



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

July 19, 2021 • 7:00pm • 1111 Main Street



City of Conway PLANNING COMMISSION

July 19, 2021

PLANNING COMMISSION

Brandon Ruhl, Chairman
Arthur Ingram, Vice-Chairman
Anne Tucker, Secretary
Rebekah Fincher
Drew Gainor
Latisha Sanders-Jones
Laura King
Brian Townsend
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 **July 27, 2021.**

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. June 21, 2021

I. Subdivision Review

A. Request for preliminary plat approval of Ivy Place Subdivision, Phase 2 (SUB-0621-0069)

II. Public Hearing Items

A. Request to rezone 14.18 acres along Bill Bell Lane from A-1 to MF-1 (REZ-0621-0062)

III. Additional Business

A. Items as decided by the Commission

Adjourn.

Request for Preliminary Plat Approval: Ivy Place Subdivision, Phase 2

I.A

15.28 Acres +/- at the western terminus of Wilmington Drive and Medlock Lane

APPLICANT

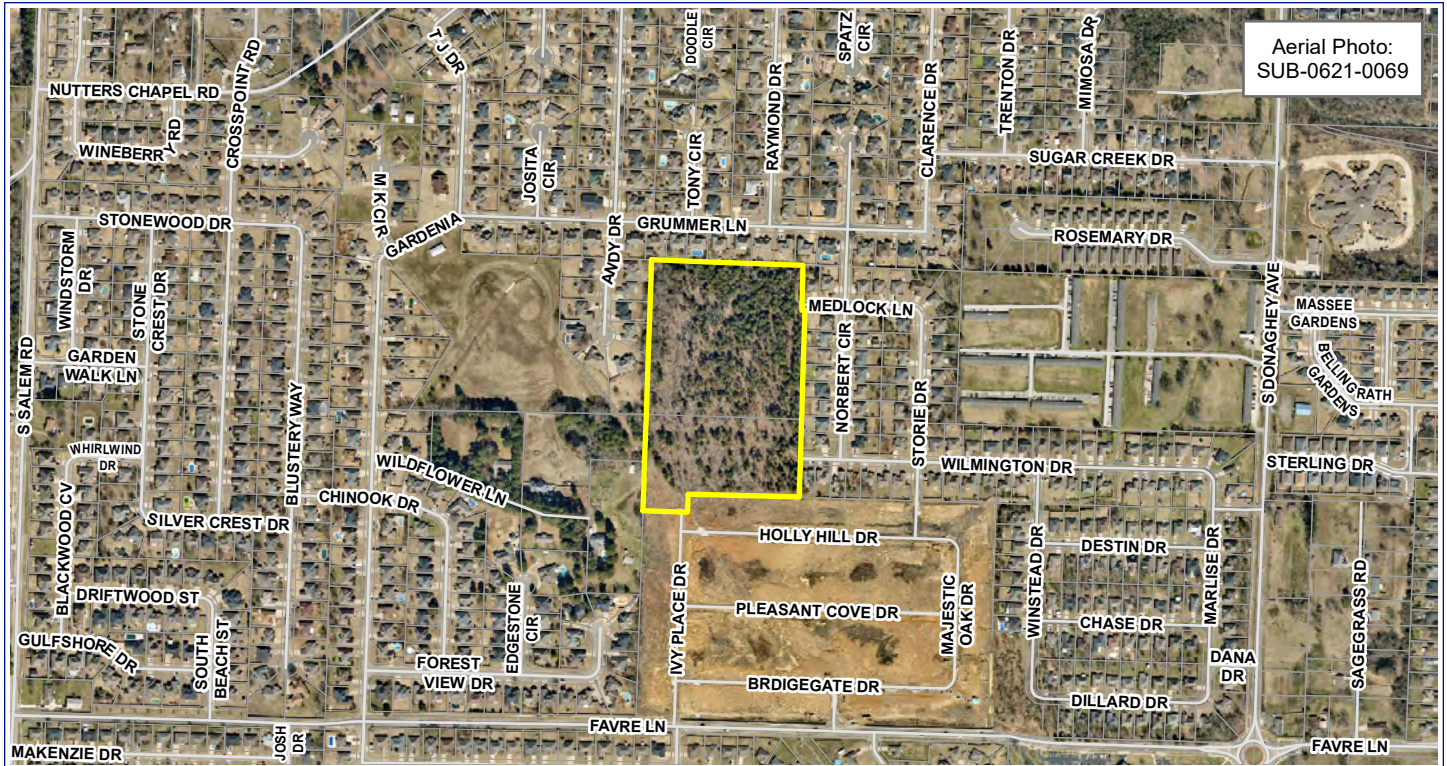
Central Arkansas Professional Surveying / Jonathan Franklin
1021 Front St
Conway, AR 72032

OWNER

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

STAFF REVIEW BY

Levi Hill, AICP, Assistant Director



SITE DATA

Location. Western terminus of Wilmington Dr. Approximately 175 feet west of the intersection of Wilmington Dr and Norbert Cir.

Site Area. 15.28 acres +/-.

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

Existing Structures. None.

Overlay. None.

REQUEST

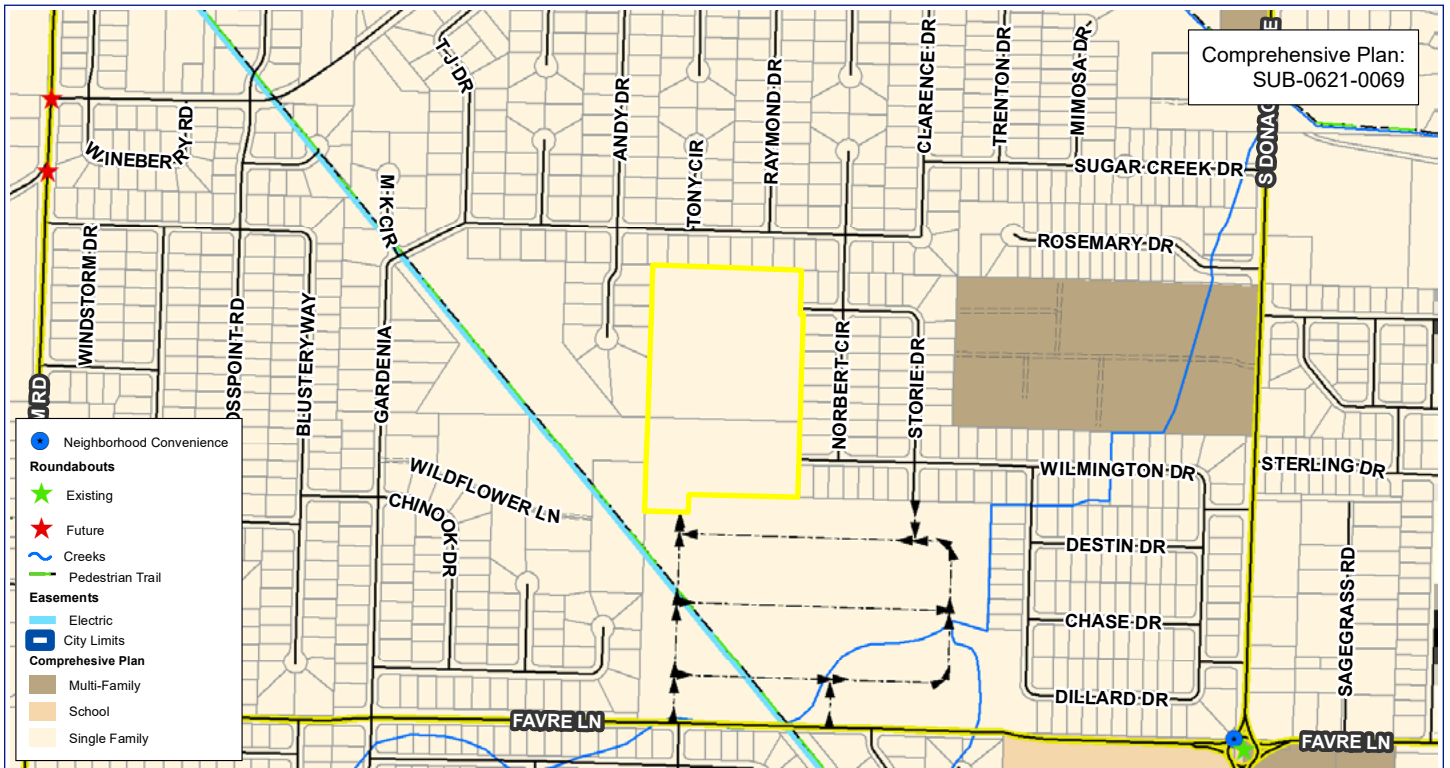
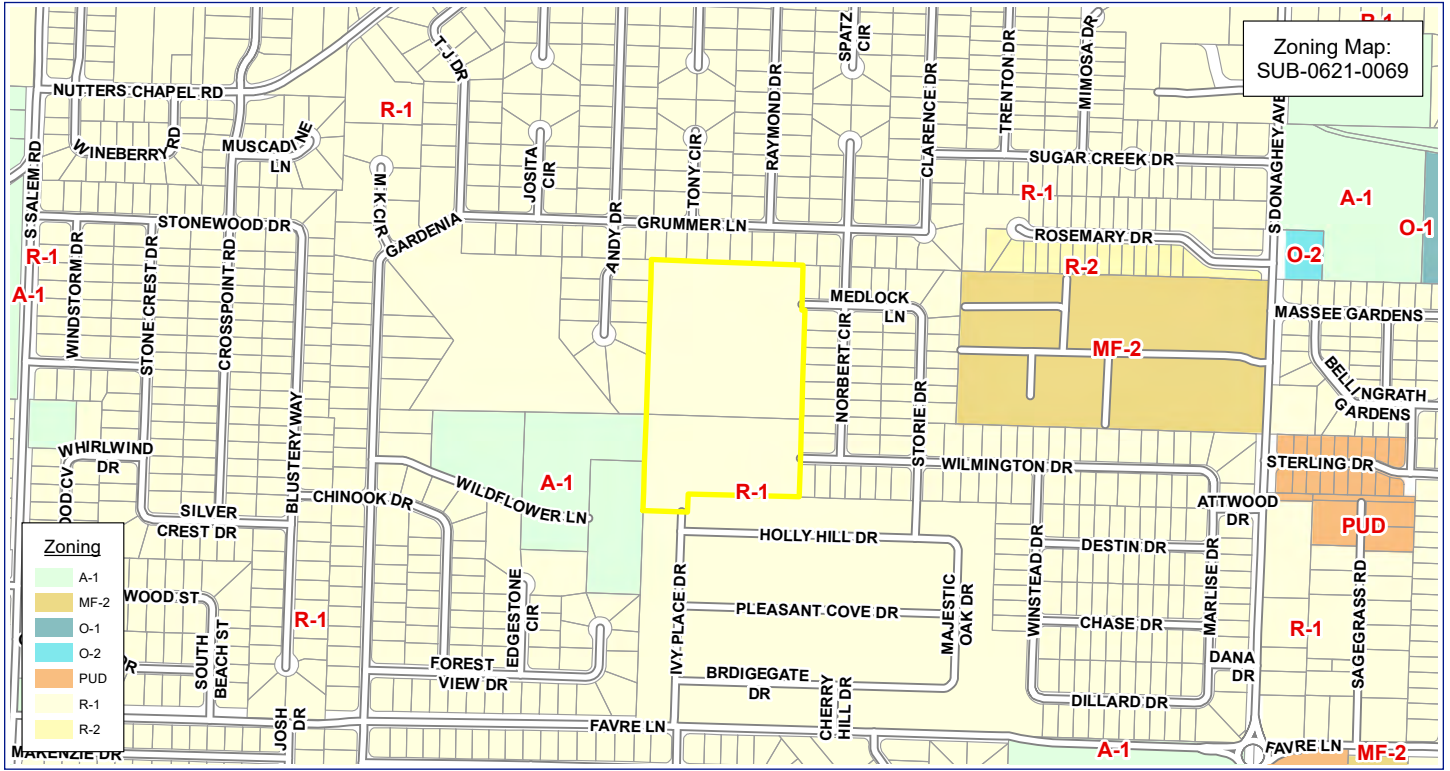
The applicant is requesting preliminary approval of a 47-lot subdivision located approximately 175 feet west of the intersection of Wilmington Dr and Norbert Cir. The development represents Phase 2 of the Ivy Place Subdivision. The property is zoned R-1 (Single-Family Residential). The proposed lots range from 9,500 square feet to 40,900 square feet, consistent with the lot requirements of the site's zoning classification. The subdivision will take access by the extension of Wilmington Dr, Ivy Place Dr, and Medlock Ln. All proposed streets will require 5-foot sidewalks with a 6.5-foot green space.

No waivers were included as a part of the Request.

Request for Preliminary Plat Approval: Ivy Place Subdivision, Phase 2

15.28 Acres +/- at the western terminus of Wilmington Drive and Medlock Lane

I.A



STAFF RECOMMENDATIONS

Planning Staff recommends approval of the preliminary plat contingent upon the completion of the amended punch list and associated conditions of approval. The proposed lot sizes and frontage widths are consistent with the requirements of the R-1 (Single-Family Residential) zoning 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.

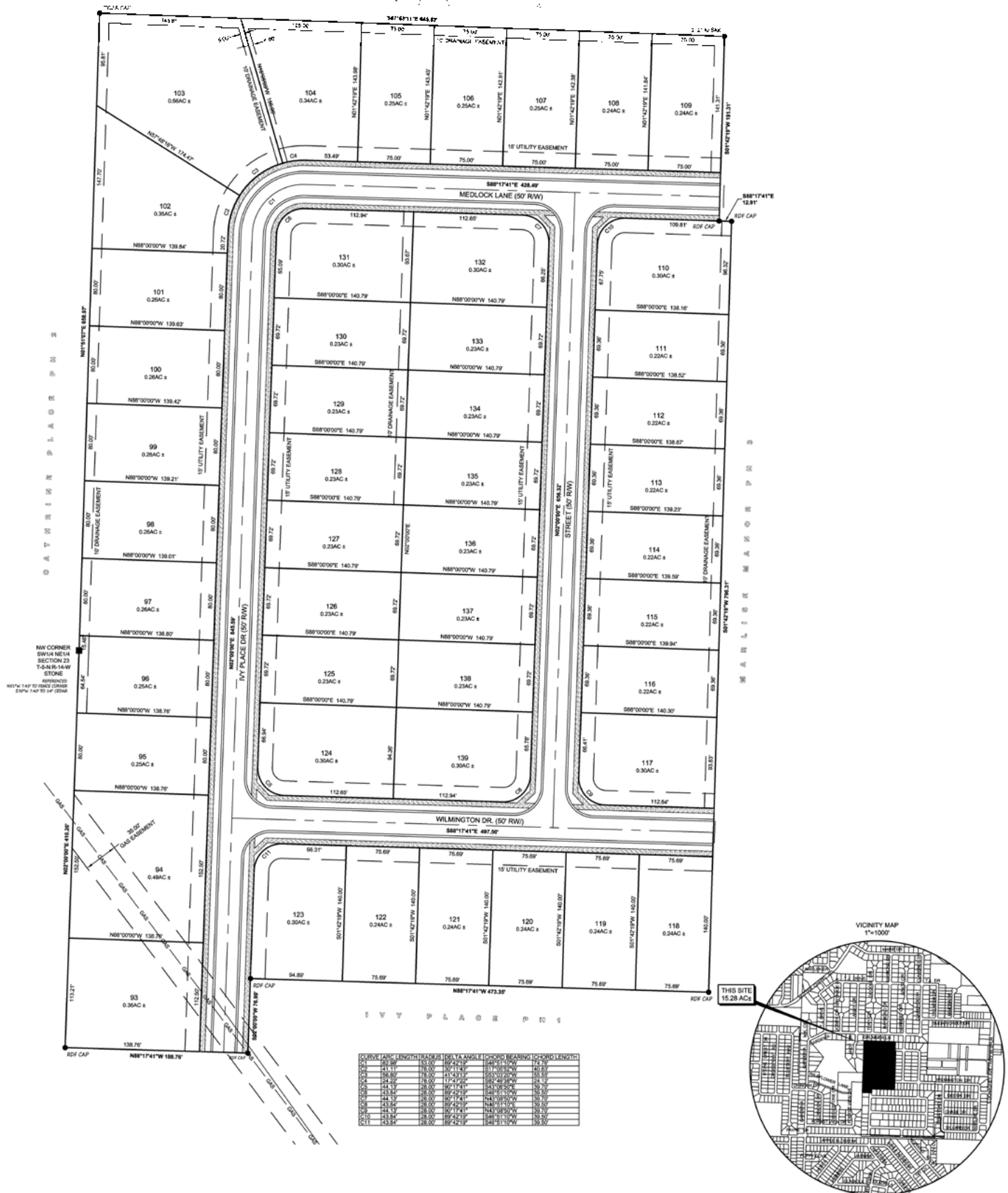
CONDITIONS

1. Preliminary Plat approval from all reviewing agencies shall be obtained.
2. Wheelchair ramps shall be provided by the developer/subdivider in accordance with the City of Conway's Standard Details.
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 no more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
5. Utility easements as required by Conway Corporation are needed.
6. Drainage easements as required by the City Engineer are needed.
7. All other applicable provisions of the City of Conway Subdivision Ordinance (O-00-03) shall be satisfied and accounted for prior to Preliminary Plat approval.
8. 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: Ivy Place Subdivision, Phase 2

15.28 Acres +/- at the western terminus of Wilmington Drive and Medlock Lane

I.A



Request to Rezone: A-1 to MF-1

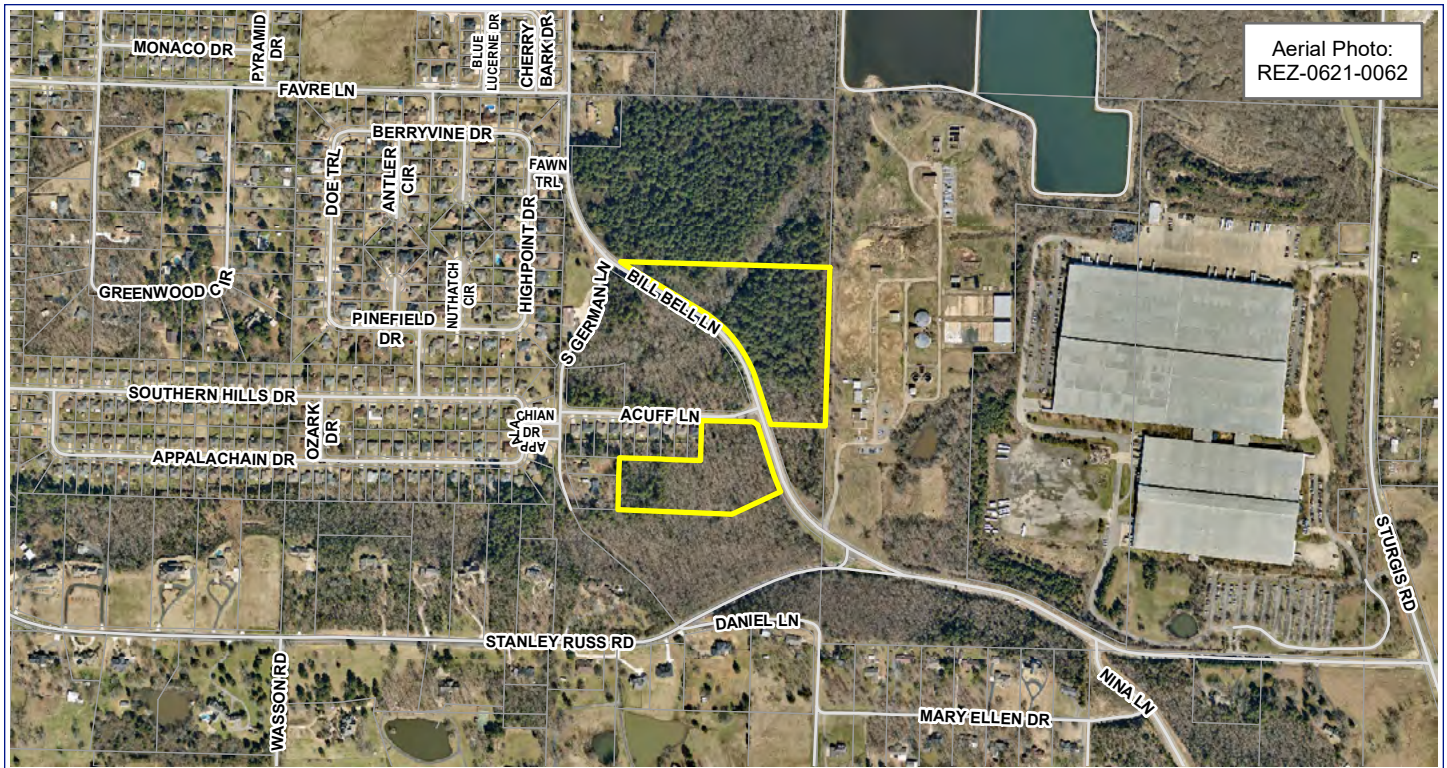
14.18 acres +/- along Bill Bell Lane and south of Acuff Lane

APPLICANT/OWNER

Frank Shaw Properties, LLC/Frank Shaw
1315 Main Street
Conway, AR 72034

STAFF REVIEW BY

Levi Hill, AICP, Assistant Director



Location. Immediately south of the intersection of Bill Bell Ln and South German Ln.

Site Area. 14.10 acres +/-.

Current Zoning. A-1 (Agricultural).

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

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

Existing Structures. None.

Overlay. None.

Comprehensive Plan. Single Family.

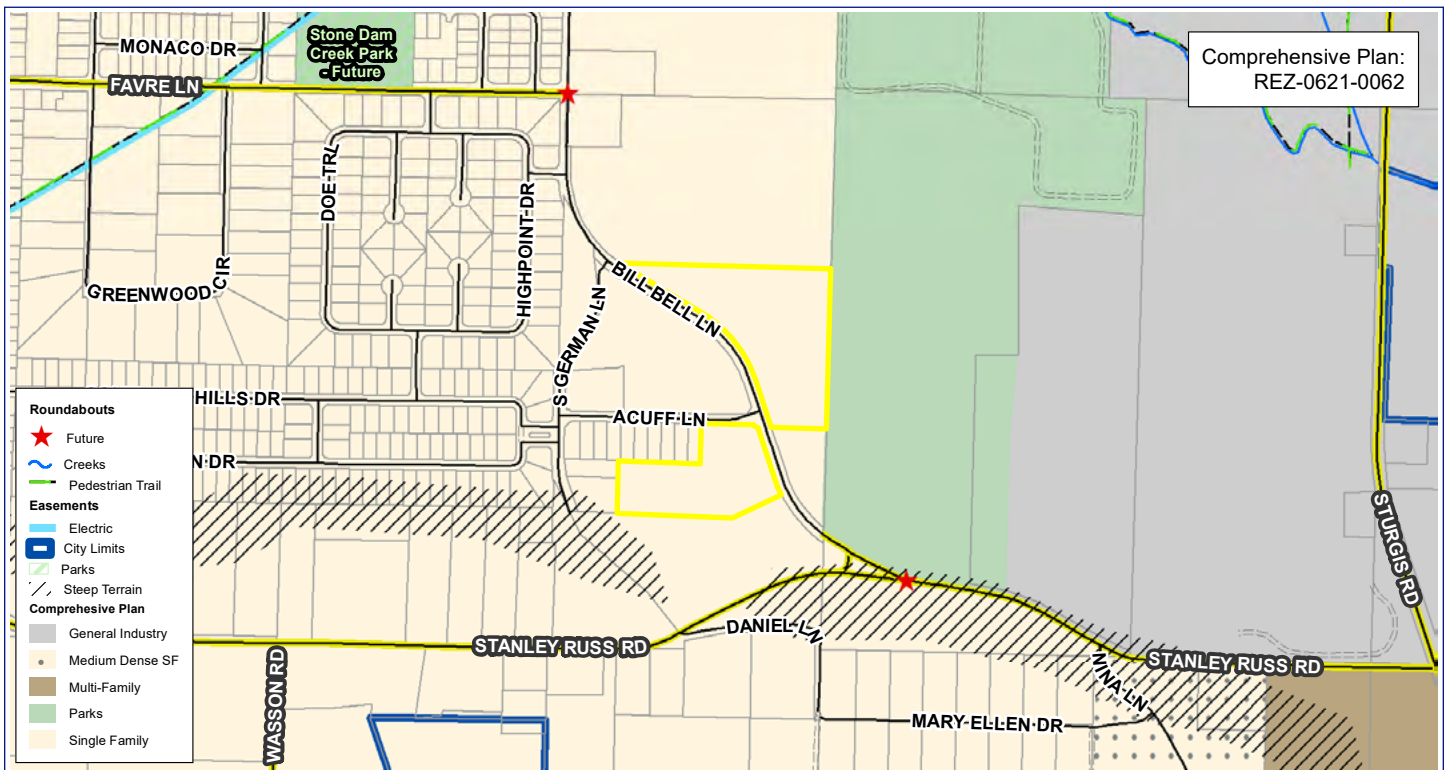
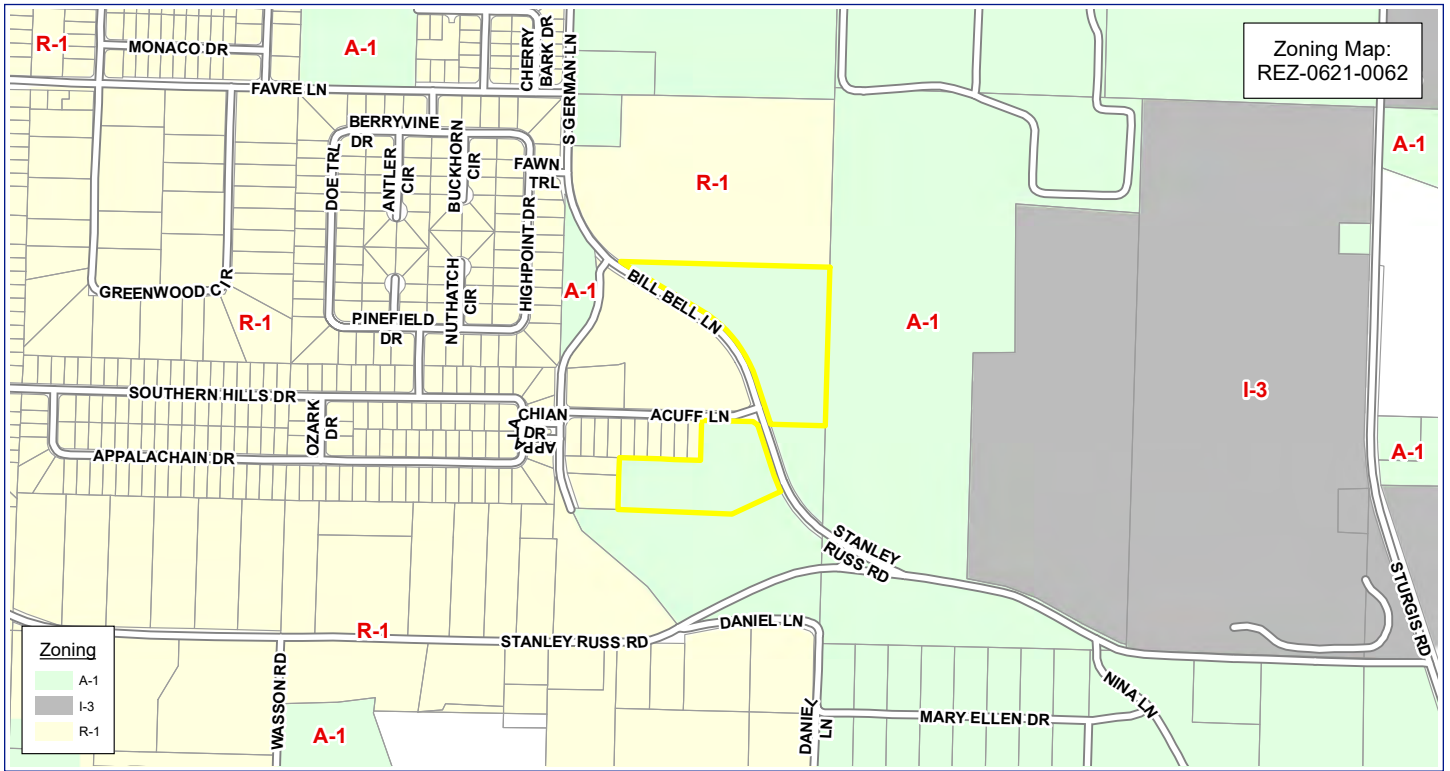
Projected Traffic Impact. With a rezoning to MF-1 and developed at 12 units per acre the likely increase in traffic impact would be significant. Development of the property at that density would generate an estimated 1,237 vehicle trips per typical weekday. This estimate is based on the allowed density of the requested zoning district and the acreage included in the request.

Current Traffic Counts. S German Ln (6,300 average daily traffic).

Request for Preliminary Plat Approval: Ivy Place, Phase 2

14.18 acres +/- along Bill Bell Lane and south of Acuff Lane

II.A



Request to Rezone: A-1 to MF-1

II.A

14.18 acres +/- along Bill Bell Lane and south of Acuff Lane

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. S German Ln – Collector; Bill Bell Ln – Collector; Stanley Russ Rd – Minor Arterial.

Street Improvement. No improvements are planned at this time.

STAFF COMMENTS

- The applicant is requesting a rezoning to MF-1 for the purpose of low to medium density residential development.
- An 8.69-acre portion of the property is located on the east side of Bill Bell Ln while a separate non-contiguous 5.49-acre portion of the property is located on the west side of Bill Bell Ln, south of Acuff Ln.
- No multi-family zoning currently exists in the area.
- The surrounding area is predominantly single-family residential and rural/undeveloped.
- The comprehensive plan designates the area as single-family, which is not consistent with the requested multi-family zoning.
- While a portion of the property may be appropriate for moderately increased density, a rezoning to multi-family for the entire property would be inappropriate.

STAFF RECOMMENDATIONS

Staff recommends denial of the rezoning as requested as it would allow inappropriate use of the property in context to the surrounding area and could negatively impact adjacent properties. Additionally, the requested multi-family zoning district would not be consistent with site's comprehensive plan designation.

However, if the Commission wishes to consider lesser zoning districts, Staff feels that lower density residential districts could be appropriate given the surrounding development and zoning districts in the area. Staff would recommend approval of R-2 (Low-Density Residential) on the 5.49-acre portion of the property and approval of R-1 (Single-Family Residential) on the 8.69-acre portion given the site's comprehensive plan designation and existing development pattern in the greater area.

Public Comments received as of July 14, 2021

Received from Leah Porter (2715 Redhaven Dr) via email July 6, 2021

Dear Mayor Castleberry, James Walden, Members of the Tree Board, and Members of the Planning & Development Department: I am writing out of concern for rezoning application REZ-0621-0062 and for the clearcutting that is taking place in south Conway due to recent subdivision development.

Arkansas is known as the natural state, yet many of the newer neighborhoods in Conway are not "natural" as they do not contain any mature trees - they are rows of houses with concrete driveways and small yards. I have nothing against small yards - I wish mine was a little smaller. But having mature trees and green spaces within a community are very important! They provide a visual break to the scenery as well as provide shading to the neighborhoods and act as a noise buffer. They also provide a natural habitat for wildlife.

As a resident of Conway, I urge you to require REZ-0621-0062 (and any additional developments) to salvage mature trees that will end up in backyards and to maintain a barrier of mature trees between roadways and developments.

Sincerely,
Leah Porter

Received from Michelle Burgin (1620 Southern Hills Dr) via email July 9, 2021

Good Afternoon. The more info link on the page opens a new pdf tab but never populates so there is no additional information available.

I would also like to express my concerns for this type of development in this area. The development in this is all R-1 with a new area of R-1 just approved a couple of months ago that is just across the street.

I also have concerns about the traffic impact on the area and the development. A development of apartments or duplexes will add strain to the existing traffic area and have cars going back through the existing neighborhoods to avoid traffic. Also, the traffic on Bill Bell Lane is already high during peak times from those exiting the interstate at Gold Creek and at much higher speeds than a residential area should be.

Thank you.
Michelle A. Burgin
Resident of Southern Hills Subdivision

Received from Jodie Wunderwald (1970 Massee Gardens) via email July 10, 2021

Dear Mayor Castleberry, James Walden, Members of the Tree Board, and Members of the Planning & Development Department: I am writing out of concern for rezoning application REZ-0621-0062 and for the clearcutting that is taking place in south Conway due to recent subdivision development.

My name is Jodie Wunderwald, I moved here 3 years ago from Colorado. The beautiful forest like landscape is something I've cherished every single day. Back home in Colorado every summer thousands and thousands of acres of beautiful forests burn down. Last year my hometown had Colorado's largest fire ever. The Pine Gulch fire burned 139,007 acres.

As I drive around my home in Southern Conway to see this peaceful "City of Trees" make room for urban sprawl without leaving a trace or lining of mature landscape that protects so many Arkansas creatures and provides beauty for residents and visitors. It grieves me.

Request to Rezone: A-1 to MF-1

14.18 acres +/- along Bill Bell Lane and south of Acuff Lane

Jodie Wunderwald cont.

Friends of mine from Fruita, Colorado have chosen Hot Springs Village to buy two properties. If Conway continues with type development planning in the future I may consider HSV myself! I love the city of Conway, How y'all take care of it in so many ways. I love the police department and culture here. So many great things to do! Please keep this city beautiful! Let the builders come But please weave our beautiful trees into those cookie cutter housing developments!

Thank you for providing beautiful walking and riding trails and more of those to come! I also think of the many people who work in Little Rock, coming back home from work each day to our beautiful Conway, a literal breath of "fresh" air.

I have heard Conway referred to as little Little Rock. Please do not accelerate that climate in terms of landscape.


Please don't take for granted this wonderful "City of Trees"

As a resident of Conway, I urge you to require REZ-0621-0062 (and any additional developments) to salvage mature trees that will end up in backyards and to maintain a barrier of mature trees between roadways and developments.

Sincerely,
Jodie Wunderwald

[Letters] received from Barbara Kordsmeier (3 Mary Ellen Dr) via email July 13, 2021

Attached please find 2 letters against this rezoning
Barbara J. Kordsmeier

July 13 th , 2021	
City of Conway Planning Commission & City of Conway Council	
I want to express my concerns on the property located at Bell Circle. I am against adding apartments & any multi-family units. This area is zoned a single-family residential area and believe that it should stay that way. There are many more better alternatives for such housing. Please vote against rezoning this area.	
Thank you for your time,	
	
Ronnie Kordsmeier 3 Mary Ellen Dr Conway, AR 72034	
RE:	
Case Number	REZ-0621-0062
Case Name	Rezone from A-1 to MF along Bill Bell Ln
Case Description	Request to rezone 14.18 on either side of Bill Bell Ln from A-1 to MF.
Applicant Name	Frank Shaw/Tyler Group
Location	E of Bill Bell Ln; S of Acuff Ln and W of Bill Bell Ln
Date Submitted	6/10/2021
Hearing Date	7/19/2021
Hearing Location	Conway City Hall
Link to Application	More info
Send Feedback	

Request to Rezone: A-1 to MF-1

14.18 acres +/- along Bill Bell Lane and south of Acuff Lane

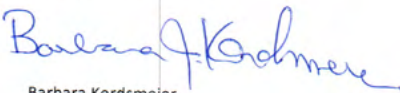
Barbara Kordsmeier cont.

July 13th, 2021

City of Conway Planning Commission
& City of Conway Council

I want to express my concerns on the property located at Bell Circle. I am against adding apartments & any multi-family units. This area is zoned a single-family residential area and believe that it should stay that way. There are many more better alternatives for such housing. Please vote against rezoning this area.

Thank you for your time,



Barbara Kordsmeier
3 Mary Ellen Dr
Conway, AR 72034

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Link to Application [More info](#)
Send Feedback

Received from Aaron & Nicole Schichtl (1425 Southern Hills Dr) via email July 13, 2021

City of Conway Planning Commission & City of Conway Council

We want to express our concerns on the property located at Bell Circle. We are against adding apartments & any multi-family units. This area is zoned a single-family residential area and believe that it should stay that way. There are many more better alternatives for such housing. Please vote against rezoning this area.

Thank you for your time,
Aaron & Nicole Schichtl

RE: Case Number REZ-0621-0062
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Applicant Name Frank Shaw/Tyler Group
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Date Submitted 6/10/2021
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Hearing Location Conway City Hall

Request to Rezone: A-1 to MF-1

II.A

14.18 acres +/- along Bill Bell Lane and south of Acuff Lane

Received from Ryan and Brooke (1730 S German Ln) via email July 14, 2021

City of Conway Planning Commission & City of Conway Council

We want to express our concerns on the property located at Bell Circle. We are against adding apartments & any multi-family units. This area is zoned a single-family residential area and believe that it should stay that way. There are many more better alternatives for such housing. Please vote against rezoning this area.

Thank you for your time,
Brooke and Ryan Cook

RE: Case Number REZ-0621-0062

Case Name Rezone from A-1 to MF along Bill Bell Ln

Case Description Request to rezone 14.18 on either side of Bill Bell Ln from A-1 to MF.

Applicant Name Frank Shaw/Tyler Group

Location E of Bill Bell Ln; S of Acuff Ln and W of Bill Bell Ln

Date Submitted 6/10/2021

Hearing Date 7/19/2021

Hearing Location Conway City Hall

Received from Kevin Lentz (1650 Buckhorn Cir) via email July 14, 2021

Dear Planning Commission,

I am writing to you to express my concern regarding rezoning application REZ-0621-0062 and the clearcutting that is taking place in south Conway.

I am alarmed at how many old-growth trees have been clear cut from the new construction sites along the German/Bill Bell Lane corridor in addition to the land along Favre near Ellen Smith Elementary. It appears that this will be the case with REZ-0621-0062. Our greenspace is drastically shrinking with no apparent end in sight. With Conway being a Tree City, I am disappointed that so much clearcutting has been allowed. So, I urge you to require REZ-0621-0062 (and other future developments) to salvage mature trees that will end up in yards and to maintain a barrier of mature trees between roadways and developments

Thank you for your time.

Best regards,
Kevin Lentz

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

- Discount Auto Glass, 250 E Dave Ward Dr (SIT2021JAN02)
- Hines Service Center, 507 Bruce St (SIT2021APR03)
- 7Brew Coffee House, 1135 Skyline Dr (SIT2021FEB05)