



City of Conway

PLANNING COMMISSION

Summary • August 21, 2023

On August 21, 2023 the City of Conway Planning Commission met in regular session. The following members, being a quorum, were present and acting: Alexander Baney, Adam Bell, Mark Ferguson, Rebekah Fincher, Laura King, Lori Quinn, Ethan Reed, Latisha Sanders-Jones, Drew Spurgers, and Jensen Thielke.

Public Hearings

- Request to rezone property located at 931 Faulkner Street from O-3 to C-1. **Recommended for approval. Vote 7-3; Commissioners Mark Ferguson, Laura King, and Drew Spurgers voted in opposition.**
- Request to rezone property located at 203 Second Street from R-2 to MF-3. **Recommended for approval. Vote 10-0**
- Request for conditional use permit to allow *Eating place with drive-through service* and *Food Store* in the O-1 zoning district for property located at 2505 & 2515 Prince Street and 963 Farris Road. **Recommended for approval with 13 conditions. Vote 10-0**
 1. Operating hours are limited to 5:00am – 12:00am.
 2. Approved uses are limited to eating place with drive-through service and food store.
 3. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
 4. Development of the site is subject to site development review, in accordance with Article 10 of the Conway Zoning Code, prior to the issuance of building permits.
 5. A perimeter landscape strip at least 20' in width shall be provided along all property lines adjoining any residential area. Landscaping abutting residential areas should consist of trees, bushes, etc of evergreen species to provide additional buffering/screening to the neighboring residence. An installation diagram and list of proposed species shall be submitted for approval by Planning staff prior to installation. The Director of Planning & Development may require additional screening (e.g. 8' wood privacy fence and evergreen vegetation) along adjacent residential areas to reduce the impact of the proposed use.
 6. All exterior lighting shall be inward, downcast, and shrouded to prevent light trespass onto adjacent property and shall comply with Article 10, Development Review Standards, of the Zoning Code. Extra caution shall be taken for lighting around boundaries adjacent to residential uses.
 7. Any new fencing shall comply with Article 10, Development Review Standards, of the Zoning Code. Fencing type and placement shall be approved by Planning Staff prior to installation.
 8. The property shall be platted in accordance with the Subdivision Regulations, prior to issuance of building permits
 9. No zoning variance, required as a result of the commencement of the conditional use, may be requested.
 10. The conditional use permit shall expire if the use is not commenced within 18 months of approval.
 11. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months. The Director of Planning & Development shall be authorized herein to grant an extension of no more than 90 days beyond said 18-month period to accommodate the applicant's identified construction and engineering timeline if necessary.
 12. Any new signage shall be permitted and installed in accordance with the Conway Zoning Code.
 13. With the approval of this conditional use permit request any prior conditional use permits shall be revoked for 2505 Prince St, 2515 Prince St, and 963 Farris Rd and replaced by this new permit.
- Request to rezone ±27.73 acres located at 450 Corporate Drive from PUD and I-3 to S-1. **Recommended for approval. Vote 10-0**
- Request for conditional use permit to allow Shelter for the homeless in the C-3 zoning district for property located at 134 Harkrider Street. **Recommended for approval with 13 conditions. Vote 10-0**



City of Conway PLANNING COMMISSION

Summary cont. • August 21, 2023

1. Operating hours for the case management/administration office are limited to Monday – Friday, 9:00 am – 5:00 pm.
 2. The facility may not house any registered sex offenders, individuals with a recent violent criminal history, or anyone with a no contact order or restraining order with someone currently in the facility. Violent crimes include battery, domestic battery, assault, aggravated assault, non-negligent manslaughter, or murder. Anyone with a misdemeanor conviction of the above listed crimes within the past 2 years may not be housed at the facility. Anyone with a felony conviction of the above listed crimes within the past 5 years may not be housed at the facility.
 3. The facility is limited to 22 units. Any expansions or additions to the structures, as well as any changes to the use shall require an amended or new conditional use permit.
 4. Fencing with coded entry is required and must meet Fire Department standards and standards outlined in Article 10. Barbed wire and razor wire are prohibited.
 5. 24 hour surveillance of site is required.
 6. Exterior speakers and/or public address system is prohibited.
 7. Any playground or community garden must be screened from view from the public right-of-way.
 8. Manufactured home in rear of property must be removed prior to Certificate of Completion. Certificate of Completion can be issued prior to construction of manager/caregiver home. However, manager/caregiver home must go through Site Development Review if not included in initial Site Development Review process.
 9. Site Development Review required and shall be subject to development standards as outlined in Article 10 of the Conway Zoning Code, unless otherwise noted in permit conditions.
 10. Parking area must be striped and ADA accessible parking requirements for parking must be met.
 11. All signage shall be permitted and installed in accordance with Article 12 of the Conway Zoning Code.
 12. The conditional use shall automatically expire if the approved use is not commenced within 18 months or if it ceases for more than 18 consecutive months.
 13. No variance related to the approved conditional use shall be granted.
- Request to rezone property located at 523 Polk Street from R-2A to R-2. **Recommended for approval. Vote 10-0**
 - Request to rezone property located at 505 Polk Street from R-2A to R-2. **Recommended for approval. Vote 10-0**
 - Request to rezone property located at 2730 Allyson Lane from O-2 to O-1. **Recommended for approval. Vote 10-0**
 - Request for major modification to the Central Landing Planned Unit Development to remove the approved use single-family residential and increase total allowed multi-family residential units. **Approved. Vote 10-0**
The following shall be further amended from the original conditions of the PUD or previously approved amendments thereof:
 - a. Amendments shall be reflected on the amended Overall Masterplan in Exhibit C of the approval.
 - b. Single-Family Residential shall be removed as an allowed use.
 - c. Total Multi-Family units within the full PUD as seen in Exhibit A of the approval shall change from 700 units to 1,440 units.
 - d. All development shall meet all applicable development standards and site development review as defined in the City of Conway Zoning Code at the time of development.
 - e. Alterations of locations of institutional and multi-family uses throughout the PUD as identified on Exhibit C of the approval are approved.
 - f. Any additional major modifications to the PUD shall require approval of the Planning Commission.