



# SEPTEMBER

Conway Planning Commission  
Staff Report

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

# CONWAY PLANNING COMMISSION

Justin Brown, Chairman

Brandon Ruhl, Vice-Chairman

Dalencia Hervey, Secretary

Brooks Freeman

Arthur Ingram

Bryan Quinn

Latisha Sanders-Jones

Brian Townsend

Anne Tucker

Rhea Williams

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Contact the Conway Planning Commission at [planningcommission@cityofconway.org](mailto:planningcommission@cityofconway.org)

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 **September 24, 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](http://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 • September 16, 2019

**Call to Order.** Chairman, Justin Brown

**Approval of Minutes.** August 19, 2019

- I. Subdivision Committee Report** *Subdivision Committee will meet prior to the Planning Commission at 6:30 pm in City Hall*
  - A. Request for Preliminary Plat Approval of Campbell Cove Subdivision, Phase III (SUB2019AUG07)
  - B. Request for Preliminary Plat Approval of Hum's Hardware Subdivision (SUB2019AUG08)
  - C. Request for Preliminary Plat Approval of Orchard Hills Subdivision, Phase I (SUB2019AUG011)
- II. Public Hearings - Rezoning, Conditional Use Permit, Zoning Variance, etc.**
  - A. Request for zoning variance to allow reduced interior building setbacks and increased parking for property located at 2455 Donaghey Avenue (VAR2019SEP01)
  - B. Request for conditional use permit to allow a transmission tower in the C-3 zoning district for property located at 3800 Prince Street (USE2019AUG02)
  - C. Request to rezone from R-2A to R-2 property located at 2012 Martin Street (REZ2019SEP03)
  - D. Request for conditional use permit to allow childcare facility in R-2 zoning district for property located at 2012 Martin Street (USE2019AUG04)
  - E. Request to annex +/- 8.0 acres west of the terminus of Muskogee Road (ANN2019SEP01)
  - F. Request to rezone from I-1 to R-2 +/- 10.81 acres located at the northeast corner of the intersection of McNutt Road and London Road (REZ2019SEP01)
  - ~~G. Request to rezone from R-2A to MF-1 property located at 472 Ingram Street (REZ2019SEP02) *withdrawn by applicant*~~
  - H. Request to amend the Master Street Plan to adjust street alignments in the Central Landing Area
- III. Discussion**
  - A. 2020 Planning Commissioner nomination and selection schedule

## 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

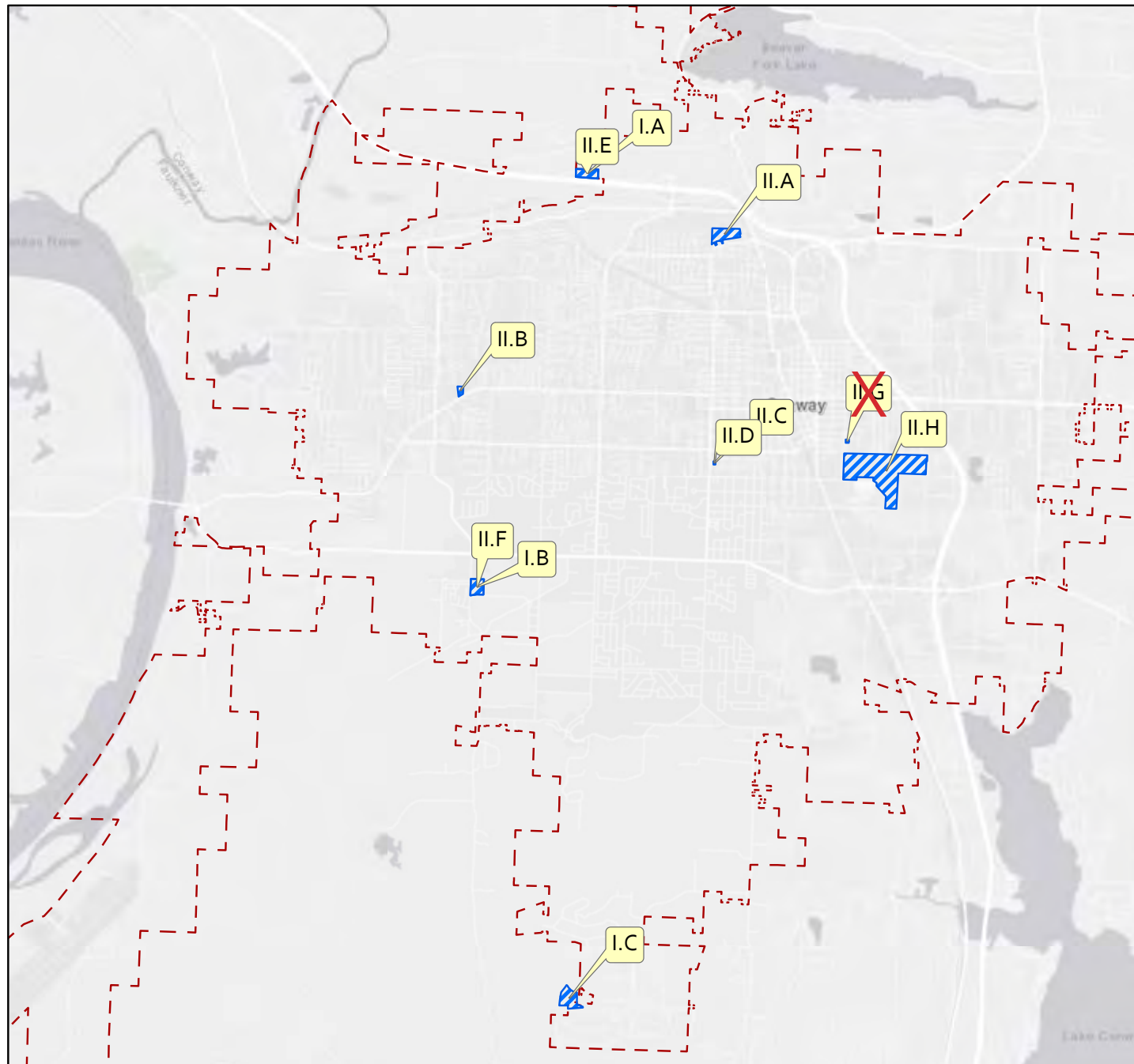
- Plaza at Centerstone Phase III, 2235 Dave Ward Dr. (SIT2019JUN02)

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

- Homestead at the Gap, Phase I (P2019-00042)
- Lewis Ranch, Replat of Lot 4 (P2019-00043)
- 5th Avenue Replat (P2019-00044)
- Matthews Meadows PUD Phase II (P2019-00045)
- Miles Crossing (P2019-00047)

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

- Miles Crossing (SUB2019AUG04)
- Matthews Meadows PUD, Phase II (SUB2019AUG05)
- Francisco Replat (SUB2019AUG06)
- Cedar Ridge (SUB2019AUG09)
- North View Estates PUD Phase I (SUB2019AUG10)



- I. Subdivision Committee Report** Subdivision Committee will meet prior to the Planning Commission at 6:30 pm in City Hall
  - A. Request for Preliminary Plat Approval of Campbell Cove Subdivision, Phase III (SUB2019AUG07)
  - B. Request for Preliminary Plat Approval of Hums Hardware Subdivision, Phase II (SUB2019AUG08)
  - C. Request for Preliminary Plat Approval of Orchard Hills Subdivision, (SUB2019AUG11)

- II. Public Hearings - Rezoning, Conditional Use Permit, Zoning Variance, etc.**
  - A. Request for zoning variance to allow reduced building setback for property located at 2545 Donaghey Ave (VAR2019SEP01)
  - B. Request for conditional use permit to allow a transmission tower for property located at 3800 Prince Street (USE2019AUG02)
  - C. Request for rezoning for property located at 2012 Martin Street from R-2A to R-2 (REZ2019SEP03)
  - D. Request for conditional use permit to allow childcare facility for property located at 2012 Martin Street (USE2019AUG04)
  - E. Request to annex property at 2850 Muskogee Rd and rezone to C-3 (ANN2019SEP01)
  - F. Request for rezoning for property located at NW corner of London Rd and McNutt Rd from I-1 to R-2 (REZ2019SEP01)
  - ~~G. Request for rezoning for property located at 472 Ingram St from R-2A to MF-1 (REZ2019SEP02)~~
  - H. Request to amend the Master Street Plan to adjust street alignments in the Central Landing Area

# I.A REQUEST FOR PRELIMINARY PLAT APPROVAL - CAMPBELL COVE, PHASE III

## REQUEST FOR PRELIMINARY PLAT APPROVAL OF CAMPBELL COVE SUBDIVISION, PHASE III

### APPLICANT

Central Arkansas Professional Surveying  
PO Box 298  
Conway, AR 72033

### OWNER

Rush-Hal Development, LLC

### STAFF REVIEW BY

Levi Hill, Assistant Director

### SITE DATA

**Location.** Northeast corner of the intersection of London Rd and McNutt Rd.

**Site Area.** 10.81 acres ±.

**Current Zoning.** I-1 (Intermediate Industrial).

**Proposed Zoning.** R-2 (Low Density Residential).

**Existing Structures.** None.

**Overlay.** None.

**Request.** The applicant is requesting preliminary approval of a 34 lot subdivision located at the northeast corner of the intersection of London Rd and McNutt Rd. The proposed development represents phase 3 of the Campbell Cove Development to the east. The proposed lots would range from 8,276 square feet to 20,473 square feet, consistent with the site's proposed R-2 zoning classification. Access for the development would be provided from both London Rd and McNutt Rd. 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. Creation of double frontage lots. (Article IV: Sec. 7(f)(7))

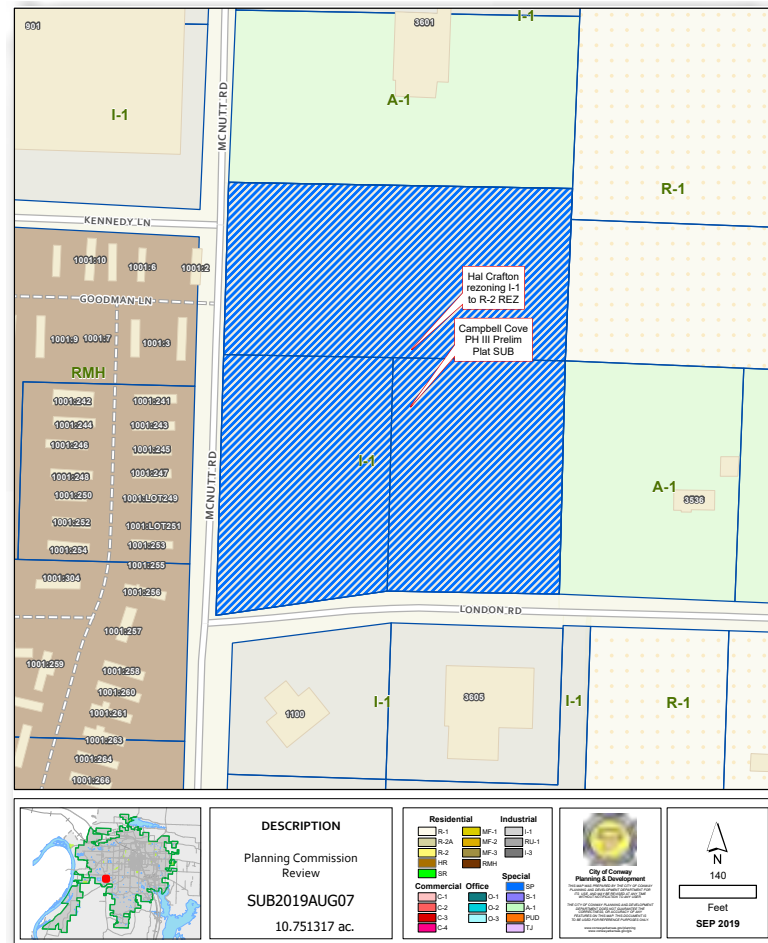
### STAFF RECOMMENDATIONS

Planning Staff recommends approval of the preliminary plat contingent upon approval of the requested rezoning and 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 proposed R-2 zoning district.

### CITY OF CONWAY

#### PLANNING & DEVELOPMENT DEPARTMENT CAMPBELL COVE SUBDIVISION, PHASE III

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

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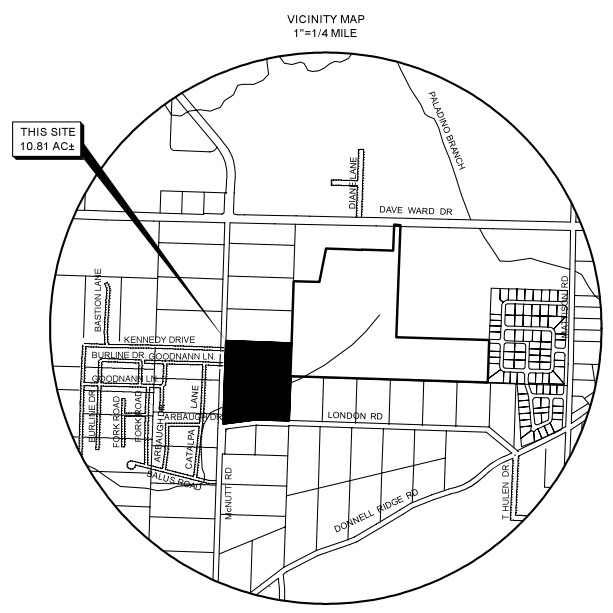
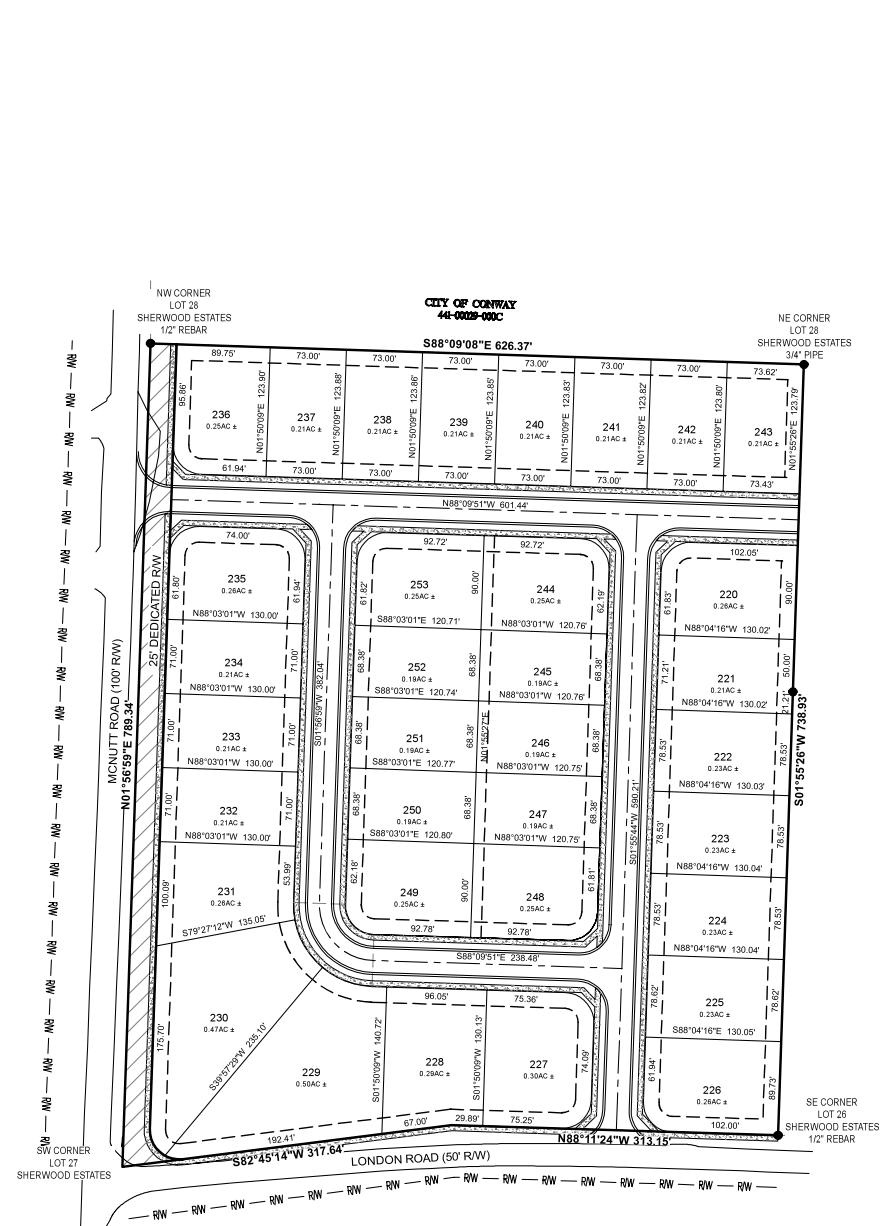


Aerial View of Campbell Cove Subdivision, Phase III



Campbell Cove Subdivision, Phase III in the Comprehensive Plan

# I.A REQUEST FOR PRELIMINARY PLAT APPROVAL - CAMPBELL COVE, PHASE III



**OWNER:**  
**SUBDIVIDER:** HAL CRAFTON  
RUSH-HAL DEVELOPMENT LLC  
P.O. BOX 10482  
CONWAY, ARKANSAS 72034

**SURVEYOR:** ROBERT FRENCH  
1021 FRONT ST.  
CONWAY, ARKANSAS 72032

**CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY**  
I, ROBERT D. FRENCH, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.

DATE OF EXECUTION: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
REGISTERED LAND SURVEYOR  
NO. 1363  
STATE OF ARKANSAS

**CERTIFICATE OF PRELIMINARY PLAT APPROVAL**  
THIS PLAT HAS BEEN GIVEN PRELIMINARY PLAT APPROVAL ONLY AND HAS NOT BEEN APPROVED FOR RECORDING PURPOSES AS A PUBLIC RECORD. THIS CERTIFICATE SHALL EXPIRE ON \_\_\_\_\_ (date).

DATE OF EXECUTION: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
JUSTIN BROWN, CHAIRMAN,  
CONWAY PLANNING  
COMMISSION

**SIDEWALK CONSTRUCTION REQUIREMENTS:**

SIDEWALK CONSTRUCTION MUST MEET THE SPECIFICATION REQUIREMENTS AS AMENDED IN THE CITY OF CONWAY SUBDIVISION ORDINANCE #0-18-56, ARTICLE V, SECTION 9(13) "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.

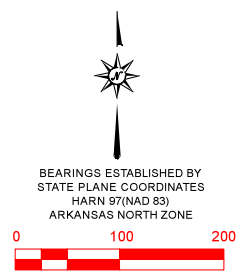
SIDEWALKS ALONG RESIDENTIAL STREETS: SIDEWALKS ALONG STREETS WITH RESIDENTIAL LOTS SHALL BE CONSTRUCTED BY THE HOMEOWNER/BUILDER. THE SIDEWALK SHALL BE INSTALLED PRIOR TO THE FINAL INSPECTION AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

**GENERAL NOTES:**

1. LOT DIMENSIONS GIVEN ON CORNER LOTS ARE TO THE POINT OF CURVATURE.
2. ALL ROUNDED CORNERS ARE 28' RADII UNLESS OTHERWISE NOTED.
3. THIS PROPERTY SURVEYED ON 07/17/2019.
4. RATIO CLOSURE ERROR: MEETS MINIMUM RELATIVE POSITIONAL ACCURACY STANDARDS FOR THE STATE OF ARKANSAS.
5. THIS PROPERTY ZONED I-1.
6. THIS PROPERTY SERVICED BY CONWAY CORPORATION UTILITIES - WATER AND SEWER.
7. ALL LOTS SHALL SLOPE TO A STREET AND/OR DRAINAGE EASEMENT.
8. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP 05045C0278H EFFECTIVE DECEMBER 19, 2006.
9. THE CITY OF CONWAY ZONING CODE WILL DICTATE REQUIRED SETBACKS.

**LEGEND**

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



**CAMPBELL COVE P.U.D. PHASE 3**  
CITY OF CONWAY  
**PRELIMINARY LOT PLAN**

CENTRAL ARKANSAS PROFESSIONAL SURVEYING  
OFFICE (501) 515-8800  
MOBILE (501) 412-2902  
FAX (501) 515-0900  
P.O. BOX 298 CONWAY, AR 72033

ROBERT D. FRENCH  
P.L.S. 1363

SHEET NO. 1 OF 1  
SCALE 1"=100'  
DATE 08/29/2019

7. Drainage easements as required by the City Engineer are needed.
8. All other applicable provisions of the City of Conway Subdivision Ordinance (O-00-03) shall be satisfied and accounted for prior to Preliminary Plat approval.
9. Receipt of an approved or conditionally approved copy of the Preliminary Plat, together with an approved copy of the Improvements Plan shall constitute authorization of the Planning Commission for the developer to proceed with the preparation of the Final Plat, the installation of improvements, and the staking out of lots and blocks. The developer, after conditional approval of the Preliminary Plat, shall complete all improvements required under this regulation.

# I.B REQUEST FOR PRELIMINARY PLAT APPROVAL - HUM'S HARDWARE SUBDIVISION

## REQUEST FOR PRELIMINARY PLAT APPROVAL OF HUM'S HARDWARE SUBDIVISION

### APPLICANT

Mark Rickett  
Halff + Marlar  
5318 John F. Kennedy Blvd.  
North Little Rock, AR 72116

### OWNER

Hum's Hardware

### STAFF REVIEW BY

Levi Hill, Assistant Director

### SITE DATA

**Location.** North Side of Muskogee Rd, approximately 900 feet west of the intersection of Vail Ave and Muskogee Rd.

**Site Area.** 8.0 acres ±.

**Current Zoning.** T-J (TJ Rural District).

**Proposed Zoning.** C-3 (Highway Commercial)

**Existing Structures.** None.

**Overlay.** None.

**Request.** The applicant is requesting preliminary approval of a 2 lot subdivision located on the north side of Muskogee Rd, approximately 900 feet west of the intersection of Vail Ave and Muskogee Rd. Currently, the site is located outside of the City Limits however it falls within the City's Territorial Jurisdiction. The property is being considered for annexation concurrently with this request with a proposed zoning district of C-3. Lot 1 is proposed to be 3.83 acres and lot 2 is proposed to be 2.92 acres. As proposed, the lots meet the requirements of the proposed C-3 zoning district. Access to both lots would be provided via the extension of Muskogee Rd.

### Waivers Requested.

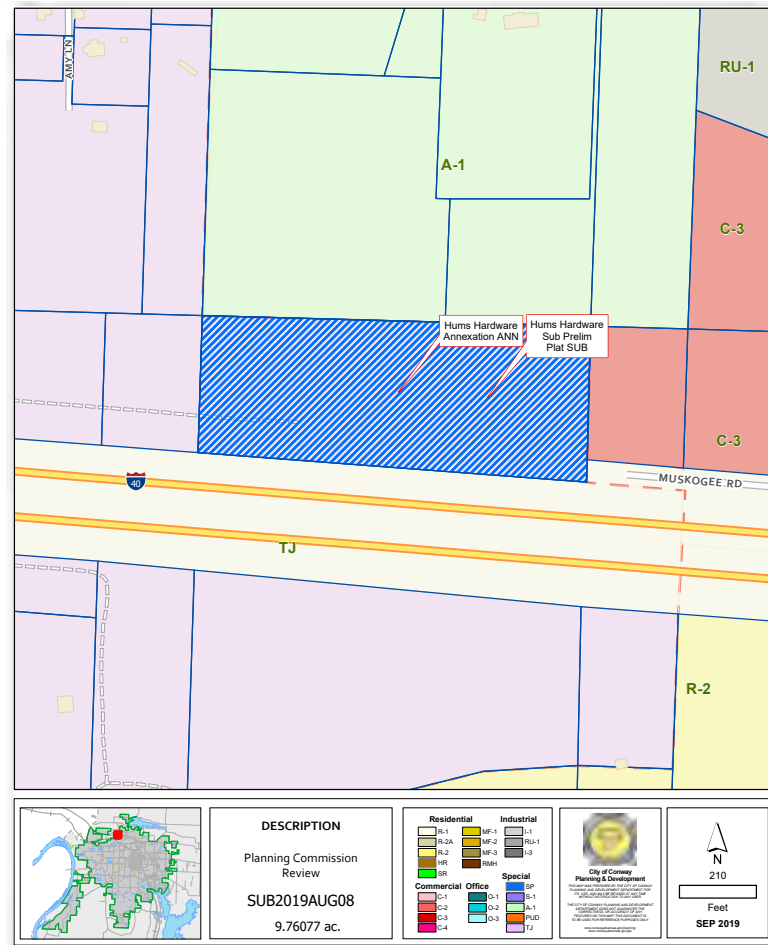
No waivers were requested as a part of this application.

### STAFF RECOMMENDATIONS

Planning Staff recommends approval of the preliminary plat contingent upon the completion of the amended punch list and associated conditions of approval.

### CITY OF CONWAY PLANNING & DEVELOPMENT DEPARTMENT HUM'S HARDWARE SUBDIVISION

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



### CORRECTIONS NEEDED ON THE PLAT

1. Show all hydrant locations.
2. Corrections as noted on Preliminary Plat.
3. Department of Health shall approve all Septic Systems prior to filing final plat

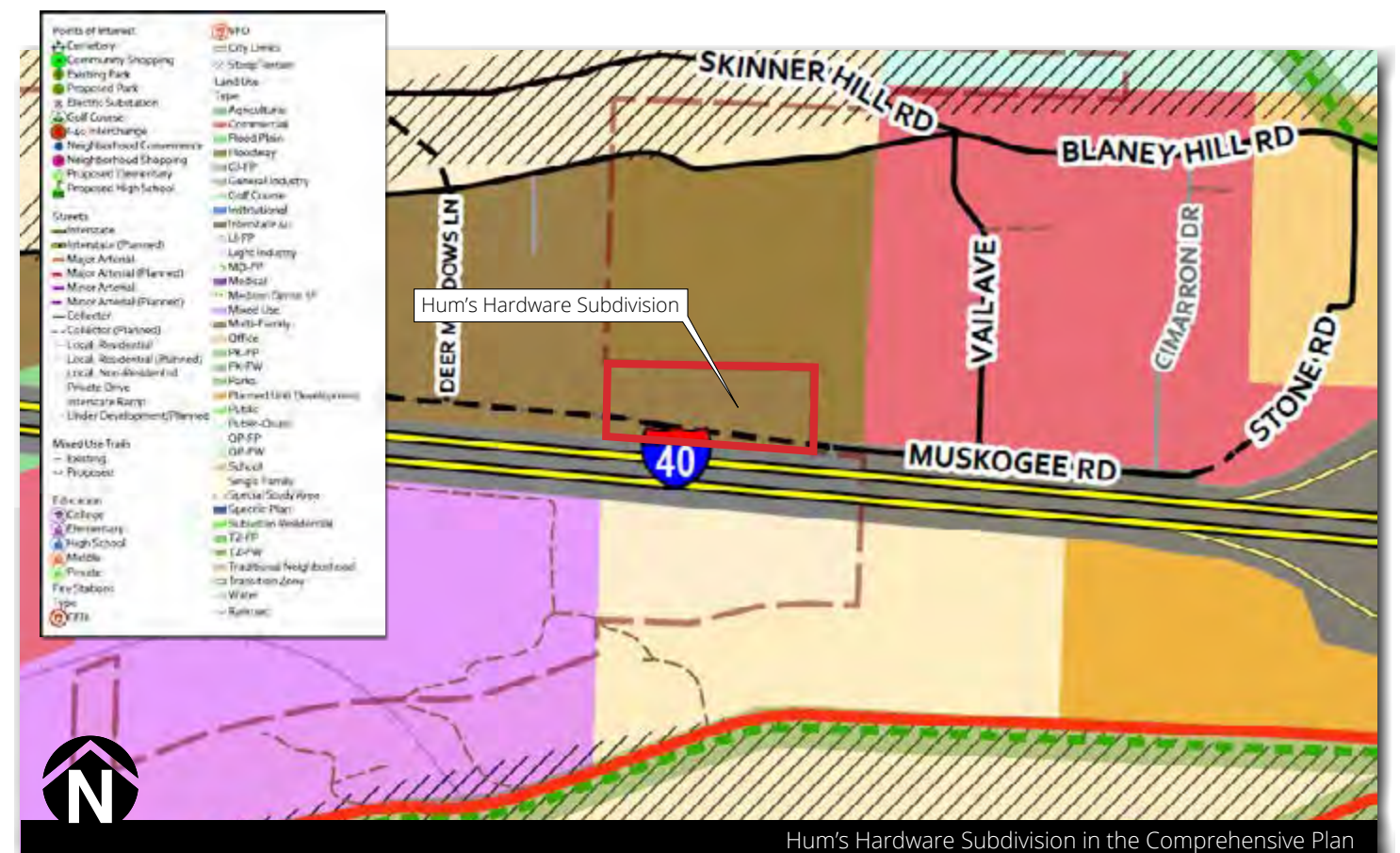
### CONDITIONS

1. Preliminary Plat approval from all reviewing agencies shall be obtained.
2. Approved improvement plans for each new utility system shall be obtained prior to submission of final plat and authorization to proceed.
3. A draft of any Bill of Assurance proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property included in the submitted plat.
4. State Fire Code 503.0.5 states that dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Anything other than the following cul-de-sac requirement must be approved by the Conway Fire Marshall. *Preliminary Plat Approval conditioned upon Fire Department approval of access and turn around requirements for new street.*

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Aerial View of Hum's Hardware Subdivision



Hum's Hardware Subdivision in the Comprehensive Plan

# I.B REQUEST FOR PRELIMINARY PLAT APPROVAL - HUM'S HARDWARE SUBDIVISION

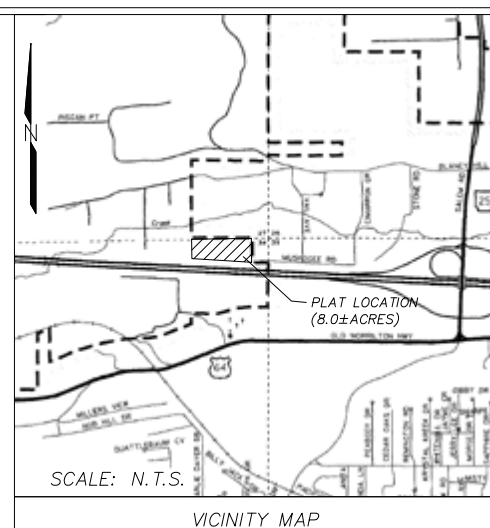


View of site from Muskogee Rd looking W

PRELIMINARY PLAT APPROVAL

On given preliminary plat approval has been approved for recording in public record. This certificate shall expire on (date).

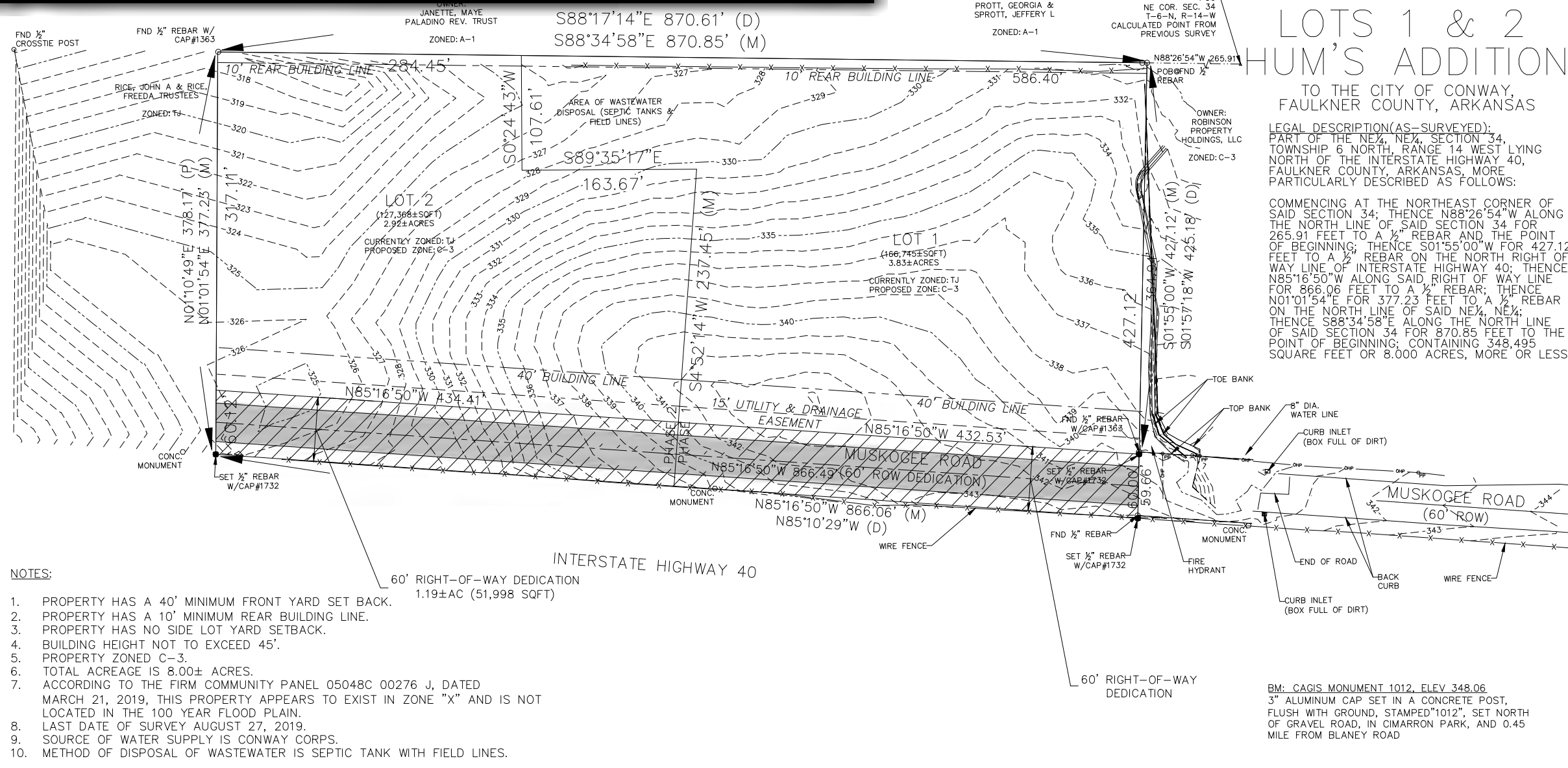
Chairman, Conway Planning Commission



**HUM'S HARDWARE**  
CONWAY, AR

**HUM'S**  
HARDWARE AND RENTAL

- 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.
- 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.



**HALFF + MARLAR**  
5318 JOHN F. KENNEDY BLVD.  
CONWAY, AR 72116  
TEL: (501) 703-8807

Revision No.	Date	Description

Project No.: 035628  
Issued: AUG. 29, 2019  
Drawn By: JGB  
Checked By: BCD  
Scale: 1" = 40'  
Sheet Title: PRELIMINARY PLAT  
Sheet Number:

# I.C REQUEST FOR PRELIMINARY PLAT APPROVAL - ORCHARD HILLS SUBDIVISION, PHASE I

## REQUEST FOR PRELIMINARY PLAT APPROVAL OF ORCHARD HILLS SUBDIVISION, PHASE I

### APPLICANT

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

### OWNER

Frank Shaw

### STAFF REVIEW BY

Levi Hill, Assistant Director

### SITE DATA

**Location.** Approximately 350 feet west of the terminus of Elderberry Ln. South side of Empy Trl, approximately 1,500 feet west from the intersection of Mill Pond Rd and Empy Trl.

**Site Area.** 16.10 acres ±.

**Current Zoning.** R-1 (Single Family Residential); Unzoned property outside of City Limits.

**Existing Structures.** None.

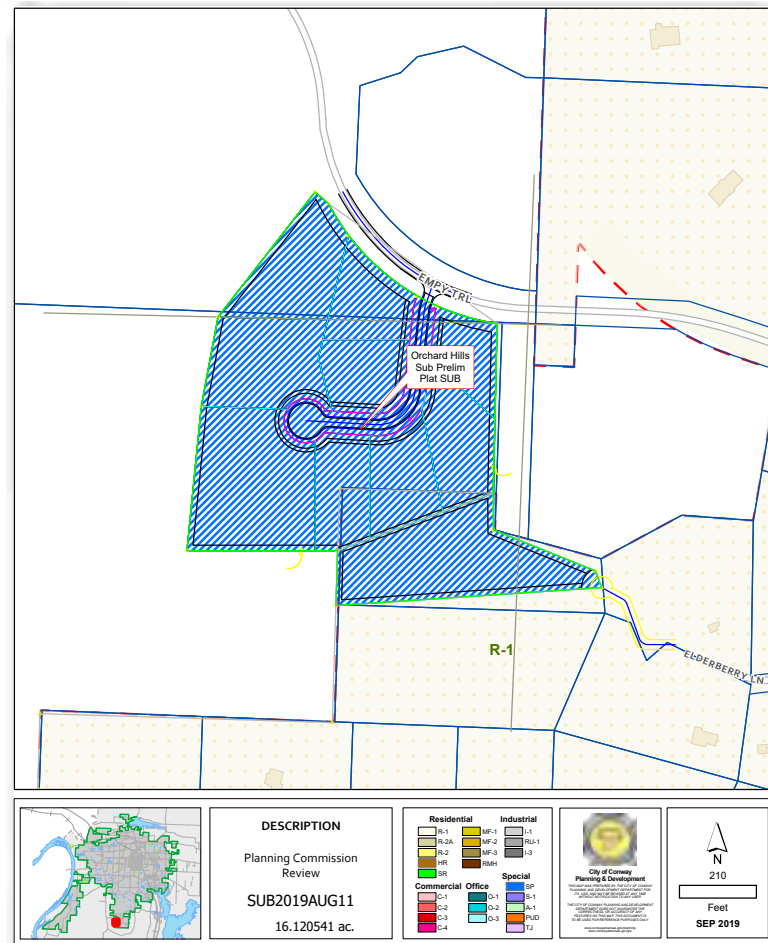
**Overlay.** None.

**Request.** The applicant is requesting preliminary approval of a 10 lot subdivision located at on the south side of Empy Trail, approximately 1,500 feet west from the intersection of Mill Pond Road and Empy Trail. Currently, a large portion of the site is located outside of the City Limits. The property will be considered for annexation in the near future. The lots are proposed to range from 0.83 acres to 2.82 acres. Access would be provided via an unconstructed portion of Elderberry Lane and a proposed access point form Empy Trail.

The Subdivision Regulations state that projects shall be exempt from sidewalk requirements when located outside of the city limits and classified as a "large lot subdivision". Large lot subdivisions are further defined as subdivisions having lots with greater than 150 feet of frontage. Additionally, Staff is of the opinion that all lots should meet the minimum requirements of the A-1 zoning district in keeping with the rural character intent of the term large lot subdivision. Lot 1 fails to meet the minimum lot area requirement of 1 acre and lot 2 fails to meet the minimum frontage requirement. Staff has proposed a condition of approval requiring that the lot lines be adjusted to accommodate the minimum lot requirements for all lots.

### 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.

### CITY OF CONWAY

#### PLANNING & DEVELOPMENT DEPARTMENT ORCHARD HILLS SUBDIVISION, PHASE I

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.
3. Department of Health shall approve all Septic Systems prior to filing final plat.

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Orchard Hills Subdivision, Phase I in the Comprehensive Plan



# ORCHARD HILLS SUBDIVISION PHASE I

FAULKNER COUNTY, ARKANSAS

*Legal Description (Orchard Hills Subdivision Lots 1-9 & 20R)*  
 Being a part of the NE 1/4 SE 1/4 and a part of the SE 1/4 of the NE 1/4, all in Section 3, T-4-N, R-14-W, and Lot 20 Round Mountain Subdivision, Faulkner County Arkansas more particularly described as follows:

Commencing at a stone for the Southwest corner of the NE 1/4 SE 1/4 of said Section 3; thence N 01° 40' 00" E along the West line of said NE 1/4 SE 1/4 207.50 feet to a 3/4 inch Crimped Pipe; thence leaving said West line S 88° 15' 02" E 798.81 feet to a 3/4 inch Crimped Pipe; thence N 01° 47' 54" E 469.75 feet to the point of beginning; thence West 411.68 feet; thence N 05° 42' 07" E 395.95 feet; thence N 10° 35' 55" E 248.30 feet; thence N 37° 48' 37" E 431.80 feet to the South Right of Way of Emory Trail; thence along said Right of Way S 49° 48' 01" E 48.31 feet to a curve to the left having a radius of 622.96 feet; thence along said curve and said right of way a chord bearing and distance of S 54° 33' 40" E 565.44 feet to a rebar and cap; thence leaving said Right of Way S 01° 20' 34" W 563.38 feet; thence S 68° 01' 03" E 300.00 feet; thence S 20° 48' 19" E 48.50 feet to the center of Elderberry Lane; thence S 86° 06' 23" W 727.50 feet; thence N 01° 47' 54" E 150.20 feet to the point of beginning, containing 16.10 acres, more or less.

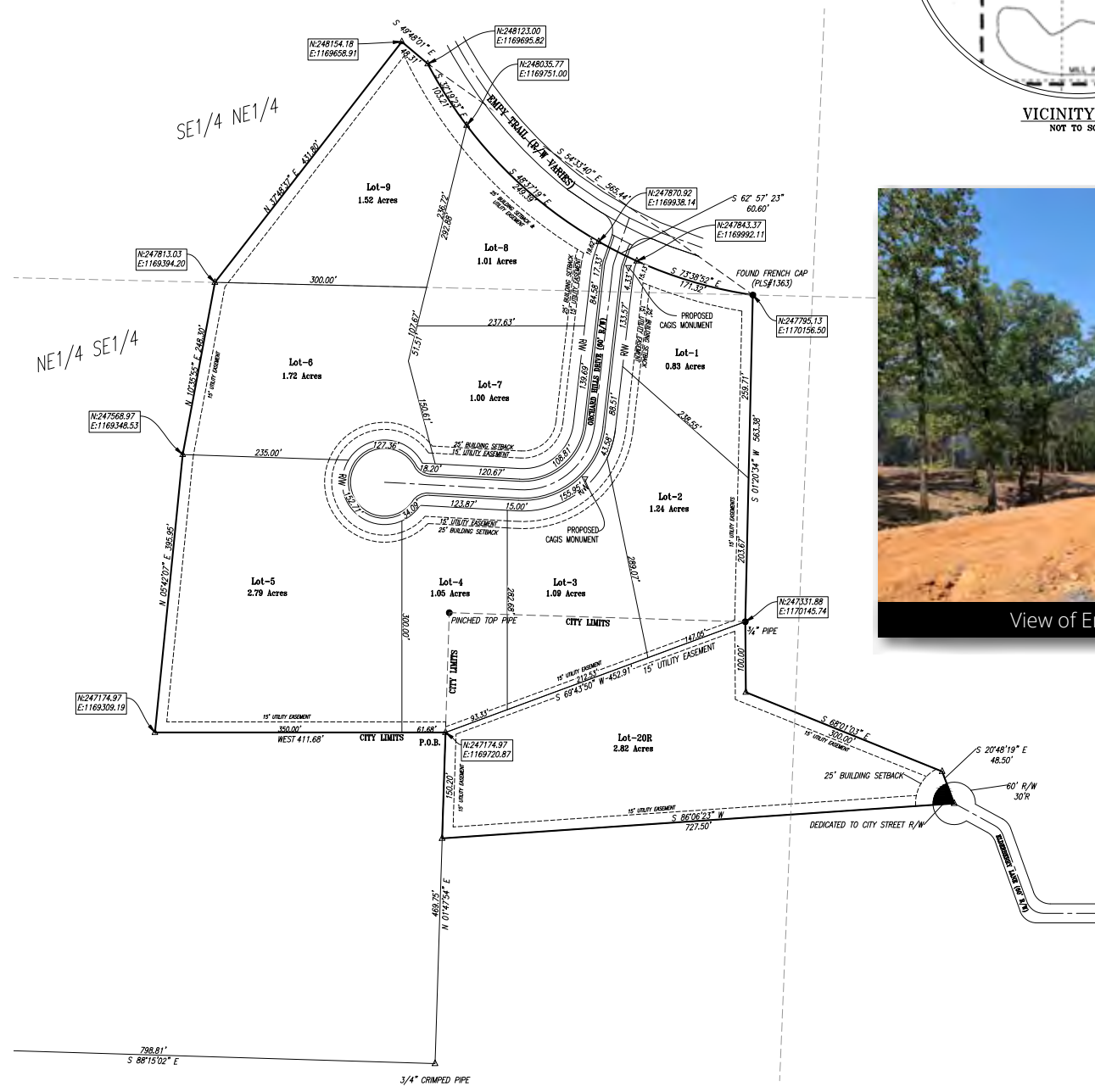
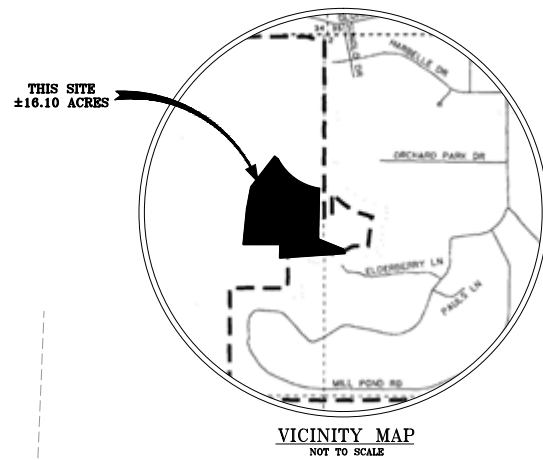
*Certificate of Owners:*  
 We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat.

Date of Execution: \_\_\_\_\_

Owner/Developer:  
 Frank Shaw  
 1327 Main Street  
 Conway, AR 72032

Source of Title: \_\_\_\_\_

Document Number: 2010-16752



View of Emory Trl from Orchard Hills Dr looking W



View of Emory Trl from Orchard Hills Dr looking E



View from Orchard Hills Dr looking S

## CONDITIONS

- Adjust lot lines as necessary to accommodate a minimum lot area of 1 acre and minimum street frontage requirement of 150 feet for all lots. Lot 20-R shall be exempt from the frontage requirement as it's existing platted frontage length is not proposed to change.
- Preliminary Plat approval from all reviewing agencies shall be obtained.
- Approved improvement plans for each new utility system shall be obtained prior to submission of final plat and authorization to proceed.
- 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.
- State Fire Code 503.0.5 states that dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Anything other than the following cul-de-sac requirement must be approved by the Conway Fire Marshall. *Preliminary Plat Approval conditioned upon Fire Department approval of access and turn around requirements for new street.*
- 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.
- 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.
- 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.

# II.A REQUEST FOR ZONING VARIANCE - 2455 DONAGHEY AVENUE

REQUEST FOR ZONING VARIANCE TO ALLOW REDUCED INTERIOR SETBACK AND INCREASED PARKING ALLOWANCE FOR PROPERTY LOCATED AT 2455 DONAGHEY AVENUE

**APPLICANT**  
 Brandon Ruhl  
 Taggart Architects  
 4500 Burrow Dr  
 North Little Rock, AR 72116

**OWNER**  
 Jim Rankin  
 Trinity Development Company, Inc.

**STAFF REVIEW BY**  
 James Walden, AICP

**SITE DATA**  
 Location. 2455 Donaghey Ave.

Site Area. 16.89 acres ±.

Current Zoning. MF-3 (Multi-family, 24 units/acre).

Existing Structures. None.

Overlay. None.

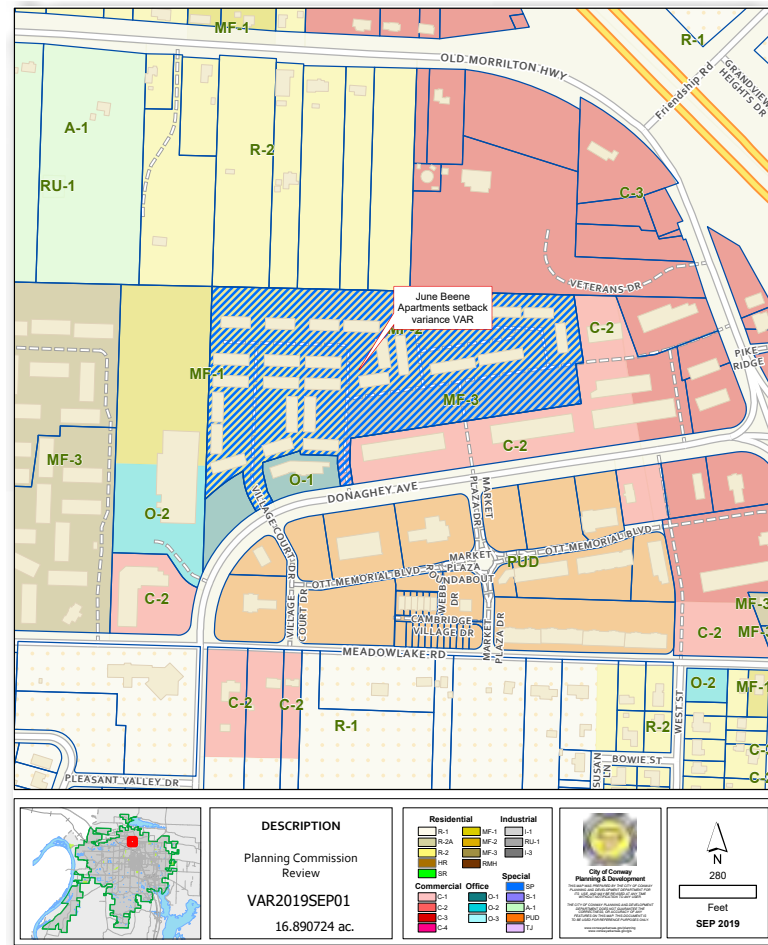
**Requested Zoning Variances.** Reduce the interior setback from 15' to 7', Allow an increase in maximum number of parking spaces from 70 spaces to 80 spaces.

**General Overview.** The applicant is proposing to construct a new multi-family development at 2455 Donaghey Ave in the June Beene Subdivision. The property rests on an infill lot within an existing commercial and multi-family development. The development will be the 4th phase and should represent substantial completion of development at the site.

**Zoning Code Regulations.**

MF-3 zoning district requires:  
 Setbacks: 15 foot front and exterior (side street) setbacks  
 15 foot interior setback  
 25 foot rear setback  
 Parking Requirements: Maximum 2 spaces per dwelling unit permitted.

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

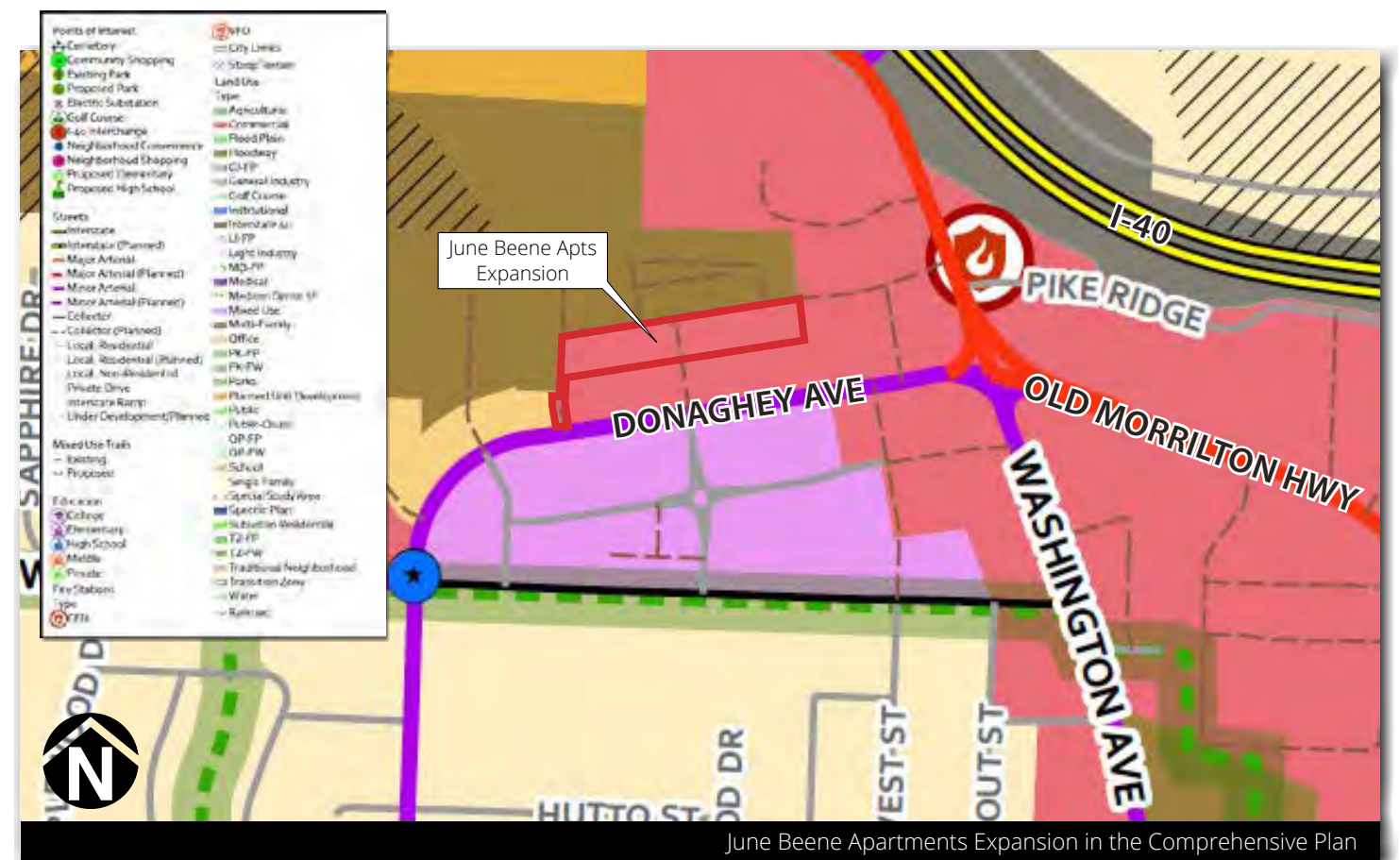


to ensure compliance and to protect adjacent property.

**STAFF COMMENTS**

**Setback Variance**

1. The property sits along a terraced area with a degree of fall between the street and the midpoint of the property. This reduces the buildable area of the property without significant changes to grading that could affect or disrupt adjacent property.
2. The property abuts a developed property which fronts



## II.A REQUEST FOR ZONING VARIANCE - 2455 DONAGHEY AVENUE

onto Donaghey Ave. There is a 31' rear setback on the abutting property, well in excess of the required 10'. As such, the spacing between the proposed development and abutting property will exceed that which would be allowed to be built. (Proposed 38', Required 25')

3. It is anticipated the development will not harm adjacent property, as a reduced setback would provide a more cohesive design for the overall development and is in keeping with the existing building spacing within the development.

### Parking Variance

1. The zoning code parking requirements do not adequately account for multi-family developments with 3 bedroom units as opposed to 1-2 bedroom units. With the likely use of the development for student housing, these limiting requirements could result in inadequate parking being provided on the site.

### STAFF RECOMMENDATIONS



View from site looking NW



View of access drive and adjacent property looking W

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 MF-3 setback standards and parking maximum requirements 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 code.



View from site looking W



View of site looking W

## II.B 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.

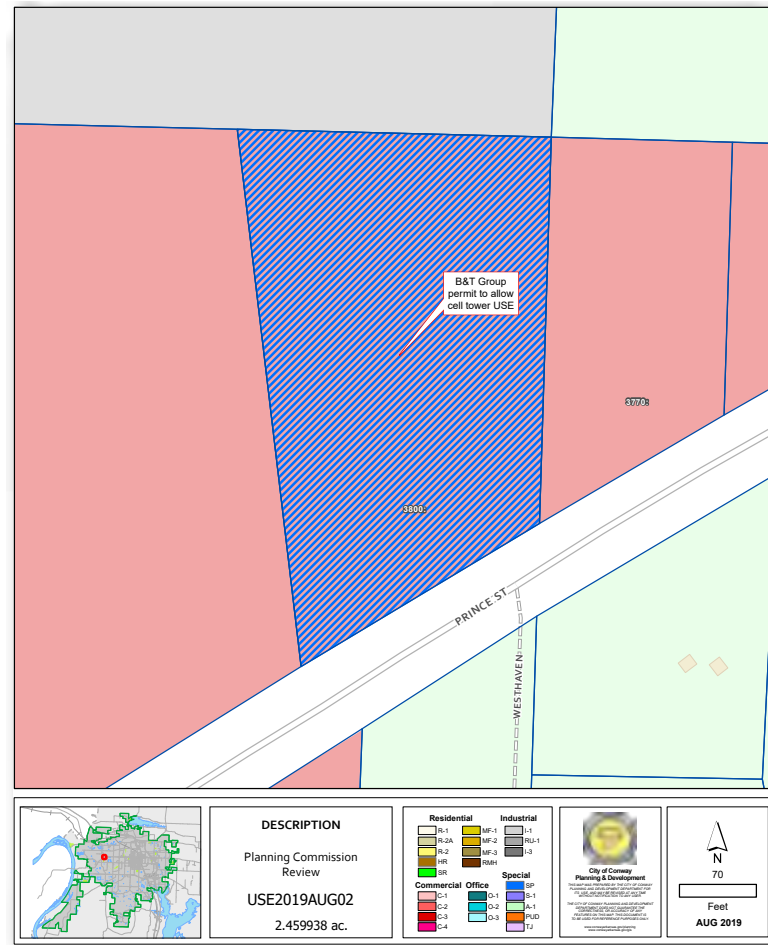
Comprehensive Plan. The Comprehensive Plan shows this area as appropriate for Multi-Family Residential. The Comprehensive Plan is not consistent with the property's more intensive commercial zoning.

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.

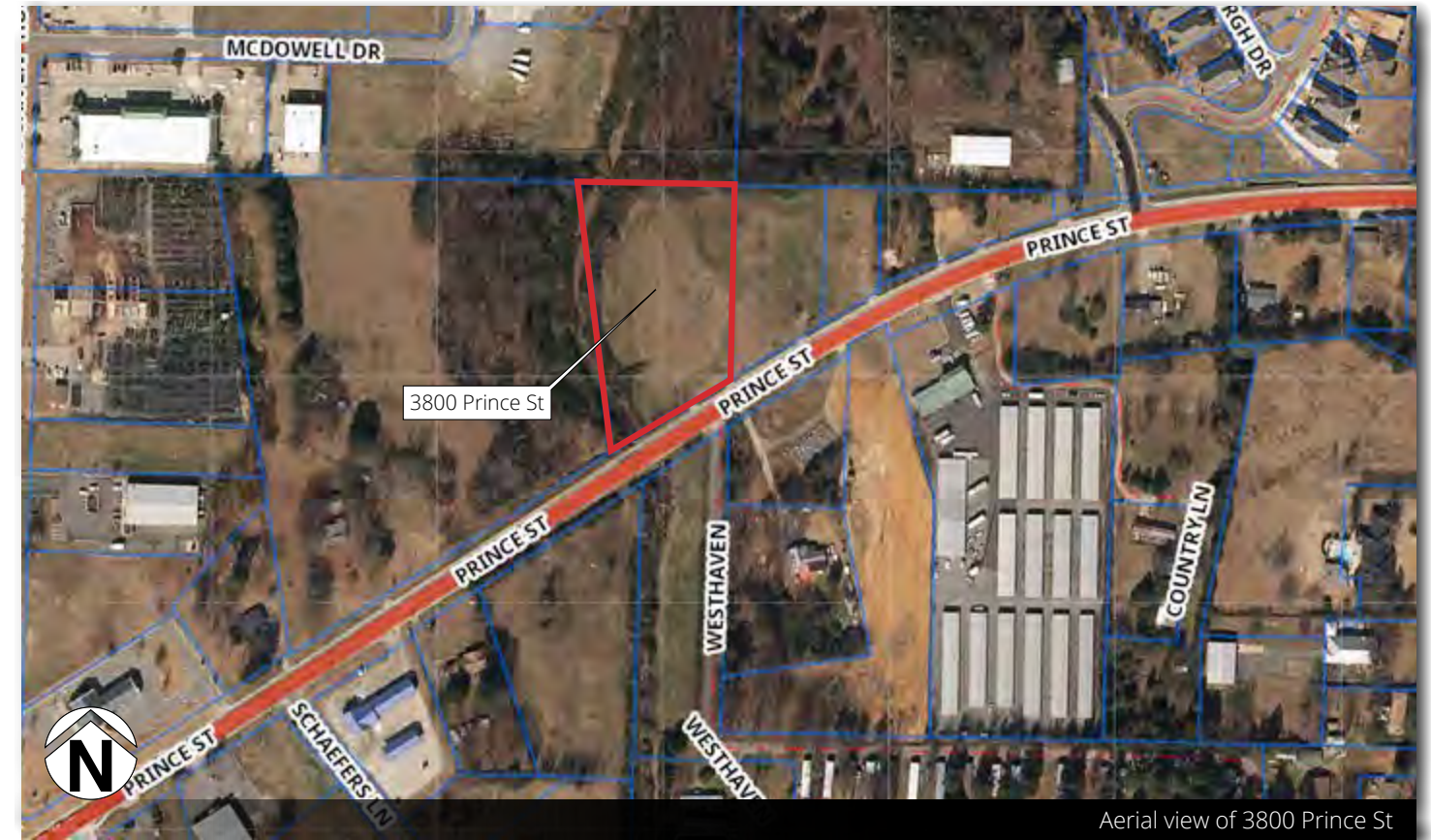


#### PROJECT DESCRIPTION

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 brick 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. The existing nearby transmission tower is unsuitable due to the need for reconstruction and the disruption it would cause to the property owner.
2. The applicant has looked at numerous properties in the vicinity, none of which have proved workable due to various constraints - lack of interest by property owners or directly adjacent residential property. The proposed property is somewhat advantageous due to the flood hazards on the limit its suitability for other development.
3. The property rests within flood hazard areas. Prior to commencement of any work proper floodplain work permits must be obtained.
4. Transmission towers are allowed in all zones with a conditional use permit. The zoning code lists several regulations specific to transmission towers. See such regulations and comments on page 20.



Aerial view of 3800 Prince St



3800 Prince St in the Comprehensive Plan

## II.B REQUEST FOR CONDITIONAL USE PERMIT - 3800 PRINCE STREET

Unless outstanding conditions warrant otherwise, the following conditions apply to any transmission tower/ station. 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 code allows up to 150 feet. The requested tower is 150 feet.*

**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 brick faced wall.*

**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 applicant is proposing 6 Holly trees with a 6' planting height and 20 Gold Coast Juniper evergreen shrubs.*

**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).

**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 lighting 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 approval of the request.



View of site from Prince St looking NW

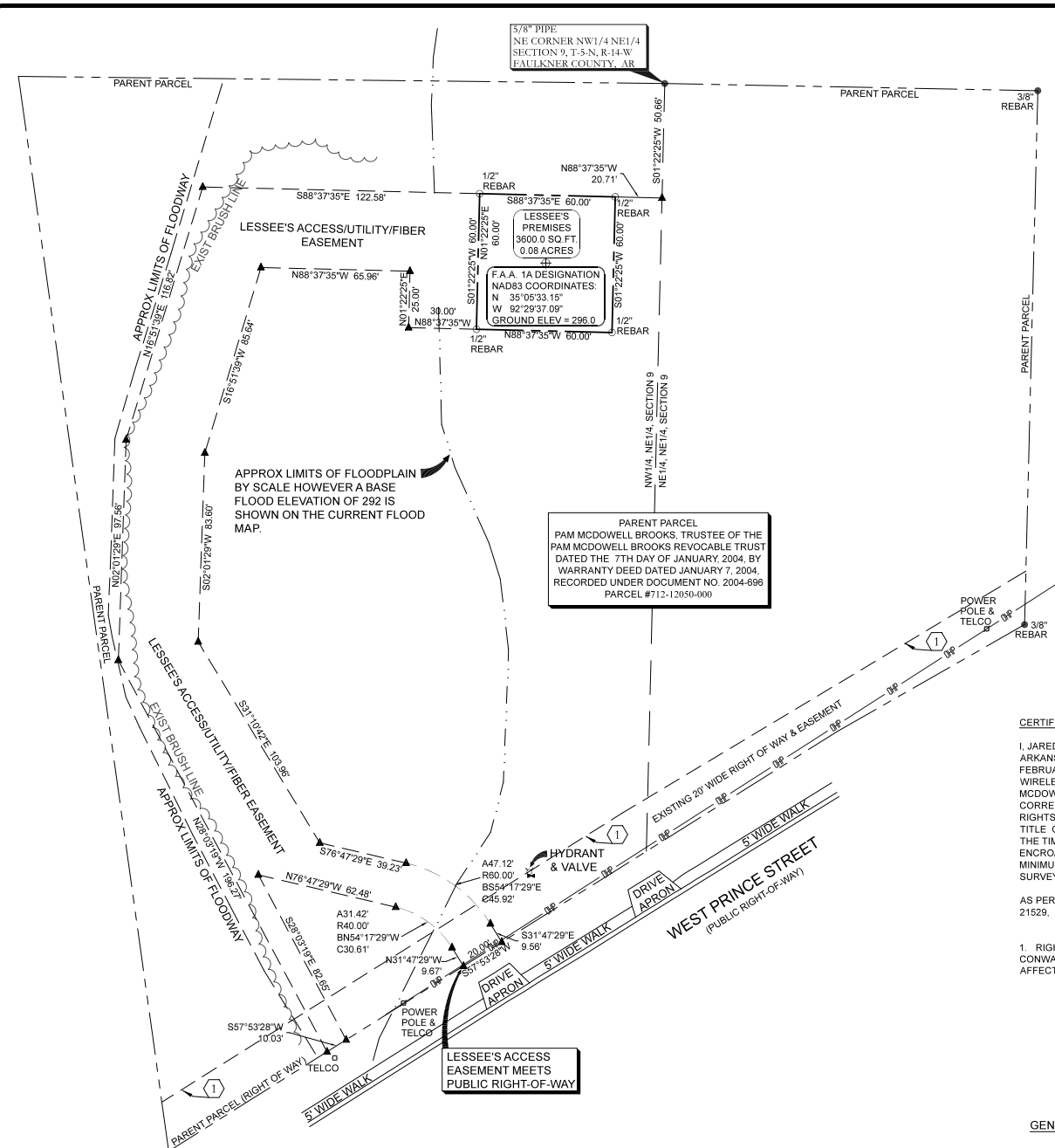
### STAFF SUGGESTED CONDITIONS

1. Obtain proper floodplain permit prior to construction.
2. Require concrete paving of the driveway.
3. Construct the transmission tower as submitted in the plans. Changes to the plan shall require reapproval by the Planning Commission.



Views of abutting properties across Prince St from site, panning [L to R] SE to SW

# II.B REQUEST FOR CONDITIONAL USE PERMIT - 3800 PRINCE STREET



**LESSEE'S PREMISES**

BEING A PART OF THE NW1/4, NE1/4, SECTION 9, T-5-N, R-14-W, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF THE SAID NW1/4, NE1/4; THENCE S01°22'25"W 50.66 FEET; THENCE N88°37'35"W 20.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE S01°22'25"W 60.00 FEET; THENCE N88°37'35"W 60.00 FEET; THENCE N01°22'25"E 60.00 FEET; THENCE S88°37'35"E 60.00 FEET TO THE POINT OF BEGINNING CONTAINING 3600 SQUARE FEET, 0.08 ACRES, MORE OR LESS.

**LESSEE'S ACCESS/UTILITY/FIBER EASEMENT**

BEING A PART OF THE NW1/4, NE1/4, SECTION 9, T-5-N, R-14-W, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF THE SAID NW1/4, NE1/4; THENCE S01°22'25"W 50.66 FEET; THENCE N88°37'35"W 20.71 FEET; THENCE S01°22'25"W 60.00 FEET; THENCE N88°37'35"W 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N88°37'35"W 30.00 FEET; THENCE N01°22'25"E 25.00 FEET; THENCE N88°37'35"W 65.96 FEET; THENCE S16°51'39"W 85.64 FEET; THENCE S02°01'29"W 83.60 FEET; THENCE S31°10'42"E 103.96 FEET; THENCE S76°47'29"E 39.23 FEET; THENCE 47.12 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AND A CHORD S54°17'29"E 45.92 FEET; THENCE S31°47'29"E 9.56 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF WEST PRINCE STREET; THENCE ALONG SAID RIGHT OF WAY S57°53'28"W 20.00 FEET; THENCE LEAVING THE SAID RIGHT OF WAY N31°47'29"W 9.67 FEET; THENCE 31.42 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET AND A CHORD N54°17'29"W 30.61 FEET; THENCE N78°47'29"W 62.48 FEET; THENCE S28°03'19"E 82.65 FEET TO THE SAID NORTHWESTERLY RIGHT OF WAY LINE OF WEST PRINCE STREET; THENCE ALONG THE SAID RIGHT OF WAY LINE S57°53'28"W 10.03 FEET; THENCE LEAVING THE SAID RIGHT OF WAY LINE N28°03'19"W 196.27 FEET; THENCE N02°01'29"E 97.56 FEET; THENCE N16°51'39"E 116.82 FEET; THENCE S88°37'35"E 122.58 FEET; THENCE S01°22'25"W 35.00 FEET TO THE POINT OF BEGINNING.

**PARENT PARCEL**

PART OF THE NE1/4, NE1/4 OF SECTION 9, T-5-N, R-14-W, FAULKNER COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID NE1/4, NE1/4 AND RUN THENCE EAST 165 FEET; THENCE SOUTH 250 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST PRINCE STREET; THENCE SOUTHWESTWARDLY ALONG SAID NORTH RIGHT OF WAY 200 FEET TO THE WEST LINE OF SAID NE1/4, NE1/4; THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING;

ALSO A PART OF THE NW1/4, NE1/4 OF SECTION 9, T-5-N, R-14-W, FAULKNER COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID NW1/4, NE1/4 AND RUN THENCE WEST 286 FEET; THENCE SOUTH 10 DEGREES 35 MINUTES EAST 480 FEET TO THE NORTH RIGHT OF WAY OF WEST PRINCE STREET; THENCE NORTHEASTWARDLY ALONG SAID NORTH RIGHT OF WAY 253 FEET TO THE EAST LINE OF SAID NW1/4 NE1/4; THENCE NORTH TO THE POINT OF BEGINNING.

**CERTIFICATION**

I, JARED PAVATT, A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF ARKANSAS, HEREBY CERTIFY THAT THIS SURVEY (I) WAS MADE ON THE GROUND ON FEBRUARY 27, 2019 FOR ALTEL COMMUNICATIONS WIRELESS, INC. D/B/A VERIZON WIRELESS, BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ, P.C. AND PAM MCDOWELL BROOKS, TRUSTEE OF THE PAM MCDOWELL BROOKS REVOCABLE TRUST (II) CORRECTLY SHOWS THE SUBJECT PROPERTY AND THE LOCATION OF EASEMENTS, RIGHTS OF WAY AND SETBACK LINES THEREON THAT ARE VISIBLE OR REFLECTED ON THE TITLE CERTIFICATE REFERENCED HEREON (III) REFLECTS THE CONDITIONS FOUND AT THE TIME OF THE SURVEY, (IV) EXCEPT AS SHOWN HEREON, REFLECTS NO ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, AND (V) CONFORMS TO THE MINIMUM STANDARDS OF THE ARKANSAS STATE BOARD OF REGISTRATION OF LAND SURVEYORS.

AS PER TEXAS ABSTRACT SERVICES COMMITMENT FOR TITLE INSURANCE, CONTROL 21529, ISSUED MARCH 18, 2019, THE FOLLOWING ITEMS ARE OF SURVEY MATTERS

- RIGHT OF WAY AND EASEMENT DATED SEPTEMBER 5, 1995, GRANTED TO THE CITY OF CONWAY, ARKANSAS, RECORDED IN VOLUME 610, PAGE 744 DEED RECORDS DOES AFFECT THE LESSEE'S ACCESS AND UTILITY EASEMENT AND IS SHOWN ON THE SURVEY.

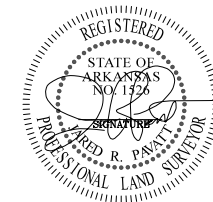
**GENERAL NOTES:**

- TRACT IS SUBJECT TO RESTRICTIVE COVENANTS, SUBDIVISION, PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE TRACT, ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
- THIS PROPERTY IS SUBJECT TO ALL ROADWAYS, EASEMENTS AND/OR RESERVATIONS THAT ARE OF RECORD OR ARE PHYSICALLY IN PLACE.
- BEARINGS ARE REFERENCED TO ARKANSAS STATE PLANE GRID NORTH (NAD83).
- THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A LEASE PARCEL AND ASSOCIATED EASEMENTS. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
- THE LESSEE'S LAND SPACE AND RIGHTS OF WAY LIE ENTIRELY ON AND WITHIN THE PARENT PARCEL UNLESS OTHERWISE NOTED OR SHOWN HEREON.
- A PORTION OF THE LESSEE'S ACCESS AND UTILITY AND FIBER EASEMENT DOES LIES IN FLOOD XONE "AE", ACCORDING TO FLOOD INSURANCE RATE MAP #65045C0278H, DECEMBER 19, 2006.

**LEGEND**

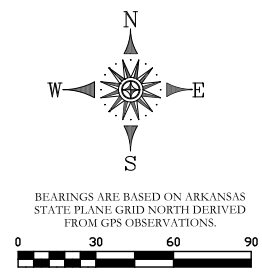
These standard symbols may or may not be found in the drawing.

- FOUND PROPERTY CORNER
- SET IRON PIN
- ▲ CALCULATED OR ANGLE POINT
- WATER METER BOX
- ⚡ POWER POLE OR SERVICE POLE
- TELCO PEDESTAL
- ⊕ F.A.A. 1A LOCATION
- ⊗ SANITARY SEWER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ TITLE EXCEPTION REFERENCE



**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY BY ME ON THIS DATE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND ABILITY. PROPERTY CORNERS ARE LOCATED WITH EXISTING MONUMENTS IN THE AREA.



WEST PRINCE STREET - AR  
ALTEL COMMUNICATIONS WIRELESS, INC.  
d/b/a, VERIZON WIRELESS  
BOUNDARY SURVEY

THE JOB NO.:	2019--
FILE NAME:	
PLOT SCALE:	1:30
ISSUE DATE 1:	27 FEB 2019
ISSUE DATE 2:	20 APR 2019
ISSUE DATE 3:	16 MAY 2019

WARNING	
IF THIS DRAWING DOES NOT MEASURE IT THEN DRAWING HAS BEEN REVISIONED AND IS NOT TO SCALE	
SCALE:	1:30
DESIGNED BY:	J P
DRAWN BY:	J P
CHECKED BY:	J P

SHEET No.  
**2.0**

## II.C REQUEST TO REZONE - 2012 MARTIN STREET

REQUEST TO REZONE FROM R-2A TO R-2 PROPERTY LOCATED AT 2012 MARTIN STREET

### APPLICANT

Brandy Hansberry  
Legacy Learning Center  
3500 Bay Berry Road  
Conway, AR 72034

### OWNER

Russell Allison

### STAFF REVIEW BY

James Walden, AICP

### SITE DATA

Location. 2012 Martin St.

Site Area. 0.3 acres ±.

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

Existing Structures. 5,187 sf Residence/Office Building.

Overlay. Old Conway Overlay – Suburban Zone.

Requested Rezoning. R-2 (Low Density Residential District).

Comprehensive Plan. Single-Family Residential.

Projected Traffic Impact. With a rezoning to R-2, the likely increase in traffic impact would be modest. With an assumption of the site devoted to a daycare use, it is anticipated the site would generate about 400 vehicle trips per typical week day.

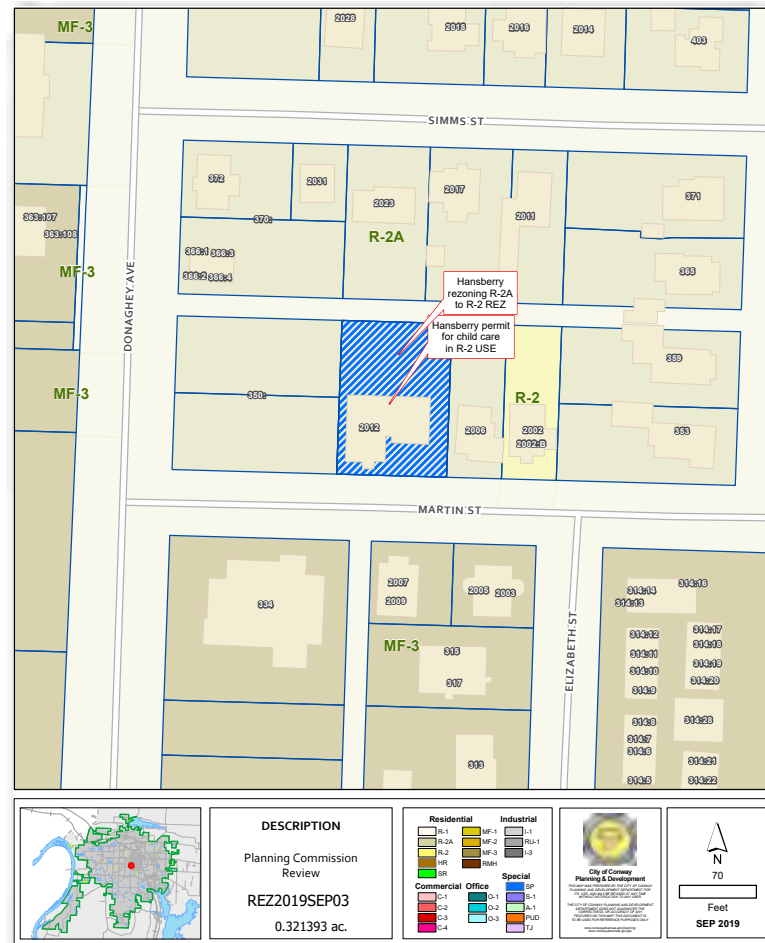
Current Traffic Counts. N/A (Estimated to likely be between 800-1,500 vehicles per day).

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

Utilities. The site is currently served by utilities.

Master Street Plan. Martin St – Local.

Street Improvement. No current improvement plans.



### STAFF COMMENTS

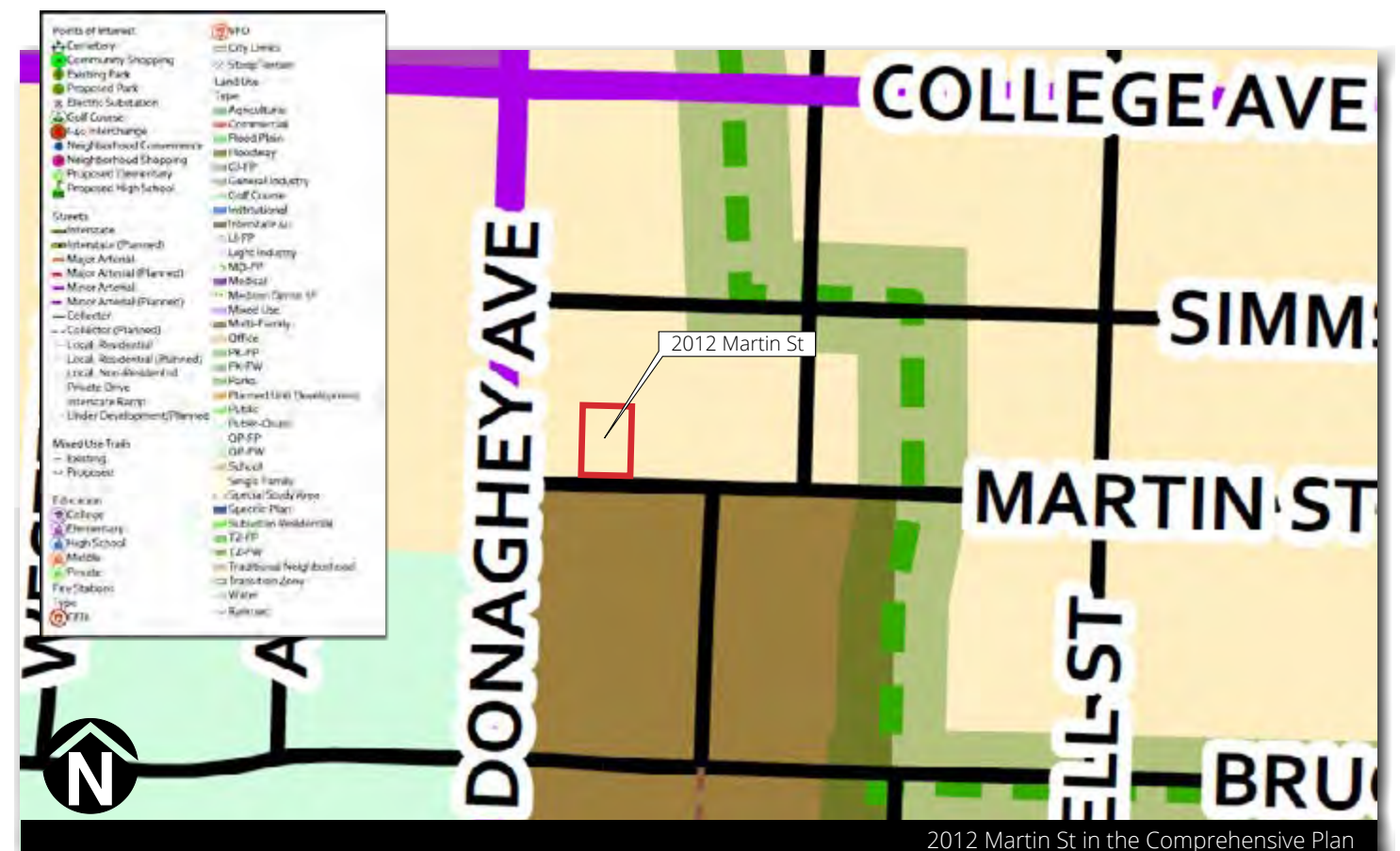
- The applicant intends to open a daycare associated on-site. That use is not allowed in the current zoning, but is allowed as conditional use in the R-2 zone.
- The property is large enough that the lot could be subdivided in the future if rezoned to R-2. However, such action would require demolition of the existing structure on-site.
- The property is in close vicinity to existing MF-3 and R-2 zoning.
- The zoning change is not consistent with the land use plan. However, the current zoning is not consistent with the Comprehensive Plan either.
- The proposed use as a Daycare Center is a needed use within and nearby the institutional campuses of Conway Regional and UCA.
- The zoning would not likely result in harm to adjacent property.

### STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning. The proposed zoning is consistent with the present and proposed use of the site and will likely not cause harm to surrounding properties.



Aerial View of 2012 Martin Street



2012 Martin St in the Comprehensive Plan

II.C REQUEST TO REZONE - 2012 MARTIN STREET



View of property from Martin St looking NW



View of adjacent property to the E



View of adjacent property to the W



View of abutting properties across Martin St panning [L to R] SE to SW



Planning Commission Staff Report • September 2019



## II.D REQUEST FOR CONDITIONAL USE PERMIT - 2012 MARTIN STREET

REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW A CHILDCARE FACILITY IN THE R-2 ZONING DISTRICT FOR PROPERTY LOCATED AT 2012 MARTIN STREET

### APPLICANT

Brandy Hansberry  
Legacy Learning Center  
3500 Bay Berry Road  
Conway, AR 72034

### OWNER

Russell Allison

### STAFF REVIEW BY

James Walden, AICP

### SITE DATA

Location. 2012 Martin St.

Site Area. 0.3 acres ±.

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

Existing Structures. 5,187 sf Residence/Office Building.

Overlay. Old Conway Overlay – Suburban Zone.

Requested Conditional Use. Commercial Childcare Facility.

Comprehensive Plan. Single-Family Residential.

**Projected Traffic Impact.** With a rezoning to R-2, the likely increase in traffic impact would be modest. With an assumption of the site devoted to a daycare use, it is anticipated the site would generate about 400 vehicle trips per typical week day.

**Current Traffic Counts.** N/A (Estimated to likely be between 800-1,500 vehicles per day).

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

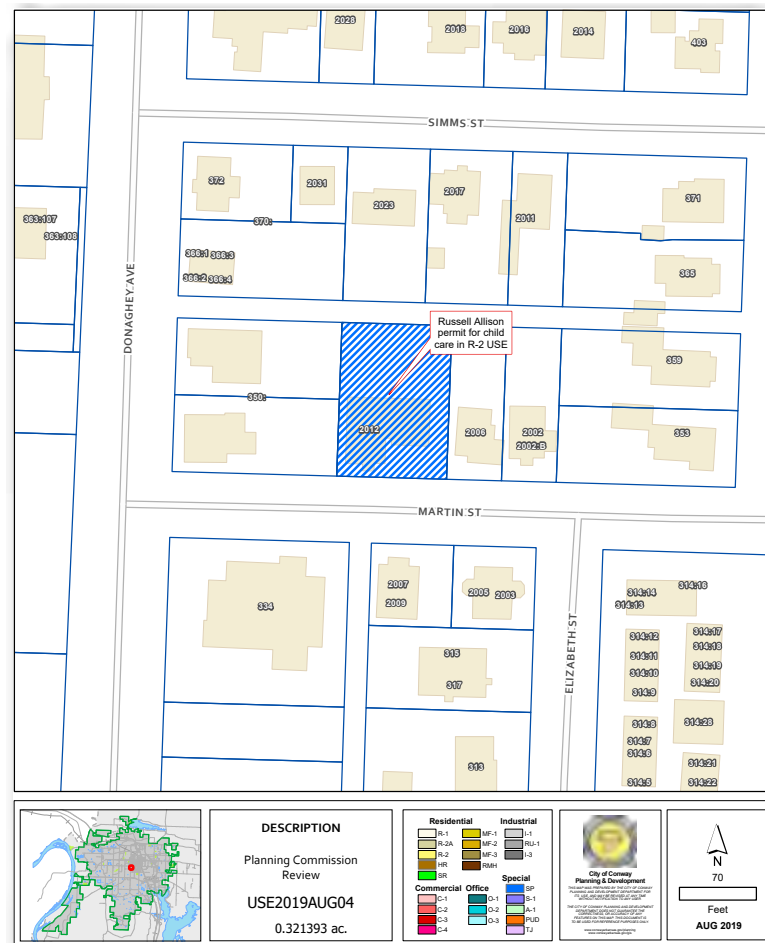
**Utilities.** The site is currently served by utilities.

**Master Street Plan.** Martin Street – Local.

**Street Improvement.** No current improvement plans.

### STAFF COMMENTS

1. The applicant intends to open a daycare associated on-site. That use is not allowed in the current zoning, but is allowed as conditional use in the R-2 zone.
2. The proposed use as a Daycare Center is a needed use within and nearby the institutional campuses of



## II.E REQUEST TO ANNEX - +/-8.0 ACRES WEST OF MUSKOGEE ROAD

REQUEST TO ANNEX +/- 8.0 ACRES LOCATED WEST OF THE TERMINUS OF MUSKOGEE ROAD

### APPLICANT

Mark Rickett  
Halff + Marlar  
5318 John F. Kennedy Blvd.  
North Little Rock, AR 72116

### OWNER

Hum's Hardware

### STAFF REVIEW BY

Levi Hill, Assistant Director

### SITE DATA

**Location.** North Side of Muskogee Rd, approximately 900 feet west of the intersection of Vail Ave and Muskogee Rd.

**Site Area.** 8.0 acres ±.

**Current Zoning.** T-J (TJ Rural District).

**Existing Structures.** None.

**Overlay.** None.

**Requested Rezoning.** C-3 (Highway Commercial); Staff recommends C-3.

**Comprehensive Plan.** Multi-Family.

**Projected Traffic Impact.** Based on the proposed use of the site as an equipment rental/hardware store the site would likely generate approximately 800 vehicle trips per typical weekday. The traffic impact of the development should be modest.

**Flood\Drainage.** The site is not within any FEMA Flood Zones.

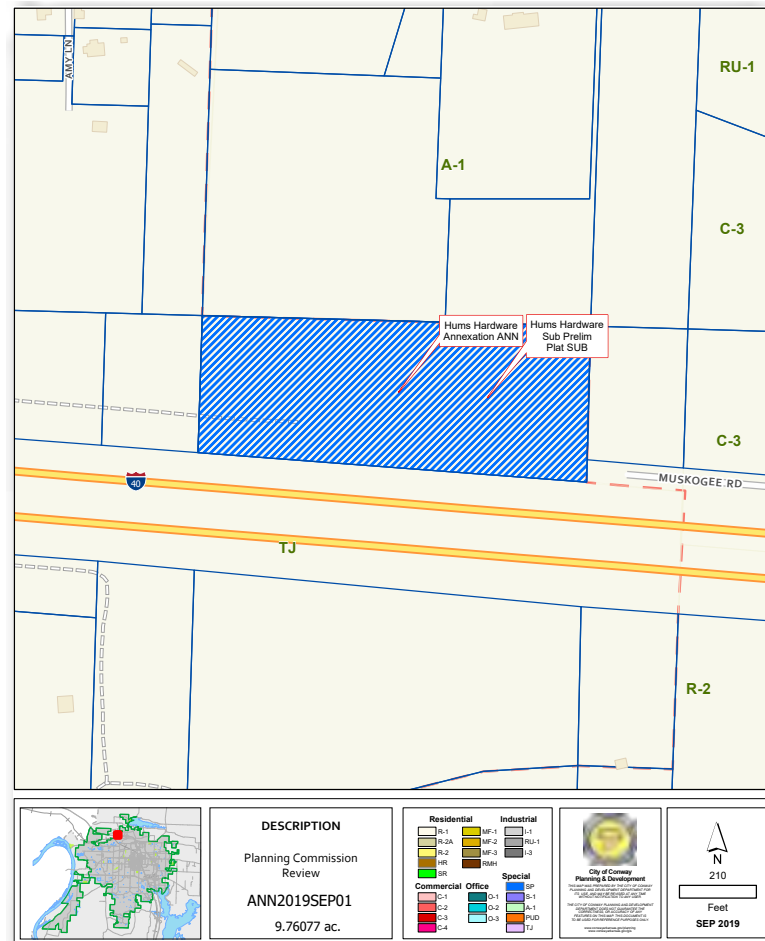
**Utilities.** The applicant will need to coordinate utilities with Conway Corporation.

**Street Improvement.** The applicant will have to extend Muskogee Rd to develop the site.

### STAFF COMMENTS

The applicants are seeking annexation of an 8 acre site. Concurrently, the applicant is requesting plat review for a 2 lot subdivision and development review for a 20,000 sf equipment rental/hardware store. The following comments and findings have been made:

1. The proposed property is vacant land with access to Muskogee Rd and frontage along I-40.
2. The property is limited in its value for development. Its access rests adjacent to an industrial park with



various industrial and quasi-industrial uses. The applicant's proposed use of the site fits ideally with and will constitute an improvement to the area.

3. To develop the site, the applicant is required to go through Subdivision and Development Review. This will include extension of Muskogee Rd to and through the site for the first phase of the proposed subdivision.
4. C-3 commercial uses are appropriate for the site.
5. The applicants are requesting police protection, fire protection, street maintenance, and the ability to connect to Conway Corp Utilities.
6. The annexation request complies with the requirements of ordinance O-99-95 specifying procedures for annexations.

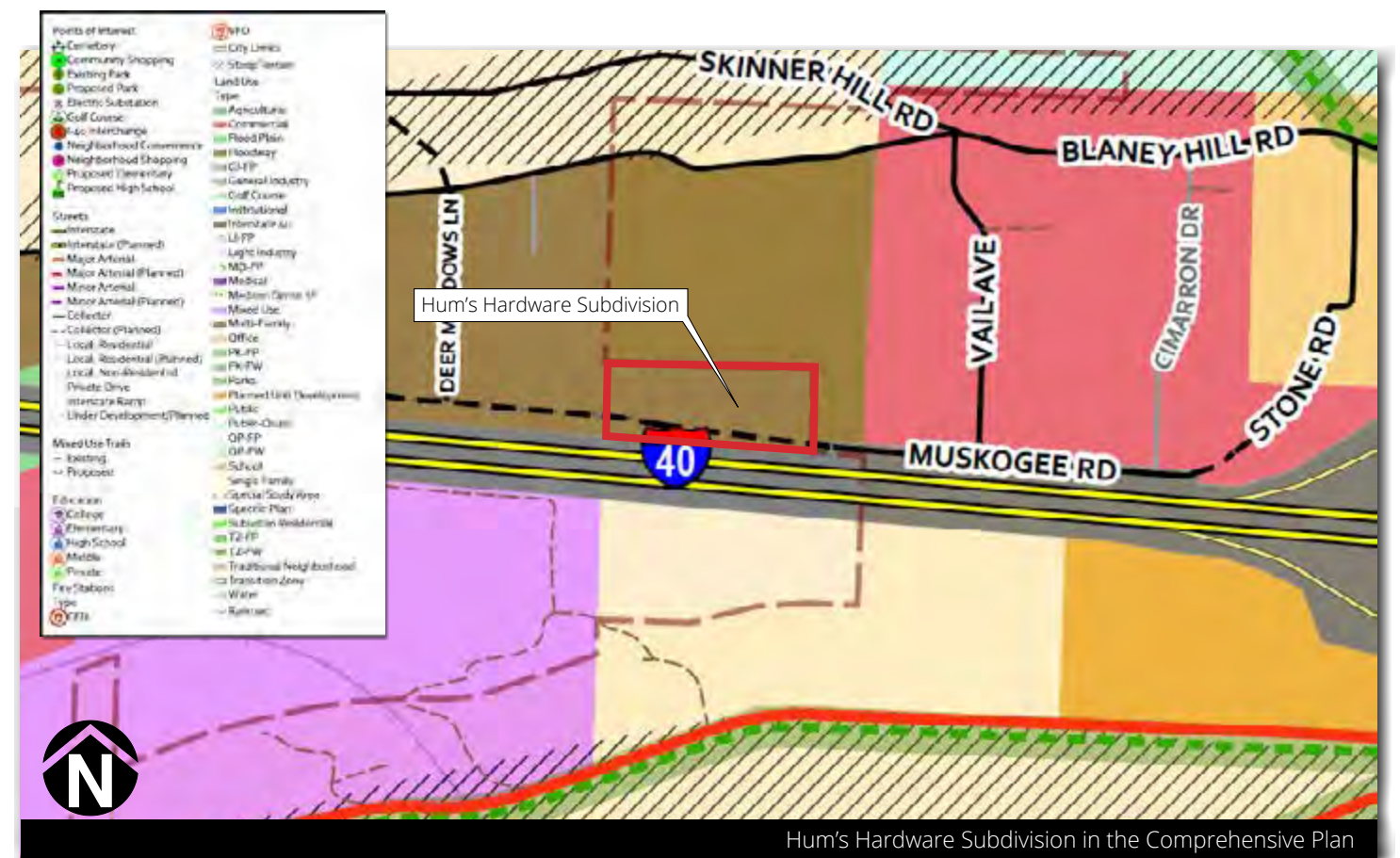
### STAFF RECOMMENDATIONS

Fire Department: Recommends Annexation  
Conway Corporation: Recommends Annexation  
Planning & Development Department: Recommends Annexation  
Transportation Review: Recommends Annexation

Staff recommends approval of this request. The annexation would have limited impact on current city services offered in the area. Annexation would likely result in new business development at the site, and be a valuable asset to the area.



Aerial View of Hum's Hardware Subdivision



Hum's Hardware Subdivision in the Comprehensive Plan

## II.F REQUEST TO REZONE - +/- 10.75 ACRES, MCNUTT ROAD AT LONDON ROAD

REQUEST TO REZONE +/- 10.75 ACRES, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF MCNUTT ROAD AND LONDON ROAD, FROM I-1 TO R-2

### APPLICANT

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

### OWNER

Hal Crafton  
Crafton Lee Fowler Irrevocable Trust  
PO Box 10482  
Conway, AR 72034

### STAFF REVIEW BY

James Walden, AICP

### SITE DATA

Location. McNutt Rd at London Rd.

Site Area. 10.75 acres ±.

Current Zoning. I-1 (Intermediate Industrial District)

Existing Structures. None.

Overlay. None.

Requested Rezoning. R-2 (Low Density Residential District).

Comprehensive Plan. Transition Zone.

**Projected Traffic Impact.** With a rezoning to R-2, the traffic impact would likely be modest. The applicant is also proposing to plat the property into 34 lots, supporting 68 duplexes. This development is anticipated to yield approximately 651 vehicle trips per typical week day. Trips would be distributed onto McNutt Rd and London Rd.

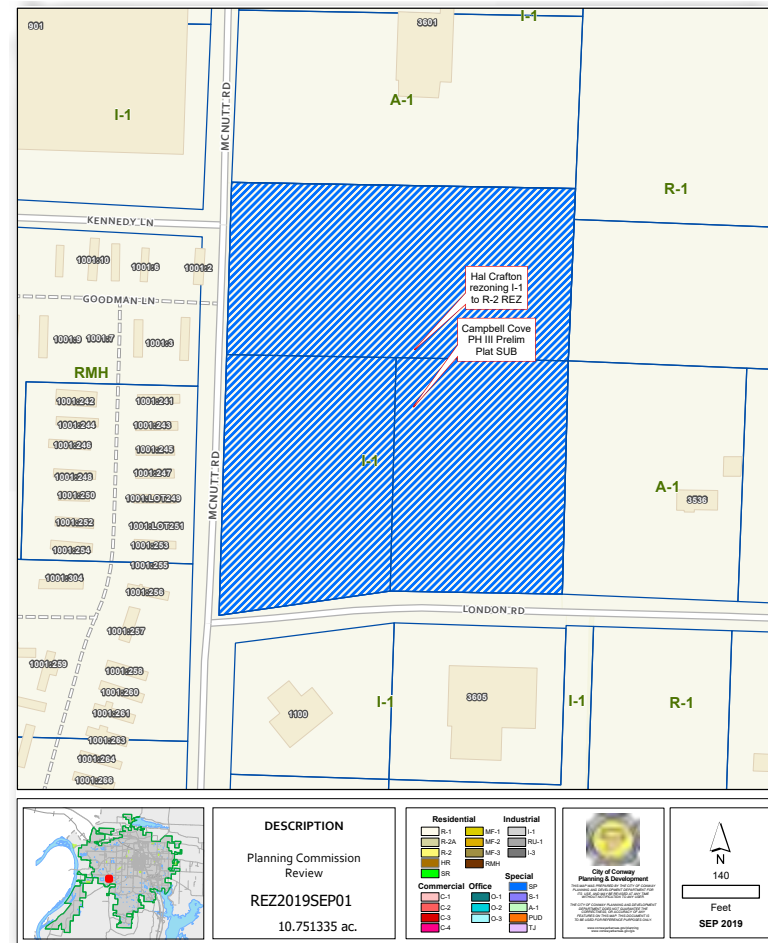
**Current Traffic Counts.** 4300 on McNutt Rd.

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

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

**Master Street Plan.** McNutt Rd – Major Arterial, London Rd – Local Residential.

**Street Improvement.** No current improvement plans. McNutt Rd is planned to become a portion of the Conway Western Arterial Loop in the future.



### STAFF COMMENTS

- The applicant intends to plat the property into 34 lots, supporting 68 duplexes.
- The proposed rezoning is largely consistent with the Comprehensive Plan, which calls for apartments and offices in the vicinity.
- The proposed rezoning would constitute a reduction of allowable uses from its current industrial zoning, greatly protecting adjacent property.
- It is highly unlikely the property has any value in use as an industrial property. The area has transitioned away from industrial uses and is proliferating with a variety of residential uses.
- The rezoning will not likely harm adjacent property.

### STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning. The proposed zoning is consistent with the Comprehensive Plan and will not likely harm adjacent property.



Aerial View of Campbell Cove Subdivision, Phase III



Campbell Cove Subdivision, Phase III in the Comprehensive Plan

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

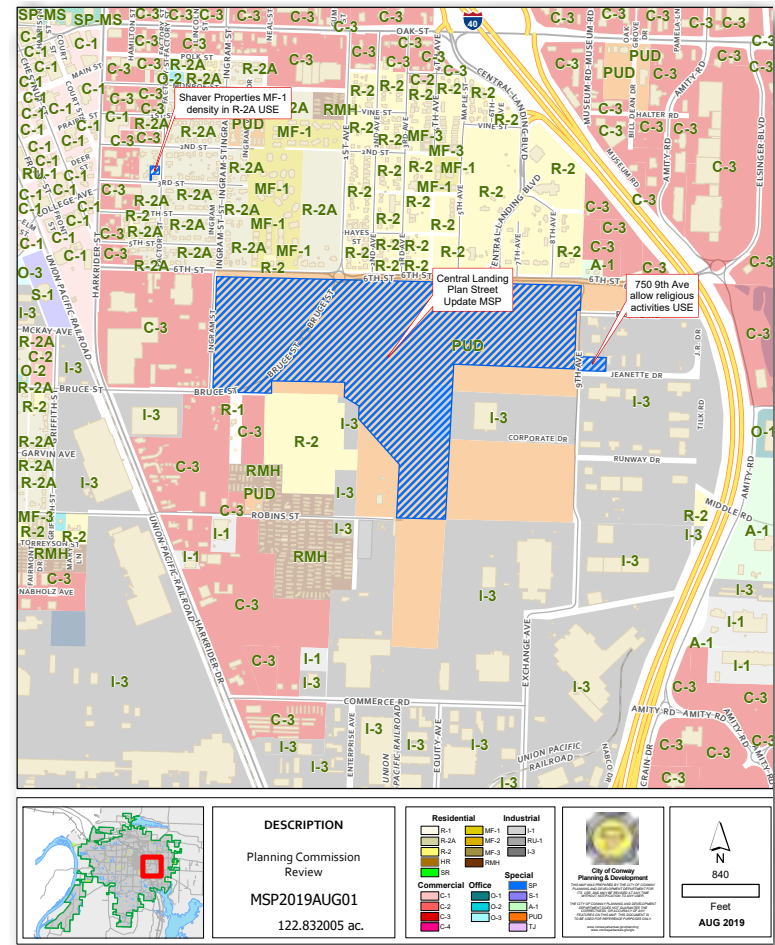
REQUEST TO AMEND THE MASTER STREET PLAN TO ALLOW STREET REALIGNMENTS IN THE CENTRAL LANDING AREA

**APPLICANT**  
City of Conway

**STAFF REVIEW BY**  
James Walden, AICP

**SITE DATA**  
Location. Central Landing area

**STAFF COMMENTS**  
Refer to Memo.



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## MEMO

September 12, 2019

To: Conway Planning Commission

RE: Proposed Amendment to the Master Street and Trail Plan at Central Landing

### REQUEST:

The Planning and Development Department is requesting approval of an amendment to the Master Street and Trail Plan. Specifically, the request would include the realignment of a planned north/south minor arterial street and the extension of a planned east/west minor arterial street within the boundaries of Central Landing. The purpose of the amendment is to ensure adequate connectivity through the area by securing connections from Equity Avenue to Central Landing Boulevard. The request is an amendment to planned streets only and will not impact any existing streets or traffic flows.

Regards,  
James Walden, AICP



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**



## III.A 2020 PLANNING COMMISSIONER SELECTION SCHEDULE

### Proposed schedule for the nomination and selection of 2020 Planning Commission Members

The calendar below is presented for discussion.

Justin Brown resides in the Planning Area Boundary and Bryan Quinn resides in Ward 3.

Two new members will be needed in 2020 to fill vacancies created when Justin Brown and Bryan Quinn's terms end on December 31, 2019. The two new 5-year terms will expire in 2024.

Ideally, one of the new members would represent Ward 3 and the other Ward 4.

City wide representation is a desirable trait of the Planning Commission. Not including the two outgoing members, the Planning Commission consists of:

The nomination schedule below shows a window for nominee interviews and selection available between November 1 and November 17, 2019.

Ward 1: 2 members

Ward 2: 4 members

Ward 3: 1 member

Ward 4: 1 member

STEP	DATE	ACTION	DAYS PRIOR TO TERM EXPIRATION	DAYS REQ'D PRIOR TO TERM EXPIRATION
1	October 1, 2019 (Tuesday)	Planning Commission advertises for nominations	92	90
2	October 21, 2019 (Monday) October Planning Commission Meeting	Planning Commission discusses nomination process and creates nomination committee(s)	72	N/A
3	October 31, 2019 (Thursday)	Planning Commission closes nomination period	61	60
4	November 1, 2019 (Friday)	All Planning Commission nomination forms received by the deadline are sent to current Planning Commissioners		
5	November 1 to November 17, 2019	Nominee interviews, discussion and selection		
6	November 18, 2019 (Monday) November Planning Commission Meeting	Planning Commission selects and submits nominees to the City Council. Nominee choices are released to the media	44	30
7*	December 10 to December ?, 2018	City Council takes under advisement for 14 Days	?	10
8*	Meeting date not yet set Second December City Council Meeting	City Council notifies Planning Commission of action	?	----

*\*Second City Council meeting in December is scheduled for Christmas Eve and will be rescheduled, but the new meeting date has not been announced yet.*