



# CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

December 20, 2021 • 7:00pm • 1111 Main Street



# City of Conway

## PLANNING COMMISSION

December 20, 2021

### PLANNING COMMISSION

Brandon Ruhl, Chairman  
Arthur Ingram, Vice-Chairman  
Adam Bell  
Rebekah Fincher  
Drew Gainor  
Latisha Sanders-Jones  
Laura King  
Larry Webb  
Rhea Williams

The Conway Planning Commission makes recommendations to the City Council on public hearing items. Items reviewed on this agenda may be considered by the City Council as early as **January 11, 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.**

**Roll Call.**

**Approval of Minutes.** November 15, 2021

### I. Subdivision Review

A. Request for preliminary plat approval of Robynmar Subdivision Phase 4 (SUB-1021-0127)

### II. Public Hearing Items

- A. Request for conditional use permit to allow Restricted Retail in a O-2 zoning district for property located at 450 Hogan Lane (CUP-1121-0143)
- B. Request to rezone property at 519 Mitchell Street from R-2A to HR (REZ-1121-0145)
- C. Request to rezone property at 1225 East German Lane from O-2 to MF-1 (REZ-1121-0147)
- D. Request for conditional use permit to allow Self-Storage and Boat & RV Storage in the TJ zoning district for property located at 285 and 291 Highway 65 North (CUP-1121-0148)
- E. Request to rezone property at 766 Harkrider Street from C-3 to C-1 (REZ-1121-0150)
- F. Request to rezone property at 766 Harkrider Street from R-2A to C-3 (REZ-1121-0151)

### III. Additional Business

A. Items as decided by the Commission

**Adjourn.**

# Request for Preliminary Plat approval: Robynmar Subdivision Phase 4

6.53 acres +/- east of Robynmar Subdivision Phase 3 at the Overcup Drive terminus

I.A

## APPLICANT/AUTHORIZED AGENT

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

## OWNER

Tom Watson  
Watson Construction  
700 Padgett Rd  
Conway, AR 72034



## SITE

**Location.** Overcup Dr; Approximately 70 feet east of the intersection of Peony Dr and Overcup Dr.

**Site Area.** 6.53 acres +/-.

**Current Zoning.** R-1 (One-family Residential).

**Comprehensive Plan.** Single-family.

**Master Street Plan.** Overcup Dr (Local Residential).

**Existing Structures.** None.

**Overlay.** None.

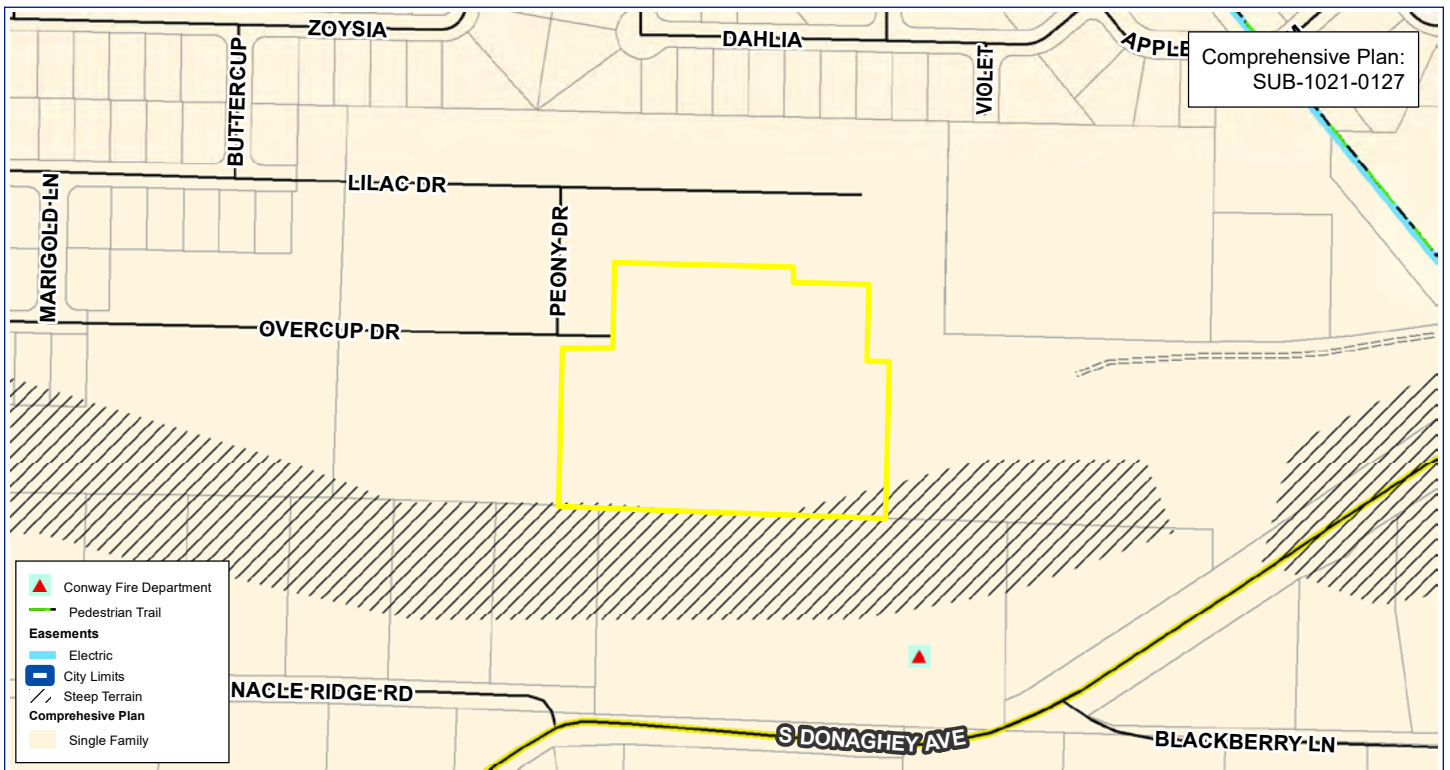
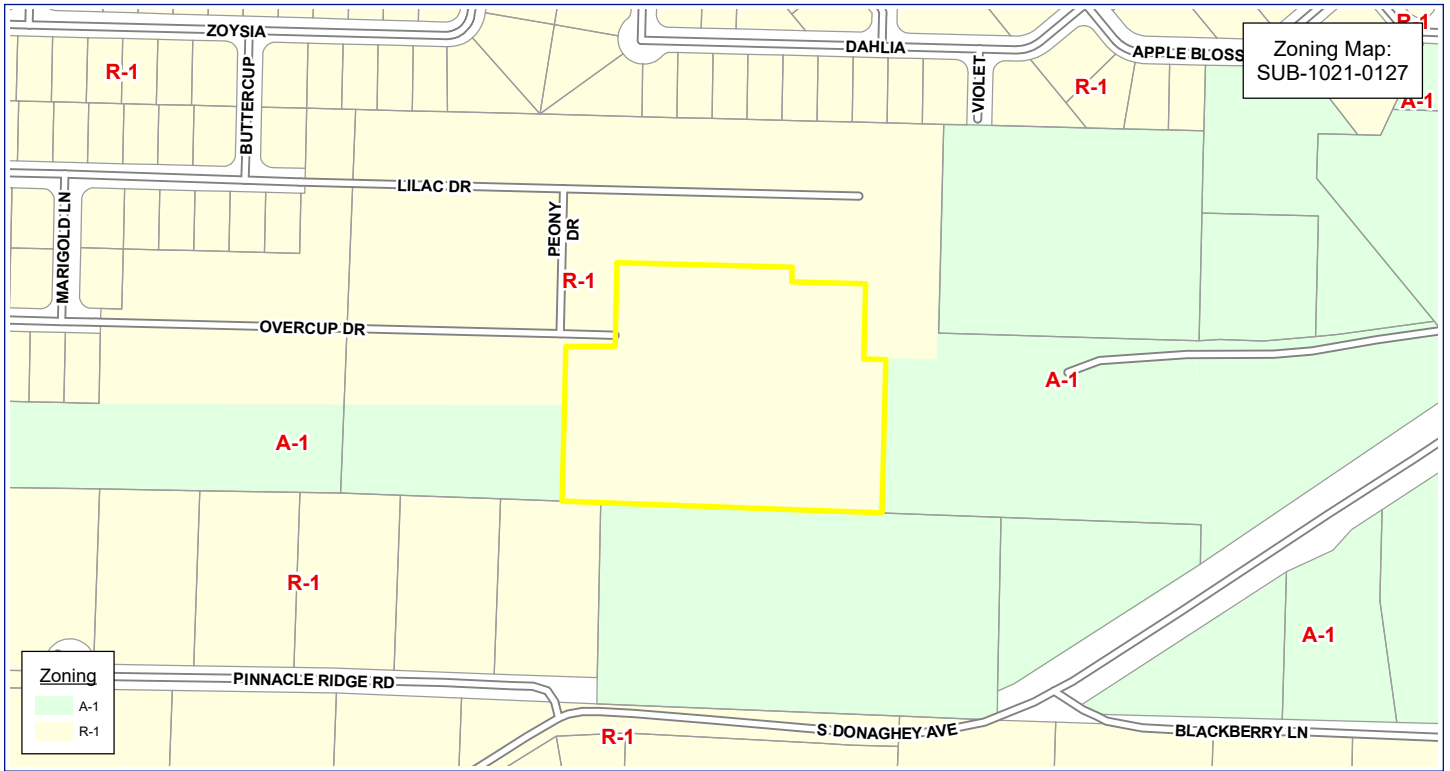
## REQUEST

The applicant is requesting preliminary approval of a 23-lot subdivision located approximately 70 feet east of the intersection of Peony Dr and Overcup Dr. The development represents Phase 4 of Robynmar Subdivision. The proposed buildable lots range from 0.16 acres to 0.44 acres, consistent with the requirements for R-1 zoning. The subdivision proposes access via Overcup Dr from previous phases of the development. Lots will front on Overcup Dr and 2 internal streets. All proposed streets will require 5-foot sidewalks with a 6.5 foot green space.

# Request for Preliminary Plat approval: Robynmar Subdivision Phase 4

6.53 acres +/- east of Robynmar Subdivision Phase 3 at the Overcup Drive terminus

I.A



## **STAFF COMMENTS**

1. Based on previously submitted construction plans of the subdivision, this plat will represent completion of 139 of the proposed total 141 lots.
2. Previously approved construction plans of the subdivision include a detention pond and connection to South Donaghey immediately east of this proposed phase.
3. The applicant intends to build additional phases of the subdivision to the east.
4. The development is consistent with the Comprehensive Plan, including the following goals:
  - “Provide opportunities for a variety of housing choices both suitable and affordable situated throughout the City in desirable surroundings which reflect the needs for all citizens.”
  - “Protect established residential areas from encroachment of incompatible uses and provide a high standard for development and redevelopment of residential areas.
  - “Provide a logical pattern of land uses throughout the community incorporating an efficient relationship between transportation, public services, residential, commercial, industrial, and business areas.”

## **STAFF RECOMMENDATIONS**

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

## **CORRECTIONS NEEDED ON THE PLAT**

1. Indicate proposed locations of CAGIS monuments.
2. Add minimum finished floor elevations for each lot in the subdivision.
3. Provide all easements as indicated by the City Engineer and Conway Corporation.
4. Other corrections as required by the City Engineer, Planning Director, and Conway Corporation on the Preliminary Plat/Street and Drainage Plans.

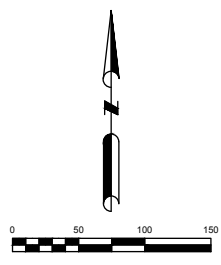
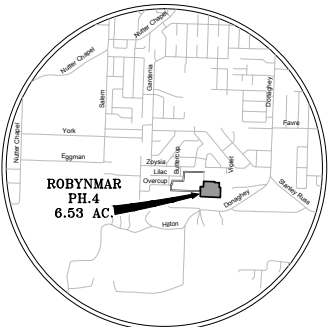
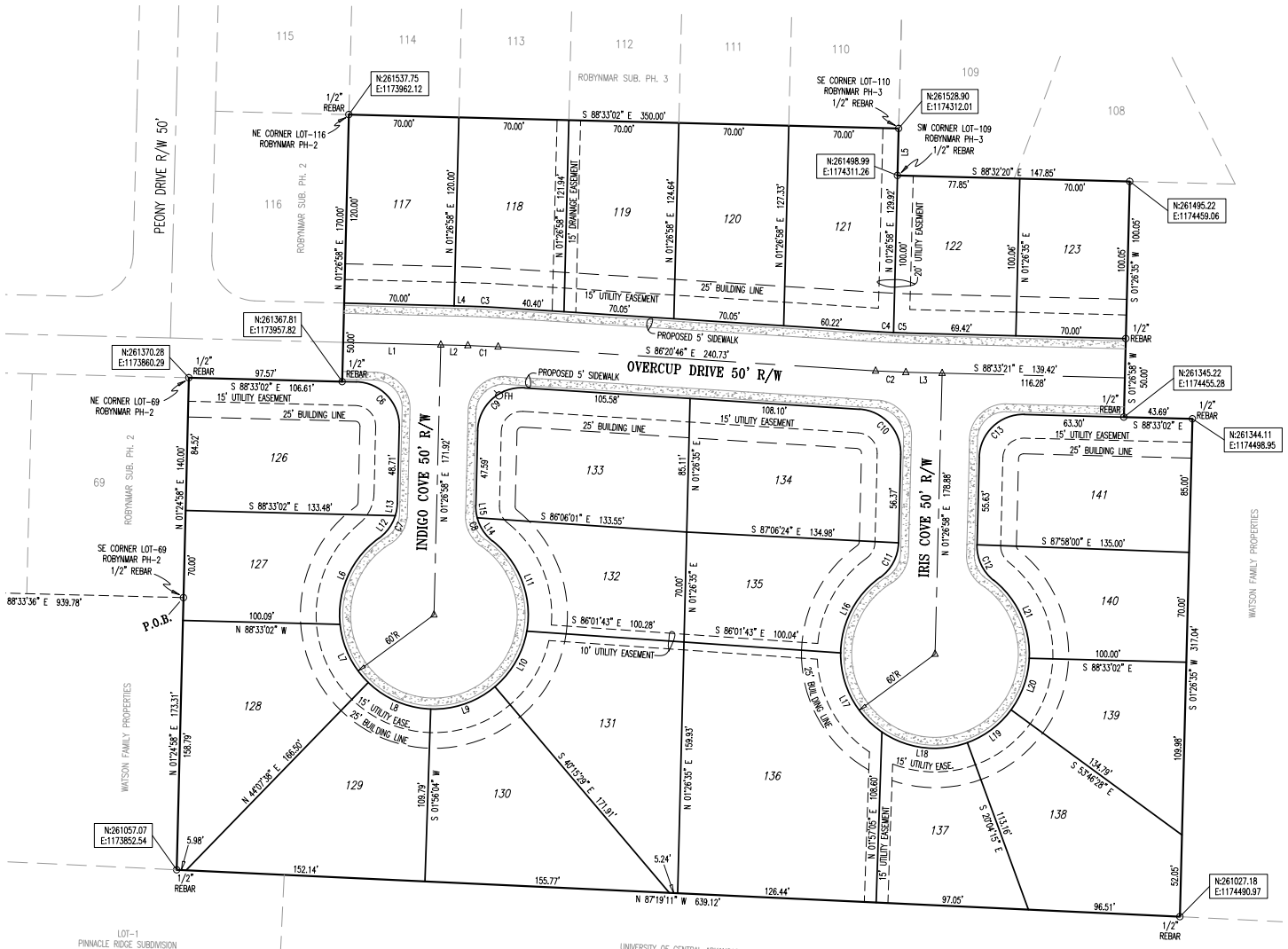
## **CONDITIONS**

1. Wheelchair ramps shall be provided by the developer in accordance with the City of Conway's Standard Details.
2. The Street and Drainage Plans/Drainage Report shall be modified to meet the requirements necessary for approval by the City Engineer.
3. Address all drainage concerns of the City Engineer related to the impacts of this project and its relationship with previous phases of the subdivision.
4. 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.
5. 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.
6. 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.
7. Receipt of an approved copy of the Preliminary Plat along with approved Street and Drainage Plans shall constitute authorization of the Planning Commission for the developer to proceed with the preparation of the Final Plat.

# ROBYNMAR SUBDIVISION PHASE 4

LYING IN THE SW1/4 SE1/4 SECTION 23, T-5-N, R-14-W  
FAULKNER COUNTY, ARKANSAS

## PRELIMINARY PLAT



BEARINGS BASED ON ARKANSAS GRID NORTH  
 83 AS DETERMINED BY GPS. RELATIVE POSITIONAL  
 ACCURACY MEETS ARKANSAS MINIMUM STANDARDS.

# Request for Preliminary Plat approval: Robynmar Subdivision Phase 4

6.53 acres +/- east of Robynmar Subdivision Phase 3 at the Overcup Drive terminus

I.A



View of subject property from private drive from S Donaghey Ave looking W



View of subject property from Overcup Dr looking E



View of subject property from Lilac Dr looking S



View of subject property from Lilac Dr looking SW

# Request for Conditional Use Permit: Restricted Retail in O-2

450 Hogan Lane

**APPLICANT**

Glenn Shadwick  
1910 Poteete Dr  
Conway, AR 72034

**OWNER**

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

**AUTHORIZED AGENT**

Stephanie Schrekenhofer-Dace  
Moore and Company Realtors  
5100 Lost Canyon Dr  
Conway, AR 72034



**SITE DATA**

**Location.** 450 Hogan Ln. Vacant property immediately south of the Chambers Bank at the intersection of Hogan Ln and College Ave.

**Site Area.** 1.18 acres ±.

**Legal Description.** Lot 4, Hogan Professional Park.

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

**Existing Structures.** None.

**Overlay.** None.

**Requested Conditional Use.** Restrict Retail for a Fresh Produce Business.

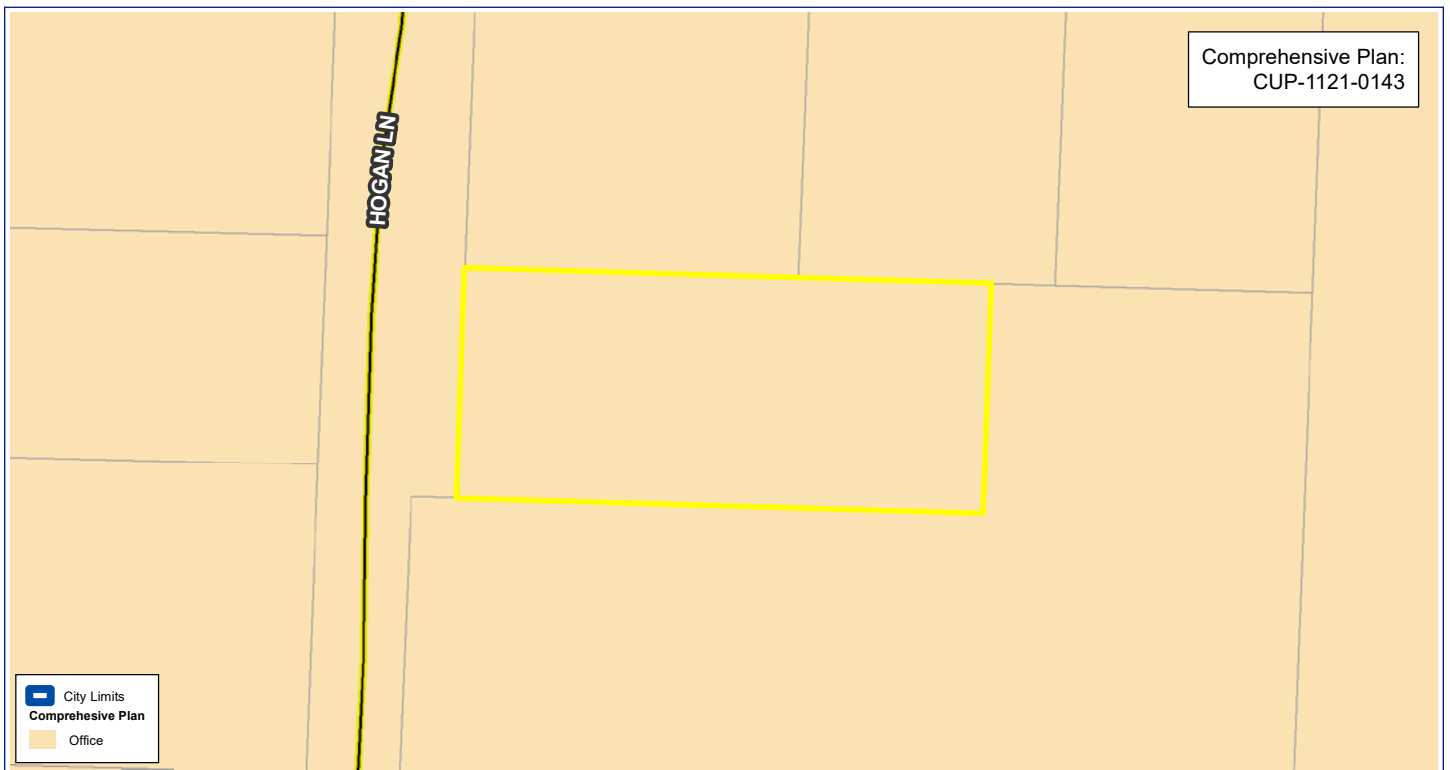
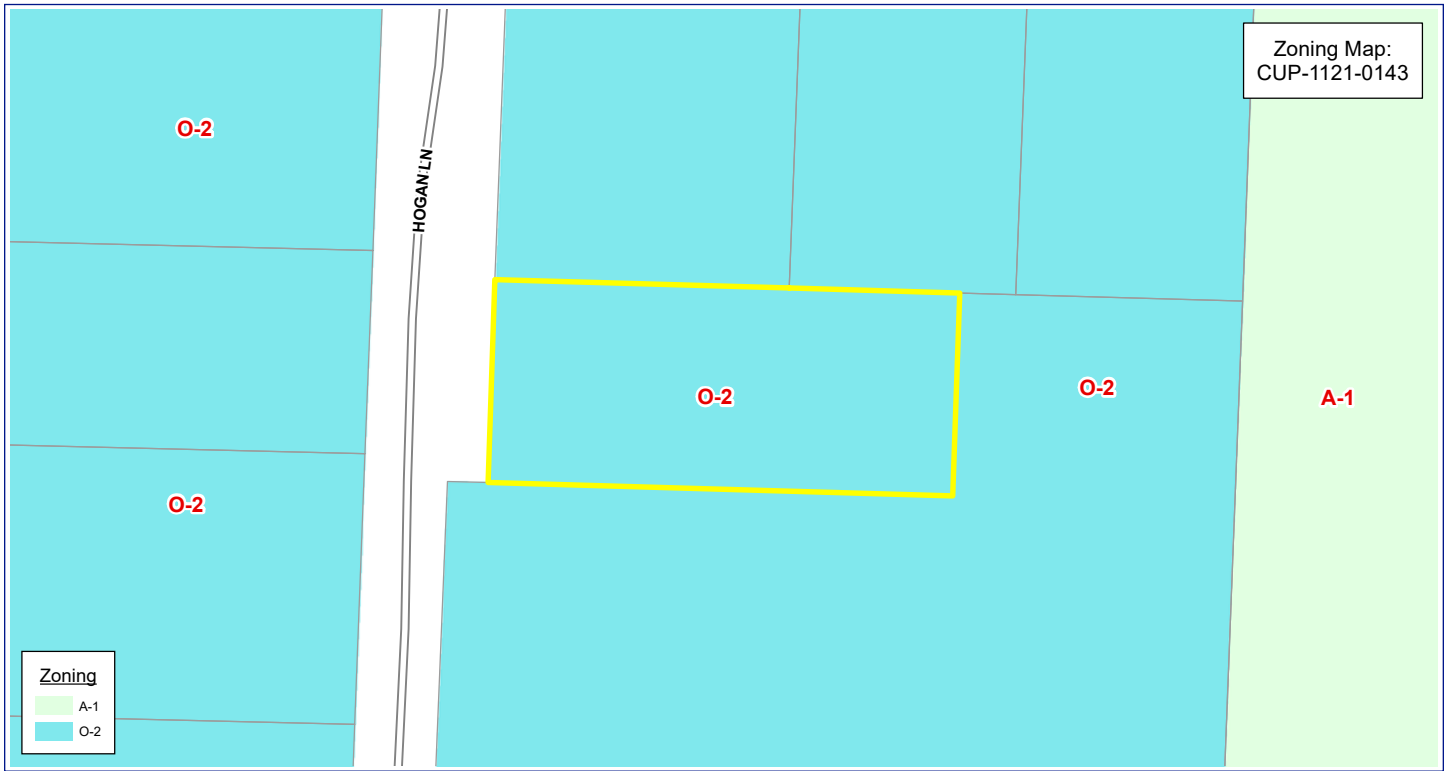
**Comprehensive Plan.** Office.

**Projected Traffic Impact.** With the requested conditional use, the likely increase in traffic impact would be modest. With an assumption of the site devoted to a 6,400 square foot store, it is anticipated the site would generate approximately 577 vehicle trips per typical week day. These estimates are calculated based on information provided from the applicant regarding proposed activities as well as data from the Institute of Transportation Engineers, Trip Generation Manual.



# Request for Conditional Use Permit: Restricted Retail in O-2

450 Hogan Lane



450 Hogan Lane

**Current Traffic Counts.** Hogan Ln - 8,700 vehicles per day.

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

**Utilities.** The site is undeveloped; the applicant will need to coordinate utilities with Conway Corp.

**Master Street Plan.** Hogan Ln - Major Arterial.

**Street Improvement.** No current improvement plans. Hogan Ln is designated as the future route for the Conway Western Arterial Loop.

### **STAFF COMMENTS**

- The applicant intends to construct a 6,400 sf produce market. The use is not allowed by-right, but is allowed as a conditional use in the O-2 zone.
- Access to the site is proposed via Hogan Ln with a driveway shared with Chambers Bank.
- The proposed use is not consistent with the Comprehensive Plan in this location. The plan indicates office and most of the surrounding developed uses are consistent with the plan.
- Allowing retail uses in this area would establish a new land use pattern not present along this portion of Hogan Ln and could significantly change the character and pattern of development in the area.
- Typically, retail uses within greenfield areas of the city are intended to be established on property adjacent to the commercial nodes indicated on the Comprehensive Plan. There are no retail uses at the intersection of Hogan Ln and College Ave.
- The conditional use would not be wholly compatible with the office park setting established in the area.

### **STAFF RECOMMENDATIONS**

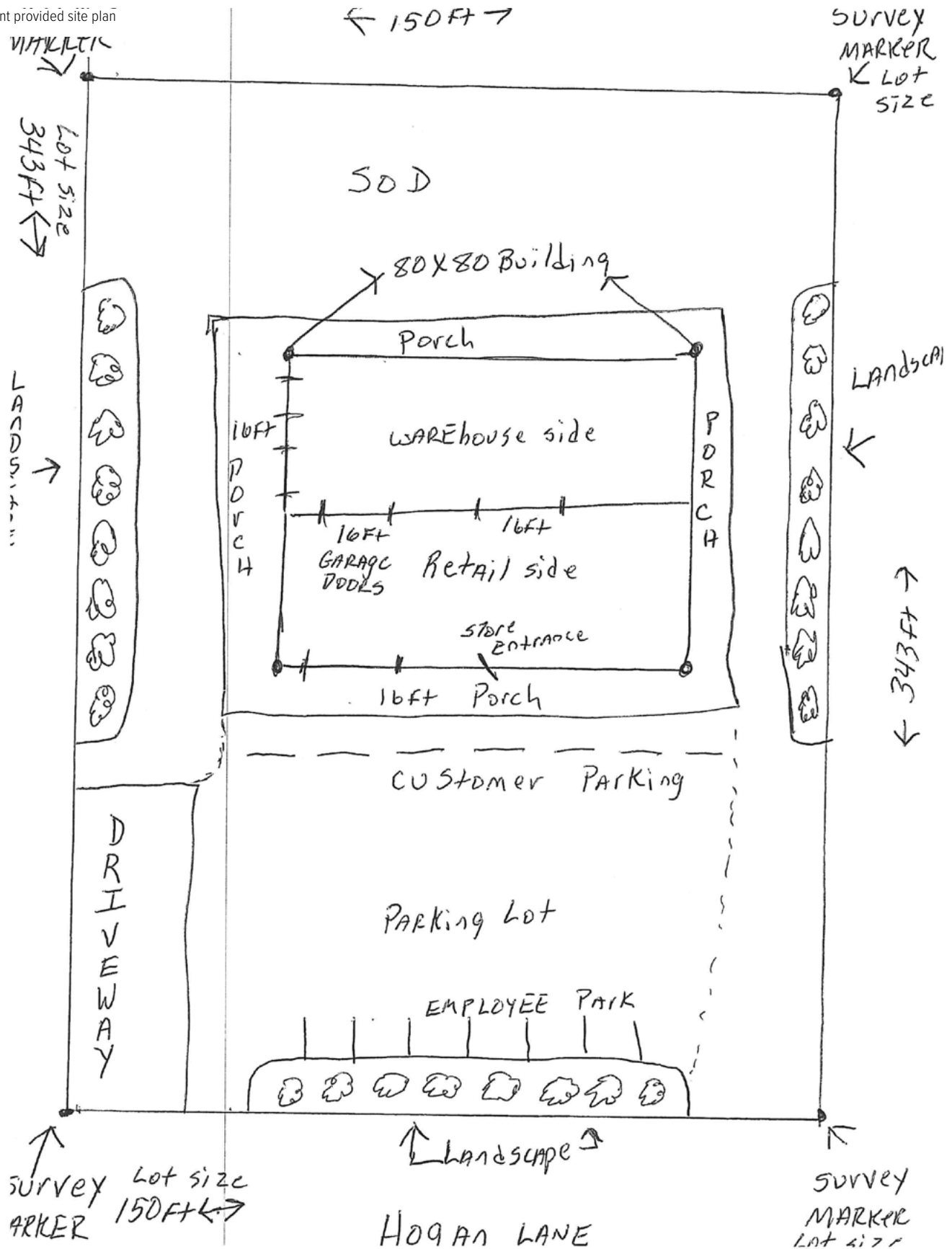
Staff recommends denial of the conditional use permit request on the following basis:

The use is not consistent with the Comprehensive Plan and would establish a new land use pattern in the area that is not consistent with the existing character and uses within the area. As such, the use is not compatible and could harm the area.

# Request for Conditional Use Permit: Restricted Retail in O-2

450 Hogan Lane

Applicant provided site plan



# Request for Conditional Use Permit: Restricted Retail in O-2

450 Hogan Lane



Property adjacent to the N



View of subject property from Hogan Ln looking E



Property adjacent to the SW



Property adjacent to the S



Property adjacent to the NW

# Request to Rezone: R-2A to HR

519 Mitchell Street

**APPLICANT/OWNER**

CSW Properties, LLC  
Statler Strange  
1025 Mitchell St  
Conway, AR 72034

**AUTHORIZED AGENT**

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



**SITE**

**Location.** 519 Mitchell St.

**Site Area.** 0.25 acres +/-.

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

**Requested Rezoning.** HR (Historic Residential).

**Adjacent Zoning.** North, East, South, West – R-2A.

**Existing Structures.** 1,288 sf single-family residence.

**Overlay.** None.

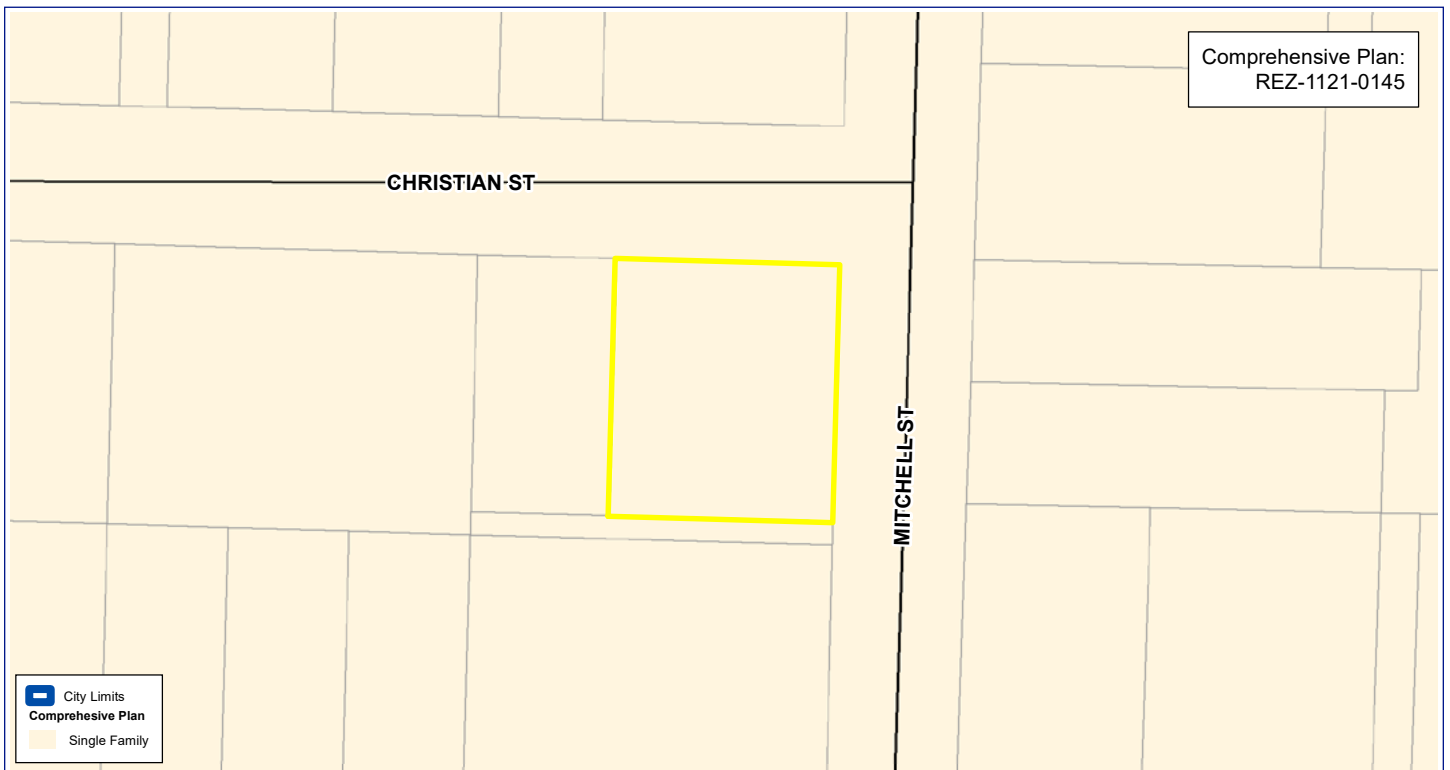
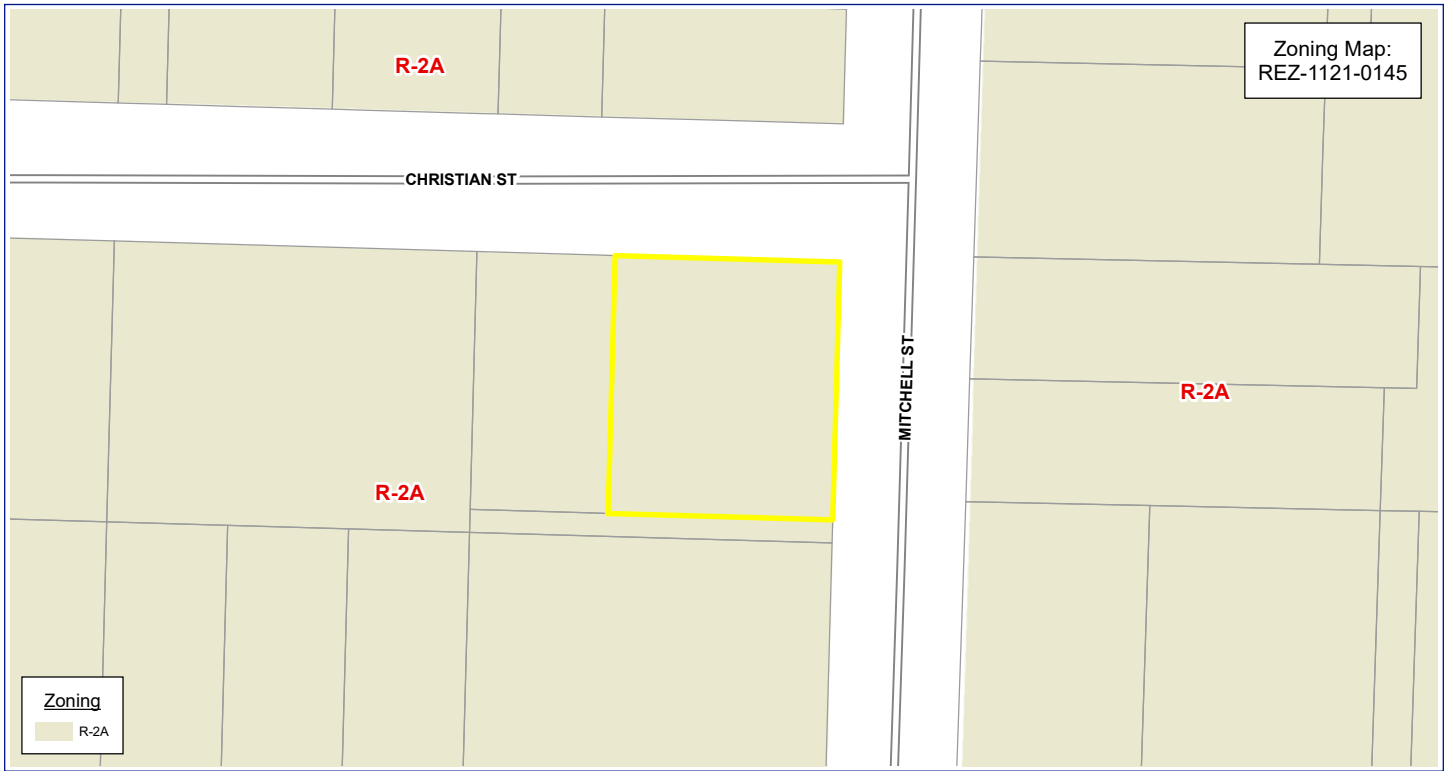
**Comprehensive Plan.** Single Family.

**Projected Traffic Impact.** With a rezoning to HR, the site could accommodate an additional single-family home. The likely increase in traffic would be minimal at approximately 10 vehicles trip per typical weekday.

**Current Traffic Counts.** Mitchell St. - <2,500 average daily traffic (estimated, no available counts).

# Request to Rezone: R-2A to HR

519 Mitchell Street



519 Mitchell Street

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

**Utilities.** The site is developed for single family use. The applicant would need to coordinate the expansion of utilities with Conway Corporation for redevelopment in the future.

**Master Street Plan.** Mitchell St – Residential Collector, Christian St – Local Residential.

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

### **STAFF COMMENTS**

- The applicant is requesting a rezoning to HR. Such zoning would allow the existing property to be split to accommodate the construction of an additional single-family home on the site. HR zoning is a small lot single-family residential zoning intended for Old Conway to allow for infill development. This could not be accomplished under the current zoning as the two resulting lots would each be approximately 540 sf below the minimum lot size.
- The comprehensive plan designates the area as single-family, which is consistent with what the rezoning allow in terms of future development.
- The rezoning would continue the prevailing land use pattern in the neighborhood and allow continued infill development in the neighborhood, which is supported by the Comprehensive Plan's policies.
- The rezoning would not cause harm to adjacent property.

### **STAFF RECOMMENDATIONS**

Staff recommends approval of the rezoning request as it is consistent with the Comprehensive Plan, would allow for appropriate use of the property in context to the surrounding area, and would not likely negatively impact adjacent properties.

**Request to Rezone: R-2A to HR**

519 Mitchell Street



View of subject property from Mitchell St looking W



Properties adjacent to the N



Property adjacent to the S



Properties adjacent to the E



# Request to Rezone: O-2 to MF-1

1225 East German Lane

## APPLICANT/OWNER

James Pack  
1225 E German Ln  
Conway, AR 72032



## SITE

**Location.** 1225 E German Ln.

**Site Area.** 1.0 acres +/-.

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

**Requested Rezoning.** MF-1 (Multi-Family Residential; 12 units/acre).

**Adjacent Zoning.** North – MF-1; East, South, West – MF-3.

**Existing Structures.** 1,653 sf single-family residence.

**Overlay.** None.

**Comprehensive Plan.** Single Family.

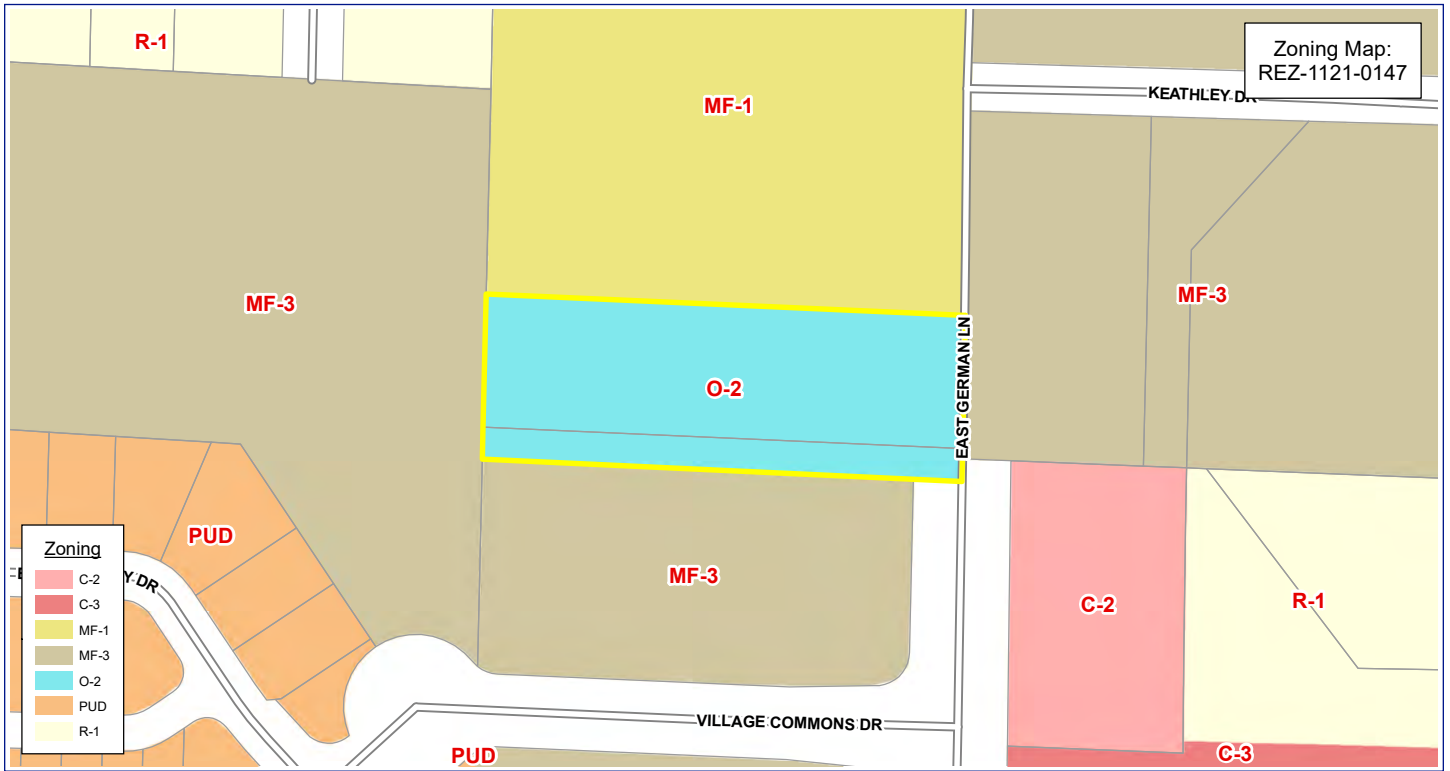
**Projected Traffic Impact.** With a rezoning to MF-1 and developed at 12 units per acre the likely increase in traffic impact would be minimal. Development of the property at that density would generate an estimated 50 vehicle trips per typical weekday. This estimate is based on the allowed density of the requested zoning district and the acreage included in the request.

**Current Traffic Counts.** E German Ln - 8,200 vehicles per day.

# Request to Rezone: O-2 to MF-1

1225 East German Lane

II.C



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

**Utilities.** The site is developed for single family use. The applicant would need to coordinate the expansion of utilities with Conway Corporation for redevelopment in the future.

**Master Street Plan.** E German Ln – Minor Arterial.

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

## **STAFF COMMENTS**

- The applicant is requesting a rezoning to MF-1 to allow the construction of a 1,200 sf accessory structure. The property's current O-2 zoning limits the maximum area of accessory structures to 160 sf. Residentially zoned lots, 1.0 acre or greater in area, allow for total area of accessory structures up to 75% of the covered roof area of the main structure.
- The property was rezoned to O-2 and a conditional use was permit issued in 2004 to allow the applicant to continue to operate his plumbing contracting business, which had been established at some indeterminate time. The property has continued to be used as a residence since the issuance of the conditional use permit.
- The proposed rezoning will not affect the legal conformance of the plumbing contractor operation. A rezoning to MF-1 would allow the applicant to continue to operate as a plumbing contractor from the site by allowance as a Home Occupation.
- The Comprehensive Plan designates the area as single-family, which is not consistent with the requested multi-family zoning, however the plan does not reflect the extent of multi-family, office, and commercial development, including the nearby grocery store and fuel station, which has occurred along this portion of E German Ln in recent years.
- Properties to the north and south of the subject property are predominantly multi-family developments of various densities.
- Moderate density residential development of the property is appropriate, though redevelopment is not anticipated at this time.
- If the property is redeveloped in the future, platting and site development review will be required in accordance with the Subdivision Ordinance and Article 1101 of the Zoning Code.

## **STAFF RECOMMENDATIONS**

Staff recommends approval of the rezoning request as it would allow for appropriate use of the property in context to the surrounding area and would not likely negatively impact adjacent properties.

# Request to Rezone: O-2 to MF-1

1225 East German Lane



View of subject property from E German Ln looking SW



View of subject property from E German Ln looking W



Property adjacent to the S



Property adjacent to the N



Property adjacent to the E

# Request for Conditional Use Permit: Mini-storage and Boat & RV Storage in TJ Zone

II.D

285 and 291 Highway 65N

## APPLICANT/AUTHORIZED AGENT

Adam Whitlow  
Whitlow Engineering Services, Inc.  
301 East Lincoln Ave, #2  
Searcy, AR 72143

## OWNER

Robert Kyzer  
Affordable Land Developing, Inc.



## SITE DATA

**Location.** 285 and 291 Hwy 65; along NW side Hwy 65N.

**Site Area.** 25.03 acres ±.

**Current Zoning.** TJ (Rural District); outside city limits, but within the Planning Area Boundary.

**Existing Structures.** 1980 sf single-family residence, multiple metal shipping containers.

**Overlay.** None.

**Requested Conditional Uses.** Mini-warehouse storage, boat and RV storage.

**Comprehensive Plan.** Single Family.

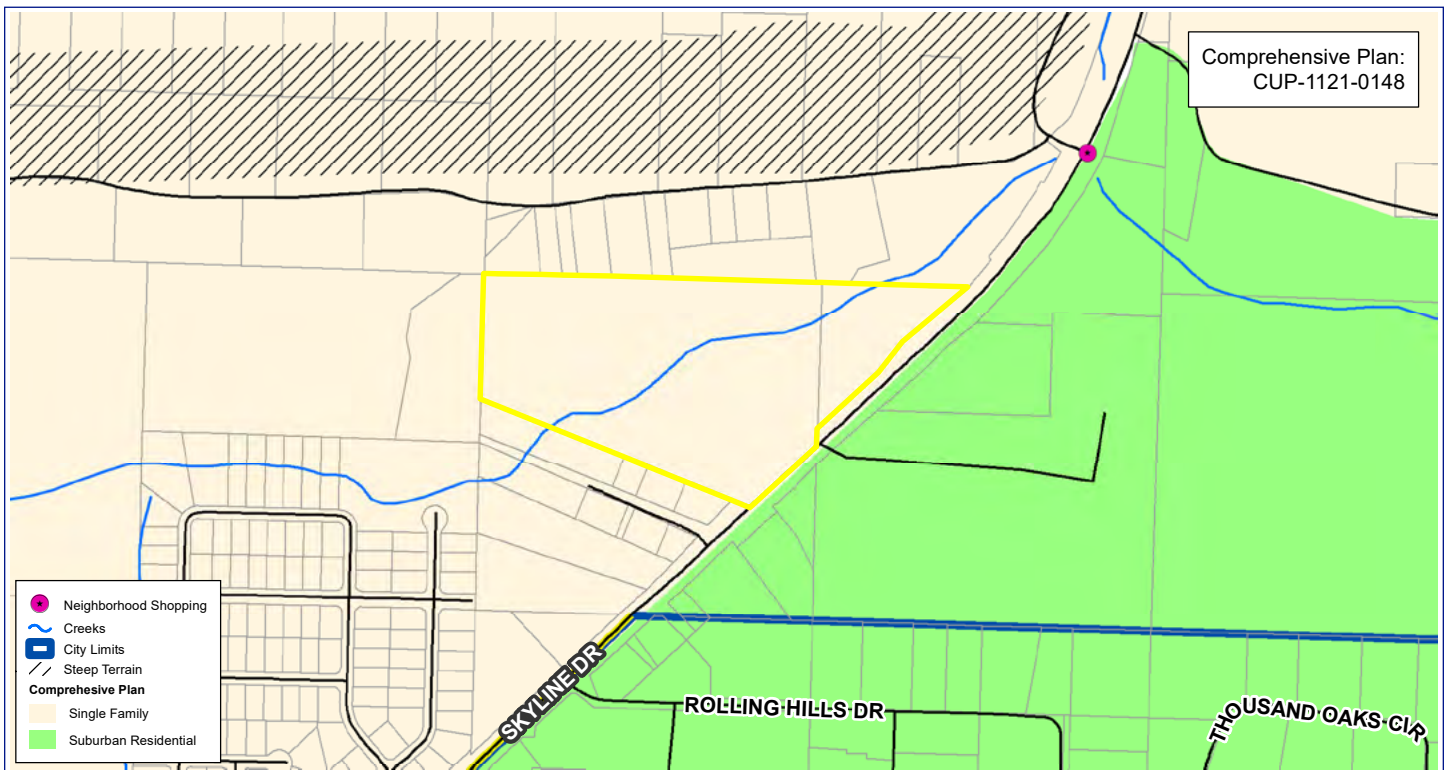
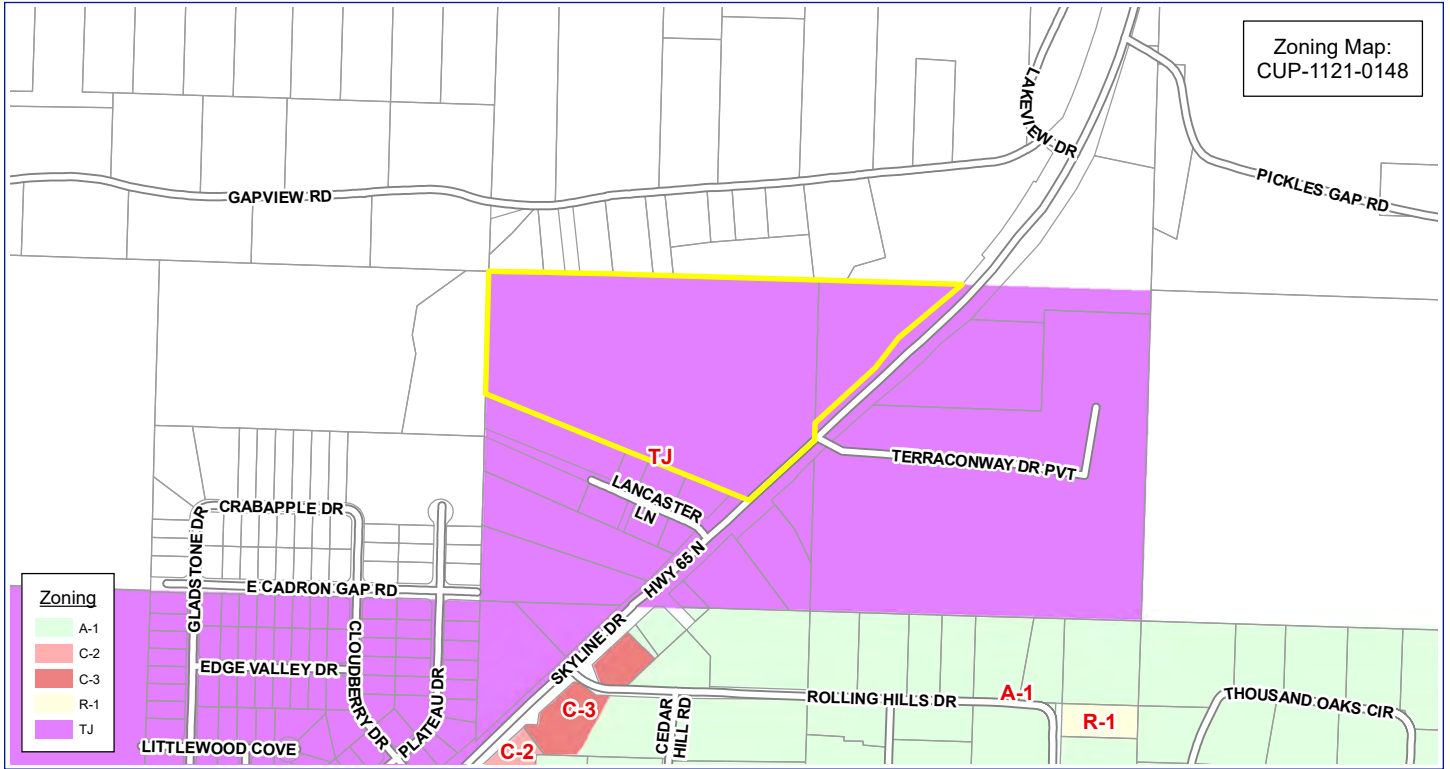
**Projected Traffic Impact.** If developed as proposed a mini-storage development by conditional use permit, it is anticipated the development would generate approximately 76 vehicle trips per typical weekday.

**Current Traffic Counts.** AR Hwy 65 N – 29,000 vehicles per day.

**Flood/Drainage.** Approximately 7.36 acres +/- of the site, located toward the northwest, are situated in the FEMA Special Flood Hazard Zone A.

# Request for Conditional Use Permit: Mini-storage and Boat & RV Storage in TJ Zone

285 and 291 Highway 65N



**Utilities.** Conway Corporation provided utilities are not available as the site is outside city limits. Applicant shall coordinate extension of utilities with Entergy, CenterPoint Energy, etc as required.

**Master Street Plan.** AR Hwy 65 N – Major Arterial.

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

### **STAFF COMMENTS**

- The applicant is proposing to develop the property with a self-storage and boat and RV storage facility. That use is not permitted by right in the TJ zoning, but is by conditional use permit. Only agricultural, residential, and temporary seasonal sales uses are permitted by right in the TJ zone.
- The TJ Zone is a special zoning district designed to accommodate expanded functions and unique geographic criteria for districts with established use patterns that do not readily conform to standard zoning classifications.
- The comprehensive plan designates the property as appropriate for Single-Family, however given the site's location, adjacent to a major thoroughfare, single-family residential is not the most appropriate use. The location, along the high-traffic Hwy 65 corridor, amid existing commercial, industrial, and residential uses and in close proximity to an identified flood hazard zone make it more suitable for the requested use.
- As conditioned, the use would not likely negatively impact adjacent property.

### **STAFF RECOMMENDATIONS**

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

1. The development shall be built in a manner consistent with the preliminary site plan and operational plan included in this application. Significant deviation will require modification to the Conditional Use Permit.
2. 10-foot landscape buffer [outside fencing] required along Hwy 65N frontage including one canopy tree planted every 30 feet.
3. The storage of hazardous chemical, petroleum products, or explosives is prohibited.
4. The operation of spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, and other similar equipment is prohibited.
5. No storage unit may be used for the purposes of operating a business except for the purpose of providing storage for a business which is located off-site.
6. The facades of all structures, including office/maintenance building, adjacent to or highly visible from Hwy 65N frontage shall be 51% masonry.
7. Any outside storage or vehicles, boats, trailers, etc. shall be screened and shielded from view of adjacent property or public right-of-way.
8. Fencing along Hwy 65 N frontage is limited to decorative metal fencing which shall not include chain link, barbed tape/razor wire, or barbed wire.
9. All lighting shall not exceed twenty (20) feet in height and be full cut-off, shielded lighting as defined by the IESNA. Such lighting shall be directed to prevent the trespass of light onto the adjacent properties.
10. The metal shipping containers currently located on the property shall be removed.
11. All signage shall comply with Conway Sign Ordinance.
12. If the development is expanded in the future, as indicated on the preliminary site plan, the expansion shall require an amendment to the conditional use permit.
13. Conditional Use Permit expires 2 years from the date of issue if construction has not commenced [for Phase 1].



**WHITLOW ENGINEERING SERVICES, INC.**  
301 EAST LINCOLN AVENUE # 2  
SEARCY, ARKANSAS 72143  
(501) 279-9200 • (501) 279-9205 FAX

November 19, 2021

Ms. Lauren Hoffman  
Conway Planning & Development  
1111 Main Street  
Conway, Arkansas 72032

RE: Supplemental Info  
Proposed Boat, RV, & Storage Facility  
285 & 291 Hwy 65 North  
Conway, Arkansas

Ms. Hoffman,

This letter is in response to your November 19, 2021 email regarding additional information on the above said project. As indicated on the "Preliminary Development Plan" attached to the submission, we anticipate (88) 14x40 units, (14) 14x35 units, (12) 14x50 units, & (32) 14x30 units for a total of 146 units for the first phase. The unit type and composition are subject to change. These will be non-climate controlled covered units. Most units will have open fronts, but there will be some fully enclosed units as well (no more than 20% anticipated). The primary function of the storage facility will be for Boat & RV storage, but can also be used for trailers, ATV's, autos, or possibly large equipment. There is a significant area reserved on the south half of the site for future expansion of the complex as needed. Bases on the space reserved, I would anticipate approximately the same number of units as Phase I.

In addition to the proposed storage units, there is also a proposed rental office/maintenance building to serve the storage facility. The existing house on-site is intended to be used as the living quarters for the site manager/caretaker. It is anticipated that 1 to 2 employees will be adequate for this site. Primary business hours when the rental office would be open would be from 8:00 am to 5:00 pm M-F with possible hours extending to Saturday as needed. The facility itself will be fully enclosed by combination of chain link fence and building exterior. Access to the facility will be controlled with an automated slide gate. Renters would be able to access the facilities 24 hours a day via the kiosk driven gate system or possibly with a mobile phone access code. Emergency services will be provided with the necessary access protocols as well.

There is a significant floodplain that divides the east and west half of the property. We are not planning on encroaching into the floodplain for this development. There are no immediate plans for the portion of the property lying west of the floodplain either.

Please call if I can provide any additional information on the above.

Sincerely,

A handwritten signature in black ink that reads "Adam Whitlow".

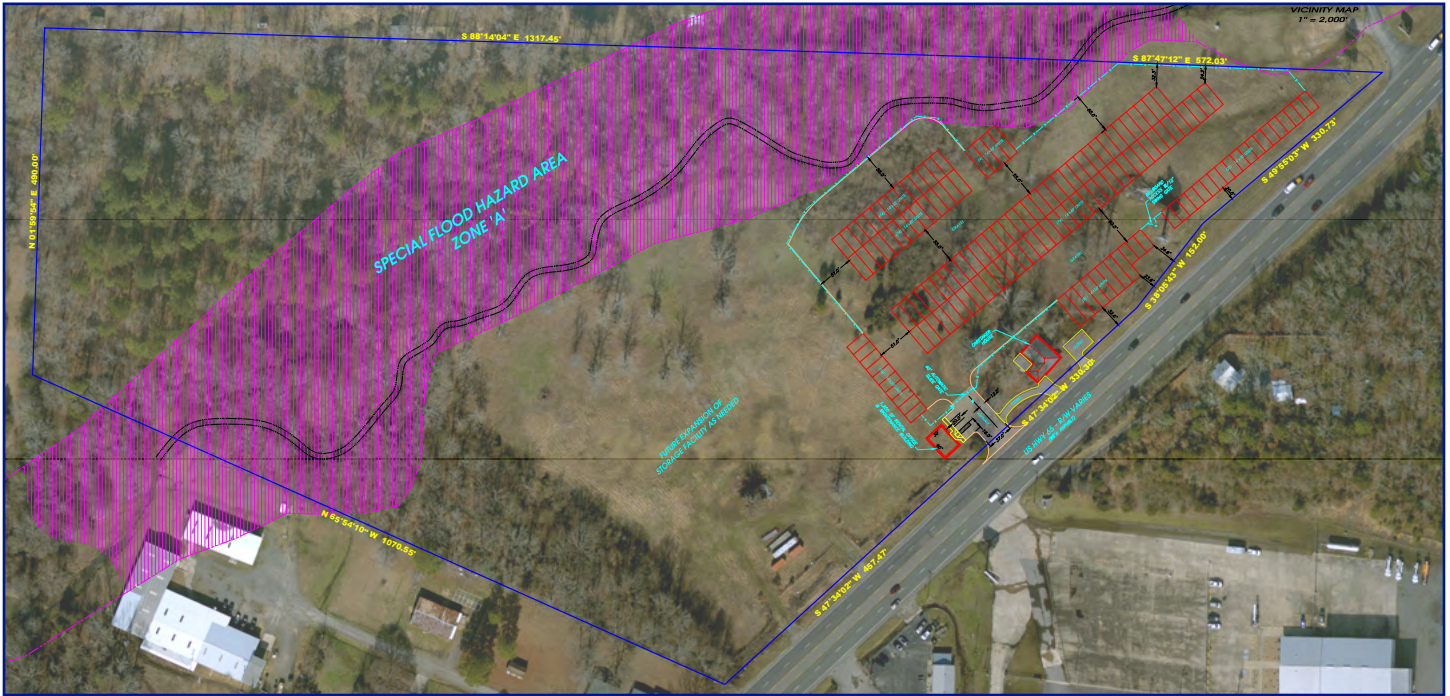
Adam Whitlow, P.E., P.S.



# Request for Conditional Use Permit: Mini-storage and Boat & RV Storage in TJ Zone

285 and 291 Highway 65N

II.D



Preliminary Site Plan

# Request for Conditional Use Permit: Mini-storage and Boat & RV Storage in TJ Zone

285 and 291 Highway 65N

II.D



View of subject property from Hwy 65 N looking SW



View of subject property from Hwy 65 N looking NW



View of subject property from Hwy 65 N looking W



Property adjacent to the S [across Hwy 65 N]



Property adjacent to the S [across Hwy 65 N]

# Request to Rezone: C-3 to C-1

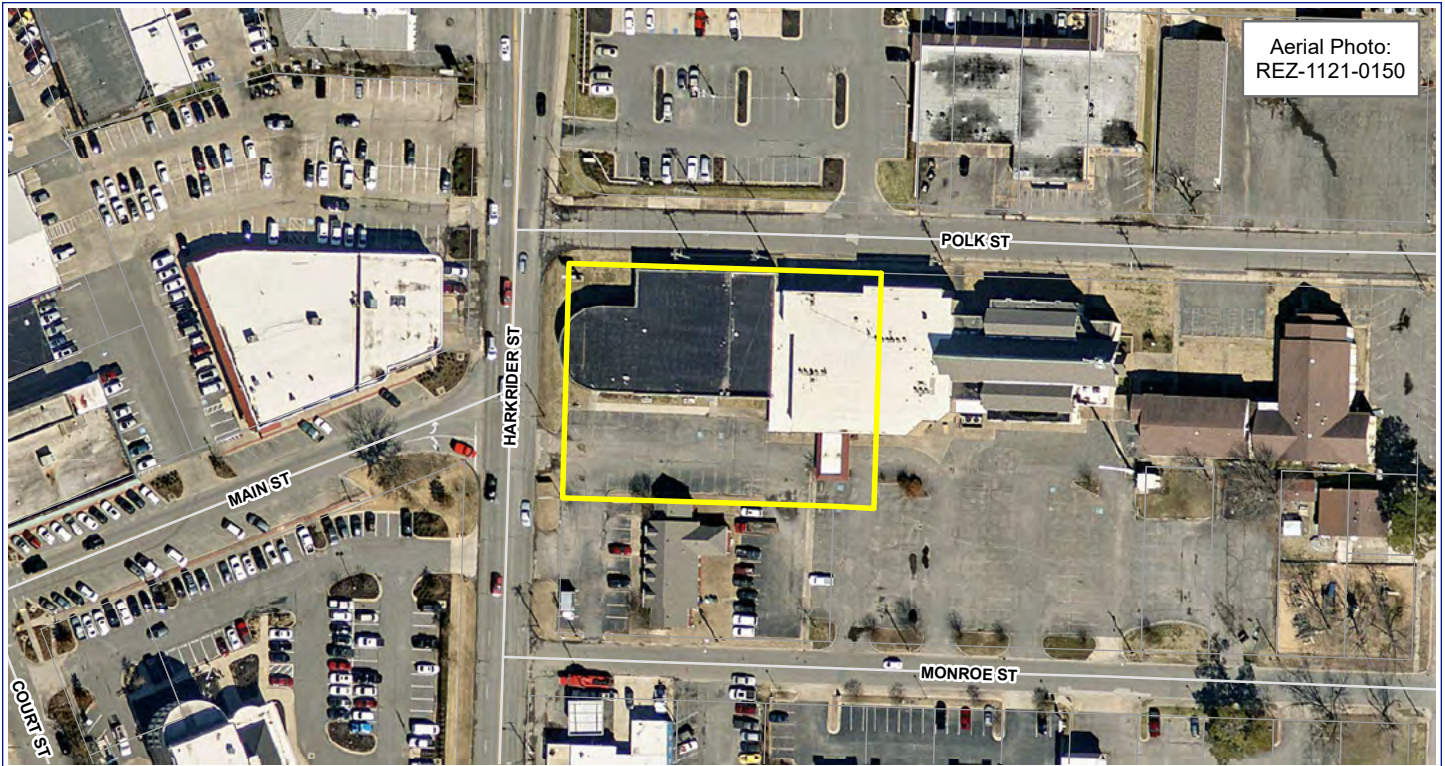
766 Harkrider Street (Proposed Lot 1R; 1.67 acres +/-)

**APPLICANT/AUTHORIZED AGENT**

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

**OWNER**

First Community Bank  
1089 Front St  
Conway, AR 72032



**SITE**

**Location.** 766 Harkrider St.

**Site Area.** 0.75 acres +/-.

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

**Requested Rezoning.** C-1 (Central Business District).

**Adjacent Zoning.** North, East, South – C-3; West – C-1.

**Existing Structures.** None.

**Overlay.** Old Conway Design Overlay Urban District.

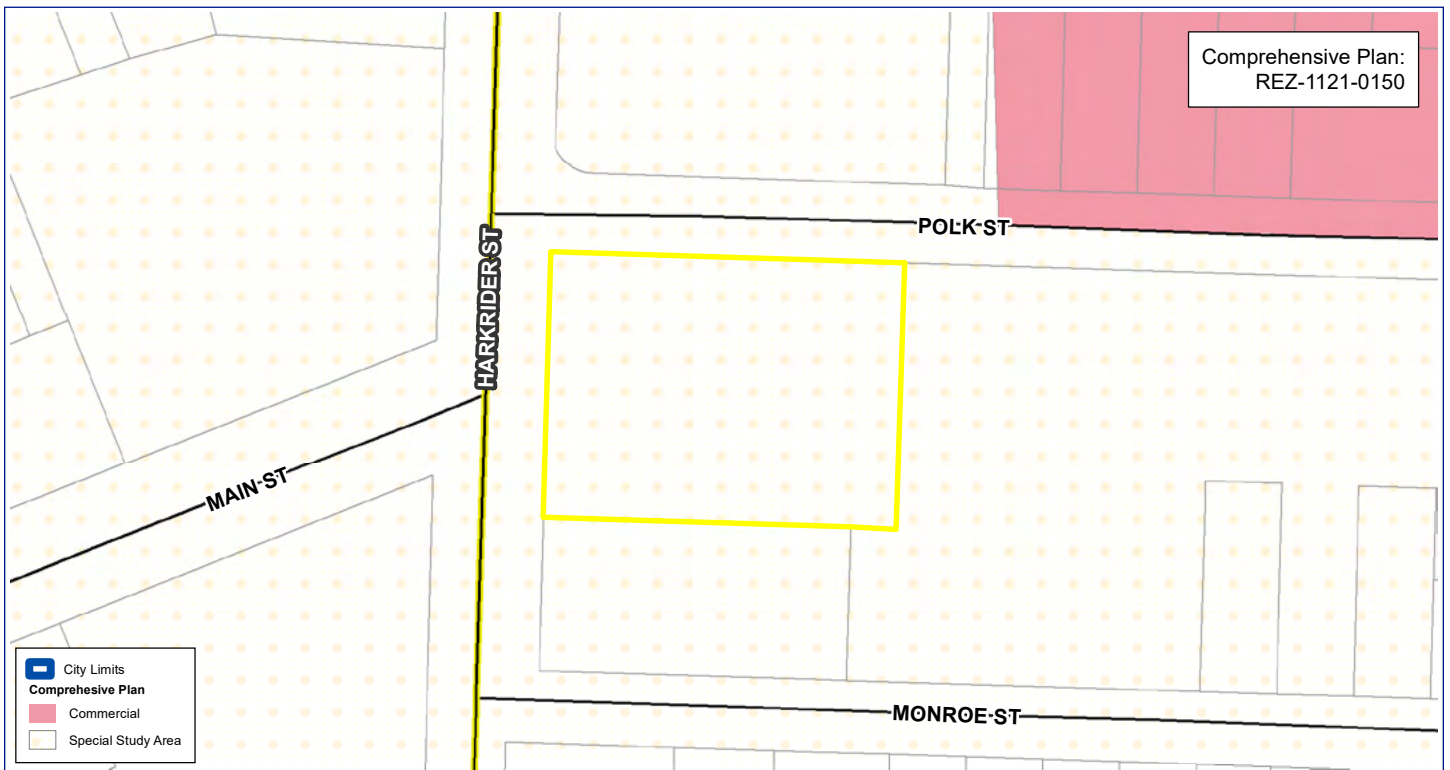
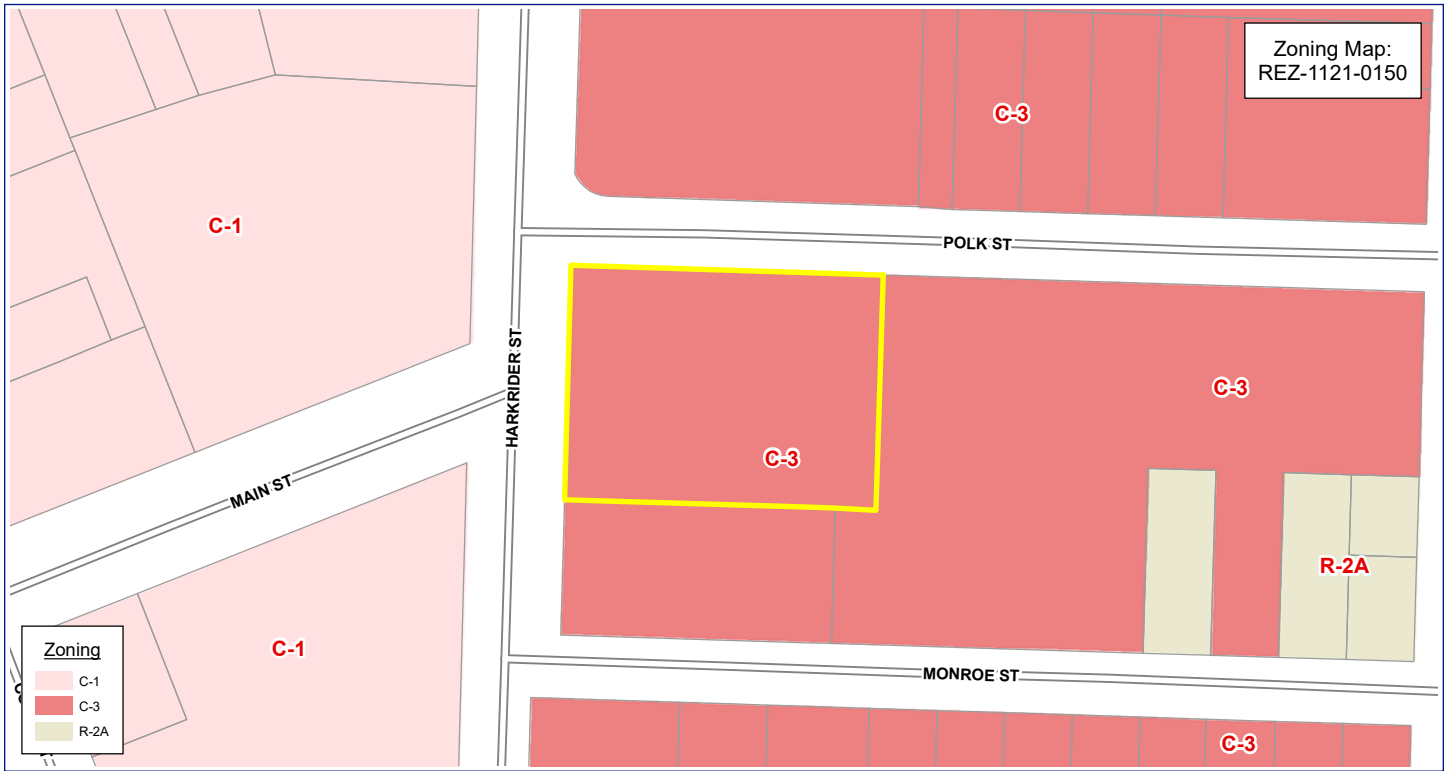
**Comprehensive Plan.** Special Study Area.

**Projected Traffic Impact.** The site will likely be developed with a 17,034 sf bank regional bank facility. The likely increase in traffic would be moderate with approximately 1,536 vehicles trip per typical weekday. Note this data may reflect an overestimate of traffic impact, but is based on the best available data.

**Current Traffic Counts.** Harkrider St at College Ave.- 18,000 average daily traffic.

# Request to Rezone: C-3 to C-1

766 Harkrider Street (Proposed Lot 1R; 1.67 acres +/-)



## Request to Rezone: C-3 to C-1

II.E

766 Harkrider Street (Proposed Lot 1R; 1.67 acres +/-)

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

**Utilities.** The applicant will need to coordinate the expansion of utilities with Conway Corporation for redevelopment in the future.

**Master Street Plan.** Harkrider St – Major Arterial, Polk St – Local Non-Residential.

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

### STAFF COMMENTS

- The applicant is requesting a rezoning to C-1. Such zoning is meant to bring the property in line with the development intention for the property. The applicant has submitted plans for development review and HDC review to construct a 17,034 sf bank facility in an urban, walkable format. This intent is consistent with C-1 zoning
- The comprehensive plan designates the area as a special study area, which is consistent with what the rezoning allows in terms of future development. The area has been made part of the Old Conway Design Overlay Urban District to effectively serve as an extension of downtown.
- The rezoning would continue the prevailing land use pattern in the area and allow continued infill development in downtown, which is supported by the Comprehensive Plan's policies.
- The rezoning would not cause harm to adjacent property.

### STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning request as it is consistent with the Comprehensive Plan, would allow for appropriate use of the property in context to the surrounding area, and would not likely negatively impact adjacent properties.

Applicant provided perspective rendering

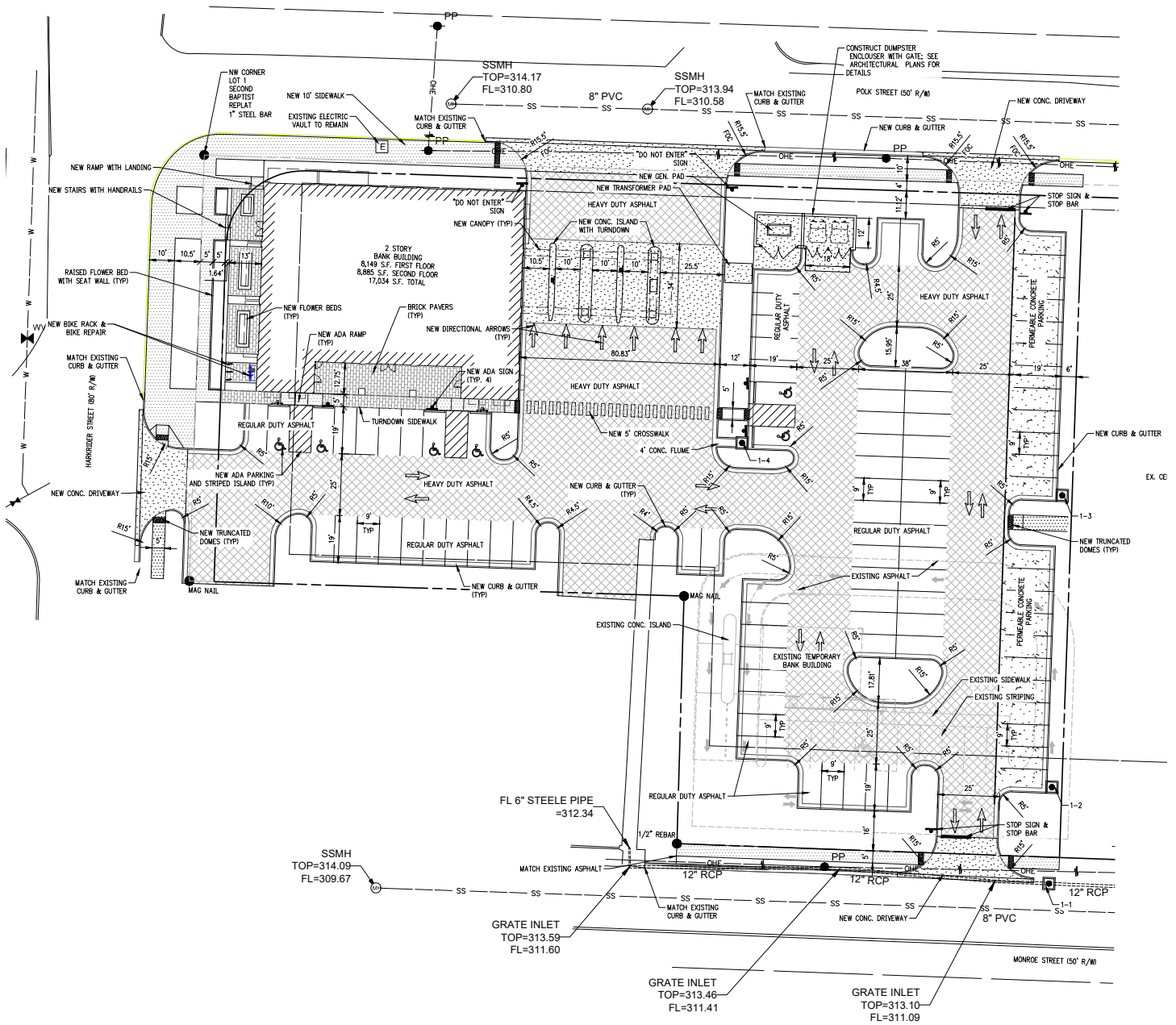


# Request to Rezone: C-3 to C-1

766 Harkrider Street (Proposed Lot 1R; 1.67 acres +/-)



Site Plan



# Request to Rezone: C-3 to C-1

766 Harkrider Street (Proposed Lot 1R; 1.67 acres +/-)



View of the subject property from Polk St looking SE



Property adjacent to the E



Property adjacent to the N



Property adjacent to the N



Property adjacent to the S



Property adjacent to the S

# Request to Rezone: R-2A to C-3

0.16 acres +/-; north side of Monroe Street, east of Harkrider Street

**APPLICANT/AUTHORIZED AGENT**

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

**OWNER**

First Community Bank  
1089 Front St  
Conway, AR 72032



**SITE**

**Location.** 766 Harkrider St.

**Site Area.** 0.16 acres +/-.

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

**Requested Rezoning.** C-3 (Highway Service and Open Display District).

**Adjacent Zoning.** North, East, South, West – C-3.

**Existing Structures.** None.

**Overlay.** Old Conway Design Overlay Urban District.

**Comprehensive Plan.** Special Study Area.

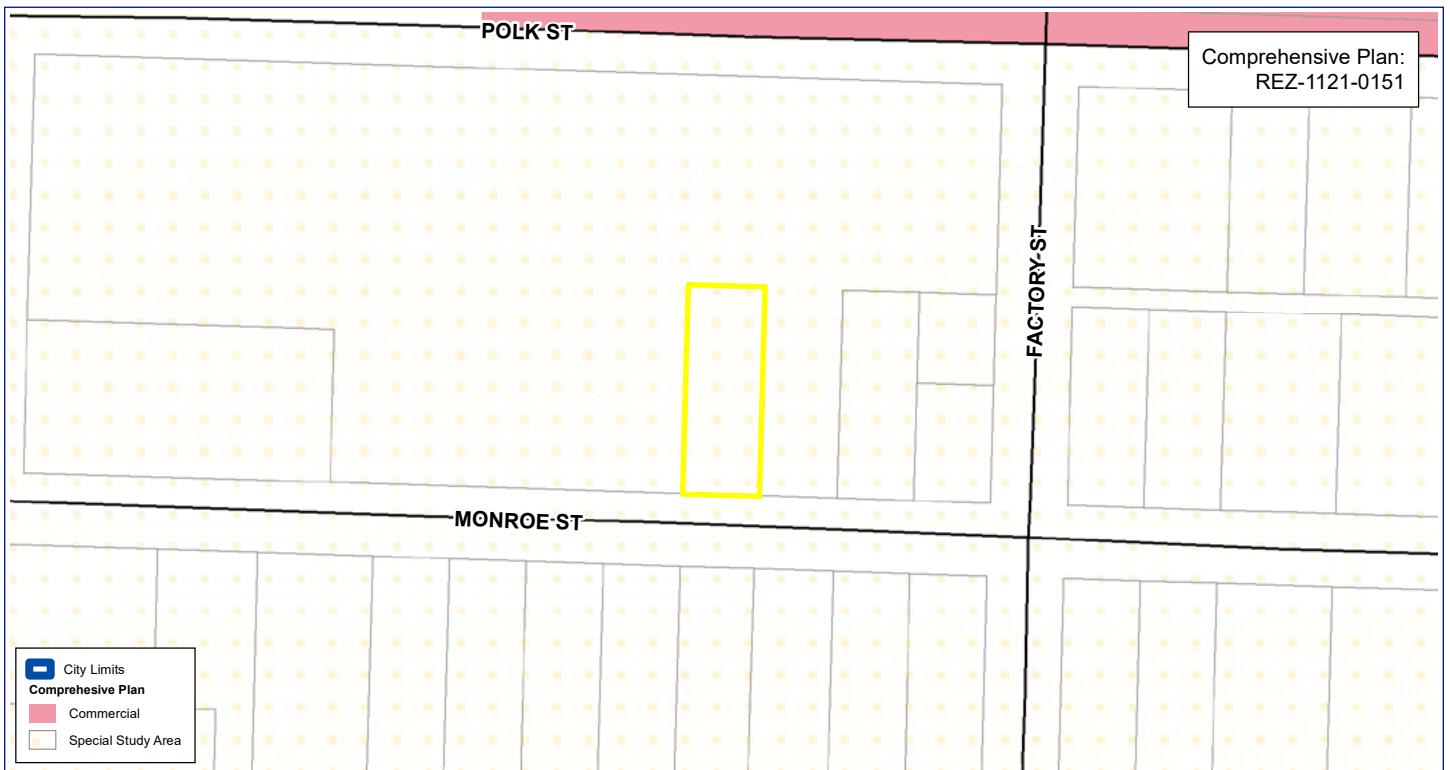
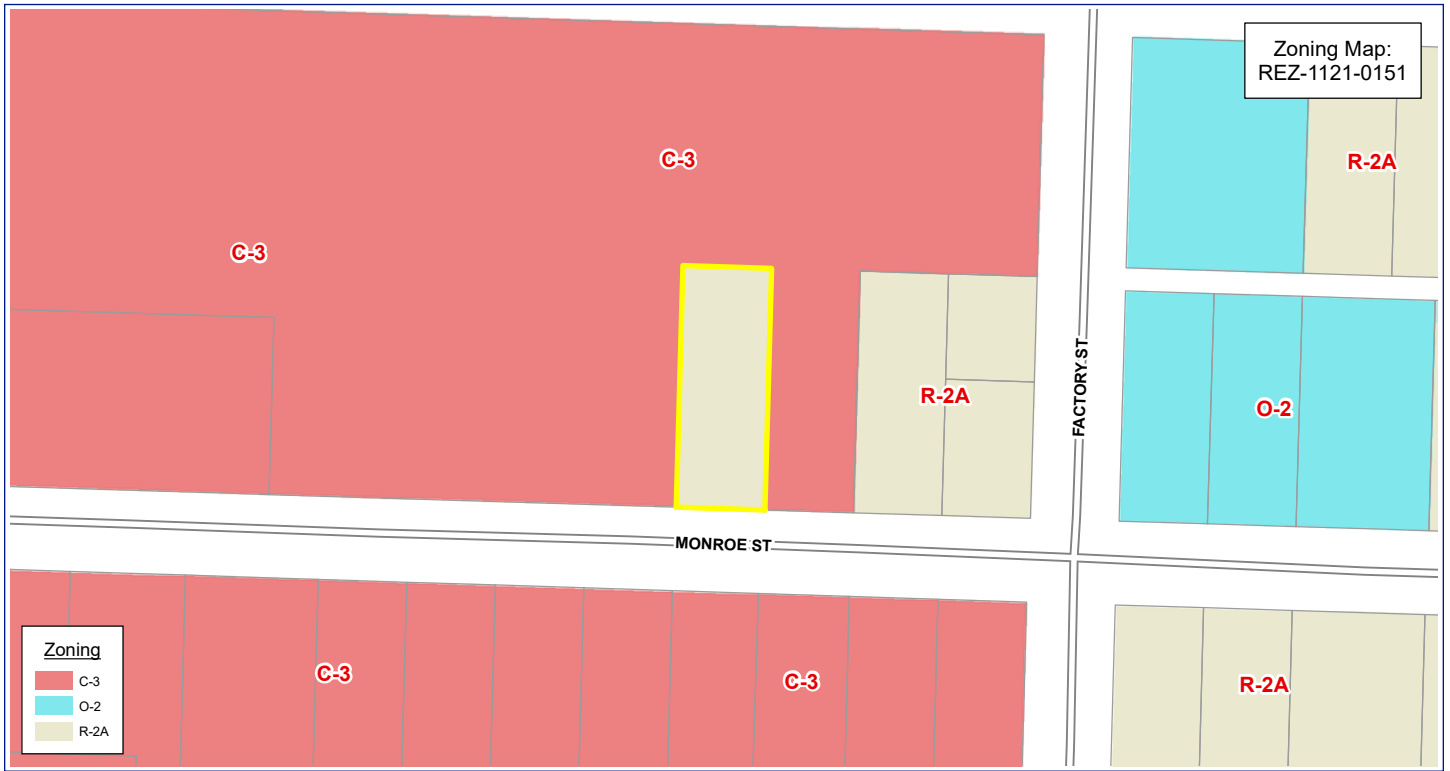
**Projected Traffic Impact.** Development at the site is unknown, but it is anticipated to be marginal. The likely increase in traffic would be minimal.

**Current Traffic Counts.** Harkrider St at College Ave - 18,000 average daily traffic.



# Request to Rezone: R-2A to C-3

0.16 acres +/-; north side of Monroe Street, east of Harkrider Street



## Request to Rezone: R-2A to C-3

II.F

0.16 acres +/-; north side of Monroe Street, east of Harkrider Street

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

**Utilities.** The applicant will need to coordinate the expansion of utilities with Conway Corporation for redevelopment in the future.

**Master Street Plan.** Harkrider St – Major Arterial, Polk St – Local Residential, Monroe St - Local Residential.

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

### STAFF COMMENTS

- The applicant is requesting a rezoning to C-3. Such zoning is meant to bring the property in line with the zoning surrounding the immediate site. This site will be an extension of the bank development and will be additional commercial development consistent with the surrounding zoning.
- The Comprehensive Plan designates the area as a special study area, which is consistent with what the rezoning allows in terms of future development. The area has been made part of the Old Conway Design Overlay Urban District to effectively serve as an extension of downtown.
- The rezoning would continue the prevailing land use pattern in the area and allow continued infill development in downtown, which is supported by the Comprehensive Plan's policies.
- The rezoning would not cause harm to adjacent property.

### STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning request as it is consistent with the Comprehensive Plan, would allow for appropriate use of the property in context to the surrounding area, and would not likely negatively impact adjacent properties.

# Request to Rezone: R-2A to C-3

II.F

0.16 acres +/-; north side of Monroe Street, east of Harkrider Street



View of subject property from Monroe St looking N



View of subject property from Monroe St looking N



Property adjacent to the S



Property adjacent to the SE

*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**

- CARTI Parking Lot Expansion (SDR-0921-0117)

**Plats submitted for review (Lot Splits, Lot Mergers, and Final Plats)**

- Parker's Place Subdivision