



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

June 21, 2021 • 7:00pm • 1111 Main Street



City of Conway

PLANNING COMMISSION

June 21, 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. May 17, 2021

I. **Public Hearing Items**

A. Request to rezone property at 3601 Dave Ward Drive from A-1 to I-1

II. **Additional Business**

A. Items as decided by the Commission

Adjourn.

Request to Rezone: A-1 to I-1

3601 Dave Ward Drive

I.A

APPLICANT/OWNER

Richard Asbell / Interstate Group, LLC
3601 Dave Ward Dr
Conway, AR 72034

STAFF REVIEW BY

Levi Hill, AICP, Assistant Director



Location. 3601 Dave Ward Dr; the south 4.51 acres of the 16.70-acre Interstate Group, LLC property, fronting on McNutt Rd.

Legal Description. Lot 29 Sherwood Estates.

Site Area. 4.51 acres ±.

Current Zoning. A-1 (Agricultural District).

Adjacent Zoning.

- West: I-1
- North: I-1
- East: R-1
- South: R-2

Existing Structures. The site is developed with existing warehouse and manufacturing buildings.

Overlay. None.

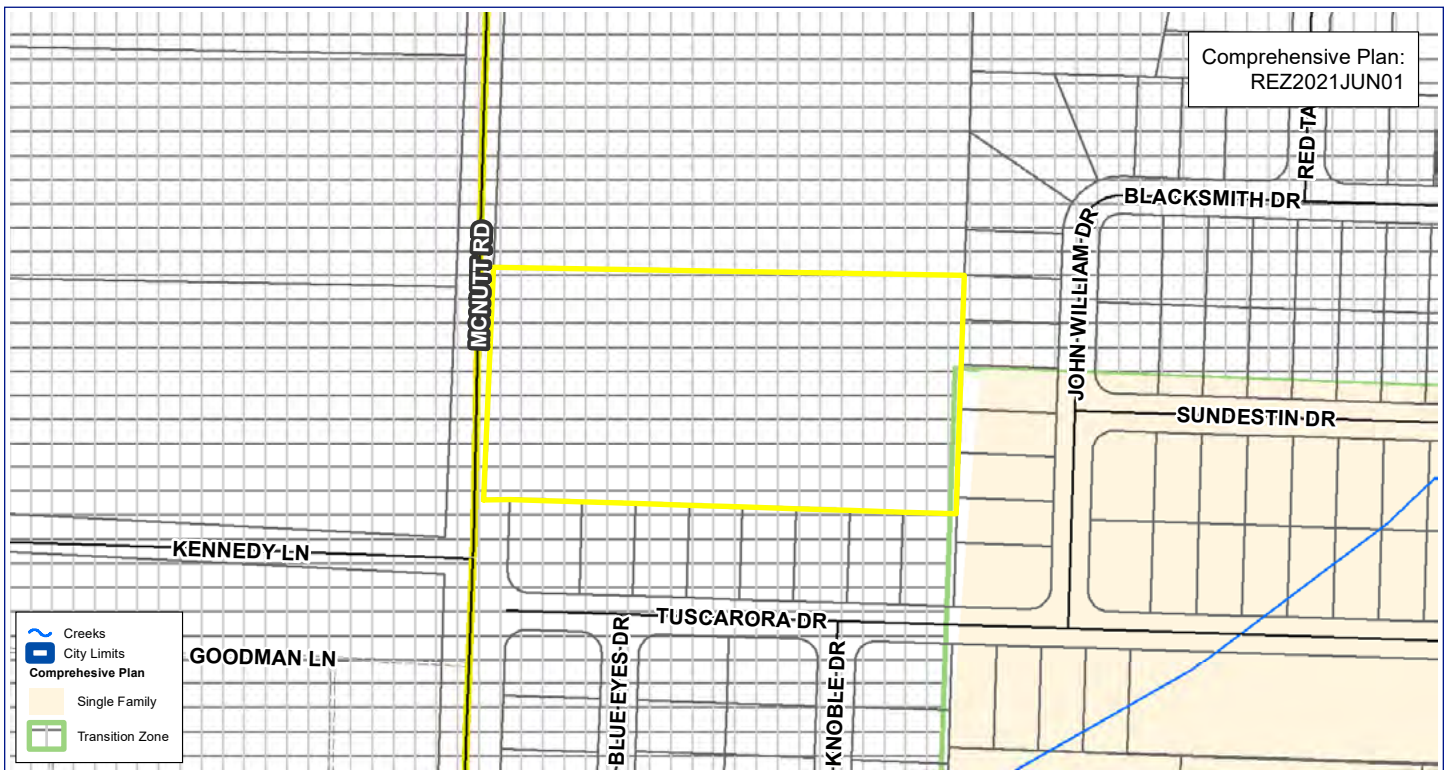
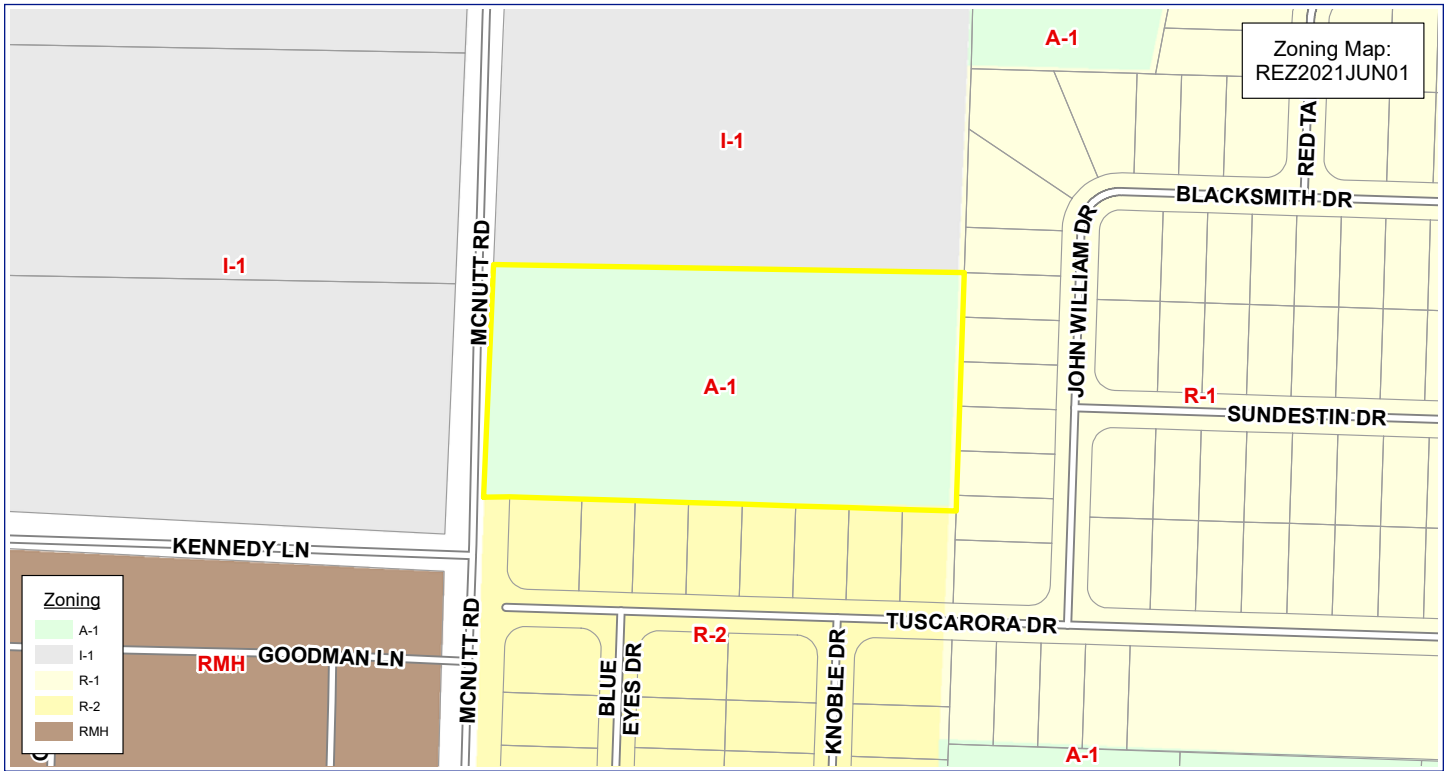
Requested Rezoning. I-1 (Intermediate Industrial).

Comprehensive Plan. Transition.

Request to Rezone: A-1 to I-1

3601 Dave Ward Drive

I.A



Request to Rezone: A-1 to I-1

3601 Dave Ward Drive

I.A

Projected Traffic Impact. The proposed rezoning is being sought to align the site's zoning classification with the existing use. As no changes to the uses of the property are being proposed at this time, no changes to the site's traffic impacts are expected.

Current Traffic Counts. McNutt Rd – 4,900 vehicles per day.

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

Utilities. The site is currently developed.

Master Street Plan. McNutt Rd – Major Arterial, Dave Ward Dr – Major Arterial.

Street Improvement. No current improvement plans.

STAFF COMMENTS

- The applicant is seeking the rezoning to I-1 (Intermediate Industrial) for the southern 4.5 acres of an existing trailer manufacturing and warehousing operation.
- The purpose of the rezoning is to bring this portion of the property into conformance with the existing industrial use.
- The comprehensive plan designates the area as Transition which supports a broad spectrum of zoning districts including light industrial in appropriate contexts. Given that the larger site is located at a prominent intersection, the requests appears to be appropriate.
- The zoning change would not likely negatively impact adjacent property.
- Any expansion of the existing use on the property would require development review which would allow for the proper conditions and design restrictions to be applied to protect adjacent properties.

STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning. The proposed rezoning would bring the property into conformance with a long-established use and is consistent with other uses in the area. The request is unlikely to negatively impact adjacent property.

Request to Rezone: A-1 to I-1

3601 Dave Ward Drive

I.A



View of subject property from McNutt Rd looking E



View of subject property from McNutt Rd looking E



Property adjacent to the W



View of subject property from McNutt Rd looking NE



Property adjacent to the SW



Property adjacent to the S

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

- College Reuse - 2802 College Ave (SIT2021FEB04)

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

- Breeding Subdivision (SUB2021MAY01)
- Bruce Street PUD (SUB2021MAY02)
- The Estates at Centennial Valley (SUB2021JUN01)

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

- Marvin Gardens (P2021-00037)