

Mayor Tab Townsell

City Attorney Michael Murphy

City Clerk/Treasurer Michael O. Garrett



Aldermen

Ward 1 Position 1 – Andy Hawkins  
Ward 1 Position 2 – David Grimes  
Ward 2 Position 1 – Mark Vaught  
Ward 2 Position 2 – Shelley Mehl  
Ward 3 Position 1 – Jack Bell  
Ward 3 Position 2 – Mary Smith  
Ward 4 Position 1 – Theodore Jones, Jr.  
Ward 4 Position 2 – Shelia Whitmore

City of Conway

5:30pm Committee Meeting

**First Quarter Financial Report**

6:30pm -- Council Meeting

Courtroom in District Court Building

810 Parkway, Conway, AR 72034

May 13<sup>th</sup>, 2008

1. **Call to Order**
2. **Roll Call**
3. **Minutes:** April 22<sup>nd</sup>, 2008
4. **Recognition of Guests:**
5. **Public Hearings:**
  
6. **Report of Standing Committees:**
  - A. **Community Development Committee (Planning, Zoning, Permits, Community Development, Historic District, Streets, & Conway Housing Authority)**
    1. Consideration of the recommendation of Marcia Garis to the Water Improvement District #11.
    2. Consideration of the recommendation of Steve Hurd to the Conway Historic District Commission.
    3. Resolution ordering the clean up of property located on #1 Cambridge Street and declaring the intent of the City to bring property up to City code.
    4. Consideration of bids for the LED traffic Signal for the City Street Department.
    5. Ordinance to allow bed and breakfast facilities to host parties and receptions for pay by conditional use permit.
    6. Ordinance to require curbs to be six inch stand up curbs in new subdivision for the City of Conway.
    7. Ordinance to rezone property located at 319 Conway Blvd from R2A to S-1.
    8. Ordinance to rezone property located at 2300 Robinson Avenue just west of the Conway Regional Imaging Center from R-2A to S-1.

9. Consideration for a conditional use permit to remove the existing transmission tower that provides the City's cable television service and replace it on property located at 1308 Deer Street behind the Conway Corporation main offices.
10. Consideration of a conditional use permit to allow retail-restricted in O-2 rezoning for property located at 4540 Prince Street, lying south of College Extended, east of Wescon Lane, and west of Prince Street.
11. Consideration of a conditional use permit to allow in-home child care facilities for property located at 1218 Jersey Park at the southeast corner of the intersection of Durham and Jersey Street.
12. Ordinance to rezone property located at 3290 Stermer Road approximately 300 feet west of the intersection of Stermer and Country Club Road on the north side of Stermer from A-1 to RU-1.
13. Consideration for a conditional use permit contractor facilities, carpentry, woodworking, and warehousing for property located at 3290 Stermer Road, approximately 300 feet west of the intersection of Stermer and Country Club Road on the north side of Stermer.
14. Ordinance to rezone property located 2515, 2525, 2545, and 2555 Prince Street approximately 186 feet west of the intersection of Prince Street and Farris Road, West to Tucker Creek from R-1 to O-1.
15. Consideration of a conditional use permit to allow retail-restricted in O-1 zoning for property located at 2515, 2525,2545, and 2555 Prince Street approximately 186 feet west of the intersection of Prince Street and Farris Road, west to Tucker Creek.
16. Ordinance to rezone property located at 2730 Dave Ward Drive – the existing Town and Country Mobile Home Park from RMH to MF-2.
17. Consideration of a request from Jim Thompson to appeal the decision of the Old Conway Design Review Board.

**B. Public Service Committee (Sanitation, Parks & Recreation, & Physical Plant)**

1. Consideration of bids for the Scale-House Software for the Sanitation Department.
2. Resolution naming the new Girls Softball Complex one of the following names: Collegiate Park, Three Colleges Park, or City of Colleges Park. ***(resolution to be provided)***
3. Resolution renaming YBMA fairgrounds to the Conway Station Park for the new Boys Softball Complex. ***(resolution to be provided)***

**C. Public Safety Committee (Police, CEOC, IT Technology, Fire, Dist. Court & City Att., & Animal Control)**

1. Ordinance appropriating reimbursed funds from the National Police Working Dog Association back to the Conway Police Department.
2. Ordinance appropriating assets forfeiture funds to the Conway Police Department for training.
3. Consideration of bids for tactical vest for the Conway Police SWAT Team.
4. Ordinance appropriating reimbursement funds for the repairs to Engine 1 for the Conway Fire Department.

**D. Personnel**

1. Ordinance authorizing an increase in the staffing level in the City of Conway Street Department for a construction specialist and a maintenance / sign specialist and the reclassification of a maintenance specialist II to construction aide position.

**7. Old Business**

**8. New Business**

**Adjournment**

City of Conway  
Mayor's Office

# Memo:

**To:** Mayor Tab Townsell  
**CC:** City Council Members  
Marcie Garis  
**From:** Felicia Rogers  
**Date:** May 7, 2008  
**Re:** Water Improvement District 11

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The District 11 Water Commission would like to remove Jerry Parks from there board, since he has moved out of the district and make Marcie Garis the new Chairperson for the Water District #11.

Currently, the district board is Robert Downey and Marcie Garis; however they are looking to add an additional person in the near future.

Please advise if you have any questions





**City of Conway, Arkansas  
Resolution No. R-08-\_\_\_\_\_**

**A RESOLUTION ORDERING THE CLEAN UP OF PROPERTY LOCATED ON #1  
CAMBRIDGE STREET AND DECLARING THE INTENT OF THE CITY TO BRING THE  
PROPERTY UP TO CITY CODE IF THE OWNER DOES NOT**

**WHEREAS**, there is a pool located at #1 Cambridge Street which because of its dilapidated, unsightly, unsafe and unsanitary condition, has become detrimental to the public health, safety and welfare of the citizens of Conway, Arkansas; and

**WHEREAS**, Conway's Municipal Code and Arkansas Code Annotated § 14-56-203 authorizes this City Council to, by Resolution order, the clean up of said property by the owner within thirty (30) days after proper service.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CONWAY,  
ARKANSAS:**

**SECTION 1:** That the pool at #1 Cambridge Street in Conway, Arkansas, because of its dilapidated, unsightly, unsafe and unsanitary condition has become detrimental to the public health, safety and welfare of the citizens of Conway, Arkansas, and it is hereby ordered that said pool be drained and brought up city code by the owner therefore.

**SECTION 2:** That a notice of the time and place of this meeting was mailed to the owner of said property by certified mail, return receipt requested, advising the owner that the City Council would take action on this matter.

**SECTION 3:** That a copy of this Resolution be forwarded to the owner of said property by certified mail, return receipt requested, directing that said owner has thirty (30) days in which to drain the pool, and if the same be not removed within the thirty (30) days, then the Mayor of the City of Conway, Arkansas is directed to proceed at once to drain the pool and clean up the property and prepare an itemized statement of cost of bringing the property up to code said structure with a request for payment.

**SECTION 4:** If payment is not made within ten (10) days after receipt of said itemized statement, the Mayor is directed to sell, at public or private sale, any debris or material obtained from the clean up of property and pay to the owner any balance after the City has been reimbursed. If the proceeds from said sale are not sufficient to cover the cost, then the City shall proceed to file a lien on the property in order to recover the money so owed.

PASSED this 13<sup>th</sup> day of May, 2008.

**APPROVED:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**ATTEST:**

\_\_\_\_\_  
**Michael O. Garrett**  
City Clerk/Treasurer





2008/04/11





2008/04/11





2008/04/11





2008/04/11





**CITY OF CONWAY**  
**STREET AND ENGINEERING DEPT.**

100 East Robins • Conway, AR 72032  
501-450-6165 • Fax 501-513-3566

**6A-4**  
**Ronnie D. Hall, P.E.**  
City Engineer

May 6, 2008

Mayor Tab Townsell  
City Hall  
1201 Oak Street  
Conway, Arkansas 72032

Re: LED Signal Light Modules

Dear Mayor Townsell:

Bids were received at 10:00 AM, Tuesday, May 6, 2008 at Conway City Hall for LED Traffic Signal Modules for the traffic signal lights. The LED signal modules will replace the incandescent bulbs presently in the signal light head. The LED lights are more visible, longer lasting (5 times the life of an incandescent bulb) and use less electricity (2 to 6 watts for LED compared to 128 watts for incandescent). The four bids received are summarized as follows and detailed on the enclosed bid tabulation.

Pinkley Sales Co.	\$27,865.61
Temple, Inc.	\$28,600.00
Mid American Signal, Inc.	\$29,141.25

I recommend that the items included in this bid be purchased from the low bidder, Pinkley Sales Co. as per the bid submitted.

The Street Fund budget includes \$30,000 for the LED modules.

Please advise if you have questions or need additional information,

Sincerely,

Ronnie Hall, P.E.

**CITY OF CONWAY, ARKANSAS  
TRAFFIC SIGNAL SYSTEM  
LED TRAFFIC SIGNAL MODULES**

TABULATION OF BIDS RECEIVED MAY 6, 2008 10:00 AM

DESCRIPTION	QUANTITY	UNITS	PICKNEY SALES CO.		TEMPLE, INC.		MID AMERICAN SIGNAL, I	
			UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1 12" RED TRAFFIC SIGNAL MODULE	85	EACH	\$44.77	\$3,805.45	\$44.00	\$3,740.00	\$55.80	\$4,743.00
2 12" YELLOW TRAFFIC SIGNAL MODULE	85	EACH	\$73.63	\$6,258.55	\$54.00	\$4,590.00	\$85.60	\$7,276.00
3 12" GREEN TRAFFIC SIGNAL MODULE	85	EACH	\$67.96	\$5,776.60	\$85.00	\$7,225.00	\$87.00	\$7,395.00
4 12" YELLOW TURN ARROW TRAFFIC SIGNAL MODULE	35	EACH	\$43.42	\$1,519.70	\$40.00	\$1,400.00	\$40.50	\$1,417.50
5 12" GREEN TURN ARROW TRAFFIC SIGNAL MODULE	35	EACH	\$58.52	\$2,048.20	\$55.00	\$1,925.00	\$63.85	\$2,234.75
6 12" HAND & MAN WALK SIGNAL INSERT	30	EACH	\$84.36	\$2,530.80	\$180.00	\$5,400.00	\$111.75	\$3,352.50
7 12" WALK SIGNAL COUNTDOWN TIMER	30	EACH	\$93.42	\$2,802.60	\$144.00	\$4,320.00	\$90.75	\$2,722.50
				\$1,000.00	IN BID		IN BID	
				\$2,123.71	IN BID		IN BID	
TOTAL AMOUNT BID				\$27,865.61		\$28,600.00		\$29,141.25





**City of Conway, Arkansas**  
**Ordinance No. O-08-\_\_\_\_\_**

**AN ORDINANCE AMENDING THE CONWAY ZONING ORDINANCE TO ALLOW BED AND BREAKFAST FACILITIES TO HOST PARTIES AND RECEPTIONS FOR PAY BY CONDITIONAL USE PERMIT, DECLARING AN EMERGENCY AND FOR OTHER PURPOSES:**

**Whereas**, it is a desirable function of bed and breakfast facilities to host parties and receptions for pay, and

**Whereas**, such parties and receptions will integrate into the surrounding neighborhood with regulation as established by the conditional use process:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS:**

**Section 1:** That Article 601 - Special Provisions, Conditions Applying to Uses as adopted by Ordinance O-94-54 September 1994, is hereby amended as follows:

**SECTION 601.7 – BED AND BREAKFAST**

Signage for a Bed and Breakfast facility is restricted to one sign with a gross area no greater than twelve (12) square feet. Only one side of the sign shall be utilized to compute the area.

**No** Parties or receptions for pay shall be allowed at a Bed and Breakfast facility by **separate Conditional Use Permit**.

Before a conditional use permit is issued for a Bed and Breakfast facility, the building must be inspected by the Fire Marshall and/or Building Inspector to assure compliance with the Arkansas State Fire Code and to assure that no significant safety hazard exists. No conditional use permit shall be issued for a Bed and Breakfast facility if the building does not pass the inspection.

**Section 2:** That any ordinances or parts of ordinances in effect at the time of the passage of this ordinance that are in conflict with this ordinance are repealed to the extent of the conflict.

**Section 3:** That this ordinance is necessary for the protection of the public peace, health and safety, and an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED this 13<sup>th</sup> day of May, 2008

**APPROVED:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**ATTEST:**

\_\_\_\_\_  
**Michael O. Garrett**  
**City Clerk/Treasurer**



## **CONWAY PLANNING COMMISSION**

1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

April 30, 2008

Council Members  
Conway, AR 72032

Dear Council Members:

At its regular meeting on April 21, 2008, the Planning Commission held a public hearing to consider an ordinance to amend the Conway Zoning Ordinance to allow special events such as parties and receptions for pay at bed and breakfast facilities by conditional use permit. The Planning Commission voted 7 – 1 that this proposed amendment to the Zoning Ordinance be sent to the City Council with a recommendation for approval. Planning Commissioner Kent Mathis voted against the motion.

Submitted by,

Junior Storie, Chairman  
Planning Commission





City of Conway, Arkansas  
Ordinance No. O-08-\_\_\_\_\_

**AN ORDINANCE AMENDING THE CONWAY SUBDIVISION ORDINANCE TO REQUIRE CURBS TO BE SIX INCH STAND UP CURBS, DECLARING AN EMERGENCY AND FOR OTHER PURPOSES:**

**Whereas**, the City of Conway wishes to change the standard curbing dimension, and

**Whereas**, Six inch stand up curbs are desired to aid in street drainage capacity, encourages proper driveway access, and discourages parking in yards and on sidewalks:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS:**

**Section 1:** That ARTICLE V – IMPROVEMENTS, SECTION 2, STREETS, G. Curbs Gutters and Sidewalks of the Conway Subdivision Ordinance as adopted by Ordinance O-00-03 on March 25, 2000 is hereby amended as follows:

**G. Curbs and Gutters and Sidewalks**

Curbs and gutters are required for all streets unless otherwise specified. The curb and gutters shall be concrete twenty-four (24) inches in width with a **six (6) inch upright curb** ~~four (4) inch high roll curb~~ as detailed on the approved plans. ***Driveways along streets with this curb shall be constructed so that the curb height is reduced to one and one half inches (1.5) across the driveway as per detail approved by the City Engineer.***

Expansion joints (1/2" remolded material) shall be placed on each side of drainage structures, at the ends of the radius at intersections and cul-de-sacs and at maximum one hundred (100) foot spacing throughout the length of the curb and gutter. Expansion joints (1/2" premolded material) shall be provided in the sidewalk where abutting driveways, concrete curb and gutter or other rigid items and at one hundred (100) foot maximum spacing throughout the length of the sidewalk. Material and construction shall conform to the requirements of Section 634 of the Arkansas State Highway and Transportation Department's "Standard Specifications for Highway Construction".

**Section 2:** That any subdivisions that have been submitted before the adoption of this ordinance will not be subject to this new curb requirement.

**Section 3:** That any ordinances or parts of ordinances in effect at the time of the passage of this ordinance that are in conflict with this ordinance are repealed to the extent of the conflict.

**Section 4:** That this ordinance is necessary for the protection of the public peace, health and safety, and an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED this 13<sup>th</sup> day of May, 2008.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
Mayor Tab Townsell

\_\_\_\_\_  
Michael O. Garrett  
City Clerk/Treasurer



## **CONWAY PLANNING COMMISSION**

1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

April 30, 2008

Council Members  
Conway, AR 72032

Dear Council Members:

At its regular meeting on April 21, 2008, the Planning Commission held a public hearing to consider an ordinance to amend the Conway Subdivision Ordinance to require six-inch stand-up curbs in new subdivisions. The Planning Commission voted 8 – 0 that this proposed amendment to the Subdivision Ordinance be sent to the City Council with a recommendation for approval.

Submitted by,

Junior Storie, Chairman  
Planning Commission



**City of Conway, Arkansas  
Ordinance No. O-08-\_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO  
REZONE PROPERTY LOCATED AT 319 CONWAY BOULEVARD FROM R-2A TO S-1:**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY,  
ARKANSAS:**

**SECTION 1:** That the Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the R-2A symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

Lot 20 and 21 Block 56 Boulevard Addition, City of Conway

to those of S-1, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

**SECTION 2:** That all ordinances in conflict herewith are repealed to the extent of the conflict.

**PASSED this 13<sup>th</sup> day of May, 2008**

**Approved:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**Attest:**

\_\_\_\_\_  
**Michael O. Garrett  
City Clerk/Treasurer**





## **CONWAY PLANNING COMMISSION**

1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

April 30, 2008

Council Members  
Conway, AR 72032

Dear Council Members:

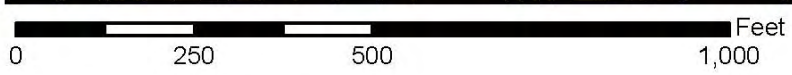
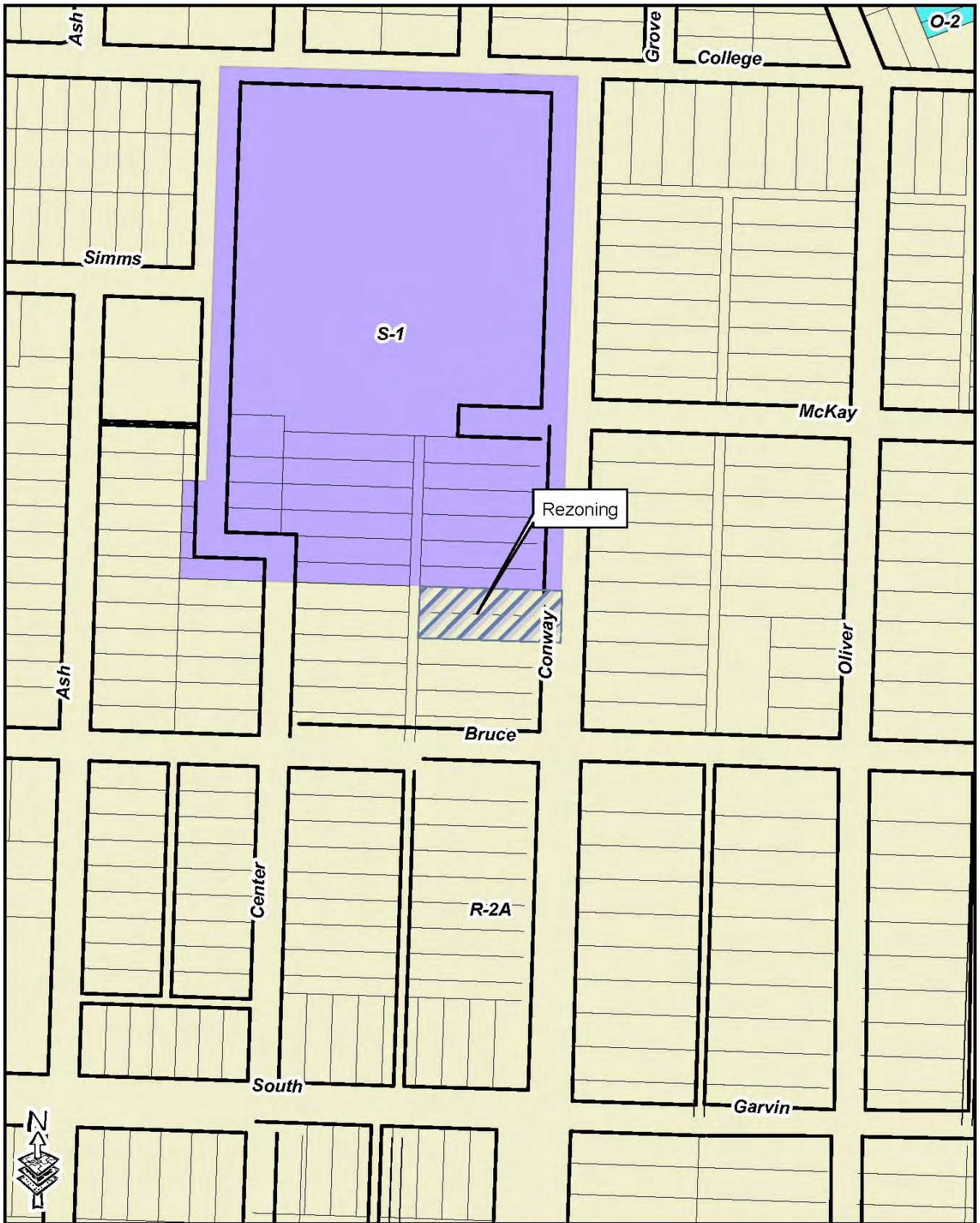
A request for rezoning from R-2A to S-1 for property located at 319 Conway Boulevard with the legal description:

Lot 20 and 21 Block 56 Boulevard Addition, City of  
Conway

was reviewed by the Planning Commission at its regular meeting on April 21, 2008. The Planning Commission voted 7 – 0 - 1 that the request be sent to the City Council with a recommendation for approval. Planning Commissioner Kent Mathis abstained from the vote.

Submitted by,

Junior Storie, Chairman  
Planning Commission



**Central Baptist College  
Rezone R-2A to S-1  
Rezoning**

Printing Date: 3/3/2008  
 File Monthly Maps\2008\03\MAR2008\Turner Rezoning.mxd  
 Prepared By: Jason Lyon



**City of Conway, Arkansas**  
**Ordinance No. O-08- \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT 2300 ROBINSON AVENUE JUST WEST OF THE CONWAY REGIONAL IMAGING CENTER FROM R-2A TO S-1:**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS:**

**SECTION 1:** That the Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the R-2A symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

Part of the SW $\frac{1}{4}$  NE $\frac{1}{4}$  NE $\frac{1}{4}$ , Section 11, Township 5 North, Range 14 West, described as follows: Beginning at the southeast corner of the SW $\frac{1}{4}$  NE $\frac{1}{4}$  NE $\frac{1}{4}$ , Section 11, T5N, R14W, and running thence west 208  $\frac{1}{3}$  feet; thence north 208  $\frac{1}{3}$  feet; thence east 208  $\frac{1}{3}$  feet; thence south 208  $\frac{1}{3}$  feet to the point of beginning.

to those of S-1, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

**SECTION 2:** That all ordinances in conflict herewith are repealed to the extent of the conflict.

**PASSED THIS 13<sup>th</sup> day of May, 2008.**

**Approved:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**Attest:**

\_\_\_\_\_  
**MICHAEL O. GARRETT**  
**City Clerk/Treasurer**





## **CONWAY PLANNING COMMISSION**

1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

April 30, 2008

Council Members  
Conway, AR 72032

Dear Council Members:

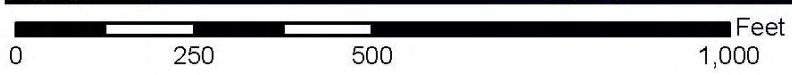
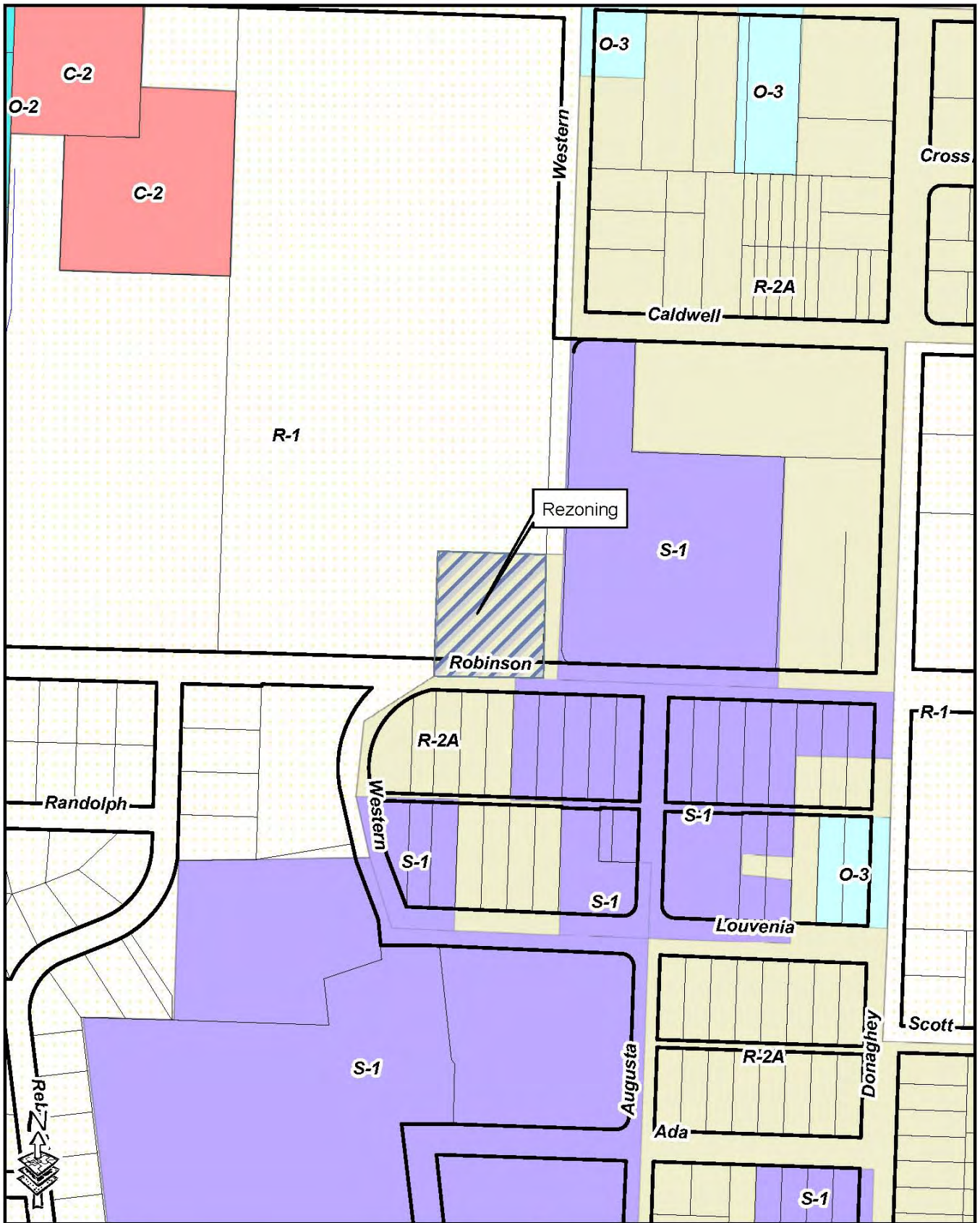
A request for rezoning from R-2A to S-1 for property located at 2300 Robinson Avenue just west of the Conway Regional Imaging Center with the legal description:

Part of the SW $\frac{1}{4}$  NE $\frac{1}{4}$  NE $\frac{1}{4}$ , Section 11, Township 5 North, Range 14 West, described as follows:  
Beginning at the southeast corner of the SW $\frac{1}{4}$  NE $\frac{1}{4}$  NE $\frac{1}{4}$ , Section 11, T5N, R14W, and running thence west 208  $\frac{1}{3}$  feet; thence north 208  $\frac{1}{3}$  feet; thence east 208  $\frac{1}{3}$  feet; thence south 208  $\frac{1}{3}$  feet to the point of beginning.

was reviewed by the Planning Commission at its regular meeting on April 21, 2008. The Planning Commission voted 8 – 0 that the request be sent to the City Council with a recommendation for approval.

Submitted by,

Junior Storie, Chairman  
Planning Commission



**Balmaz-Guiltner  
Rezone R-2A to S-1  
Rezoning**



## CONWAY PLANNING COMMISSION

1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

April 30, 2008

Council Members  
Conway, AR 72032

Dear Council Members:

A request for a conditional use permit to remove the existing transmission tower that provides the city's cable television service and that is failing, and replace it on property located at 1308 Deer Street behind the Conway Corporation main offices with the legal description

Lots 1, 2, 3, and 7, Block 22, Robinson's Plan, City of  
Conway, Arkansas

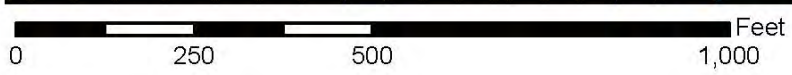
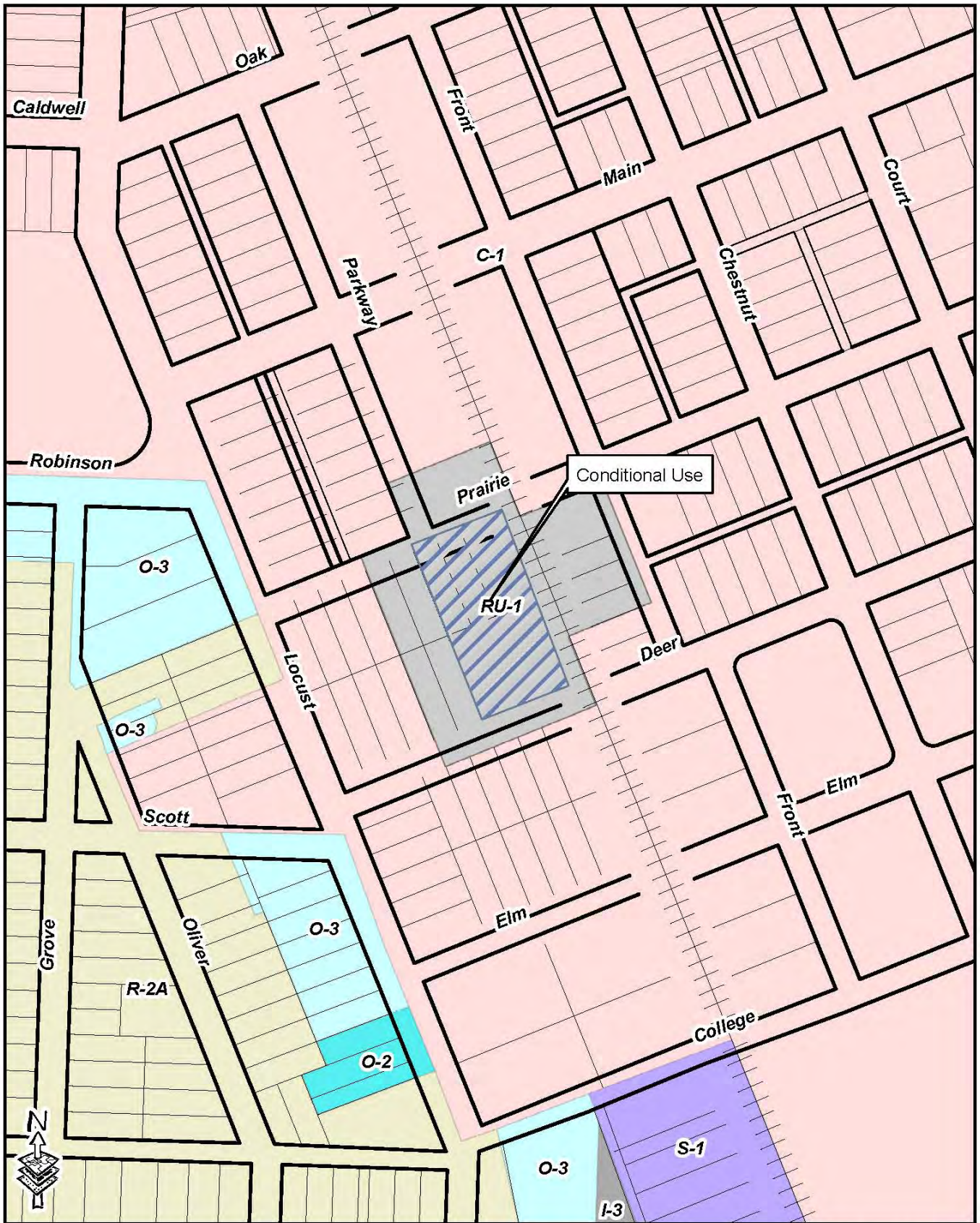
was reviewed by the Planning Commission at its regular meeting on April 21, 2008. The Planning Commission voted 8 – 0 that the request be forwarded to the City Council with a recommendation for approval with the following conditions attached.

- 1) The existing tower must be removed upon completion of the new tower.
- 2) The proposed tower will not exceed 150 feet in height.
- 3) All wiring must be internal.

Submitted by,

Junior Storie, Chairman  
Planning Commission





**Conway Corporation**  
**Conditional Use**

Printing Date: 3/3/2006  
File: Mentry Maps\2008\3\3\MR 2008\Turner\Rezoning.mxd  
Prepared By: Jason Lyon



## CONWAY PLANNING COMMISSION

1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

6A-10

April 30, 2008

Council Members  
Conway, AR 72032

Dear Council Members:

A request for a conditional use permit to allow *retail – restricted* in O-2 zoning for property located at 4540 Prince Street, lying south of College Extended, east of Wescon Lane, and west of Prince Street with the legal description

A part of the SW $\frac{1}{4}$  of Section 9, Township 5 North, Range 14 West, Faulkner County, Arkansas, described as beginning at the northwest corner of the SW $\frac{1}{4}$  of Section 9, and run thence south 409.3 feet; thence east 936.4 feet to the center of Highway No. 60 (now Prince Street); thence north 30 degrees east along and with the center of said Highway No. 60 (now Prince Street) a distance of 518.90 feet to the north line of said SW $\frac{1}{4}$ ; thence west 1,168.20 feet to the point of beginning.

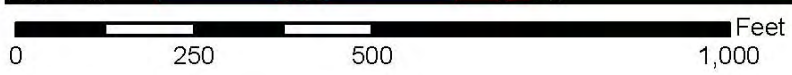
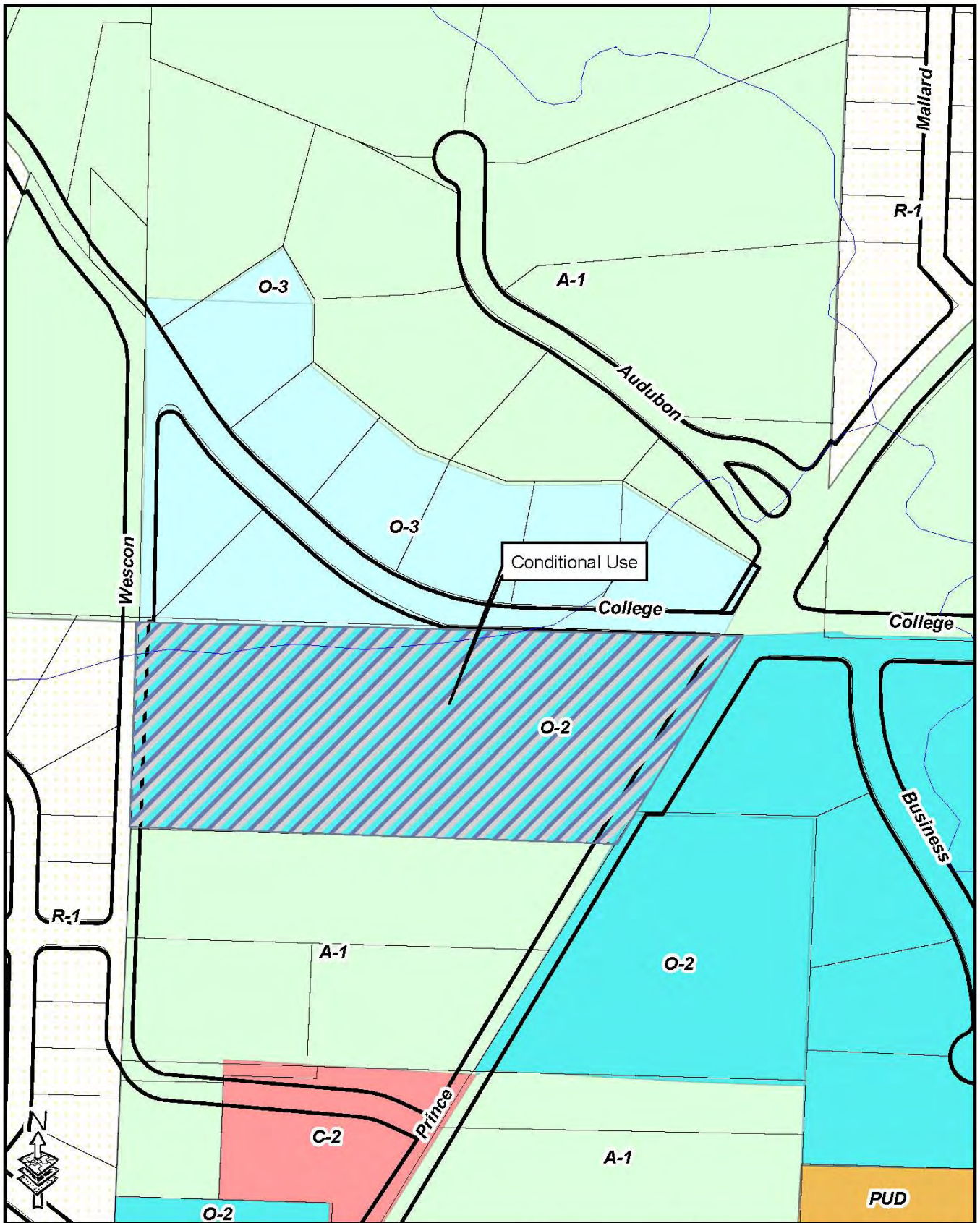
was reviewed by the Planning Commission at its regular meeting on April 21, 2008. The Planning Commission voted 8 – 0 that the request be sent to the City Council with a recommendation for approval with the following single condition attached.

- 1) Buildable square footages are limited to 45% restricted retail and 55% O-2 uses.

Submitted by,

Junior Storie, Chairman  
Planning Commission





**Shannon Properties, LLC**  
**Conditional Use**

Printing Date: 3/3/2008  
 File: Monthly Maps\2008\03\MSP\2008\Turner Rezoning.mxd  
 Prepared By: Jason Lyon





## CONWAY PLANNING COMMISSION

1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

6A-11

April 30, 2008

Council Members  
Conway, AR 72032

Dear Council Members:

A request for a conditional use permit to allow *in-home child care facilities* for property located at 1218 Jersey Street at the southeast corner of the intersection of Durham and Jersey streets with the legal description

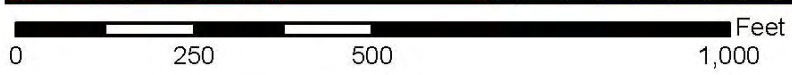
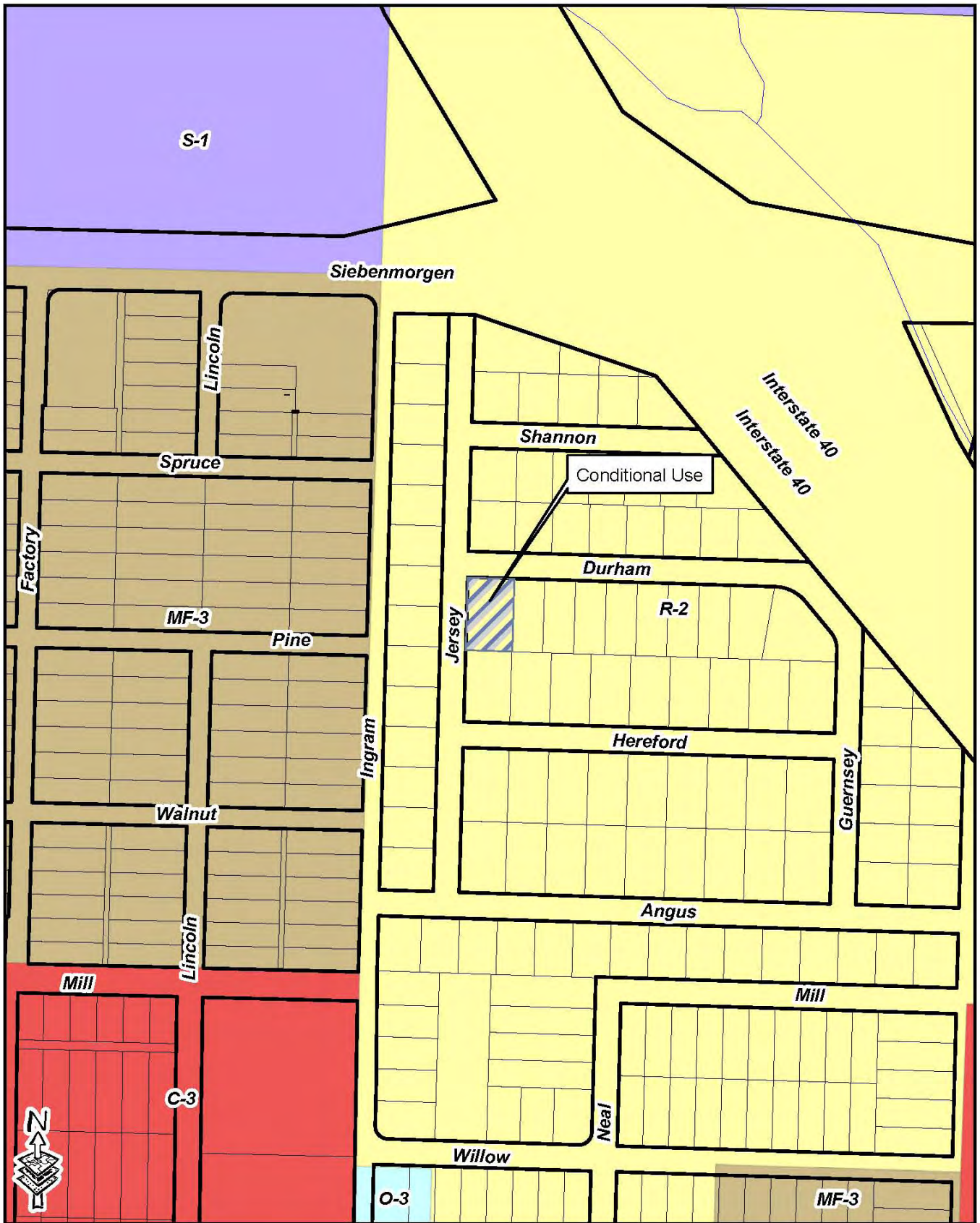
Lot 1, Block 5, Brown's Subdivision to the City of Conway, Faulkner County, Arkansas

was reviewed by the Planning Commission at its regular meeting on April 21, 2008. The Planning Commission voted 8 – 0 that the request be sent to the City Council with a recommendation for approval with the following conditions attached

- 1) The maximum number of children allowed is 16 which is also in accordance with state licensing requirements.
- 2) Play space shall be fenced with an opaque or ornamental fence not less than 6 feet in height.
- 3) Signage shall be limited to one non-illuminated wall sign no more than 4 square feet in area.
- 4) Hours of operation are 5:00 a.m. to 6:00 p.m., Monday through Friday.
- 5) This conditional use is applicable to Christel Weaver only.

Submitted by,

Junior Storie, Chairman  
Planning Commission



**Weaver  
Conditional Use**



**City of Conway, Arkansas**  
**Ordinance No. O-08-\_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT 3290 STERMER ROAD, APPROXIMATELY 300 FEET WEST OF THE INTERSECTION OF STERMER AND COUNTRY CLUB ROADS ON THE NORTH SIDE OF STERMER FROM A-1 TO RU-1:**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS:**

**SECTION 1:** That the Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the A-1 symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

A part of the SE¼ NE¼ NW¼, Section 15, Township 5 North, Range 14 West, Faulkner County, Arkansas, and being more fully described as commencing at the SE corner of said SE¼ NE¼ NW¼ of Section 15 and run thence North 89 degrees 05 minutes 54 seconds West along the South line thereof for a distance of 459.54 feet to the point of beginning, thence continuing North 89 degrees 05 minutes 54 seconds West along said South line for a distance of 200.00 feet; thence North 00 degrees 50 minutes 41 seconds East for a distance of 350.00 feet; thence South 89 degrees 05 minutes 54 seconds East for a distance of 200.00 feet; thence South 00 degrees 50 minutes 41 seconds West for a distance of 350.00 feet, to the point of beginning, containing 1.61 acres, more or less.

to those of RU-1, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

**SECTION 2:** That all ordinances in conflict herewith are repealed to the extent of the conflict.

**PASSED this 13<sup>th</sup> day of May, 2008**

**Approved:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**Attest:**

\_\_\_\_\_  
**Michael O. Garrett**  
**City Clerk/Treasurer**





## CONWAY PLANNING COMMISSION

1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

April 30, 2008

Council Members  
Conway, AR 72032

Dear Council Members:

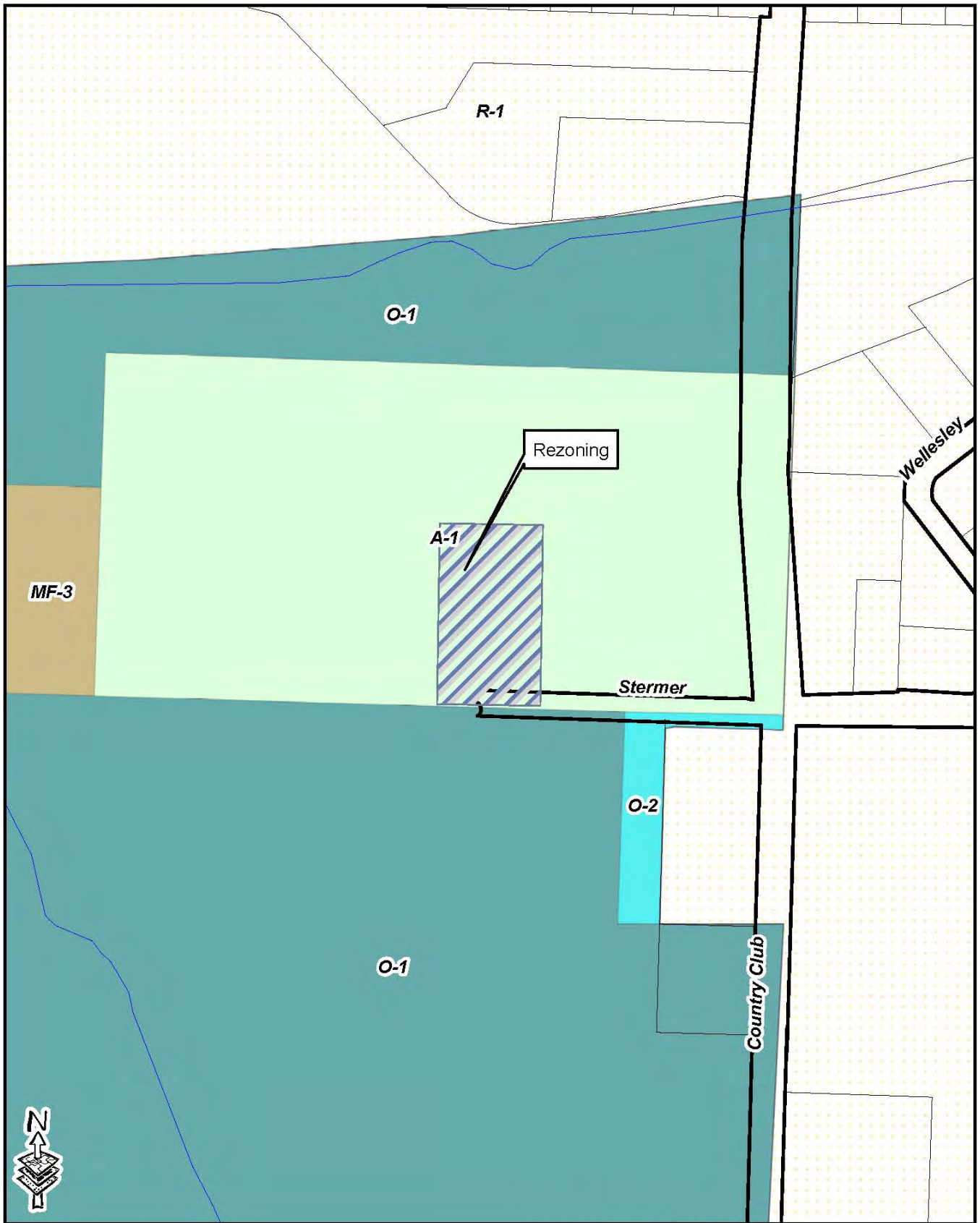
A request for rezoning from A-1 to RU-1 for property located at 3290 Stermer Road, approximately 300 feet west of the intersection of Stermer and Country Club roads on the north side of Stermer, with the legal description:

A part of the SE $\frac{1}{4}$  NE $\frac{1}{4}$  NW $\frac{1}{4}$ , Section 15, Township 5 North, Range 14 West, Faulkner County, Arkansas, and being more fully described as commencing at the SE corner of said SE $\frac{1}{4}$  NE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 15 and run thence North 89 degrees 05 minutes 54 seconds West along the South line thereof for a distance of 459.54 feet to the point of beginning, thence continuing North 89 degrees 05 minutes 54 seconds West along said South line for a distance of 200.00 feet; thence North 00 degrees 50 minutes 41 seconds East for a distance of 350.00 feet; thence South 89 degrees 05 minutes 54 seconds East for a distance of 200.00 feet; thence South 00 degrees 50 minutes 41 seconds West for a distance of 350.00 feet, to the point of beginning, containing 1.61 acres, more or less.

was reviewed by the Planning Commission at its regular meeting on April 21, 2008. The Planning Commission voted 8 – 0 that the request be sent to the City Council with a recommendation for approval.

Submitted by,

Junior Storie, Chairman  
Planning Commission



0 250 500 1,000 Feet **Elms-Clowers Rezone A-1 to RU-1 Rezoning**

Printing Date: 3/3/2008  
 File Monthly Maps\2008\03\MAR2008\Turner Rezoning.mxd  
 Prepared By: Jason Lyon



**CONWAY PLANNING COMMISSION** 6A-13  
1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

April 30, 2008

Council Members  
Conway, AR 72032

Dear Council Members:

A request for a conditional use permit to allow *contractor facilities, carpentry, woodworking, and warehousing* for property located at 3290 Stermer Road, approximately 300 feet west of the intersection of Stermer and Country Club Roads on the north side of Stermer with the legal description

A part of the SE $\frac{1}{4}$  NE $\frac{1}{4}$  NW $\frac{1}{4}$ , Section 15, Township 5 North, Range 14 West, Faulkner County, Arkansas, and being more fully described as commencing at the SE corner of said SE $\frac{1}{4}$  NE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 15 and run thence North 99 degrees 05 minutes 54 seconds West along the South line thereof for a distance of 459.54 feet to the point of beginning, thence continuing North 89 degrees 05 minutes 54 seconds West along said South line for a distance of 200.00 feet; thence North 00 degrees 50 minutes 41 seconds East for a distance of 350.00 feet; thence South 89 degrees 05 minutes 54 seconds East for a distance of 200.00 feet; thence South 00 degrees 50 minutes 41 seconds West for a distance of 350.00 feet, to the point of beginning, containing 1.61 acres, more or less.

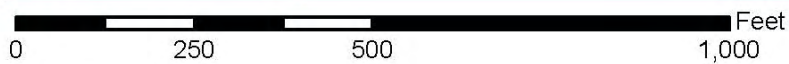
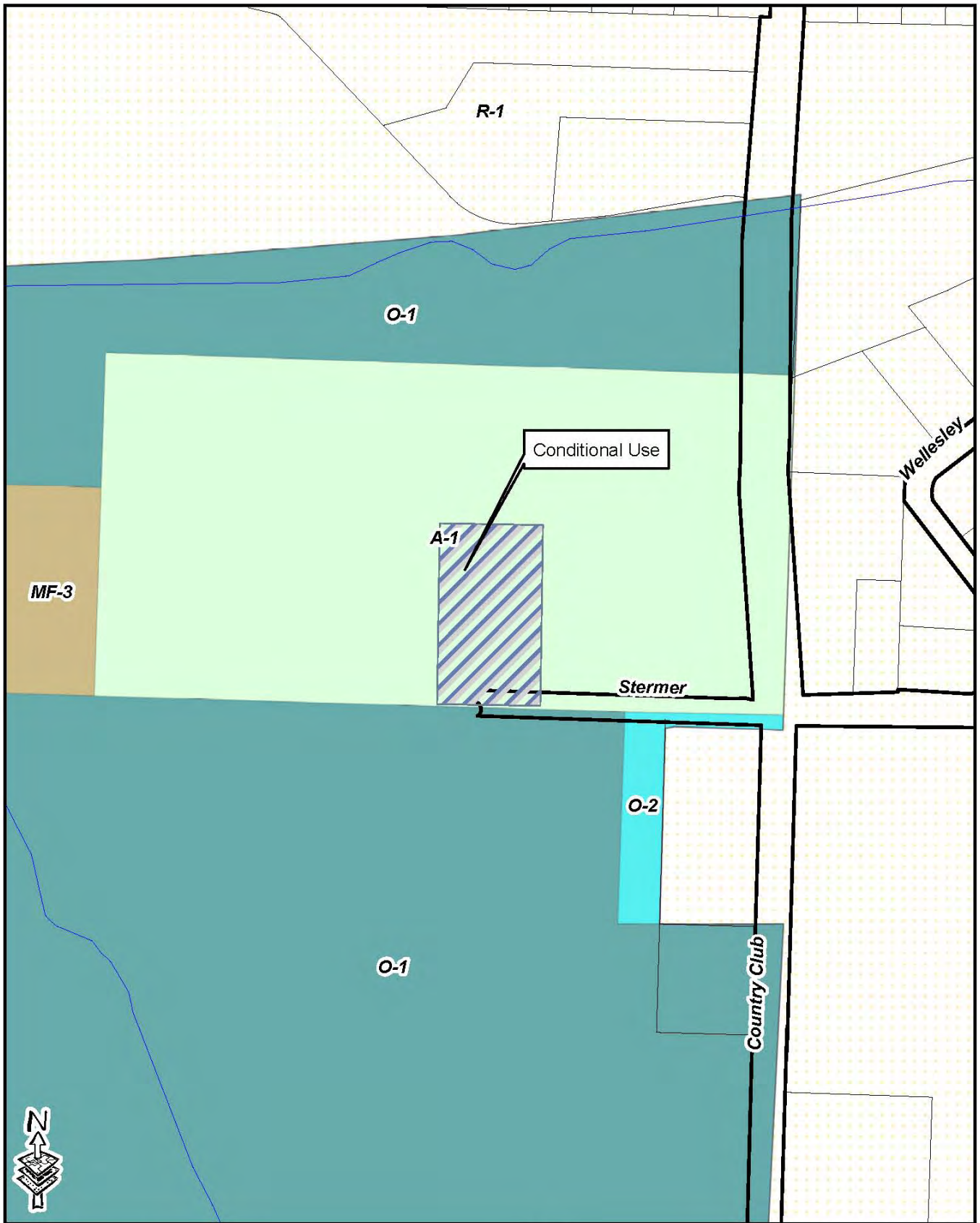
was reviewed by the Planning Commission at its regular meeting on April 21, 2008. The Planning Commission voted 8 – 0 that the request be sent to the City Council with a recommendation for approval with the following conditions attached.

- 1) All shop activities are to be indoors.
- 2) Conditional use is applicable to Elms-Clowers Construction only.
- 3) Hours of operation are 7:00 a.m. to 6:00 p.m., Monday through Friday, and 7:00 a.m. to 12:00 p.m. on Saturday.

Submitted by,

Junior Storie, Chairman  
Planning Commission





**Elms-Clowers  
Conditional Use**



**City of Conway, Arkansas**  
**Ordinance No. O-08- \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT 2515, 2525, 2545, AND 2555 PRINCE STREET, APPROXIMATELY 186 FEET WEST OF THE INTER-SECTION OF PRINCE STREET AND FARRIS ROAD, WEST TO TUCKER CREEK FROM R-1 TO O-1:**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS:**

**SECTION 1:** That the Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the R-1 symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

Part of the NE¼ NW¼ of Section 11, T-5-N, R-14-W, City of Conway, Faulkner County, Arkansas being more particularly described as follows:

Commencing at the NE corner of the NE¼ NW¼ of said Section 11; thence South, a distance of 25.00 feet to the south right-of-way line of Arkansas Highway No. 60; thence west along said south right-of-way line, a distance of 186.00 feet to the POINT OF BEGINNING; thence South, a distance of 202.00 feet; thence West, a distance of 14.00 feet; thence South, a distance of 100.00 feet; thence West, a distance of 70.00 feet; thence South, a distance of 100.00 feet; thence West, a distance of 80.00 feet; thence South, a distance of 102.00 feet; thence West 672.00 feet to the east bank of a creek; thence N21°04'33"E along said east bank, a distance of 540.13 feet to said south right-of-way line; thence East along said south right-of-way line, a distance of 641.77 feet to the POINT OF BEGINNING, containing 7.94 Acres (345,869 sq. ft.) more or less.

to those of O-1, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

**SECTION 2:** That all ordinances in conflict herewith are repealed to the extent of the conflict.

**PASSED this 13<sup>th</sup> day of May, 2008.**

**Approved:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**Attest:**

\_\_\_\_\_  
**Michael O. Garrett**  
**City Clerk/Treasurer**





## CONWAY PLANNING COMMISSION

1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

April 30, 2008

Council Members  
Conway, AR 72032

Dear Council Members:

A request for rezoning from R-1 to O-1 for property located at 2515, 2525, 2545, and 2555 Prince Street, approximately 186 feet west of the inter-section of Prince Street and Farris Road, west to Tucker Creek, with the legal description:

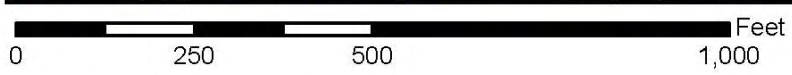
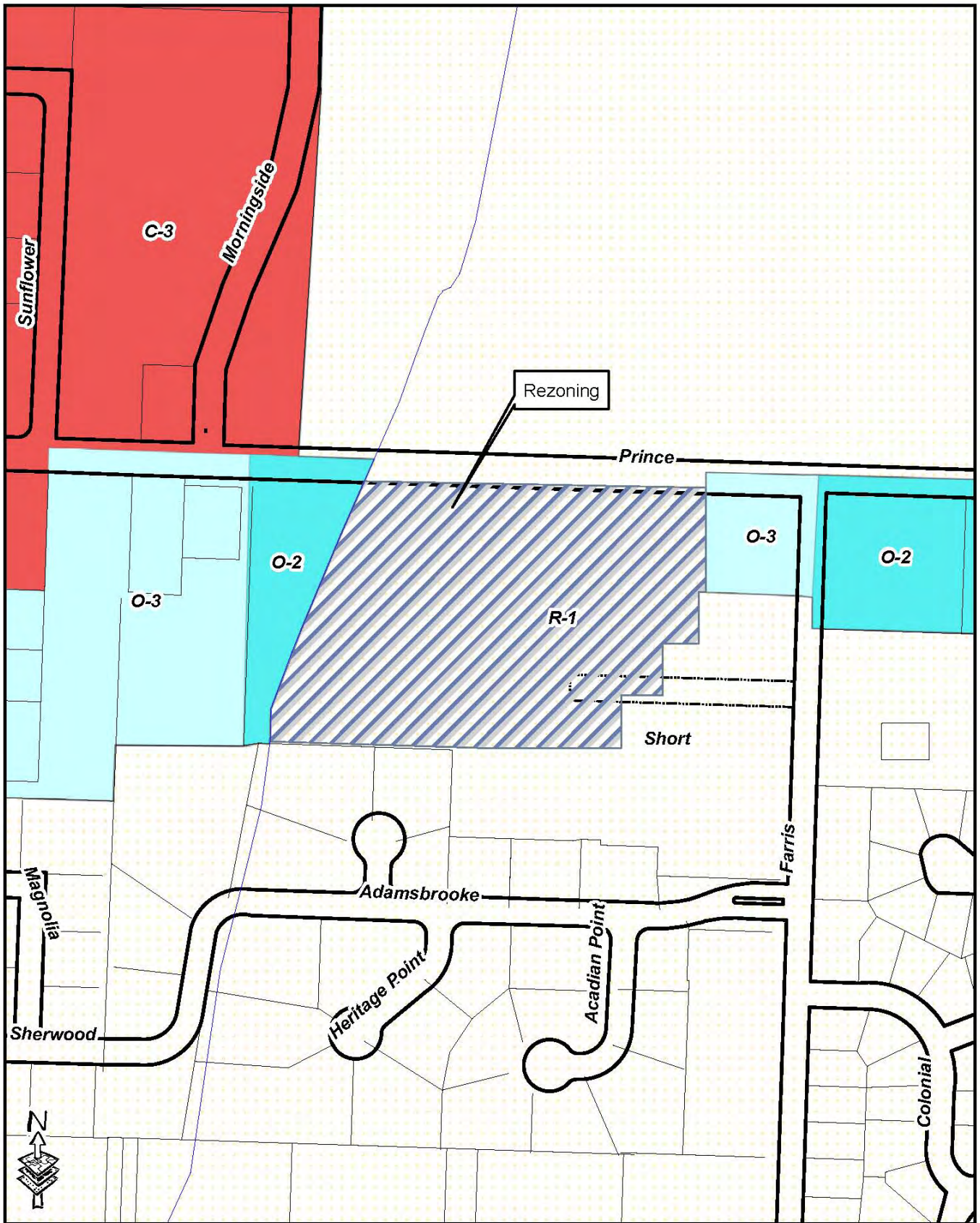
Part of the NE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 11, T-5-N, R-14-W, City of Conway, Faulkner County, Arkansas being more particularly described as follows:

Commencing at the NE corner of the NE $\frac{1}{4}$  NW $\frac{1}{4}$  of said Section 11; thence South, a distance of 25.00 feet to the south right-of-way line of Arkansas Highway No. 60; thence west along said south right-of-way line, a distance of 186.00 feet to the POINT OF BEGINNING; thence South, a distance of 202.00 feet; thence West, a distance of 14.00 feet; thence South, a distance of 100.00 feet; thence West, a distance of 70.00 feet; thence South, a distance of 100.00 feet; thence West, a distance of 80.00 feet; thence South, a distance of 102.00 feet; thence West 672.00 feet to the east bank of a creek; thence N21°04'33"E along said east bank, a distance of 540.13 feet to said south right-of-way line; thence East along said south right-of-way line, a distance of 641.77 feet to the POINT OF BEGINNING, containing 7.94 Acres (345,869 sq. ft.) more or less.

was reviewed by the Planning Commission at its regular meeting on April 21, 2008. The initial motion to deny this requested rezoning failed 5 – 1 – 2. Planning Commissioner Junior Storie voted against the motion to deny the request and Commissioners Mary Etta Qualls and Todd Smithhart abstained. Subsequent discussion in commission failed to achieve the necessary majority. Without a majority in sight either to deny or approve, planning commissioners agreed that a motion to forward without recommendation could possibly achieve the necessary majority. A motion was thus made and seconded, and the Planning Commission voted 8 – 0 that the request be forwarded to the City Council without a recommendation. Commissioner Kent Mathis abstained from the vote.

Submitted by,

Junior Storie, Chairman  
Planning Commission



**Coffey, Et al. Rezone R-1 to O-1  
Rezoning**



## CONWAY PLANNING COMMISSION

1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

April 30, 2008

Council Members  
Conway, AR 72032

Dear Council Members:

A request for a conditional use permit to allow *retail – restricted* in O-1 zoning for property located at 2515, 2525, 2545, and 2555 Prince Street, approximately 186 feet west of the intersection of Prince Street and Farris Road, west to Tucker Creek, with the legal description:

Part of the NE¼ NW¼ of Section 11, T-5-N, R-14-W, City of Conway, Faulkner County, Arkansas being more particularly described as follows:

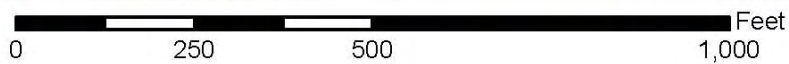
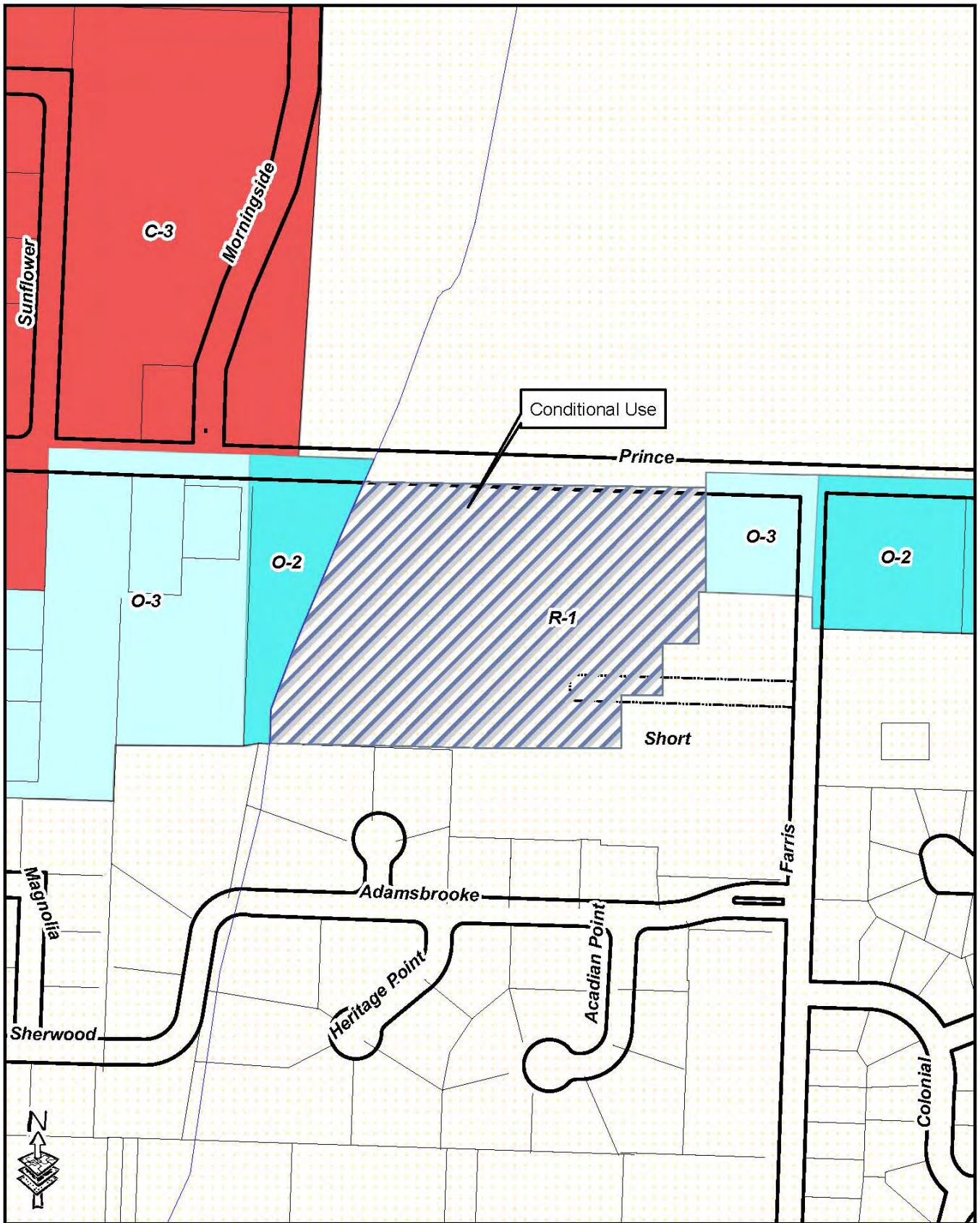
Commencing at the NE corner of the NE¼ NW¼ of said Section 11; thence South, a distance of 25.00 feet to the south right-of-way line of Arkansas Highway No. 60; thence west along said south right-of-way line, a distance of 186.00 feet to the POINT OF BEGINNING; thence South, a distance of 202.00 feet; thence West, a distance of 14.00 feet; thence South, a distance of 100.00 feet; thence West, a distance of 70.00 feet; thence South, a distance of 100.00 feet; thence West, a distance of 80.00 feet; thence South, a distance of 102.00 feet; thence West 672.00 feet to the east bank of a creek; thence N21°04'33"E along said east bank, a distance of 540.13 feet to said south right-of-way line; thence East along said south right-of-way line, a distance of 641.77 feet to the POINT OF BEGINNING, containing 7.94 Acres (345,869 sq. ft.) more or less.

was reviewed by the Planning Commission at its regular meeting on April 21, 2008. The Planning Commission voted 8 – 0 that this request also be forwarded to the City Council with no recommendation.

Submitted by,

Junior Storie, Chairman  
Planning Commission





**Coffey, Et al.  
Conditional Use**



**City of Conway, Arkansas**  
**Ordinance No. O-08-\_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT 2730 DAVE WARD DRIVE—THE EXISTING TOWN AND COUNTRY MOBILE HOME PARK—FROM RMH TO MF-2:**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS:**

**SECTION 1:** That the Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the RMH symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

***Lot 1 The Grove Subdivision***

Being a part of the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 14, T-5-N, R-14-W, Faulkner County, Arkansas; more particularly described as beginning at the NE corner of said SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; thence along the East line of said SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  S02°06'17"W 785.67 feet; thence leaving said East line N88°10'16"W 410.09 feet; thence S02°06'29"W 488.71 feet to the North right of way of State Highway #286 (also known as Dave Ward Drive); thence along said right of way to a point N88°51'42"W 60.01 feet; thence leaving said right of way N02°06'29"E 489.44 feet; thence N88°10'16"W 190.03 feet to the West line of the E  $\frac{1}{2}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; thence along said West line and also along the East line of Whitney Woods Subdivision N02°06'29"E 783.63 feet to the NW corner of the E  $\frac{1}{2}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; thence along the North line S88°20'53"E 660.08 feet to the point of beginning containing 12.56 acres more or less. This Lot may sometimes be referred to as Lot 1 The Grove Subdivision.

to those of MF-2, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

**SECTION 2:** That all ordinances in conflict herewith are repealed to the extent of the conflict.

**PASSED this 13<sup>th</sup> day of May, 2008.**

**Approved:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**Attest:**

\_\_\_\_\_  
**Michael O. Garrett**  
**City Clerk/Treasurer**



## CONWAY PLANNING COMMISSION

1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

April 30, 2008

Council Members  
Conway, AR 72032

Dear Council Members:

A request for rezoning from RMH to MF-2 for property located at 2730 Dave Ward Drive—the existing Town and Country Mobile Home Park—with the legal description:

***Lot 1 The Grove Subdivision***

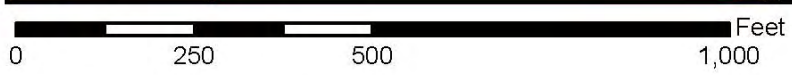
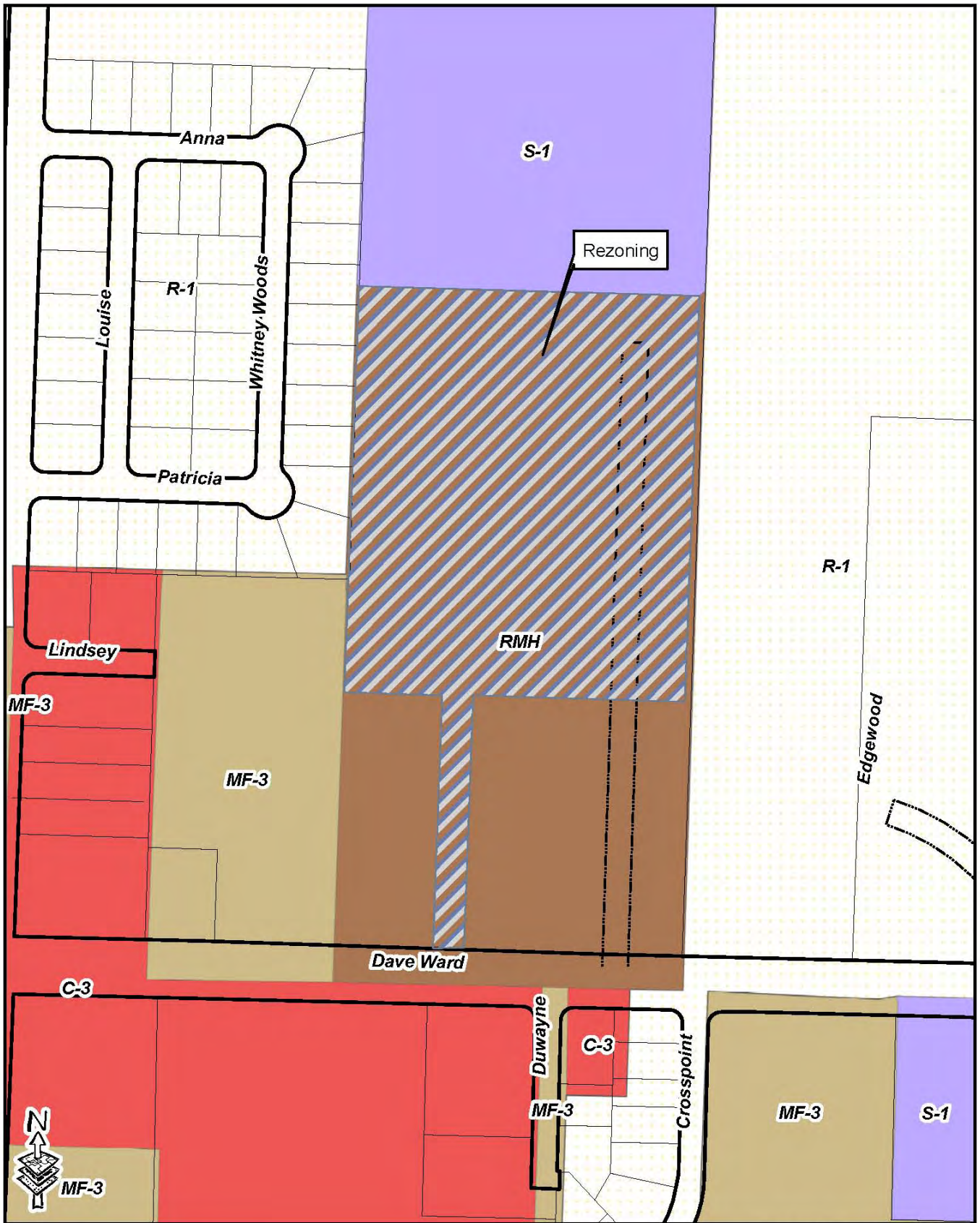
Being a part of the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 14, T-5-N, R-14-W, Faulkner County, Arkansas; more particularly described as beginning at the NE corner of said SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; thence along the East line of said SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  S02°06'17"W 785.67 feet; thence leaving said East line N88°10'16"W 410.09 feet; thence S02°06'29"W 488.71 feet to the North right of way of State Highway #286 (also known as Dave Ward Drive); thence along said right of way to a point N88°51'42"W 60.01 feet; thence leaving said right of way N02°06'29"E 489.44 feet; thence N88°10'16"W 190.03 feet to the West line of the E  $\frac{1}{2}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; thence along said West line and also along the East line of Whitney Woods Subdivision N02°06'29"E 783.63 feet to the NW corner of the E  $\frac{1}{2}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; thence along the North line S88°20'53"E 660.08 feet to the point of beginning containing 12.56 acres more or less. This Lot may sometimes be referred to as Lot 1 The Grove Subdivision.

was reviewed by the Planning Commission at its regular meeting on April 21, 2008. The Planning Commission voted 8 – 0 to send the request to the Zoning Committee which met Wednesday, April 23, to further consider the request since the vote in commission was deadlocked at 4 – 4 with all voters standing by their vote. At a special meeting of the Planning Commission on Monday, April 28, the Planning Commission voted 7 – 2 to forward the request to council with a recommendation for approval. Planning Commissioners Kent Mathis and Ron Fields voted against the motion to recommend approval.

Submitted by,

Junior Storie, Chairman  
Planning Commission





Printing Date: 3/3/2008  
 File Monthly Maps\2008\03\MAR2008\Turner Rezoning.mxd  
 Prepared By: Jason Lyon

**Trent Family II, LLC  
 Rezone RMH to MF-2  
 Rezoning**

**OLD CONWAY DESIGN  
OVERLAY DISTRICT**

**DESIGN REVIEW BOARD  
MEETING**

**MARCH 27, 2008  
7:00PM  
DISTRICT COURT BUILDING  
810 PARKWAY**

**AGENDA:**

**Minutes:**

November 2007 Minutes

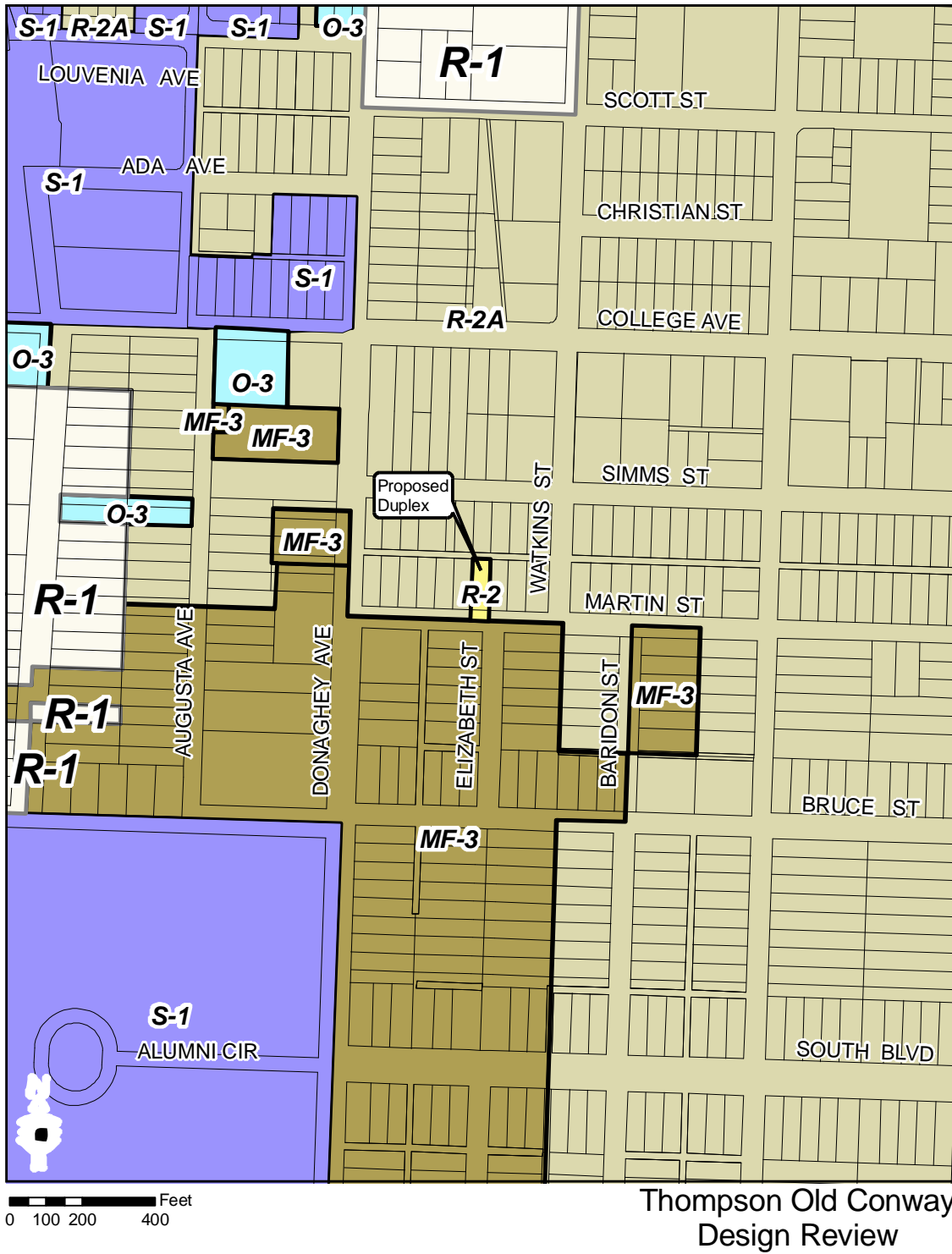
**Review:**

Thompson Duplex

**Discussion:**

Other items as decided by the Design Review Board

# OLD CONWAY DESIGN OVERLAY REVIEW



Thompson Old Conway  
Design Review



# OLD CONWAY DESIGN OVERLAY REVIEW

## Thompson Duplex Review

### APPLICANT'S NAME(S)

Jim Thompson

### PRESENT ZONING

R-2

### ABUTTING ZONING

R-2A and MF-3

### LOCATION

The property is located on the north side of Martin Street with an address of 2002 Martin Street 1/2 block east of Donaghey Avenue

### LOT DIMENSIONS

The lot has 50 feet of frontage along Martin Street with a north-south depth of 140 feet

### LOT AREA

.16 acres

### STRUCTURES ON THE PROPERTY

A small cottage of approximately 1425 square feet.

### PROPOSED CONSTRUCTION

A new 2381 square foot duplex, driveway, parking area, and sidewalks

### NOTIFICATION REQUIREMENTS

In compliance

### COMMENTS

#### General Description of Home and Surrounding Area:

The proposed structure is a brick duplex replacing a small craftsman cottage with aluminum siding. The existing structure appears to have original windows and rear door. The structure is in a state of disrepair.

The north side of the property is abutting the rear of a Simms' Street lot.

South of the lot across Martin Street, is a tudor style home that has been covered with vinyl siding and with two covered deck additions. To the southwest, is a large two-story apartment complex.

To the west, is a low brick cottage with a small front porch. To the east, is the rear yard of the adjacent structure surrounded by a 6 foot high wooden privacy fence.

With the exception of the large apartment complex, the area is composed of older structures in various states of disrepair and degrees of alteration.

#### Compatibility of Proposed Construction with Existing Neighborhood and Structures:

The proposed duplex is a stock modern plan that has been modified to comply with Old Conway Design Overlay standards.

### S I T E

The home occupies a 100 foot wide by 140 foot deep lot.

**Setbacks:** The proposed home should respect the predominant setbacks of the area homes, especially the front setback. Adjoining homes have a front setback of 36 from the back of curb.

## OLD CONWAY DESIGN OVERLAY REVIEW

The average of other area homes further down and across Martin Street is 35 feet. The OCDOD ordinance calls for a front set back of 85% to 115% of the average front setback of adjacent homes. In this case, the front setback should be between 31 feet to 41 feet from back of curb to the front porch. The proposed front setback is 25 feet from the property line. This setback would correspond with the existing 36 feet from back of curb. The proposed 6 foot side setbacks are in accordance with area spacing, however, consideration is needed for required fire code 10 foot building separation. The proposed duplex with a 6 foot side setback on the west would likely be less than 10 feet from the neighboring carport.

**Spacing:** Established spacing distance pattern in the neighborhood between homes. Side setbacks of 6 feet on the east and 6 feet on the west are in accordance with area spacing.

**Lot Coverage:** The Old Conway Design Overlay District allows 60% impermeable lot coverage. The proposed structure, accompanying drives, and sidewalks should be below this 60 % lot coverage. However with a rear parking area and drives, this coverage would be exceeded. The enclosed parking schemes show varying amounts of lot coverage.

**Orientation:** The direction in which the front of a building faces. The new structure will face Martin Street this is appropriate.

**Alley:** There is a platted but unbuilt alley running east-west bisecting the mid-block between Simms Street and Martin Street. Property owners have constructed fences in the unbuilt alleyway.

**Driveway / Parking:** Parking is not permitted in the front of homes except in driveways. A driveway may not cover more than 50% of the front yard. Four parking spaces are required for a duplex. The proposed design is very limited on parking space and would have to pave the entire front yard in order to meet parking requirements (Parking Scheme 1A). The front yard could possibly have two 10 foot wide drives, however, this would only provide parking for two vehicles. The home could be pushed deeper onto the lot to create longer driveways, but this distance would likely violate the required front setback distance. This would also encourage parking in the yard to avoid having to shuffle cars. (Parking Scheme 1B)

Placing the footprint of the duplex to the east so that the structure had a 1 foot setback could possibly allow a 10 foot drive to be placed on the west side of the duplex. This drive could access a rear parking area. (Parking Scheme 2)

A better solution would be a narrow two-story duplex design that would allow room for a drive along one side of the duplex to a parking area at the side or rear of the structure. (Parking Scheme 3) Although not ideal, because cars must back down a long drive, this arrangement would allow for more green space and greater setbacks. This would also allow a greater side setback on the east, possibly 4 feet.

**Sidewalks:** The OCDOD Ordinance requires that sidewalks be constructed or repaired as part of new construction.

The Old Conway ordinance requires a 5 foot sidewalk width or a width consistent with area sidewalks. The apartments to the southeast have an existing four foot wide sidewalk along Martin and Elizabeth Streets, therefore a four foot wide sidewalk will be required along Martin Street.

## OLD CONWAY DESIGN OVERLAY REVIEW

The path of the sidewalk will need to avoid a large pecan tree that is centered on the lot and a tri-trunked sweet gum on the east property line.

**Fences:** No fences are shown on the proposed plan. An existing chain link fence surrounds the back yard. A small portion of dilapidated chain link fence connects the east boundary fence to the residence. This portion should be removed and if replaced, should be replaced with a wooden, vinyl, or composite privacy or picket fence.

**Tree preservation:** The OCDOD ordinance requires that any significant trees over 8 inches in diameter be preserved.

The ordinance also requires the planting of street trees along the street right of way. These trees are to reach a mature height of 60 feet. If under power lines, an understory tree may be planted. Street trees are to be planted at a distance of no more than 30 feet apart. No street trees are to be planted closer than 10 feet from a fire hydrant, utility pole, or street light, or closer than 15 feet from a street intersection. Street trees must also be greater than 5 feet from any underground water, sewer, or electrical lines.

There are two significant trees, both located in the front yard; a large pecan tree (24"), and a tri-trunked sweet gum. (24", 30", 18") Efforts should be made to preserve these trees if possible. Depending on driveway and sidewalk placement, this can likely be accomplished.

If the significant trees are removed, one replacement canopy street tree will need to be planted.

### **M A S S I N G**

**Scale:** The size of new construction in relation to neighboring sizes and the proportion of structures to the human scale.

**Height:** The average heights of eaves and cornices in a neighborhood. Also, the first floor elevation / height relationship. The roof line is slightly taller and steeper than abutting residences, however the apartments across Martin Street and a two story home two doors west are taller area structures. The duplex as proposed, is low to the ground. In order to meet City standards, the home must be a minimum two blocks in height (16"). This 16 inch height would appear to be in keeping with area homes.

**Width:** New construction proportions shall respect the average widths of the majority of neighboring buildings in the area. The horizontal scale of the new construction is a bit wider than the existing or abutting structures, but would be acceptable based on area structures.

**Directional expression:** Measurement of the height to width ratio of a structure's elevation. The proposed duplex's roof has a steep pitch and is slightly high in relation to area homes. The pitch has been set at this height in order to create an adequate gable on the front porches.

**Footprint:** The area of land covered by a structure should be in relation to the majority of neighboring structures. The footprint of the proposed duplex is in keeping with the area's structures.



# OLD CONWAY DESIGN OVERLAY REVIEW

**Complexity of form:** The level of detailing and breaks in wall planes of a structure. The supplied drawings show a minimal amount of detailing and breaks in the wall planes.

**Façade, wall area, rhythm:** Facades shall be compatible with surrounding historic structures in proportion of wall to opening area. Window and door openings should correspond to the rhythm and proportion on existing structures. Generally doors and windows should be proportioned in a range of 25-40% of the total surface area. The area of windows and doors is within acceptable standards.

## DESIGN ELEMENTS

**Style:** The proposed duplex is a modern structure that has been modified to include some traditional elements such as front porches and increased window area.

**Entries, Porches, and Porticos:** Porches should be a minimum of 6 feet in depth. Roof lines and steps of the porch assembly should also respect the existing structure and neighborhood. The proposed porches are the minimal 6 feet in depth.

**Doors and windows:** Windows appear to be a modern window with a brick soldier course above.

**Awnings:** Not applicable.

**Lighting:** Any new lighting should be inward, downward, and shrouded so as to stay within the bounds of the property. No additional lighting is shown on submitted plans.

## MATERIALS AND DETAILING

**Architectural Details:** – Eaves, brackets, dentils, cornices, molding, columns, trim, etc. Hardiboard siding or a similar composite material could be used on the front porch gables.

**Roof:** The proposed roof pitch is to 8:12. As noted above this pitch appears to be slightly steeper than those prevalent in the area. The roof is asphalt composition.

**Siding and bricks:** Brick veneer siding is proposed for low maintenance. This is appropriate, but some variation as pointed out above, is desirable at the gables.

**Decks:** No deck is proposed.

**Skylights:** Not applicable.

**Mechanical screening:** HVAC units should be visually located away from streets or screened by landscaping. Exterior HVAC ductwork should not be visible from the street. Gas and electric meters should be located at the side or rear facade. It is unclear from the submitted plans as to the location of the existing HVAC unit, ductwork, and meters. These should be located in appropriate locations and/or screening should be provided.

**Shutters:** No shutters are shown on the submitted plans.

# OLD CONWAY DESIGN OVERLAY REVIEW

## **RECOMMENDATIONS:**

Parking appears to be the main concern with this project. A duplex requires 4 parking spaces. This duplex will very likely be rented to college students and ideally would have even more spaces to accommodate visitors. This plan does not make it possible to provide 4 parking spaces at the front of the structure and still meet regulations concerning front yard paving, the front setback, and fire code building separation.

The Board might consider requiring a new design, possibly two-stories, and narrower so that a drive could be placed on one side of the structure to access a side or rear parking area.

If the Board feels the proposed design is acceptable, The following conditions might be applied:

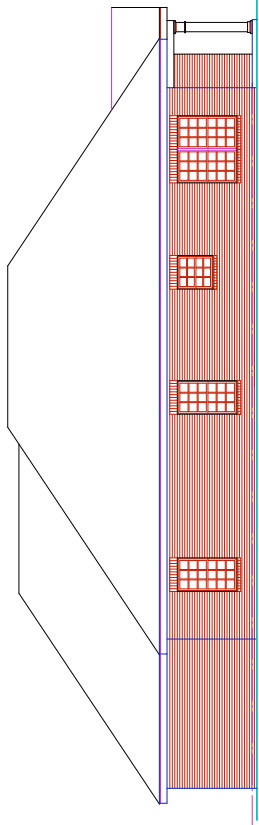
1. Duplex shall be built as shown on submitted plans
2. Parking?
3. Front setback shall be between 31 to 41 feet from the back of the curb. Side setbacks will be a minimum of 6 feet.
4. Siding shall be brick veneer with Hardiboard or equivalent siding used on trim and gables
5. 4 foot sidewalk will be constructed in a manner to avoid significant trees
6. If significant trees cannot be preserved, one canopy street tree shall be planted
7. Any new fencing will be wooden, vinyl, or composite, privacy or picket fence
8. Windows will not have "clip-on" muntins or dividers
9. Any new lighting will be inward, downward, and shrouded
10. Asphalt roof shingles are required
11. Any HVAC and/or utility equipment shall be located at the side or rear or screening shall be provided

## **ENCLOSURES**

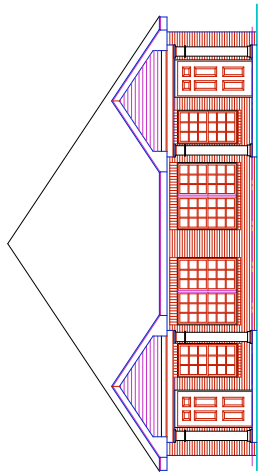
Map, site plan, pictures, perspectives, and floor plans

# OLD CONWAY DESIGN OVERLAY REVIEW

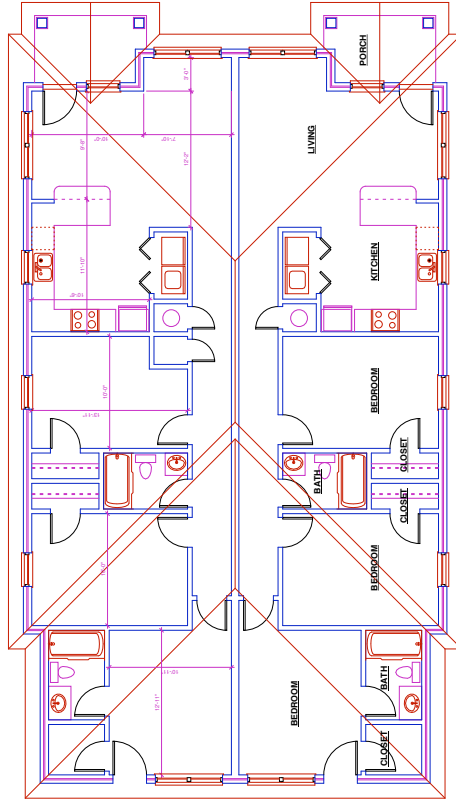
	FLOOR PLAN ELEVATIONS	MARTIN STREET DUPLEX CONWAY, ARKANSAS	HURD LONG Architects & Design Consultants, P.A. 607 Taylor • Conway, Arkansas 72034 • 501/921-7847	PROJECT NO. _____ DATE _____	SHEET NO. <b>A-1</b>
			THE PROPERTY IS DESCRIBED AS: CONWAY, ARKANSAS 72034		



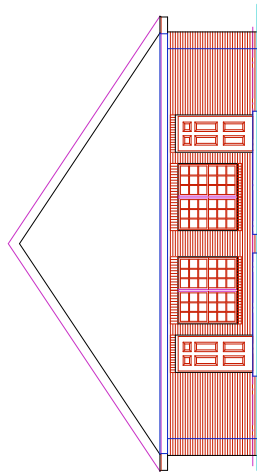
WEST ELEVATION  
1/4"=1'-0"



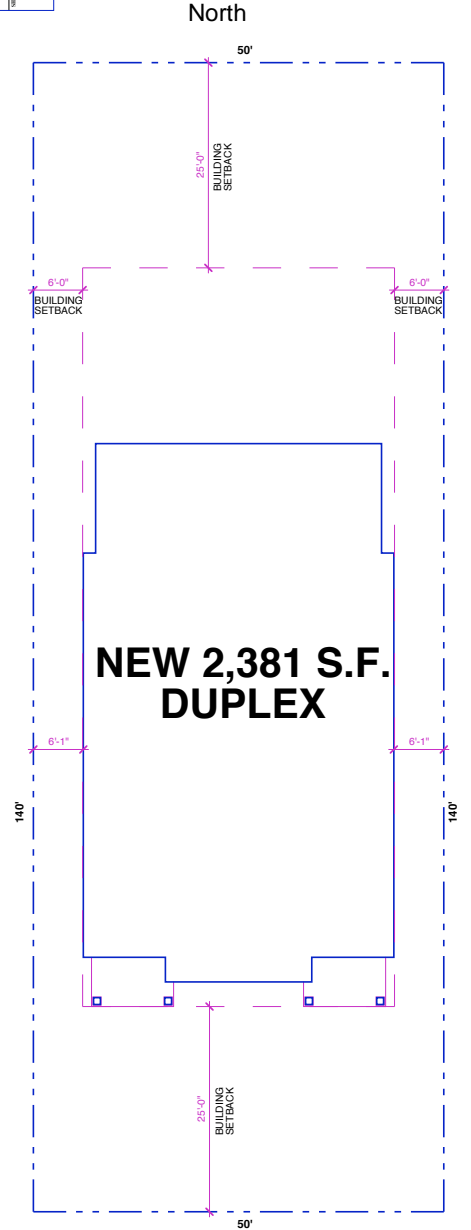
SOUTH ELEVATION  
1/4"=1'-0"



FLOOR PLAN  
1/4"=1'-0"



NORTH ELEVATION  
1/4"=1'-0"



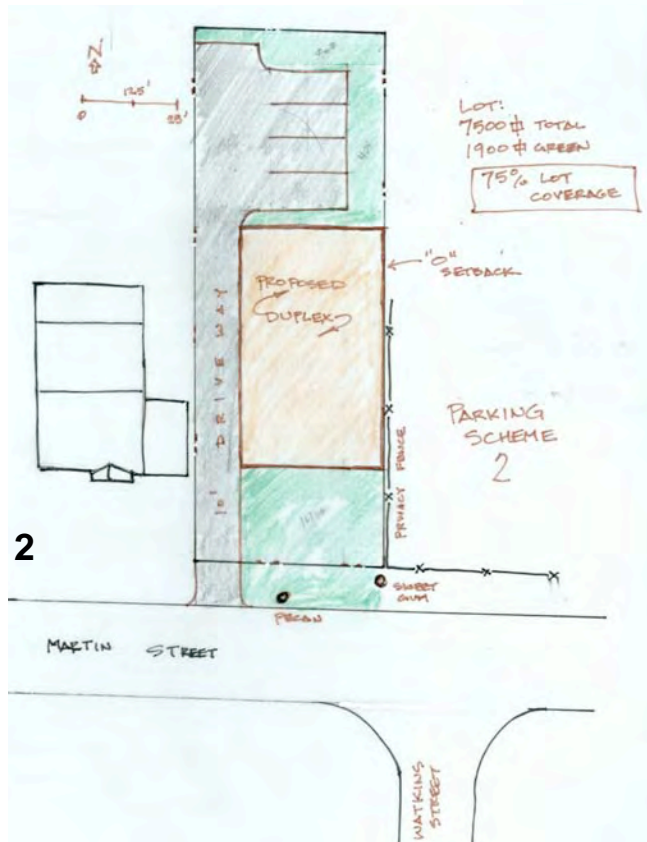
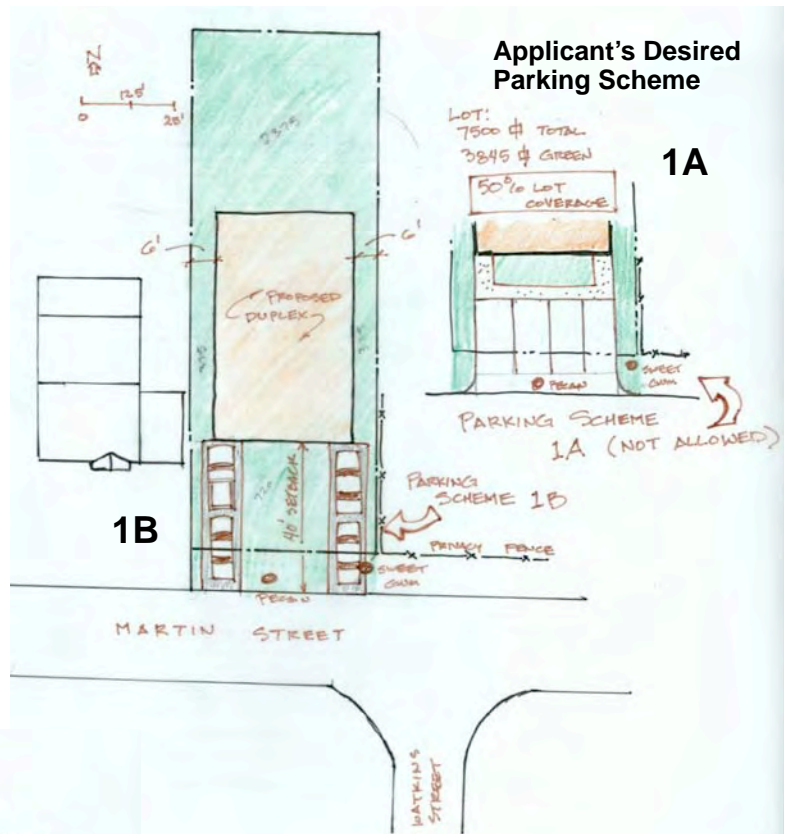
SITE PLAN  
1"=10'-0"

**Proposed Duplex**

DN: OCD2008MAR01  
ID: OCD2008MAR01  
GL: 51401SW

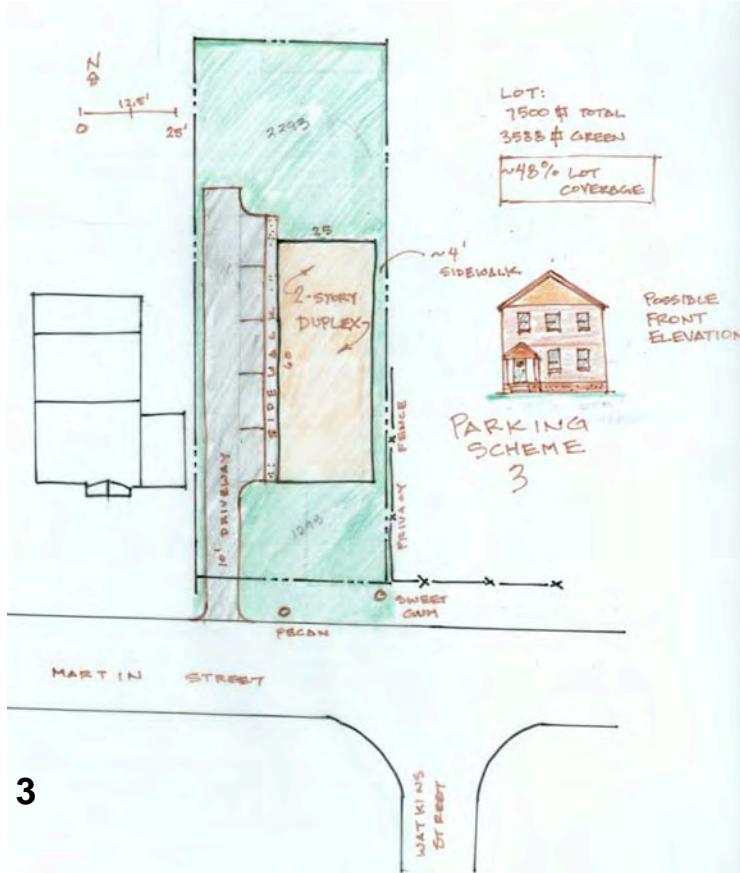


# OLD CONWAY DESIGN OVERLAY REVIEW



**Suggested  
Parking  
Schemes**

# OLD CONWAY DESIGN OVERLAY REVIEW



**Suggested  
Parking  
Schemes**

# OLD CONWAY DESIGN OVERLAY REVIEW



**Existing Residence**



## **Area Structures**





**CITY OF CONWAY**  
**SANITATION DEPARTMENT**

*P.O. Box 915  
 4550 Hwy. 64 West  
 Conway, AR 72033  
 (501) 450-6155  
 Fax: (501) 450-6157*

**Cheryl Harrington**  
*Director*

May 6, 2008

Mayor Tab Townsell  
 City Hall  
 1201 Oak Street  
 Conway, AR 72032

Re: Scale-House Software

Dear Mayor Townsell,

Bids were submitted at 10:00 am, Thursday, April 24, 2008 at Conway City Hall for Scale-House Software. Four bids were submitted:

Waste Works (Did not meet Specs)	\$12,970.00
Creative Information Systems	\$16,944.00
Memphis Scale Company (Did not meet Specs)	\$29,877.70
Pioneer Scale Company	\$31,668.00

I recommend the bid from Creative Information Systems for \$16,944.00. It was the bid that met or exceeded all specifications that we required. This proposal included all the additional add-in's and an estimate \$1600 for travel expenses to include but not limited to flight, car rental, motel or meals.

Please advise if you have questions or need additional information.

Sincerely,

*Cheryl Harrington*  
 Cheryl Harrington  
 Sanitation Director

Date: May 6, 2008

City of Conway Sanitation Department  
Bid Summary  
Scale-house Software  
Bid Number: 2008-35

Bid #1 submitted by Waste Works

\*Does not meet Specs\*

Software .....	\$6,275.50
Training/Data Transfer.....	\$4,570.00
Total Amount of Bid Submitted.....	\$10,845.50
*Cash Drawer w/Software.....	\$525.00
**Estimated Cost for expenses for air travel, car rental, motel, meals.....	\$1,600.00
Total Amount of Bid (including all add-on & travel expenses).....	\$12,970.00

Bid #2 submitted by Creative Information Systems

Software .....	\$9,695.00
Training/Data Transfer (16 hours).....	\$5,000.00
Total Amount of Bid Submitted.....	\$14,695.00
*Cash Drawer w/ software.....	\$649.00
**Estimated Cost for expenses for air travel, car rental, motel, meals.....	\$1,600.00
Total Amount of Bid (including all add-on & travel expenses).....	\$16,944.00

Bid #3 submitted by Pioneer Scale Company

Software (including options and data transfer).....	\$23,900.00
Training.....	\$3,200.00
Total Amount of Bid .....	\$29,877.00

(This company did include all add-in options & travel expenses)

Bid #4 submitted by Memphis Scale Company

\*Does not meet Specs\*

Software .....	\$17,630.70
Training/Data Transfer.....	\$11,036.10
Total Amount of Bid Submitted.....	\$28,666.80
*Cash Drawer w/Software.....	\$1,401.85
**Estimated Cost for expenses for air travel, car rental, motel, meals.....	\$1,600.00
Total Amount of Bid (including all add-on & travel expenses).....	\$31,668.65

Additional Information

\*Cash Drawer w/ software was in additional add-in that was included in bid specifications.

\*\* This proposal does not include the flight, car rental, motel or meals which the City estimated at \$1600.00.

I recommend the bid proposal from Creative Information Systems for a total of \$16944.00.

Also, the company estimated 16 hours to transfer data from old to new software. If it requires more the estimated hours, there will be an additional charge of \$125.00 per hour. Creative Information Systems require 50% deposit prior to delivery, and 50% after delivery/installation/training.

If you have any questions please advise.





City of Conway, Arkansas  
Ordinance No. O-08- \_\_\_\_\_

**AN ORDINANCE APPROPRIATING REIMBURSED FUNDS FROM THE  
NATIONAL POLICE WORKING DOG ASSOCIATION TO THE CONWAY  
POLICE DEPARTMENT; AND FOR OTHER PURPOSES**

WHEREAS, the Conway Police Department has been reimbursed \$825 from the National Police Working Dog Association;

WHEREAS, The Conway Police Department Canine Division Canceled their registration for the NPWDA National Seminar Training; and we where reimbursed the training fees of \$825.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:

**SECTION 1.** The City of Conway shall appropriate \$825 back into operating account 01.113.335 (Training & Education).

**SECTION 2.** All ordinances in conflict herewith are repealed to the extent of the conflict.

PASSED this 13<sup>th</sup> day of May, 2008.

APPROVED:

\_\_\_\_\_  
Mayor Tab Townsell

ATTEST:

\_\_\_\_\_  
Michael O. Garrett  
City Clerk/Treasurer



**City of Conway  
Ordinance No. O-08-\_\_\_\_\_**

**AN ORDINANCE APPROPRIATING ASSET FORFEITURE FUNDS FOR THE  
VARIOUS TRAINING FOR THE CONWAY POLICE DEPARTMENT; AND  
FOR OTHER PURPOSES**

**WHEREAS**, the Conway Police Department needs approximately \$1747 for the Center for Police Organizational Studies Training; \$5200 for Bair Software Research & Consultation Training; and \$3500 for the Rosetta Stone Language Program Training

**WHEREAS**, money in the Conway Police Department Asset Forfeiture account is allowed, by law, to be used for such purposes as these;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:**

**SECTION 1.** The City of Conway shall appropriate \$10,447 from Asset Forfeiture capital account 21.113.922 to the Asset Forfeiture training account 21.113.335

**SECTION 2.** All ordinances in conflict herewith are repealed to the extent of the conflict.

PASSED this 13<sup>th</sup> day of May, 2008

APPROVED:

\_\_\_\_\_  
Mayor Tab Townsell

ATTEST:

\_\_\_\_\_  
Michael O. Garrett  
City Clerk/Treasurer

**CITY OF CONWAY  
CPD SWAT**

# Memo:

**To: Mayor Tab Townsell**  
**CC: City Council Members**  
**From: CPD SWAT**  
**Date: May 13, 2008**  
**Re: Tactical Vest Bid Tabulations**

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On April 8<sup>th</sup>, 2008 bids were published for a Tactical Vest for the Conway Police Department SWAT team in the Log Cabin Democrat

On April 23<sup>rd</sup>, 2008 at 10:00am at City Hall; bids were opened for the purchase of Tactical Vest.

Only two bids were submitted; it is tabulated as follows:

- |                        |             |
|------------------------|-------------|
| ▪ RBR Tactical Armor   | \$12,857.60 |
| ▪ Conway Police Supply | \$15,579.34 |

We recommend the approval of this submitted bid by RBR Tactical Armor, for the purchase of the Tactical Vest.

Please advise if you have any questions.





**City of Conway, Arkansas  
Ordinance No. O-08-\_\_\_\_**

**AN ORDINANCE APPROPRIATING FUNDS FOR REIMBURSEMENT OF REPAIRS TO ENGINE 1 FOR THE  
CONWAY FIRE DEPARTMENT, AND FOR OTHER PURPOSES:**

**WHEREAS**, the Conway Fire Department requests \$1,957 for reimbursement of repairs to Engine 1 inflicted during a traffic accident.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY,  
ARKANSAS THAT:**

**SECTION 1.** The City of Conway shall appropriate \$1957 from the Insurance Proceeds Account (01.512) to the Conway Fire Department 2008 Vehicle Maintenance Line Item Account (01.115.234) to replace funds used to repair the damaged engine.

**SECTION 2.** All ordinances in conflict herewith are repealed to the extent of the conflict.

**Passed this 13<sup>th</sup> day of May, 2008.**

**APPROVED:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**ATTEST:**

\_\_\_\_\_  
**Michael O. Garrett  
City Clerk / Treasurer**

# Memo

To: Mayor Townsell  
From: Chief Castleberry  
CC: Conway City Council  
Finance Office  
Date: 5/8/2008  
Re: Appropriation of Funds

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The Conway Fire Department received a \$1,957.44 check from the Municipal League. We request that this check be used to reimburse the Conway Fire Department Vehicle Maintenance Operating Line Item Account.

We would like to request the Conway City Council to appropriate these funds from the Insurance Proceeds Account (01.521) to the Conway Fire Department Vehicle Maintenance Line Item Account (01.115.234).

## **FUNDING STATEMENT**

### **To Appropriate Revenue FROM:**

Insurance Proceeds Line Item 01.521 in the amount of \$1,957.44

### **To Appropriate Expenditure TO:**

Conway Fire Department Vehicle Maintenance Operating Account Line Item 01.115.234 in the amount of \$1,957.44



**City of Conway, Arkansas**  
**Ordinance No. O-08- \_\_\_\_\_**

**AN ORDINANCE AUTHORIZING AN INCREASE IN THE STAFFING LEVEL IN THE CITY OF CONWAY STREET DEPARTMENT FOR A CONSTRUCTION SPECIALIST AND A MAINTENANCE/SIGN SPECIALIST, AND THE RECLASSIFICATION OF A MAINTENANCE SPECIALIST II TO CONSTRUCTION AIDE POSITION, DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES:**

**WHEREAS**, the City Council of the City of Conway has determined that there is a need for an additional Construction Specialist and a Maintenance/Sign Specialist and the reclassification of a Maintenance Specialist II to a Construction Aide position in the City of Conway Street Department.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS, THAT:**

**SECTION 1.** The authorized staffing level in the City of Conway Street Department is increased by one (1) Construction Specialist and one (1) Maintenance/Sign Specialist. A Maintenance Specialist II position is reclassified to a Construction Aide position.

**SECTION 2.** No additional salary funds are required for the staffing increase and the reclassification.

**SECTION 3.** All ordinances in conflict herewith are repealed to the extent of the conflict.

**SECTION 4.** This ordinance is necessary for the protection of the public peace, health and safety; an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

**PASSED** this 13th day of May, 2008.

**APPROVED:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**ATTEST:**

\_\_\_\_\_  
**Michael O. Garrett**  
**City Clerk/Treasurer**

	Service Proposal
X	Reclassification

## City of Conway Service Proposal & Reclassification Request

Attach your back-up to this form when submitting Service Proposals and Reclassification Requests to the Budget Office.

<b>Department / Division Name</b>	201 / Conway Street Department
-----------------------------------	--------------------------------

	Position Title	Pay Gra	Annual Salary
<b>Proposed:</b>	Construction Aide	1	12,344.00
<b>Current:</b>	Maintenance Specialist II	4	14,674.00

"Current" information needed for reclassification only

**Estimated Cost of Position:**

<b>Expenses:</b>	
Salary Cost (when reclass, calculate the difference between current & proposed only)	-2,330.00
Benefits (FICA-Medicare & Non-Uniform Pension Only)	-318.00
<b>Total</b>	<b>-2,648.00</b>

Salary and benefit costs are based on the costs for 16 pay periods - 1280 hours

Estimated Operating Expenses: Account Number / Name

Amount

<b>Total Operating Expenses</b>	<b>-</b>

Estimated Capital Expenses: Account Number / Name

Amount

<b>Total Capital Expenses</b>	<b>-</b>

<b>Total Estimated Cost of New Position</b>	
---	--



X	Service Proposal
	Reclassification

## City of Conway Service Proposal & Reclassification Request

Attach your back-up to this form when submitting Service Proposals and Reclassification Requests to the Budget Office.

<b>Department / Division Name</b>	201 / Conway Street Department
-----------------------------------	--------------------------------

	Position Title	Pay Gra	Annual Salary
<b>Proposed:</b>	Maintenance/Sign Specialist	4	14,674.00
<b>Current:</b>			

"Current" information needed for reclassification only

**Estimated Cost of Position:**

<b>Expenses:</b>	
Salary Cost (when reclass, calculate the difference between current & proposed only)	14,674.00
Benefits (FICA-Medicare & Non-Uniform Pension Only)	2,003.00
<b>Total</b>	<b>16,677.00</b>

Salary and benefit costs are based on the costs for 16 pay periods - 1280 hours

Estimated Operating Expenses: Account Number / Name

Amount

<b>Total Operating Expenses</b>	<b>-</b>

Estimated Capital Expenses: Account Number / Name

Amount

<b>Total Capital Expenses</b>	<b>-</b>

<b>Total Estimated Cost of New Position</b>	<b>16,677.00</b>
---	------------------

X	Service Proposal
	Reclassification

## City of Conway Service Proposal & Reclassification Request

Attach your back-up to this form when submitting Service Proposals and Reclassification Requests to the Budget Office.

<b>Department / Division Name</b>	201 / Conway Street Department
-----------------------------------	--------------------------------

	Position Title	Pay Grade	Annual Salary
Current:			
<b>Proposed:</b>	Construction Specialist	12	16,069

"Current" information needed for reclassification only

**Estimated Cost of Position:**

<b>Expenses:</b>	
Salary Cost (when reclass, calculate the difference between current & proposed only)	16,069
Benefits (FICA-Medicare & Non-Uniform Pension Only)	2,193
<b>Total</b>	<b>18,262</b>

Salary and benefit costs are based on the costs for 16 pay periods - 1280 hours

Estimated Operating Expenses: Account Number / Name	Amount
<b>Total Operating Expenses</b>	<b>0</b>

Estimated Capital Expenses: Account Number / Name	Amount
<b>Total Capital Expenses</b>	<b>0</b>

<b>Total Estimated Cost of New Position</b>	<b>18,262</b>
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