

AUGUST

Conway Planning Commission Staff Report



7:00pm • August 19, 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@cityofconway.org

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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 **August 27, 2019**.

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.



City of Conway PLANNING COMMISSION Agenda • August 19, 2019

Call to Order. Chairman, Justin Brown

Approval of Minutes. July 15, 2019

I. Subdivision Committee Report *Subdivision Committee will meet prior to the Planning Commission at 6:15 pm in City Hall*

- A. Request for Preliminary Plat Approval of Blackberry Ridge Subdivision, Phase II (SUB2019JUL03)
- B. Request for Preliminary Plat Approval of Campbell Cove Subdivision, Phase II (SUB2019AUG01)
- C. Request for Preliminary Plat Approval of Lisa Landing Subdivision (SUB2019AUG03)

II. Public Hearings - Rezoning, Conditional Use Permit, Zoning Variance, etc.

- A. Request for zoning variance to allow reduced rear building setback for property located at 46 Thousand Oaks Circle (VAR2019AUG01)
- B. Request for zoning variance to allow reduced interior side building setback for property located at 2955 Dave Ward Drive and 905/945 South Salem Road (VAR2019AUG02)
- C. Request for conditional use permit to allow church/religious activities in I-3 zoning district for property located at 750 9th Avenue (USE2019AUG01)
- D. Request to modify the Wal-Mart Neighborhood Market PUD to allow additional accessory structure and increased lot coverage area at 2510 Prince Street (REZ2019AUG01)
- E. Request for conditional use permit to allow up to 12 dwelling units per acre in R-2A zoning district for property located at 553 Factory Street (USE2019AUG03)
- F. Request for conditional use permit to allow childcare facility in R-2A zoning district for property located at 2012 Martin Street (USE2019AUG04) *request to be tabled; applicant did not meet notification requirement deadlines.*
- G. Request for conditional use permit to allow a transmission tower in C-3 zoning district for property located at 3800 Prince Street (USE2019AUG02)
- H. Request to amend the Master Street Plan to adjust street alignments in the Central Landing area

III. Discussion

- A. Additional items as decided by the Planning Commission

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

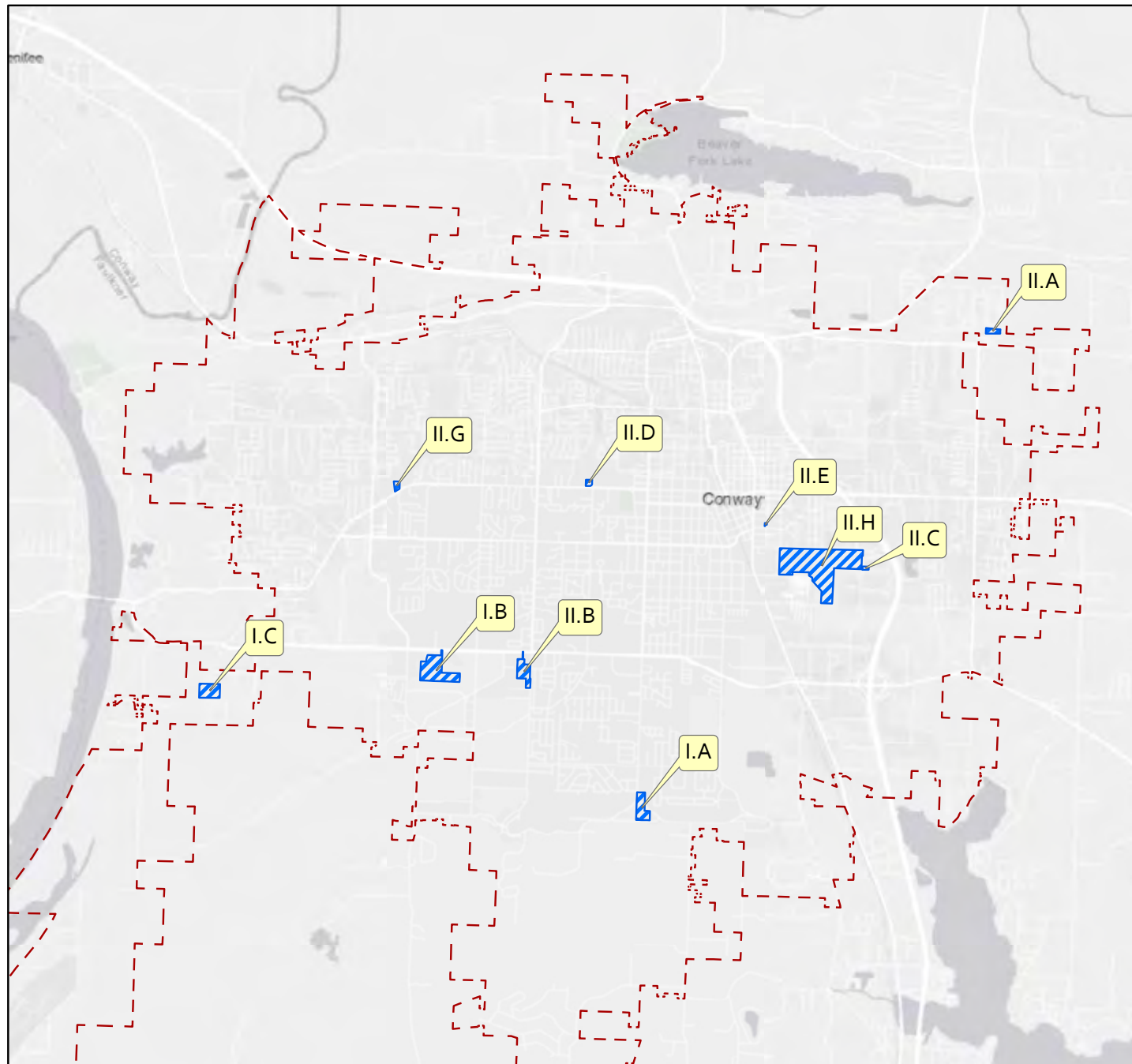
- Taco Bell at Centerstone, 2195 Dave Ward Dr (SIT2019JUN03)
- Conway Regional Health Foundation Medical Office Building, 2180 Ada Ave (SIT2019JUN06)

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

- Sun Valley Estates Lot Merger (P2019-00035)
- Replat of Lot 22, Block 2 Linwood Subdivision (P2019-00036)
- June Been Replat II (P2019-00037)
- Corrected Replat of Lot 22, Bloc 2 Linwood Subdivision (P2019-00038)
- The Plaza at Centerstone (P2019-00039)

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

- Audubon Place Replat (SUB2019JUL01)
- Lewis Ranch Phase II Lot 4 Replat (SUB2019AUG02)



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- A. Request for zoning variance to allow reduced rear building setback for property located at 46 Thousand Oaks Circle (VAR2019AUG01)
- B. Request for zoning variance to allow reduced interior side building setback for property located at 2955 Dave Ward Drive and 905/945 South Salem Road (VAR2019AUG02)
- C. Request for conditional use permit to allow church/religious activities for property located at 750 9th Avenue (USE2019AUG01)
- D. Request to modify the Wal-Mart Neighborhood Market PUD to allow Chik-Fil-A canopy installation at 2510 Prince Street (REZ2019AUG01)
- E. Request for conditional use permit to allow up to 12 dwelling units per acre in R-2A zoning district for property located at 553 Factory Street (USE2019AUG03)
- F. Request for conditional use permit to allow childcare facility for property located at 2012 Martin Street (USE2019AUG04)
- G. Request for conditional use permit to allow a transmission tower for property located at 3800 Prince Street (USE2019AUG02)
- H. Request to amend the Master Street Plan to adjust street alignments in the Central Landing Area

I.A REQUEST FOR PRELIMINARY PLAT APPROVAL - BLACKBERRY RIDGE SUBDIVISION, PHASE II

REQUEST FOR PRELIMINARY PLAT APPROVAL OF BLACKBERRY RIDGE SUBDIVISION, PHASE II

APPLICANT

Central Arkansas Professional Surveying
PO Box 298
Conway, AR 72033

OWNERS

Gerald & Cathy Nabholz
Conway Corporation

STAFF REVIEW BY

Levi Hill, Assistant Director

SITE DATA

Location. Southeast corner of the intersection of S. Donaghey Ave. and Stanley Russ Rd.

Site Area. 7.30 acres ±.

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

Existing Structures. None.

Overlay. None.

Request. The applicant is requesting preliminary approval of a 6 lot subdivision located at the southeast corner of the intersection of S. Donaghey Ave. and Stanley Russ Rd. The proposed lots would range from 1.34 acres to 3.03 acres, consistent with the sites' R-1 zoning classification. Access for lots 1 and 2 would be provided via Stanley Russ Rd. while access for lots 3-6 will be provided by Blackberry Ln.

Waivers Requested.

No waivers were requested as a part of this application.

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 zoning district.

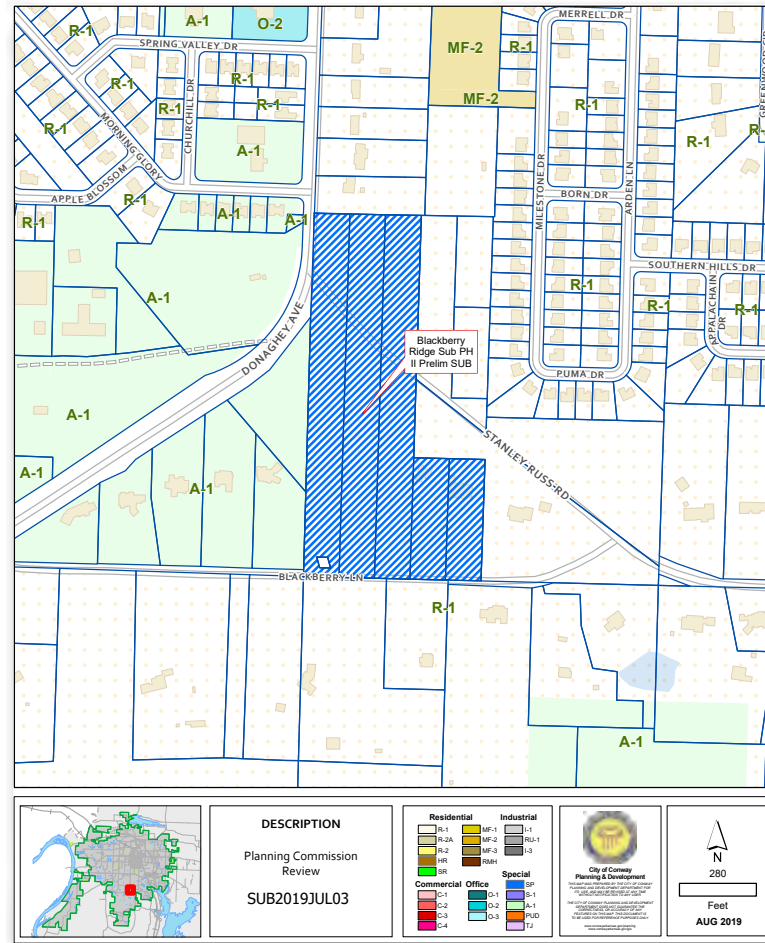
CITY OF CONWAY

PLANNING & DEVELOPMENT DEPARTMENT BLACKBERRY RIDGE SUBDIVISION, PHASE II

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

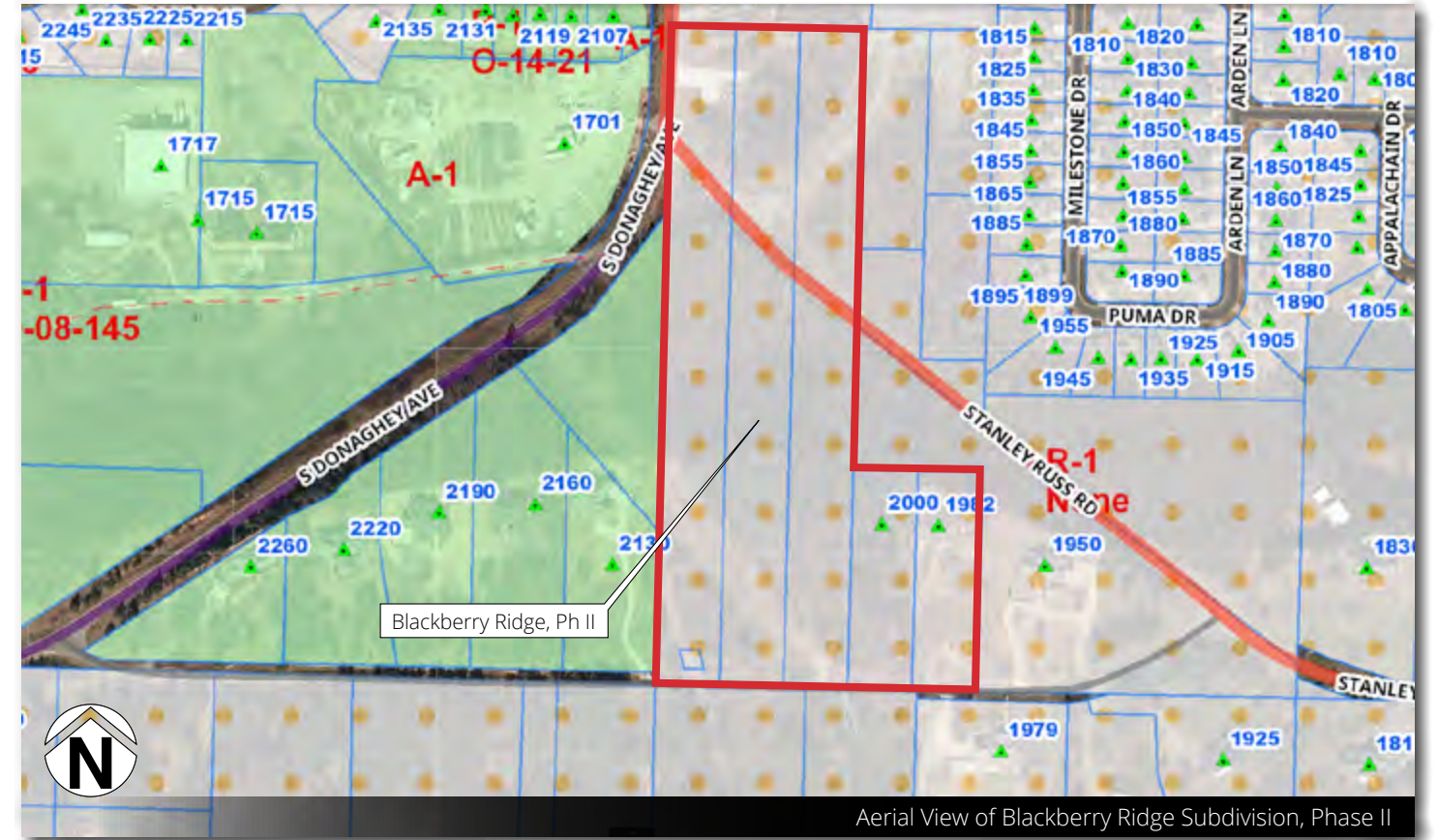
1. Show all hydrant locations.
2. Corrections as noted on Preliminary Plat.



CONDITIONS

1. Preliminary Plat approval from all reviewing agencies shall be obtained.
2. A 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. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is not more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
4. Minimum clearance of twenty-six (26) feet must be provided around a fire hydrant.
5. Utility easements as required Conway Corporation are needed.
6. Drainage easements as required by the City Engineer are needed. (p. 33)
7. All other applicable provisions of the City of Conway Subdivision Ordinance (O-00-03) shall be satisfied and accounted for prior to Preliminary Plat approval.

continued on page 5



Aerial View of Blackberry Ridge Subdivision, Phase II



Blackberry Ridge Subdivision, Phase II in the Comprehensive Plan

I.B REQUEST FOR PRELIMINARY PLAT APPROVAL - CAMPBELL COVE SUBDIVISION, PHASE II

REQUEST FOR PRELIMINARY PLAT APPROVAL OF CAMPBELL COVE SUBDIVISION, PHASE II

APPLICANT

Central Arkansas Professional Surveying
PO Box 298
Conway, AR 72033

OWNER

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

STAFF REVIEW BY

Levi Hill, Assistant Director

SITE DATA

Location. Approximately 100 feet west of the intersection of Tuscarora Dr and Nuttall Dr; 270 feet south of Dave Ward Dr.

Site Area. 34.88 acres ±.

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

Existing Structures. None.

Overlay. None.

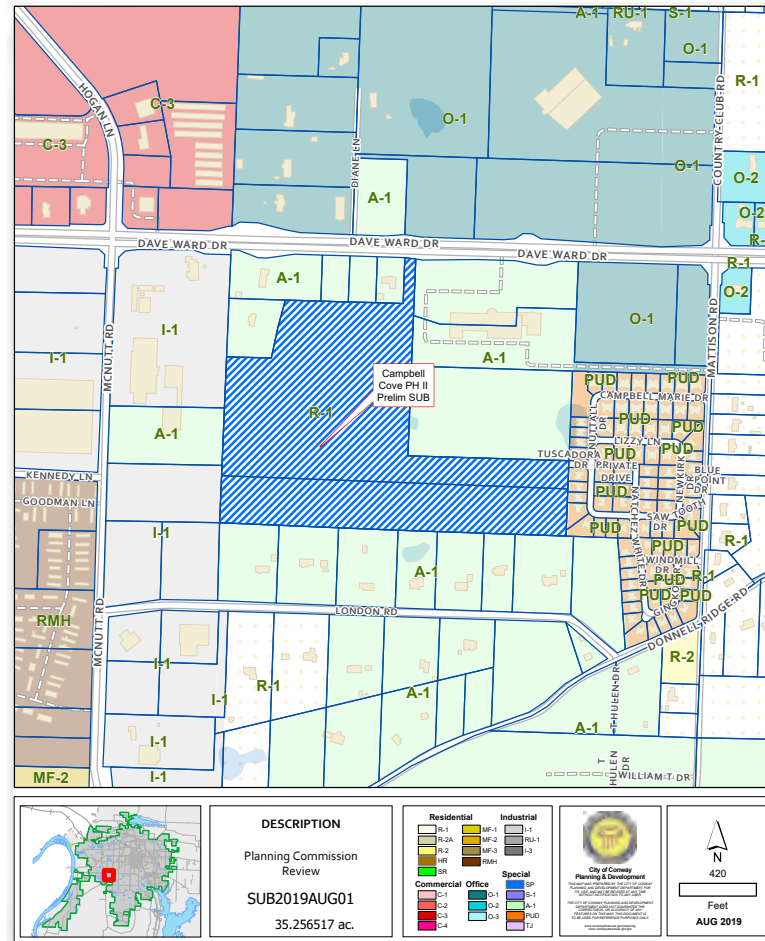
Request. The applicant is requesting preliminary approval of a 125 lot subdivision located 100 feet west of the intersection of Tuscarora Dr and Nuttall Dr. The proposed development represents Phase 2 of the Campbell Cove development to the east. The proposed lots would range from 7,405 square feet to 19,602 square feet, consistent with the sites' R-1 zoning classification. Access for the development would be provided via a new public street extending south from Dave Ward Dr and a westerly extension of Tuscarora Dr. An internal street network would provide access to the majority of the proposed lots in the subdivision.

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

1. Block exceeding 1,500 feet. (Article IV: Sec. 5(e)(4))
2. Creation of new boundary street (Article IV:Sec. 5(a)(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 zoning district.



I.B REQUEST FOR PRELIMINARY PLAT APPROVAL - CAMPBELL COVE SUBDIVISION, PHASE II

CAMPBELL COVE P.U.D. PHASE II

SIDEWALK CONSTRUCTION REQUIREMENTS:

SIDEWALK CONSTRUCTION MUST MEET THE SPECIFICATION REQUIREMENTS AS AMENDED IN THE CITY OF CONWAY SUBDIVISION ORDINANCE #0-18-06, ARTICLE V, SECTION B(1) "SIDEWALK SPECIFICATIONS" (p.46) INCLUDING BUT NOT LIMITED TO:

A) SIZE & DISTANCE FROM THE CURB AS DEPICTED BY THE CITY OF CONWAY STANDARD DETAILS FOR ROADWAY & DRAINAGE CONSTRUCTION, UNLESS SPECIFICALLY APPROVED BY THE ENGINEER.

B) GRADES: ESTABLISHMENT OF PROPERTY LINES, CEMENT-CONCRETE REQUIREMENTS, ADA GUIDELINES, SIDEWALK GRADE CONTINUOUS THROUGH DRIVEWAYS, SIDEWALK ELEVATION, DRIVEWAY APPROACH, JOINT MATERIAL EXPANSION JOINT, EDGES, REMOVAL, DAMAGE & REPLACEMENT.

SIDEWALKS SHALL LINK SIDEWALKS OF ADJOINING LOTS SO AS TO PROVIDE A CONTINUOUS "RIBBON" OF PEDESTRIAN ACCESS THROUGHOUT THE COMMUNITY.

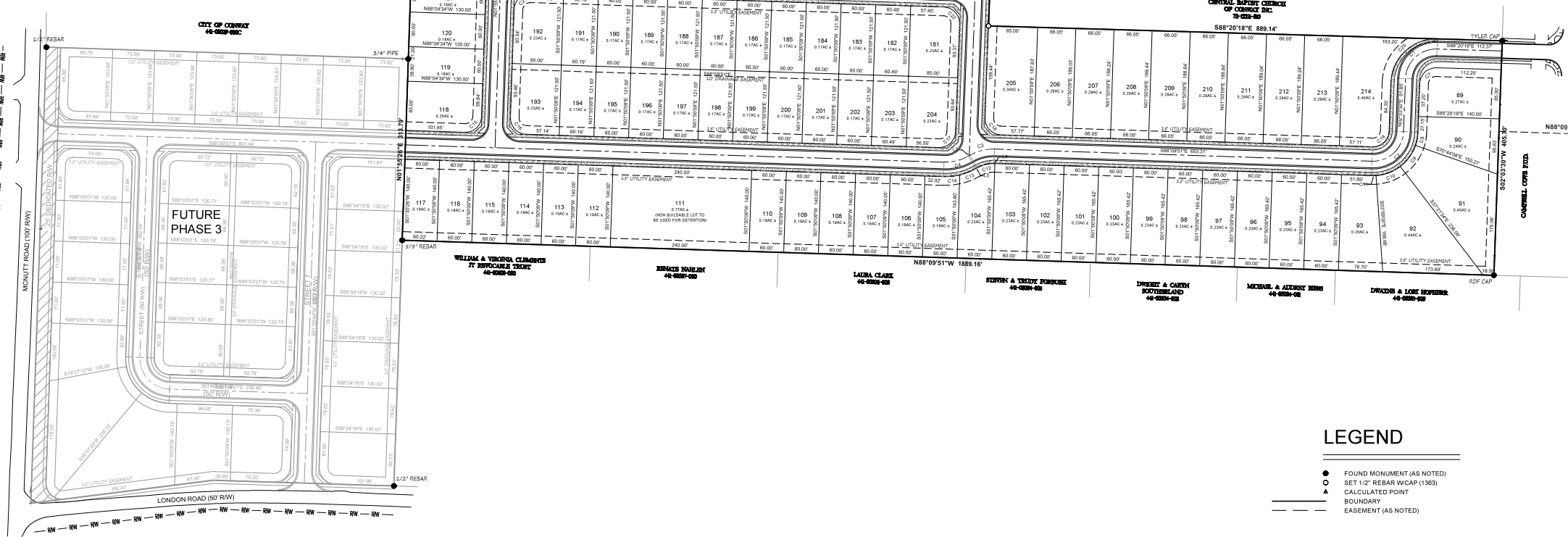
SIDEWALKS ALONG RESIDENTIAL STREETS: SIDEWALKS ALONG STREETS WITH RESIDENTIAL LOTS SHALL BE CONSTRUCTED BY THE HOMEOWNER/BUILDER. THE SIDEWALK SHALL BE INSTALLED PRIOR TO THE FINAL INSPECTION AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

GENERAL NOTES:

- LOT DIMENSIONS GIVEN ON CORNER LOTS ARE TO THE POINT OF CURVATURE.
- ALL ROUNDED CORNERS ARE 28' RADI UNLESS OTHERWISE NOTED.
- THIS PROPERTY SURVEYED ON 07/17/2019.
- RATIO OF CLOSURE ERROR: MEETS MINIMUM RELATIVE POSITIONAL ACCURACY STANDARDS FOR THE STATE OF ARKANSAS.
- THIS PROPERTY ZONED R-2.
- THIS PROPERTY SERVICED BY CONWAY CORPORATION UTILITIES - WATER AND SEWER.
- ALL LOTS SHALL SLOPE TO A STREET AND/OR DRAINAGE EASEMENT.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP 05045C0278B EFFECTIVE DECEMBER 19, 2006.
- THE CITY OF CONWAY ZONING CODE WILL DICTATE REQUIRED SETBACKS.
- LOT 111 IS A NON-BUILDABLE LOT TO BE USED AS A DETENTION AREA.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	82.89	83.00	89.3617°	N49°51'36"E	74.69
C2	83.05	83.00	89.4639°	N49°52'48"E	74.81
C3	44.46	80.00	31°50'09"	N75°55'04"E	43.88
C4	44.46	80.00	31°50'09"	N75°55'04"E	43.88
C5	83.17	83.00	89.5442°	S48°52'48"W	74.90
C6	83.00	83.00	89.4328°	S48°52'28"W	74.77
C7	43.79	28.00	89°38'12"	N49°51'36"E	39.46
C8	23.42	78.00	17°12'22"	N10°59'41"E	23.34
C9	45.44	78.00	33°22'34"	N33°12'44"E	44.80
C10	45.44	78.00	33°22'34"	N33°12'44"E	44.80
C11	7.92	78.00	1°49'08"	N88°55'35"E	7.92
C12	30.56	65.00	31°50'09"	N75°55'04"E	30.17
C13	30.00	105.00	11°24'41"	N88°11'23"E	29.92
C14	43.84	78.00	33°22'34"	N33°12'44"E	43.24
C15	43.84	78.00	33°22'34"	S48°52'48"W	39.57
C16	44.03	28.00	89°43'28"	N43°01'15"E	39.83
C17	43.85	28.00	89°43'28"	S48°52'28"W	39.50
C18	44.12	28.00	89°43'28"	S48°52'28"W	39.50
C19	43.87	28.00	89°43'28"	S48°52'48"W	39.52
C20	121.88	78.00	89°36'12"	N49°51'36"W	109.97
C21	43.84	28.00	89°43'28"	S48°52'48"W	39.57
C22	44.12	28.00	89°43'28"	N43°01'35"E	39.89
C23	43.85	28.00	89°43'28"	N43°01'35"E	39.89
C24	44.03	28.00	89°43'28"	N43°01'15"E	39.83
C25	43.84	28.00	89°43'28"	S48°52'48"W	39.57
C26	44.12	28.00	89°43'28"	N43°01'35"E	39.89
C27	43.85	28.00	89°43'28"	S17°52'22"W	43.08
C28	44.12	28.00	89°43'28"	S48°52'28"W	44.80
C29	33.31	78.00	24°28'18"	S79°38'05"W	33.06
C30	44.12	28.00	89°43'28"	S48°52'48"W	39.50
C31	44.12	28.00	89°43'28"	N43°01'35"E	39.89
C32	43.85	28.00	89°43'28"	S48°52'28"W	39.50
C33	44.12	28.00	89°43'28"	N43°01'35"E	39.89
C34	43.85	28.00	89°43'28"	S48°52'28"W	39.50
C35	44.12	28.00	89°43'28"	N43°01'35"E	39.89
C36	44.44	78.00	33°22'34"	S42°09'07"W	44.80
C37	44.82	78.00	33°22'34"	S75°01'18"W	44.30
C38	43.85	28.00	89°43'28"	S48°52'28"W	39.50

LINE	BEARING	DISTANCE
L1	S52°04'49"W	1.00
L2	N02°09'51"E	1.00
L3	S80°00'00"W	1.25
L4	N88°09'51"W	1.41
L5	S80°00'00"W	1.25
L6	N01°55'28"E	2.38
L7	S88°09'51"E	1.81
L8	N02°09'41"E	1.81



OWNER:
SUBDIVIDER:
SURVEYOR:

CERTIFICATE OF PRELIMINARY SURVEY:
I, ROBERT D. FRENCH, HEREBY CERTIFY THAT THE BOUNDARY SURVEY MADE BY ME AND ALL INSTRUMENTS EXIST AND THEIR LOCATION, TYPE, AND MEASUREMENTS ARE CORRECT.

DATE OF EXECUTION:
STATE OF ARKANSAS
REGISTRATION No. 1363

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:
THIS PLAT HAS BEEN GIVEN PRELIMINARY PLAT APPROVAL FOR RECORDING PURPOSES AS A CONDITION OF THE CITY OF CONWAY ZONING CODE. IT SHALL BE VALID FOR A PERIOD OF 180 DAYS FROM THE DATE OF EXECUTION.

DATE OF EXECUTION:
SIGNED:

LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR W/ CAP (1363)
- ▲ CALCULATED POINT
- BOUNDARY
- - - EASEMENT (AS NOTED)



CAMPBELL COVE P.U.D. PHASE II
CONWAY, ARKANSAS

- Minimum clearance of twenty-six (26) feet must be provided around a fire hydrant.
- Utility easements as required Conway Corporation are needed.
- Drainage easements as required by the City Engineer are needed. (p. 33)
- 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.
- 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.

I.B REQUEST FOR PRELIMINARY PLAT APPROVAL - LISA LANDING SUBDIVISION

REQUEST FOR PRELIMINARY PLAT APPROVAL OF LISA LANDING SUBDIVISION

APPLICANT

Les Davis
Valley Surveying, LLC
139 Ault Rd.
Adona, AR 72001

OWNER

Nick & Ayisha Canant
1155 Lisa Lane
Conway, AR 72034

STAFF REVIEW BY

Levi Hill, Assistant Director

SITE DATA

Location. 1155 Lisa Ln; immediately north of the intersection of Lisa Ln and John Allison Rd.

Site Area. 15.0 acres ±.

Current Zoning. A-1 (Agricultural District).

Existing Structures. 1 single-family residence.

Overlay. None.

Request. The applicant is requesting final plat approval of a 3 lot subdivision located at 1155 Lisa Ln, immediately north of the intersection of Lisa Ln and John Allison Rd. The proposed lots would range from 2.24 acres to 9.36 acres, consistent with the sites' A-1 zoning classification. Access for all 3 lots would be provided via Lisa Ln which is proposed to be platted as a private access easement.

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

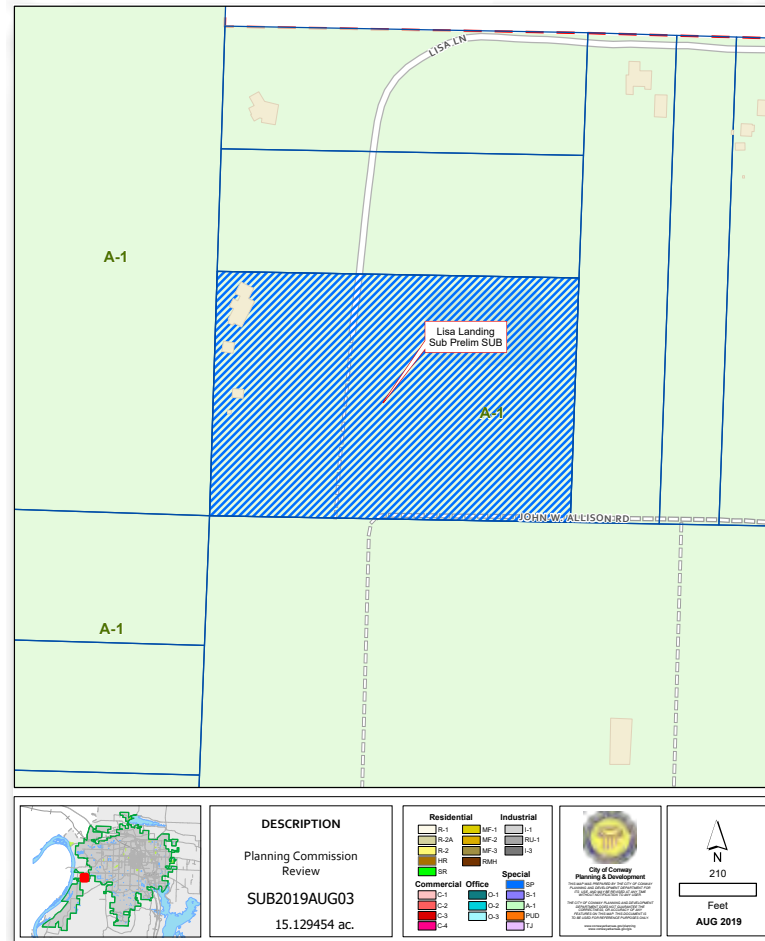
1. Creation of lots that do not abut a public street.
(Article IV: Sec. 5(f)(1))

STAFF RECOMMENDATIONS

Planning Staff recommends approval of the final 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 A-1 zoning district.

CITY OF CONWAY PLANNING & DEVELOPMENT DEPARTMENT LISA LANDING 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.

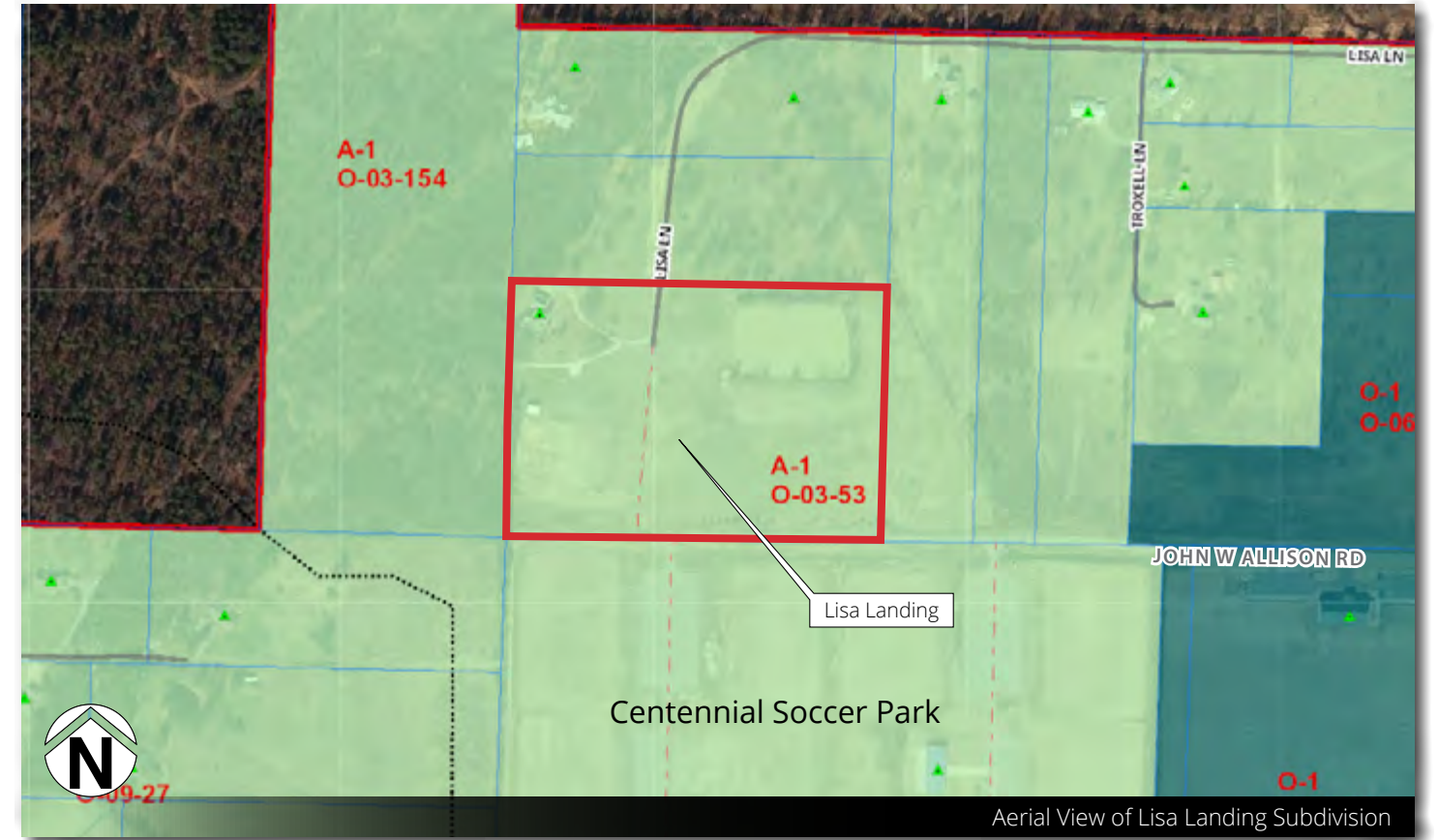


CORRECTIONS NEEDED ON THE PLAT

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

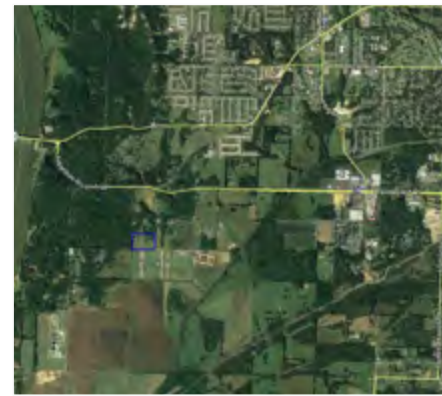
CONDITIONS

1. Final Plat approval from all reviewing agencies including Transportation, Fire, and Conway Corporation shall be obtained.
2. A Bill of Assurance proposed for the subdivision generally describing proposed easements, covenants, restrictions and conditions applicable to the property included in the submitted plat.
3. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is not more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
4. Minimum clearance of twenty-six (26) feet must be provided around a fire hydrant.
5. Utility easements as required Conway Corporation are needed.
6. Drainage easements as required by the City Engineer are needed.



I.B REQUEST FOR PRELIMINARY PLAT APPROVAL - LISA LANDING SUBDIVISION

LISA LANDING SUB.



VICINITY MAP
N.T.S.

SURVEY DESCRIPTION LISA LANDING:
BEING A PART OF THE S1/2 OF THE SW1/4 OF SECTION 17, T5N, R14W, FAULKNER COUNTY ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW COR. OF THE SW1/4 OF SAID SECTION 17, THENCE ALONG THE WEST LINE OF SAID SW1/4, N 01°58'51" E A DISTANCE OF 678.32 FEET TO A FOUND 5/8 REBAR W/CAP; THENCE LEAVING SAID WEST LINE, S 88°00'00" E A DISTANCE OF 385.51 FEET TO A FOUND MAG NAIL IN THE CENTER OF LISA LANE; THENCE S 88°00'03" E A DISTANCE OF 586.24 FEET; THENCE S 02°19'55" W A DISTANCE OF 667.86 FEET TO THE SOUTH LINE OF THE SAID SW1/4; THENCE ALONG SAID SOUTH LINE N 88°37'15" W A DISTANCE OF 625.22 FEET TO THE POINT OF BEGINNING, CONTAINING 14.97 ACRES MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Certificate of Owner:
I, the undersigned, owner of the real estate shown and described herein, do hereby certify that I have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat.

Date of Execution: _____ Signed: _____

Owner/Developer:
Nick & Aylsha Canant
1155 Lisa Lane
Conway, AR 72032

Source of Title: WARRANTY DEED
Deed Book 2016 Page 13692

Certificate of Recording:
This document, number _____ filed for record 2019, in Plat Book _____ Page _____ (Signed) _____ (Name) _____ Clerk

Certificate of Surveying Accuracy:
I, Leslie Davis, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type and material are correctly shown.

Date of execution: 7/31/19
Leslie Davis, Arkansas Professional Land Surveyor #1523

Certificate of Final Plat Approval
Pursuant to the Conway Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution _____ Signed _____ Conway Planning Director

- Notes:**
- The Zoning of this property is A-1.
 - Iron pins are set at all lot corners.
 - Each Lot is subject to all roadways, easement and building line setbacks as shown on this plat.
 - Part of this property is in the 100 year Flood plain according to Map #0504SC0259H panel 259 of 480, Dated 12/19/06.
 - This property is serviced by Conway Corporation.

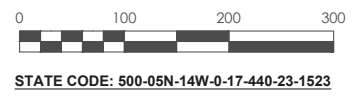
SURVEY DESCRIPTION TRACT #1
BEING A PART OF THE S1/2 OF THE SW1/4 OF SECTION 17, T5N, R14W, FAULKNER COUNTY ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE SW CORNER OF THE SW1/4 OF SAID SECTION 17, THENCE ALONG THE WEST LINE OF SAID SW1/4, N 01°58'51" E A DISTANCE OF 326.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF SAID SW1/4, N 01°58'51" E A DISTANCE OF 352.20 FEET; THENCE LEAVING SAID WEST LINE, S 88°00'00" E A DISTANCE OF 385.51 FEET TO A FOUND MAG IN THE CENTER OF LISA LANE; THENCE ALONG SAID CENTERLINE S 06°13'24" W A DISTANCE OF 353.07 FEET; THENCE LEAVING SAID CENTERLINE, N 88°00'05" W A DISTANCE OF 359.39 FEET TO THE POINT OF BEGINNING, CONTAINING 3.0 ACRES MORE OR LESS.
ALSO A 20 FOOT UTILITIES EASEMENT BEING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE COMMENCING AT THE SW CORNER OF THE SW1/4 OF SAID SECTION 17, THENCE ALONG THE WEST LINE OF SAID SW1/4, N 01°58'51" E A DISTANCE OF 50 FEET TO THE NORTH LINE OF A 50' UTILITIES EASEMENT. THENCE ALONG THE NORTH LINE OF SAID 50 FOOT EASEMENT, S 88°37'15" E A DISTANCE OF 27.48 FEET TO THE POINT OF BEGINNING; THENCE N 04°10'33" E A DISTANCE OF 276.03 FEET TO THE POINT OF TERMINATION, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SURVEY DESCRIPTION TRACT #2
BEING A PART OF THE S1/2 OF THE SW1/4 OF SECTION 17, T5N, R14W, FAULKNER COUNTY ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE SW CORNER OF THE SW1/4 OF SAID SECTION 17, THENCE ALONG THE WEST LINE OF SAID SW1/4, N 01°58'51" E A DISTANCE OF 326.12 FEET; THENCE LEAVING SAID WEST LINE, S 88°00'05" E A DISTANCE OF 359.39 FEET TO A FOUND 5/8 REBAR W/CAP IN THE CENTERLINE OF LISA LANE; THENCE ALONG SAID CENTERLINE S 04°59'03" W A DISTANCE OF 322.94 FEET TO THE SOUTH LINE OF SAID SW1/4; THENCE ALONG SAID SOUTH LINE, N 88°37'15" W A DISTANCE OF 342.49 FEET TO THE POINT OF BEGINNING, CONTAINING 2.61 ACRES MORE OR LESS BEING SUBJECT TO A 20 FOOT UTILITIES EASEMENT BEING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE SW CORNER OF THE SW1/4 OF SAID SECTION 17, THENCE ALONG THE WEST LINE OF SAID SW1/4, N 01°58'51" E A DISTANCE OF 50 FEET TO THE NORTH LINE OF A 50' UTILITIES EASEMENT; THENCE ALONG THE NORTH LINE OF SAID 50 FOOT EASEMENT, S 88°37'15" E A DISTANCE OF 27.48 FEET TO THE POINT OF BEGINNING; THENCE N 04°10'33" E A DISTANCE OF 276.03 FEET TO THE POINT OF TERMINATION, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SURVEY DESCRIPTION TRACT #3
BEING A PART OF THE S1/2 OF THE SW1/4 OF SECTION 17, T5N, R14W, FAULKNER COUNTY ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE SW COR. OF THE SW1/4 OF SAID SECTION 17, THENCE ALONG THE SOUTH LINE OF SAID SW1/4, S 88°37'15" E A DISTANCE OF 342.49 FEET TO A POINT AT THE INTERSECTION OF LISA LANE BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE, N 04°59'03" E ALONG THE CENTER LINE OF LISA LANE, A DISTANCE OF 324.54 FEET TO A FOUND 5/8 REBAR W/CAP IN THE CENTER OF LISA LANE; THENCE CONTINUING ALONG SAID CENTERLINE N 08°13'24" E A DISTANCE OF 353.07 FEET; THENCE LEAVING SAID CENTERLINE, S 88°00'00" E A DISTANCE OF 586.24 FEET; THENCE S 02°19'55" W A DISTANCE OF 667.86 FEET TO THE SOUTH LINE OF THE SAID SW1/4; THENCE ALONG SAID SOUTH LINE N 88°37'15" W A DISTANCE OF 625.22 FEET TO THE POINT OF BEGINNING, CONTAINING 9.36 ACRES MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

- NOTES:**
- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
 - Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
 - This survey is valid only if the drawing includes the seal and signature of the surveyor.
 - This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
 - No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
 - Subsurface and environmental conditions were not examined nor considered a part of this survey.
 - Arkansas State Law, The Underground Facilities Damage Act, requires two working days advance notification through the Arkansas One-Call System Center before excavating using mechanized equipment or explosives (except in the case of an emergency). The One-Call System Telephone Number is 1-800-482-8998. The contractor is advised that there is a severe penalty for not making this call. Not all utility companies are members of the Arkansas One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
 - By scaled map location and graphical plotting only. Part of this property is located within Flood Zone hazard area as determined by the National Flood Insurance Program, Flood Insurance Rate Map # 0504SC0259H for Conway, Arkansas. Effective Date: Dec. 19, 2006
 - Equipment Used: Trimble R10 GPS Unit
Trimble S5 Robotic Total Station
Trimble data collector with Survey Pro. software
 - Software Used: CARLSON 2018

- REFERENCES:**
- STATE SURVEY NO. 900066
 - STATE SURVEY NO. 201105230006
 - SURVEY BY PLS 1363, DATED 05-31-05
 - SURVEY BY PLS 1708, DATED 02-24-16
 - SURVEY BY PLS 1523, DATED 11-21-17
 - DEED BOOK 97 PAGE 808
 - DEED BOOK 427 PAGE 373
 - DEED BOOK 2000 PAGE 569
 - DEED BOOK 2016 PAGE 13692
 - CAGIS MONUMENT #1047
- STATE PLANE COORDINATES
ARKANSAS NORTH ZONE, NAD 1983
US SURVEY FOOT
CAGIS MONUMENT #1047
BEARING: GRID
DISTANCE: GRID
COMBINED SCALE FACTOR: 0.99997576
CONVERGENCE ANGLE: -0.175346056"
STATE CODE: 500-05N-14W-0-17-440-23-1523



SURVEY FOR LISA LANDING SUB. PART OF THE S1/2 SW1/4 OF SECTION 17 T5N, R14W, FAULKNER COUNTY, AR (19 July 81) Valley Surveying, LLC No. 3324 501-333-9484 valleysurveying@earthlink.net		Project No: AR19SV064 Issue Date: 7/31/19 Contact: LES DAVIS Checked by: _____	
This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Valley Surveying, LLC and is not to be used, in whole or in part, for any other project, without the written authorization of Valley Surveying, LLC.		SIGNATURE _____	

II.A REQUEST FOR ZONING VARIANCE - 46 THOUSAND OAKS CIRCLE

REQUEST FOR ZONING VARIANCE TO ALLOW REDUCED REAR BUILDING SETBACK

APPLICANT/OWNER

Earl & Ruth Rogers
30 Maple R Lane
Pine Bluff, AR 71603

STAFF REVIEW BY

James Walden, AICP

SITE DATA

Location. 46 Thousand Oaks Cir.

Site Area. 3.61 acres ±.

Current Zoning. A-1 (Agricultural District).

Existing Structures. None.

Overlay. None.

Requested Zoning Variance. Reduce the rear setback along lots 46 and 47 from 25' to 5'

General Overview. The applicant is proposing to construct a new single family residence across lots 46 and 47 in the Thousand Oaks Subdivision. The applicant is proposing a 206' front setback, side setbacks of 260' and 299', and a 5' rear setback. The property rests on top of a ridge and backs up to large lots with steep terrain fronting on Lower Ridge Rd.

Zoning Ordinance Regulations.

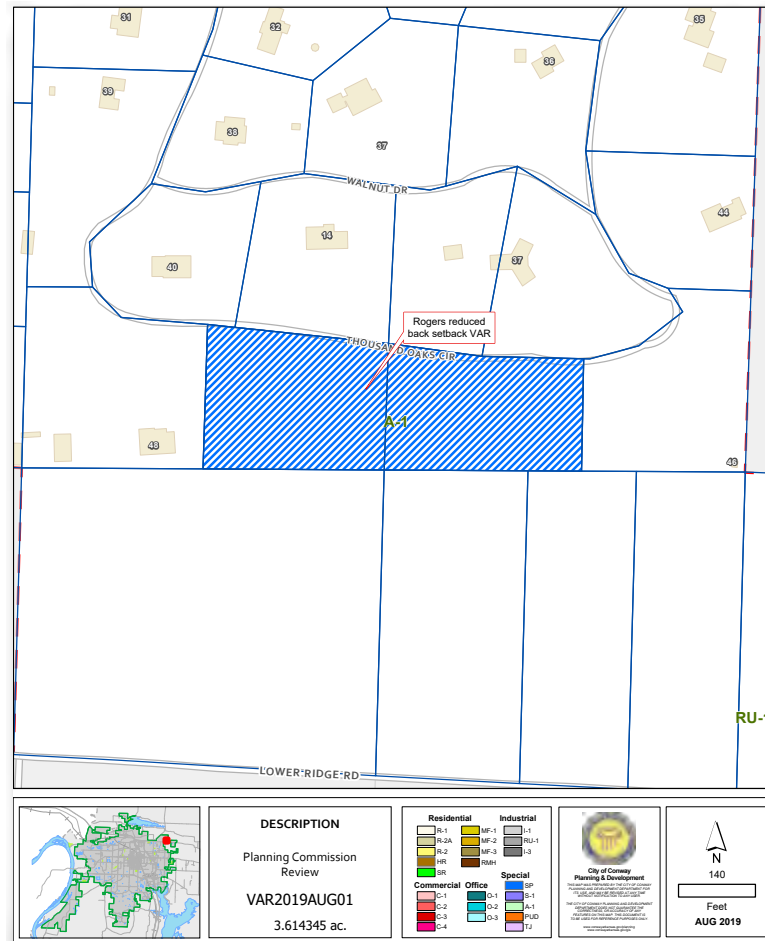
A-1 zoning district requires:

Setbacks: 30 foot front and exterior (side street) setbacks
10 foot interior setback
25 foot rear setback

Lot Area: 1 acre lot area minimum

Lot Depth: 150 foot minimum lot depth

Basis of Variance. The Planning Commission acting as the Board of Zoning Adjustment, should only grant zoning variances if strict enforcement of the zoning ordinance 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 ordinance. The Commission may impose conditions in granting a variance to ensure compliance and to protect adjacent property.

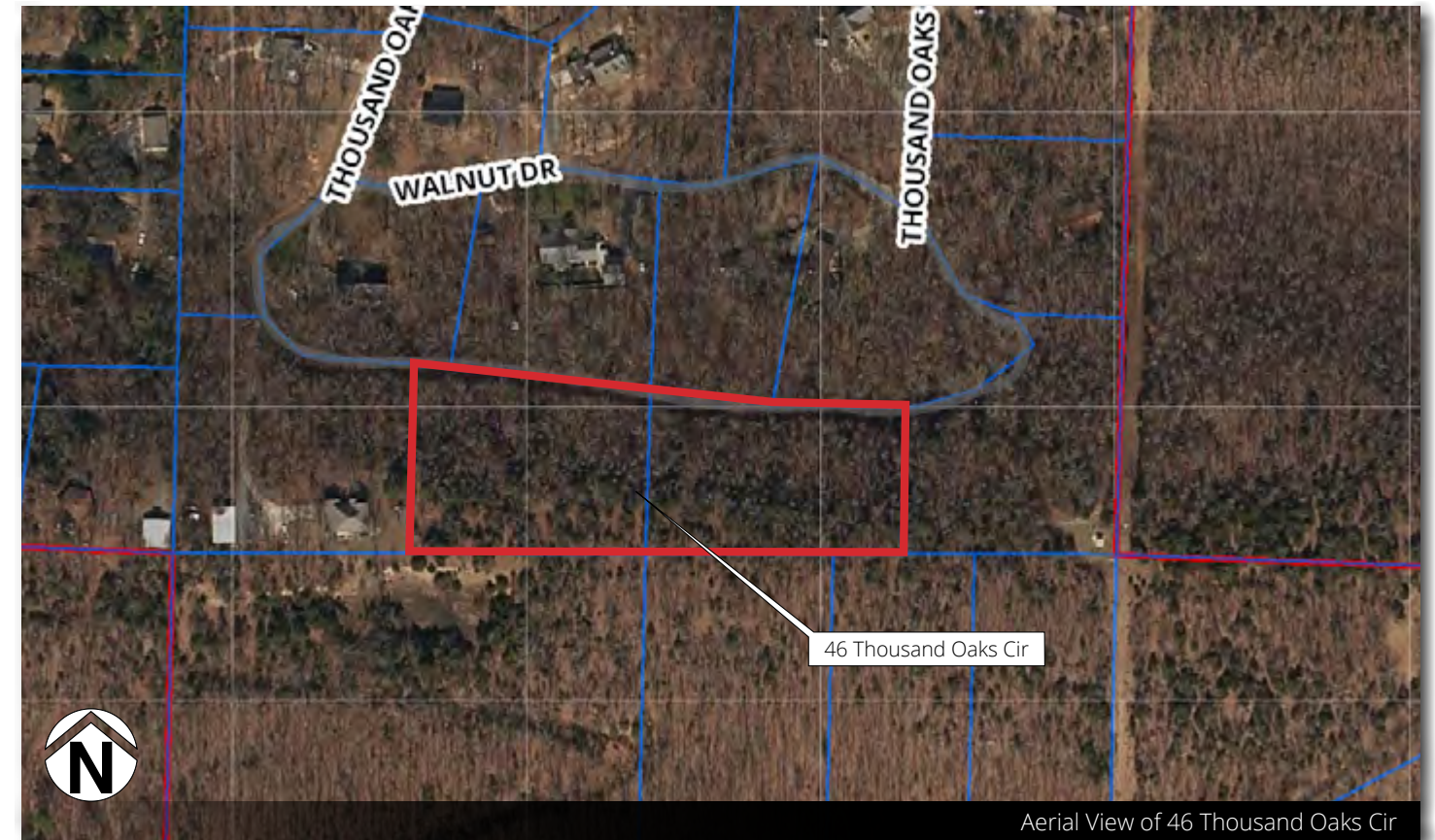


STAFF COMMENTS

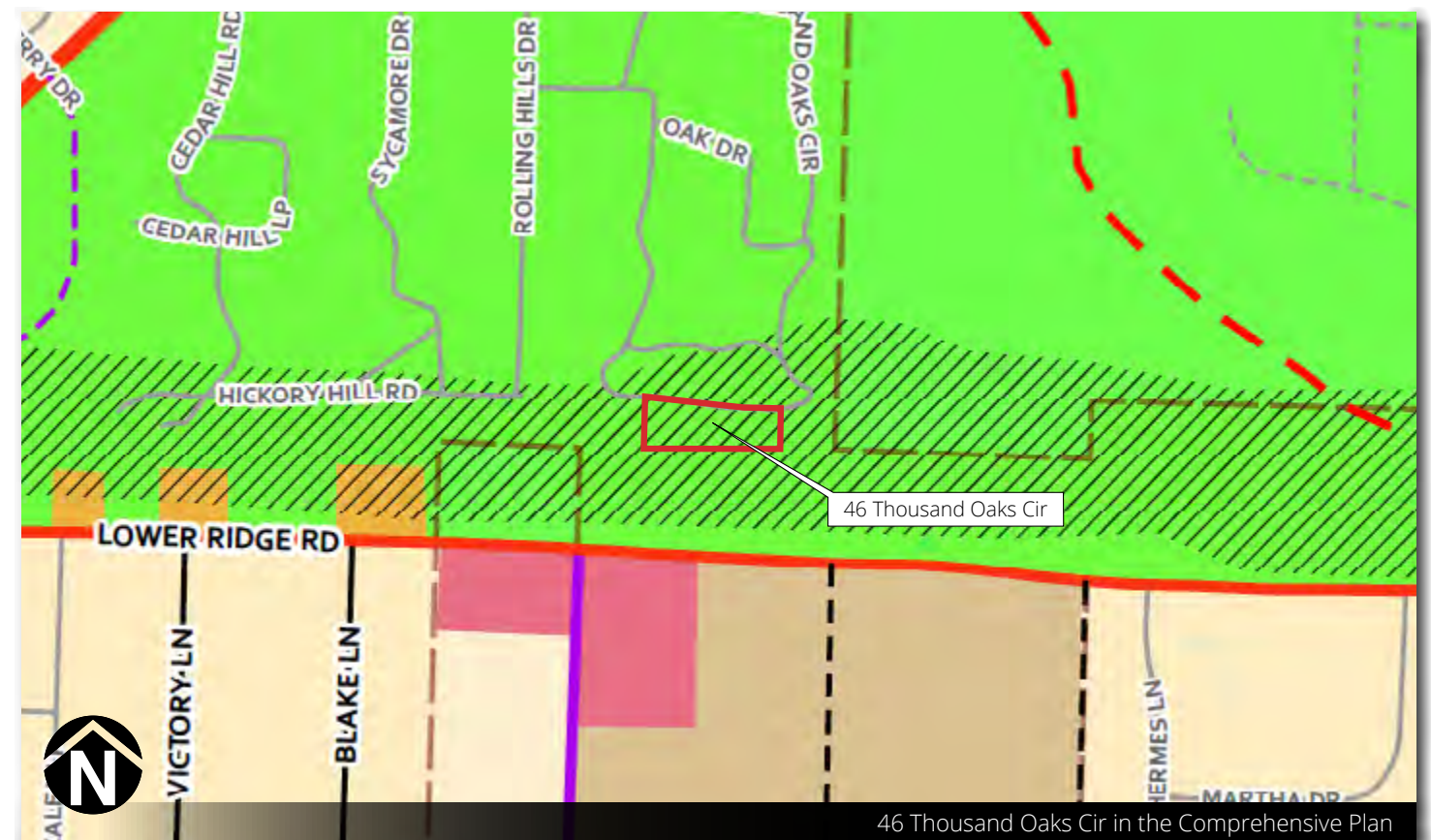
1. The property sits atop a ridge with a long steep driveway access from Thousand Oaks Cir. There is an approximately 20% slope along the front 165' of the middle of the property. This makes the usable area on the lots rather small.
2. The property backs up to two tracts which front onto Lower Ridge Rd. Both tracts of land are undeveloped and have steep slopes at their rear, with only the front portions of both properties remaining usable. As such, it is likely at least 50' of spacing between structures on all properties will exist if the variance is approved.
3. It is not likely that construction of the single-family residence with a reduced setback would negatively impact surrounding properties.

STAFF RECOMMENDATIONS

Staff recommends approval of the variance on the following basis:
Granting the variance would allow appropriate development of the site without harming adjacent property. Additionally, imposing the A-1 setback standards will cause an undue hardship on the applicant which would deprive the property owner of rights enjoyed by similar properties within the general vicinity. Granting the variance will meet the spirit and intent of the zoning ordinance.



Aerial View of 46 Thousand Oaks Cir



46 Thousand Oaks Cir in the Comprehensive Plan

II.A REQUEST FOR ZONING VARIANCE - 46 THOUSAND OAKS CIRCLE



View of entrance to properties up to buildable area at top of ridge.

View of buildable area of property, looking SW across lots.



View of driveway entrance to property from Thousand Oaks Cir.



II.B REQUEST FOR ZONING VARIANCE - BRENTWOOD VILLAGE APARTMENTS



Automotive repair shop, to be removed



Single-family residence, to be removed

Views of undeveloped property, from rear of automotive repair shop, panning [from left to right] SE to SW



II.C REQUEST FOR CONDITIONAL USE PERMIT - 750 9TH AVENUE

REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW CHURCH/RELIGIOUS ACTIVITIES IN I-3 ZONING DISTRICT

APPLICANTS/OWNERS

Sarah Huggings
Victor Investment Properties, LLC
220 Mill Pond Road
Conway, AR 72034

STAFF REVIEW BY

Levi Hill, Assistant Director

SITE DATA

Location. 750 9th Ave; east side of 9th Ave, approximately 800 feet south of the intersection of 6th St and 9th Ave.

Site Area. 1.0 acres ±.

Current Zoning. I-3 (Intensive Industrial)

Existing Structures. The site is currently developed with an existing 5,000 square foot structure previously used for industrial purposes.

Overlay. None.

Requested Conditional Use. Religious Institution (Church)

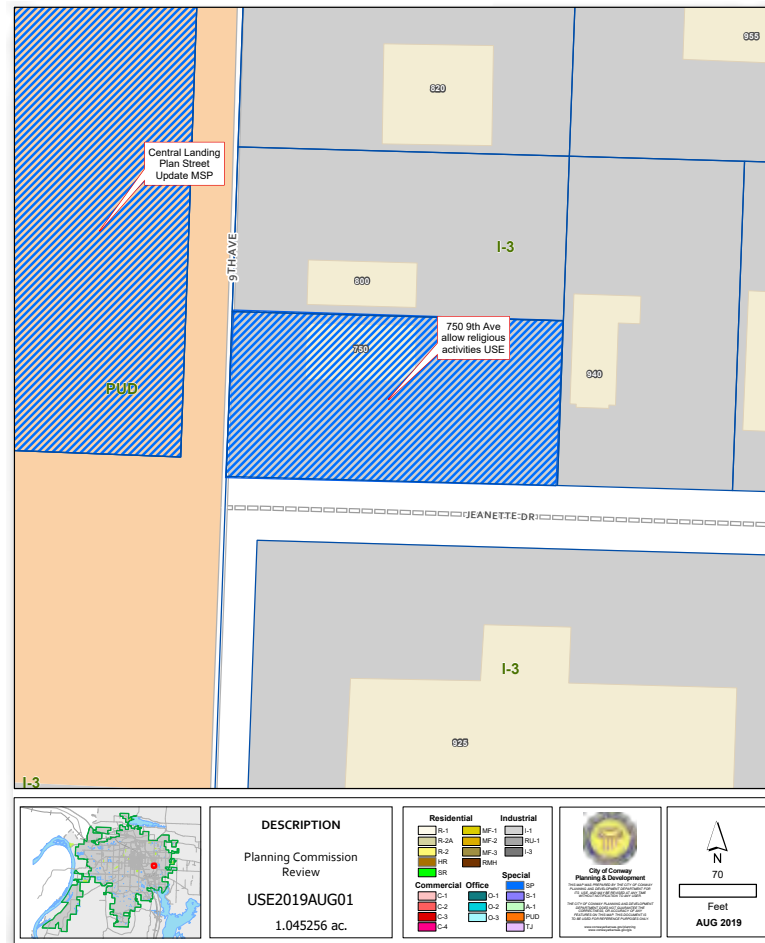
General Overview. The applicant is proposing to utilize the existing 5,000 square foot structure at 750 9th Ave as a church. No changes or modifications to the building's exterior or site have been proposed. The property is adjacent to Industrial uses to the north, south, and east. The Central Landing PUD is located to the west of the site. The applicant is proposing activities for Sunday services and weeknight bible studies.

STAFF COMMENTS

1. The property is adjacent to existing commercial and industrial uses.
2. Staff expects potential impacts from the request to be minimal.
3. Approval of this request may restrict permitted uses on neighboring properties that require distance criteria from religious institutions and may disincentive location of certain industrial uses from locating nearby.
4. Approval of the request would likely be an improvement to the existing condition of the property.

Conditional Use Development Standards and Review Guidelines.

1. The proposed use shall be so designated, located and operated so that the public health, safety and welfare will be protected.
2. The proposed land use shall be compatible with other



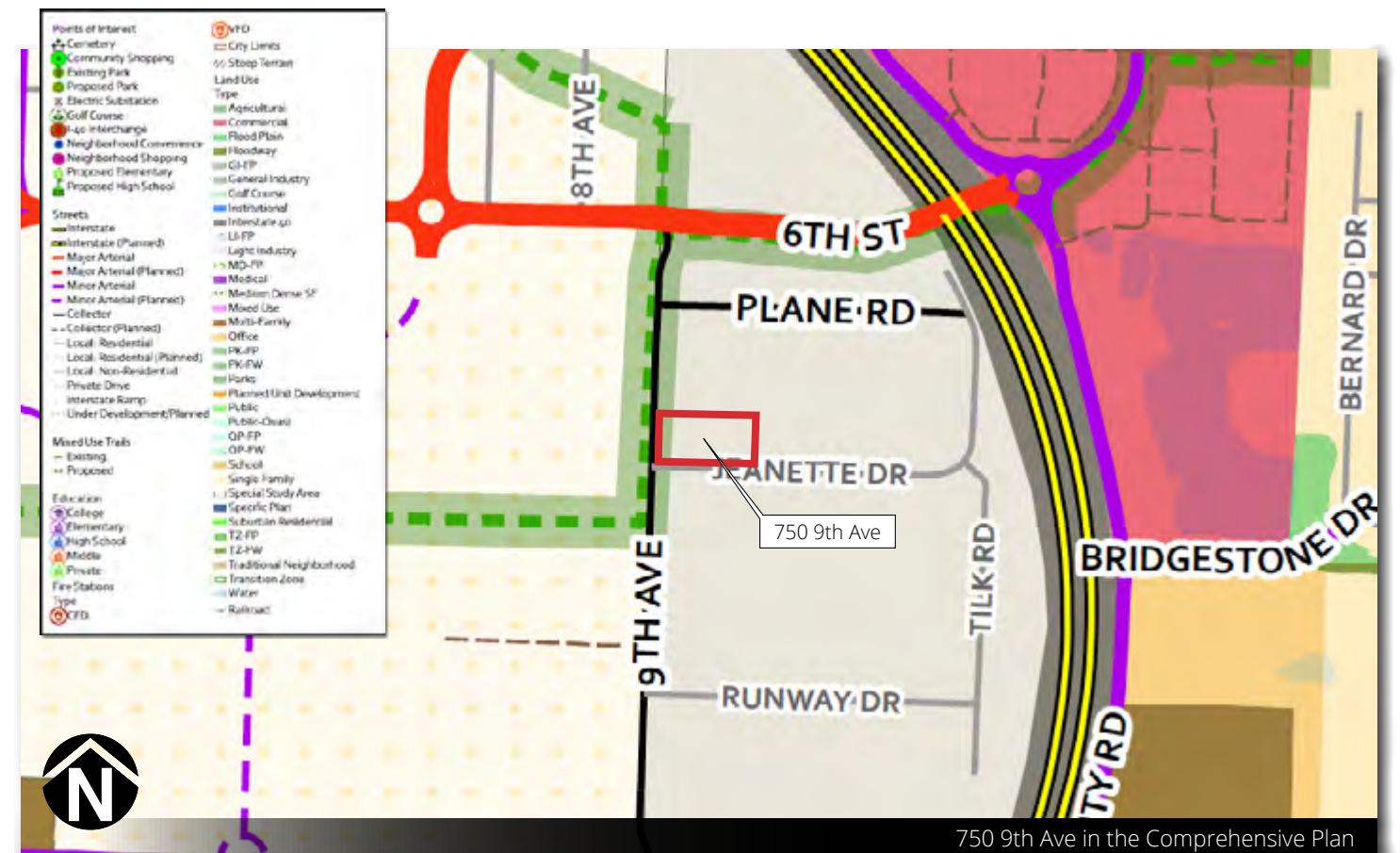
- area properties located near it.
3. The proposed use shall be in compliance with the provision of "Conditional Uses" as set out in this Ordinance.
 4. The proposed use shall be in conformance with all applicable provisions stated in this Ordinance for the district in which the use is to be located. The use shall facilitate public convenience at that location.
 5. The proposed conditional use shall be in conformance with all off-street parking and loading requirements of this Ordinance and ingress and egress and pedestrian ways shall be adequate.
 6. Safeguards limiting noxious or offensive emissions, including lighting, noise, glare, dust and odor shall have been addressed in the proposed use application.
 7. Landscaping and screening of the proposed use shall be in accordance with these Ordinance regulations.
 8. Proposed use signage shall be in accordance with the provisions of this Ordinance.
 9. Open space located on the proposed use shall be maintained by the owner/developer.
 10. The size and shape of the site, including size, shape and arrangement of proposed structures shall be in keeping with the intent of this Ordinance.

STAFF RECOMMENDATIONS

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Aerial view of 750 9th Ave



750 9th Ave in the Comprehensive Plan

II.C REQUEST FOR CONDITIONAL USE PERMIT - 750 9TH AVENUE

Staff recommends approval of the request with the following conditions:

1. All existing and proposed off-street parking shall meet the standards set forth in Articles 501 and 1101 of the Zoning Code, including but not limited to sealed surfacing and curb installation.
2. All landscaping shall be provided in accordance with the standards set forth in Article 1101 of the Zoning Code, including but not limited to perimeter landscaping (one canopy tree per 30 feet) and interior parking lot landscaping requirements.
3. Any expansions or additions to the structure as well as any changes to the use shall require an amended or new conditional use permit.



View of property from 9th Ave looking NE



View of property from 9th Ave looking NE

View of property from Jeanette Dr looking N



View of property from Jeanette Dr looking NE



View from property looking SE

II.D REQUEST TO MODIFY PLANNED UNIT DEVELOPMENT - 2510 PRINCE STREET

REQUEST TO MODIFY WAL-MART BAKER PUD
CONDITIONS TO ALLOW CANOPIES IN CHICK-FIL-A
DRIVE-THROUGH

APPLICANT

Kat Alvarez
Escencia Architecture
1743 E McNair Drive, Suite 200
Tempe, AZ 85283

OPERATOR

Alan Kizer
Chick-Fil-A

STAFF REVIEW BY

James Walden, AICP

SITE DATA

Location. 2510 Prince St.

Site Area. 2.54 acres ±.

Current Zoning. PUD – Planned Unit Development (Chick-Fil-A under C-2).

Existing Structures. 4,876 sf fast food restaurant.

Overlay. None.

Requested Rezoning. PUD – Planned Unit Development (Major Modification).

Comprehensive Plan. Single-Family Residential:
Existing zoning and uses are not consistent with the Comprehensive Plan.

Projected Traffic Impact. No increase in traffic is projected.

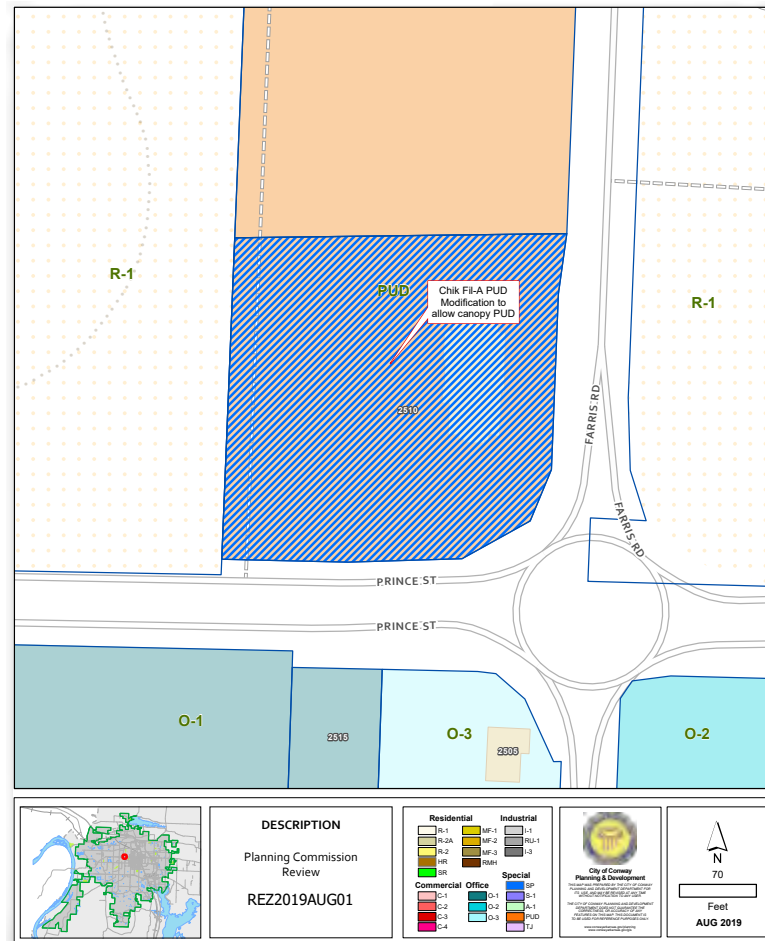
Flood\Drainage. The site is not within the 100 year floodplain or regulatory floodway.

Utilities. The site is developed and has adequate utilities.

Street Improvement. No street improvements are currently contemplated for Prince St.

STAFF COMMENTS

The applicant requested a minor modification to the PUD. Based on the visual impact of the project and project nature, staff declined to review the project, referring the application to the Planning Commission without prejudice. Though the site falls within a PUD, the site is governed by the rules of C-2 zoning. Under normal circumstances a variance would be required for this type of application. The previously approved PUD was created on June 12th, 2012 (O-12-57). The applicant is seeking the following modifications:



Front Canopy

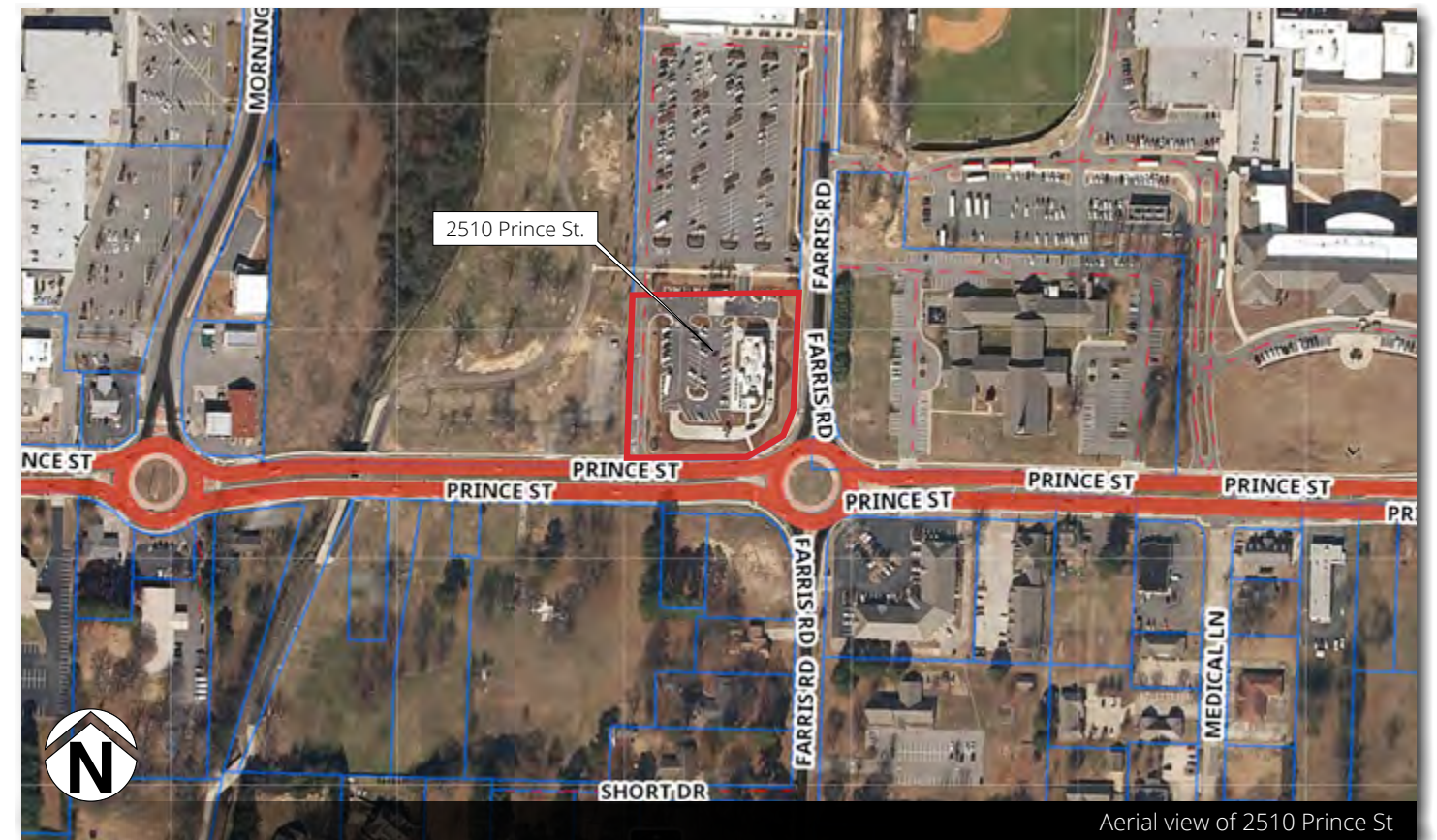
Authorization to construct a 1,308 sf (54 feet long and 24.16 feet wide) canopy within the required front setback of the site facing Prince St. This addition does not meet the requirement of C-2 zoning and would normally require variance approval.

Side Canopy

Authorization to construct a 476 sf (56.83 feet long and 8.83 feet wide) canopy attached to the east side of the structure facing Farris Rd. This addition meets the requirements of C-2 zoning, as such no approval is needed by Planning Commission.

1. The front canopy would be highly visible to traffic and pedestrians along the roadway due its length (54 feet long). However, the materials used may help reduce its visibility.
2. The front canopy appears to be design to allow cover for 8 vehicles, with 6 attendant stations and 2 order panels. The applicant is proposing 6 heater stations and 4 fans in the canopy. If reduced to cover 4-6 vehicles the visual impact of the canopy could be greatly reduced.
3. Accessory structures are required to be placed behind the primary structure or no closer to the front property line than 60 feet. The proposed canopy along Prince St is proposed to have a setback of 25 feet.

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Aerial view of 2510 Prince St



2510 Prince St in the Comprehensive Plan

II.D REQUEST TO MODIFY PLANNED UNIT DEVELOPMENT - 2510 PRINCE STREET

Applicant provided proposed products and materials

MATERIAL SAMPLES

CANOPY DECK - UNDERSIDE FACE



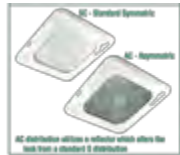
COMPANY: LANE SUPPLY, INC.
COLOR: LANE HIGH GLOSS WHITE

CANOPY ROOF



COMPANY: LANE SUPPLY, INC.
COLOR: JET MATTE BLACK

CANOPY LIGHT



LED CANOPY LIGHT - LEGACY (CRUS)
MODEL: LIGHT OUTPUT - CRUS
COLOR: COOL WHITE

OVERHEAD PATIO HEATER

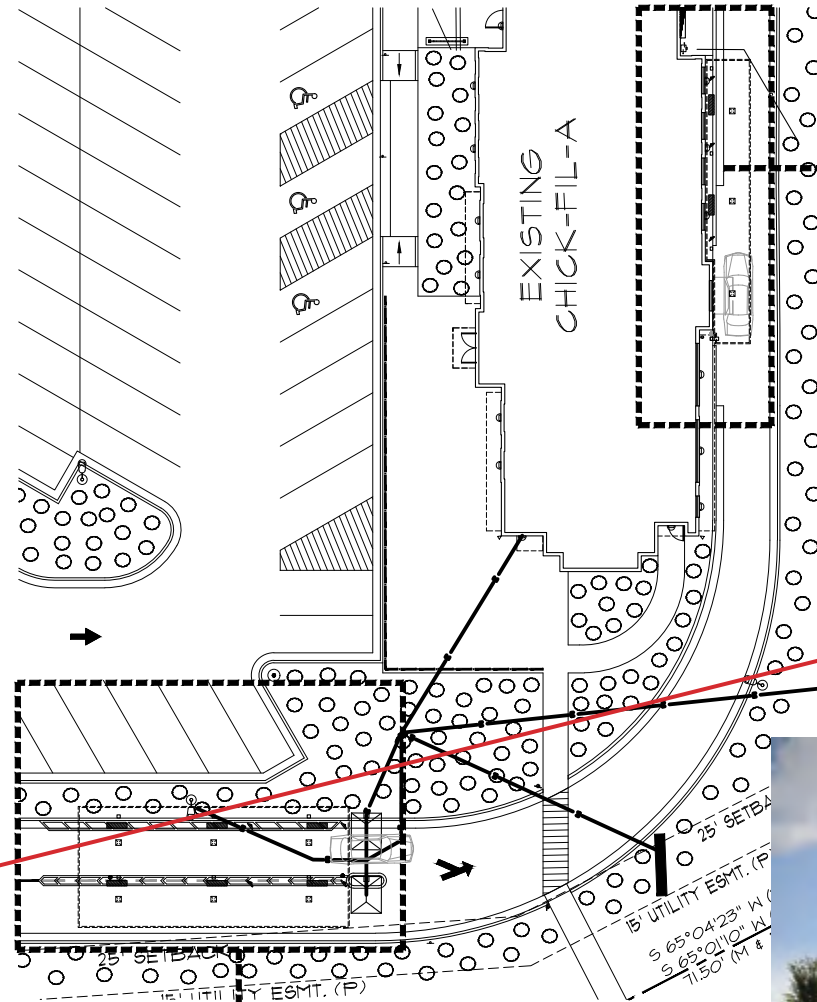


SUPREME SCHWANK
MODEL: 2352 N OUTDOOR

INDUSTRIAL MOUNTED WORKSTATION FAN



TPI CORPORATION
MODEL: U-18-TE
FAN SIZE: 18"



View of existing drive-through from Prince St looking NE



FACE TO FACE CANOPY (DUAL LANE), 9'-6" CLEAR ABOVE PAVEMENT - FRONT VIEW.



MEAL DELIVERY CANOPY, 9'-6" CLEAR ABOVE PAVEMENT - FRONT VIEW.



FACE TO FACE CANOPY (DUAL LANE), 9'-6" CLEAR ABOVE PAVEMENT



MEAL DELIVERY CANOPY, 9'-6" CLEAR ABOVE PAVEMENT - CLOSER FRONT VIEW.

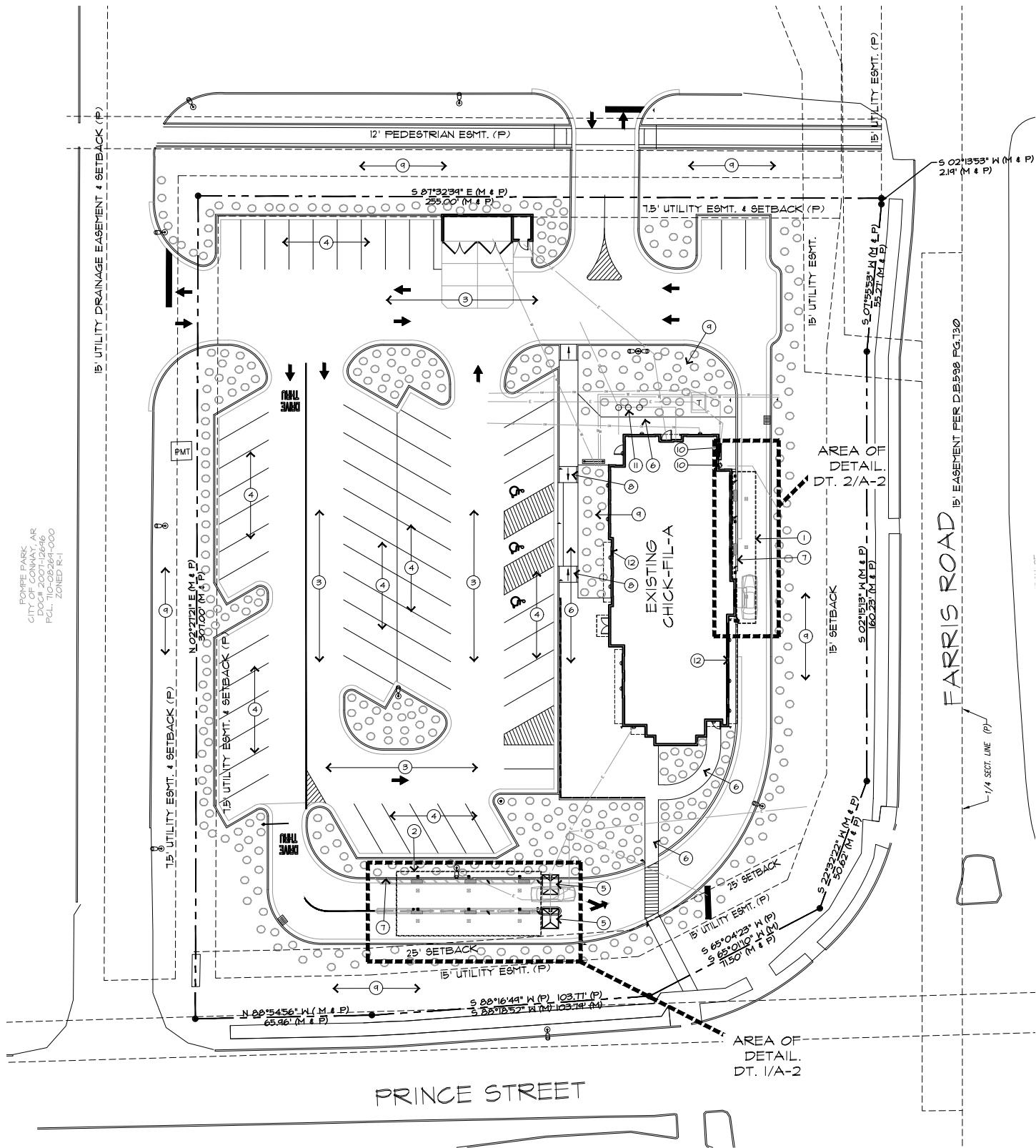
STAFF RECOMMENDATIONS

Staff provides no recommendation on this application.

Staff Suggested Conditions. A list of possible conditions is presented below. The Commission should examine these suggested conditions for inclusion as part of its consideration for the application.

1. Consider requiring 4 additional evergreen understory trees along and in close vicinity to the canopy fronting Prince Street.
2. Consider requiring a reduction in the length of the canopy from 54 feet to 35 feet.
3. Consider requiring removal of the canopy if Chick-Fil-A ceases operation.
4. Consider modifying the PUD to allow use of the site to be modified from "Chick-Fil-A Only" to "restaurant use".

II.D REQUEST TO MODIFY PLANNED UNIT DEVELOPMENT - 2510 PRINCE STREET



Site plan



View of existing drive-through looking E

View of existing drive-through from parking lot looking SE



II.E REQUEST FOR CONDITIONAL USE PERMIT - 553 FACTORY STREET

REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW 12 DWELLING UNITS PER ACRE IN R-2A ZONING DISTRICT

APPLICANT

Allen Shaver
Shaver Properties
1261 Harkrider Street
Conway, AR 72032

OWNER

Allen Paladino
Mark Paladino

STAFF REVIEW BY

Levi Hill, Assistant Director

SITE DATA

Location. 553 Factory St. West of Factory St, approximately 65 feet north of the intersection of 3rd St and Factory St.

Site Area. 11,779 square feet ±.

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

Existing Structures. The site is vacant; the single-family residence has been demolished.

Overlay. Old Conway Design Overlay District.

Requested Conditional Use. Residential density of 12 units/acre.

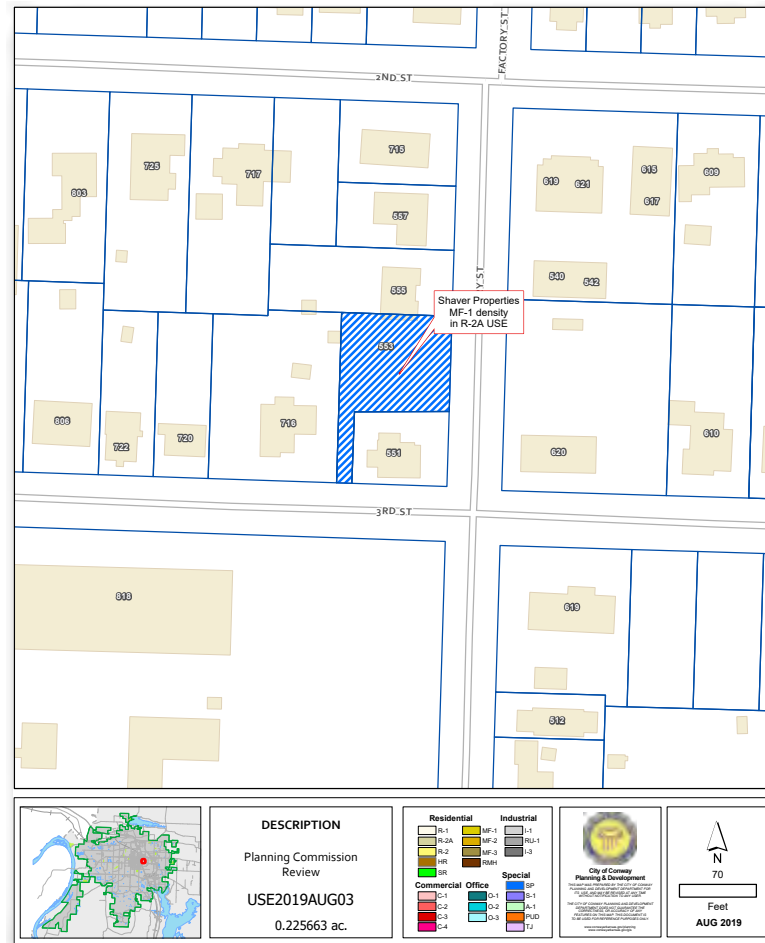
General Overview. The applicant is applying to increase the allowed residential density from 2 units per 10,000 square feet to 1 unit per 3,630 square feet. If approved, the request would allow a total of 3 units on the subject property. The property is adjacent to R-2A zoned property on all sides.

STAFF COMMENTS

1. The property is adjacent to 2 family zoning.
2. If approved the request would authorize one additional unit.
3. Staff expects potential impacts from the request to be minimal.
4. If approved, development would be subject to Historic District Commission Review and Development Review.
5. Platting of the property will be required prior to development review approval.

Conditional Use Development Standards and Review Guidelines

1. The proposed use shall be so designated, located and operated so that the public health, safety and welfare will be protected.



2. The proposed land use shall be compatible with other area properties located near it.
3. The proposed use shall be in compliance with the provision of "Conditional Uses" as set out in this Ordinance.
4. The proposed use shall be in conformance with all applicable provisions stated in this Ordinance for the district in which the use is to be located. The use shall facilitate public convenience at that location.
5. The proposed conditional use shall be in conformance with all off-street parking and loading requirements of this Ordinance and ingress and egress and pedestrian ways shall be adequate.
6. Safeguards limiting noxious or offensive emissions, including lighting, noise, glare, dust and odor shall have been addressed in the proposed use application.
7. Landscaping and screening of the proposed use shall be in accordance with these Ordinance regulations.
8. Proposed use signage shall be in accordance with the provisions of this Ordinance.
9. Open space located on the proposed use shall be maintained by the owner/developer.
10. The size and shape of the site, including size, shape and arrangement of proposed structures shall be in keeping with the intent of this Ordinance

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Aerial view of 553 Factory St



553 Factory St in the Comprehensive Plan

II.E REQUEST FOR CONDITIONAL USE PERMIT - 553 FACTORY STREET

STAFF RECOMMENDATIONS

Planning staff recommends approval of the request with the following conditions:

1. Access to all three units shall be provided from the 3rd St frontage.
2. All units shall front on Factory Street with principle entrances that face the street.
3. If proposed, garages shall be rear or side loaded.
4. All parking shall be located to the rear of the property.

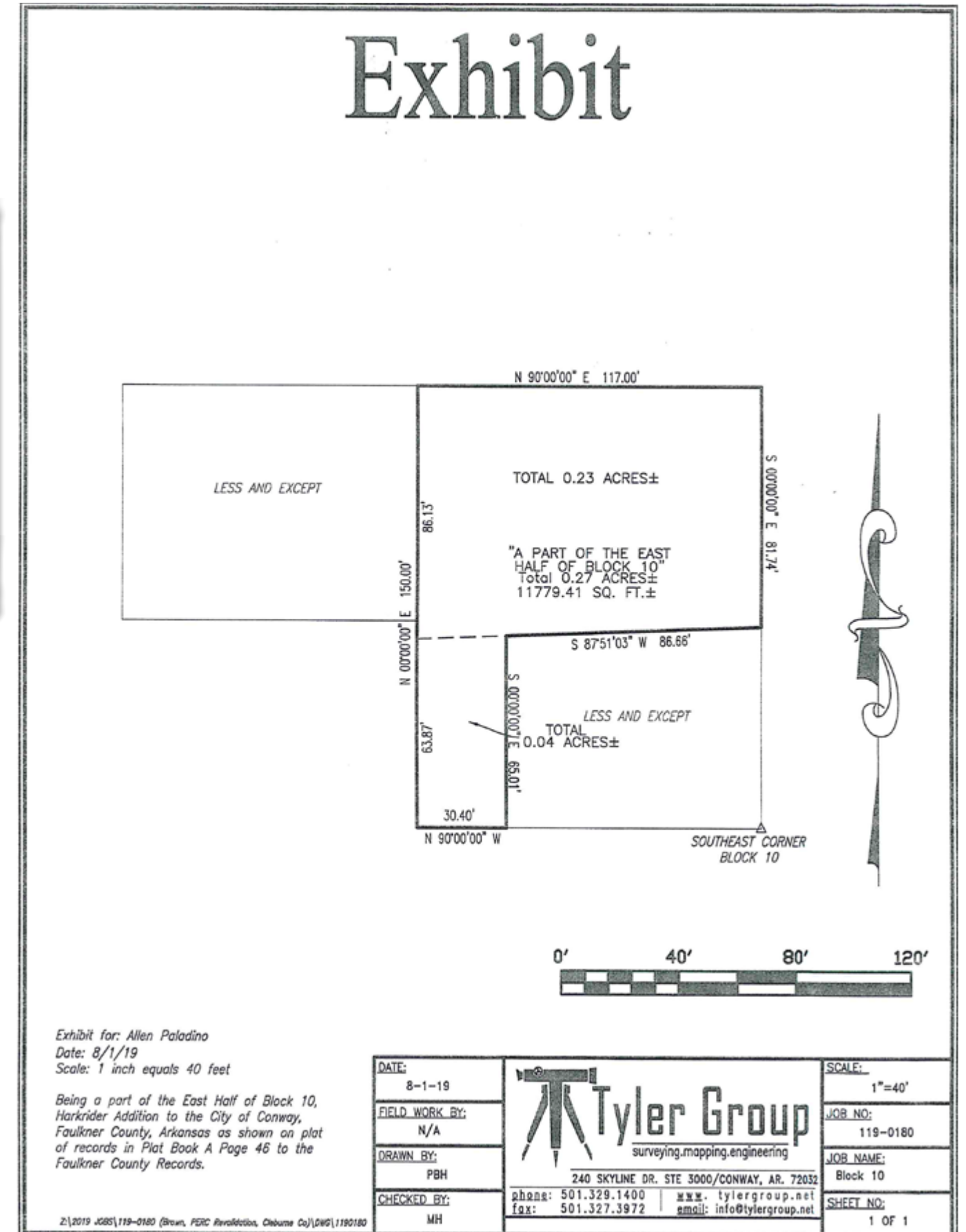
View of property abutting to the S



View of property abutting to the N



View of site from Factory St looking W



III.E REQUEST FOR CONDITIONAL USE PERMIT - 553 FACTORY STREET



Views of surrounding area properties



II.G REQUEST FOR CONDITIONAL USE PERMIT - 3800 PRINCE STREET

REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW CELLULAR TRANSMISSION TOWER IN C-3 ZONING DISTRICT

APPLICANT

Jim Curley
B+T Group
13115 Natural Steps Drive
Roland, AR 72135

OWNER

Pam McDowell Brooks

STAFF REVIEW BY

James Walden, AICP

SITE DATA

Location. 3800 Prince St.

Site Area. 2.46 acres ±.

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

Existing Structures. None.

Overlay. None.

Requested Conditional Use Permit. 150 foot tall stealth monopole cell tower.

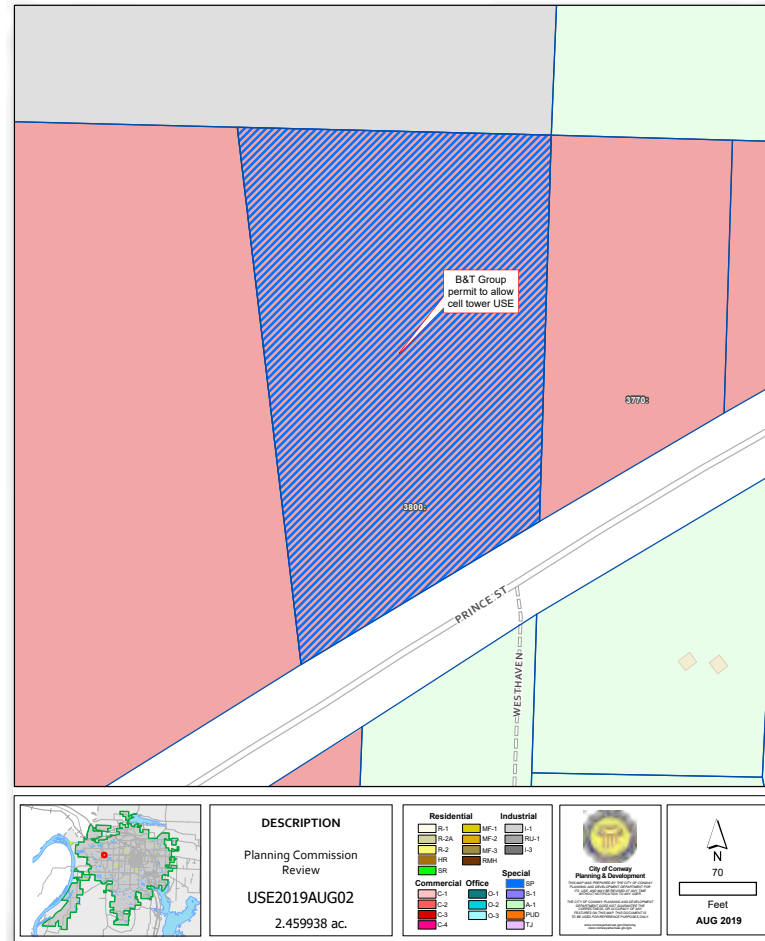
Comprehensive Plan. The Comprehensive Plan shows this area as appropriate for Multi-Family Residential. The Comprehensive Plan is not consistent with the property's more intensive commercial zoning.

Projected Traffic Impact. None.

Flood/Drainage. The property is wholly within FEMA flood hazard areas. The property is partially covered by regulatory floodway and a 1% annual chance floodplain.

Utilities. Conway Corporation Engineering will review and consider the adequacy of existing infrastructure. Extensions and re-routing of utilities may be required. Easements will likely be required to provide for future area development.

Street Improvements. There are no street improvements planned in the immediate future.



PROJECT DESCRIPTION

This request is to allow a 150 foot tall monopole "stealth" cell tower with 75 foot fall radius. The tower would be enclosed by a 50 foot by 50 foot wood privacy fence. The adjacent property to the east was subject to a similar request for a 140 foot transmission tower in 2015, which was denied by a vote of 2-6.

STAFF COMMENTS

1. The location lies less than 1,000 feet from another transmission tower.
2. The applicant has not demonstrated evidence of need for the tower in the area based on radio frequency data.
3. Staff requests provide evidence that other properties in area are not suitable for location of a transmission tower.
4. The proposal does not specify how the access drive shall be paved. Recommend requiring asphalt or concrete paving.
5. The property rests within flood hazard areas. Prior to commencement of any work proper floodplain/floodway work permits must be obtained.
6. Transmission towers are allowed in all zones with a conditional use permit. The zoning ordinance lists several regulations specific to transmission towers. See such regulations and comments below:
Unless outstanding conditions warrant otherwise, the following conditions apply to any transmission tower/station.



Aerial view of 3800 Prince St



3800 Prince St in the Comprehensive Plan

II.G REQUEST FOR CONDITIONAL USE PERMIT - 3800 PRINCE STREET

If the Planning Commission/City Council find outstanding conditions are warranted, deviations from these prescribed conditions may be allowed.

Height. Tower height shall be limited to 150 feet maximum as measured from average undisturbed soil area to the highest tower projection. The City Council reserves the right to limit tower height for any given location to the most appropriate height.

The ordinance allows up to 150 feet. The requested tower is 150 feet tall .

Setbacks. Transmission towers shall be setback a distance equal to the tower's height from the property line or any occupiable structure. If the Applicant provides a letter or design drawings stamped by a certified structural engineer documenting that the proposed structure's fall zone is less than the actual height of the structure, the setbacks shall be reduced to applicable structure setbacks per zoning district. Accessory equipment must conform to the setback standards of the applicable zone.

The transmission tower will have a fall zone of 75 feet. All setbacks except the rear setback are proposed to exceed the height of the proposed tower. The rear setback is proposed to be 80 feet.

Monopole Only. Transmission towers shall be a monopole design. A monopole is defined as a single, freestanding pole-type structure supporting one or more antenna. A lattice-type structure whether guyed or freestanding, is prohibited. *The proposed tower is a monopole design.*

Internal Antenna and Wiring. All antennas, cabling, and wiring shall be internally mounted. No antennas or wiring shall be visible on the exterior of the tower. *All wiring and antennas are to be internal and "stealth" mounted.*

Fencing. Ground mounted accessory equipment and support structures shall be secured and enclosed with a fence not less than 6 feet in height. If the tower location is within view of a public right of way, or an aesthetically sensitive area, fence shall be made of a durable material appropriate for the development and/or area. Brick or masonry shall be the preferred materials. Lesser material shall be appropriate for non-aesthetically sensitive areas. *The tower enclosure is proposed to be fenced with a 6 foot tall wooden privacy fence. The fence will be viewable from the Prince St public right of way. Use of a wooden privacy fence is not appropriate in this location. Staff recommends a brick or split face masonry enclosure.*

Landscaping. If the tower location is viewable from a public right of way, or otherwise located in an aesthetically sensitive area, landscaping shall be required surrounding the fencing of accessory equipment. Required landscaping shall be consistent with surrounding vegetation and shall be maintained by the facility owner. The City Council may choose to not require landscaping for sites that are not visible from the public right-of-way or adjacent property or in instances where in the judgment of the City Council, landscaping is not appropriate or necessary. *The plans indicate landscaping, but contain no specific details. More information and details on specific plantings is needed.*

Lighting. Lighting and Marking. Telecommunications Facilities or Support Structures shall not be lighted or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA). *No special lighting is proposed.*

Signage. Signs located at the transmission tower/station shall be limited to ownership and contact information, FCC antenna registration number (if required) and any other information as required by government regulation. Commercial advertising is strictly prohibited. *No special signage is proposed.*

Removal. Any transmission tower/station which is not used for a continuous period of twenty four (24) months must be dismantled and removed by the telecommunications service provider.

STAFF RECOMMENDATIONS

Planning Staff recommends the conditional use permit request be tabled. More information is needed pertaining to the application to determine its compatibility.



View of proposed site from Prince St looking NW

STAFF SUGGESTED CONDITIONS

Pending revisions from the applicant.

Views of abutting properties [across Prince St], from proposed site, panning [from left to right] SE to SW



II.H REQUEST TO AMEND MASTER STREET PLAN - CENTRAL LANDING AREA

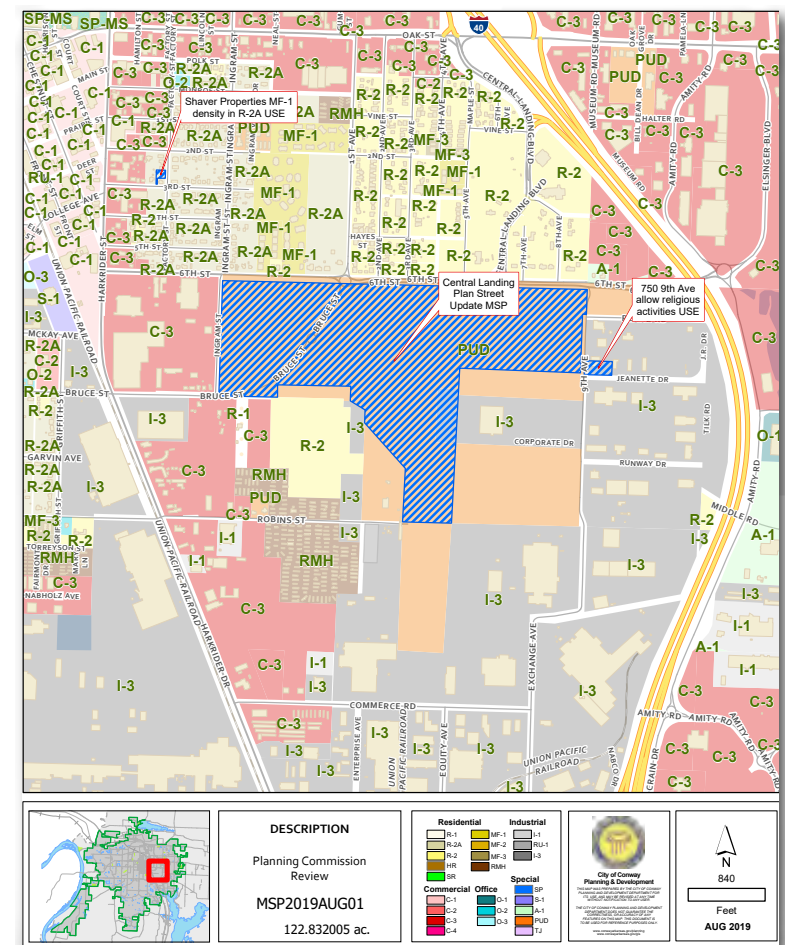
REQUEST TO AMEND THE MASTER STREET PLAN TO CORRECT STREET ALIGNMENTS IN THE CENTRAL LANDING AREA

APPLICANT
City of Conway

STAFF REVIEW BY
James Walden, AICP

SITE DATA
Location. 6th St. and Central Landing Blvd

STAFF COMMENTS
For discussion at Planning Commission meeting.



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Aerial view of current Central Landing street configuration

II.H REQUEST TO AMEND MASTER STREET PLAN - CENTRAL LANDING AREA

**CITY OF CONWAY • MASTER STREET PLAN
CURRENT**



**CITY OF CONWAY • MASTER STREET PLAN
PROPOSED**

