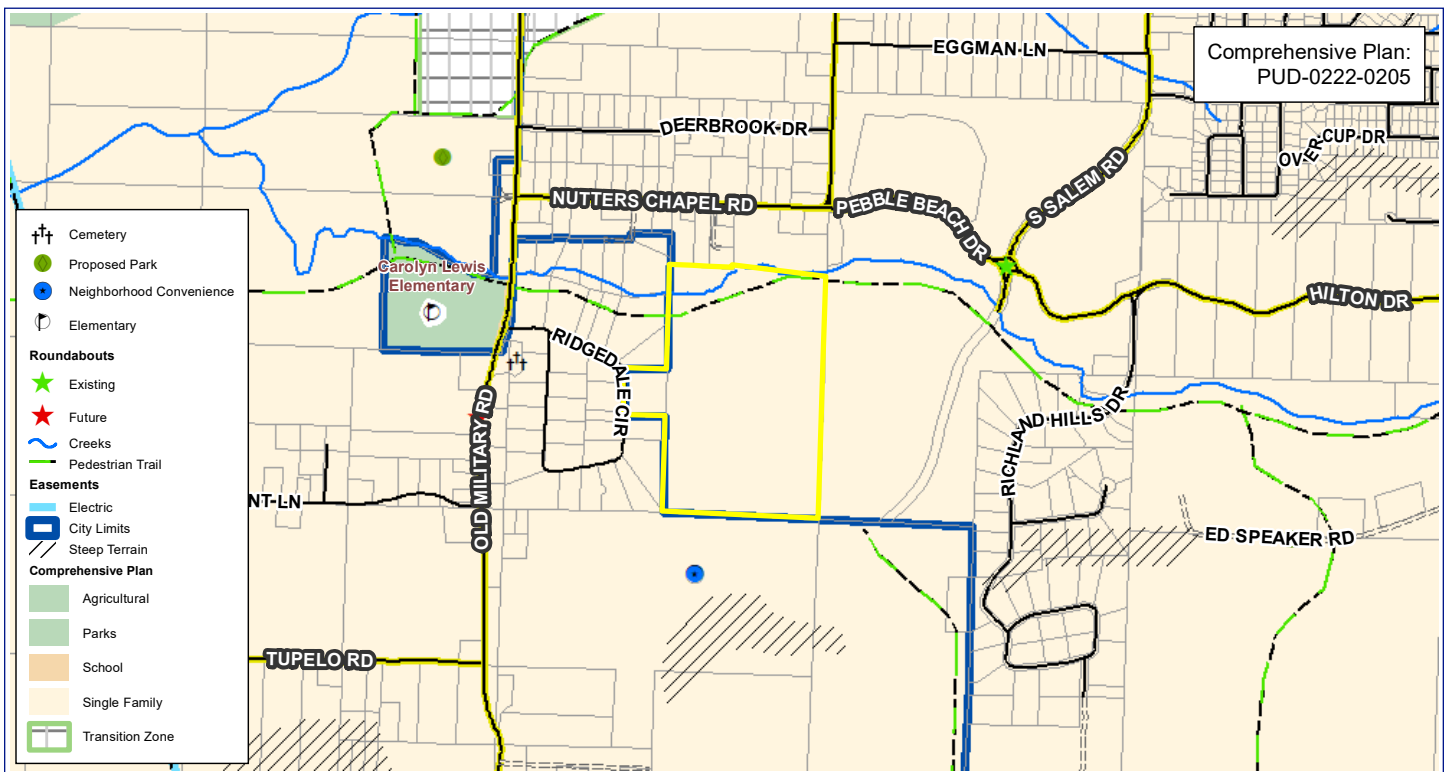
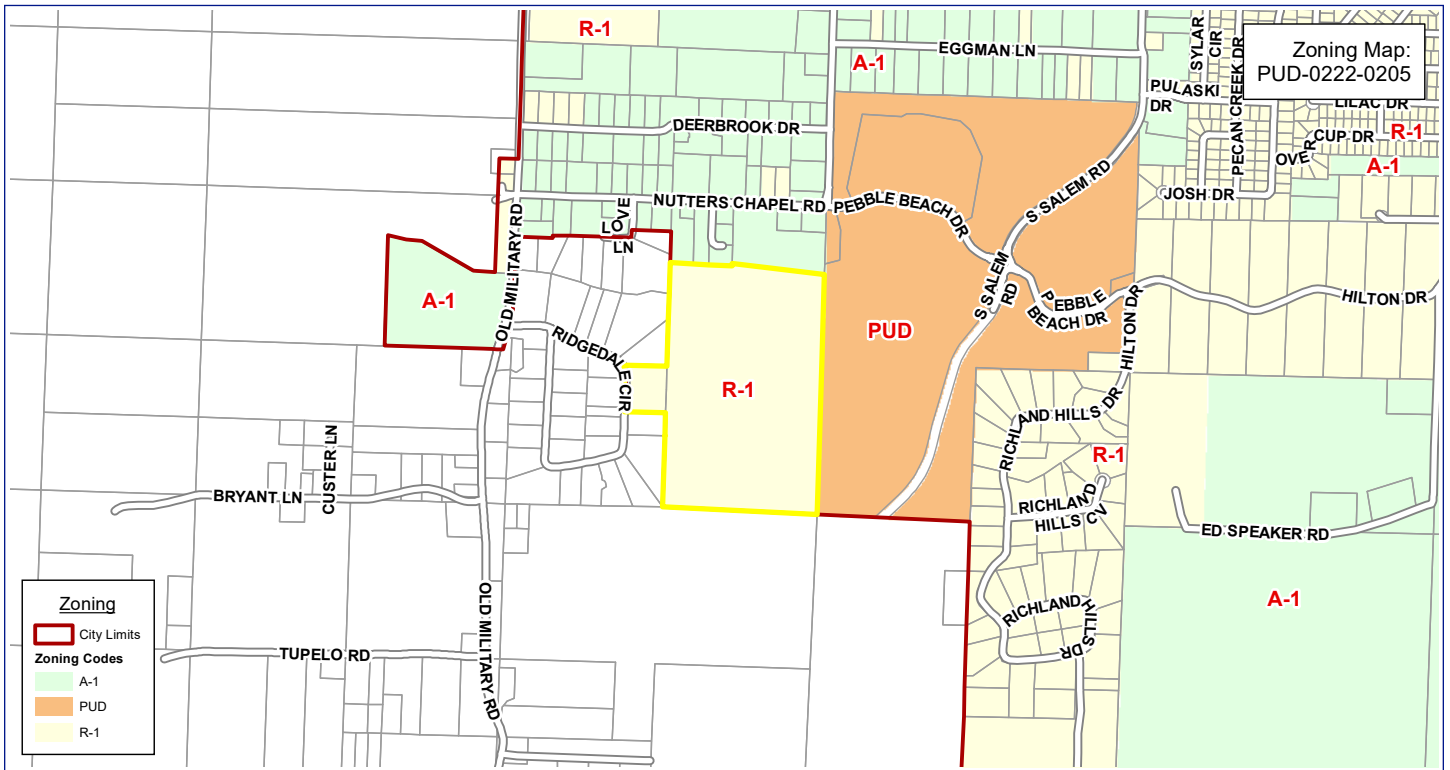
Comprehensive Plan. Single-Family.

Projected Traffic Impact. With a rezoning to PUD and developed as indicated per the proposed plan, the likely increase in traffic impact would be moderate. The applicant is proposing a total of 151 single-family residential units developed in three phases. If approved, the total anticipated traffic increase is expected to be approximately 1,425 trips per typical weekday. This traffic will be distributed along Nutters Chapel Rd and Old Military Rd.

Request to Rezone: R-1 to PUD

66.87 acres ± south of Nutters Chapel Road, east of Ridgedale Circle

I.A



Request to Rezone: R-1 to PUD

66.87 acres ± south of Nutters Chapel Road, east of Ridgedale Circle

I.A



View of subject property from Nutters Chapel Rd looking S



View of subject property from access road looking S



Property adjacent to the NE



Property adjacent to the NW



View of subject property from Ridgedale Cir looking SE



View of subject property from Ridgedale Cir looking E

Request to Rezone: R-1 to PUD

I.A

66.87 acres ± south of Nutters Chapel Road, east of Ridgedale Circle

Current Traffic Counts. 2,000 average daily traffic (Nutters Chapel Rd @ The Fairways at Nutters Chapel apartments); 2,800 average daily traffic (Old Military Rd north of Deerbrook Dr).

Flood/Drainage. A portion of this site lies within the FEMA 100-year floodplain.

Utilities. The developer will be responsible for bringing water/sewer to the site and extending the electrical connection point. All utilities will be provided by Conway Corporation.

Master Street Plan. Nutters Chapel Rd (Minor Arterial).

Street Improvement. No current improvement plans.

Project Description. The applicant is proposing 154 lots to be built out in three phases. This development will be for single family homes. All streets will be private drives and will be privately maintained. The development was initially reviewed for preliminary approval [as Twin Rivendale] in November 2020; the request was tabled by the Planning Commission to allow the applicant to make some required revisions. In January 2021, the Planning Commission reviewed a revised, phased plan of the development and subsequently granted preliminary approval to Phase 1 which contained 51 lots and was comprised of the northern 29.13 acres. Phase 1 preliminary approval is set to expire in August of 2022. Given the significant changes proposed to street layout as part of this PUD proposal, the applicant will need to resubmit for new preliminary plat approval.

STAFF COMMENTS

- All streets within the PUD will be developed and maintained as private streets.
- A portion of this site falls within the FEMA flood zone. Development should be minimal in this area.
- The proposed use and density are consistent with the Comprehensive Plan.
- Approved uses are limited to single family dwellings.
- All lot dimensions shall be included on the final development plan.
- Proposed setbacks are as follows: 25' front, rear, and exterior, 6' interior side.

STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning request, pending revisions, with the conditions listed below. The proposed use and density are consistent with the Comprehensive Plan.

1. Permitted uses are limited to one-family residential uses.
2. All standards and uses other than those defined shall be governed by restrictions of the R-1 zoning district.
3. New buildings shall only be of the following materials:
 - Brick/stone
 - Cement fiber board (Hardie® siding board)
 - Wood
 - Other materials as approved by the Planning Director
4. Vinyl siding shall be prohibited.
5. Any proposed fencing shall be approved by the Planning Director prior to installation.
6. Streets H and I require design revisions. The plan, as proposed, will not be approved until all applicable departments approve the street designs and layout.
7. Applicant shall plat the property in accordance with the Subdivision Regulations, at which time setbacks will be finalized. Setbacks shall generally follow applicant's proposal.
8. Applicant shall return a signed copy of the final development plan prior to the issuance of building permits.
9. All street and roadway improvement shall be privately maintained.
10. A Property Owners' Association or improvement district shall be required to be formed and operate in perpetuity to maintain all common areas and improvements such as streets, sidewalks, and drainage. The association or district shall be required to be active prior to filing of the final plat.

SAMPLE MOTION

I move to accept the staff recommendation to approve the request with conditions [read conditions into record] on the basis that, as conditioned, it allows for appropriate use of the property and would not likely negatively impact adjacent property.

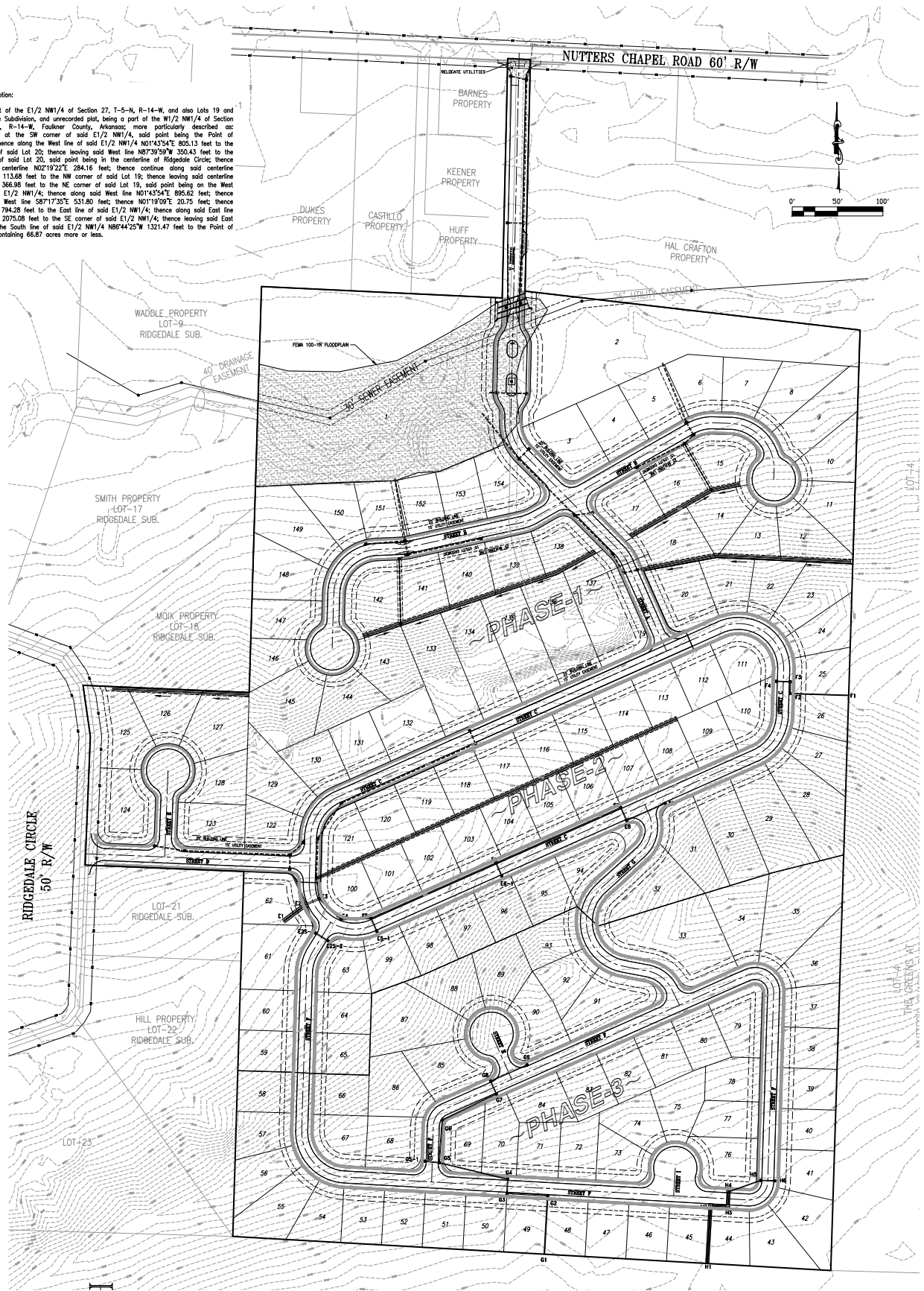
Request to Rezone: R-1 to PUD

66.87 acres ± south of Nutters Chapel Road, east of Ridgedale Circle

I.A

Legal Description:

Being a part of the E1/2 NW1/4 of Section 27, T-5-N, R-14-W, and also Lots 19 and 20 Ridgedale Subdivision, and unrecorded plat, being a part of the W1/2 NW1/4 of Section 27, T-5-N, R-14-W, Faulkner County, Arkansas; more particularly described as: Commencing at the SW corner of said E1/2 NW1/4, said point being the Point of Beginning; thence along the West line of said E1/2 NW1/4 N01°43'54"E 806.13 feet to the SE corner of said Lot 20; thence leaving said West line N87°39'59"W 350.43 feet to the SW corner of said Lot 20, said point being in the centerline of Ridgedale Circle; thence along said centerline N02°19'22"E 294.16 feet; thence continue along said centerline N08°07'50"W 113.68 feet to the NW corner of said Lot 19; thence leaving said centerline S87°32'12"E 366.98 feet to the NE corner of said Lot 19, said point being on the West line of said E1/2 NW1/4; thence along said West line N01°43'54"E 806.62 feet; thence leaving said West line S87°17'35"E 531.80 feet; thence N01°19'09"E 20.75 feet; thence S83°22'32"E 794.28 feet to the East line of said E1/2 NW1/4; thence along said East line S01°47'08"W 2075.08 feet to the SE corner of said E1/2 NW1/4; thence leaving said East line, along the South line of said E1/2 NW1/4 N88°44'25"W 1321.47 feet to the Point of Beginning, containing 66.87 acres more or less.



Item Request for Conditional Use Permit: Church/Religious Activities in A-1

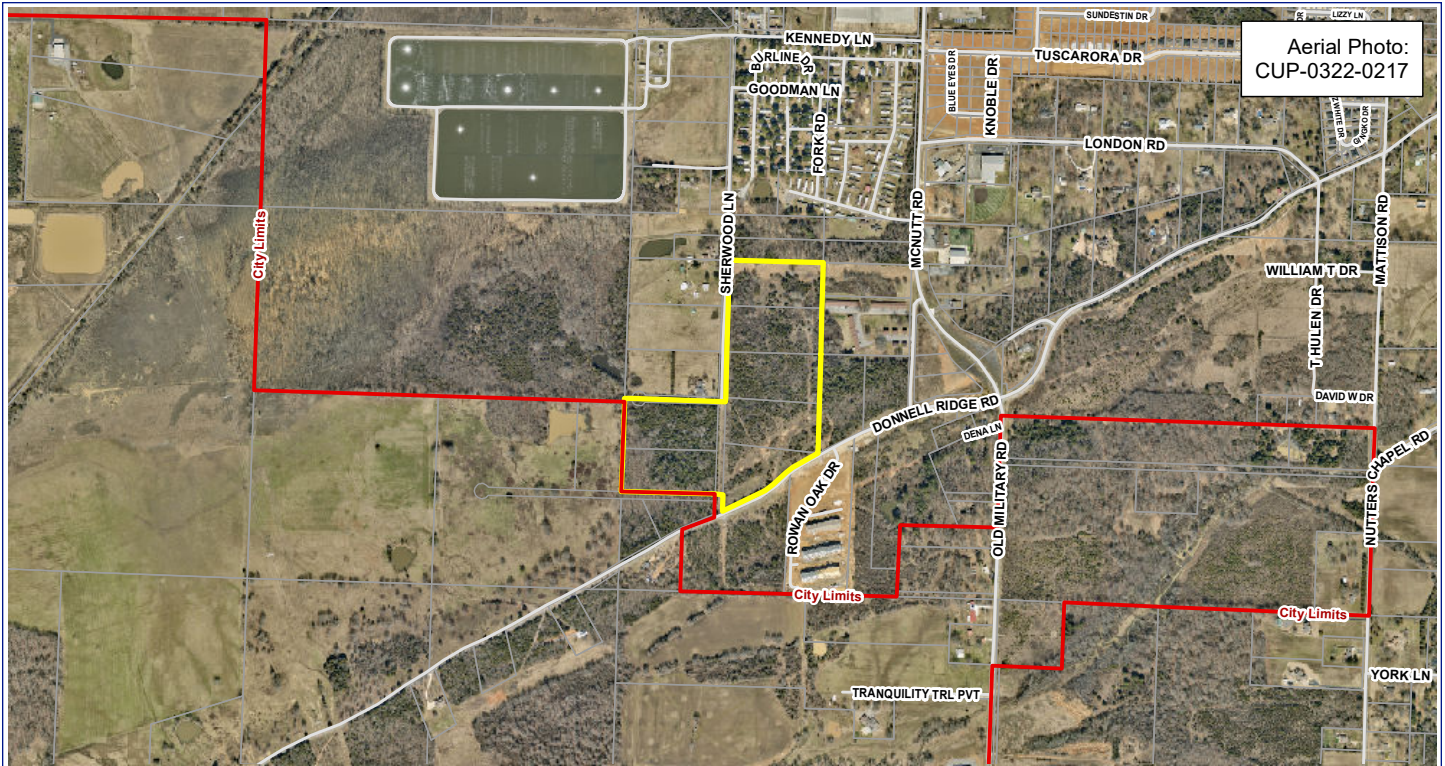
34.09 acres ± north of Donnell Ridge Road at Sherwood Lane

APPLICANT/AUTHORIZED AGENT

Josh Minton
Minton Engineering, Inc.
300 Northport Dr
Cabot, AR 72023

OWNER

Bill Bell Associates, LLC
960 Big Sky Trl
Conway, AR 72032



SITE DATA

Location. Intersection of Sherwood Ln and Donnell Ridge Rd.

Site Area. 3.69 acres±.

Current Zoning. A-1 (Agricultural District).

Existing Structures. None.

Overlay. None.

Requested Conditional Use. Church/Religious Activity.

Comprehensive Plan. Agricultural.

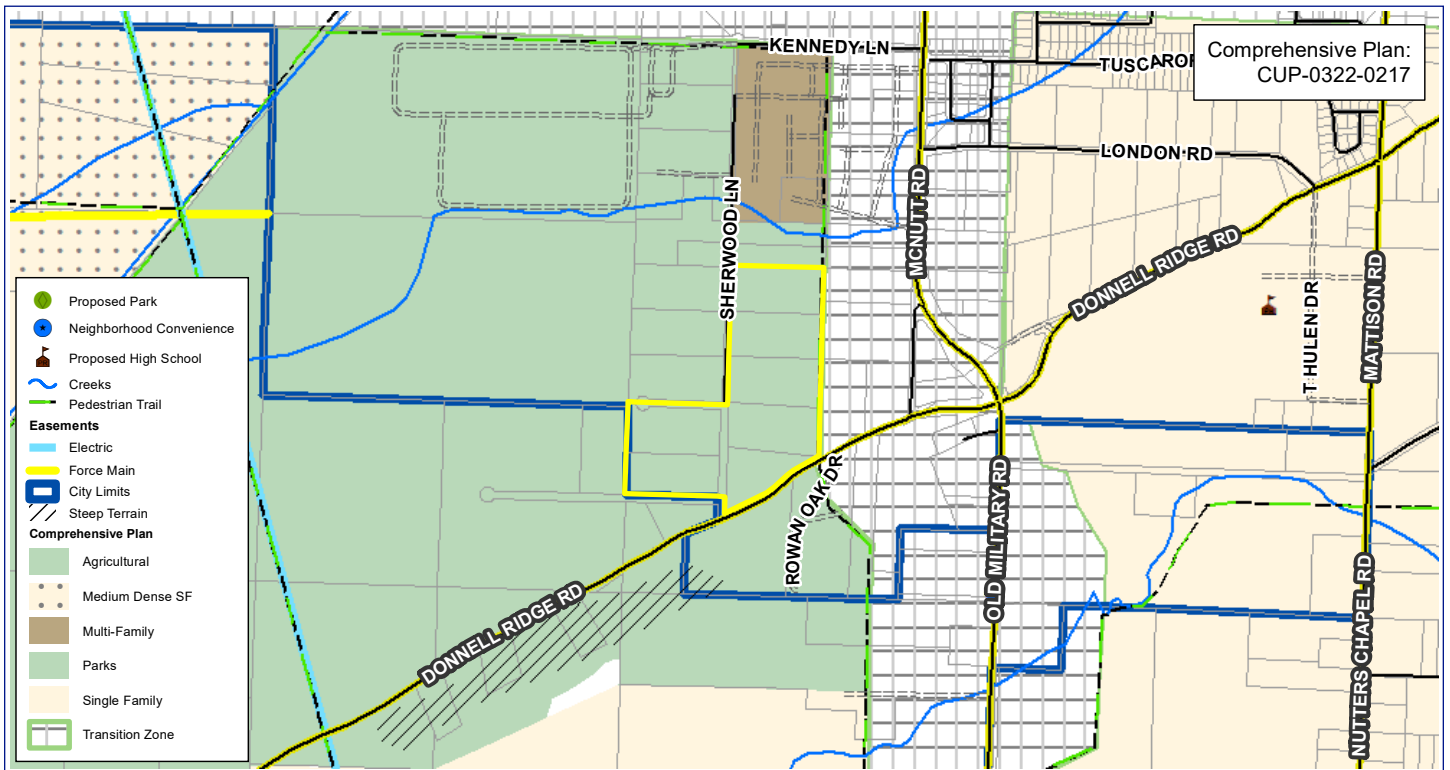
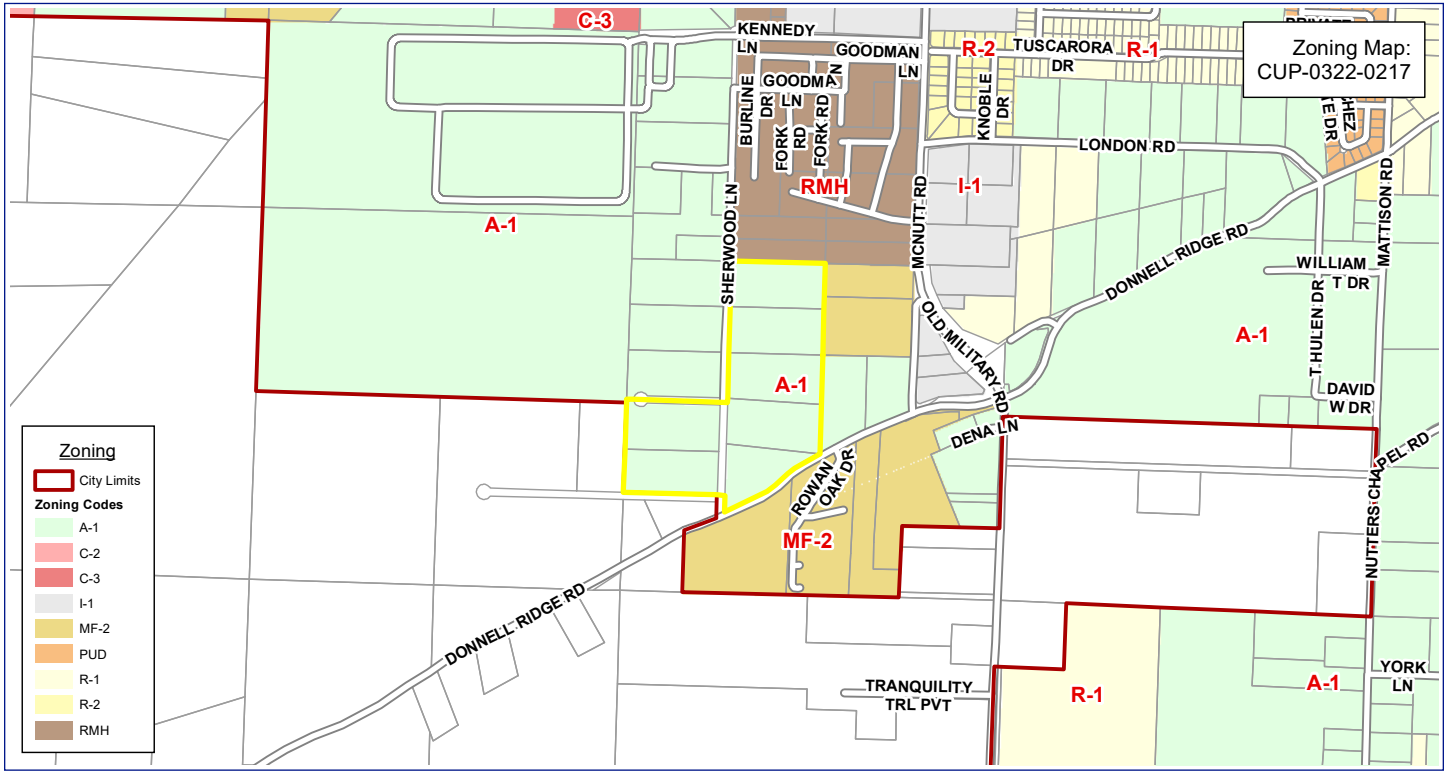
Projected Traffic Impact. This development is anticipated to yield approximately 185 vehicle trips per typical weekday. This includes 57 trips for the lodging/residential area of the development and 128 trips for the church itself. The planned use for religious activities could create a higher degree of vehicle traffic during service or event hours.

Current Traffic Counts. 170 average daily traffic (Donnell Ridge Rd @ Old Military Rd).

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

Item Request for Conditional Use Permit: Church/Religious Activities in A-1

34.09 acres ± north of Donnell Ridge Road at Sherwood Lane



Item Request for Conditional Use Permit: Church/Religious Activities in A-1

I.B

34.09 acres ± north of Donnell Ridge Road at Sherwood Lane

Utilities. The developer will be responsible for bringing water/sewer utilities to the site. Conway Corporation will bring three phase power overhead to Sherwood Ln and the church will be responsible for extending to the connection point.

Master Street Plan. Donnell Ridge Rd (Minor Arterial); Sherwood Ln (Local: Residential).

Street Improvement. No current improvement plans.

STAFF COMMENTS

- The applicant desires to operate a church/religious activity facility in an A-1 zoning district. This use is not permitted by right, but is allowed as a conditional use.
- The Conway Zoning Code defines a Religious Activity Facility as, *“A place of worship and religious training and including accessory housing facilities such as a rectory. A place where persons regularly assemble for religious worship which is used only for such purpose and those accessory activities as are customarily associated therewith. Uses include, but are not limited to: House of worship, Church, Convent, monastery or novitiate, synagogue or temple, including; Parish house, parsonage or rectory, Sunday School facilities, and Religious retreat facility.”*
- This property is adjacent to a mix of zonings including multi-family, industrial, and agricultural. Southwest of this property is currently not in city limits.
- Given the current zoning in the surrounding area and the Comprehensive Plan, any restriction caused by approval of this request on neighboring properties that require distance criteria from religious institutions will be minimal.
- Any significant traffic impact will likely be limited to Wednesdays and Sundays.
- Applicant is attempting to secure a second access easement from the north off McNutt Rd (McNutt Rd transitions to become Old Military Rd at the realignment point).
- Any future redevelopment of this parcel will be required to meet applicable zoning ordinances and codes.

STAFF RECOMMENDATIONS

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

1. The proposed site shall be developed in accordance with Article 1101 of the Conway Zoning Code and must illustrate compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc.
2. Fire Department must have two separate access points to the property that meet the requirements of the Arkansas Fire Prevention Code. Applicant will be required to improve Sherwood Ln to the Kennedy Ln intersection unless a separate access easement is created that meets these standards.
3. No waivers for paving surfaces may be granted, including the drive around the proposed residential component.
4. Any significant expansions or additions to the structure as well as any changes in the use shall require an amended or new conditional use permit.

SAMPLE MOTION

I move to accept the staff recommendation to approve the request with conditions [*read conditions into record*] on the basis that, as conditioned, it allows for appropriate use of the property and would not likely negatively impact adjacent property.

Item Request for Conditional Use Permit: Church/Religious Activities in A-1

34.09 acres ± north of Donnell Ridge Road at Sherwood Lane

I.B



Site Plan provided by Lewis Architects Engineers

Item Request for Conditional Use Permit: Church/Religious Activities in A-1

I.B

34.09 acres ± north of Donnell Ridge Road at Sherwood Lane



View of subject property from Donnell Ridge Rd looking NE



View of subject property from Sherwood Ln looking S



View of access to Donnell Ridge Rd, looking S along Sherwood Ln



Property adjacent to the N



Property adjacent to the S, across Donnell Ridge Rd



View along Sherwood Ln looking N

Request to Rezone: R-1 to C-3

I.C

3.88 acres ± east of Bill Bell Lane at the intersection of Acuff Lane

AUTHORIZED AGENT

Central Arkansas Professional Surveying
1021 Front St
Conway, AR 72032

APPLICANT

Chris Thornton
MCMG, LLC
1855 McKennon St
Conway, AR 72032

OWNER

Frank Shaw Properties
1315 Main St
Conway, AR 72034



SITE

Location. East side of Bill Bell Ln at intersection with Acuff Ln.

Site Area. 3.88 acres±.

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

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

Adjacent Zoning. North, West, South: R-1; East: A-1 (Agricultural District).

Existing Structures. None.

Overlay. None.

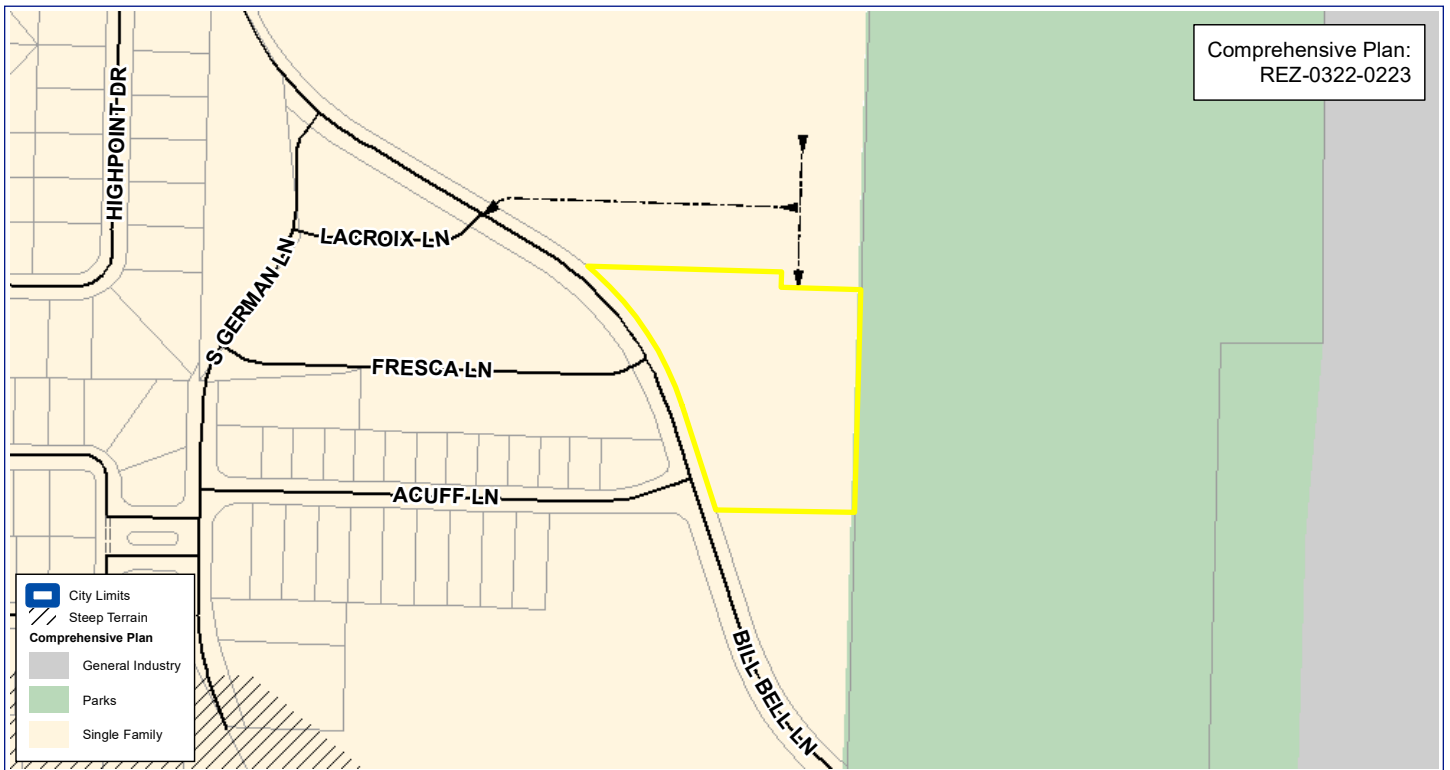
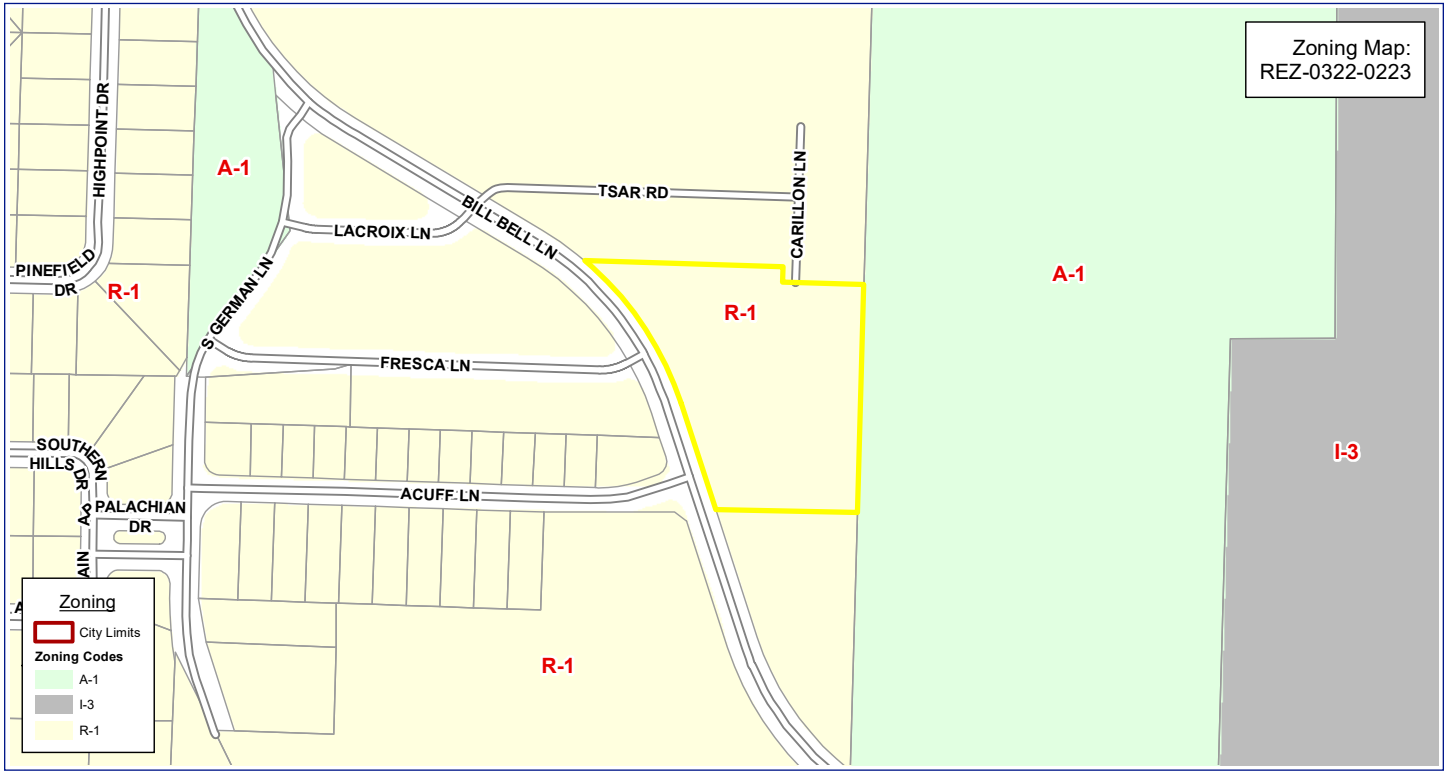
Comprehensive Plan. Single-family.

Projected Traffic Impact. With a rezoning to C-3 and developed with the most intense use permitted by right, the traffic impact would likely be significant. The highest traffic generating use permitted by right in C-3 is a drive-through restaurant which could yield up to 1460 additional vehicle trips per typical weekday per restaurant (the site could accommodate multiple restaurants). Trips would be distributed to Bill Bell Ln.

Request to Rezone: R-1 to C-3

3.88 acres ± east of Bill Bell Lane at the intersection of Acuff Lane

I.C



Request to Rezone: R-1 to C-3

I.C

3.88 acres ± east of Bill Bell Lane at the intersection of Acuff Lane

Current Traffic Counts. 5,500 Average Daily Traffic (S German Ln north of Favre Ln).

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

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

Master Street Plan. Bill Bell Ln (Collector).

Street Improvement. No improvements planned at this time.

STAFF COMMENTS

- The requested zoning is not consistent with the Comprehensive Plan.
- A rezoning to C-3 would allow a wide range of intense uses, permitted by right, in close proximity to residential uses; some uses permitted by right in C-3 include automobile service station, drive-in restaurant, contractor facilities (other than office), and warehousing.
- Some level of less intense neighborhood commercial development may be appropriate in this location to fill a neighborhood services void that exists; however, any such request would require close examination by staff to mitigate any potential harmful impacts.
- The applicant has not provided sufficient information pertaining to proposed development, such as a conceptual site plan and proposed use, to allow staff to consider or recommend alternate, non-residential zonings or conditional use permits which may be more appropriate than the requested C-3 [for amended applications].
- As requested, the rezoning would likely negatively impact adjacent properties.

RECOMMENDATION

Planning Staff recommends denial of the request as is it is not consistent with the Comprehensive Plan and would allow significant increase in use intensity without appropriate transition and buffering which could negatively impact adjacent residential properties.

SAMPLE MOTION

I move to accept the staff recommendation to deny the request on the basis that it is inconsistent with the Comprehensive Plan and could negatively impact adjacent property.

Request to Rezone: R-1 to C-3

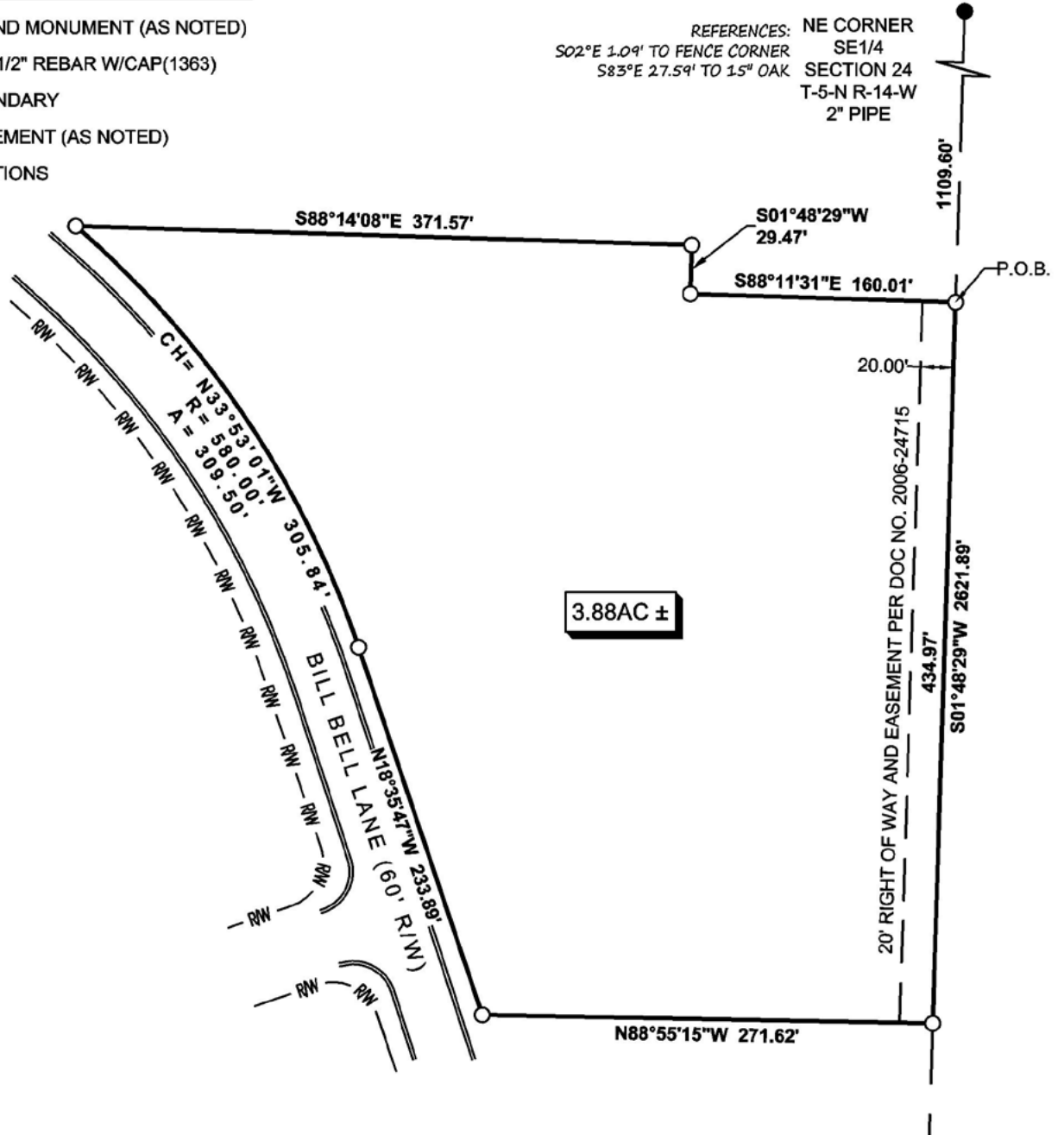
3.88 acres ± east of Bill Bell Lane at the intersection of Acuff Lane

I.C

Survey of site provided by Central Arkansas Professional Surveying

LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR W/CAP(1363)
- BOUNDARY
- - - EASEMENT (AS NOTED)
- . - . SECTIONS



Request to Rezone: R-1 to C-3

3.88 acres ± east of Bill Bell Lane at the intersection of Acuff Lane

I.C



View of subject property from Bill Bell Ln looking SE



View of subject property from Bill Bell Ln looking N



Properties adjacent to the W along Acuff Ln



View of adjacent properties looking S on Bill Bell Ln



Property adjacent to the E

Request for Conditional Use Permit: Pool Sales & Supply in C-1

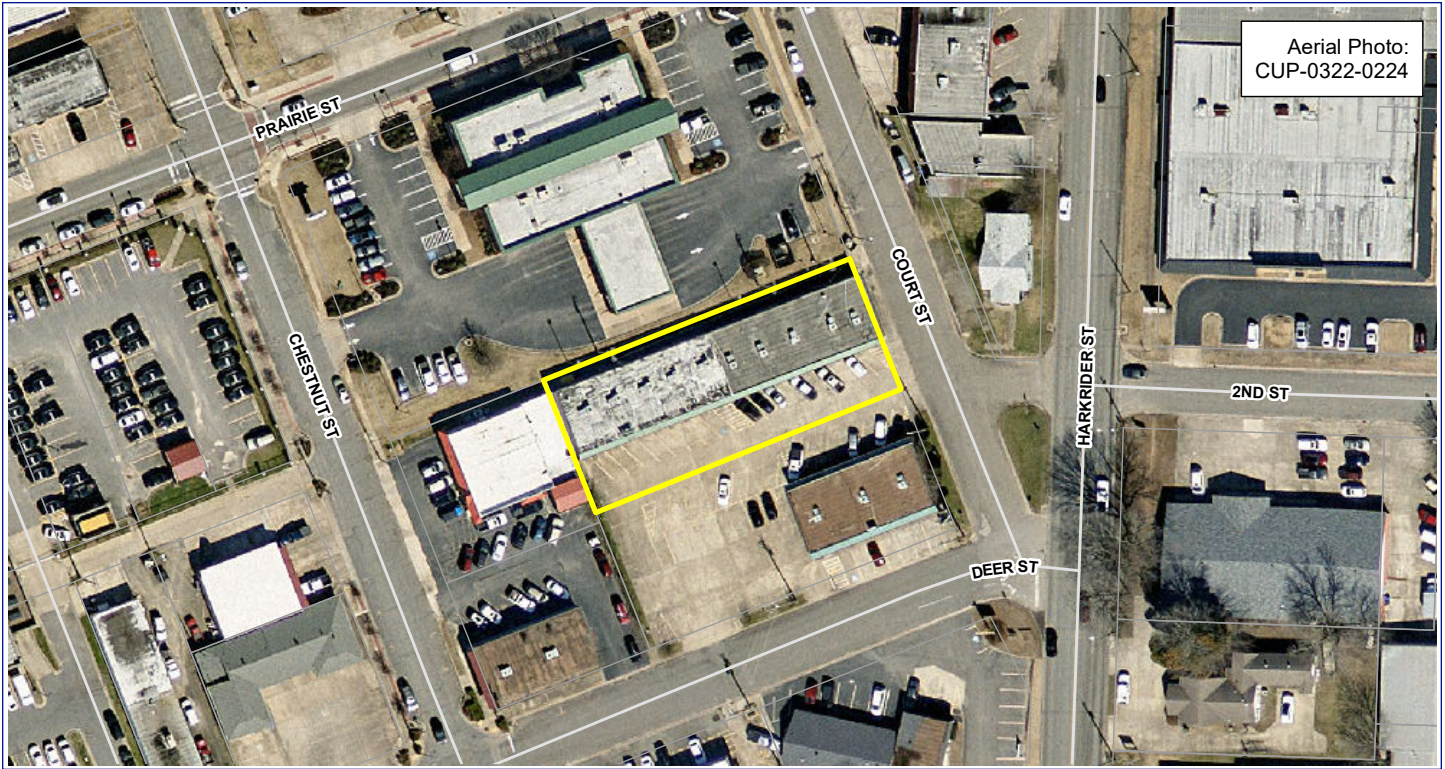
611 Court Street, Suite 6

APPLICANT/AUTHORIZED AGENT

David Branscum
A+ Pools & More
611 Court St, Ste 6
Conway, AR 72032

OWNER

Covington Family Limited Partnership
1053 Front St
Conway, AR 72032



SITE

Location. Cambridge Square multi-tenant development at 611 Court St.

Site Area. 0.81 acres±.

Current Zoning. C-1 (Central Business District).

Requested Conditional Use. Pool Sales & Supply store.

Existing Structures. The site is currently developed with 2 multi-tenant office/retail buildings, one 8,000 sf and one 3,360 sf.

Overlay. Old Conway Design Overlay District - Urban Zone.

Comprehensive Plan. Special Study Area.

Projected Traffic Impact. With a conditional use for a pool sales and service store, it is anticipated that there would be no change to the traffic impact as the site currently houses and is intended for office and retail uses.

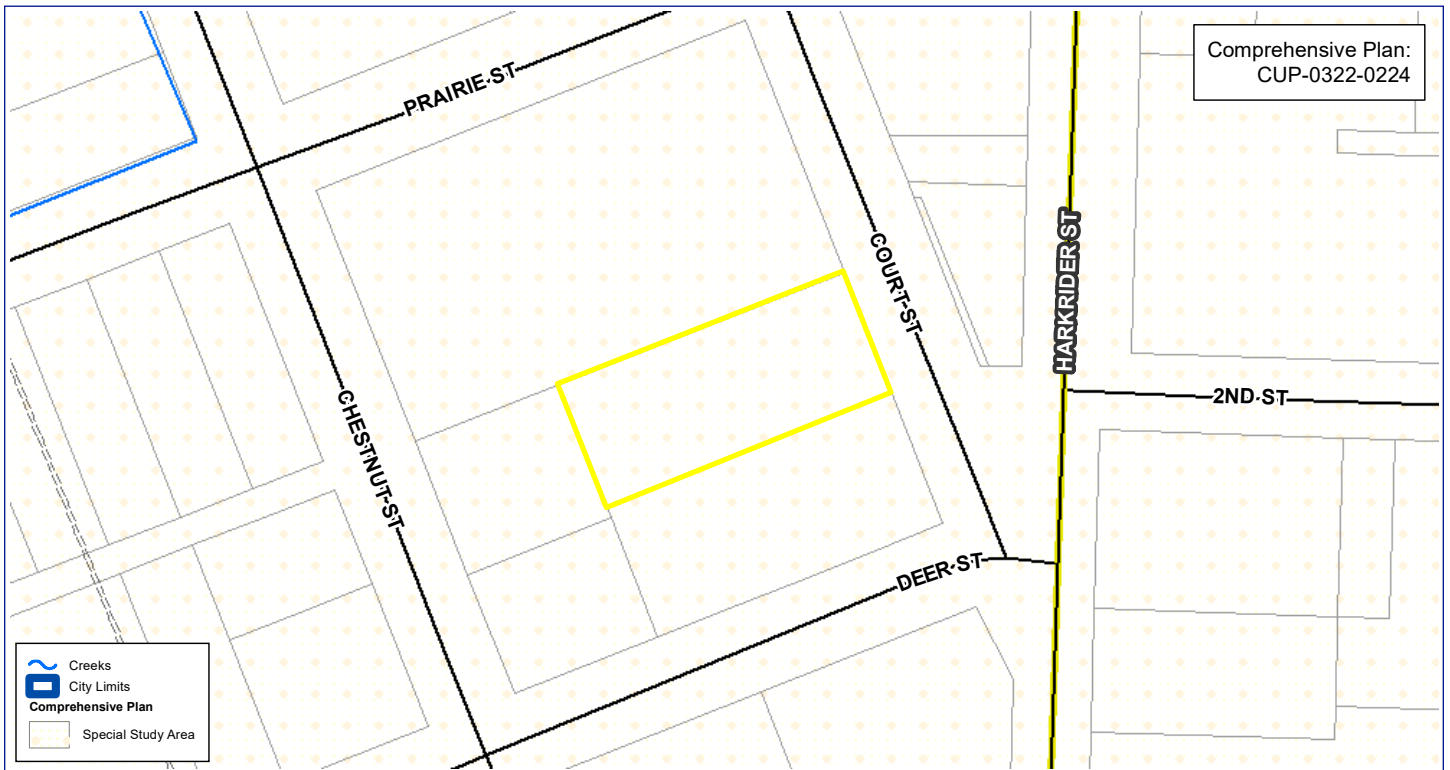
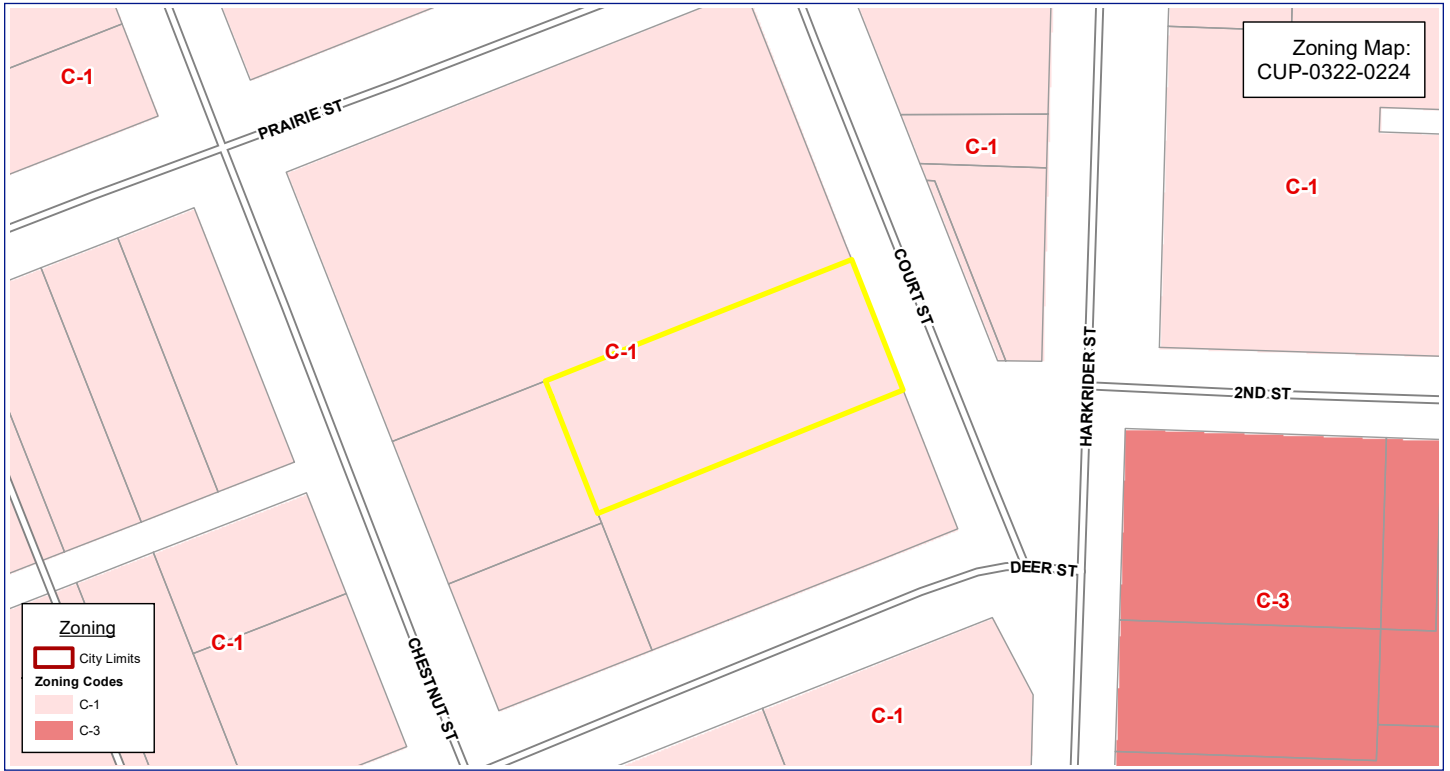
Current Traffic Counts. No average daily traffic data is available for site, however nearby counts include 1,900 Average Daily Traffic (Prairie St @ Front St), 17,000 Average Daily Traffic (Harkrider St @ College Ave).

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

Request for Conditional Use Permit: Pool Sales & Supply in C-1

611 Court Street, Suite 6

I.D



611 Court Street, Suite 6

Utilities. Site is developed.

Master Street Plan. Court St (Local: Non-Residential), Deer St (Local: Non-Residential).

Street Improvement. No improvements planned at this time.

STAFF COMMENTS

- The applicant is operating a retail and service store selling pool maintenance products/chemicals as well as pool liners and covers [available by special order] and providing professional pool maintenance and advisory services.
- The requested use is not permitted by right in the C-1 zoning district, but is allowed by Conditional Use Permit.
- The zoning code defines Swimming Pool: Sales & Supply as a *facility for display and retail sales of swimming pools, related supplies and service.*
- The applicant acknowledges that there is limited chemical/balance products inventory stored on-site; most products are ordered and dispensed as needed for customers.
- The store currently has a small staff of 2-3, including staff that is in the field servicing client's pools.
- The Comprehensive Plan designates the area as a special study area, "...an area within the established central city for refined and detailed land use considerations". While a special study was not conducted, the site has been developed in its current form since 1994.
- As conditioned, the request complies with the requirements of §901.2.J of the Conway Zoning Code. (In accordance with §901.2.K, *Violation of any condition imposed shall constitute grounds for revocation of the conditional use authorization.*)
- As conditioned, the request would not likely negatively impact adjacent properties.

RECOMMENDATION

Planning Staff recommends approval of the request with the suggested conditions; as conditioned the use would not likely negatively impact adjacent properties.

Suggested Conditions.

1. Conditional use is limited to Swimming Pool Sales & Supply establishment.
2. Exterior display and/or storage of products is prohibited.
3. Any chemicals/balance products stored on site shall be stored in a manner to prevent odor trespass being a nuisance to adjacent tenants.
4. All signage shall be permitted and installed in accordance with Article 1301 of the Conway Zoning Code (Sign Ordinance).
5. Any expansion of or change to the use shall require an amended or new conditional use permit.
6. No variance of any kind may be subsequently requested.
7. The conditional use shall automatically expire if the approved use ceases for more than 18 consecutive months.

SAMPLE MOTION

I move to accept the staff recommendation to approve the request with conditions [*read conditions into record*] on the basis that, as conditioned, it allows for appropriate use of the property and would not likely negatively impact adjacent property.

Request for Conditional Use Permit: Pool Sales & Supply in C-1

611 Court Street, Suite 6

I.D



View of Suite 6 from parking area, looking N



Property adjacent to the S; across Deer St



Property adjacent to the W



Remainder of development to the E; Court St and Harkrider St beyond

Request for Conditional Use Permit: Sand, Gravel, or Earth Sales and Storage in TJ

I.E

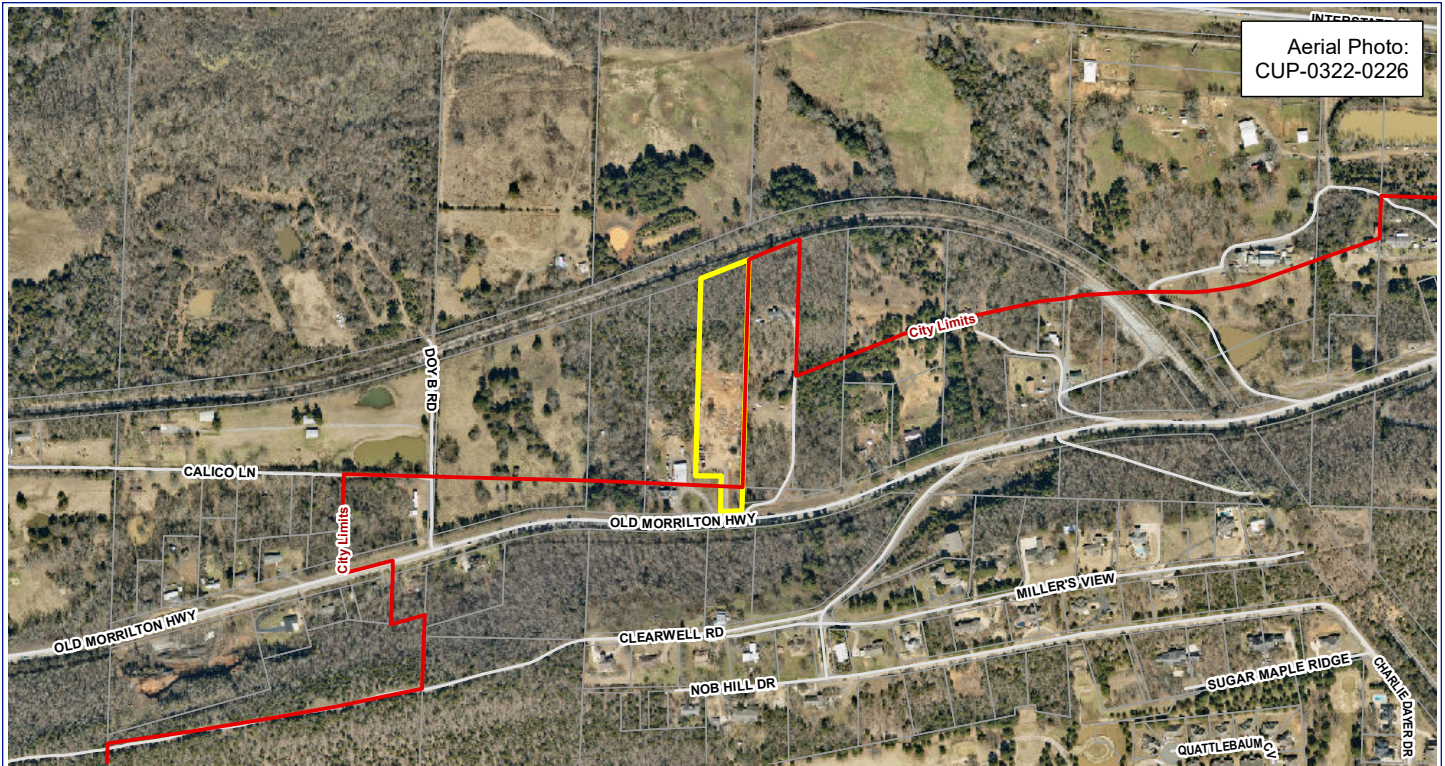
3450 Old Morrilton Highway/Highway 64

APPLICANT/AUTHORIZED AGENT

Daniel Derden
3450 Old Morrilton Hwy
Conway, AR 72032

OWNER

Long Land Development, LLC
PO Box 10237
Conway, AR 72034



SITE DATA

Location. 3450 Old Morrilton Hwy.

Site Area. 4.09 acres±.

Current Zoning. R-2 (Low-Density Residential) and TJ (Rural District).

Existing Structures. Multiple portable and/or trailer-like storage structures.

Overlay. None.

Requested Conditional Use. Sand, gravel, or earth sales and storage.

Comprehensive Plan. Mixed Use.

Projected Traffic Impact. This development is projected to yield approximately 96 vehicle trips per typical weekday on Old Morrilton Hwy.

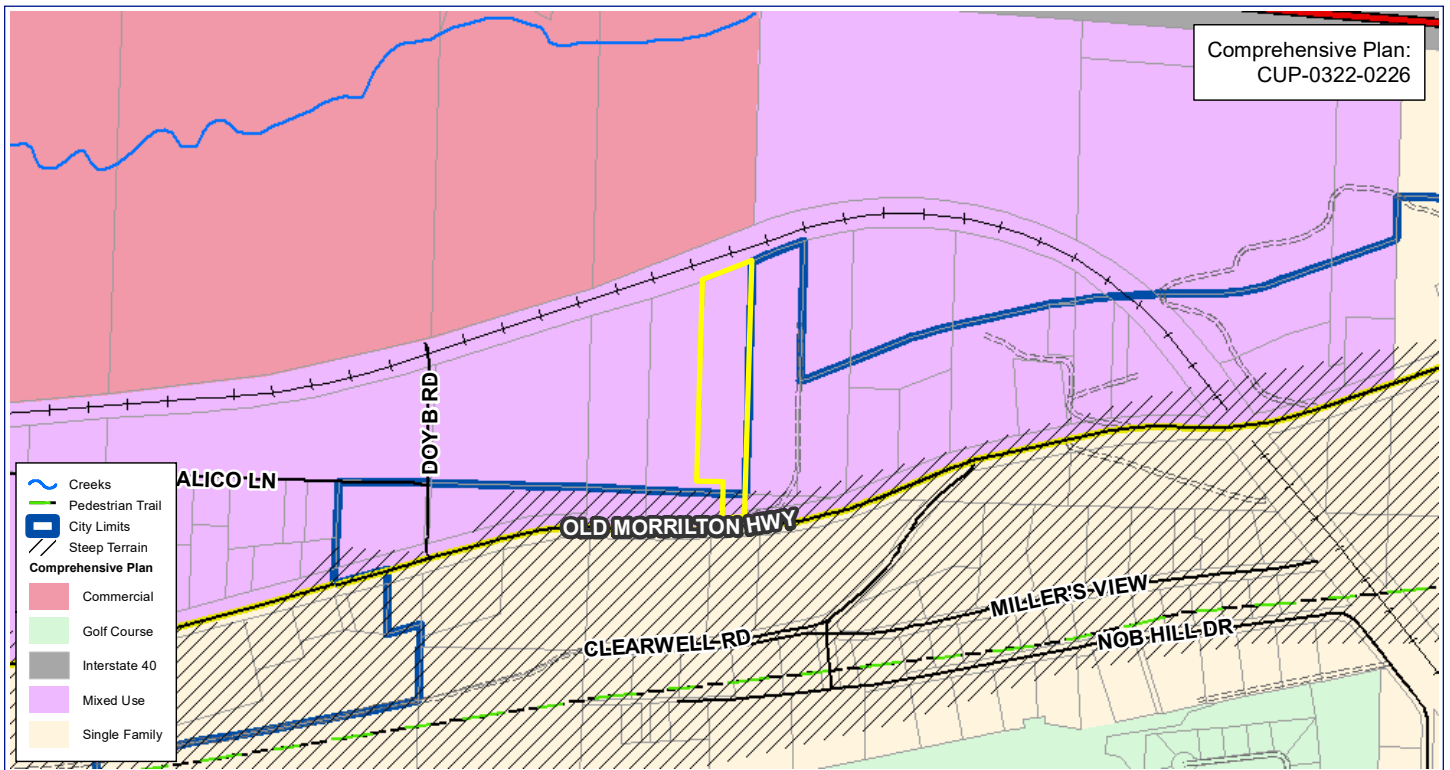
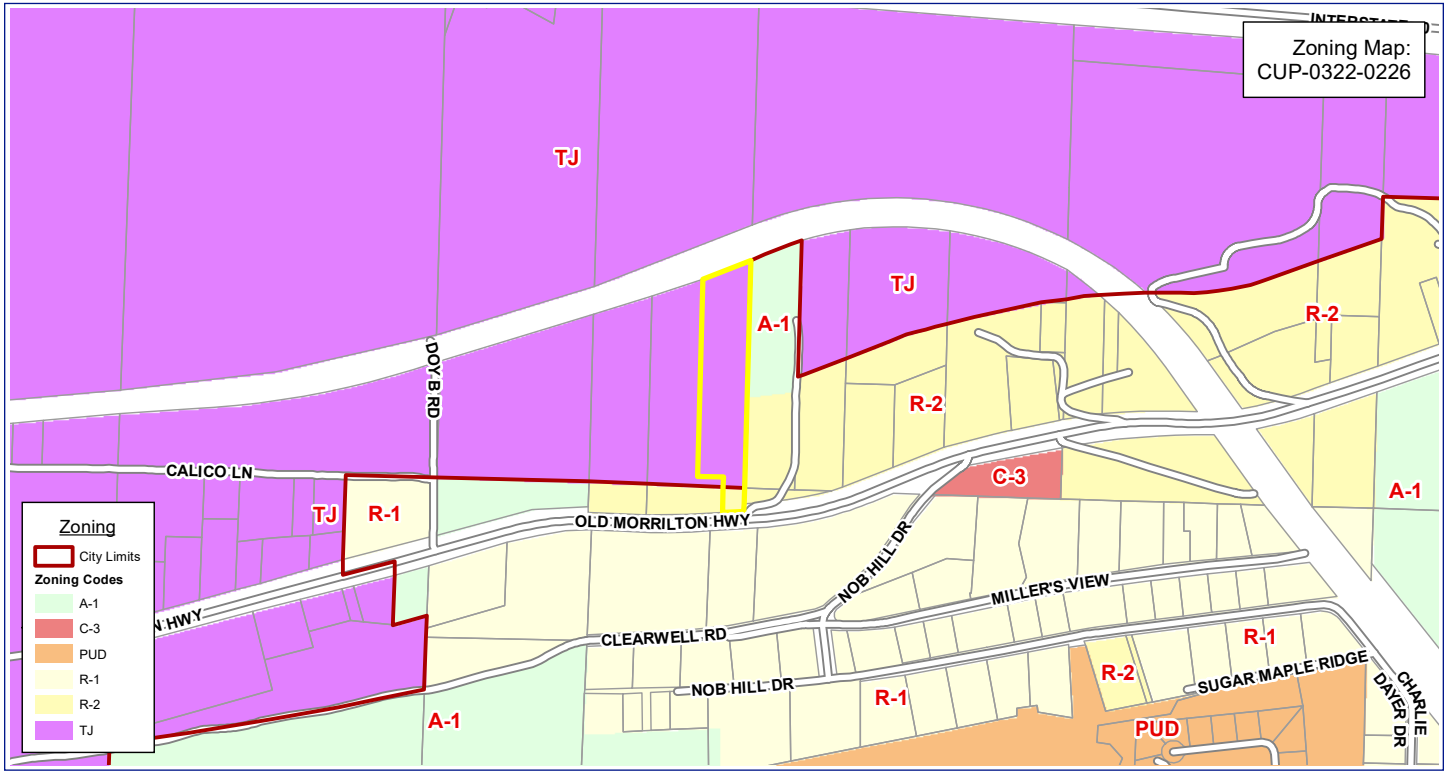
Current Traffic Counts. 9,800 average daily traffic (Old Morrilton Hwy east of Nob Hill Road).

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

Request for Conditional Use Permit: Sand, Gravel, or Earth Sales and Storage in TJ

I.E

3450 Old Morrilton Highway/Highway 64



3450 Old Morrilton Highway/Highway 64

Utilities. Water (irrigation) and temporary power have been established at the site. The applicant will need to coordinate the permanent extension of utilities with Conway Corporation.

Master Street Plan. Old Morrilton Hwy (Major Arterial).

Street Improvement. No current improvement plans.

STAFF COMMENTS

- The applicant desires to operate a sand, gravel, and earth sales and storage facility in the TJ zoning district. This use is not permitted by right in the current zoning district but is allowed as a conditional use.
- This proposed conditional use does not include the growing or selling of any plant or tree material.
- The proposal is consistent with the Comprehensive Plan.
- Visual impact of the property could negatively impact adjacent properties, particularly existing residential uses.

STAFF RECOMMENDATIONS

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

1. No variance of any kind may be subsequently requested.
2. Conditional Use is limited to Sand, Gravel, or Earth Sales and Storage to include the storage of related equipment such as trucks and trailers solely in support of the landscape installation division.
3. The cultivation and sales of plant or tree materials is prohibited. Such materials may only be stored on-site temporarily when intended for use as part of a professional services landscape installation project.
4. Perimeter screening is required along all property lines which abut residential uses. Screening may consist of dense landscaping including understory trees and shrubs or fencing. If landscaping is proposed an installation diagram and list of proposed species shall be submitted for approval by the Planning Director prior to installation; if fencing is proposed, height and material information shall be submitted for approval by the Planning Director prior to installation.
5. Hours of operation are limited to 7:00am to 6:00pm, Monday through Saturday.
6. All signage shall be permitted and installed in accordance with Article 1301 of the Conway Zoning Code.
7. No additional structures may be moved onto or constructed on the site. Any proposed expansion of or addition to existing structures shall require an amended conditional use permit.

SAMPLE MOTION

I move to accept the staff recommendation to approve the request with conditions [*read conditions into record*] on the basis that, as conditioned, it allows for appropriate use of the property and would not likely negatively impact adjacent property.

Site plan provided by applicant



OPERATIONAL PLAN FOR SITE FOR DERDEN LANDSCAPE & SUPPLY

SITE LOCATION: 3450 OLD MORRILTON HIGHWAY, CONWAY, AR 72034

The intent of use will be retail sales of bulk landscape products and storing of trucks/equipment/trailers for our landscape installation division. Items like, mulch, river rock, & landscape stone along with metal edging and weed barrier be available for purchase. We will not be selling any plant or tree material. The site will consist of squared concrete bins that will keep all the material separate and organized. We have a small office for customers to pay along with a landscape display area to show our landscape installations and give ideas to our DIY customers. We will have a small amount of planted plants inside the display area that are just for reference and beautification of the property. These plants are not available to purchase. There will be on occasion, plants and trees stored at this location for our landscape departments projects. We will keep these plants/trees there for a small amount of time until they are delivered to our landscape projects off-site.

| | | |
|------------------------------|-----------------|---------|
| Proposed hours of operation: | Monday – Friday | 8am-5pm |
| | Saturday | 7am-5pm |
| | Sunday | Closed |

Thank you,

Daniel Derden

Derden Landscape

Request for Conditional Use Permit: Sand, Gravel, or Earth Sales and Storage in TJ

3450 Old Morrilton Highway/Highway 64

I.E



View of subject property from Hwy 64 looking N



View interior of subject property from entry drive



Property adjacent to the W



Property adjacent to the E



Adjacent property across Hwy 64. looking W



Adjacent property across Hwy 64. looking E

Announcement

II.A

Meeting time

Beginning at the May 16, 2022 meeting, the meeting time will change to 6:30pm.

APPENDIX

to the Staff Report to the Planning Commission • April 18, 2022

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

- Absolute Storage, 640 Hogan Lane (SDR-1021-0134)
- Moix RV Warehouse Expansion, 1213 Collier Drive (SDR-1221-0159)
- Switchback Properties Parking, 310 S Harkrider Street (SDR-1021-0133)

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

- Ronnie's Roundabout Subdivision (P2022-00010)
- Ivy Place Phase 2 (P2022-00012)
- Hopkins Replat (P2022-00015)
- Car Choice (P2022-00016)
- BMA Replat (P2022-00017)
- 3 Tree's Subdivision (P2022-00020)

Subject: Vote against rezoning please

Date: Monday, March 28, 2022 at 6:28:52 PM Central Daylight Time

From: Barbara J Kordsmeier <bjkordsmeier@gmail.com>

To: planning <planning@conwayarkansas.gov>, Andy Hawkins <Andy.Hawkins@conwayarkansas.gov>, 'Wesley.Pruitt@conwayarkansas.gov <'Wesley.Pruitt@conwayarkansas.gov>, Mark Ledbetter <Mark.Ledbetter@conwayarkansas.gov>, Theodore Jones Jr. <Theodore.Jones@conwayarkansas.gov>, David Grimes <David.Grimes@conwayarkansas.gov>, Shelley Mehl <Shelley.Mehl@conwayarkansas.gov>, Mary Smith <Mary.Smith@conwayarkansas.gov>, Shelia Isby <Shelia.Isby@conwayarkansas.gov>, Bart Castleberry <Bart.Castleberry@conwayarkansas.gov>

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.

Case Name Bill Bell/Acuff Rezone R1 to C3

Case Description Request to rezone property east of Bill Bell Ln & Acuff Ln from R-1 to C-3.

Applicant Name CAPS, Chris THornton MCMG LLC

Location Bill Bell Ln & Acuff Ln

Date Submitted 3/18/2022

Hearing Date 4/18/2022

Hearing Location Conway City Hall

March 28th, 2022

City of Conway Planning Commission

& City of Conway Council

I want to express my concerns on the property located at Bell Circle. I am against adding apartments & any multi-family units. This area is zoned a single-family residential area and I believe that it should stay that way. There are many more better alternatives for such housing. Please vote against rezoning this area.

Were there last summer speaking on this same re-zoning issue. Also I see no signage as of today letting neighbors know that this issue has resurfaced again (shorter than the one year?)

Thank you for your time,
Barbara J Kordsmeier
3 Mary Ellen Dr
Conway, AR 73034

APPENDIX

Subject: Rezone request by Chris Thornton

Date: Friday, April 1, 2022 at 12:39:50 PM Central Daylight Time

From: Sherry Smith <sherry@conwaycorp.net>

To: planning <planning@conwayarkansas.gov>

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All,

We are writing in opposition to the application proposed by Chris Thornton to rezone property east and north of the intersection of Bill Bell Lane and Acuff Lane from R-1 to C-3. The city plan has designated this area as appropriately zoned to R-1, and it is surrounded by R-1 zoning. There are no plausible reasons to rezone and create a C-3 island in this area. We have access along the Dave Ward corridor to every type of commercial enterprise needed, i.e. food, gas stations, convenience stores. If approved this would have a significant detrimental impact on all R-1 property values in the area, including homes along Stanley Russ Lane, Mary Ellen Lane, Daniel Lane and all of the homeowners in the subdivisions surrounding that 3.88 acres of land. We urge you to vote against this rezone request.

Thank you.

Fletch and Sherry Smith

Subject: About Rezoning issue.

Date: Thursday, April 7, 2022 at 10:41:45 AM Central Daylight Time

From: Diann King <ladydi77@conwaycorp.net>

To: planning <planning@conwayarkansas.gov>

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.

I want to express my concerns on the property located at Bell Circle. I am against adding apartments and any multi family units. This area is zoned single residential area and I feel it should stay that way. Please vote against rezoning this area. Thank you for your time. Diann King 1 Daniel Lane .