



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

September 21, 2020 · 7:00pm · City Hall · 1111 Main Street



City of Conway PLANNING COMMISSION

September 21, 2020 · 7:00 pm · City Hall

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

Brandon Ruhl, Chairman
Dalencia Hervey, Vice-Chairman
Rhea Williams, Secretary
Rebekah Fincher
Brooks Freeman
Drew Gainor
Arthur Ingram
Latisha Sanders-Jones
Brian Townsend
Anne Tucker

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 **October 13, 2020.**

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. August 17, 2020

I. Subdivision Review

- A. Request for preliminary plat approval of Ivy Place Subdivision (SUB2019AUG05)
- B. Request for preliminary plat approval of Orchard Hill Subdivision, Phase 2 (SUB2019AUG07)

II. Public Hearings

- A. Request to annex +/-29.07 acres east of East German Lane, south of Lower Ridge Road (ANN2020SEP01)

III. Discussion

- A. Items as decided by the Commission

Adjourn

Request for Preliminary Plat Approval - Ivy Place Subdivision

I.A

Record No. SUB2020AUG05

APPLICANT

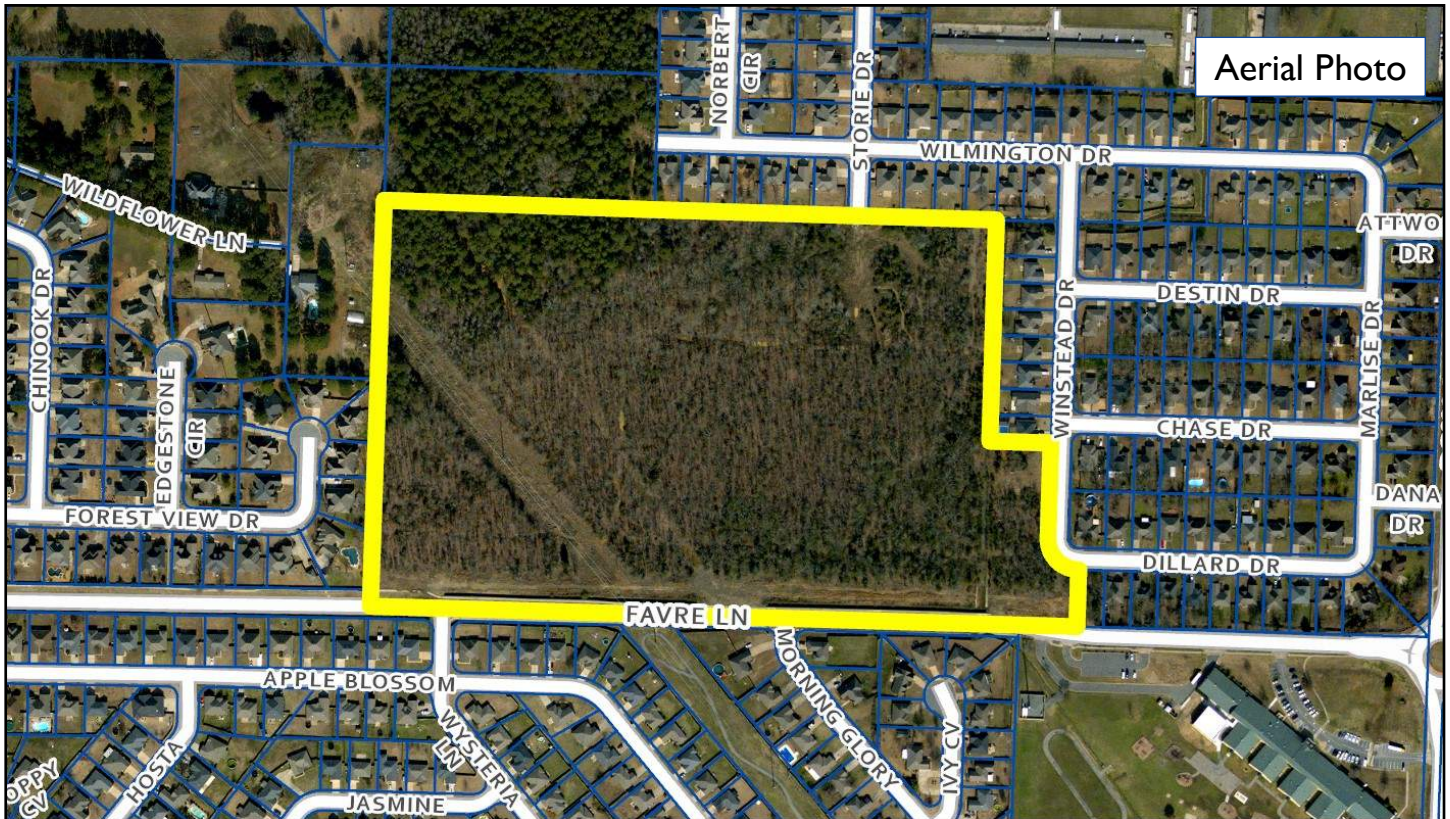
Central Arkansas Professional Surveying
PO Box 298/1021 Front St
Conway, AR 72033

PROPERTY OWNER

Hal Crafton
RushHal Development, LLC
PO Box 10482
Conway, AR 72034

STAFF REVIEW BY

Levi Hill, Assistant Director



Location. Approximately 850 feet west of the intersection of Favre Ln and S. Donaghey Ave.

Site Area. 35.63 acres +/-.

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

Existing Structures. None.

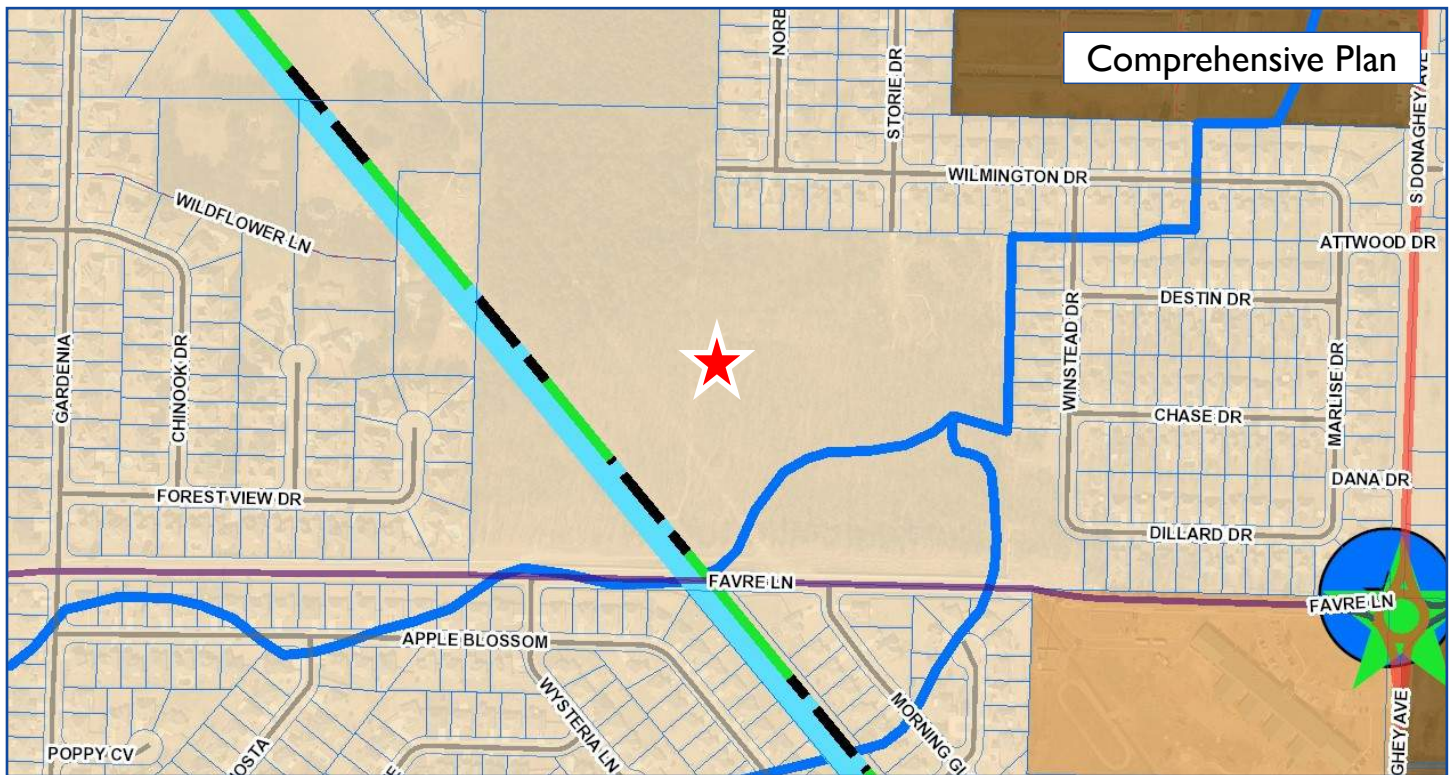
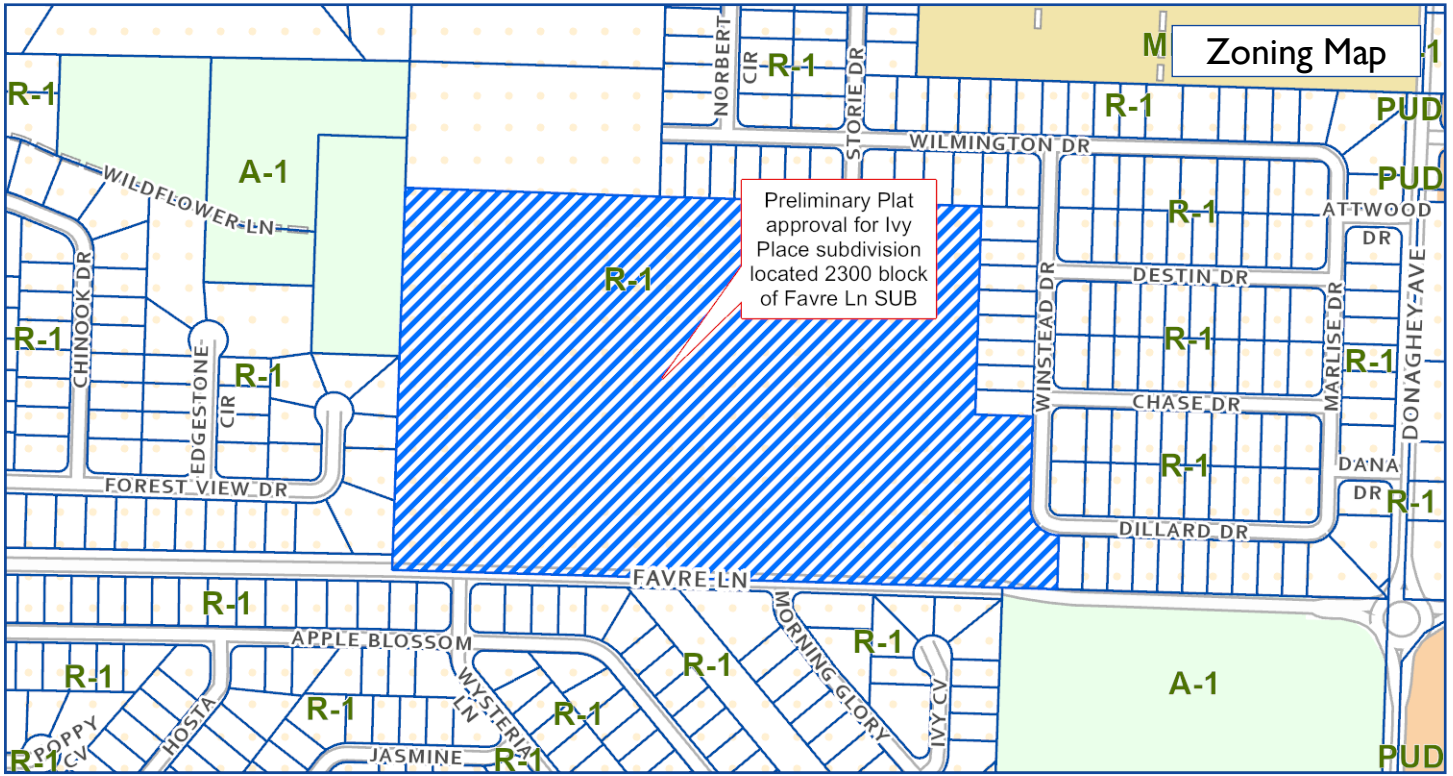
Overlay. None.

REQUEST

The applicant is requesting preliminary approval of a 93-lot subdivision located approximately 850 feet west of the intersection of Favre Ln and S. Donaghey Ave. The property is zoned R-1 (One-Family Residential). The proposed lots range from 9,500 square feet to 33,500 square feet, consistent with the lot requirements of the site's zoning classification. The subdivision will feature 2 access points from Favre Ln, with lots accessed by a new internal street network. Additionally, the subdivision will tie into the adjacent subdivision to the north via an extension of Storie Dr. All proposed streets will require 5-foot sidewalks with a 6.5-foot green space.

Request for Preliminary Plat Approval - Ivy Place Subdivision

Record No. SUB2020AUG05



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

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

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 (One-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.

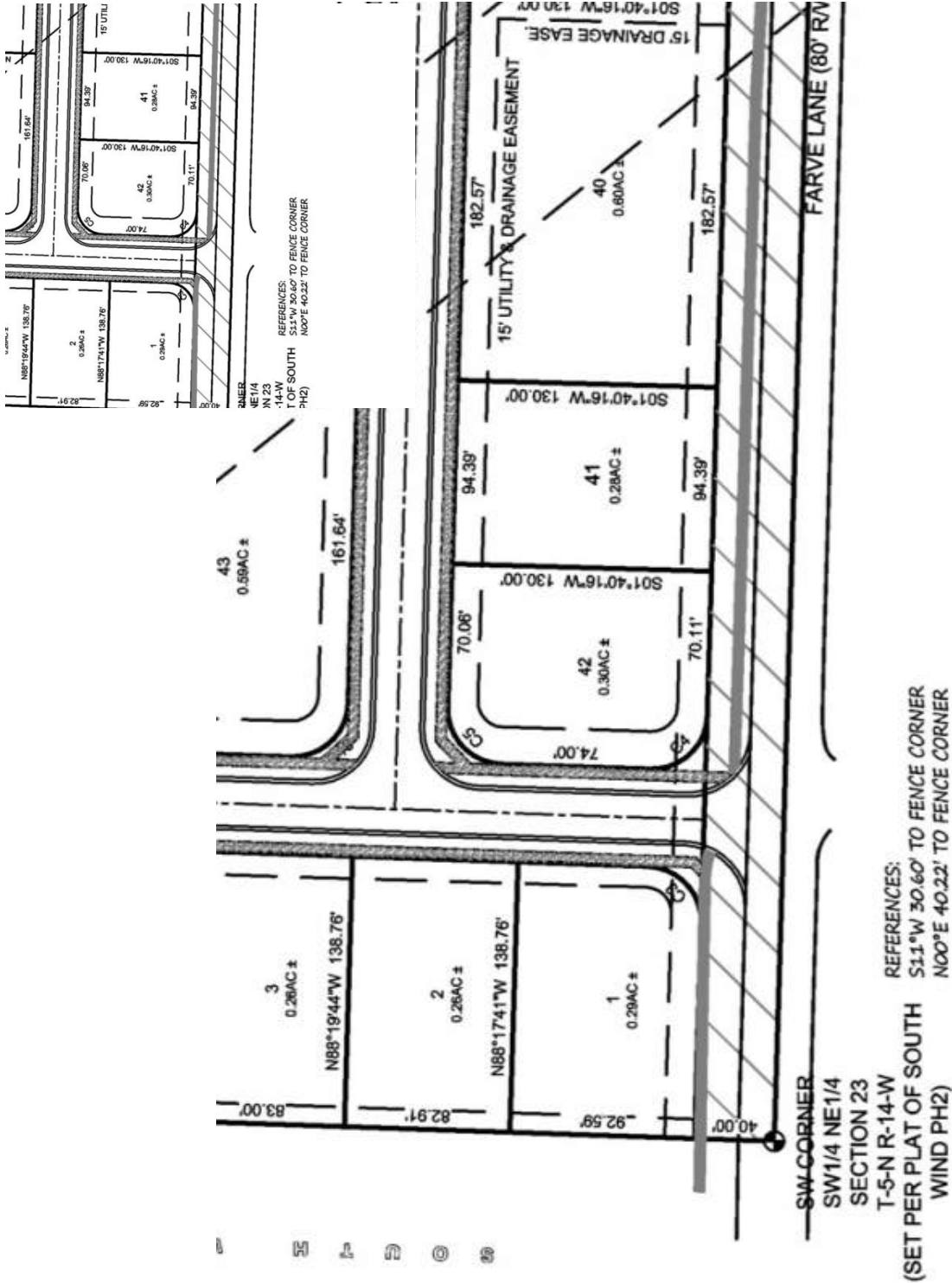
CONDITIONS

1. Preliminary Plat approval from all reviewing agencies shall be obtained.
2. A 10 foot planting easement shall be required along Favre Ln. No lot shall take access from Favre Lane.
3. Wheelchair ramps shall be provided in accordance with the City of Conway's Standard Details.
4. A 20-foot wide trail easement shall be provided within the existing 100-foot powerline easement.
5. 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.
6. 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.
7. Utility easements as required by Conway Corporation are needed.
8. Drainage easements as required by the City Engineer are needed.
9. 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.
10. 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

I.A

Record No. SUB2020AUG05



Request for Preliminary Plat Approval - Orchard Hill Subdivision, Phase II

I.B

Record No. SUB2020AUG07

APPLICANT

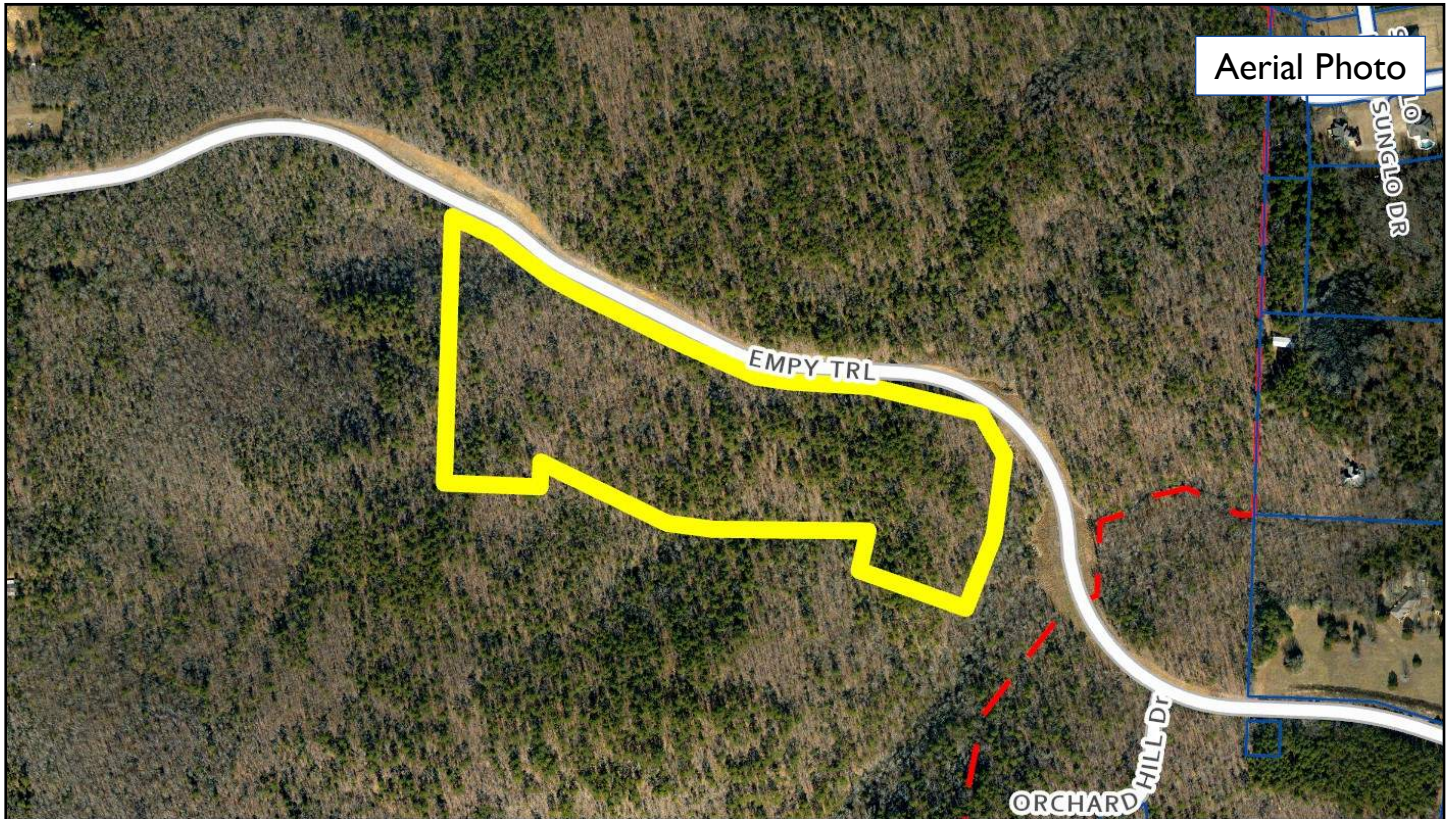
Tyler Group
240 Skyline Dr, Ste 300
Conway, AR 72032

PROPERTY OWNER

Frank Shaw
1327 Main St
Conway, AR 72032

STAFF REVIEW BY

Levi Hill, Assistant Director



Location. Approximately 650 feet west of the intersection of Empey Trl and Orchard Hill Dr.

Site Area. 25.05 acres +/-.

Current Zoning. Unzoned property within the Planning Area Boundary.

Existing Structures. None.

Overlay. None.

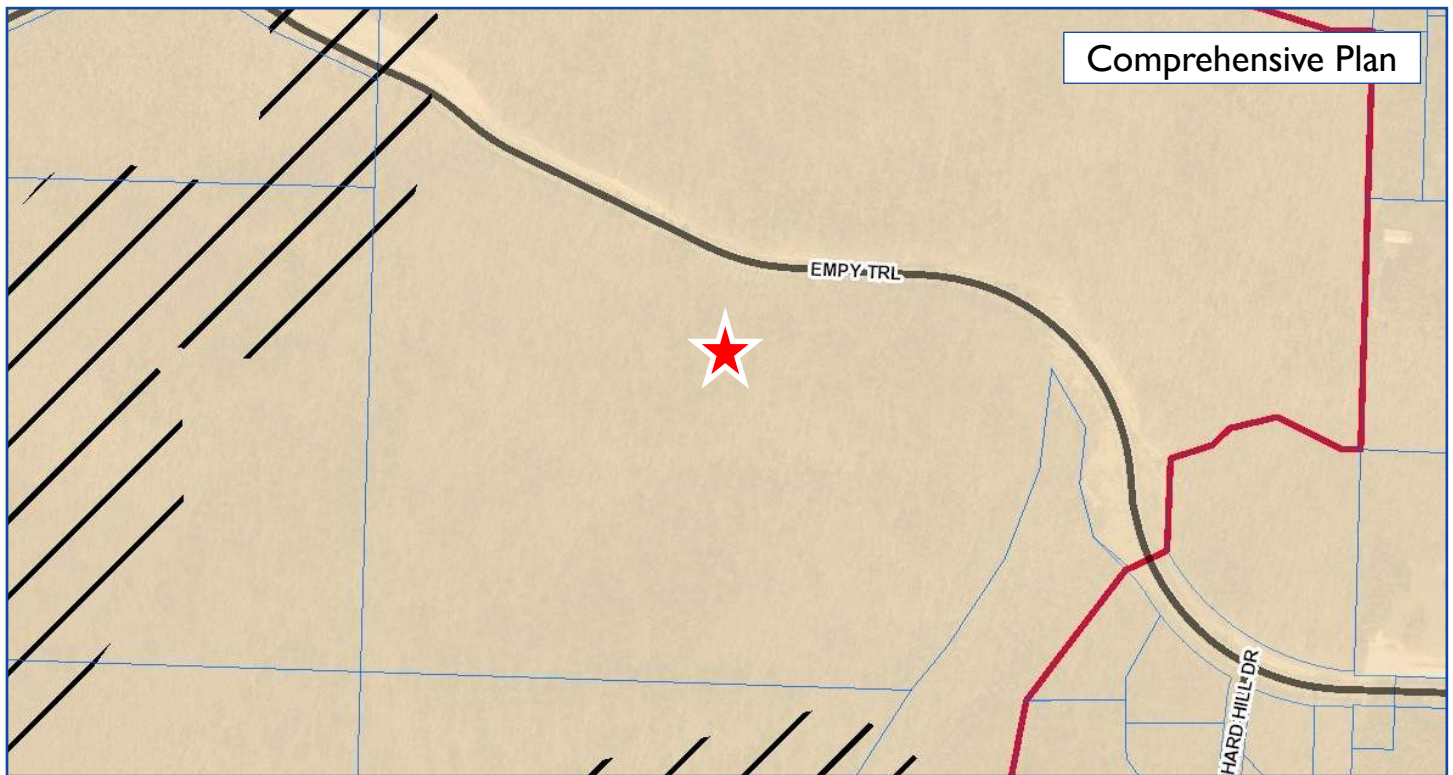
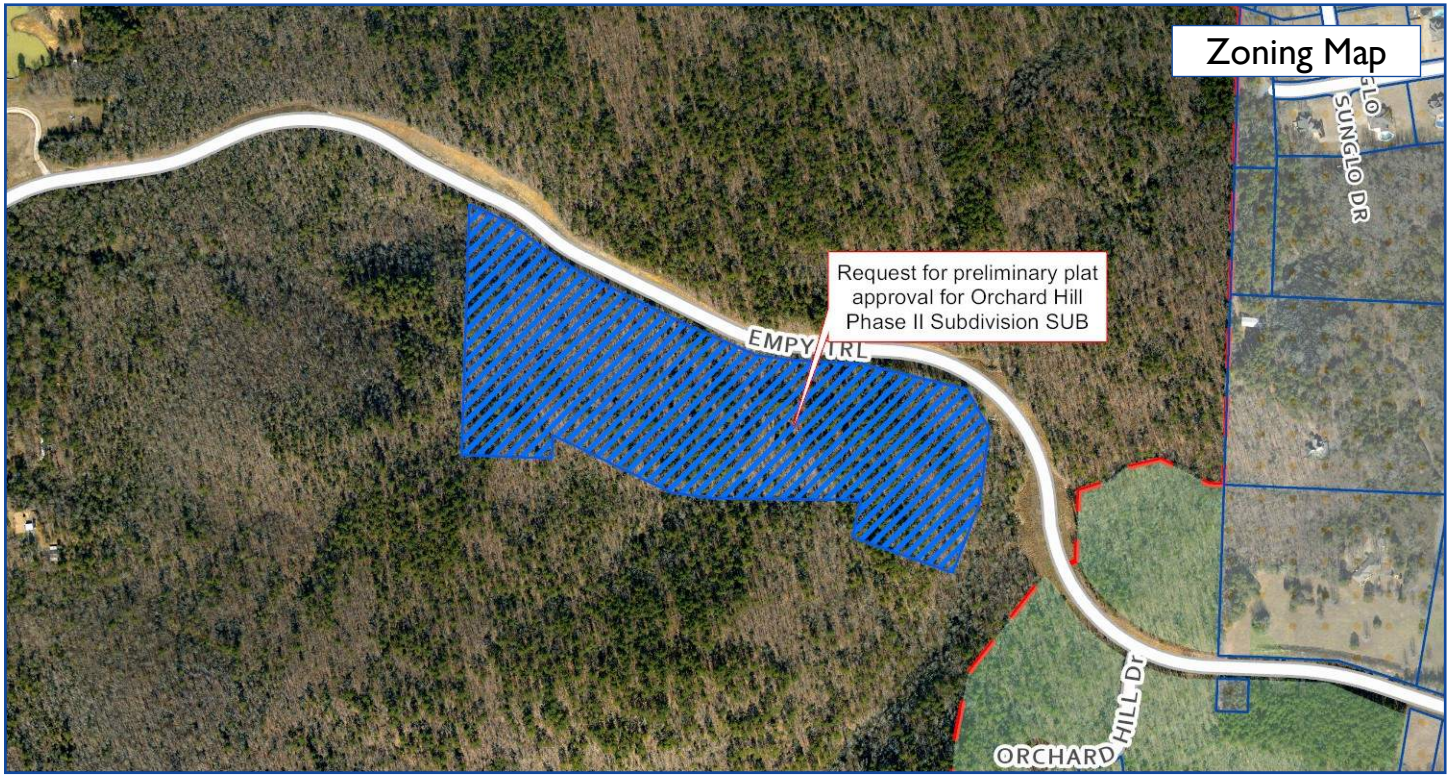
REQUEST

The applicant is requesting preliminary approval of an 21-lot subdivision located on the south side of Empey Trl, approximately 650 feet west of the intersection of Empey Trl and Orchard Hill Dr. The property is currently unzoned as it is located outside of the City limits. The property will be considered for annexation in the near future. The proposed lots range from 0.59 acres to 2 acres, consistent with the lot requirements of properties outside the City limits. The subdivision will feature one new access point from Empey Trl, with lots accessed by a new internal street.

Request for Preliminary Plat Approval - Orchard Hill Subdivision, Phase II

I.B

Record No. SUB2020AUG07



The Subdivision Regulations state that projects shall be exempt from sidewalk requirements when located outside of the City limits and classified as a "large lot subdivision". Large lot subdivisions are further defined as subdivisions having lots with greater than 150 feet of frontage.

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

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

STAFF RECOMMENDATIONS

Planning Staff recommends approval of the preliminary plat contingent upon Fire Department approval of access and turn around requirements and the completion of the amended punch list and associated conditions of approval.

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. Department of Health shall approve all Septic Systems prior to filing final plat.

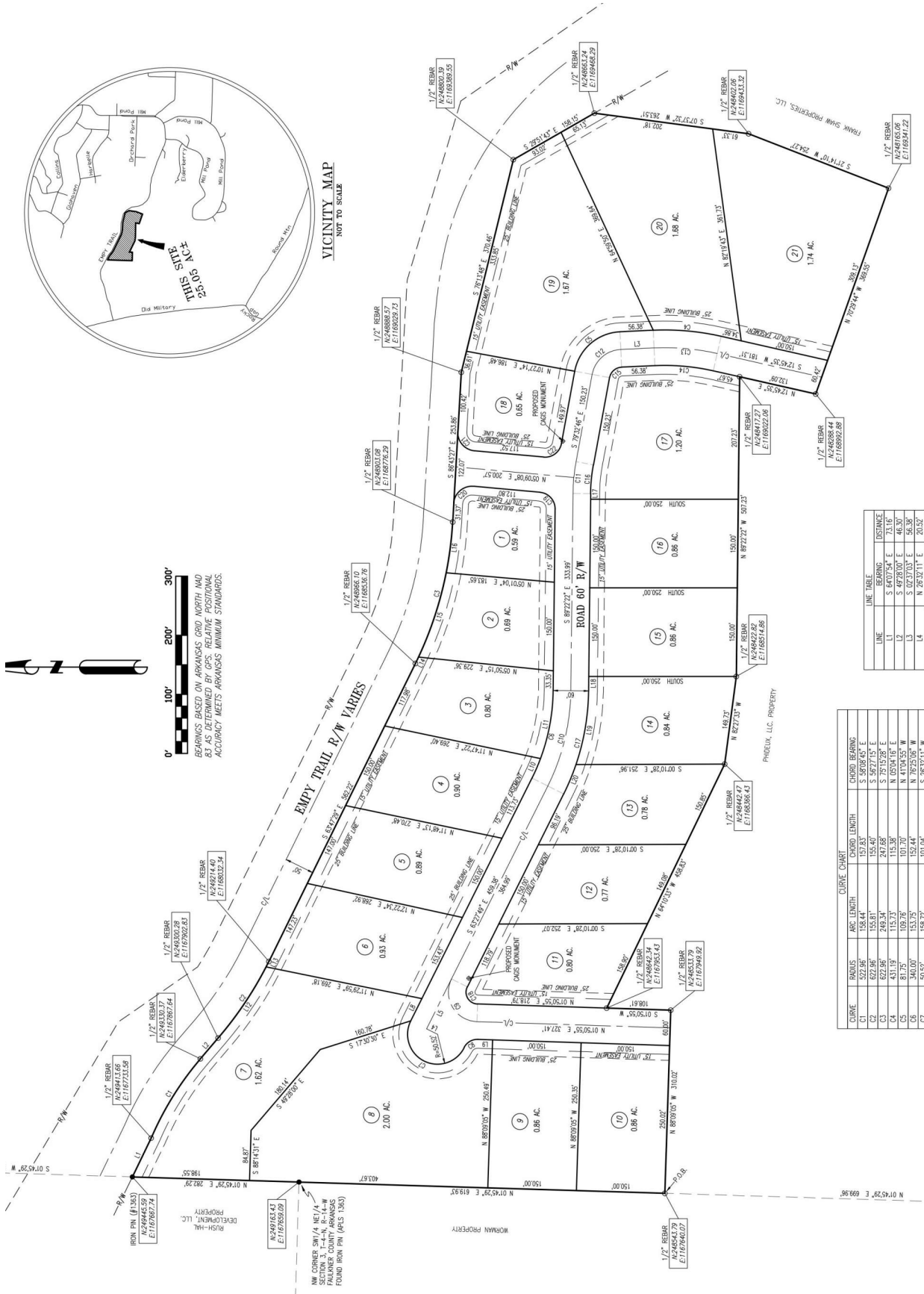
CONDITIONS

1. Preliminary Plat approval from all reviewing agencies shall be obtained.
2. A 10 foot planting easement shall be required along Empy Trail. No lot shall take access from Empy Trail.
3. State Fire Code 503.0.5 states that dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Anything other than the following cul-de-sac requirement must be approved by the Conway Fire Marshall. *Preliminary Plat Approval conditioned upon Fire Department approval of access and turn around requirements for new street termination.*
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 - Orchard Hill Subdivision, Phase II

Record No. SUB2020AUG07

I.B



Request for Annexation

II.A

Record No. ANN2020SEP01

APPLICANT

Central Arkansas Professional Surveying
1021 Front St
Conway, AR 72032

OWNER

L & J Properties, LLC and
RushHal Development, LLC
1050 John Mason Dr
Conway, AR 72034

STAFF REVIEW BY

Beth Sketoe, Planner



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

Site Area. 29.07 acres +/-.

Current Zoning. N/A (Outside City).

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

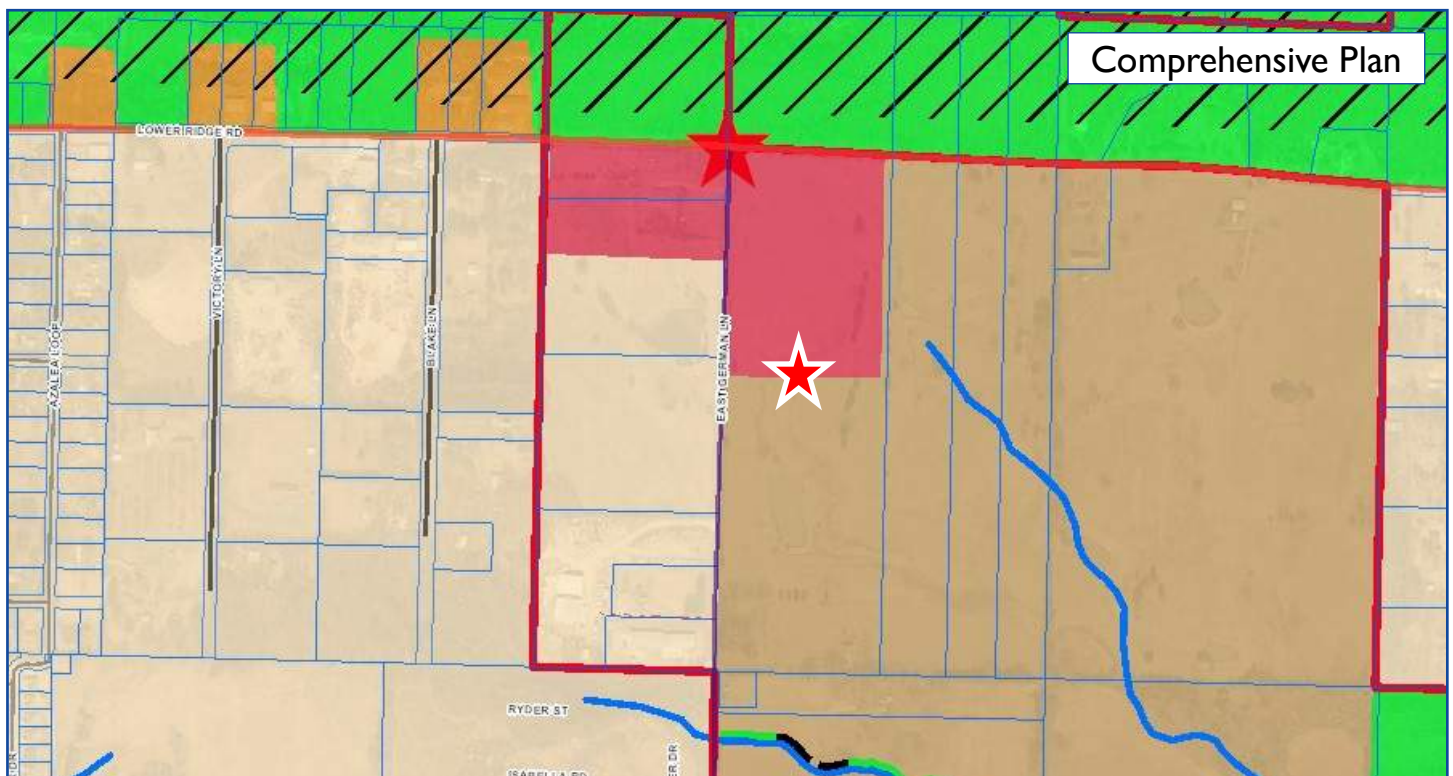
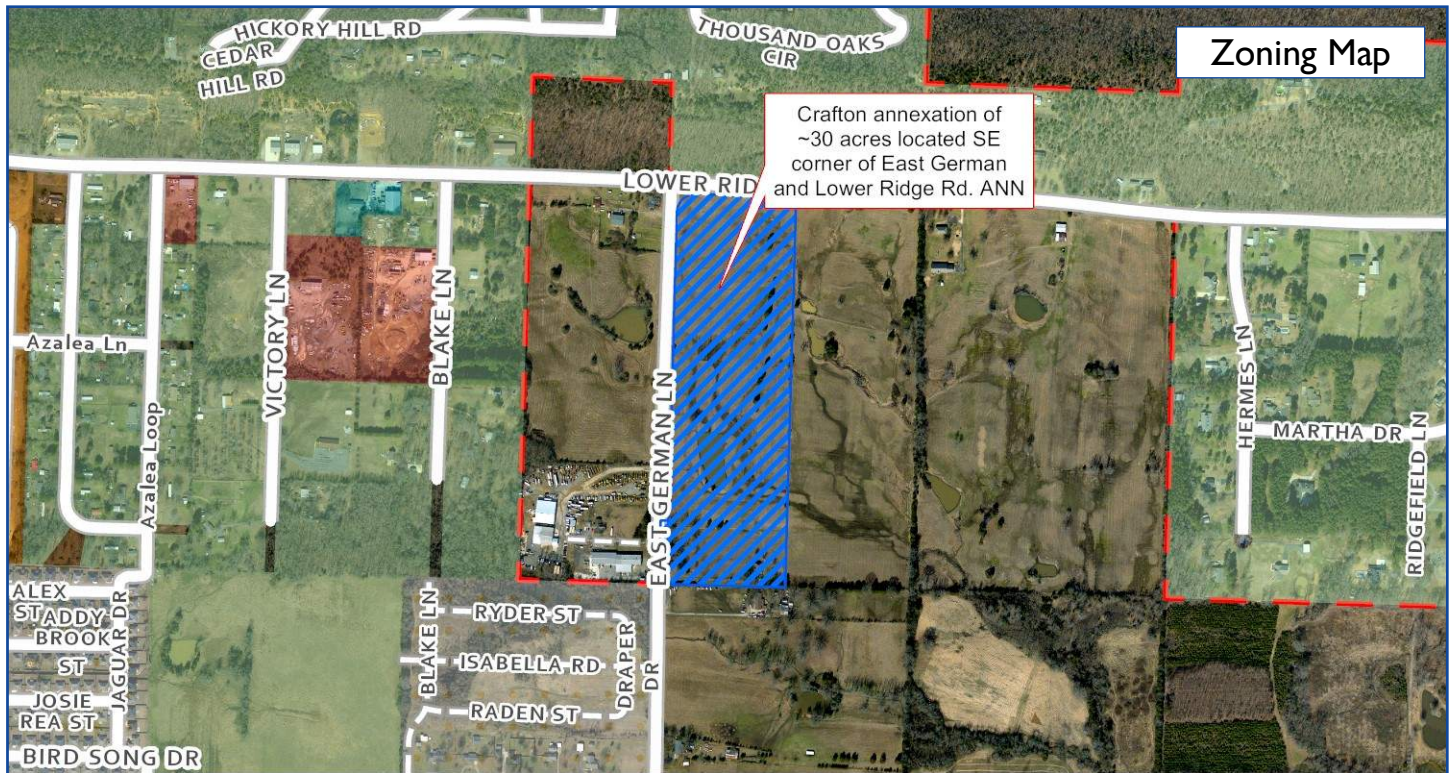
Adjacent Zoning. North: A-1; East/South/West: N/A (Outside City)

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.

Request for Annexation

Record No. ANN2020SEP01



Comprehensive Plan. Commercial and Traditional Neighborhood.

Projected Traffic Impact. Based on the proposed zoning, the traffic impact of the development would be minimal. The likely use of Tract 1 is for single-family residential though no subdivision plat has been submitted for review. Based solely on acreage, Tract 1 could generate up to 71 standard single-family lots which would likely generate approximately 670 vehicle trips per typical weekday. These trips would be distributed between Lower Ridge Rd and E German Ln.

Flood/Drainage. The site is not within any FEMA Flood Zones.

Utilities. Water and sewer service extensions will be required to support development. Applicant will need to coordinate with Conway Corporation.

Street Conditions. Lower Ridge Rd (Major Arterial) and E German Ln (Minor Arterial) are improved, though open-ditch, city-maintained streets. If subdivision occurs on any annexed property, the developer shall be responsible for road construction.

STAFF COMMENTS

- 1) The proposed property is primarily vacant land; Single-family residence accesses East German Ln.
- 2) A-1 and R-1 zoning is appropriate for the property in the area.
- 3) The applicant is requesting police protection, fire protection, street maintenance, and the ability to connect to Conway Corp Utilities.
- 4) The annexation request complies with the requirements of ordinance O-99-95 specifying procedures for annexations.

STAFF RECOMMENDATIONS

- Fire Department: Recommends Annexation
- Conway Corporation: Recommends Annexation
- Planning and Development Department: Recommends Annexation
- Transportation Department: Recommends Annexation

Staff recommends approval of this request. As proposed, the annexation would have limited impact on current city services offered in the area.

Request for Annexation

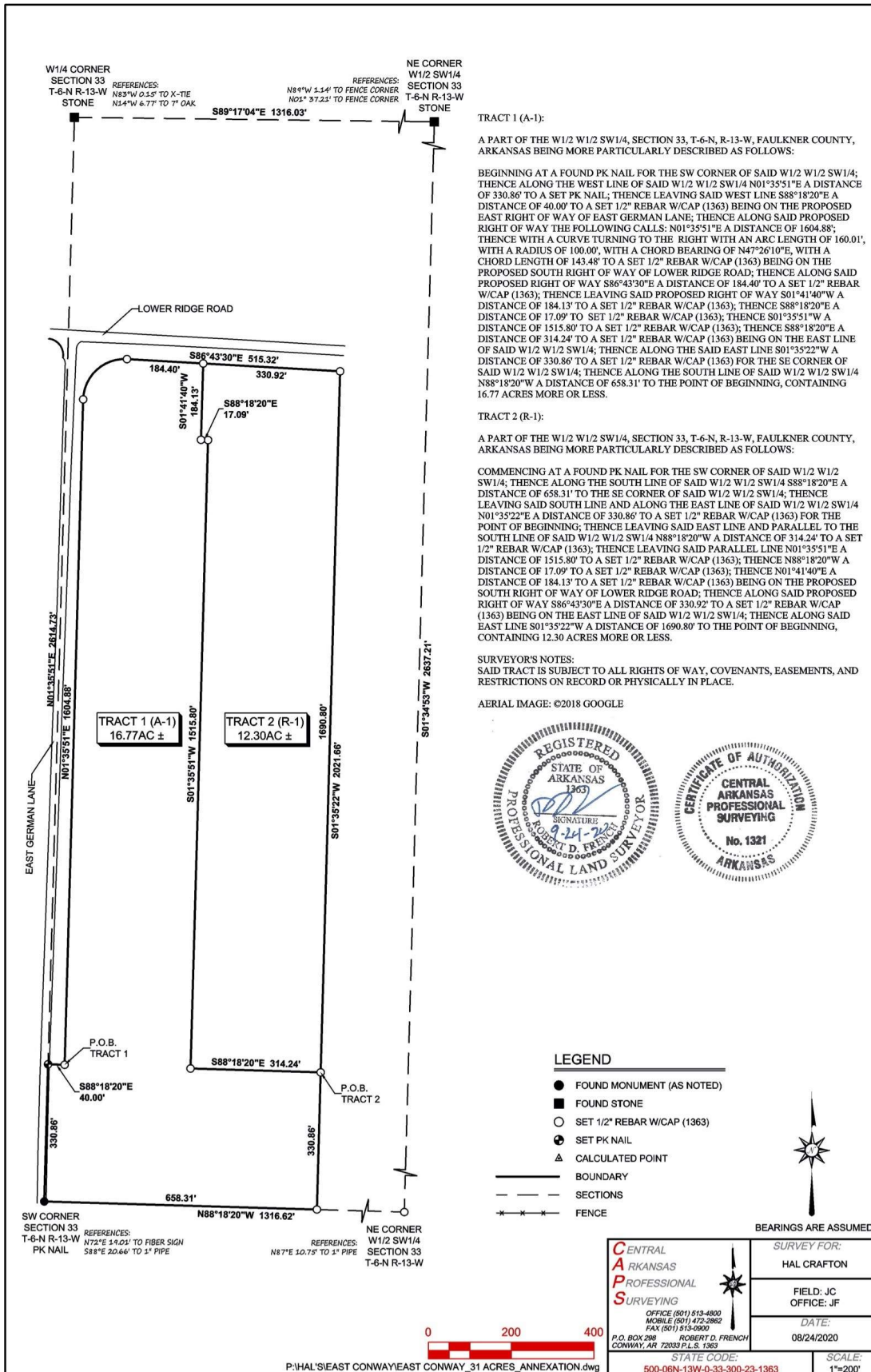
Record No. ANN2020SEP01

II.A



Request for Annexation

Record No. ANN2020SEP01



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 Reviews

- Watson Storage, 2505 Salem Rd - SIT2020JUN01
- Bell Urban Farm, 2011 Tyler St - SIT2020AUG01

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

- Trison Lane Subdivision - SUB2020AUG01
- Orchard Hill Replat - SUB2020AUG04
- Integrity Replat - SUB2020AUG08
- Raising Cane's Subdivision - SUB2020AUG09
- Wallace Subdivision - SUB2020AUG10
- Replat Lot 17, Round Mountain Subdivision - SUB2020SEP01
- 12 Hundred Place Subdivision, Phase 1 Replat - SUB2020SEP02
- Wesley United Methodist Church - SUB2020SEP03

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

- Baker Replat (P2020-00043)
- Rivendale Cove PUD Subdivision (P2020-00045)
- Adams Lot Split (P2020-00046)
- Johnson Round Mountain Road (P2020-00047)
- Cindy's Place Subdivision (P2020-00049)
- Matthews Meadows PUD Phase 2 Replat (P2020-00050)
- Brentwood Village (P2020-00052)