



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

May 17, 2021 • 7:00pm • 1111 Main Street



City of Conway PLANNING COMMISSION

May 17, 2021

Due to restrictions imposed because of COVID-19, 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 of the meeting.

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 **May 25, 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. April 19, 2021

I. Public Hearing Items

- A. Request to rezone property at 507 Bruce Street from C-3 to PUD (REZ2021APR01)
- B. Request to rezone property at 39 Thousand Oaks from A-1 to R-1 (REZ2021MAY01)
- C. Request to rezone 29.99 acres +/- along Bill Bell Lane, north of Acuff Lane from A-1 to R-1 (REZ2021MAY02)
- D. Request to rezone property located at 20 Bronnie Lane from A-1 to C-2 (REZ2021MAY03)
- E. Request for conditional use permit to allow mini-storage in C-2 for property located at 20 Bronnie Lane (USE2021MAY01)
- F. Request to rezone property located at 1320 Lewis Ranch Road from C-3 to MF-3 (REZ2021MAY04)
- G. Request to modify conditional use permit no.1382REV issued for property located at 1715, 1717, 1727 South Donaghey Avenue

II. Subdivision Review

- A. Request for preliminary plat approval of Bell Valley Subdivision (SUB2021MAR04)

Adjourn.

Request to Rezone: C-3 to PUD

507 Bruce Street

I.A

APPLICANT	OWNERS	DESIGN PROFESSIONAL	STAFF REVIEW BY
AVAP, LLP PO Box 10107 Conway, AR 72034	Bruce & Pat Robinette Larry & Shirley Merritt	Central Arkansas Professional Surveying 1021 Front St Conway, AR 72032	Levi Hill, AICP, Assistant Director



Location. 507 Bruce St.

Site Area. 4.75 acres +/-.

Current Zoning. C-3 (Highway Commercial).

Requested Rezoning. PUD (Planned Unit Development).

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

Existing Structures. One single-family residence.

Overlay. None.

Comprehensive Plan. Commercial.

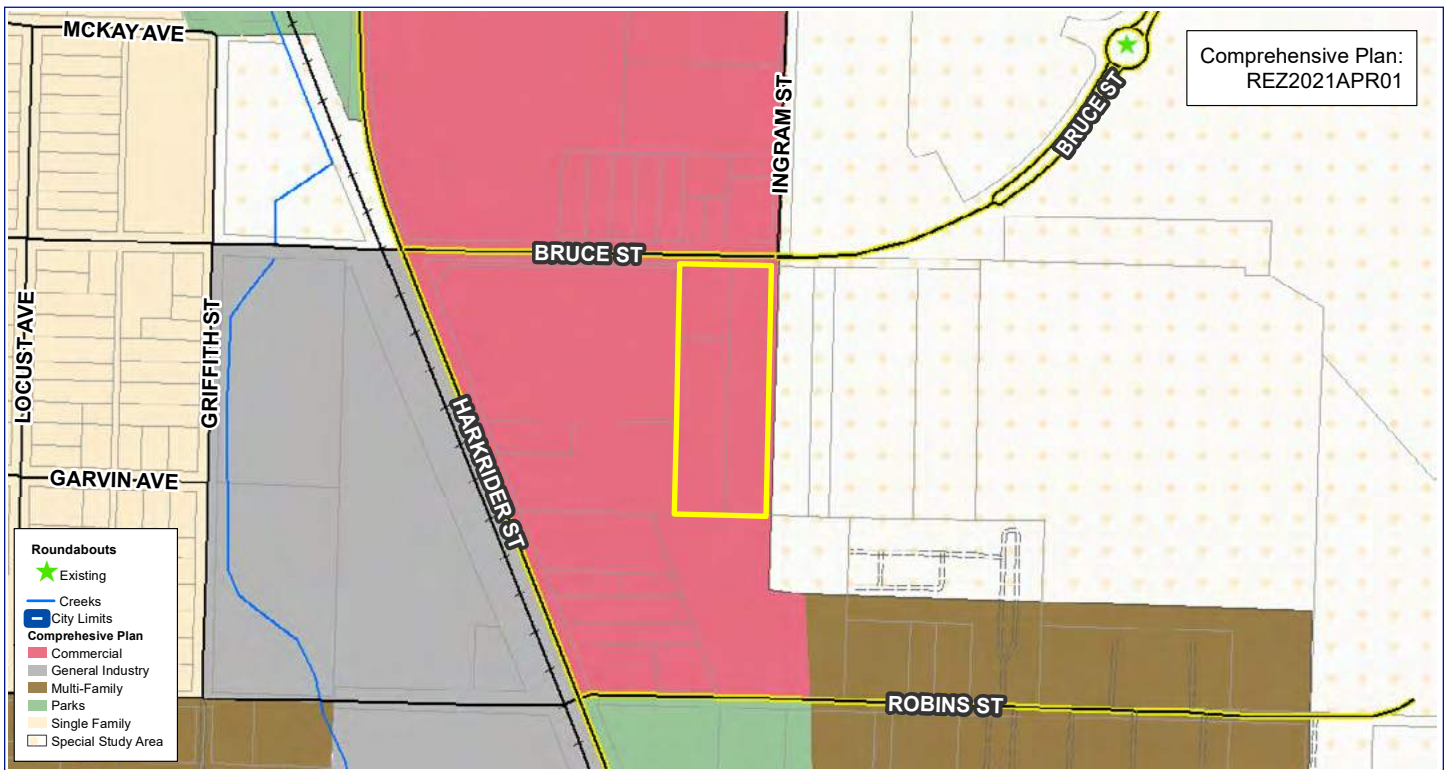
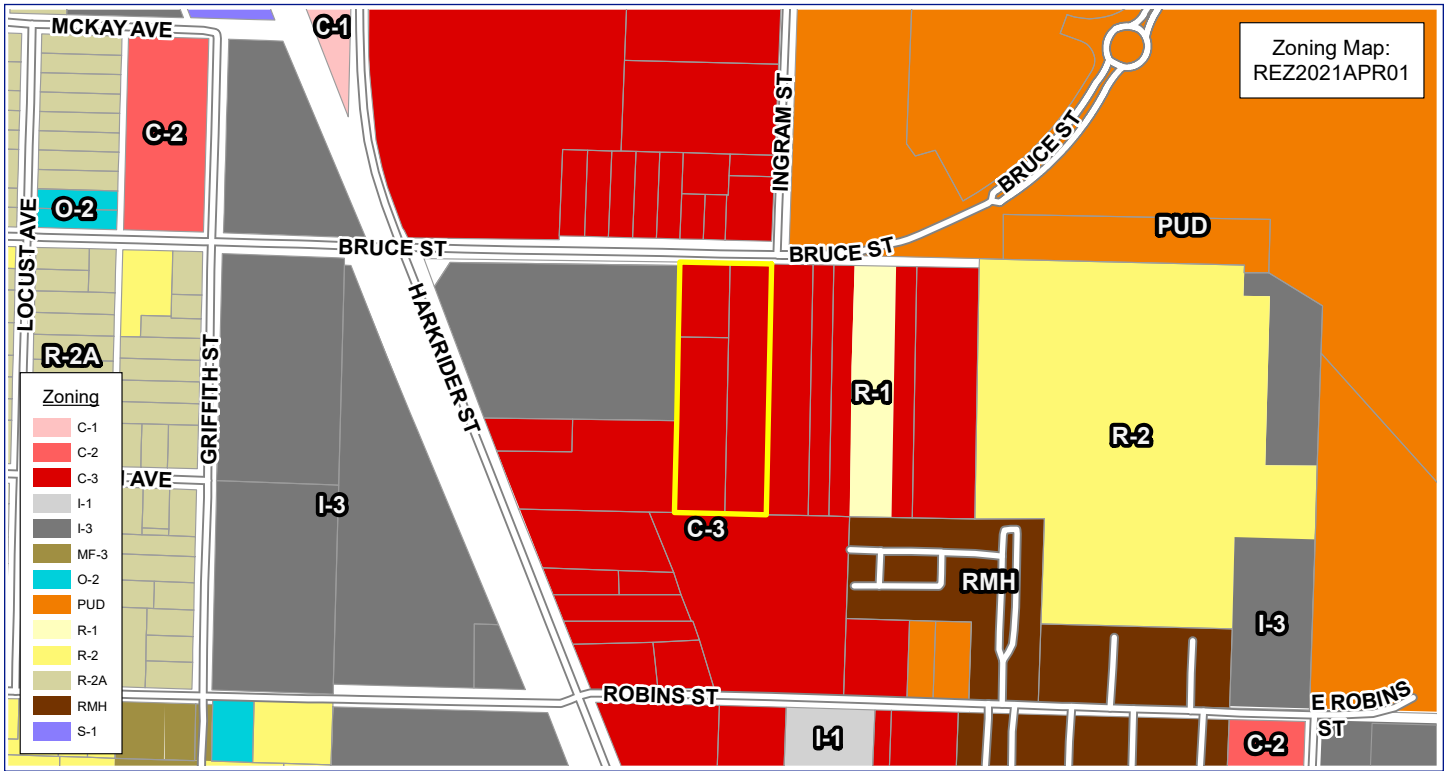
Projected Traffic Impact. With a rezoning to PUD and developed as indicated on the plan, the likely increase in traffic impact would be moderate given that the site is currently undeveloped. The applicant is proposing 2 commercial lots and 30 residential units. If approved the anticipated traffic increase is expected to be approximately 221 trips per typical weekday for the residential uses. No estimate can be provided at this time for the commercial uses as no specific use has been identified.

Current Traffic Counts. Bruce St (1,300 vehicles per day).

Request to Rezone: C-3 to PUD

507 Bruce Street

I.A



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

Utilities. The property is currently served by Conway Corp Utilities.

Master Street Plan. Bruce St – Minor Arterial.

Street Improvement. No improvements are planned at this time.

STAFF COMMENTS

- The applicant is requesting a rezoning to PUD to allow 2 commercial lots and a total of 15 townhomes.
- Lots will be accessed by a new internal private drive.
- The townhomes would be located away from the side lot lines with parking and landscape buffers to the rear of the structures allowing additional spacing from neighboring uses.
- The plan proposes setbacks as follows: 15' front and exterior (with the exception of Lot 1 which proposes 10'), 10' rear; 5' side (10 feet between structures).
- Sidewalks are proposed on the west side of the new private drive.
- The retention of commercial lots along Bruce St are consistent with the existing development pattern for the area.
- The surrounding properties are zoned for commercial and industrial uses with existing established uses to the west and south.
- The Comprehensive Plan designations for the greater area suggest a transition away from low-density residential uses for mixed use development such as the plan proposed.
- If approved, the property would be platted in accordance with the subdivision regulations.

STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning request with the conditions listed below. The proposed use and density are consistent with existing and proposed uses in the area.

1. Permitted uses are limited to single-family and two-family residential uses as indicated on the approved plan with a maximum of 32 dwelling units.
2. Development shall be built in accordance with the standards outlined in the proposed development plan.
3. Uses for the commercial lots shall be those permitted in the C-3 zoning district.
4. Applicant shall plat the property in accordance with the Subdivision Regulations, at which time setbacks will be finalized.
5. Buildings shall be of the following materials:
 - Brick/stone
 - Cement fiber board (Hardie Board)
 - Wood
 - Other materials as approved by the Planning Director
6. Vinyl Siding shall be prohibited.
7. No residential accessory structures shall be permitted.
8. All roadway improvements shall be privately maintained.
9. 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.
10. A continuous landscape buffer shall be provide around the perimeter of the site.
11. A 6-foot tall solid fence shall be constructed along the south, east, and west property lines in the residentially developed areas.



View of subject property looking S



View of subject property looking S



Property adjacent to the E



Property adjacent to the W



Properties adjacent to the NW



Property adjacent to the N

Central Arkansas Professional Surveying, LLC

1021 Front Street
Conway, AR 72032
501.513.4800
501.513.0900-fax

March 19, 2021

Re: 507 Bruce St. PUD

The following is a list of allowable land uses, site-specific development standards:

- Side and front setbacks on Lot 1 & 2 will be 15'.
- All of Lots 1 & 2 parking will be in rear.
- Lot 1 & 2 Buildings will be built in compliance to C-3 and existing site plan review requirements.
- Lot 3-18 will have 20' front and rear setbacks, 5' side setbacks.
- Parking on Lots 3-18 will be behind townhomes
- Townhomes will be craftsman style homes with no vinyl siding, similar to what is shown in application.
- Street right-of-way will be 44' wide and street will be 27' wide.

If you have any questions, please call me at 501-472-2862.

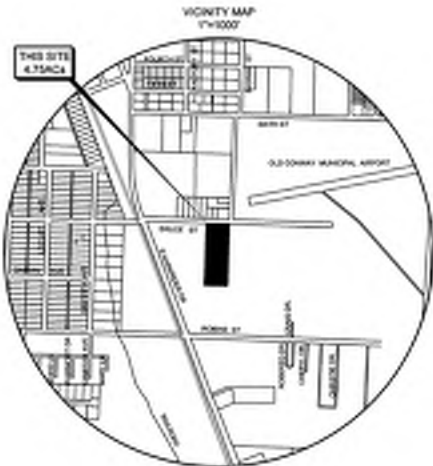
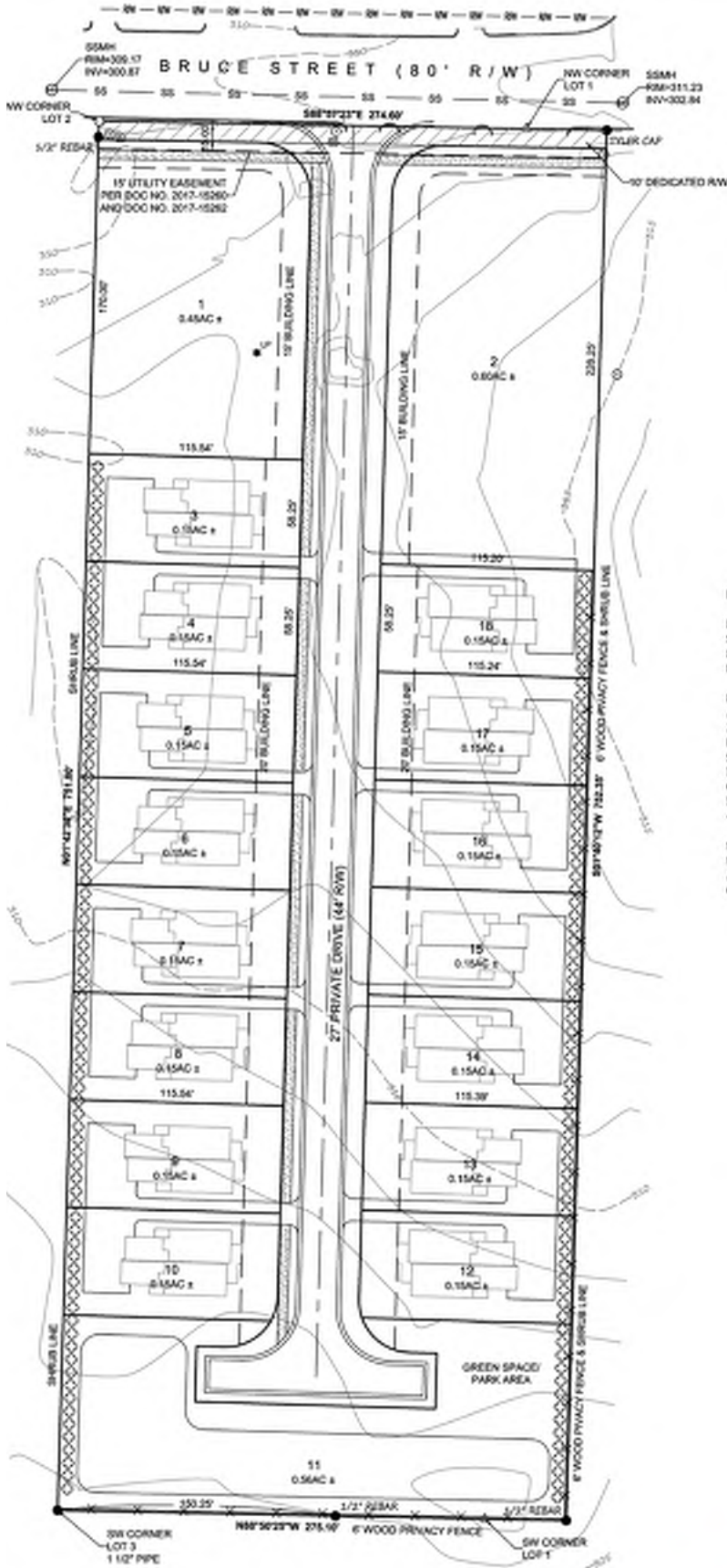
Sincerely,

Robert D. French, P.S. 1363, Central Arkansas Professional Surveying

Request to Rezone: C-3 to PUD

507 Bruce Street

I.A



LEGAL DESCRIPTION:

PART OF LOT 1 AND ALL OF LOTS 2 & 3 OF C.H. BOBETTE SUBDIVISION AS SHOWN ON B.G. WILSON'S MAP OF CONWAY IN PLAT BOOK A, PAGE 46, RECORDS OF FALKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" REBAR FOR THE NW CORNER OF SAID LOT 2; THENCE ALONG THE NORTH LINE OF SAID LOTS 2 AND 1 S88°37'23"E A DISTANCE OF 274.60' TO A TYLER CAP; THENCE LEAVING SAID NORTH LINE S01°40'12"W A DISTANCE OF 752.35' TO A FOUND 1/2" REBAR BEING ON THE SOUTH LINE OF SAID LOT 1; THENCE ALONG SAID SOUTH LINE AND SOUTH LINE OF SAID LOT 3 N88°50'25"W A DISTANCE OF 275.30' TO A FOUND 1 1/2" PIPE FOR THE SW CORNER OF SAID LOT 3; THENCE ALONG THE WEST LINES OF SAID LOTS 3 AND 2 N0°42'30"E A DISTANCE OF 751.80' TO THE POINT OF BEGINNING, CONTAINING 4.75 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

SAID TRACT IS SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS, AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE. CONTOURS SHOWN AT 1 FOOT INTERVALS.

Request to Rezone: A-1 to R-1

39 Thousand Oaks Circle

I.B

APPLICANT

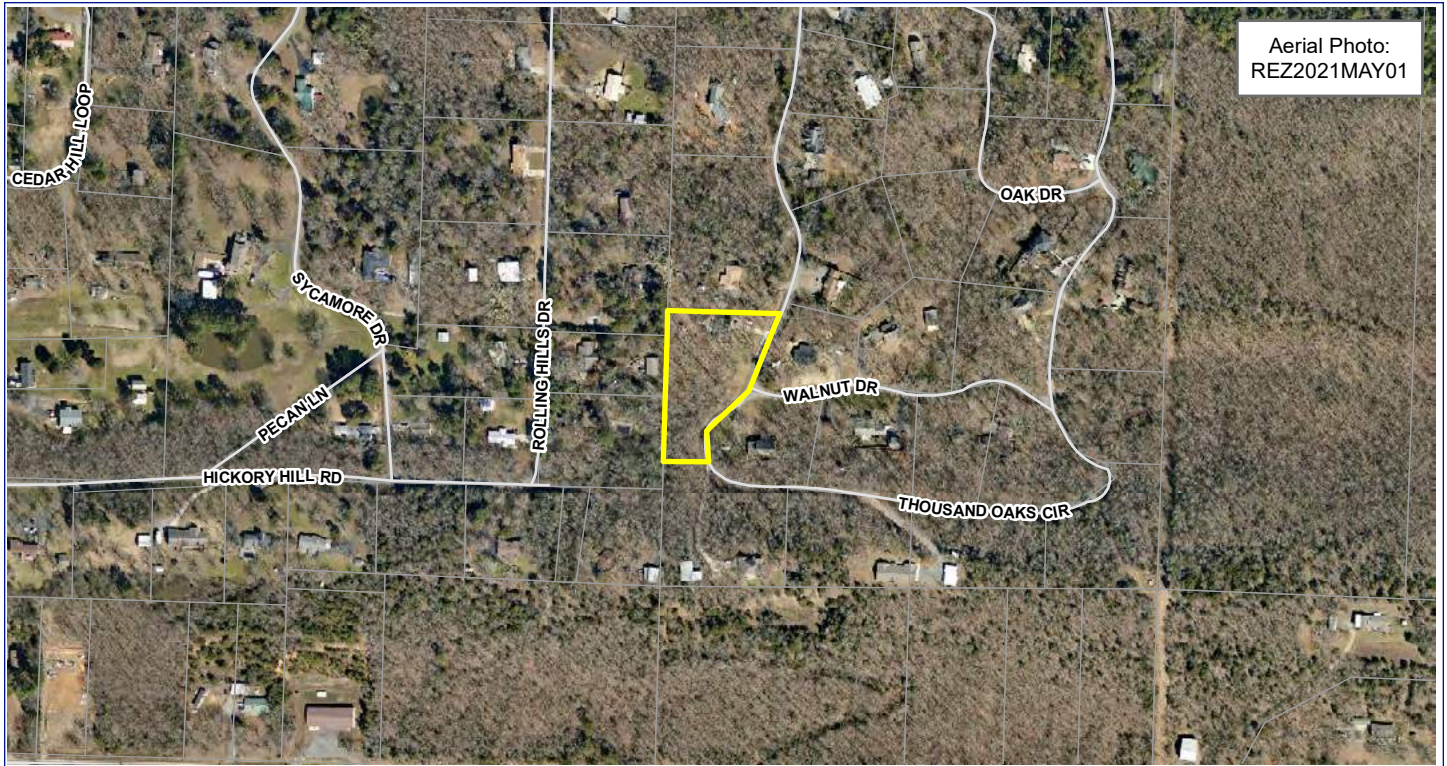
Tyler Group
240 Skyline Dr, Ste 3000
Conway, AR 72032

OWNER

Mary Talaie
39 Thousand Oaks Cir
Conway, AR 72032

STAFF REVIEW BY

Beth Sketoe, Planner



Location. 39 Thousand Oaks Cir.

Site Area. 1.83 acres +/- .

Current Zoning. A-1 (Agricultural District).

Adjacent Zoning. North, East, West, South : A-1.

Existing Structures. 2,070 sf single family home.

Overlay. None.

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

Comprehensive Plan. Suburban Residential.

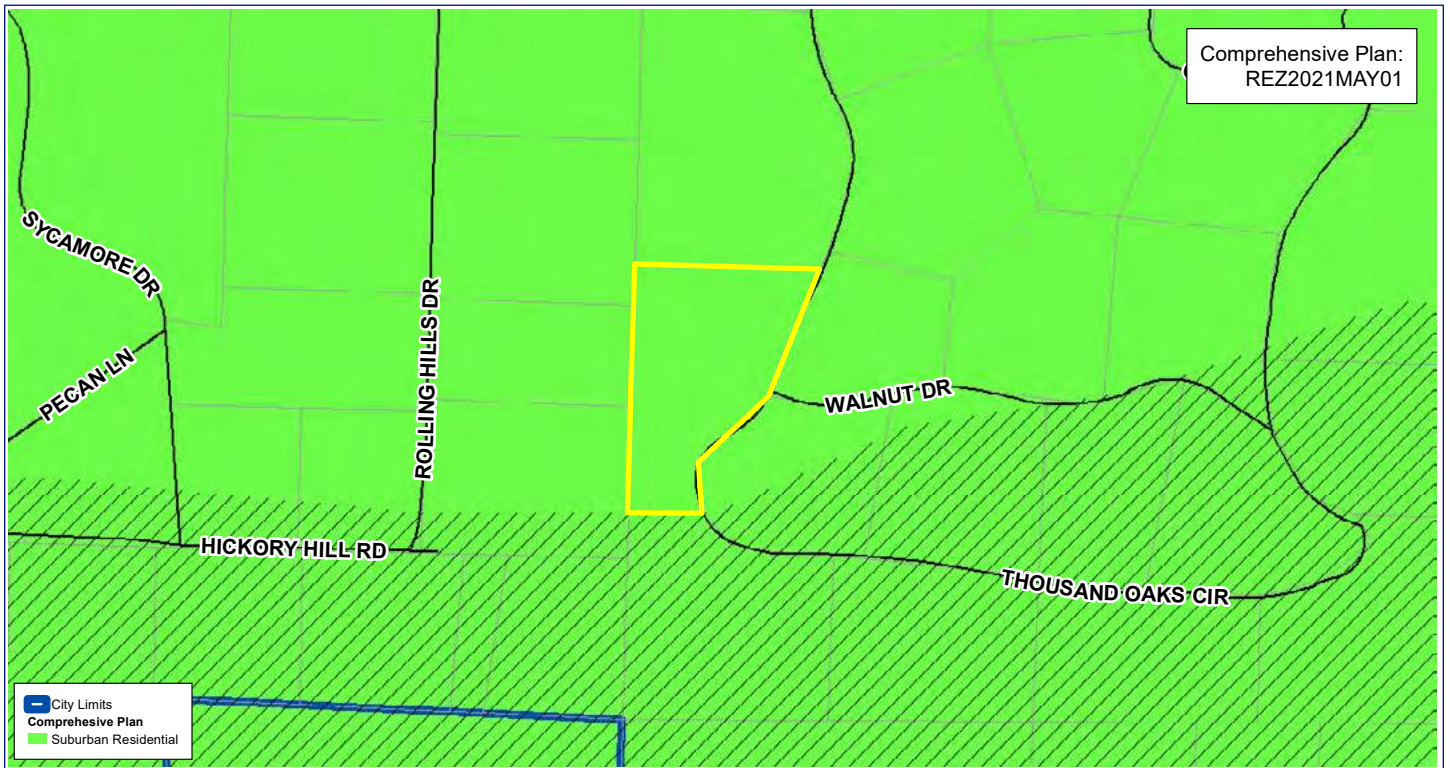
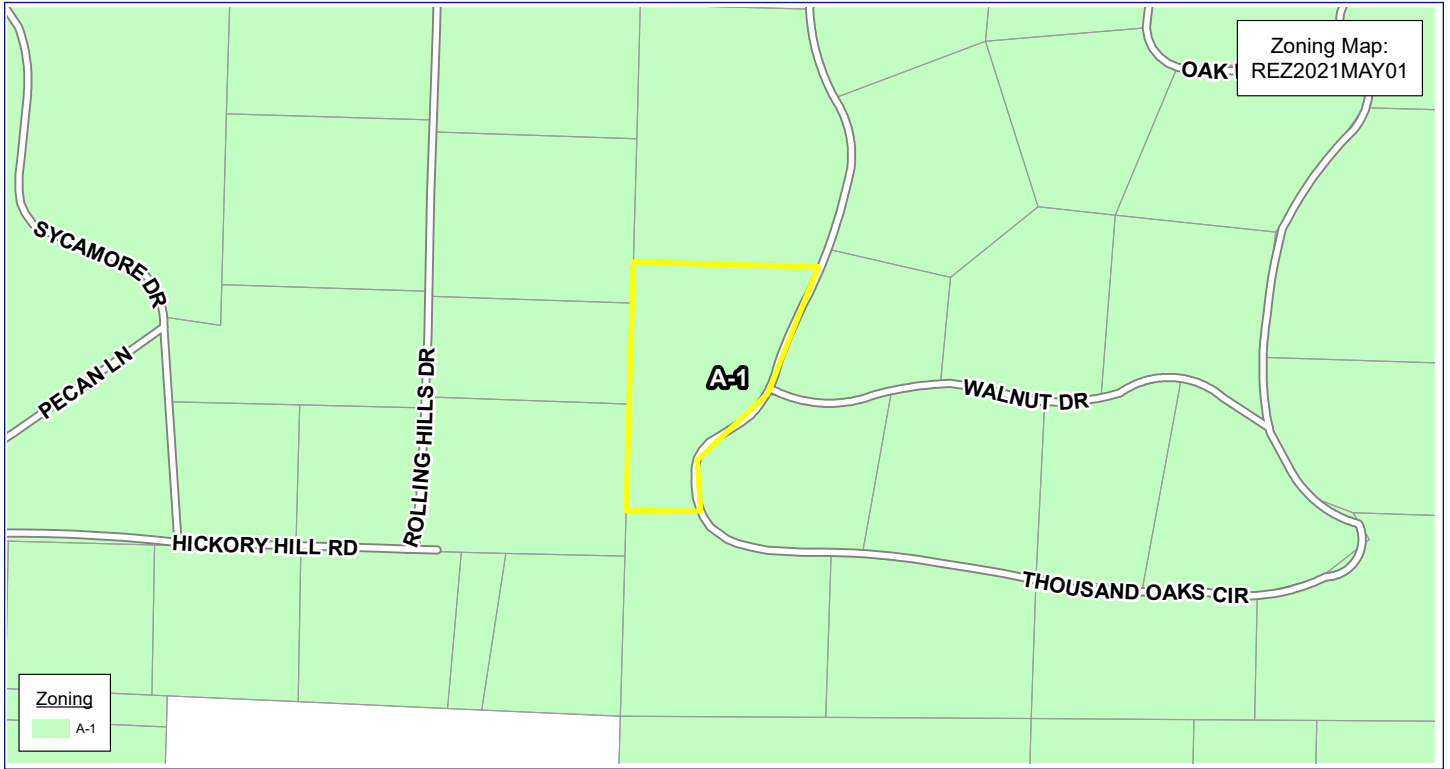
Projected Traffic Impact. With a rezoning to R-1, the likely increase in traffic impact would be minimal. The zoning would allow for an additional single-family residential lot and structure. It is estimated another structure would generate approximately 10 vehicles trip per average weekday at a maximum.

Current Traffic Counts. N/A (Estimated to likely be less than 500 vehicles per day for Thousand Oaks Cir).

Request to Rezone: A-1 to R-1

39 Thousand Oaks Circle

I.B



Request to Rezone: A-1 to R-1

39 Thousand Oaks Circle

I.B

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

Utilities. The site is currently served by utilities. Sewer service is not available.

Master Street Plan. Thousand Oaks Cir – Local Residential.

Street Improvement. No current improvement plans. The street is currently of variable width (12'-19') without curb and gutter and does not meet city standards.

STAFF COMMENTS

- The applicant intends to split the existing property into two lots to accommodate the construction of an additional single-family residence. This will result in two lots which do not meet the minimum lot standards for the A-1 zoning district.
- The applicant will be required to replat the property prior to issuance of building permits.
- The zoning change is consistent with the land use plan.
- The zoning would not likely negatively impact adjacent property.

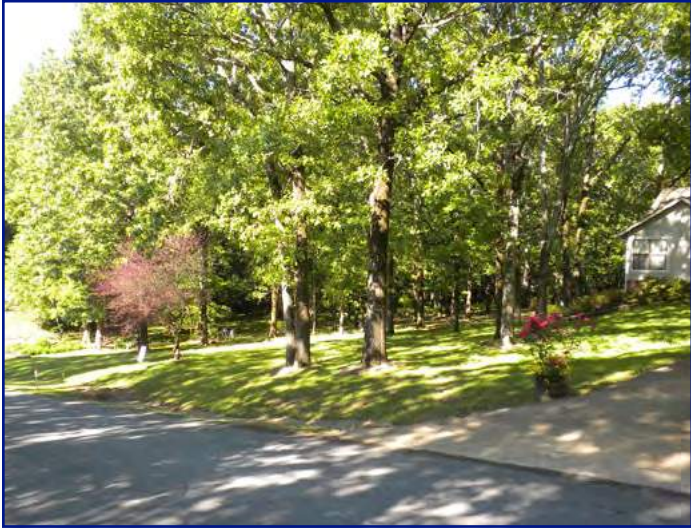
STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning. The proposed zoning would allow for appropriate use of the property and is consistent with the comprehensive plan designation for the site.

Request to Rezone: A-1 to R-1

39 Thousand Oaks Circle

I.B



View of subject property from Thousand Oaks Cir looking SW



View of subject property from Thousand Oaks Cir looking NW



View S along Thousand Oaks Cir



View N along Thousand Oaks Cir



Property adjacent to the SE



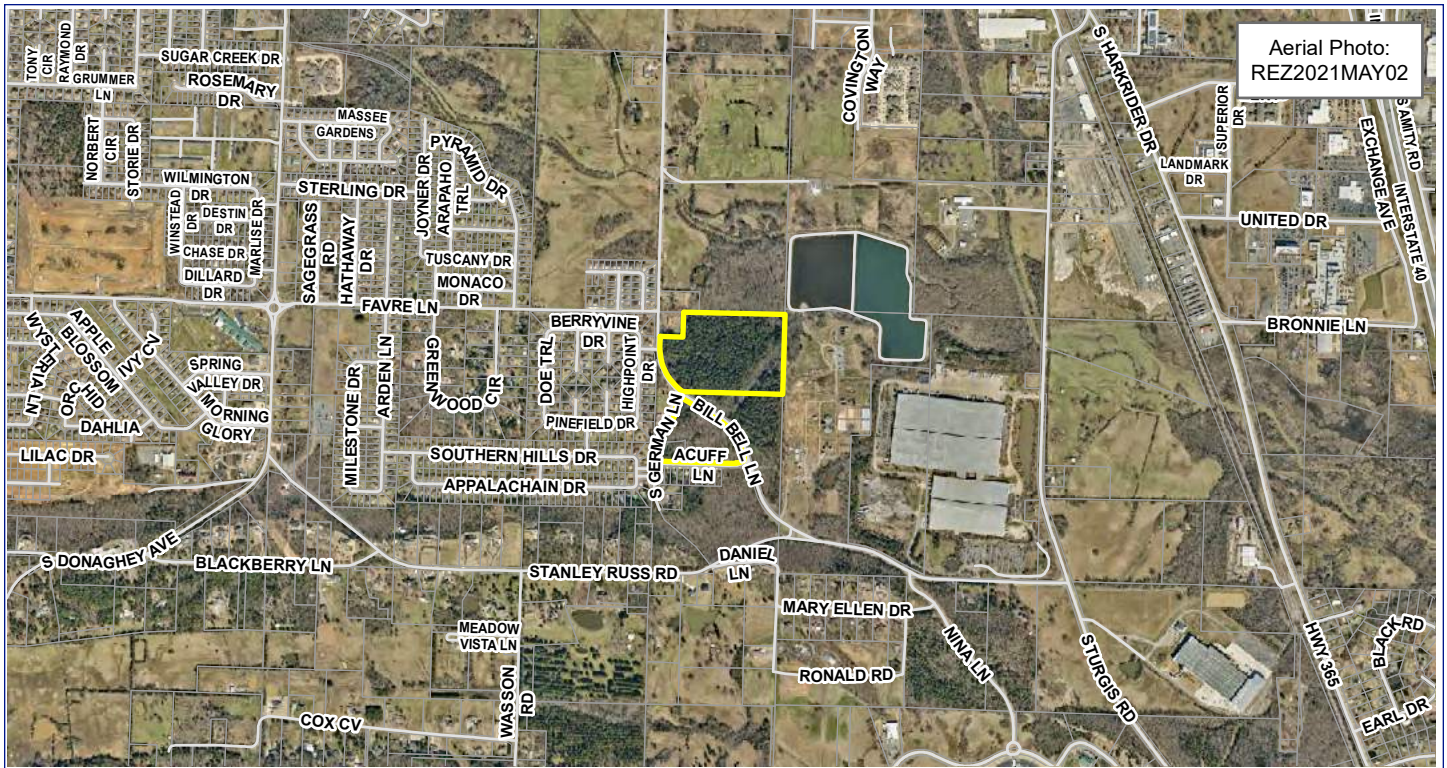
Property adjacent to the E

Request to Rezone: A-1 to R-1

I.C

29.99 acres north of Bill Bell Lane and Acuff Lane

APPLICANT	DEVELOPER	OWNER	STAFF REVIEW BY
Tyler Group 240 Skyline Dr, Ste 3000 Conway, AR 72032	Frank Shaw 1315 Main St Conway, AR 72034	Florine G Bell, Trustee / Bell Revocable Trust 3035 Windsong Ln Conway, AR 72034	Levi Hill, AICP, Assistant Director



Location. Immediately south of the intersection of Bill Bell Ln and South German Ln; north of Bill Bell Ln and east of Favre Ln.

Site Area. 29.99 acres +/-.

Current Zoning. A-1 (Agricultural).

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

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

Existing Structures. None.

Overlay. None.

Comprehensive Plan. Single Family.

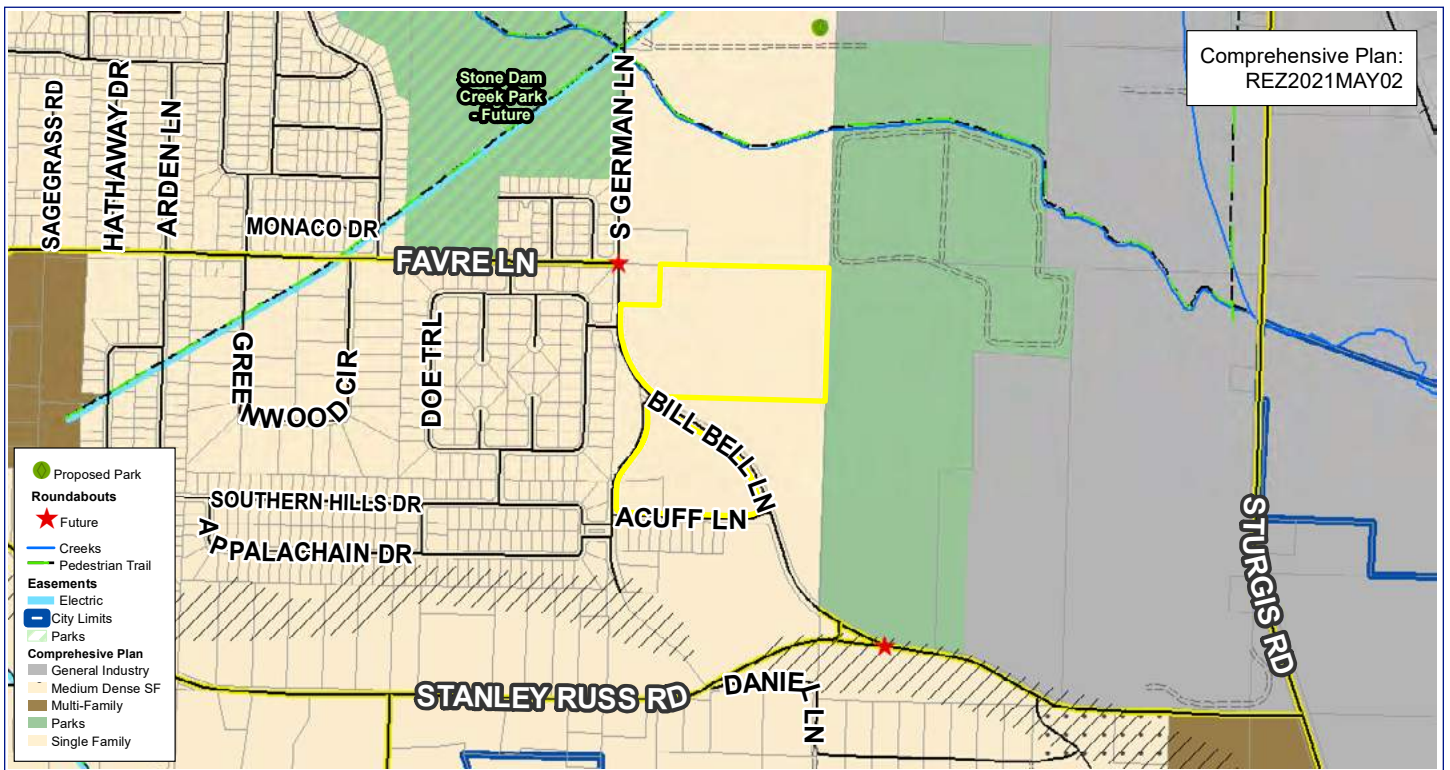
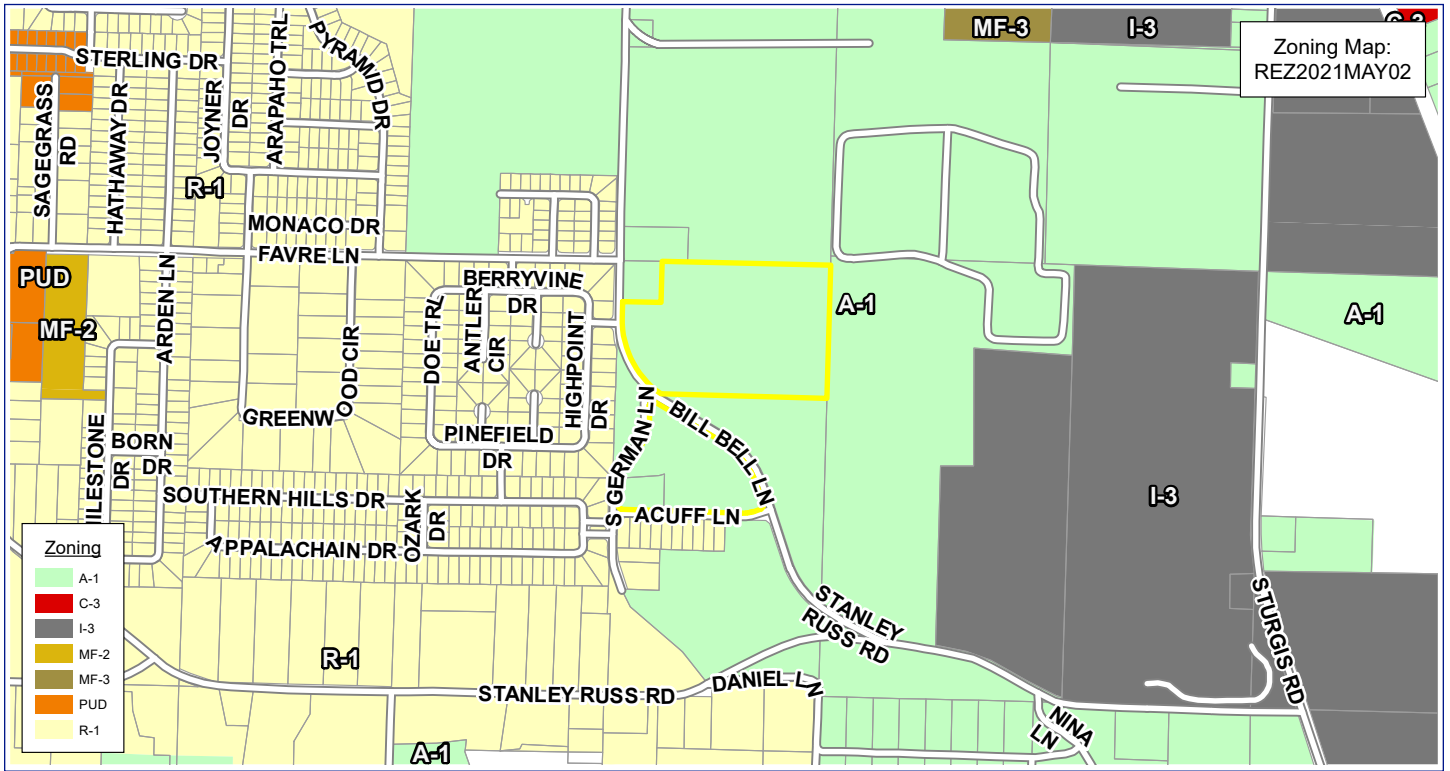
Projected Traffic Impact. With a rezoning to R-1 and developed as a single-family residential development, the likely increase in traffic impact could be significant as the site is currently undeveloped. At this time, the applicant has only submitted a plat for an 8-acre portion of the property. Development of that 8-acre portion would generate an estimated 406 vehicle trips per typical weekday. Additional development of the remaining property would result in additional trips.

Current Traffic Counts. South German Ln (6,100 average daily traffic).

Request to Rezone: A-1 to R-1

29.99 acres along Bill Bell Lane

I.C



Request to Rezone: A-1 to R-1

29.99 acres along Bill Bell Lane

I.C

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. South German Ln – Collector; Bill Bell Ln. – Collector.

Street Improvement. No improvements are planned at this time.

STAFF COMMENTS

- The applicant is requesting a rezoning to R-1 for the purpose of single-family development.
- The surrounding area is predominantly residential and rural/undeveloped.
- The comprehensive plan designates the area as single-family, consistent with the proposed rezoning.
- 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 and is consistent with the comprehensive plan designation for the site.

Request to Rezone: A-1 to R-1

29.99 acres along Bill Bell Lane

I.C



View of subject property from Bill Bell Ln looking SE



View of subject property from Bill Bell Ln looking S



View of subject property from Bill Bell Ln looking NW



View of subject property looking E along Acuff Ln

Request to Rezone: A-1 to C-2

20 Bronnie Lane

APPLICANT

Central Arkansas Professional Surveying
1021 Front St
Conway, AR 72032

OWNER

Tim Coney / Four C Properties, LLC
20 Bronnie Ln
Conway, AR 72032

STAFF REVIEW BY

Beth Sketoe, Planner



Location. 20 Bronnie Ln plus the 5.10 acre parcel adjacent to the west.

Site Area. 10.72 acres ±.

Adjacent Zoning.

- West: C3, unzoned Faulkner Co
- North: C-3, O-1
- East: A-1
- South: unzoned Faulkner Co

Existing Structures. 30,000 sf metal office/warehouse building.

Overlay. None.

Requested Rezoning. C-2 (Neighborhood Commercial).

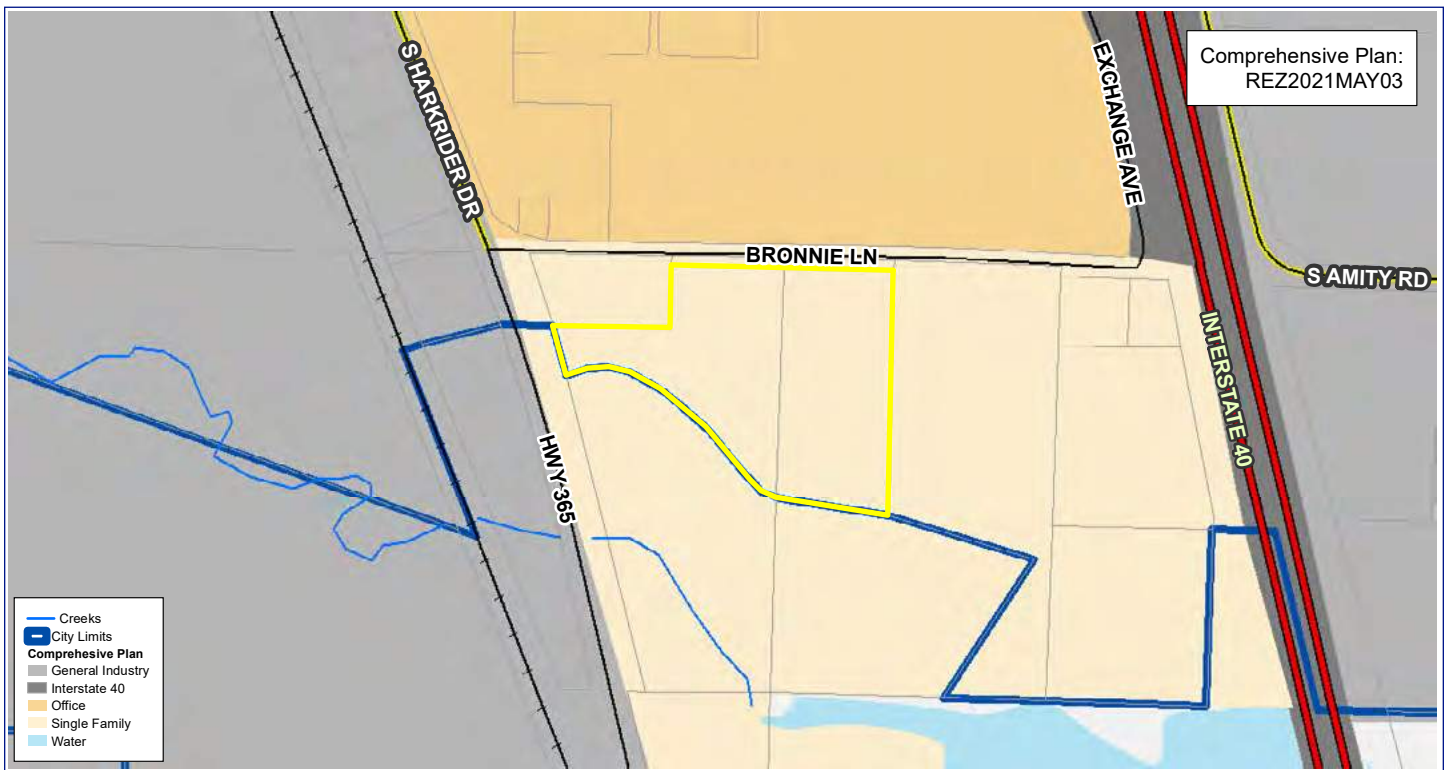
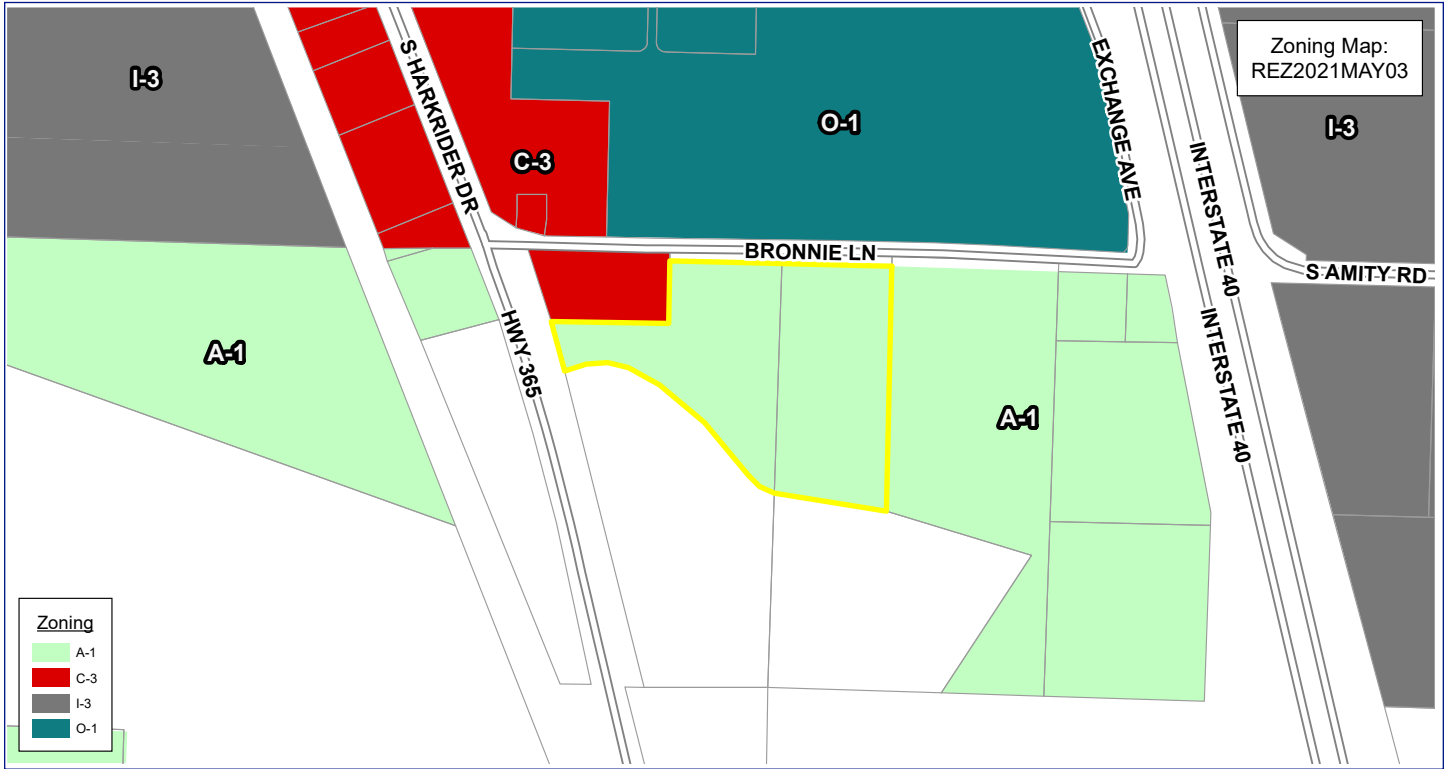
Comprehensive Plan. Single Family.

Projected Traffic Impact. With a rezoning to C-2, the traffic impact could be significant. The highest traffic generating use allowed in C-2 is a restaurant (without drive-thru) which could yield more than 1,000 vehicle trips per typical weekday. The applicant is proposing a mini-storage development in a concurrent conditional use permit application. Given this, it is anticipated that the proposed development would generate 193 vehicle trips per typical weekday.

Request to Rezone: A-1 to C-2

20 Bronnie Lane

I.D



Current Traffic Counts. S Harkrider St – 10,000 vehicles per day.

Flood\Drainage. Approximately 78% of the undeveloped property on the site lies in the FEMA flood zone AE with a base flood elevation of 272.2 feet.

Utilities. Utilities are available; applicant shall coordinate extension of utilities with Conway Corp.

Master Street Plan. S Harkrider St/AR Hwy 365 – Major Arterial; Bronnie Ln – Collector.

Street Improvement. No current improvement plans. The street currently is approximately 25' wide without curb and gutter and does not meet city standards.

STAFF COMMENTS

- The applicant is seeking the rezoning for the purpose of developing a self-storage facility (via conditional use permit) though many other uses would be permitted by right in the requested zoning district. *A concurrent application for conditional use permit is included on this agenda.*
- A-1 zoning is generally reserved for rural land that is not programmed for intense development. Such zoning would likely be appropriate if the property were not located in close proximity to an interstate and major arterial.
- The zoning change is not consistent with the land use plan however, this is due to the fact that most large rural properties are designated for single-family development without consideration to proximity to major arterials and utility access.
- Much of the property south of Bronnie Ln is located in a flood hazard zone or is already developed for industrial/office use. Additionally the surrounding area has seen increased development with institutional, office, and automotive uses and is in close proximity to an interstate. Thus the property is not appropriate for residential use and is more suitable to industrial/office use.
- The zoning change would not likely negatively impact adjacent property.

STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning. The proposed zoning would accommodate uses appropriate to the area and would not negatively impact adjacent property.

Request to Rezone: A-1 to C-2

20 Bronnie Lane

I.D



View of subject property from Bronnie Ln looking S



View of subject property from S Harkrider/AR 365 looking S



N façade of Coney Garage Doors/C&S Guttering; proposed access to mini-storage site



View of subject property from Bronnie Ln looking SW



Property adjacent to the N



Bronnie Ln looking W

Request for Conditional Use Permit: Mini-Storage in C-2

20 Bronnie Lane

APPLICANT

Central Arkansas Professional Surveying
1021 Front St
Conway, AR 72032

OWNER

Tim Coney / Four C Properties, LLC
20 Bronnie Ln
Conway, AR 72032

STAFF REVIEW BY

Beth Sketoe, Planner



Location. 20 Bronnie Ln plus the 5.10 acre parcel adjacent to the west.

Site Area. 10.72 acres ±.

Current Zoning. A-1 (Agricultural District). Applicant has a concurrent application requesting rezoning to C-2 on this agenda.

Existing Structures. 30,000 sf metal office/warehouse building.

Overlay. None.

Requested Conditional Use. Mini-storage.

Comprehensive Plan. Single Family.

Projected Traffic Impact. With a rezoning to C-2 and developed as the proposed mini-storage it is anticipated that the proposed development would generate 193 vehicle trips per typical weekday.

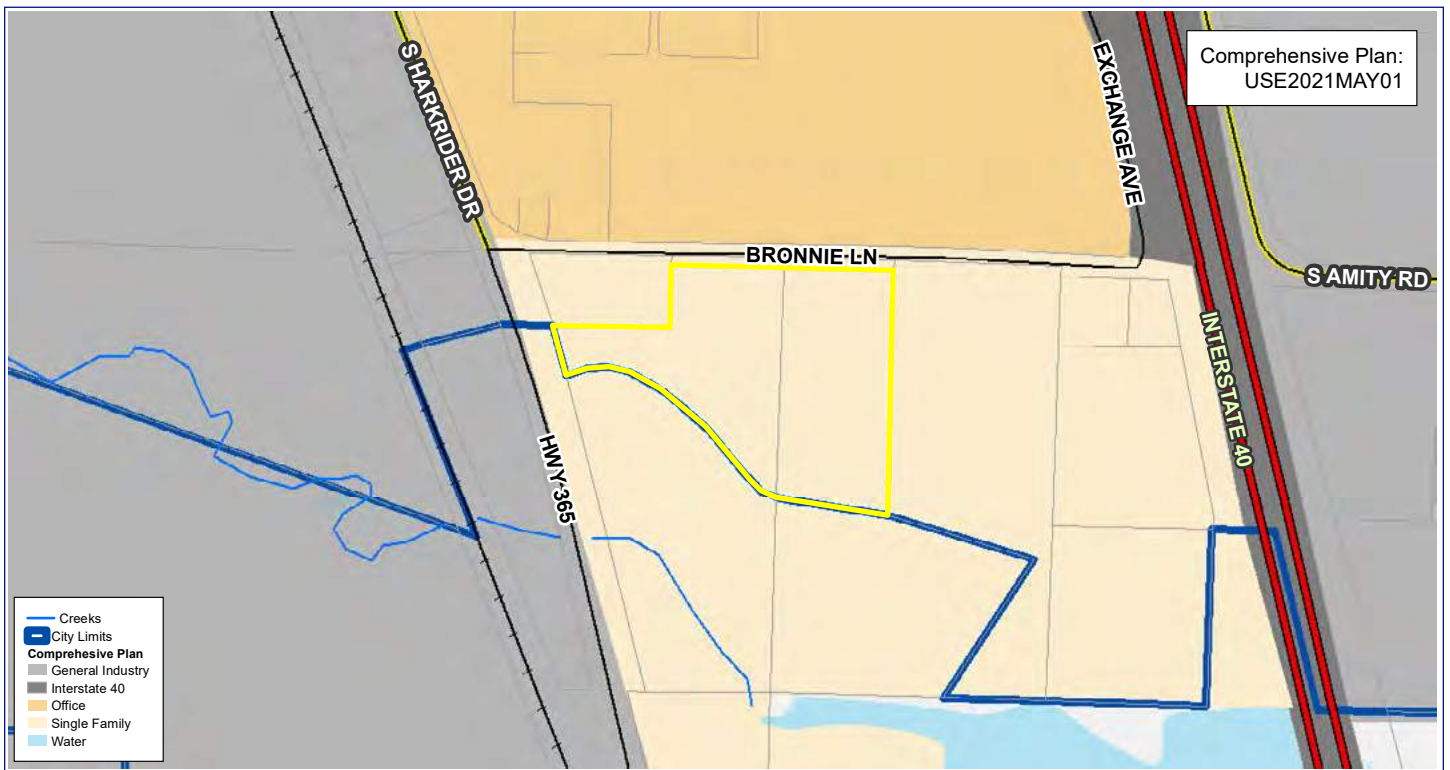
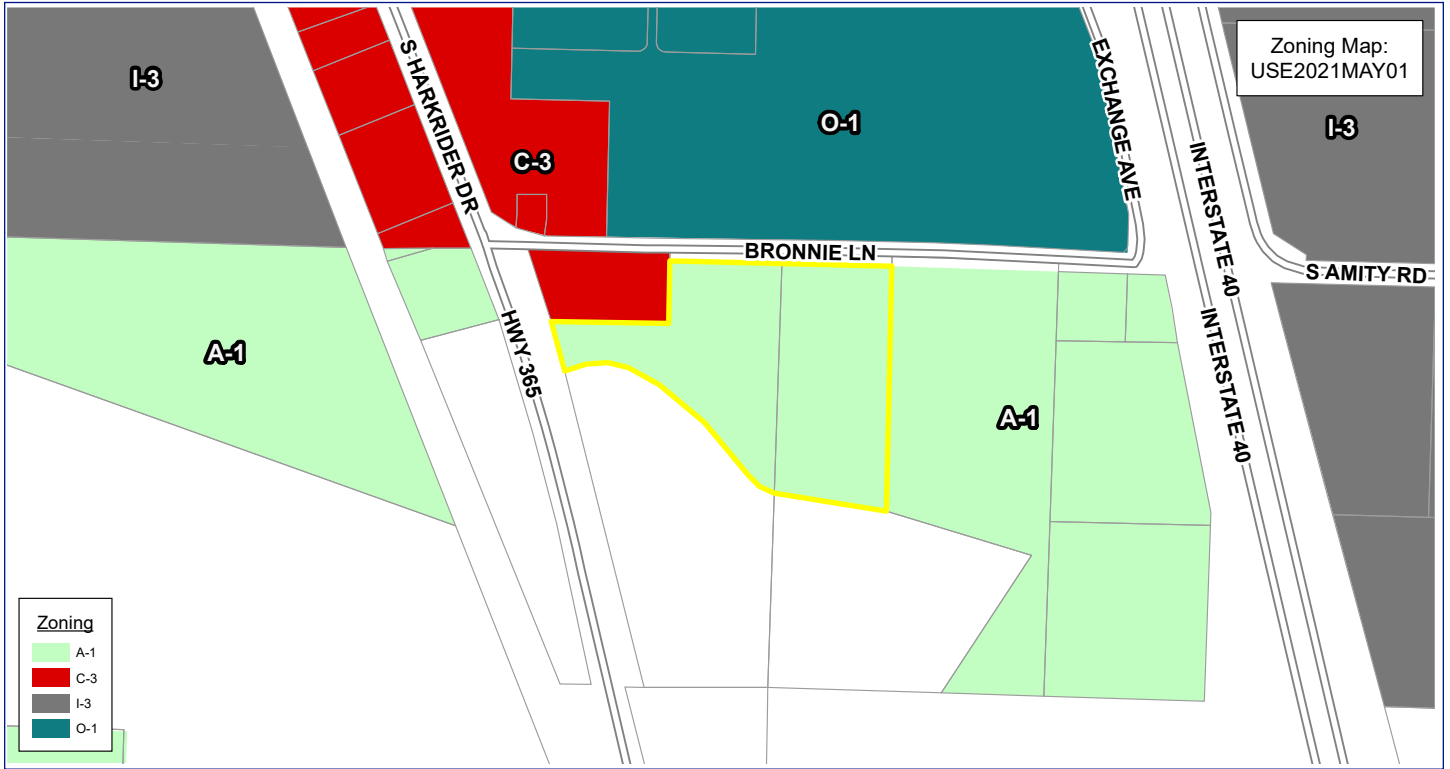
Current Traffic Counts. S Harkrider St – 10,000 vehicles per day.

Flood\Drainage. Approximately 78% of the undeveloped property on the site lies in the FEMA flood zone AE with a base flood elevation of 272.2 feet.

Request for Conditional Use Permit: Mini-Storage in C-2

20 Bronnie Lane

I.E



20 Bronnie Lane

Utilities. Utilities are available; applicant shall coordinate extension of utilities with Conway Corp.

Master Street Plan. S Harkrider St/AR Hwy 365 – Major Arterial; Bronnie Ln – Collector.

Street Improvement. No current improvement plans. The street currently is approximately 25' wide without curb and gutter and does not meet city standards.

STAFF COMMENTS

- The applicant intends to develop the property with a self-storage facility. That use is not permitted by right or conditional use permit in the current zoning, but is allowed as a conditional use in the requested C-2 zoning district. *A concurrent application for rezoning is included on this application. This application is dependent on the outcome of the rezoning request.*
- The requested conditional use is not consistent with the land use plan. However, this is due to the fact that most large rural properties are designated for single-family development without consideration of proximity to major arterials and utility access. The site is in close proximity to an interstate and a portion fronts a major arterial/State highway.
- There are no residential uses in the immediate area. Instead, the surrounding area is developed with institutional, office, and automotive uses, thus the property is not appropriate for residential use and is more suitable to industrial/office use.
- The development will be subject to the commercial development standards in accordance with Section 1101 of the Zoning Code.
- A large portion of the remaining, undeveloped property lies in the floodplain and will require extensive site work prior to development.
- 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 use shall be subject to Development Review, in accordance with Article 1101 of the Zoning Code, prior to issuance of building permits.
2. Platting of the property, in accordance with the Subdivision Regulations, shall be required.
3. Any proposed fencing shall be masonry or ornamental metal. The Planning Director may approve alternative materials.
4. Landscaping shall be provided in excess of that required by Article 1101 of the Zoning Code. At a minimum, this shall include one canopy tree planted every 15 feet along the Bronnie Ln and S Harkrider St frontages.
5. The storage of hazardous chemical, petroleum products, or explosives is prohibited.
6. The operation of spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, and other similar equipment is prohibited.
7. 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.
8. Any outside storage, including vehicles, recreational vehicles, trailers, etc. or vehicles/equipment for rental use shall be screened and shielded from view of adjacent property or public right-of-way.
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. Any expansions or additions to the structure(s) as well as any changes to the use shall require an amended or new conditional use permit.
11. Conditional Use Permit expires 2 years from the date of issue if no building permit has been issued.

Request to Rezone: C-3 to MF-3

1320 Lewis Ranch Road

I.F

APPLICANT/OWNER

Jim Rankin / Trinity Development Co., Inc.
PO Box 1735
Conway, AR 72033

STAFF REVIEW BY

Levi Hill, AICP, Assistant Director



Location. 1320 Lewis Ranch Rd; approximately 150-foot east of the intersection of Lewis Ranch Rd and S Amity Rd.

Site Area. 4.77 acres +/-.

Current Zoning. C-3 (Highway Commercial).

Requested Rezoning. MF-3 (High Density Multi-Family).

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

Existing Structures. None.

Overlay. None.

Comprehensive Plan. General Industry.

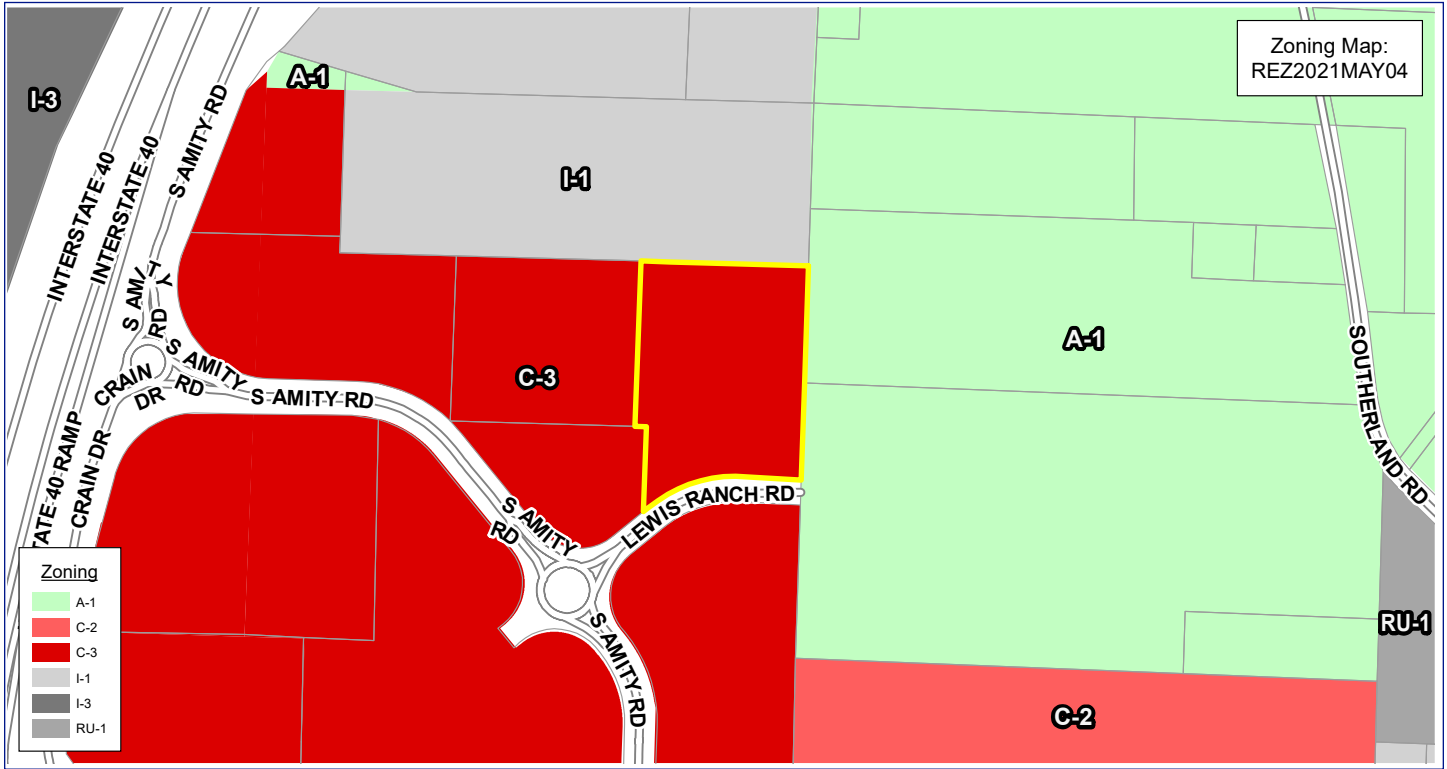
Projected Traffic Impact. With a rezoning to MF-3, the property could support up to 114 residential units. The likely increase in traffic impact could be significant as the site is currently undeveloped, however the property is currently zoned C-3 which allows uses that would generate significantly more daily trips. Assuming the development of 114 residential units, an estimated 620 vehicle trips per typical weekday would be generated.

Current Traffic Counts. S Amity Rd. (8,000 average daily traffic).

Request to Rezone: C-3 to MF-3

1320 Lewis Ranch Road

I.F



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

Utilities. The site has access to existing utilities.

Master Street Plan. Lewis Ranch Rd – Minor Arterial.

Street Improvement. No improvements are planned at this time.

STAFF COMMENTS

- The applicant is requesting a rezoning to MF-3 for the purpose of developing a multi-family residential development. Based on acreage alone, the property would allow up to 114 residential units.
- The surrounding area is predominantly undeveloped commercially zoned property with existing commercial uses in the general area.
- The comprehensive plan designates the area as general industry which supports a broad spectrum of zoning districts including multi-family when designed appropriately.
- The property has adequate access for the proposed use.
- Given the permitted uses allowed by the existing C-3 zoning on the property, a multi-family zoning could be considered a down zone.
- 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 and is consistent with the comprehensive plan designation for the site.

Request to Rezone: C-3 to MF-3

1320 Lewis Ranch Road

I.F



View of subject and adjacent property looking NE



View of subject property looking N



Property adjacent to the W



Property adjacent to the E



View from subject property looking S



View from subject property looking NW

Request to Modify Conditional Use Permit No. 1382: Religious Activities

I.G

1715, 1717, 1727 South Donaghey Avenue

APPLICANT/OWNER

Rick & Traci Harvey / Soul Food Cafe Mission, Inc.
PO Box 1555
Conway, AR 72033

STAFF REVIEW BY

Levi Hill, AICP, Assistant Director



Location. 1715, 1717, 1727 S Donaghey Ave.

Site Area. 6.31 acres ±.

Current Zoning. A-1 (Agricultural).

Abutting Zoning. West and North: R-1 (One-Family Residential); South and East: A-1 (Agricultural).

Existing Structures. Two warehouse buildings with multiple accessory structures.

Overlay. None.

Requested Modifications to Conditional Use.

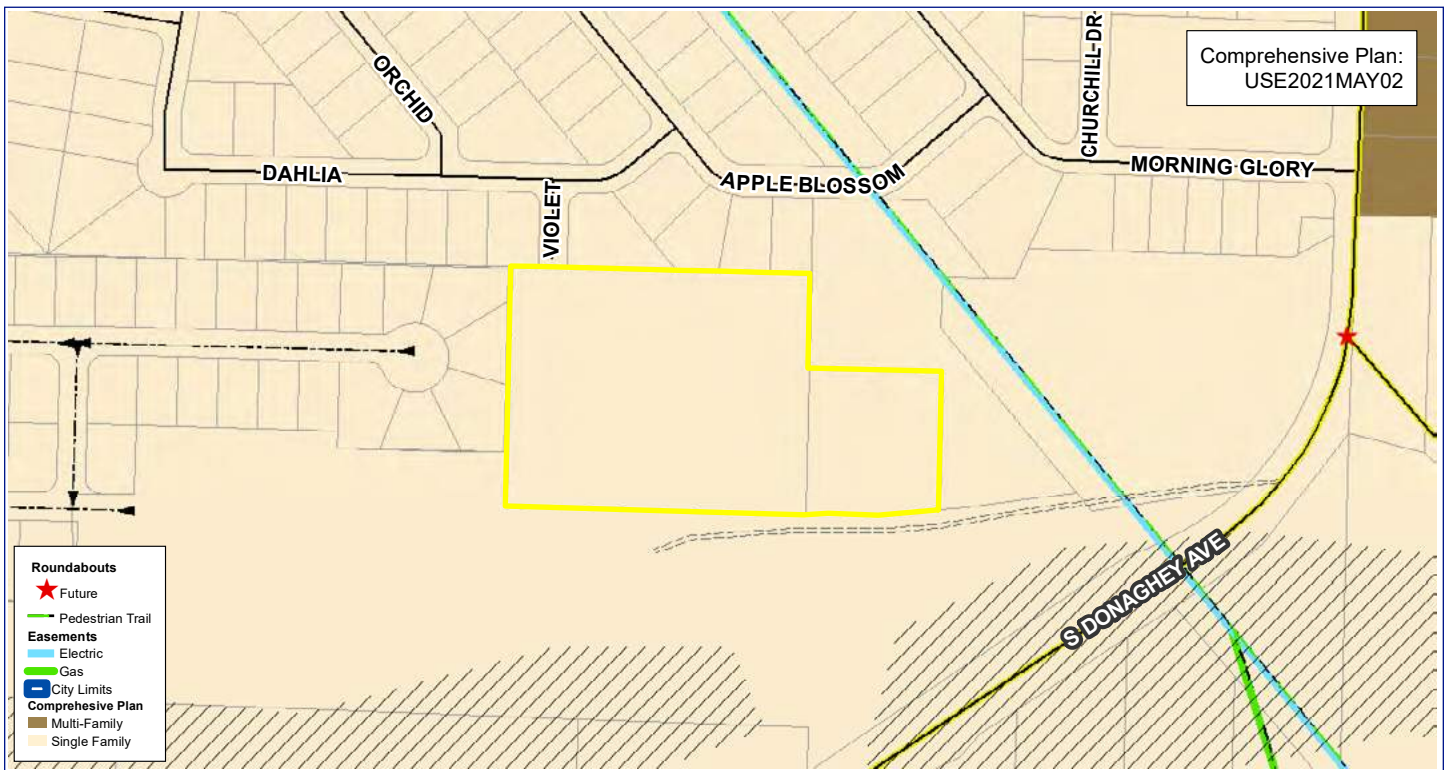
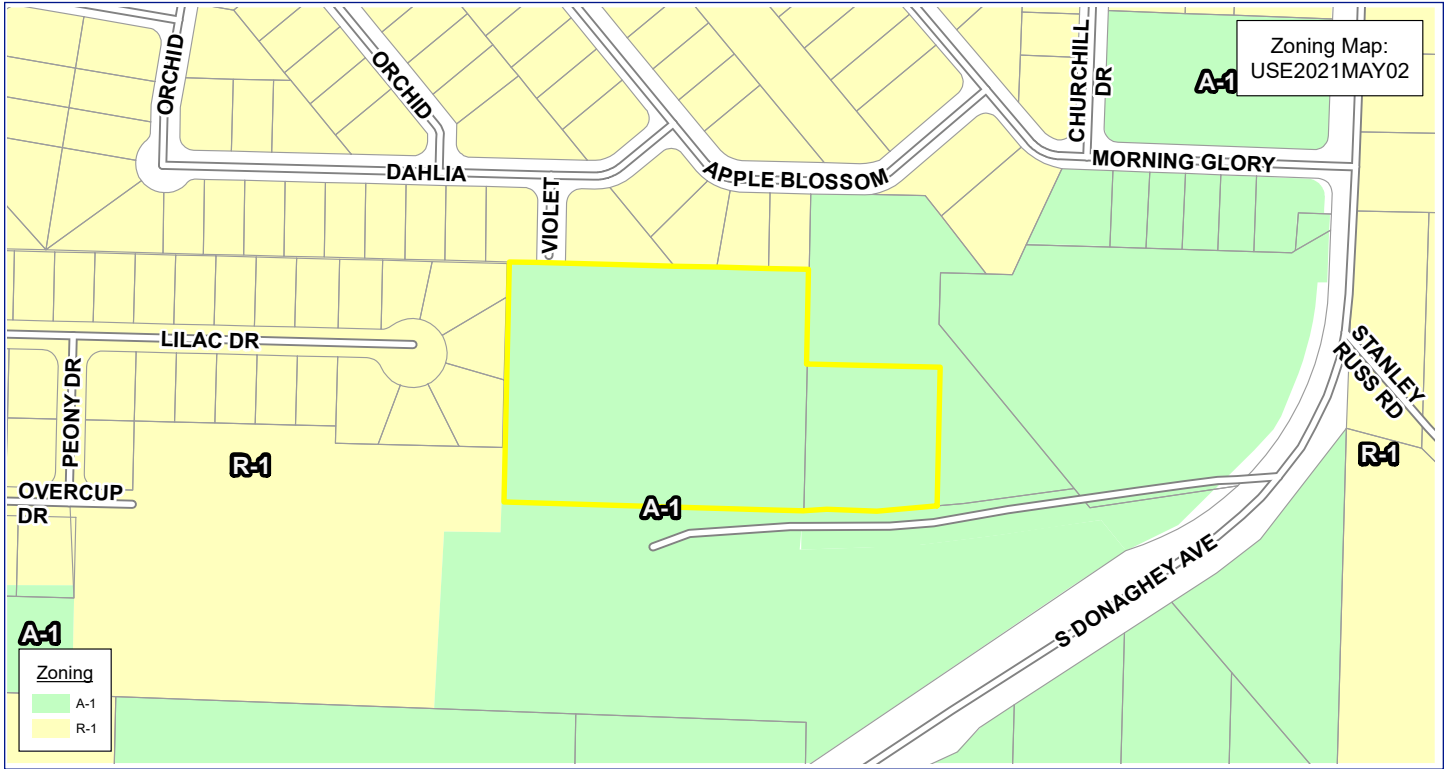
- Expansion to allow residential uses.
- Installation of accessory structures not meeting the separation and foundation requirements of the Zoning Code.
- Expansion of parking area not meeting the surfacing requirements of the Zoning Code.
- Installation of additional fencing beyond what is allowed by the existing Conditional Use Permit.

Comprehensive Plan. Single-Family.

Projected Traffic Impact. With no significant operational changes proposed to the existing use, any increases in traffic would likely be minimal. This particular use is difficult to accurately estimate given the fluctuating “need based” nature of the use.

Request to Modify Conditional Use Permit No. 1382: Religious Activities

1715, 1717, 1727 South Donaghey Avenue



1715, 1717, 1727 South Donaghey Avenue

Current Traffic Counts. S Donaghey Ave – 8,800 vehicles per day.

Flood\Drainage. None of the site lies within FEMA flood zones.

Utilities. The site has access to existing utilities.

Master Street Plan. Donaghey Ave – Minor Arterial.

Street Improvement. No improvements are planned for this portion of Donaghey Ave at this time.

STAFF COMMENTS

- The applicant was found to be in violation of provisions of the existing Conditional Use Permit as well as City Ordinance as it relates to proper permitting. The applicant is seeking approval for the changes made, as well as additional proposed modifications.
- The applicant has placed five separate 35'x42' portable metal canopy structures on site that fail to meet the required 10' separation distance as prescribed in the Zoning Code. Additionally, these structures are not installed on a permanent foundation with a continuous footing as required by the Zoning Code.
- Significant expansions were made to the parking lot without receiving proper Development Review approval and do not meet the City's requirements for sealed surface parking areas.
- The applicant is requesting to renovate an existing accessory structure on the site to allow residential uses. Residential uses are expressly prohibited by the existing Conditional Use Permit.
- The applicant is requesting to construct a fence around all sides of the site.
- Staff is recommending removal of condition 4 from the existing conditional use permit.
4. Permit is limited to applicant, Soul Food Café Mission.

STAFF RECOMMENDATIONS

Staff recommends denial of the requested expansion of uses outside of those currently allowed by the existing conditional use permit.

- In consultation with the Fire Department, it was determined that access to the site is severely limited and that any expansion of uses would be unsafe and inappropriate at this time.

Staff recommends approval of the accessory structures and parking lot expansion subject to the following conditions:

1. Hours of operation are limited to 6:00 am to 10:00 pm.
2. No overnight stays by those seeking assistance from the ministry; property not to be used as a homeless shelter.
3. No ingress/egress from Violet Street; only ingress/egress from S. Donaghey Avenue.
4. 8-foot fence along North property boundary.
5. All accessory structures shall be permitted through the City's Permits and Inspections Department within three months of the effective approval date.
6. A minimum of 10 feet shall separate all structures on site.
7. All structures shall be installed on a permanent foundation with a continuous footing.
8. Parking lot shall be surfaced with asphalt or concrete in accordance with Section 1101 of the Zoning Code.
9. No additional fencing shall be installed on site.
10. A landscape screen shall be provided along the north and west property boundaries.
11. The access drive shall be improved to a minimum width of 20 feet and surfaced with asphalt or concrete.
12. Any improvements to the site shall be reviewed following the City's Development Review procedure outlined in Section 1101 of the Zoning Code and shall be compliant with the development standards within that section.
13. Existing violations shall be abated, and applicable permits shall be sought.

PERMIT No. 1382REV

USE2017DEC02
51423SE

CONDITIONAL USE PERMIT

CITY OF CONWAY, ARKANSAS

PROPERTY DESCRIPTION / ADDRESS / LOCATION:

This conditional use is for property located at 1715, 1717, & 1727 S Donaghey Ave with the following legal descriptions:

Being a part of the SE 1/4 of the SE 1/4 of Section 23, T-5-N, R-14-W, Faulkner County, Arkansas described as beginning at the NE corner of said SE 1/4 SE 1/4 and run thence; N88°28'20"W 943.05 feet to the NE corner of Lot 149 Spring Valley Subdivision, Phase 1; thence S01°31'40"W 131.13 feet to the SE corner of said Lot 149 Spring Valley Subdivision, Phase 1 and the point of beginning; thence continue S01°31'40"W along a line of previous deed described as being "south" 419.50 feet to a found rebar being the SW corner of church property; thence N88°28'20"W 50.0 feet; thence N88°33'35"W 470.0 feet; thence N01°31'40"E 419.42 feet to the south line of said Spring Valley Subdivision, Phase 1; thence along said south line to a point S88°33'35"E 520.0 feet to the point of beginning containing 5.0 acres more or less.

and

A part of the SE 1/4, SE 1/4, of Section 23, T5N, R14W, Faulkner County, Arkansas, more particularly described as beginning at the NE corner of said SE 1/4, SE 1/4, thence west 945.47 feet; thence south 340.36 feet to the true point of beginning; thence east 230.00 feet; thence south 195.64 feet to the north right of way of a gravel drive; thence along said right of way to a point S83°34'43"W 103.57 feet; thence to a point N87°50'31"W 127.12 feet; thence leaving said right of way north 202.43 feet to the point of beginning containing 1.08 acres more or less.

ZONING: A-1 (Agricultural)

CONDITIONAL USE PERMITTED TO SOUL FOOD CAFE MISSION: Religious Activities

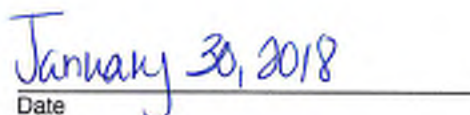
DATE OF COUNCIL MEETING ALLOWING PERMITTED USE: January 9, 2018

CONDITIONS ATTACHED TO THE PERMIT:

1. Hours of operation are limited to 6:00 am to 10:00 pm.
2. No overnight stays by those seeking assistance from the ministry; property not to be used as a homeless shelter.
3. NO ingress/egress from Violet Street; only ingress/egress from S. Donaghey Avenue.
4. Permit is limited to applicant, Soul Food Cafe Mission.
5. 8 foot fence along North property boundary.

APPROVED:


Bart Castleberry, Mayor

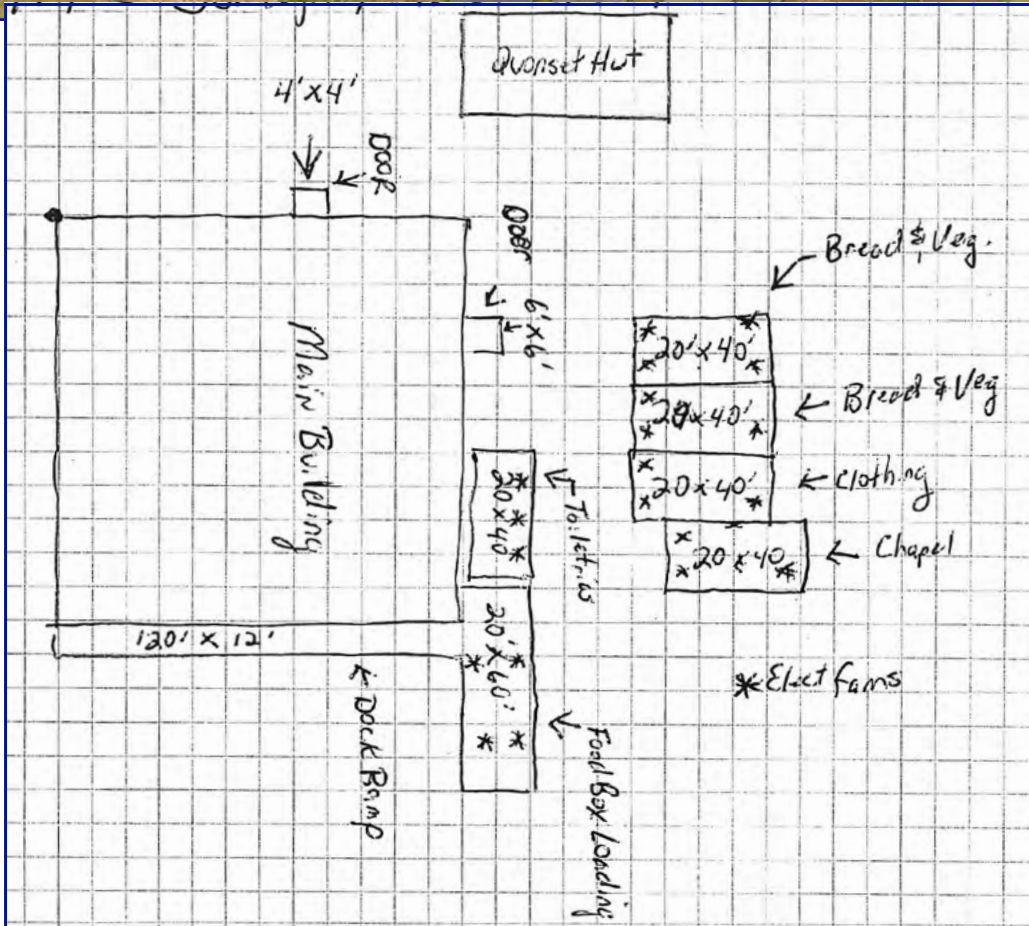

Date

Request to Modify Conditional Use Permit No. 1382: Religious Activities

1715, 1717, 1727 South Donaghey Avenue



Applicant provided aerial photo of site



Applicant provided Site Sketch



West façade of main SFCM building; accessory structures



Entrance to SFCM site



Accessory structures to the west of main building



Pick-up line que on northwest corner of the site



North and west façades of main building with new canopy; accessory structure

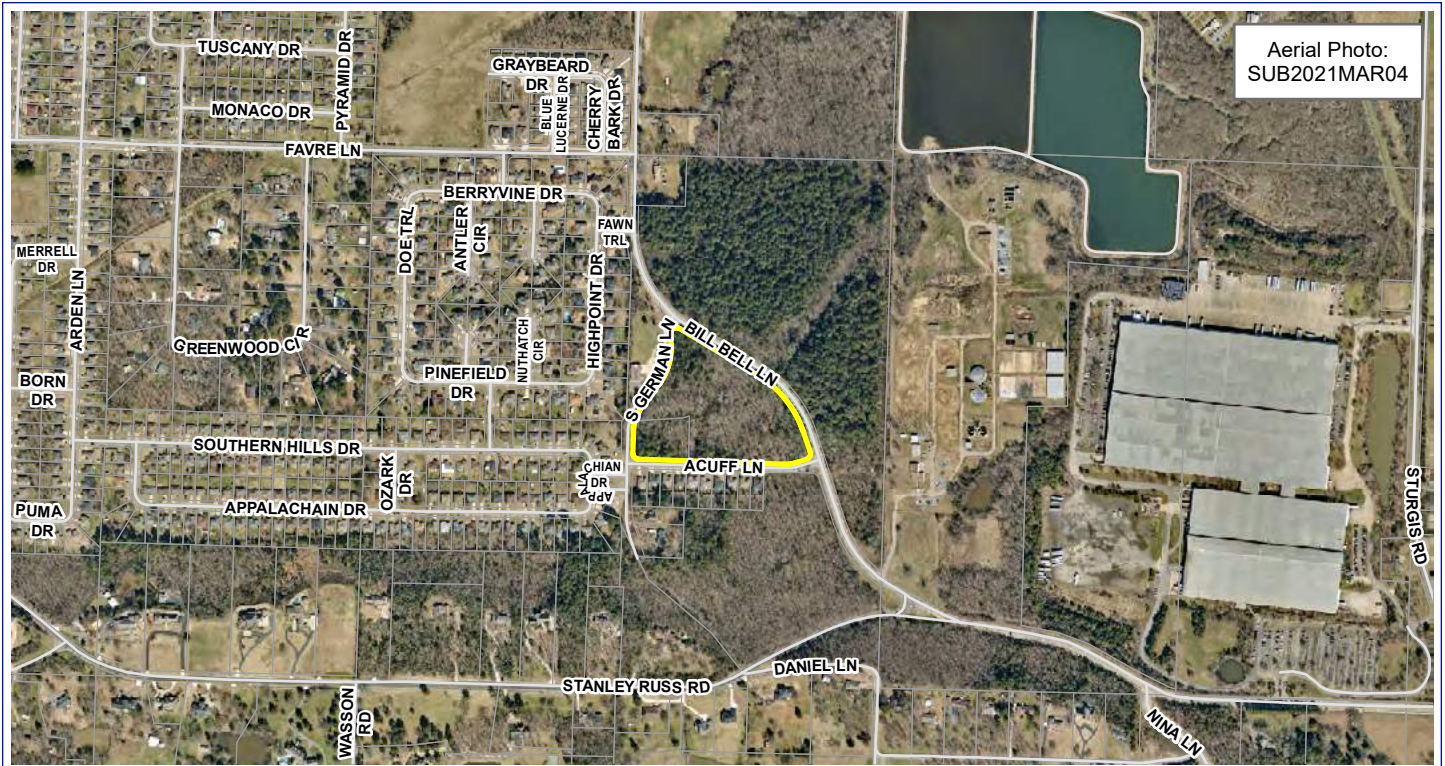


Accessory structures west of main SFCM building

Request for Preliminary Plat Approval: Bell Valley Subdivision

8.73 acres at Bill Bell Lane & South German Lane

APPLICANT	DEVELOPER	OWNER	STAFF REVIEW BY
Tyler Group 240 Skyline Dr, Ste 3000 Conway, AR 72032	Frank Shaw 1315 Main St Conway, AR 72034	Florine G Bell, Trustee / Bell Revocable Trust 3035 Windsong Ln Conway, AR 72034	Levi Hill, AICP, Assistant Director



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

Site Area. 8.73 acres +/-.

Current Zoning. A-1 (Agricultural).

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

Existing Structures. None.

Overlay. None.

REQUEST

The applicant is requesting preliminary approval of a 43-lot subdivision located immediately south of the intersection of Bill Bell Ln and South German Ln. The property is currently zoned A-1 (Agricultural), but the applicant has submitted an application to rezone the property to R-1 (One-Family Residential). The proposed lots range from 6,000 square feet to 25,800 square feet, consistent with the lot requirements of the R-1 Zoning District. The subdivision proposes two new internal streets that will provide access to the proposed lots. All proposed streets will require 5-foot sidewalks with a 6.5-foot green space. A shared access easement is proposed for lots 37-39 to avoid potential conflicts with the proposed intersection.

No waivers were included as a part of this request.

Request for Preliminary Plat Approval: Bell Valley Subdivision

8.73 acres at Bill Bell Lane & South German Lane

II.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 Zoning District.

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. A 10-foot planting easement shall be required along South German Ln and Bill Bell Ln.
3. Lots shall not be accessed by South German Ln or Bill Bell Ln.
4. Lot 44 shall be designated as unbuildable. Sidewalks around Lot 44 shall be constructed by the developer.
5. Wheelchair ramps shall be provided by the developer/subdivider 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 no 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: Bell Valley Subdivision

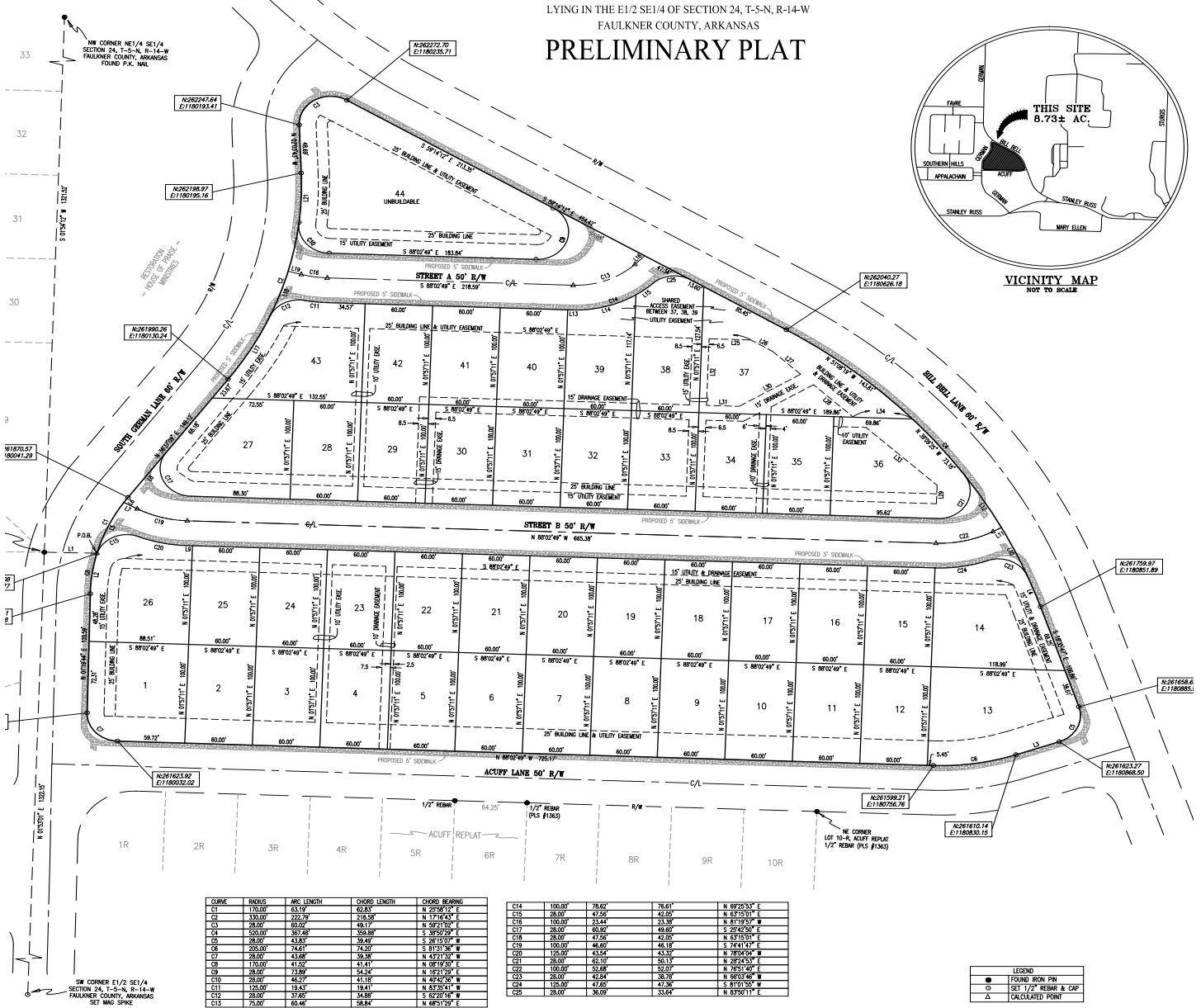
8.73 acres at Bill Bell Lane & South German Lane

I.A

BELL VALLEY SUBDIVISION

LYING IN THE E1/2 SE1/4 OF SECTION 24, T-5-N, R-14-W
FAULKNER COUNTY, ARKANSAS

PRELIMINARY PLAT



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	170.00'	63.10'	62.83'	N 25°25'19" E
C2	330.00'	222.79'	218.50'	N 17°18'43" E
C3	28.00'	60.00'	48.17'	N 52°32'00" E
C4	520.00'	351.48'	359.80'	S 38°50'29" E
C5	28.00'	43.85'	39.49'	S 28°10'00" W
C6	200.00'	74.61'	74.20'	S 81°31'06" W
C7	28.00'	43.86'	39.38'	N 43°21'50" E
C8	170.00'	41.50'	41.41'	N 08°18'00" E
C9	28.00'	73.89'	54.24'	N 18°23'29" E
C10	28.00'	46.27'	41.18'	N 40°42'36" W
C11	120.00'	15.43'	15.41'	N 83°54'41" W
C12	28.00'	37.86'	34.88'	S 82°20'16" W
C13	75.00'	60.46'	58.84'	N 68°23'29" E

C14	100.00'	78.62'	78.61'	N 69°25'53" E
C15	28.00'	42.00'	42.00'	N 83°15'01" E
C16	100.00'	73.44'	73.36'	N 81°19'24" W
C17	28.00'	60.92'	49.60'	S 25°42'50" E
C18	28.00'	42.56'	42.56'	N 83°15'01" E
C19	100.00'	46.60'	46.18'	S 74°41'43" E
C20	125.00'	43.56'	43.56'	N 39°04'04" W
C21	28.00'	45.10'	45.13'	N 39°24'53" E
C22	100.00'	52.68'	52.67'	N 39°51'40" E
C23	28.00'	42.84'	38.78'	N 80°03'48" W
C24	125.00'	47.83'	47.36'	S 81°01'52" W
C25	28.00'	36.09'	33.64'	N 83°50'11" E

LEGEND	
●	FOUND BORN PIN
○	SET 1/2" REBAR & CAP
△	CALCULATED POINT

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

- Cantrell Field Hangar Expansion (SIT2021APR02)
- Conway Emergency Shelter (SIT2021MAR03)

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

- Replat of Lots 3 & 4, The Village at Hendrix Phase III (SUB2021APR01)
- Replat of Lot 2A, Conway Marketplace East Phase II (SUB2021APR02)
- White Subdivision (SUB2021APR03)

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

- Replat Lots 3-5, Spencer Mountain at the Lake Phase II (P2021-00020)
- ASI Replat (P2021-00021)
- Sylvia Springs Subdivision (P2021-00023)
- Replat of Lots 3 & 4, The Village at Hendrix Phase III (P2021-00025)
- Orchard Hills Phase II (P2021-00026)