



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

January 19, 2021 • 7:00pm



City of Conway PLANNING COMMISSION

January 19, 2021 · 7:00 pm

Due to restrictions imposed because of the COVID-19 pandemic, the Planning Commission meeting will be broadcast on the City of Conway [Facebook](#) and [YouTube](#) pages. Please submit questions/ comments [via email to Planning Staff](#) by 3:00pm the day the meeting.

PLANNING COMMISSION

Rebekah Fincher
Drew Gainor
Arthur Ingram
Latisha Sanders-Jones
Laura King
Brandon Ruhl
Brian Townsend
Anne Tucker
Larry Webb
Rhea Williams

The Conway Planning Commission makes recommendations to the City Council on public hearing items. Items reviewed on this agenda will be considered by the City Council as early as **January 26, 2021.**

Items not approved by the Planning Commission may be appealed to the City Council within 30 days of Planning Commission denial, with the exception of decisions made by the Planning Commission acting as the Board of Zoning Adjustment. If an item is appealed to the City Council a public notice will be placed on the property and conwayarkansas.gov

Call to Order.

Roll Call.

Approval of Minutes. December 21, 2020

I. Subdivision Review

- A. Request for preliminary plat approval of Twin Rivendale Subdivision (SUB2020OCT04) *review continued from November 2020*
- B. Request for preliminary plat approval of Southcrest PUD Subdivision (SUB2020DEC03)

II. Public Hearings

- A. Request to rezone 2.32 acres +/- located at the terminus of Sagegrass Drive, south of South Sterling Subdivision, from R-1 to PUD (REZ2020DEC02)
- B. Request for zoning variance to allow reduced side setback for property located at 2298 Tuscarora Drive (VAR2021JAN01)
- C. Request to annex 66.87 acres +/- south of Nutters Chapel Road, east of Ridgedale Circle (ANN2021JAN01)
- D. Request to rezone 16.77 acres +/- east of East German Lane, south of Lower Ridge Road from A-1 to R-2 (REZ2021JAN01)
- E. Request to rezone property located at 4725 Prince Street from A-1 to R-1 (REZ2021JAN02)

III. Discussion

- A. Election of 2021 Officers
- B. Items as decided by the Commission

Adjourn

Request for Preliminary Plat Approval - Twin Rivendale Subdivision, Phase 1

I.A

Record No. SUB2020OCT04

APPLICANT

The Tyler Group
240 Skyline Drive, Suite 3000
Conway, AR 72032

PROPERTY OWNER

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

STAFF REVIEW BY

Levi Hill, AICP, Assistant Director



Location. Approximately 800 feet west of the intersection of Nutters Chapel Rd and Pebble Beach Dr.

Site Area. 66.87 acres +/-.

Current Zoning. Unzoned property within the Planning Area Boundary.

Existing Structures. One single-family residence.

Overlay. None.

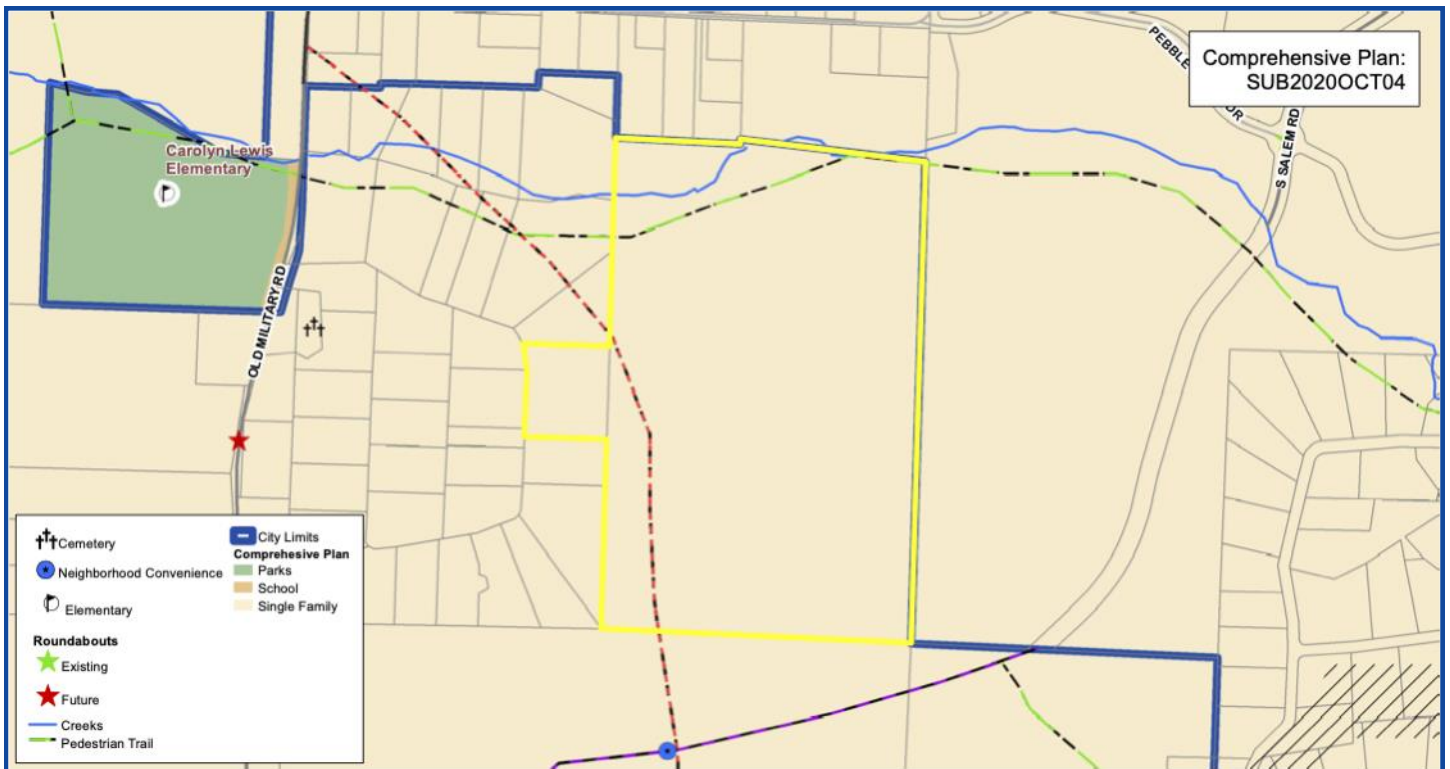
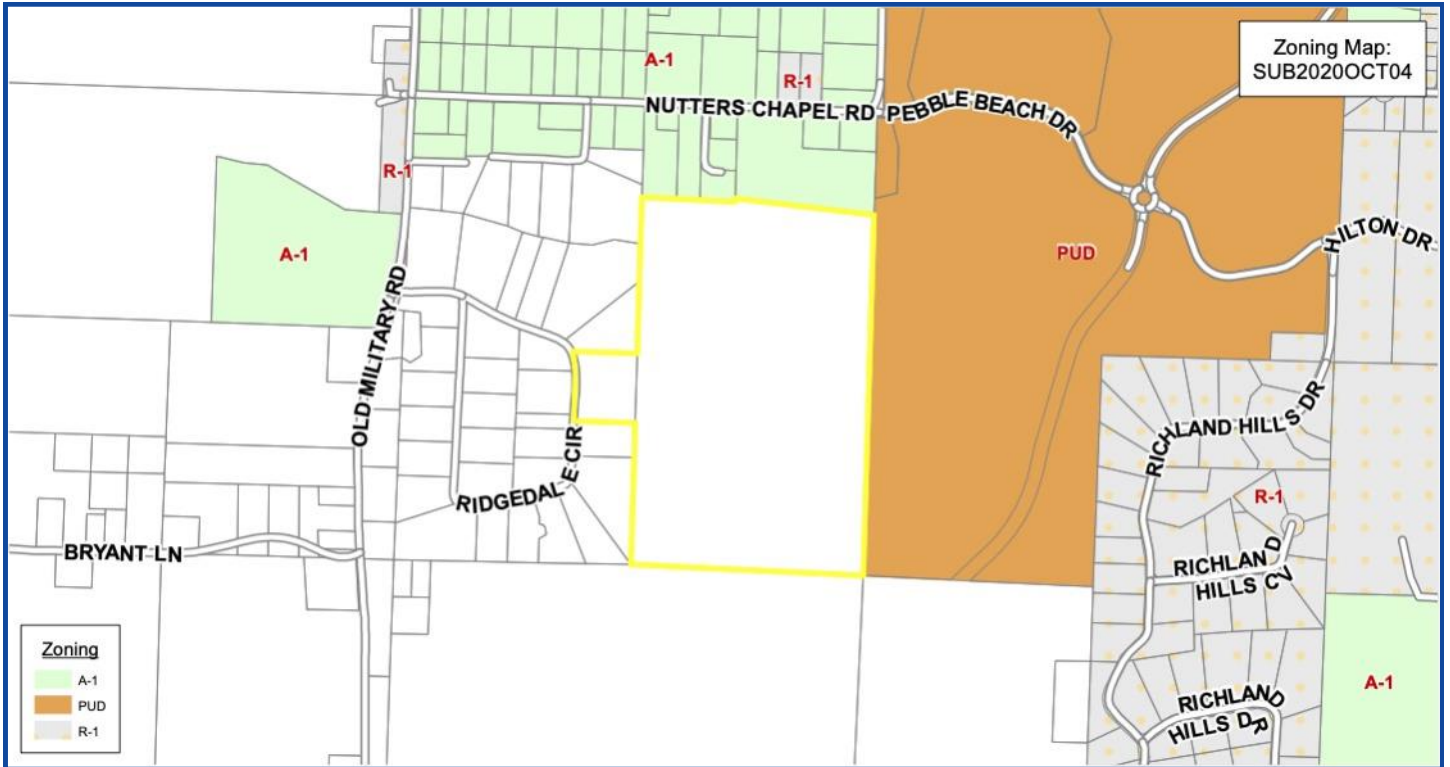
REQUEST

The applicant is requesting preliminary approval of a 51-lot subdivision located approximately 800 feet west of the intersection of Nutters Chapel Rd and Pebble Beach Dr. The development represents Phase 1 of the Twin Rivendale Subdivision. The property is currently unzoned as it is located outside of the City limits, however a petition for annexation has been submitted. The proposed lots range from 0.25 acres to 2.5 acres, consistent with the lot requirements of properties outside the City limits. The subdivision proposes access via a new street from Nutters Chapel Rd and through a second new street to be constructed through from the subdivision to the west along Ridgedale Cir. A series of internal streets is proposed to provide access to the majority of the lots. All proposed streets will require 5-foot sidewalks with a 6.5 foot green space.

Request for Preliminary Plat Approval - Twin Rivendale Subdivision, Phase 1

I.A

Record No. SUB2020OCT04



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

1. Creation of double frontage lots. (Article IV: Sec. 5(F)(7)).

STAFF RECOMMENDATIONS Planning Staff recommends approval of Phase 1 of the preliminary plat contingent upon the completion of the amended punch list and associated conditions of approval. The proposed lot sizes and frontage widths are consistent with the requirements of properties located in the Planning area Boundary.

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. Add 'Trail Easement' to entire area designated for Sewer Easement.

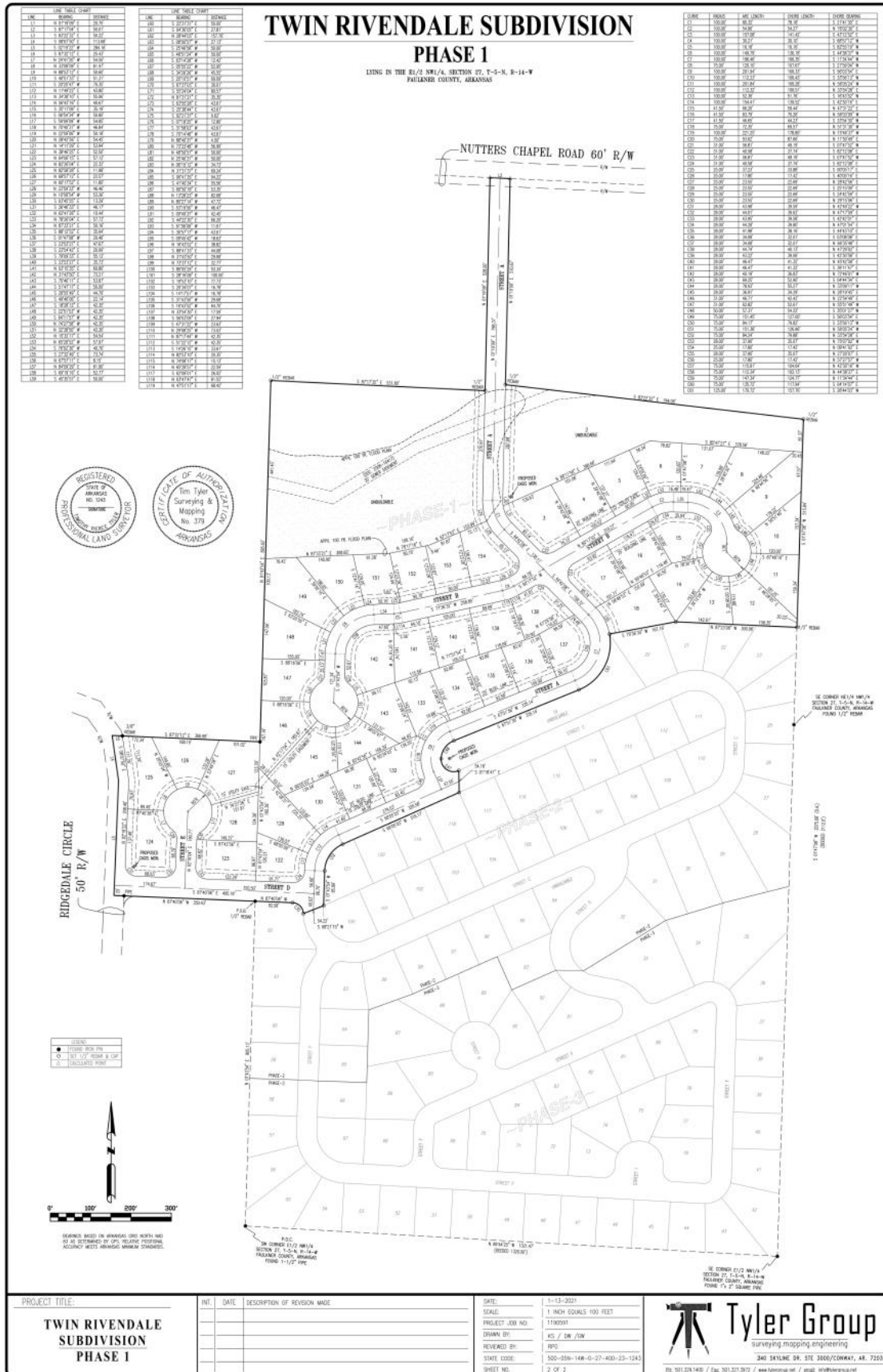
CONDITIONS

1. This approval shall be applicable to Phase 1 only as indicated on the associated drawings. The applicant shall apply for a new preliminary plat including subsequent Planning Commission approvals for any future phases.
2. Preliminary Plat approval from all reviewing agencies shall be obtained.
3. Wheelchair ramps shall be provided by the developer in accordance with the City of Conway's Standard Details.
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. Utility easements as required by Conway Corporation are needed.
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 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.

Request for Preliminary Plat Approval - Twin Rivendale Subdivision, Phase 1

Record No. SUB2020OCT04

I.A



Request for Preliminary Plat Approval - Southcrest PUD Subdivision

I.B

Record No. SUB2020DEC03

APPLICANT

Phillip Lewis, PE
PO Box 17307
Little Rock, AR 72222

PROPERTY OWNER

Capital Development Group, LLC
Cary Kuykendall
298 Pickwicket Dr
Conway, AR 72034

STAFF REVIEW BY

Levi Hill, AICP, Assistant Director



Location. 1630 and 1640 S Donaghey Ave.

Site Area. 2.97 acres +/-.

Current Zoning. PUD (Planned Unit Development).

Existing Structures. Two single-family residences.

Overlay. None.

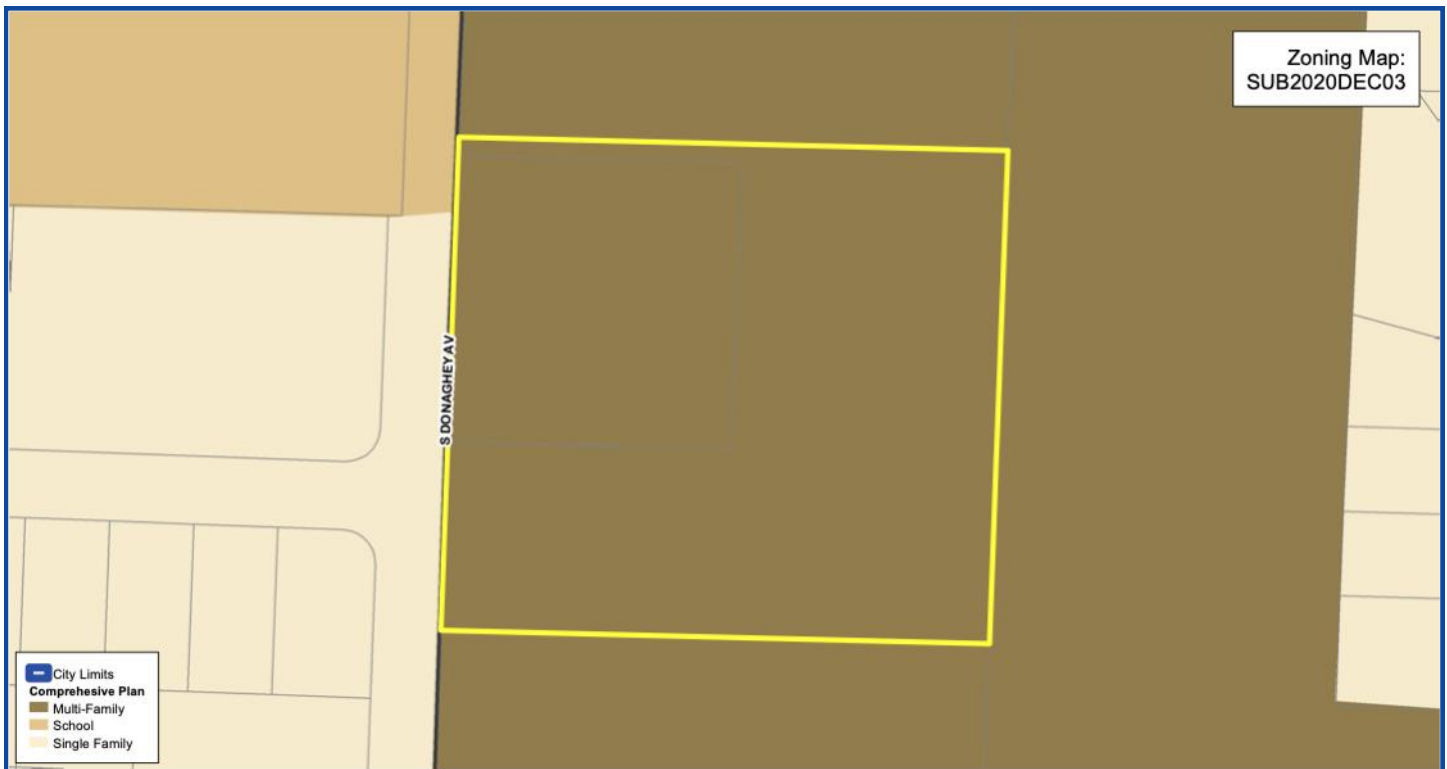
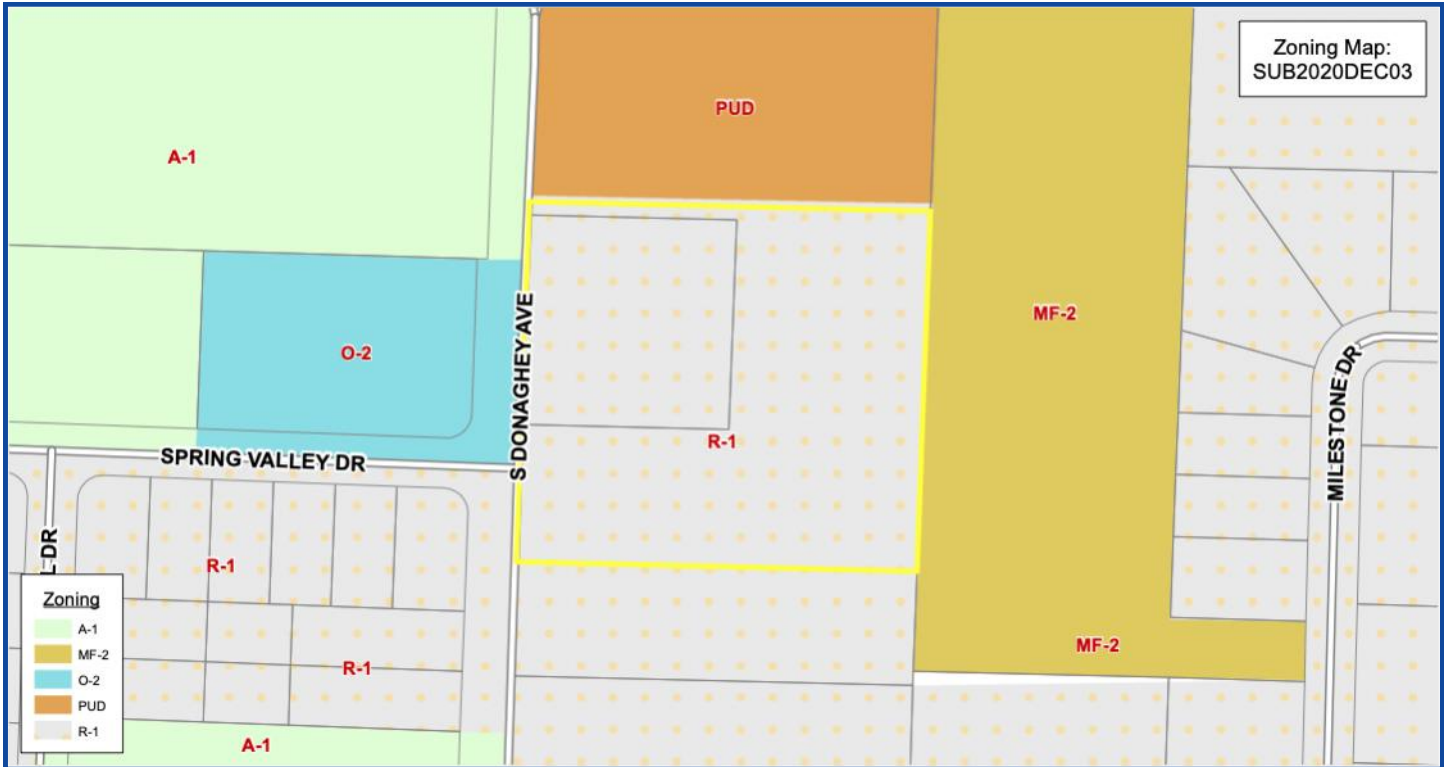
REQUEST

The applicant is requesting preliminary approval of a 19-lot subdivision located at 1630 and 1640 S Donaghey Ave. The property was recently zoned to Planned Unit Development. The proposed lots range from 4,300 square feet to 5,600 square feet, consistent with the lot requirements of the PUD. The subdivision proposes access via a new private street from S Donaghey Ave. A secondary access point will connect the new private drive into the adjacent development to the east. A 5-foot sidewalk is proposed along S Donaghey Ave, however the Master Street Plan requires the construction of a minimum 8-foot sidepath in this location. A condition of approval has been included requiring that the applicant revise the sidewalk along S Donaghey Ave. The new private street proposes a 4-foot sidewalk at the back of curb.

Request for Preliminary Plat Approval - Southcrest Subdivision

I.B

Record No. SUB2020DEC03



No Waivers were included in this request.

STAFF RECOMMENDATIONS Planning Staff recommends approval of the preliminary plat contingent upon the completion of the amended punch list and associated conditions of approval. The proposed lot sizes and frontage widths are consistent with the requirements of the approved PUD (Planned Unit Development) for this site.

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

CORRECTIONS NEEDED ON THE PLAT

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

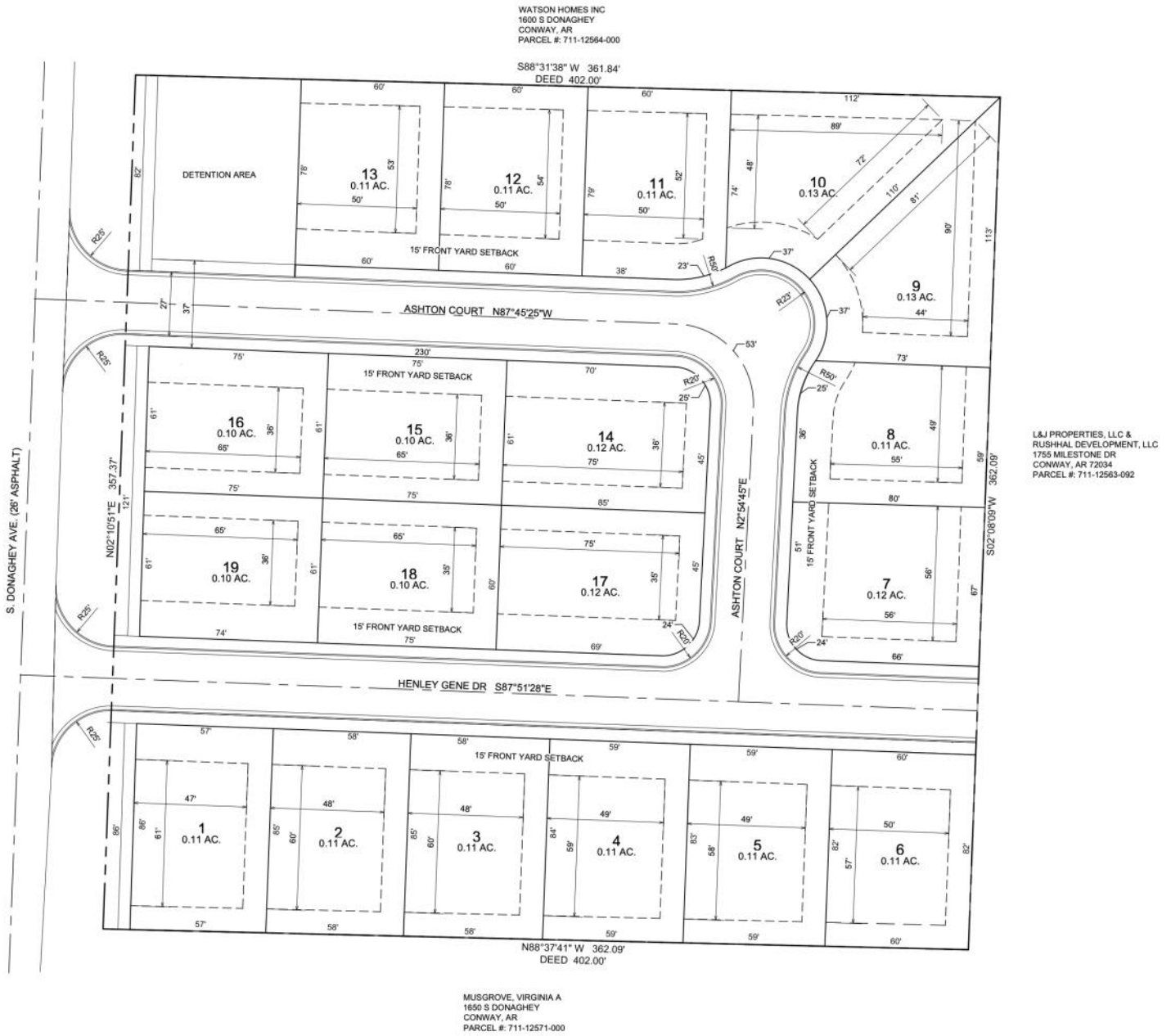
CONDITIONS

1. Preliminary Plat approval from all reviewing agencies shall be obtained.
2. The new internal street shall be labeled and platted as a private drive.
3. A Property Owners' Association shall be required to be formed and operate in perpetuity to maintain all common areas and improvements such as streets, sidewalks, and drainage infrastructure.
4. The sidewalk along S Donagey Ave shall be revised in width to meet the minimum requirements of the Master Street Plan or an alternative design approved by the Transportation Department.
5. Wheelchair ramps shall be provided by the developer in accordance with the City of Conway's Standard Details.
6. 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.
7. 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.
8. Utility easements as required by Conway Corporation are needed.
9. Drainage easements as required by the City Engineer are needed.
10. 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.
11. 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.

Request for Preliminary Plat Approval - Southcrest Subdivision

I.B

Record No. SUB2020DEC03



Request to Rezone: R-1 to PUD

II.A

Record No. REZ2020DEC02

APPLICANT/OWNER

Richie Hambuchen
Hambuchen Properties
86 Richland Hills
Conway, AR 72034

STAFF REVIEW BY

Beth Sketoe, Planner



Location. Immediately south of South Sterling Phase 1; at the terminus of Sagegrass Rd.

Site Area. 2.32 acres +/-.

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

Requested Rezoning. PUD (Planned Unit Development).

Adjacent Zoning. North – PUD; West, South, East – R-1.

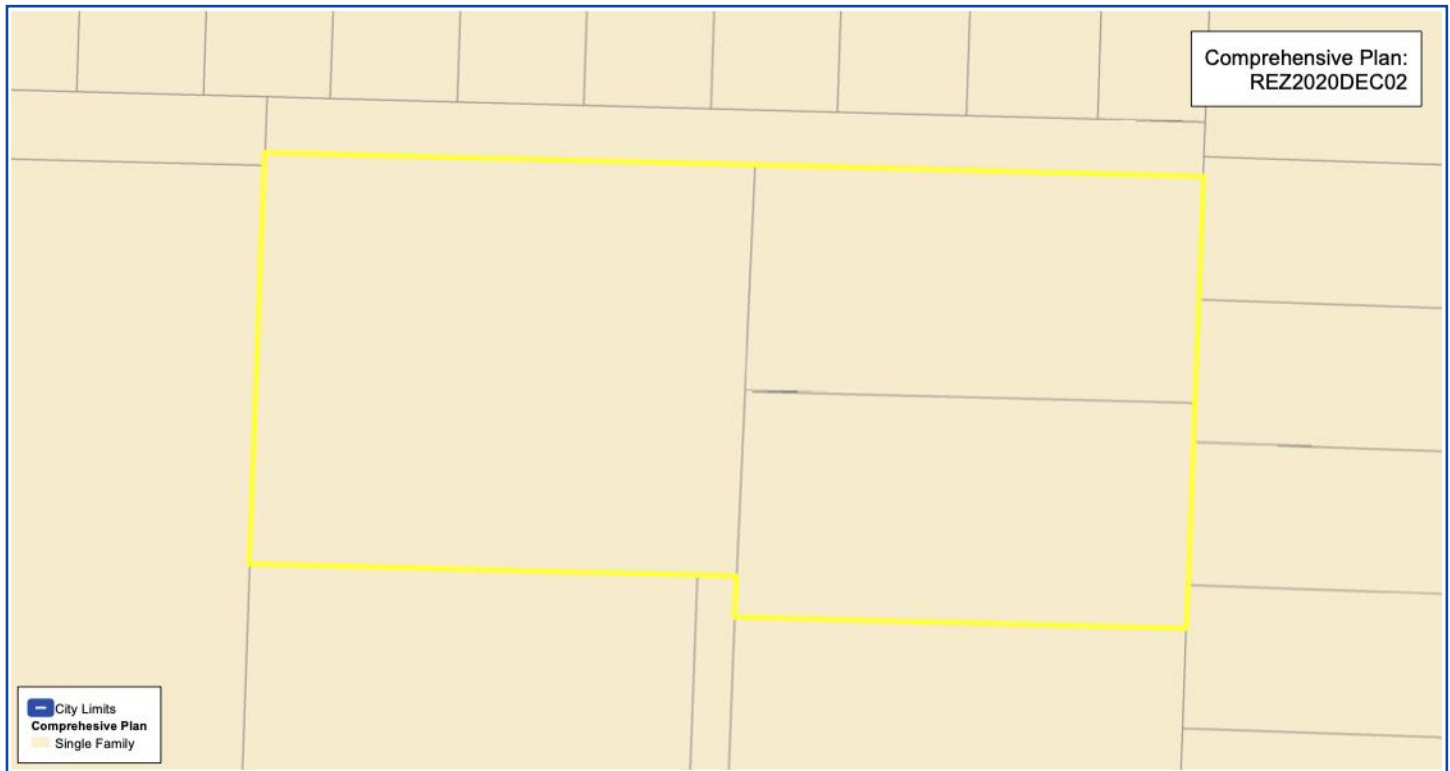
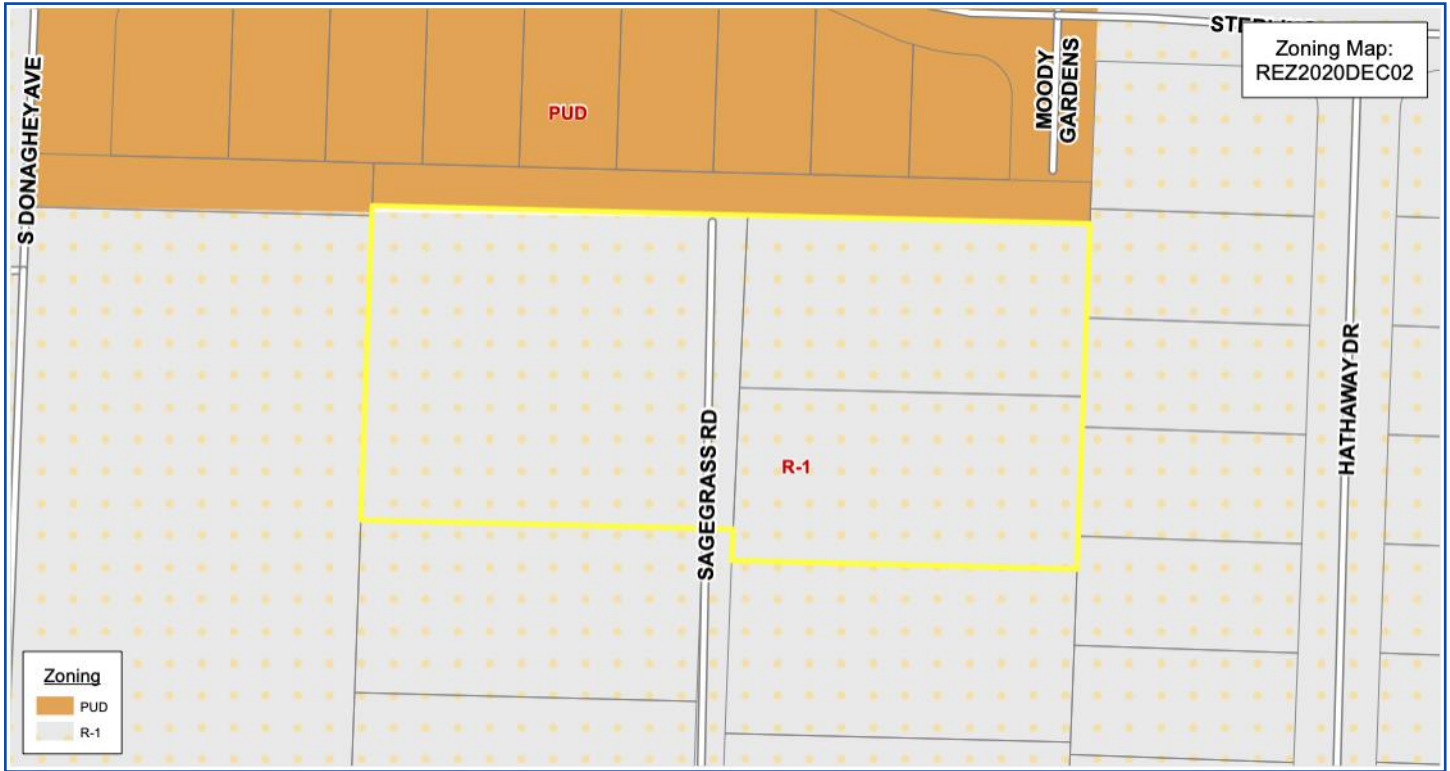
Existing Structures. None.

Overlay. None.

Comprehensive Plan. Single-family.

Request to Rezone: R-1 to PUD

Record No. REZ2020DEC02



Projected Traffic Impact. With a rezoning to PUD and developed as single-family residential, the likely increase in traffic impact would be minimal. While the site is currently undeveloped, the project site is limited in size. With reduced lot area allowed as part of the PUD, a maximum of 15 single-family lots can be developed, yielding approximately 142 vehicle trips per typical weekday.

Current Traffic Counts. Sterling Dr and Moody Gardens are estimated to serve between 500-1500 vehicles/day; S Donaghey Ave (8,800 vehicles/day).

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

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

Master Street Plan. The Master Street Plan indicates Sagegrass Rd is to be extended north, through the subject properties as a local residential street. The existing open-ditch road currently terminates at 1515 Sagegrass Road. The Master Street Plan does not address the extension of Moody Gardens, though the portion existing is improved as a 27' street including sidewalks.

Street Improvement. Developer is required to construct the extension of Moody Gardens in accordance with Conway Transportation Department Standards. No other improvements are planned at this time.

STAFF COMMENTS

- The applicant is requesting a rezoning to PUD for the purpose of developing a second phase, consisting of 15 lots, of an existing PUD.
- Access to the development is proposed as an extension of Moody Gardens. As the street currently exists as a local residential street of 50' public right-of-way the extension shall be the same. Reduced right-of-way creates challenges with installing utility and sidewalk improvements.
- The extension of Moody Gardens shall be designated as a private drive.
- The proposed hammerhead style turnaround proposed on lots 27 and 28 must be constructed and those lots left otherwise undeveloped until future connection to S Donaghey Ave is established.
- A public information meeting was held virtually on December 1, 2020. No comments or questions were received.
- The surrounding area is predominantly residential. The rezoning would not likely result in harm to adjacent property.

STAFF RECOMMENDATIONS

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

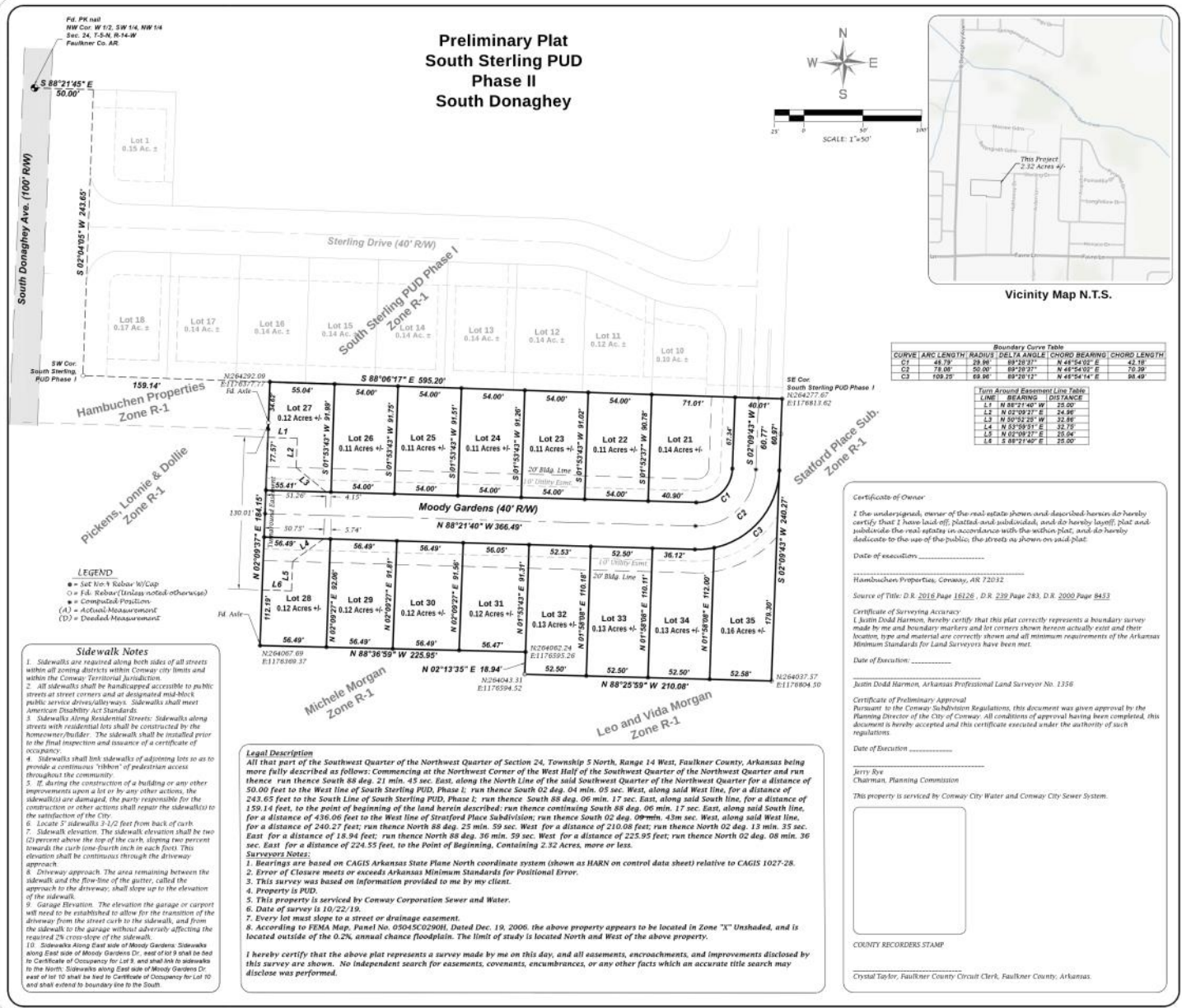
1. Permitted uses are limited to single-family residential.
2. All standards and uses other than those defined shall be governed by restrictions of the R-1 zoning district.
3. Exterior shall be composed of brick, rock, or cement fiber board (i.e. Hardie Board).
4. Vinyl siding shall be prohibited.
5. 8/12 roof pitch or greater unless porches.
6. Architectural shingle roofing only.
7. 280 square feet of landscaping shall be provided in the front yard of each lot.
8. Each home shall be different.
9. Garages cannot protrude past the front of the house more than 7 feet unless side entry.

10. No accessory structures shall be allowed.
11. Building setbacks shall be: Front, Exterior, and Rear – 15'; Interior – 6'.
12. PUD shall be generally developed as shown on site plan. The density and intent of the site plan shall be followed.
13. Platting shall be required. Any additional right-of-way, sidewalks, fire apparatus turn around, etc. as required by the Subdivision Ordinance shall be dedicated and constructed by the developer.
14. The extension of Moody Gardens shall be dedicated as 50' public right-of-way and constructed as a Local Residential Street in accordance with Conway Transportation Department standards.
15. An approved fire apparatus turn around shall be constructed in accordance with the Subdivision Regulations, prior to issuance of building permits.
16. Applicant shall return a signed copy of the final development plan agreement prior to the issuance of building permits.



Request to Rezone: R-1 to PUD

Record No. REZ2020DEC02



Boundary Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	48.79'	38.80'	89°28'37"	N 45°54'05" E	61.18'
C2	78.08'	50.00'	89°28'37"	N 45°54'05" E	70.39'
C3	109.92'	68.80'	89°28'37"	N 45°54'05" E	84.49'

Turn Around Assessment Line Table

LINE	BEARING	DISTANCE
L1	N 88°21'40" W	25.00'
L2	N 02°09'27" E	24.99'
L3	N 88°21'40" W	25.00'
L4	N 53°09'51" E	22.70'
L5	N 02°09'27" E	25.00'
L6	S 87°21'40" E	25.00'

Certificate of Owner

I, the undersigned, owner of the real estate shown and described herein do hereby certify that I have laid-off, platting and subdivided, and do hereby lay-off, plat and subdivide the real estate in accordance with the within plat, and do hereby dedicate to the use of the public, the streets as shown on said plat.

Date of execution: _____

Hambuchen Properties, Conway, AR 72032
 Source of Title: D.R. 2018 Page 16126, D.R. 239 Page 283, D.R. 2000 Page 8453

Certificate of Surveying Accuracy
 Justin Dodd Harmon, hereby certifies that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveys have been met.

Date of execution: _____

Justin Dodd Harmon, Arkansas Professional Land Surveyor No. 1356

Certificate of Preliminary Approval
 Pursuant to the Conway Subdivision Regulations, this document was given approval by the Planning Director of the City of Conway. All conditions of approval having been completed, this document is hereby accepted and this certificate executed under the authority of such regulations.

Date of execution: _____

Jerry Rye
 Chairman, Planning Commission

This property is serviced by Conway City Water and Conway City Sewer System.

CORNER RECORDERS STAMP

Crystal Taylor, Faulkner County Circuit Clerk, Faulkner County, Arkansas

LEGEND

- Set No. 1 Rebar 1/2" Cap
- = Full Rebar (Unless noted otherwise)
- Computed Position
- (M) = Actual Measurement
- (D) = Deed Measurement

Sidewalk Notes

- Sidewalks are required along both sides of all streets within all zoning districts within Conway city limits and within the Conway Territorial Jurisdiction.
- All sidewalks shall be handicapped accessible to public streets at street corners and at designated mid-block public service drive/avenues. Sidewalks shall meet American Disability Act Standards.
- Sidewalks along Residential Streets: Sidewalks along streets with residential lots shall be constructed by the homeowner/owner. The sidewalk shall be installed prior to the final inspection and issuance of a certificate of occupancy.
- Sidewalks shall link sidewalks of adjoining lots so as to provide a continuous "ribbon" of pedestrian access throughout the community.
- If, during the construction of a building or any other improvements upon a lot or by any other actions, the sidewalk(s) are damaged the party responsible for the construction or other actions shall repair the sidewalk(s) to the satisfaction of the City.
- Locate 2" sidewalks 2-1/2 feet from back of curb.
- Sidewalk elevation: The sidewalk elevation shall be two (2) percent above the top of the curb sloping two percent towards the curb (one-fourth inch in each foot). This elevation shall be continuous through the driveway approach.
- Driveway approach: The area remaining between the sidewalk and the flow-line of the gutter, called the driveway approach to the driveway, shall slope up to the elevation of the sidewalk.
- Garage Elevation: The elevation the garage or carport will need to be established to allow for the transition of the driveway from the street curb to the sidewalk, and from the sidewalk to the garage without adversely affecting the required 2% cross-slope of the sidewalk.
- Sidewalks along East side of Moody Gardens: Sidewalks along East side of Moody Gardens Dr. east of lot 9 shall be set to Certificate of Occupancy for Lot 9, and shall link to sidewalks to the North. Sidewalks along East side of Moody Gardens Dr. east of lot 10 shall be set to Certificate of Occupancy for Lot 10 and shall extend to boundary line to the South.

Legal Description

All that part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 5 North, Range 14 West, Faulkner County, Arkansas being more fully described as follows: Commencing at the Northwest Corner of the West Half of the Southwest Quarter of the Northwest Quarter and run thence run thence South 88 deg. 21 min. 45 sec. East, along the North Line of the said Southwest Quarter of the Northwest Quarter for a distance of 50.00 feet to the West Line of South Sterling PUD, Phase I; run thence South 02 deg. 04 min. 05 sec. West, along said West line, for a distance of 243.65 feet to the South Line of South Sterling PUD, Phase I; run thence South 88 deg. 06 min. 17 sec. East, along said South line, for a distance of 159.14 feet, to the point of beginning of the land herein described; run thence continuing South 88 deg. 06 min. 17 sec. East, along said South line, for a distance of 436.06 feet to the West line of Stratford Place Subdivision; run thence South 02 deg. 09 min. 43 sec. West, along said West line, for a distance of 240.27 feet; run thence North 88 deg. 25 min. 59 sec. West for a distance of 210.08 feet; run thence North 02 deg. 13 min. 35 sec. East for a distance of 18.94 feet; run thence North 88 deg. 36 min. 59 sec. West for a distance of 225.95 feet; run thence North 02 deg. 08 min. 36 sec. East for a distance of 224.55 feet, to the Point of Beginning, Containing 2.32 Acres, more or less.

Surveyors Notes:

- Bearings are based on CAGIS Arkansas State Plane North coordinate system (shown as HARN on control data sheet) relative to CAGIS 1027-28.
- Error of Closure meets or exceeds Arkansas Minimum Standards for Positional Error.
- This survey was based on information provided to me by my client.
- Property is PUD.
- This property is serviced by Conway Corporation Sewer and Water.
- Date of survey is 10/22/19.
- Every lot must slope to a street or drainage easement.
- According to FEMA Map, Panel No. 05045C0290H, Dated Dec. 19, 2006, the above property appears to be located in Zone "X" Unshaded, and is located outside of the 0.2% annual chance floodplain. The limit of study is located North and West of the above property.

I hereby certify that the above plat represents a survey made by me on this day, and all easements, encroachments, and improvements disclosed by this survey are shown. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

Request for Zoning Variance: Reduced Side Setback

II.B

Record No. VAR2021JAN01

APPLICANT

Hal Crafton
3200 Tyler St, Ste A
Conway, AR 72034

STAFF REVIEW BY

Levi Hill, AICP, Assistant Director



Location. 3398 Tuscarora Dr; Approximately 1,500 feet east of the intersection of McNutt Rd and Tuscarora Dr.

Site Area. 0.24 acres +/-.

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

Existing Structures. One single-family residence under construction.

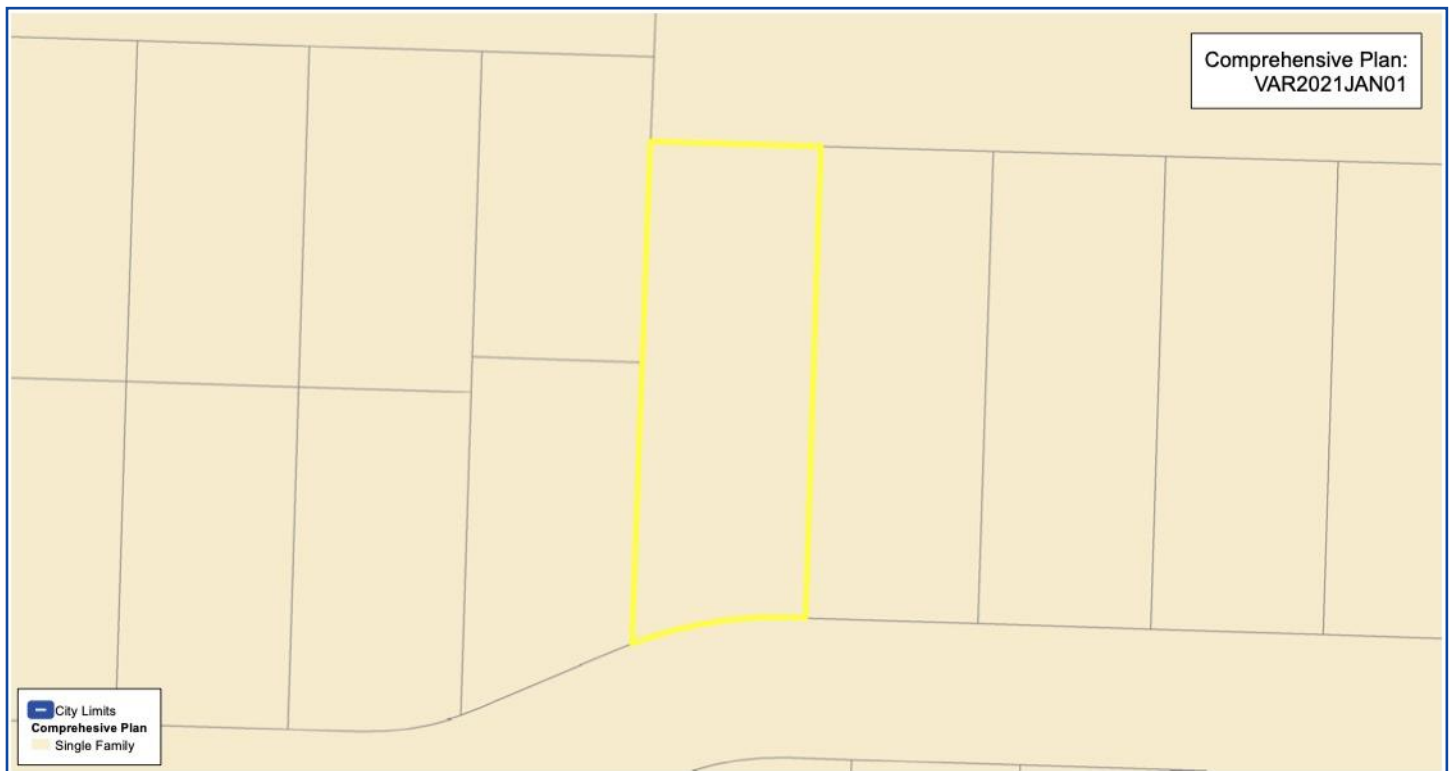
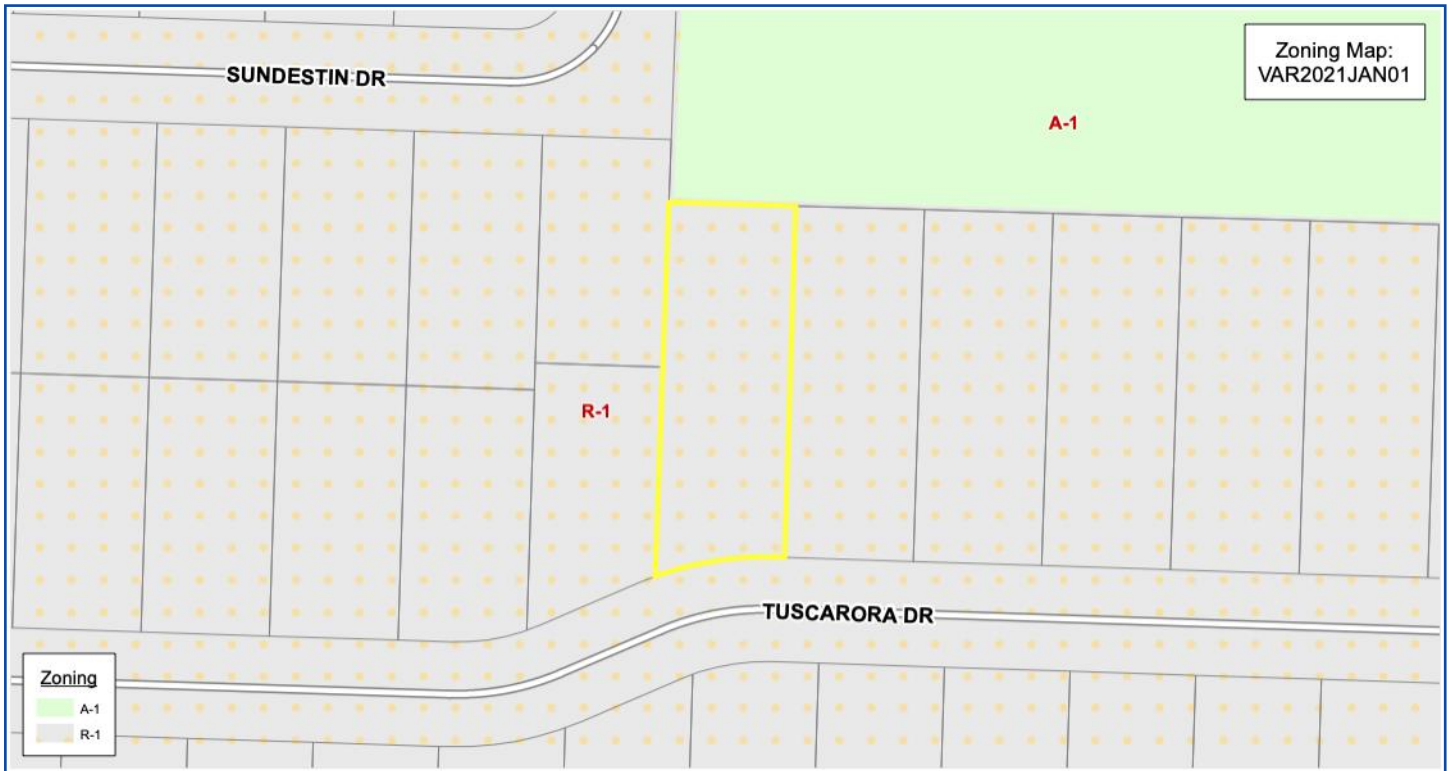
Comprehensive Plan. Single-family.

General Overview. The property is identified as Lot 205 of the recently filed Campbell Cove, Phase II Subdivision. The applicant submitted a building permit application for a single-family residence that was subsequently issued by the Permits and Inspections Department. Upon further inspection, it was discovered that a surveying error resulted in the foundation being poured 2 feet into the required side yard setback. Thus the applicant is requesting a 2-foot reduction in the required side yard setback for the subject lot.

Zoning Code Regulations. R-1 zoning district requires:
Setbacks. Side – 6’.

Request for Zoning Variance: Reduced Side Setback

Record No. VAR2021JAN01



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

- Allowing the variance would not preclude the applicant from meeting all other requirements of the zoning district.
- The neighboring lot has a house under construction that features a side setback of at least 6 feet. As such, approval of a 4-foot side yard setback for the subject lot would not conflict with the 10-foot separation required by the Fire Code.
- The current location of the foundation, which was approved in error, has created an undue hardship, unique to this property.
- Granting of the variance will not likely cause harm to any adjacent properties.

STAFF RECOMMENDATIONS

Staff recommends approval of the request as granting the variance will allow appropriate development of the site without harming adjacent property. Granting the variance will meet the spirit and intent of the zoning code.

Request for Zoning Variance: Reduced Side Setback

II.B

Record No. VAR2021JAN01



Request for Annexation - 66.87 Acres +/- South of Nutters Chapel Road

II.C

Record No. ANN2021JAN01

APPLICANT/OWNER

Tim Files
Files Development, LLC
45 River Estates Cove
Little Rock, AR 7223

STAFF REVIEW BY

Beth Skteto, Planner



Location. Approximately 500 feet south of Nutters Chapel Rd and connects to Ridgedale Cir via a 3.2 acre lot.

Site Area. 66.87 acres +/-.

Current Zoning. N/A (Outside City).

Requested Zoning. R-1 (One-Family Residential); Staff concurs with requested zoning.

Adjacent Zoning. North - A-1 (Agricultural); East - PUD (Planned Unit Development); West, South - N/A (Outside City)

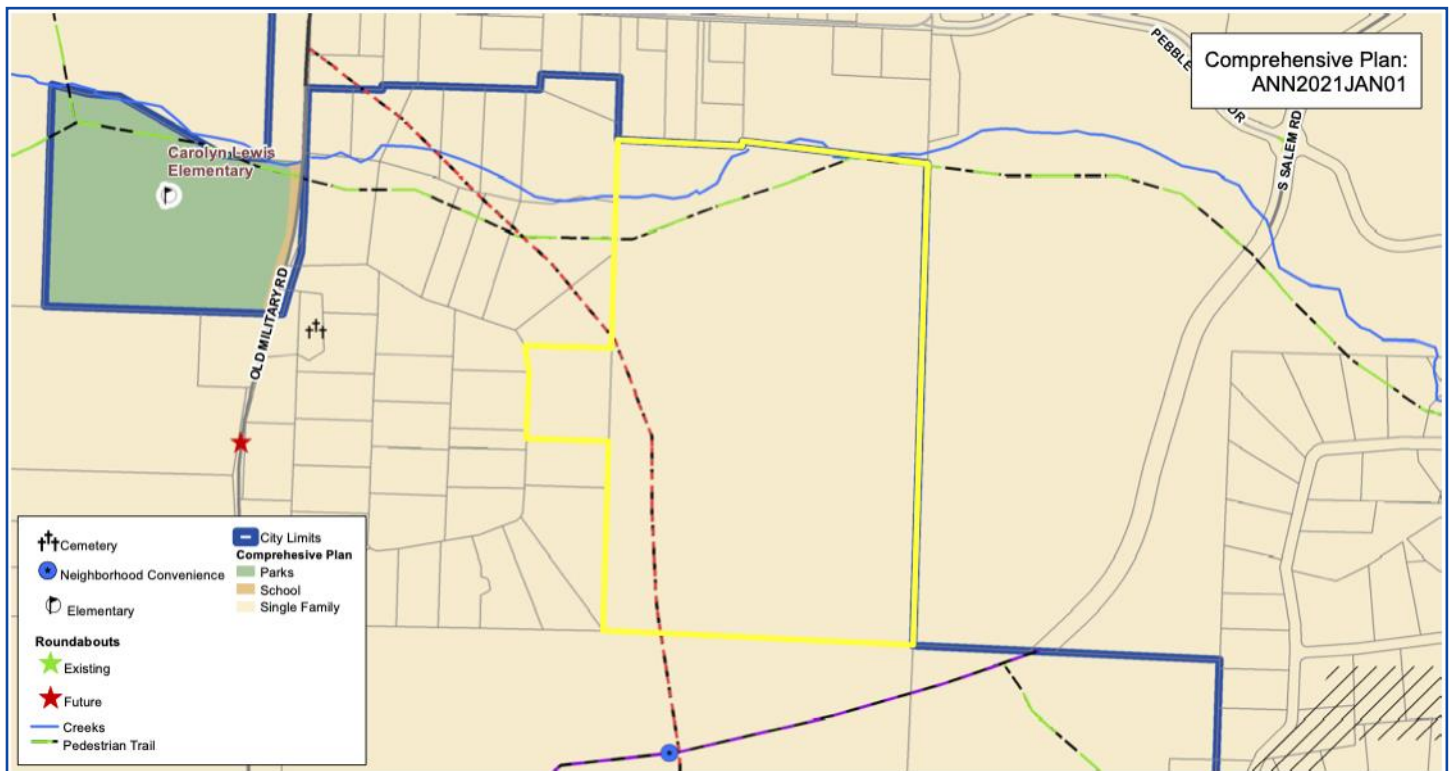
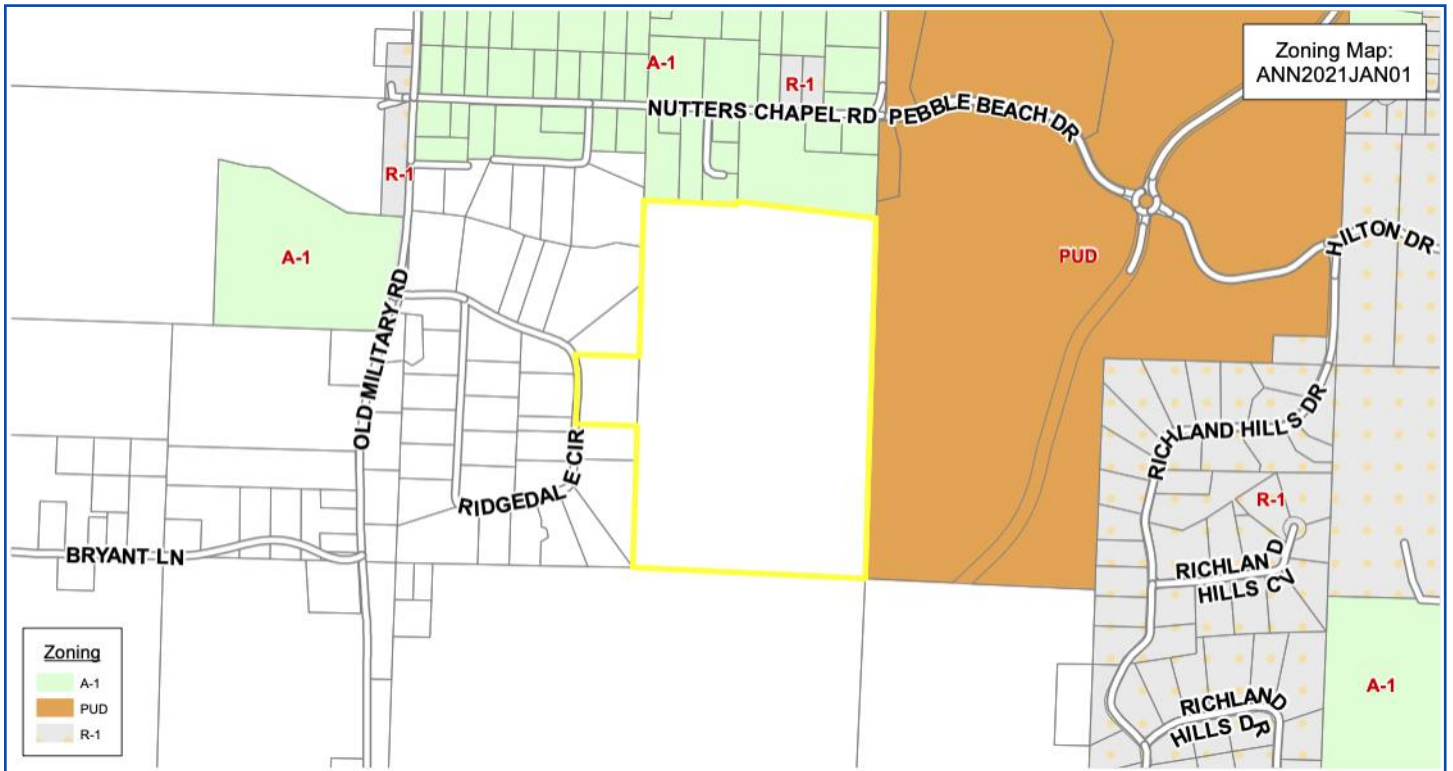
Existing Structures. One single-wide mobile home at 21 Ridgedale Cir; one 1,327 sf single-family house plus various barns/outbuildings on the larger, 64-acre parcel.

Overlay. None. Single-family.

Comprehensive Plan. Single-family.

Request for Annexation - 66.87 Acres +/- South of Nutters Chapel Road

Record No. ANN2021JAN01



Projected Traffic Impact. The applicant is proposing a phased 154-lot single-family subdivision, *Twin Rivendale, Phase 1* (refer to agenda item I.A). Based on the requested R-1 zoning, the traffic impact of the development would be moderate given that the property is largely undeveloped currently. If developed as single-family residential, based on the estimated total of all phases, 150 buildable lots, the site could generate an estimated 1,416 vehicle trips per typical weekday which would be distributed onto Nutters Chapel Rd and Ridgedale Cir.

Current Traffic Counts. 2,700 (Old Military Rd); 2,000 (Pebble Beach Rd) average daily traffic.

Flood/Drainage. Approximately 3.8 acres of the northwest portion of the site lies within regulatory floodplain.

Utilities. Water and sewer service extensions will be required to support development, but are available. Applicant shall coordinate with Conway Corporation for approval of utility design.

Street Conditions. Nutters Chapel Rd (Minor Arterial) is an improved 2-lane street; Ridgedale Cir (County) is a 2-lane, open-ditch street. If subdivision occurs on any annexed property, the developer shall be responsible for road construction and improvement in accordance with City of Conway Transportation Standards.

STAFF COMMENTS

- Applicant has concurrently applied for preliminary plat approval of Twin Rivendale Subdivision, Phase 1. See *agenda item I.A.*
- The Comprehensive Plan indicates single-family for the property; R-1 zoning is appropriate.
- The applicant is requesting police protection, fire protection, street maintenance, and the ability to connect to Conway Corp Utilities.
- The annexation request complies with the requirements of ordinance #O-99-95 specifying procedures for annexations.

STAFF RECOMMENDATIONS

- Planning and Development Department: Supports annexation.
- Fire Department: Supports annexation; adequate fire hydrant installations and water service will be required upon development.
- Conway Corporation: Supports annexation; Applicant shall coordinate with Conway Corporation for approval of water and sewer design.
- Transportation Department: Supports annexation.

Request for Annexation - 66.87 Acres +/- South of Nutters Chapel Road

Record No. ANN2021JAN01



Access from Nutters Chapel Rd



Access from Ridgedale Cir



Request to Rezone: A-1 to R-2

Record No. REZ2021JAN01

APPLICANT/OWNER

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

STAFF REVIEW BY

Beth Sketoe, Planner



Location. Southeast corner of the intersection of Lower Ridge Rd and E German Ln.

Site Area. 16.77 acres +/-.

Current Zoning. A-1 (Agricultural).

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

Adjacent Zoning. North – A-1; West, South – None (County); East – R-1.

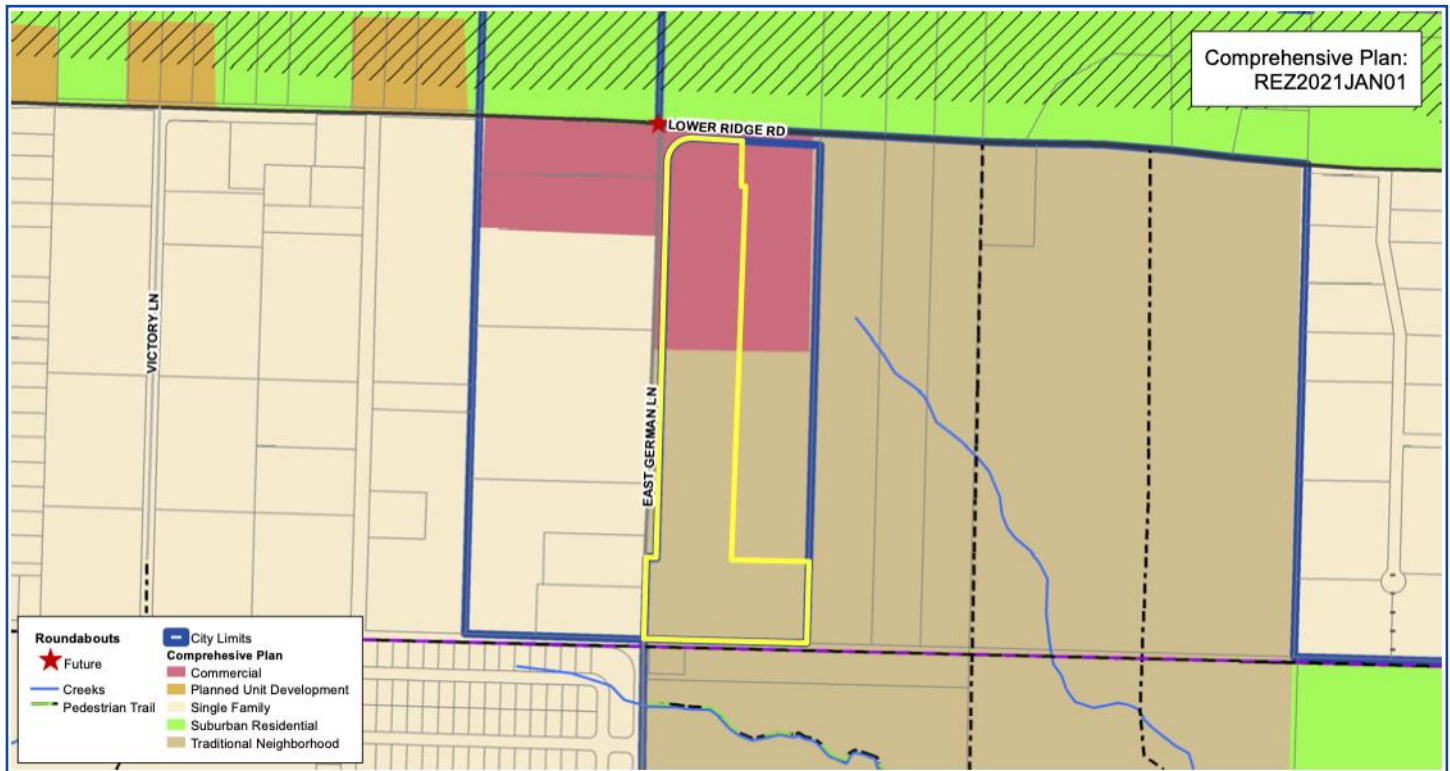
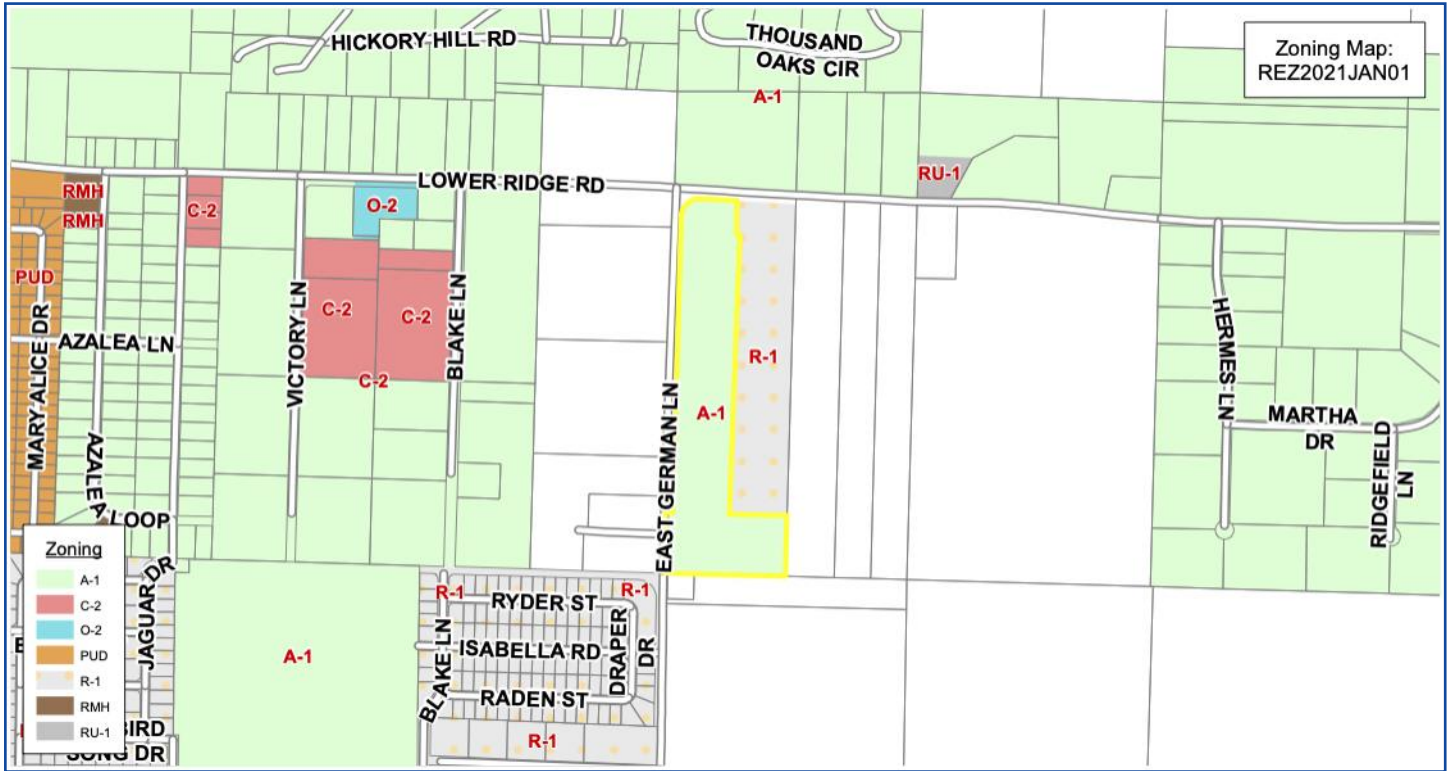
Existing Structures. 2,166 sf single-family residence. Additional structures in disrepair include a 1,096 sf single-family residence plus multiple accessory structures.

Overlay. None.

Comprehensive Plan. Commercial and Traditional Neighborhood.

Request to Rezone: A-1 to R-2

Record No. REZ2021JAN01



Projected Traffic Impact. With a rezoning to R-2 and developed as two-family residential, the likely increase in traffic impact would be significant as the site is currently undeveloped. Assuming duplex development throughout, the property could support approximately 88 lots appropriately sized for duplex development [allowing up to 176 dwelling units] yielding an estimated 1,288 vehicle trips per typical weekday which would be distributed onto E German Ln and Lower Ridge Rd.

Current Traffic Counts. E German Ln (8,400 average daily traffic); Lower Ridge Rd (6,800 average daily traffic).

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

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

Master Street Plan. E German Ln – Minor Arterial; Lower Ridge Rd – Major Arterial.

Street Improvement. Developer will be required to construct the extension of proposed Boxwood Dr, in accordance with City of Conway Transportation Standards, to serve the proposed phase of the development. No additional improvements are planned at this time.

STAFF COMMENTS

- The applicant is requesting a rezoning to R-2 for the purpose of developing a second phase Miller's Creek Subdivision. *Miller's Creek Phase 1 was granted conditional preliminary plat approval at the December 2020 Planning Commission meeting (plat included).*
- The surrounding area is predominantly rural agricultural and residential.
- The comprehensive plan and Lower Ridge Road Corridor Study indicate commercial for a portion of the property and the remainder of the site as Traditional Neighborhood. Traditional Neighborhood developments are characterized by more compact [than typical single-family] and relatively dense residential development with a commercial core, significant open space, and an emphasis on pedestrian activity.
- A rezoning to R-2 would represent a downzone from the commercial proposed. The likely two-family development is more consistent with the intended Traditional Neighborhood designation than either A-1 (Agricultural) or R-1 (One-family Residential).
- It is preferable for the developer to include pedestrian-friendly elements (in addition to sidewalks) and dedicated open-space at the time subdivision.
- The rezoning would not likely result in harm to adjacent property.

STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning request as it would not likely negatively impact adjacent property.

Request to Rezone: A-1 to R-2

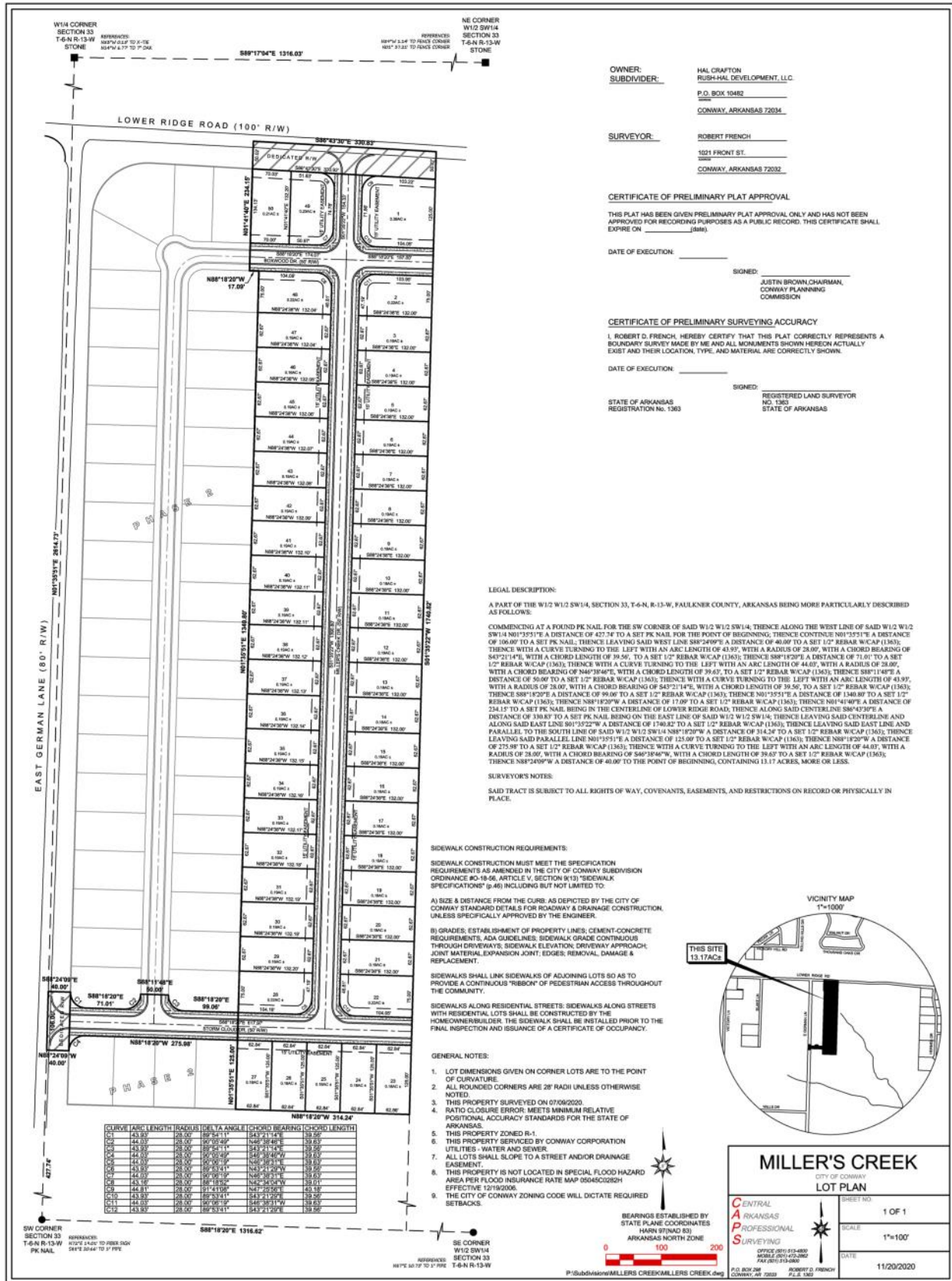
Record No. REZ2021JAN01

II.D



Request to Rezone: A-1 to R-2

Record No. REZ2021JAN01



Request to Rezone: A-1 to R-1

II.E

Record No. REZ2021JAN02

APPLICANT/OWNER

Travis B Jones & Latisha Sanders-Jones
4725 Prince St
Conway, AR 72034

STAFF REVIEW BY

Levi Hill, AICP, Assistant Director



Location. 4725 Prince St; Approximately 700 feet south of the intersection of Prince St and Westin Dr.

Site Area. 1.24 acres +/-.

Current Zoning. A-1 (Agricultural).

Requested Rezoning. R-1 (One-Family Residential).

Adjacent Zoning. West – A-1 (Agricultural); East, North– PUD (Planned Unit Development); South – O-1 (General Office).

Existing Structures. One single-family residence and accessory structure.

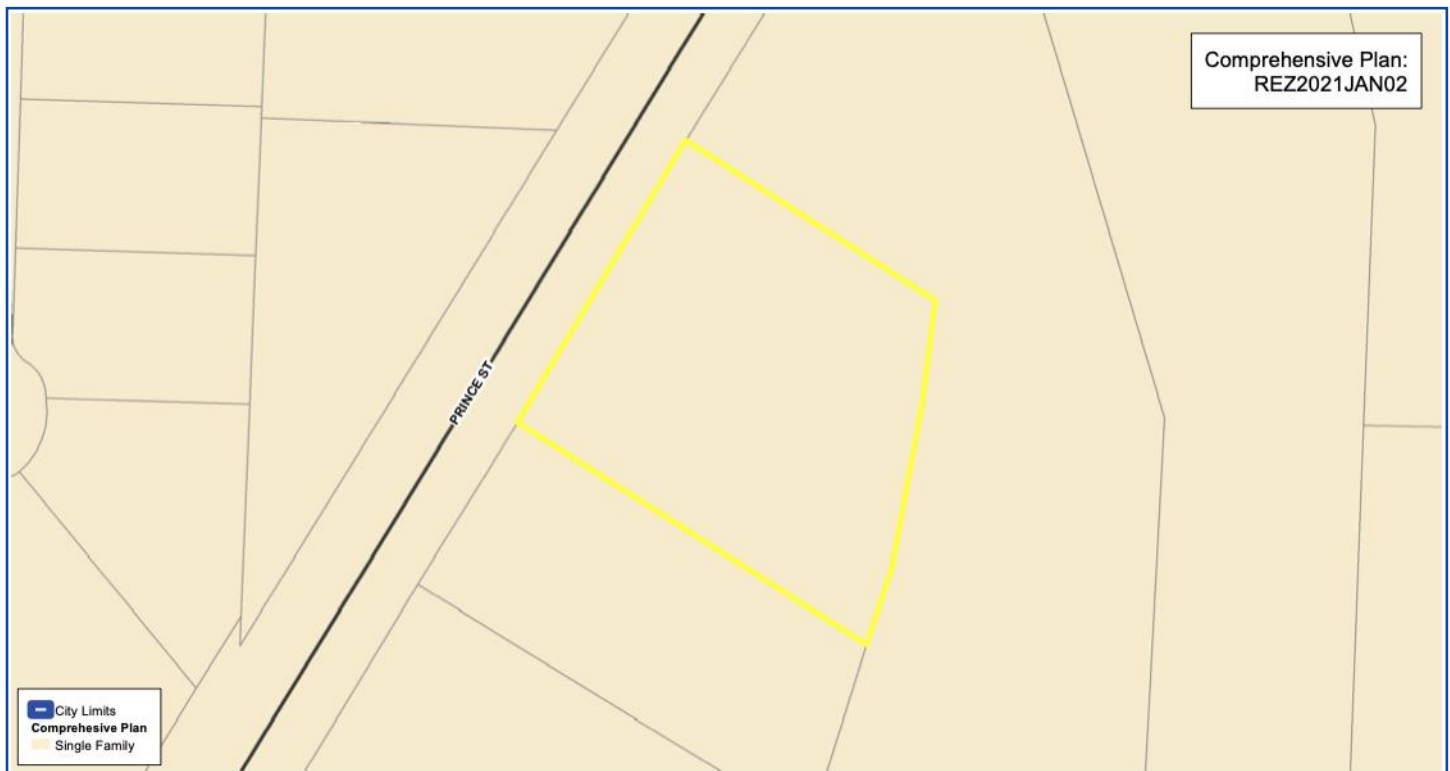
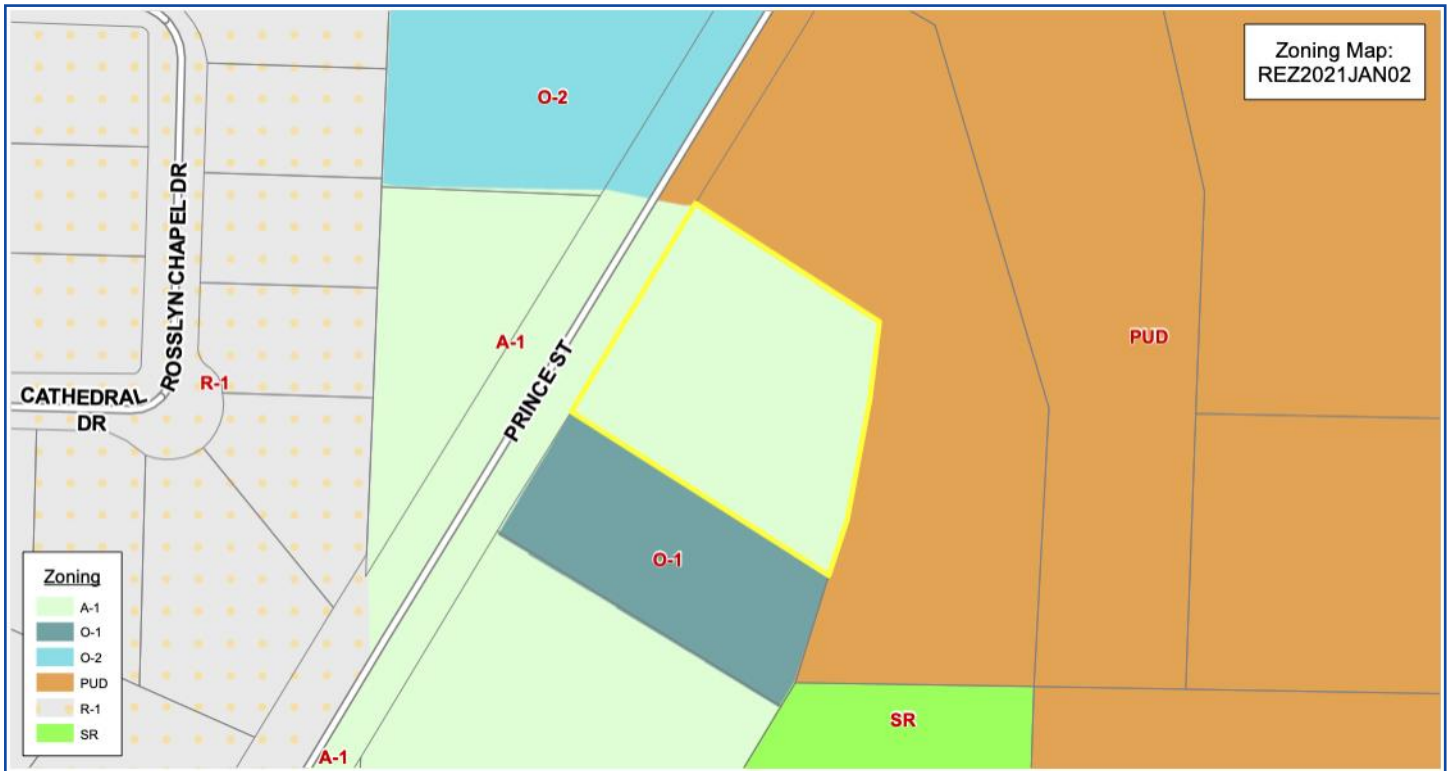
Overlay. None.

Comprehensive Plan. Single-family.

Projected Traffic Impact. With a rezoning to R-1 and developed as residential the likely increase in traffic impact would be minimal. It is estimated that any additional single-family residential development of the site would generate approximately 9 vehicle trips per typical weekday.

Request to Rezone: A-1 to R-1

Record No. REZ2021JAN02



Request to Rezone: A-1 to R-1

Record No. REZ2021JAN02

Current Traffic Counts. Prince Street (9,200 vehicles per day).

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

Utilities. Utilities are available.

Master Street Plan. Prince St – Major Arterial.

Street Improvement. No improvements are planned at this time.

STAFF COMMENTS

- The applicant is requesting a rezoning to R-1 for an existing single-family use.
- The Comprehensive Plan designates the site as single-family which is consistent with the applicants’ rezoning request.
- No changes to the existing use of the property is proposed.
- The use of the property for single-family is appropriate.

STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning request as it will allow appropriate use of the property and will not likely result in harm to adjacent property.



Request to Rezone: A-1 to R-1

Record No. REZ2021JAN02



The Planning Commission shall elect the following officers for the 2021 term.

CHAIRMAN: _____

VICE-CHAIRMAN: _____

SECRETARY: _____

Conway Planning Commission By-Laws

Article II, Section B: Officers - Chairman, Vice-Chairman, and Secretary

1. The Commission shall elect, from its membership, a chairman, a vice-chairman, and a secretary for terms of 1 calendar year each.
2. The Chairman shall preside at all meetings and hearings of the Commission. The Vice-Chairman shall preside in the Chairman's absence. In the event of the absence or disability of the Chairman and Vice-Chairman at any meeting, the other members shall elect a member to serve as the temporary chairman. The Vice-Chairman shall assume all duties of the Chairman in the Chairman's absence.
3. The Chairman shall present to the Commission for its approval the names of all persons appointed to committees established by the Commission. The Chairman shall designate 1 member of each committee to serve as the committee chairman.
4. The Chairman shall sign all approved minutes, and other appropriate documents on behalf of the Commission.
5. The Chairman shall be responsible for the orientation and training of new members.
6. The Secretary shall be responsible for:
 - 1) Monitoring the minutes of each meeting.
 - 2) Maintaining a record of the By-Laws for the Commission.
 - 3) Maintaining a record of current membership of the Commission with their terms of office.
 - 4) Maintaining a record of the organization of the Commission.
 - 5) Distribution of conflict of interest forms at the appropriate time.

The following items, which do not require public hearing 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

- 7Brew Drive-Thru Coffee, 900 Exchange Ave - SIT2020OCT02
- CRMC Behavioral Health, 2302 College Ave - SIT2020NOV04
- Azalea Loop Duplexes, 2 Azalea Lp - SIT2019JUN05

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

- Fason Properties Replat - SUB2020DEC04
- Replat Lot 12, Club Villas PUD - SUB2021JAN01
- Marvin Gardens - SUB2021JAN02

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

- Raising Cane's Restaurant (P2020-00064)
- Northview Estates PUD, Phase 1 (P2020-00067)
- Woodland Cove PUD Replat (P2020-00068)