



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

August 15, 2022 • 6:30pm • 1111 Main Street

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

†Decisions made by the Planning Commission acting as the Board of Zoning Adjustment are final. Decisions may not be appealed to City Council.

***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

August 15, 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 **August 23, 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. July 18, 2022

Public Hearings**

- A. Request for zoning variance[†] to allow reduced front setback for property located at 1255 Tsar Road (VAR-0722-0294)
- B. Request to rezone 1480 E Dave Ward Drive [3.21 acres±] from C-2 to C-3 and 1500 & 1520 E Dave Ward Drive [2.69 acres±] from I-1 to C-2 (REZ-0722-0296) *the applicant amended the request to a less intense zoning district of the same classification following legal notifications*
- C. Request to rezone a portion of 1310 - 1450 E Dave Ward Drive [8.04 acres±] from C-2 to C-3 (REZ-0722-0297)
- D. Request to rezone 1445 Old Military Road [4.11 acres±] and 3612 Dena Lane [1.0 acres±] from A-1 to MF-1 (REZ-0722-0298)
- E. Request to rezone 0.59 acres± located at the southeast corner of the intersection of S German Lane and Bill Bell Lane from R-1 to PUD (PUD-0722-0300)
- F. Request for conditional use permit to allow a childcare facility in the O-2 zoning district for property located in the 300-350 block, east of Hogan Lane (CUP-0722-0303)

II. Staff Updates

- A. Revisions to Zoning Code Article 901 pertaining to review procedures for rezoning and conditional use permit applications

Adjournment

Request for zoning variance: Reduced front setback

I.A

1255 Tsar Road

APPLICANT/OWNER

Rausch Coleman Homes
4058 N College Ave
Fayetteville, AR 72701



SITE

Location. 1255 Tsar Rd.

Site Area. 0.28 acres±.

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

Existing Structures. None.

Overlay. None.

Requested Zoning Variance. Allow reduced front setback from 25' to 22.2'. This is a variance of 2.8'.

General Overview. The applicant recently purchased this newly platted lot from a local developer. The applicant asserts that the lot's design has rendered it largely unbuildable due to a large drainage easement. The request will have the effect of reducing the front setback on Tsar Rd by 2.8' to allow a small footprint home to be constructed on the site.

Zoning Ordinance Regulations.

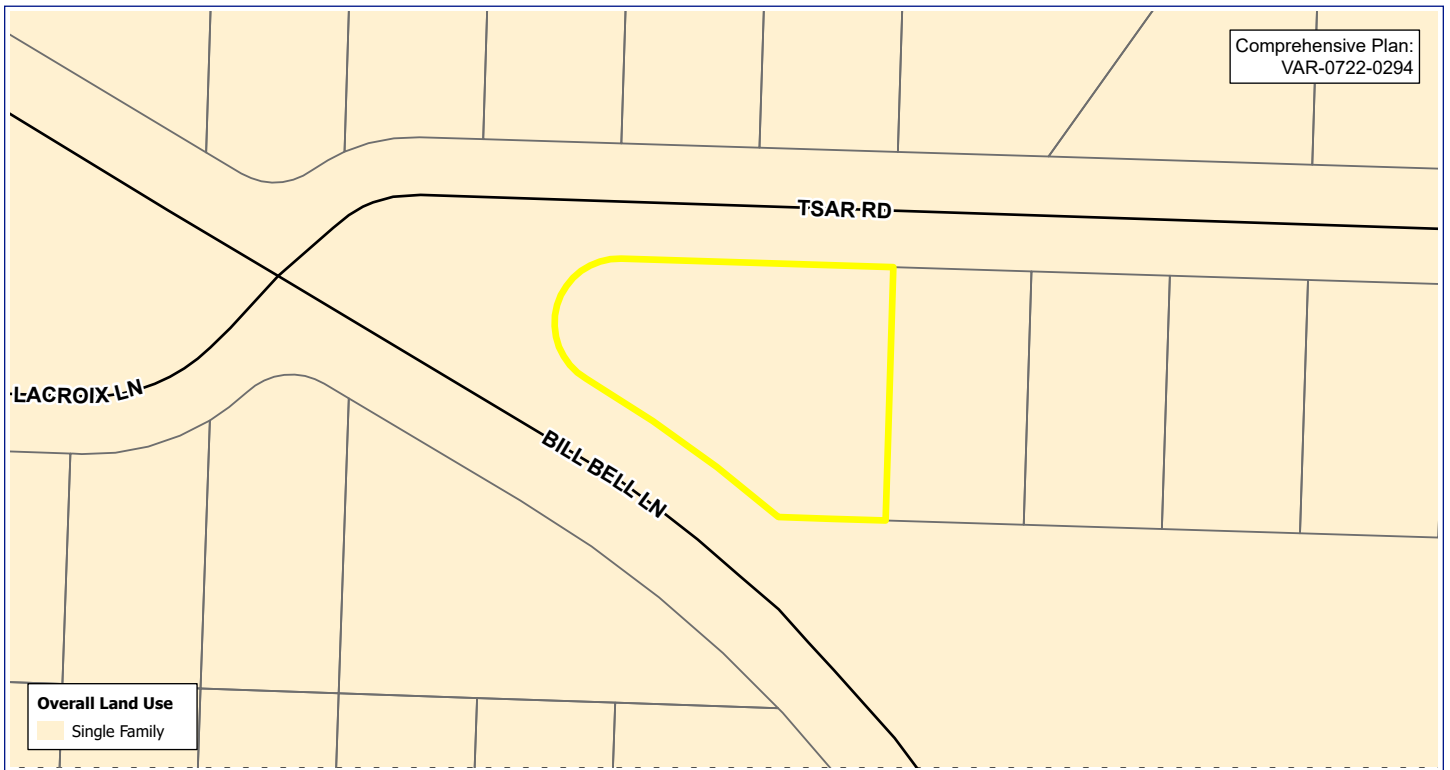
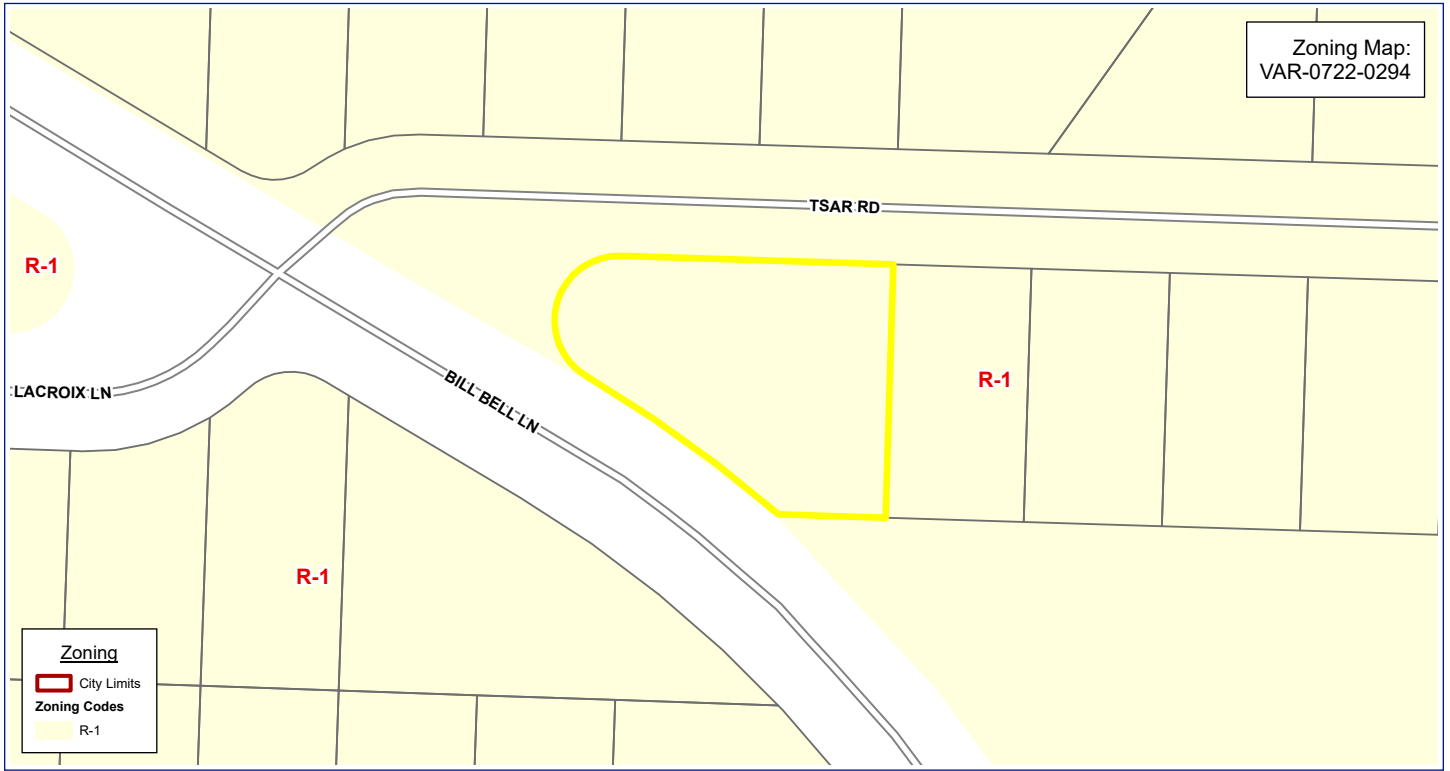
R-1 zoning district requires:

- Minimum Lot Area: Single Family – Detached, 6,000 sf.
- Setbacks: Front-25', Interior-6', Exterior-25', Rear-25'.

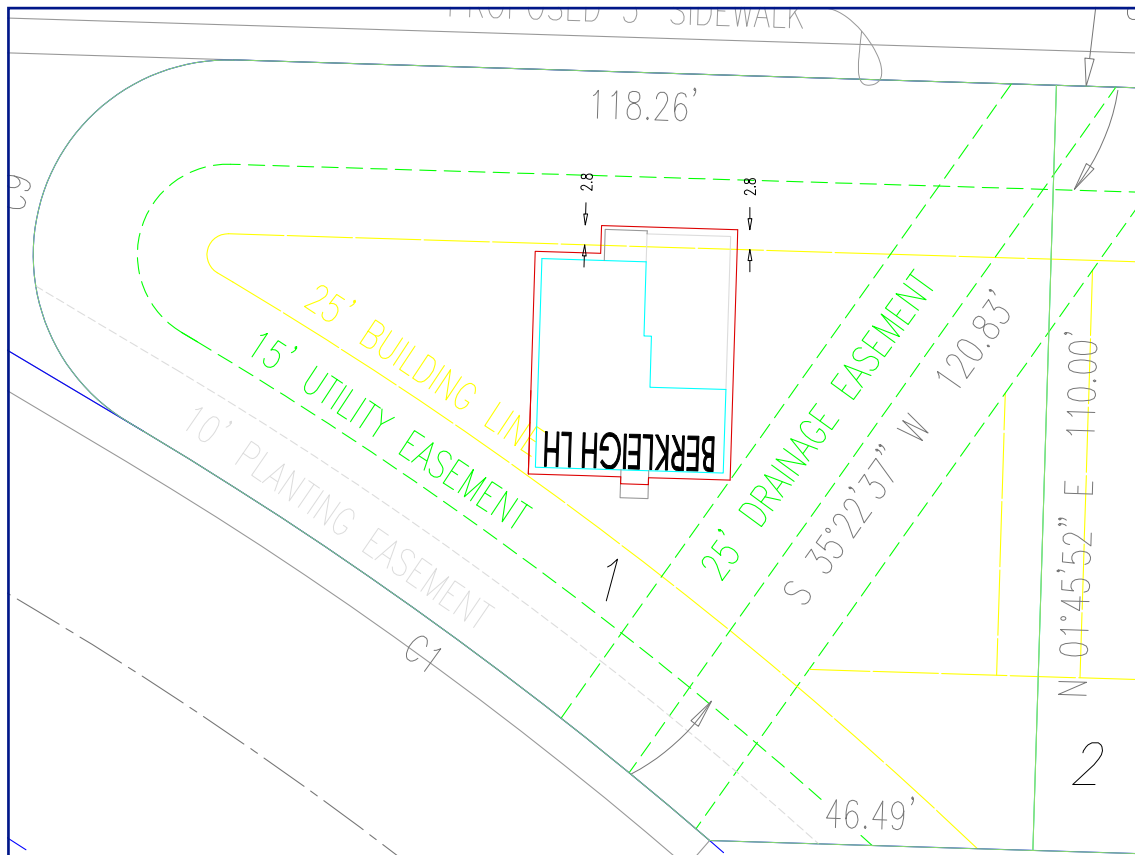
Request for zoning variance: Reduced front setback

I.A

1255 Tsar Road



Basis of Variance Review. The Planning Commission, acting as the Board of Zoning Adjustments, 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

- It is highly abnormal to grant variance requests for newly created lots.
- The necessity for a variance is not the result of actions by the applicant.
- The need for a variance is the result of a drainage channel traversing the lot.
- Staff concurs with the assertions made in the applicant's letter of request that the circumstances facing this lot are unique and not generally applicable to other properties, granting the variance would allow normal use of the site, development of the site is likely not possible without granting the variance, and the lot has abnormal setbacks.
- Staff expects granting the variance request will result in little to no harm for adjacent property.

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. The variance will allow the property to be used in a similar fashion to properties in the immediate vicinity, and appears to be the minimum variance necessary to allow use of the site for a single-family home. It appears strict enforcement of the zoning code would cause undue hardship for the property due to the unique challenging design of the site.

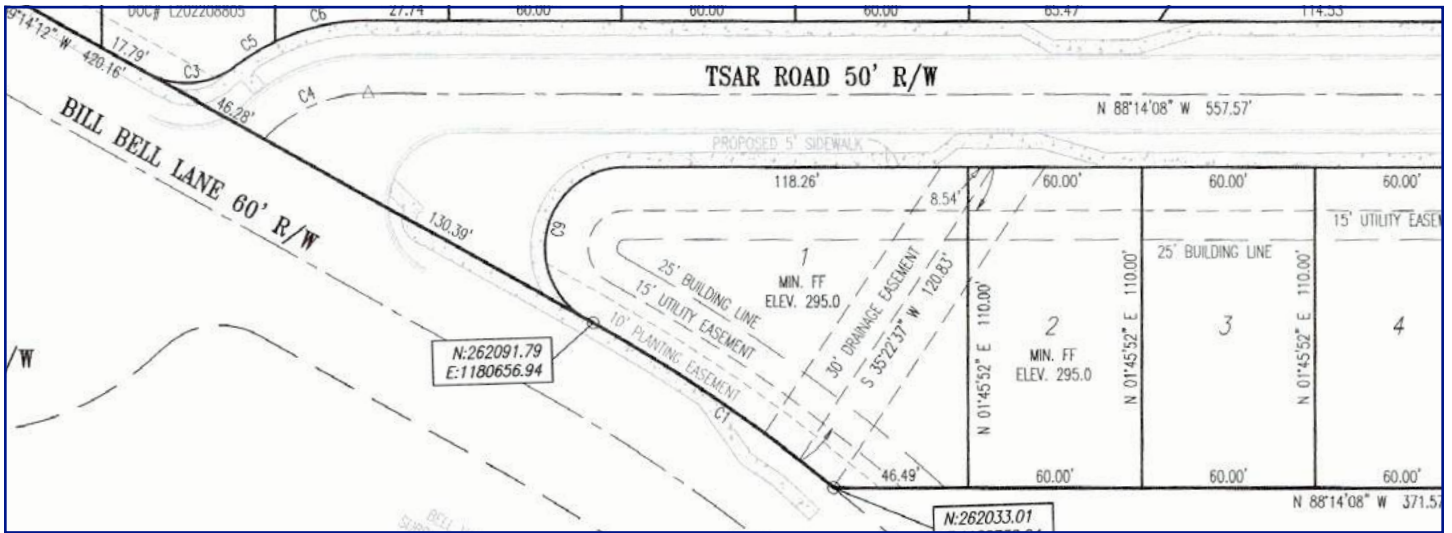
SAMPLE MOTION

I move to accept the staff recommendation to approve the request on the basis that strict enforcement of the zoning code would cause the property owner undue hardship based on site conditions, and that granting the request is the minimum variance necessary to allow use of the site.

Request for zoning variance: Reduced front setback

I.A

1255 Tsar Road



Plat of record for property



View of subject property from Tsar Rd @ Bill Bell Ln looking E



Property adjacent to the N, across Tsar Rd



Property adjacent to the S, across Bill Bell Ln



Property adjacent to the SW, across Bill Bell Ln

Request to rezone: I-1 and C-2 to C-2 and C-3

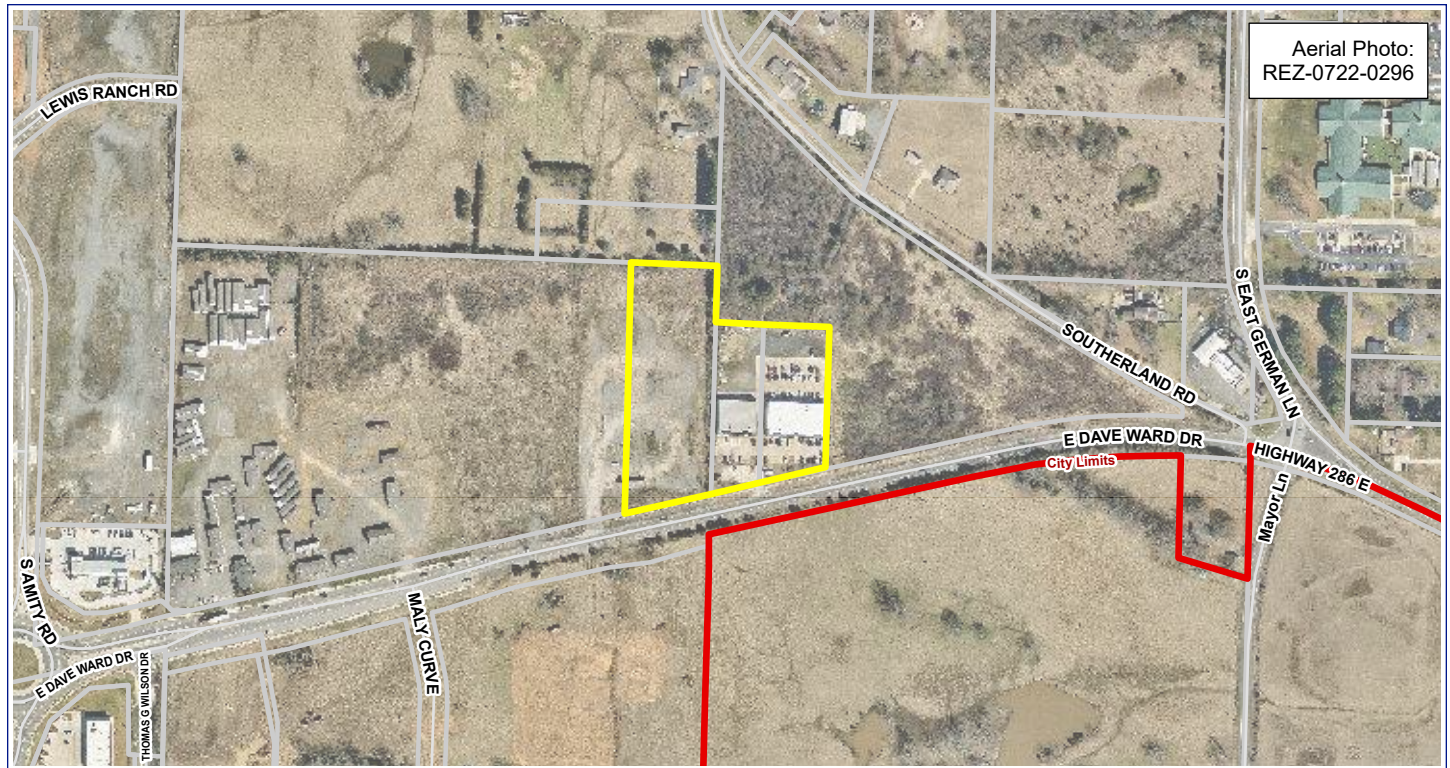
1480, 1500, and 1520 E Dave Ward Drive

APPLICANT/AUTHORIZED AGENT

Central Arkansas Professional Surveying
1021 Front Street
Conway, AR 72032

OWNERS

L&W Builders LLC	Elaine Goode, Trustee
Fred Langford	Elaine Goode Revocable Trust
3245 Majestic Cir	PO Box 1390
Conway, AR 72034	Conway, AR 72033



SITE

Location. 1480, 1500, and 1520 E Dave Ward Dr.

Site Area. 5.9 acres± (3.21 acres±, 1480 E Dave Ward Dr; 2.69 acres±, 1500 and 1520 E Dave Ward Dr).

Current Zoning. C-2 (Neighborhood Commercial) 1480 E Dave Ward Dr; I-1 (Intermediate Industrial) 1500 and 1520 E Dave Ward Dr.

Requested Rezoning. 1480 E Dave Ward Dr - C-3 (Highway Service & Open Display); 1500-1520 E Dave Ward Dr - C-2 (Neighborhood Commercial).

Adjacent Zoning. North: RU-1, A-1; West: C-2; South: PUD, unzoned in county; East: I-1, RU-1.

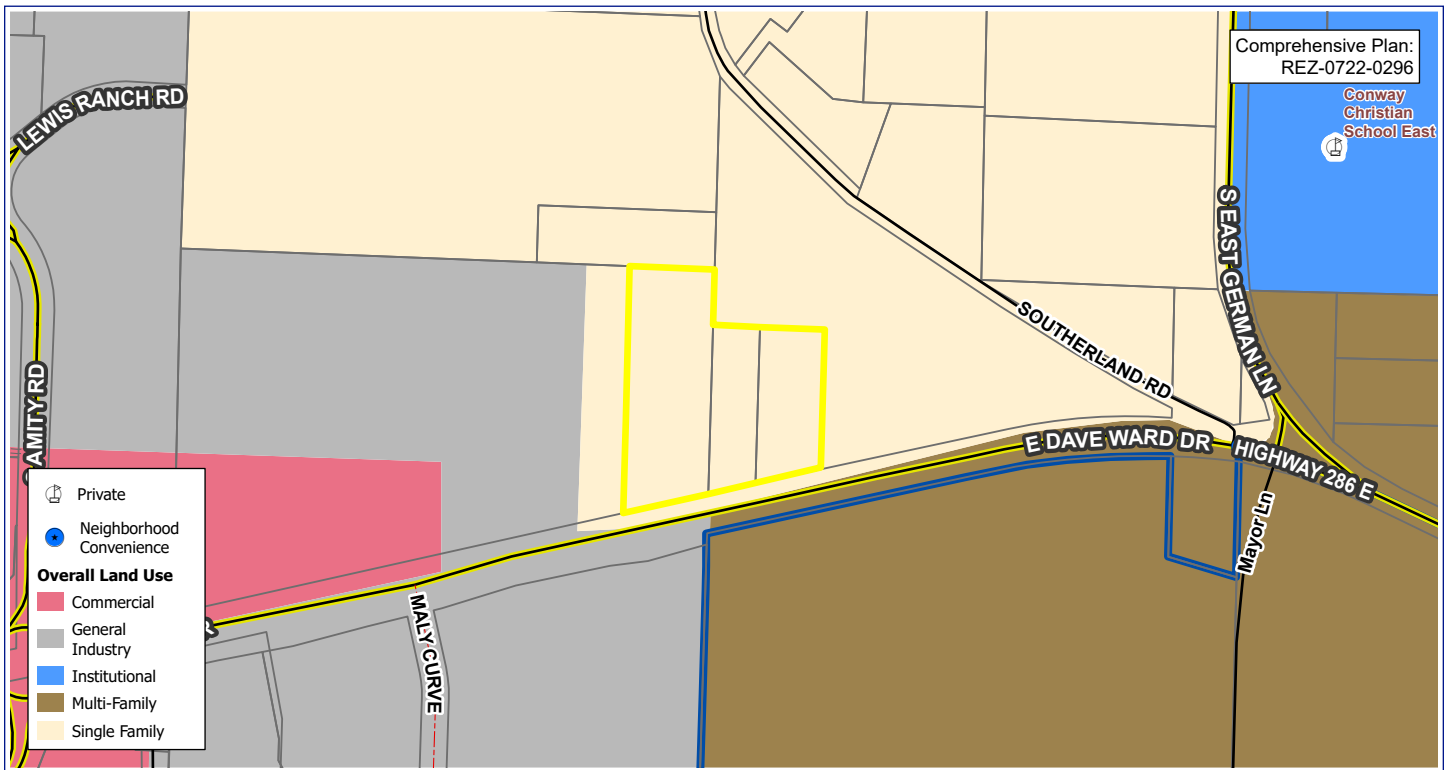
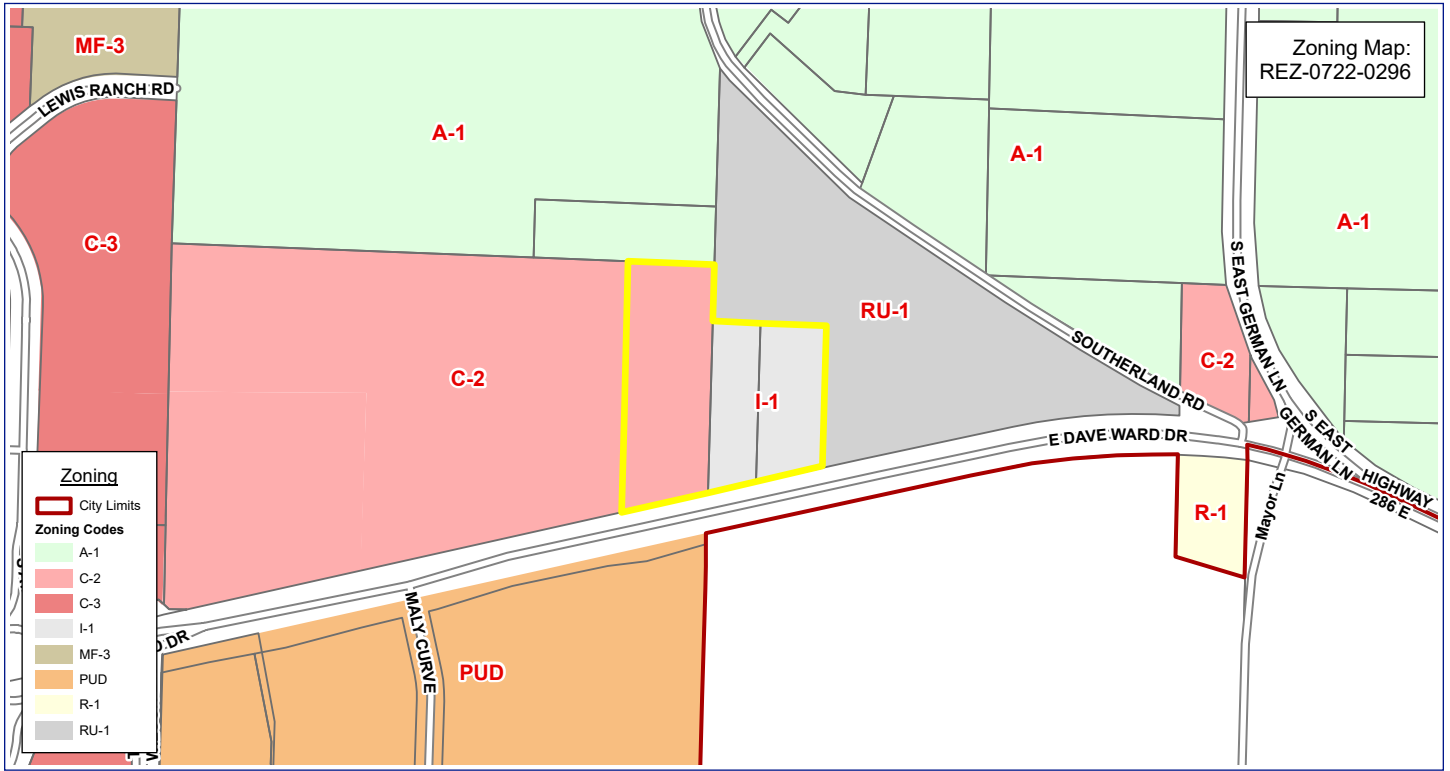
Existing Structures. A 12,750 sf office building and a 11,000 sf office building.

Overlay. None.

Comprehensive Plan. Single Family.

Request to rezone: I-1 and C-2 to C-2 and C-3

1480, 1500, and 1520 E Dave Ward Drive



Request to rezone: I-1 and C-2 to C-2 and C-3

1480, 1500, and 1520 E Dave Ward Drive

Projected Traffic Impact. With a rezoning to C-3, the traffic impact could be moderate. The highest traffic generating use allowed in C-3 is a restaurant with drive-through which could yield up to 1,800 additional vehicle trips per typical week day. The undeveloped area of the site could support up to 3 such developments resulting in an additional 5,400 vehicle trips per typical weekday. Trips would be distributed onto E Dave Ward Dr. However, given the applicant's conceptual proposal and existing development, it is unlikely the site would see such traffic increase.

Current Traffic Counts. E Dave Ward Dr at the subject site - 16,000 Average Daily Traffic (ADT).

Flood/Drainage. The site is not located within any FEMA regulated flood hazard zones.

Utilities. Some off-site utility extensions will be required. Applicant will coordinate with Conway Corporation for the expansion of utilities.

Master Street Plan. E Dave Ward Dr (Major Arterial). Additionally, the Master Street & Trail Plan indicates a proposed Collector (60' ROW) connecting Southerland Rd to E Dave Ward Dr.

Street Improvement. This section of Dave Ward Dr is planned for major widening within the next 10 years.

STAFF COMMENTS

- The applicant is requesting to rezone 2.69 acres± (currently I-1) to C-2 and 3.21 acres± (currently C-2) to C-3.
- The applicant has indicated a plan to develop the northern portion of the property with a 15,300 sf addition to one of the existing office buildings and associated parking, which would represent an expansion of the Conway Veteran's Affairs Clinic housed at 1520 E Dave Ward Dr. Additionally, the applicant has indicated plans for a new multi-tenant office/retail building to be developed on the southern, undeveloped portion of 1480 E Dave Ward Dr.
- The zoning change is not consistent with the land use plan. However, this is due to the fact that most large vacant properties were designated for single-family development without consideration to proximity to major arterials and utility access.
- The property zoned I-1 is developed with 2 multi-tenant office buildings while the C-2 property is vacant.
- This application is made in conjunction with agenda item I.C, a rezoning request for a portion of 1310 - 1450 E Dave Ward Dr.
- The applicant's initial request was to rezone the entire property to C-3. However, following staff review and discussion, the applicant has amended his request to C-2 for 1500 and 1520 E Dave Ward Dr and C-3 for 1480 E Dave Ward Dr.
- The amendment to request to split zone the property is appropriate and it represents a transition from the more intense C-3 uses to the west to the predominantly residential and agricultural uses to the east.
- The subject property is bisected by a proposed Collector street (60' ROW) intended to connect Southerland Rd to E Dave Ward Dr. The path of the proposed Collector is in very close proximity to existing development at 1500 E Dave Ward Dr. An amendment to the Master Street & Trail Plan may be required to account for or reroute the proposed street prior to any development approval or issuance of building permits.

STAFF RECOMMENDATION

Staff recommends approval of the revised request as it will allow for appropriate use of the property while providing an adequate transition from higher intensity commercial uses to the west to the lesser intense residential and agricultural uses to the east.

SAMPLE MOTION

I move to accept the staff recommendation to approve the request as it will allow for appropriate use of the property and would not likely negatively impact adjacent property.

Request to rezone: I-1 and C-2 to C-2 and C-3

I.B

1480, 1500, and 1520 E Dave Ward Drive



View of 1500 & 1520 E Dave Ward Dr looking N



Property adjacent to the S of 1500 & 1520 E Dave Ward Dr



Property adjacent to the E of 1500 & 1520 E Dave Ward Dr



View of 1480 E Dave Ward Dr looking N



Property adjacent to the S of 1480 E Dave Ward Dr

Request to rezone: C-2 to C-3

1310 - 1450 East Dave Ward Drive

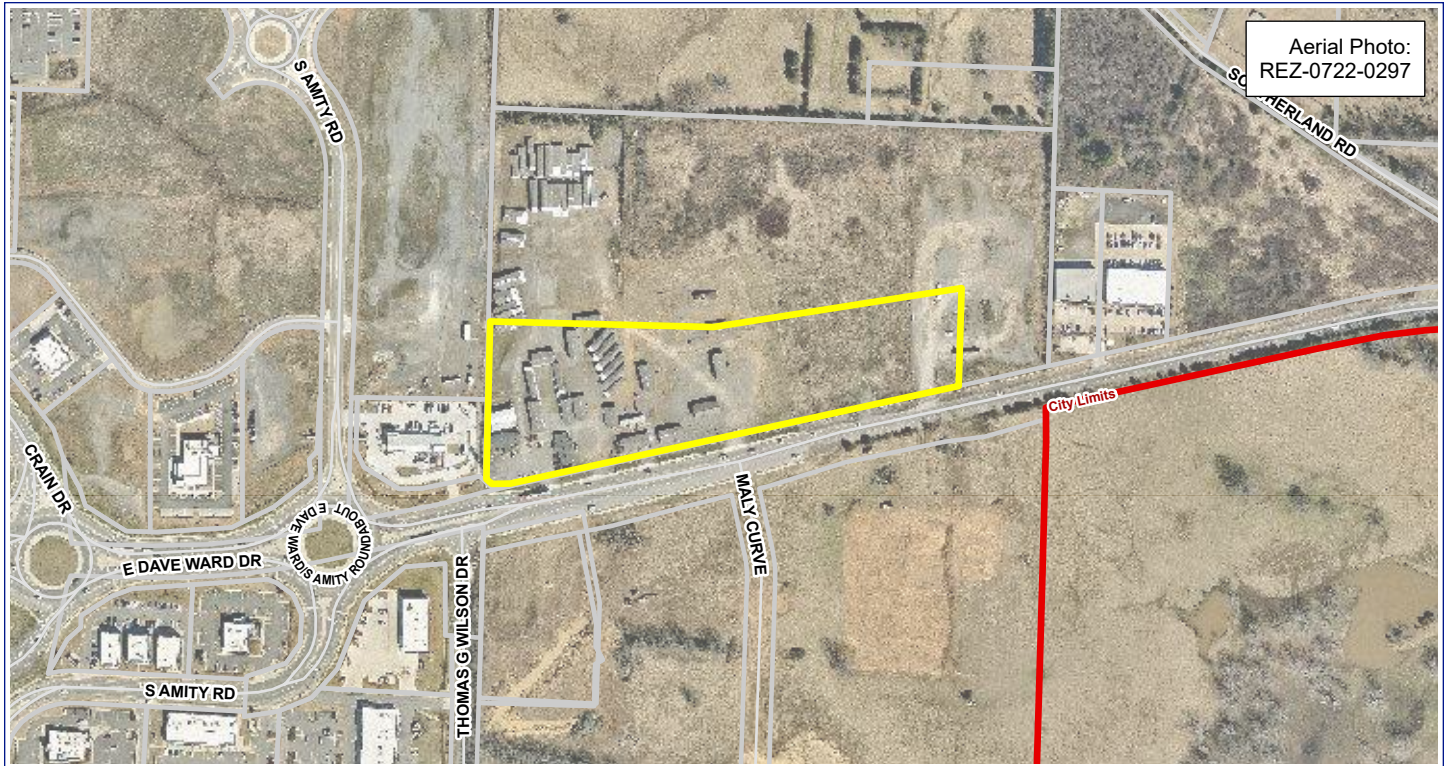
I.C

APPLICANT/AUTHORIZED AGENT

Central Arkansas Professional Surveying
1021 Front St
Conway, AR 72032

OWNER

Elaine Goode, Trustee
Elaine Goode Revocable Trust
PO Box 1390
Conway, AR 72033



SITE

Location. Portions of 1310, 1400, and 1450 E Dave Ward Dr.

Site Area. 8.04 acres±.

Current Zoning. C-2 (Neighborhood Commercial).

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

Adjacent Zoning. North and East: C-2; West: C-3; South: PUD.

Existing Structures. A 2,280 sf manufactured office building, a 2,016 sf manufactured office building, plus multiple manufactured homes for sale, and various accessory structures.

Overlay. None.

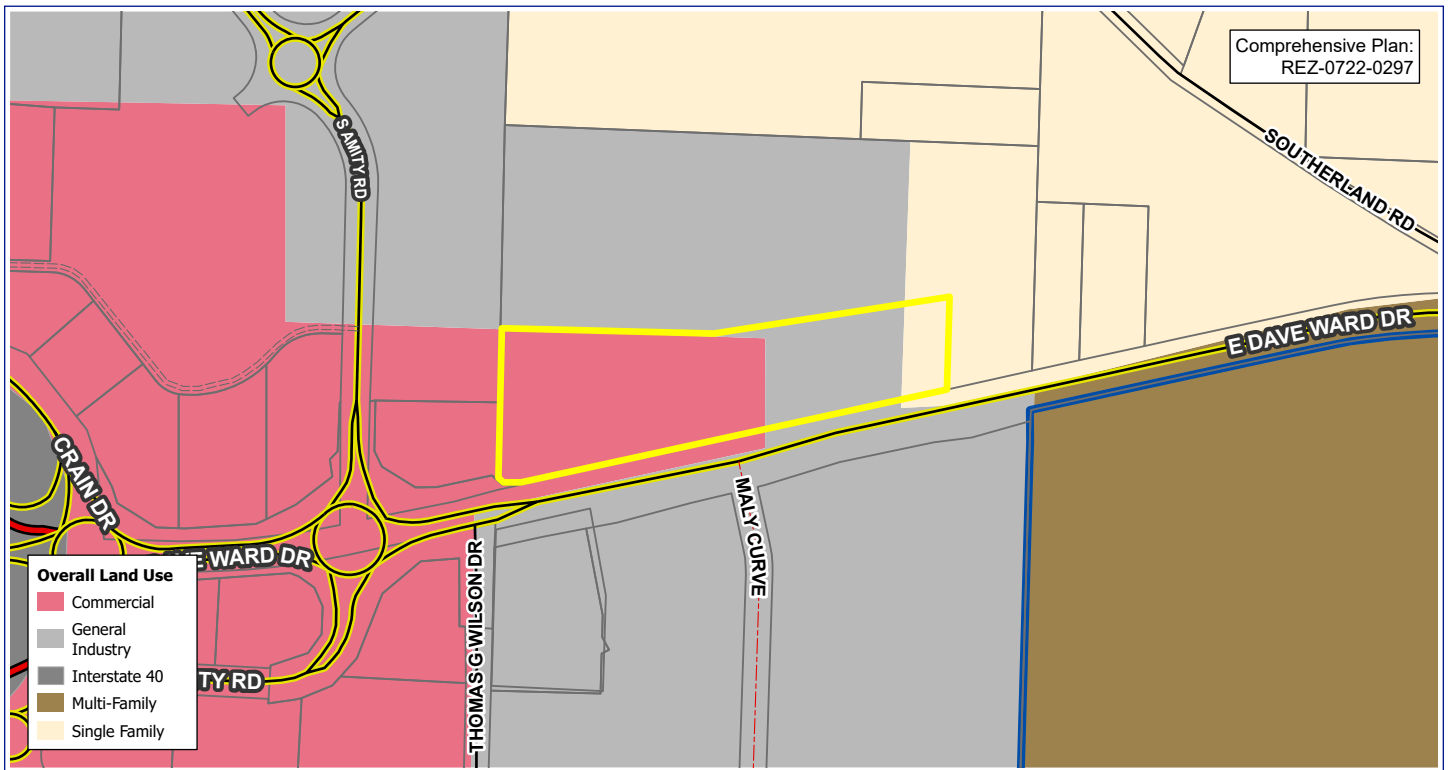
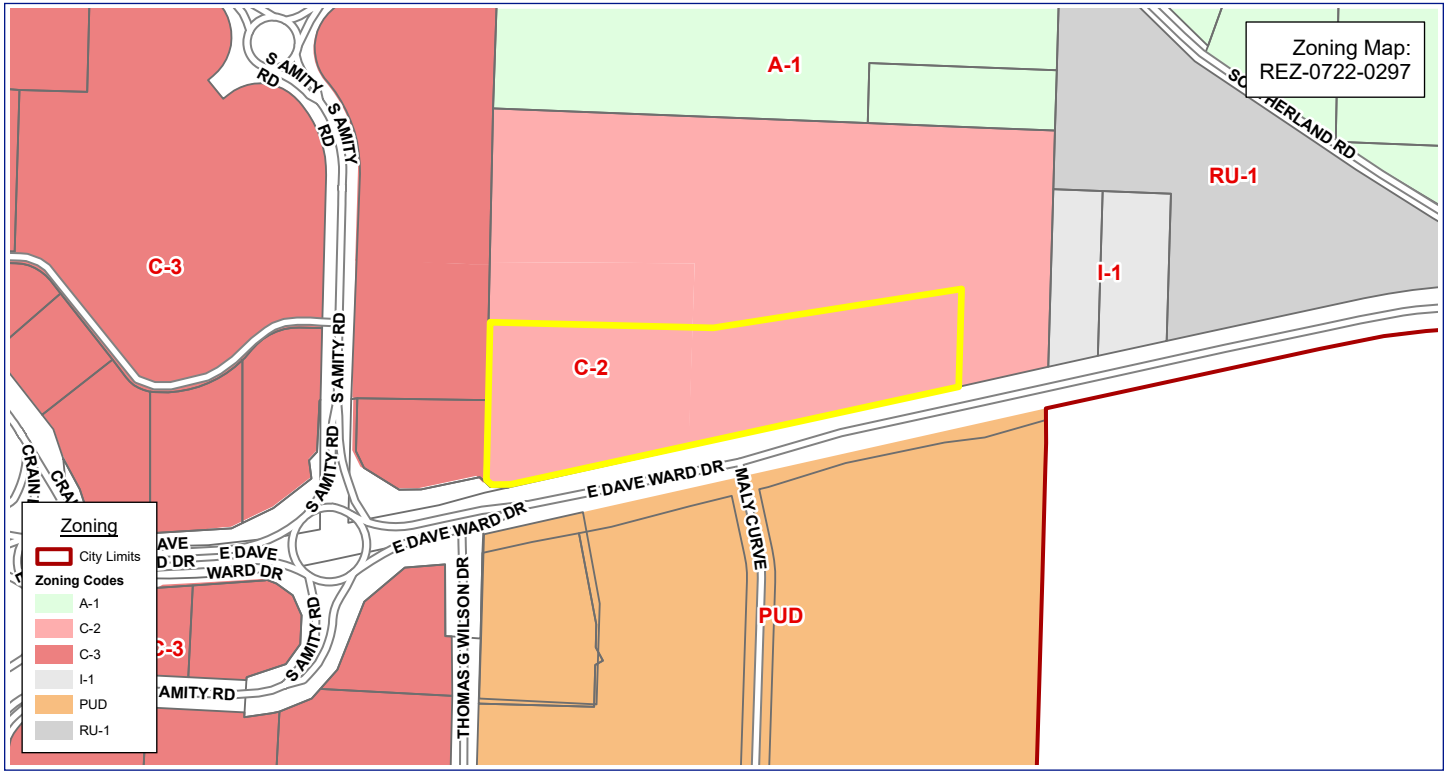
Comprehensive Plan. Commercial, General Industry and Single Family.

Projected Traffic Impact. The projected traffic impact is challenging to estimate given the size and variety of uses allowed by right. The property is currently zoned C-2. With a rezoning to C-3, the traffic impact could be significant, but this is a result of the site being largely undeveloped. The applicant has indicated plans to distribute traffic from new development onto a new internal drive.

Request to rezone: C-2 to C-3

1310 - 1450 East Dave Ward Drive

I.C



Current Traffic Counts. E Dave Ward Dr at the subject site - 16,000 Average Daily Traffic (ADT).

Flood/Drainage. The site is not located within any FEMA regulated flood hazard zones.

Utilities. Some off-site utility extensions will be required. Applicant will coordinate with Conway Corporation for the expansion of utilities.

Master Street Plan. E Dave Ward Dr (Major Arterial).

Street Improvement. This section of Dave Ward Dr is planned for major widening within the next 10 years.

STAFF COMMENTS

- The applicant is requesting to rezone 8.04 acres± from C-2 to C-3.
- The applicant had a preliminary development meeting with the Planning, Transportation, and Fire Departments as well as Conway Corporation in early May to review conceptual plans for the property. At that time the applicant indicated plans to divide the subject property into multiple lots and develop with various retail and dining options which would be access from an internal drive.
- The zoning change is somewhat consistent with the land use plan. A portion of the request is indicated as commercial; the remainder as general industry and single family at the eastern boundary. The site was previously considered an extension of the Industrial Park, but in recent years has evolved into a regional commercial center including Lewis Crossing, Lewis Ranch, and Maly District.
- This application is made in conjunction with agenda item I.B, a rezoning request for 1480, 1500 and 1520 E Dave Ward Dr.
- The request will not likely negatively impact adjacent property.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request as it will allow for appropriate use of the property given the context and will not likely negatively impact adjacent property.

SAMPLE MOTION

I move to accept the staff recommendation to approve the request as it will allow for appropriate use of the property and would not likely negatively impact adjacent property.

Request to rezone: C-2 to C-3

1310 - 1450 East Dave Ward Drive

I.C



View of subject property from E Dave Ward Dr looking NW



View of subject property from E Dave Ward Dr looking N



Property adjacent to the S



Property adjacent to the S

Request to rezone: A-1 to MF-1

I.D

1445 Old Military Road and 3612 Dena Lane

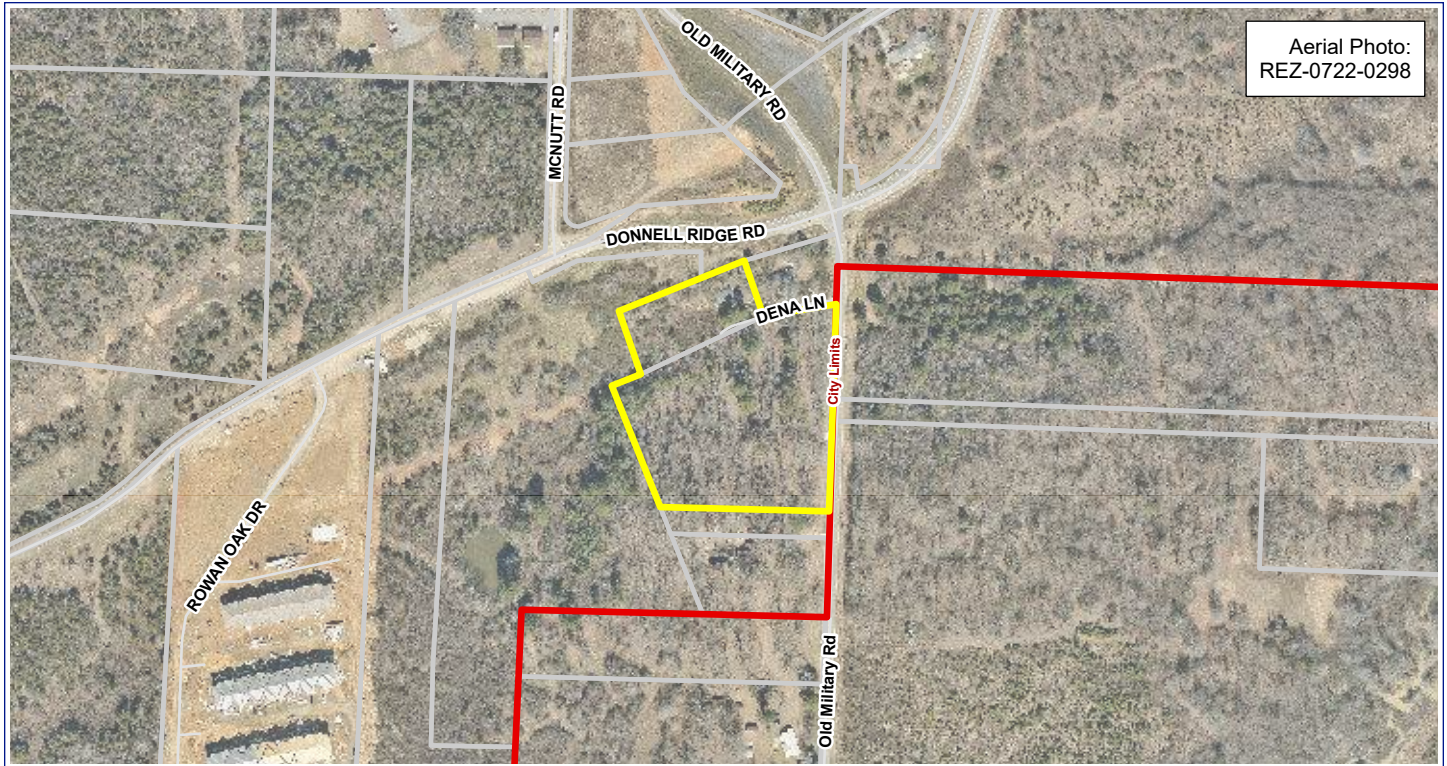
APPLICANT/AUTHORIZED AGENT

Central Arkansas Professional Surveying
1021 Front St
Conway, AR 72032

OWNERS

Gilberto and Alli Garcia, Trustees
Family Revocable Trust
1845 Penny St
Conway, AR 72034

Hartland Development Properties, LLC
575 Harkrider St
Conway, AR 72032



SITE

Location. West of Old Military Rd, south of Donnell Ridge Rd. 3612 Dena Ln is to the north of Dena Ln and 1445 Old Military is to the south of Dena Ln.

Site Area. 5.11 acres±.

Current Zoning. A-1 (Agricultural).

Requested Rezoning. MF-1 (Multi-Family Residential).

Adjacent Zoning. North – MF-2; South – A-1; West – MF-2; and East – A-1 and outside city limits.

Existing Structures. Approximately 1,260 square foot manufactured home on 3612 Dena Ln.

Overlay. None.

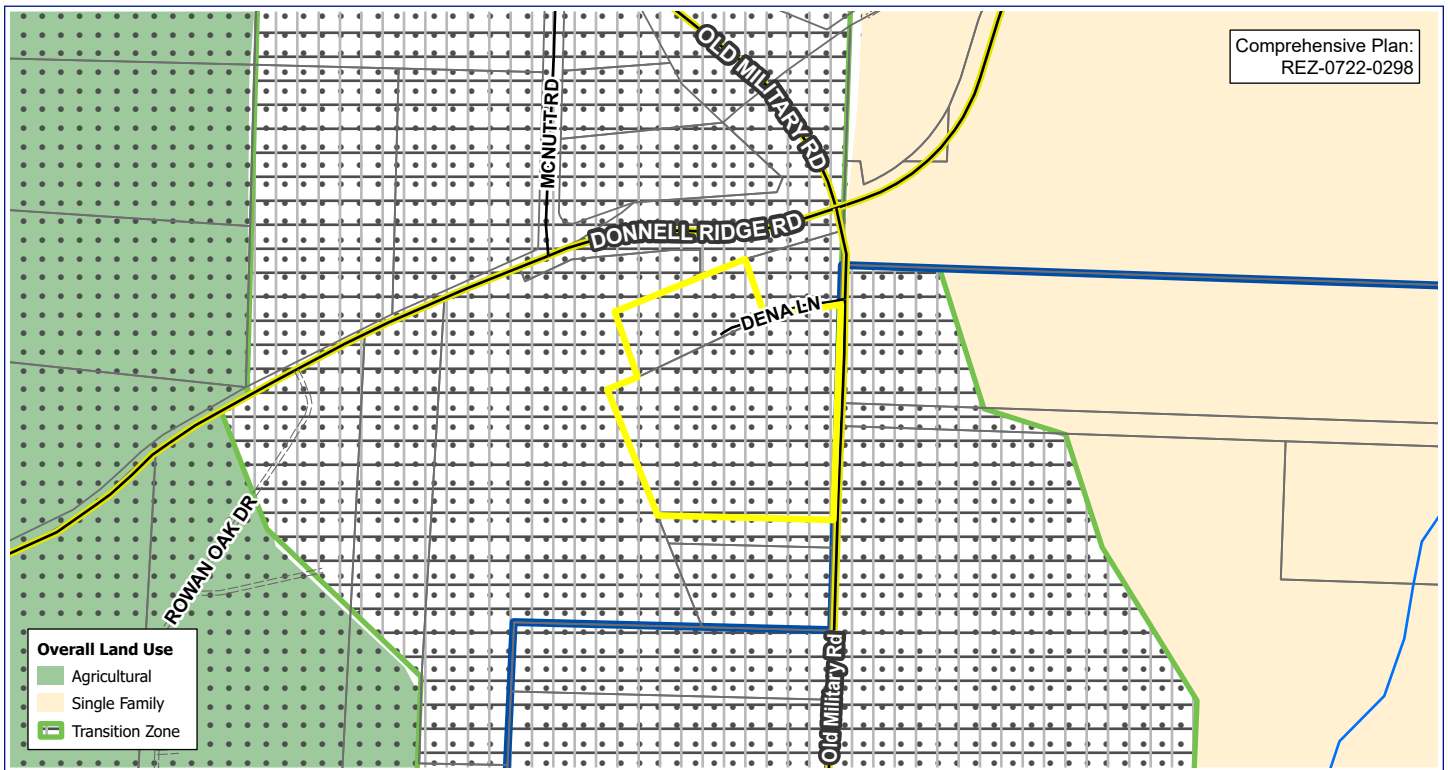
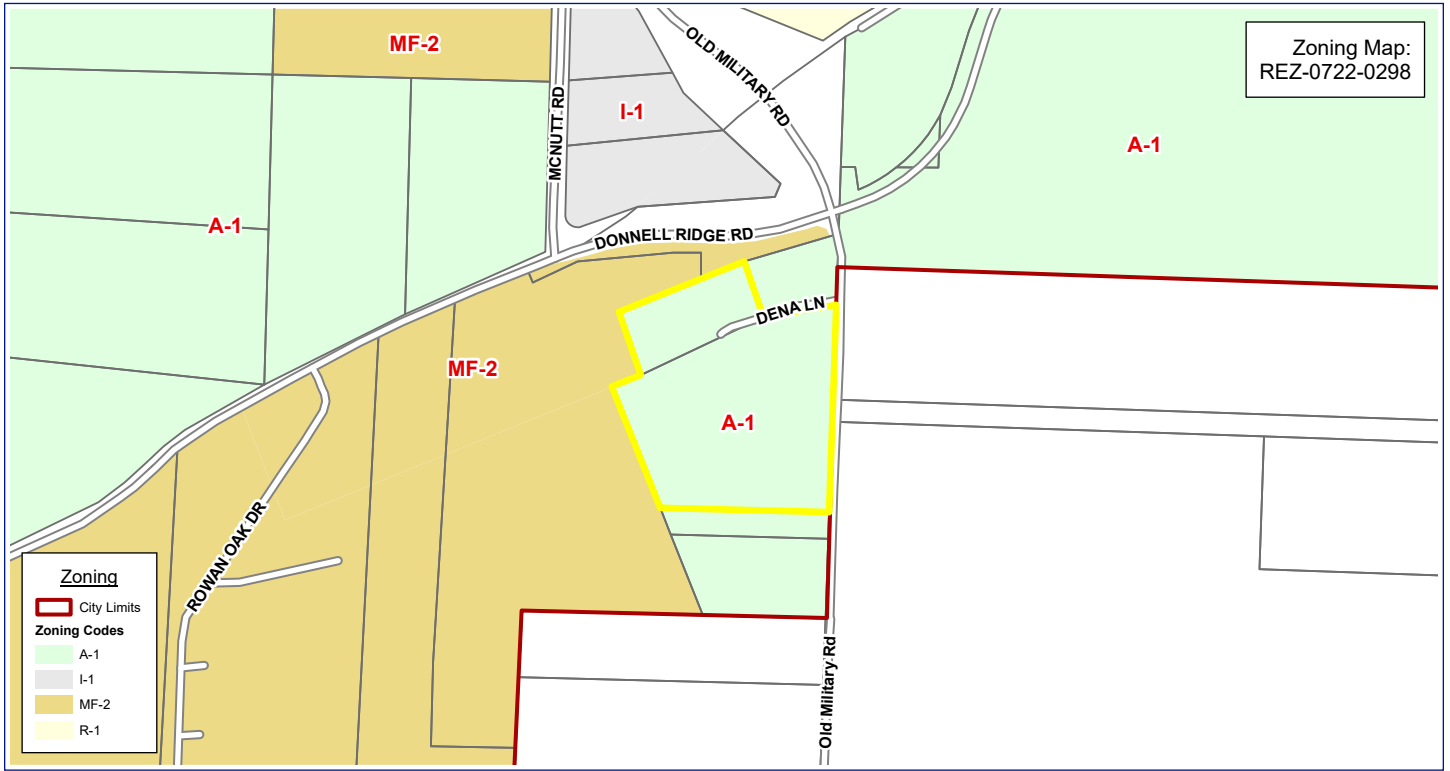
Comprehensive Plan. Transition Zone.

Projected Traffic Impact. With a rezoning to MF-1 and developed at 12 units per acre the likely increase in traffic impact would be moderate. Development of the property at that density would generate an estimated 449 vehicle trips per typical weekday. This estimate is based on the allowed density of the requested zoning district and the acreage included in the request.

Request to rezone: A-1 to MF-1

I.D

1445 Old Military Road and 3612 Dena Lane



Request to rezone: A-1 to MF-1

I.D

1445 Old Military Road and 3612 Dena Lane

Current Traffic Counts. S German Ln – 2,800 Average Daily Traffic (ADT); Donnell Ridge Rd – 170 ADT.

Flood/Drainage. The site is not within any FEMA flood zones.

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

Master Street Plan. Old Military Rd (Major Arterial), Donnell Ridge Rd (Minor Arterial), Dena Ln (Local Residential).

Street Improvement. No improvements are planned at this time.

STAFF COMMENTS

- The applicant is requesting a rezoning to MF-1 for the purpose of low to medium density residential development.
- A 4.11- acre portion of the property is located on the south side of Dena Ln while a separate non-contiguous 1-acre portion of the property is located on the north side of Dena Ln.
- Multi-family zoning currently exists in the area to the north and west.
- The surrounding area is comprised of several different zoning districts including MF-2, A-1, I-1, and R-1. There is also area to the east and south not in city limits.
- The Comprehensive Plan designates this area as a transitional zone. This district allows for more intense land uses, such as multi-family residential, depending on adjacent uses.

STAFF RECOMMENDATIONS

Staff recommends approval of the request given the current uses in the area and mix of zoning designations. This rezoning will allow for appropriate use of the property and will not likely negatively impact adjacent properties.

SAMPLE MOTION

I move to accept the staff recommendation to approve the request on the basis that it will allow for appropriate use of the property and will not likely negatively impact adjacent property.

Request to rezone: A-1 to MF-1

1445 Old Military Road and 3612 Dena Lane

I.D



View from subject property looking NW



View from subject property looking S



View of subject property looking W



Property adjacent to the E



Property adjacent to the N

Request to rezone: R-1 to PUD

I.E

0.59 acres± at the southeast corner of S German Lane and Bill Bell Lane

APPLICANT/AUTHORIZED AGENT

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

OWNER

Frank Shaw Properties, LLC
1315 Main St
Conway, AR 72034



SITE DATA

Location. 1375 LaCroix Ln.

Site Area. 0.59 acres±.

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

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

Existing Structures. None.

Overlay. None.

Requested Rezoning. PUD (Planned Unit Development).

Comprehensive Plan. Single-Family.

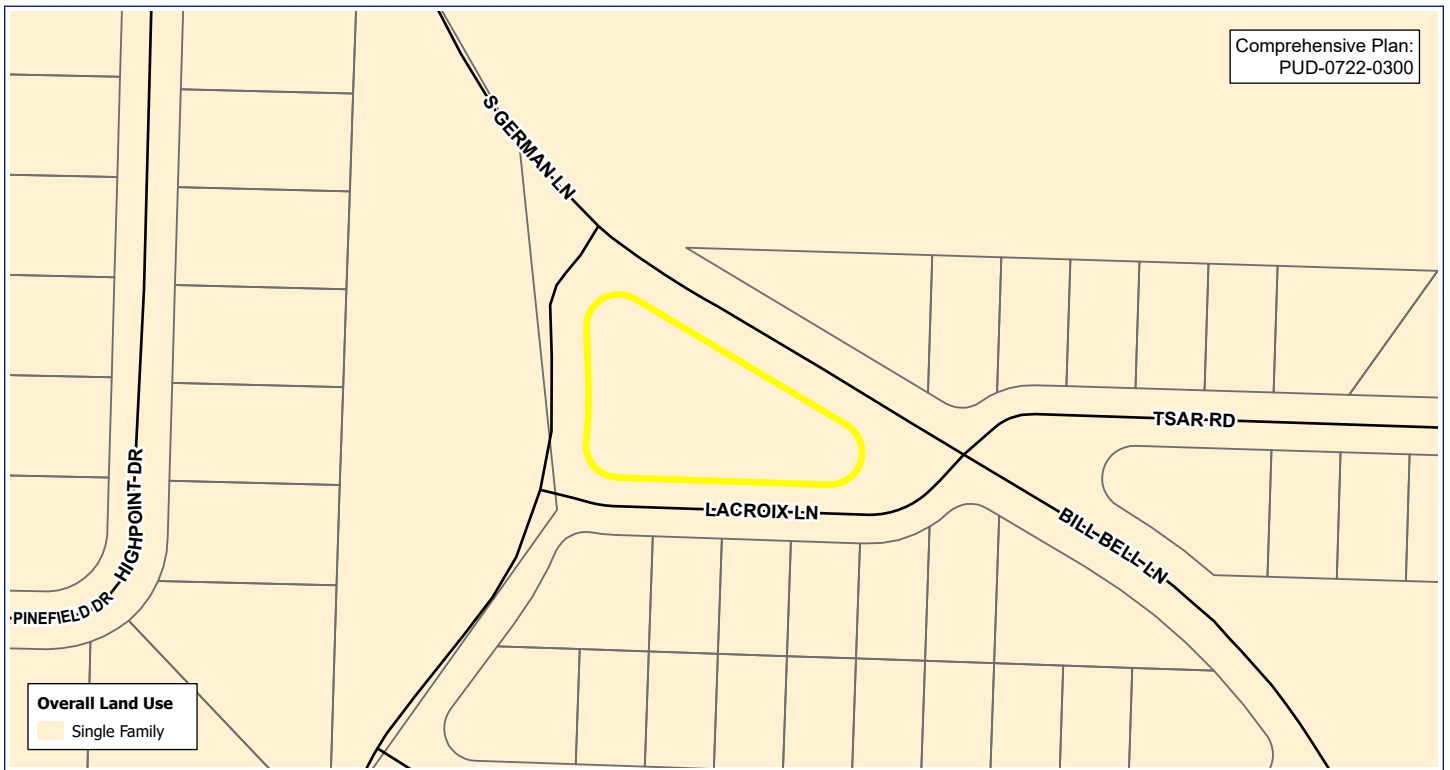
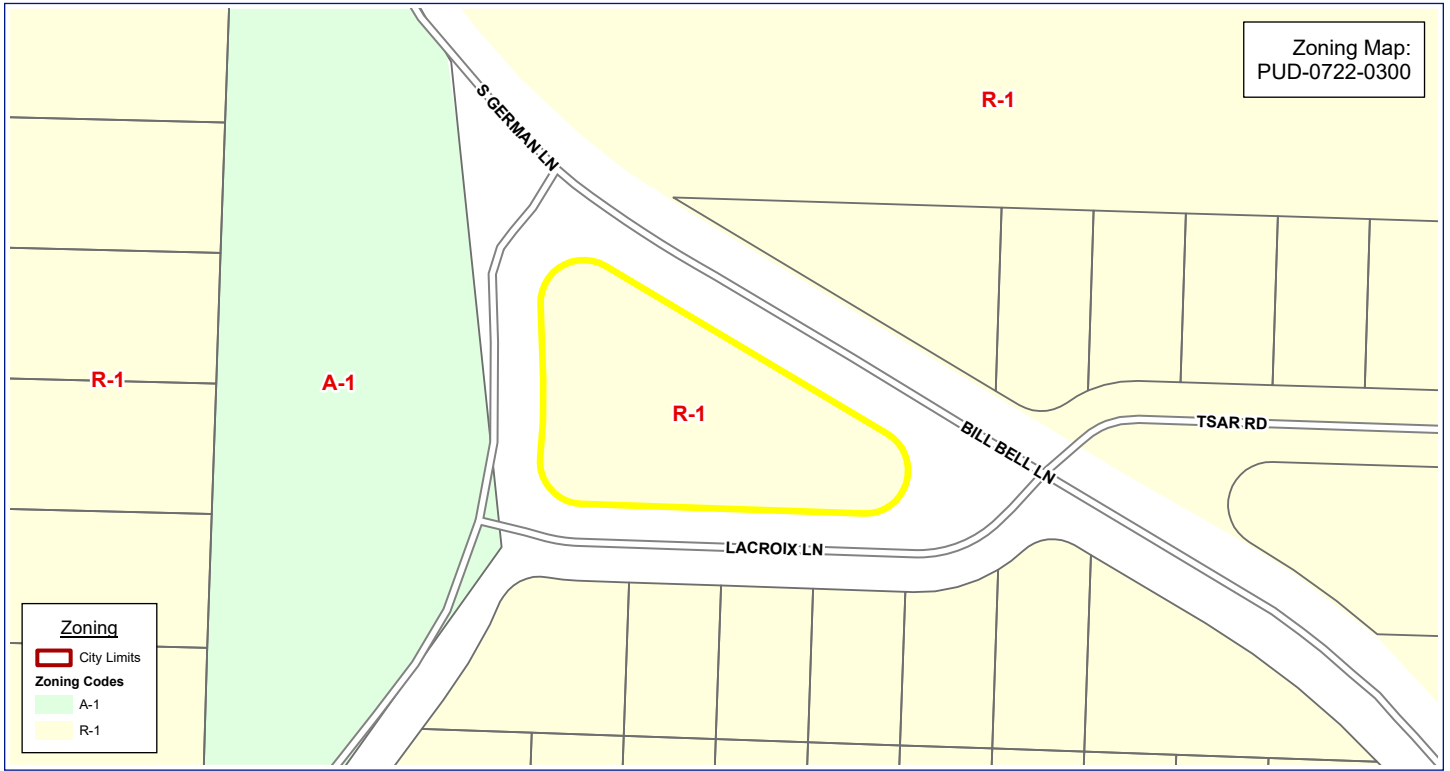
Projected Traffic Impact. The proposed PUD will feature three single-family lots and will likely generate approximately 30 vehicle trips per typical weekday. The projected impact will be minimal.

Current Traffic Counts. 5,500 ADT – S German Ln (Stone Dam Creek).

Request to rezone: R-1 to PUD

0.59 acres± at the southeast corner of S German Lane and Bill Bell Lane

I.E



Request to rezone: R-1 to PUD

I.E

0.59 acres± at the southeast corner of S German Lane and Bill Bell Lane

Flood/Drainage. The site is not within any FEMA flood zones.

Utilities. The applicant will need to coordinate with Conway Corporation to provide utilities to the site.

Master Street Plan. Bill Bell Ln (Collector), S German Ln (Collector).

Street Improvement. No improvements are planned at this time.

Project Description. The applicant is proposing to develop a 3-lot single-family development. The proposed lot sizes range from 0.12 acres to 0.20 acres with 15 foot front and exterior setbacks. The applicant intends for all lots to take access from LaCroix Ln.

STAFF COMMENTS

- The applicant has requested a PUD development due to the fact the land cannot be developed under normal regulations 2 lots would be triple frontage lots, and the middle lot would be a double frontage lot. Double frontage lots are discouraged by the regulations.
- The proposed lots are comparable in size to normal R-1 lots. However, as proposed the lots would not meet R-1 standards due to lot width.
- The request is consistent with the Comprehensive Plan which calls for single-family development on the site.

STAFF RECOMMENDATIONS

Staff recommends approval of the PUD with conditions on the basis that the request is consistent with the Comprehensive Plan. The following conditions of approval are recommended for the development:

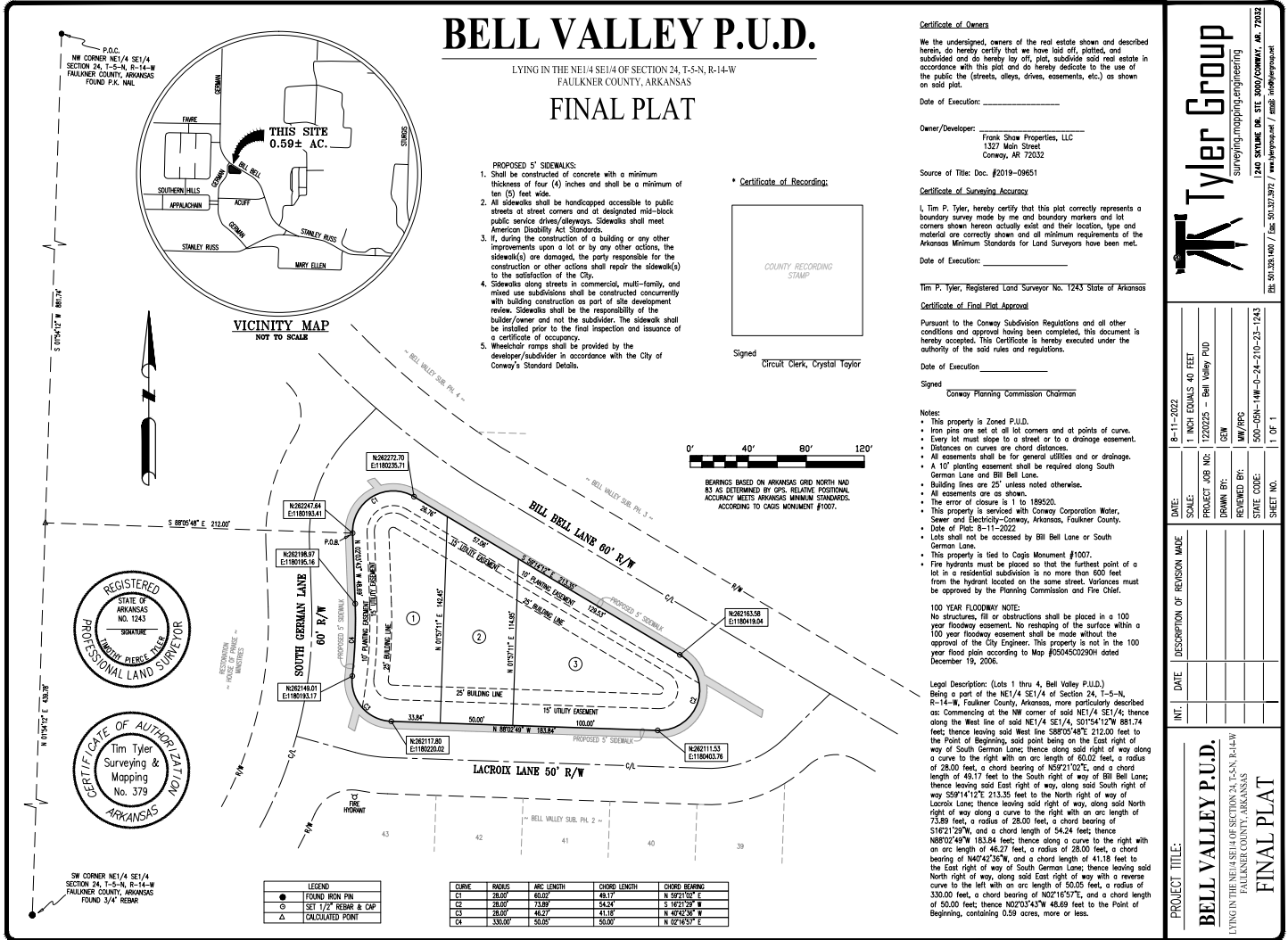
1. Permitted uses shall be limited to 3 single-family lots/units.
2. No fences are allowed to exceed 3 feet in the front yard area from the property line to front edge of the primary structure.
3. All lots shall only take access from LaCroix Ln.
4. Applicant shall plat the property in accordance with the Subdivision Regulations excluding restrictions on triple frontage lots.
5. The developer shall be responsible for the installation of all handicap ramps as well as sidewalks on the Bill Bell Ln and S German Ln frontages prior to filing of the final plat.
6. All front and exterior building setbacks shall be at least 25' in depth.
7. The development shall meet all the provisions of R-1 zoning excluding lot width requirements and those provisions prohibiting triple frontage lots.

SAMPLE MOTION

I move to accept the staff recommendation to approve the request on the basis that it will allow for appropriate use of the property and will not likely negatively impact adjacent property.

Request to rezone: R-1 to PUD

0.59 acres± at the southeast corner of S German Lane and Bill Bell Lane



surveying, mapping, engineering

1245 STATE ST. STE. 500B, CONWAY, AR. 72032
TEL: 501.333.1307 / FAX: 501.333.3972 / WWW.TYLERGROUP.COM

DATE	DESCRIPTION OF REVISION MADE
8-11-2022	

DATE: 8-11-2022	SCALE: 1" = 40'
PROJECT JOB NO: 1720225 - Bell Valley PUD	DRAWN BY: CEW
REVIEWED BY: MW/RPS	STATE CODE: 500-256A - (M-0)-2-10-23-1243
	SHEET NO: 1 OF 1

BELL VALLEY P.U.D.

LYING IN THE NE1/4 OF SECTION 24, T-5-N, R-14-W
FAULKNER COUNTY, ARKANSAS

FINAL PLAT

Request to rezone: R-1 to PUD

0.59 acres± at the southeast corner of S German Lane and Bill Bell Lane

I.E



View of subject property from LaCroix Ln @ Bill Bell Ln looking W



View of subject property from LaCroix Ln @ S German Ln looking SE



View of subject property from LaCroix Ln looking NW



Property adjacent to the E



View S from subject property along S German Ln

Request for conditional use permit: Childcare facility in O-2

I.F

300-350 block, east of Hogan Lane

APPLICANT/AUTHORIZED AGENT

Crafton Tull
10825 Financial Centre Pkwy, Ste 300
Little Rock, AR 72211

OWNER

Pam McDowell Properties, LLC
PO Box 10500
Conway, AR 72034



SITE

Location. South of College Ave and East of Hogan Ln. This property is adjacent to the west of 3875 College Ave.

Site Area. 1.50 acres±.

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

Abutting Zoning. West: O-2 and PUD (Westin Estates); North: O-2; East: A-1 (Agricultural District); South: A-1.

Existing Structures. None.

Overlay. None.

Requested Conditional Use. Childcare Facility.

Comprehensive Plan. Office.

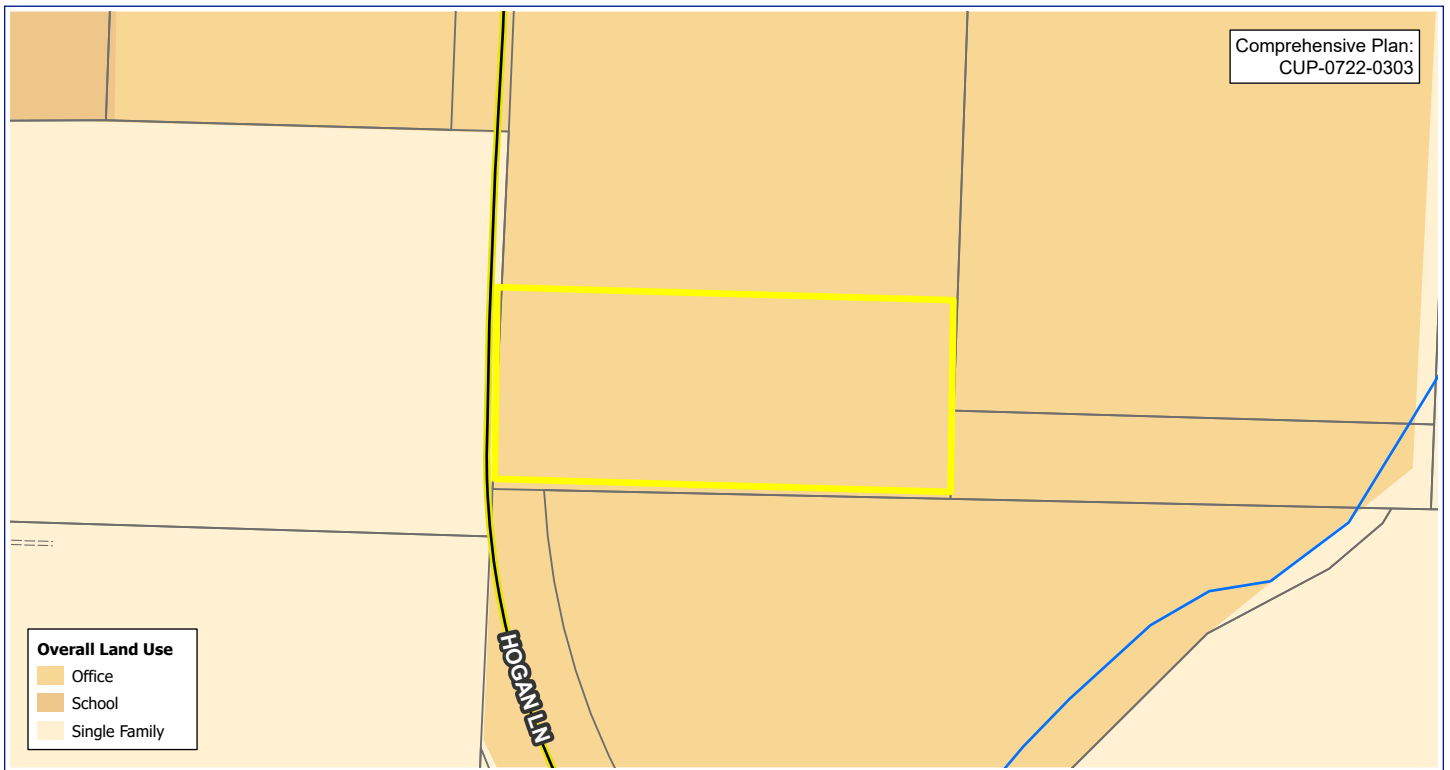
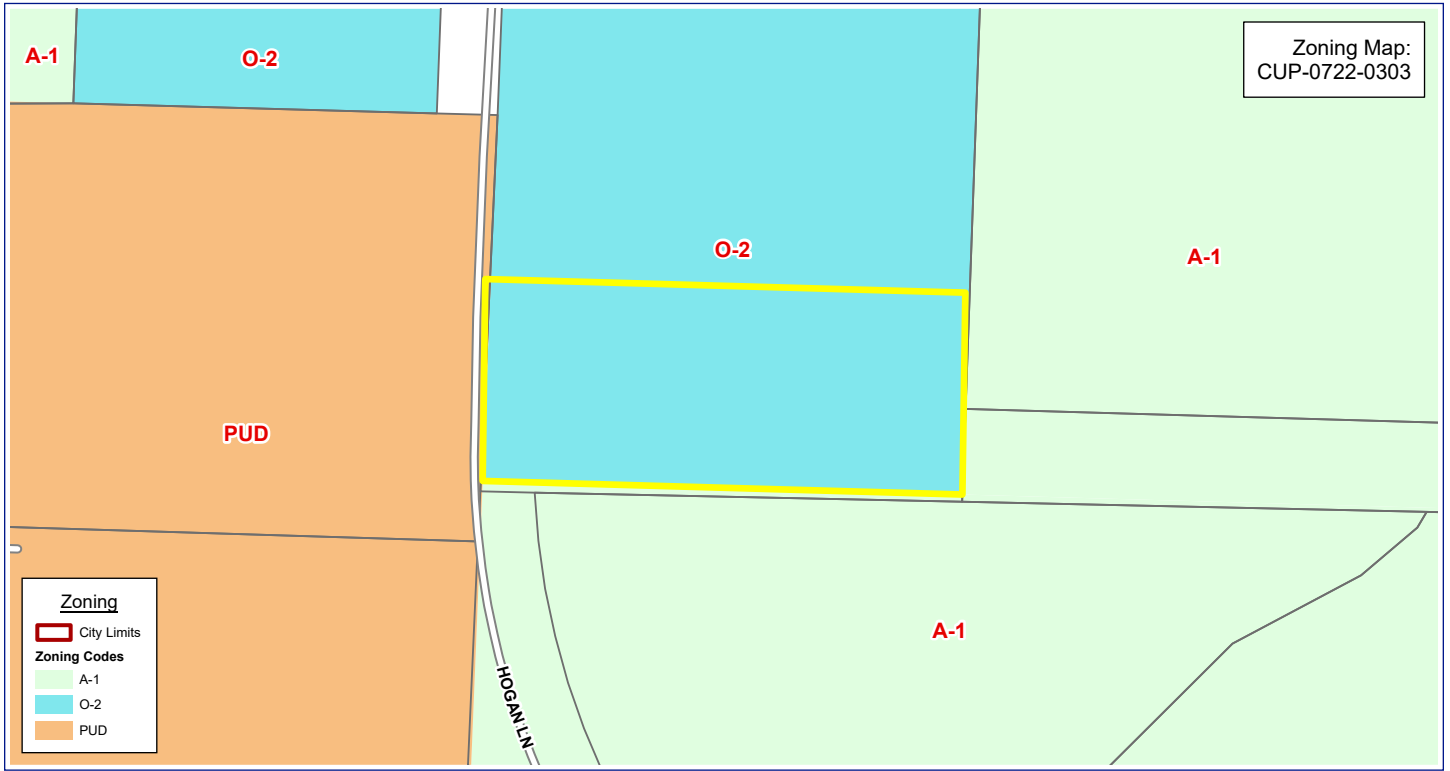
Projected Traffic Impact. With a conditional use permit allowing a childcare center, the likely increase in traffic impact would be moderate. Based on the building square footage, it is anticipated this use would generate approximately 419 vehicle trips per typical weekday. This number will likely change based on enrollment figures.

Current Traffic Counts. Hogan Ln – 8,900 Average Daily Traffic (ADT); College Avenue – 4,500 ADT.

Request for conditional use permit: Childcare facility in O-2

I.F

300-350 block, east of Hogan Lane



Request for conditional use permit: Childcare facility in O-2

I.F

300-350 block, east of Hogan Lane

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

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

Master Street Plan. Hogan Ln (Major Arterial), College Ave (Minor Arterial).

Street Improvement. No current improvement plans.

STAFF COMMENTS

- The applicant intends to open a childcare center, a use which is not allowed in the current zoning (O-2) but is allowed as a conditional use.
- The Conway Zoning Code defines a Child Care Facility as, *“Any place, home or institution which receives six or more children from more than one (1) family at the same time. The allowed number of children shall include the caregiver’s own preschool children and children in the home who are not accompanied by a parent, whether pay is received for care or not. However, this definition shall not include public or private schools organized, operated or approved under the laws of this state, custody of children fixed by a court of competent jurisdiction, or to churches or other religious or public institutions caring for children within the institutional building while their parents or legal guardians are attending services or meetings or classes, or engaged in church activities. These uses include but are not limited to: Day care center, nursery school, and day nursery.”*
- The Comprehensive Plan indicates the area is appropriate for office use. The site is situated with office uses to the north but is adjacent to agriculture and single-family residences on all other sides.
- The childcare center will include an approximately 8,800 square foot building and three outdoor play areas.
- The applicant plans to operate the center from 7:00am – 6:00pm, Monday – Friday.
- The size of the lot should allow for adequate space for drop off/pick up and should not cause any on-street traffic issues.
- This conditional use would not likely result in harm to adjacent property.

STAFF RECOMMENDATIONS

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

1. Operating hours are limited to Monday – Friday, 7:00am – 6:00pm.
2. All proposed site improvements shall be subject to development standards as outlined in Article 1101 of the Conway Zoning Code, unless otherwise noted in permit conditions.
3. Driveway to align with the shared property line to the north and will be required to provide shared access with the proposed out-parcel.
4. Parking layout will require revisions and will be addressed during the development review process.
5. The property shall be platted in accordance with the Conway Subdivision Ordinance prior to the issuance of building permits.
6. Decorative fencing or decorative vinyl-coated chain link fencing required. Any new fencing shall comply with Article 1101, Development Review Standards, of the Zoning Code. Fencing type and placement shall be approved by Planning Staff prior to installation.
7. All signage shall be permitted and installed in accordance with Article 1301 of the Conway Zoning Code (Sign Ordinance).
8. Upon development review approval, any expansions or additions to the structure or outdoor play area as well as any changes to the use shall require an amended or new conditional use permit.
9. The conditional use shall automatically expire if the approved use ceases for more than 18 consecutive months.
10. The conditional use shall become null and void if construction for the site is not commenced within 18 months of approval.

SAMPLE MOTION

I move to accept the staff recommendation to approve the request with the conditions indicated in the staff report on the basis that, as conditioned, the proposed use would not likely negatively impact adjacent property and will allow for appropriate use of the property.

Request for conditional use permit: Childcare facility in O-2

300-350 block, east of Hogan Lane

I.F



Conceptual Site Plan

Request for conditional use permit: Childcare facility in O-2

300-350 block, east of Hogan Lane

I.F



View of subject project from Hogan Ln looking E



Property adjacent to the N



View from subject site area looking N on Hogan Ln



View from subject site area looking south on Hogan Ln

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

- Crain GMC Carwash, 710 S Amity Rd (SDR-0622-0270)

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

- Paul's Subdivision (P2022-00043)
- Replat 42B, Round Mountain Subdivision (P2022-00043)
- Robynmar Subdivision, Ph 4 (P2022-00043)