



The February 23, 2022 meeting was canceled due to inclement winter weather. All items from this agenda will be considered at the March 21, 2022 meeting which will begin at 6:00pm.

CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

~~February 23, 2022 • 7:00pm • 1111 Main Street~~

**Decisions made by the Planning Commission acting as the Board of Zoning Adjustment are final. Decisions may not be appealed to City Council.*

Planning Commission meeting procedures (per by-laws adopted July 19, 1993; amended September 20, 2021)

**Subdivision Review items are included for consideration as administrative reviews to determine compliance with the Conway Subdivision Ordinance, Zoning Code, and applicable plans. Such items are not conducted as public hearings.*

***Order and conduct for public hearings: Following the announcement of the item by the Chair, Planning Staff will present the report findings. Following Staff presentation the Applicant is granted up to 10 minutes for additional presentation with subsequent favorable public comments limited to 3 minutes per person. If opposed parties are present the initial speaker is then granted up to 10 minutes with each subsequent public comment limited to 3 minutes per person. No person shall address the Planning Commission without first being recognized by the Chair and stating his/her name and address for the public record. All questions/remarks shall be made from the podium and addressed through the Chair to the Commission as a whole. Any group with common interest shall select a speaker to address the Commission on behalf of the group; repetitive comments will be limited.*



City of Conway

PLANNING COMMISSION

February 23, 2022

PLANNING COMMISSION

Rhea Williams, Chair
Rebekah Fincher, Vice-Chair
Laura King, Secretary
Alexander Baney
Adam Bell
Latisha Sanders-Jones
Ethan Reed
Drew Spurgers
Larry Webb
Greg West

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 **March 8, 2022.**

Items not approved by the Planning Commission may be appealed to the City Council within 30 days of the date of Planning Commission denial, with exception of decisions made by the Planning Commission acting as the Board of Zoning Adjustment.

Call to Order and Roll Call.

Finding of a Quorum.

Approval of Minutes. January 18, 2022

I. Subdivision Review*

- A. Request for extension of preliminary plat approval for Miller's Creek Phase 1 (SUB2020NOV05) & Miller's Creek Phase 2 (SUB2021JAN03)
- B. Request for preliminary plat approval of Cardinal Valley Subdivision, Phase 2 (SUB-0122-0190)

II. Variance Review †**

- A. Request for zoning variance to allow reduced exterior setback for property located at 519 Mitchell Street (VAR-0122-0179)
- B. Request for zoning variance to allow reduced exterior setback for property located at 812 Merriman Street (VAR-0122-0180)
- C. Request for zoning variance to allow reduced minimum lot area, reduced minimum lot width, reduced interior side setback, reduced exterior side setback, and reduced front setback for property located at 1217 Watkins Street (VAR-0122-0191)

III. Public Hearings**

- A. Request to modify Lot 12A (3200 Prince Street) of the Club Villas PUD Final Development Plan to allow residential development (REZ-1221-0166)
- B. Request to rezone property at 1 & 3 Azalea Lane and 65 Azalea Loop from A-1 to R-2A (REZ-0122-0173)
- C. Request to modify Conditional Use Permit No. 1042 to allow a childcare facility in the O-1 zoning district for property located at 700 Salem Road (CUP-0122-0182)
- D. Request to rezone 3.70 acres± located at 2522 and 2600 College Avenue from O-2 to PUD (REZ-0122-0189)
- E. Request to annex 134.73 acres± located west of Skunk Hollow Road, south of Middle Road (ANN-0122-0193) *Request has been postponed by request of the applicants.*

The following requests have been postponed to the next regularly scheduled meeting; legal notification requirements were not met.

- F. Request to modify Conditional Use Permit No. 1042 to allow general and restricted retail, restaurant with drive-through, two-family and multi-family residential for property located 2525 Prince Street (CUP-0122-0192)
- G. Request for conditional use permit to allow establishment of a non-conforming accessory use for property located at 725 2nd Street (CUP-0122-0194)
- H. Request to rezone property located at 3055 Stermer Road from RU-1 to A-1 (REZ-0122-0196)

Request for Preliminary Plat Approval Extension: Miller's Creek Phases 1 and 2

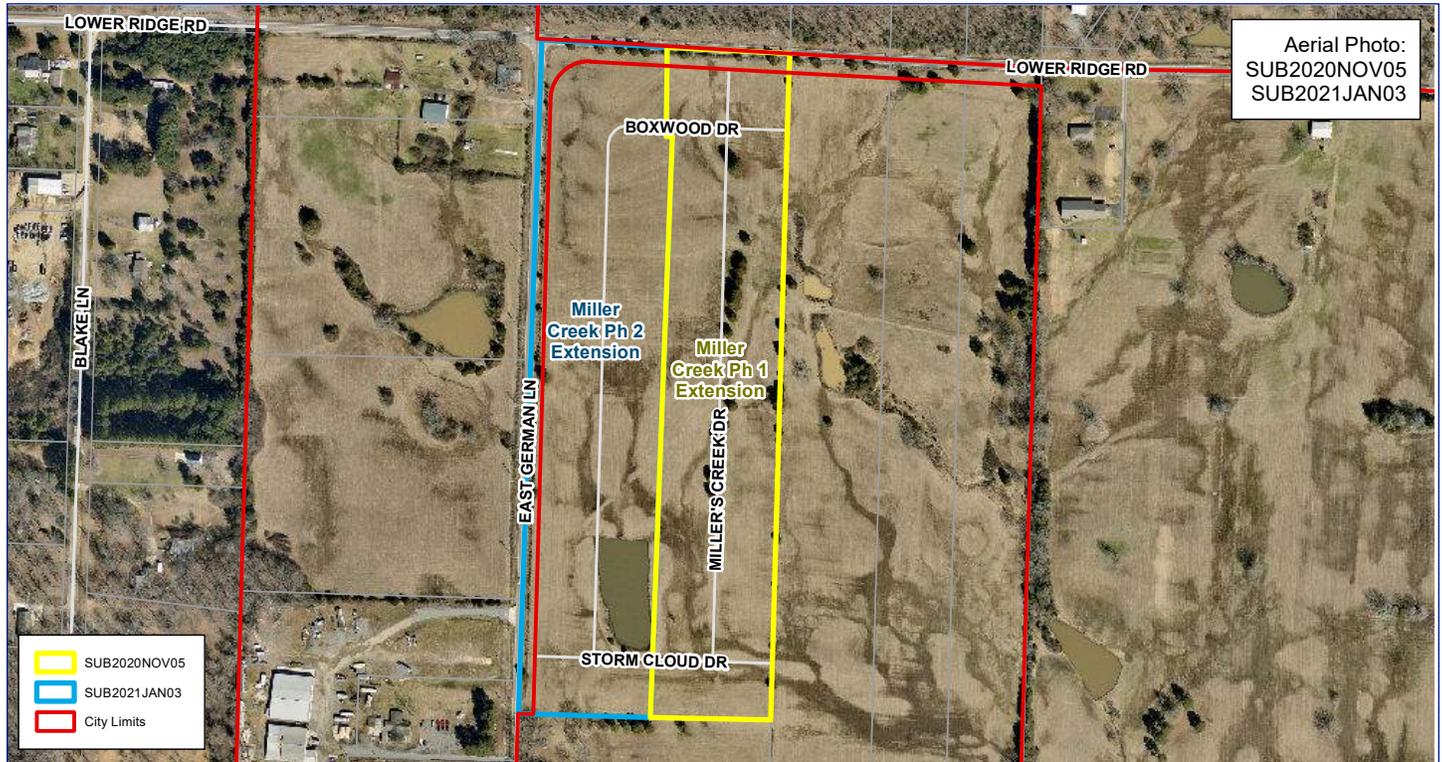
26.93 acres± east of East German Lane, south of Lower Ridge Road

AUTHORIZED AGENT

Central Arkansas Professional Surveying
1021 Front St
Conway, AR 72032

APPLICANT/OWNER

Crafton Lee Fowler Irrevocable Trust
Harold Crafton, Trustee



SITE DATA

Location. 2100 East German Ln, property at the southeast corner of the intersection of Lower Ridge Rd and East German Ln.

Site Area. 13.17 acres± (Ph 1); 13.76 acres± (Ph 2).

Overlay. Lower Ridge Road Corridor Study.

Current Zoning. R-1(Ph 1); R-2 (Ph 2).

Comprehensive Plan. Commercial and Traditional Neighborhood.

Master Street Plan. East German Ln (Minor Arterial), Lower Ridge Rd (Major Arterial).

Existing Structures. None.

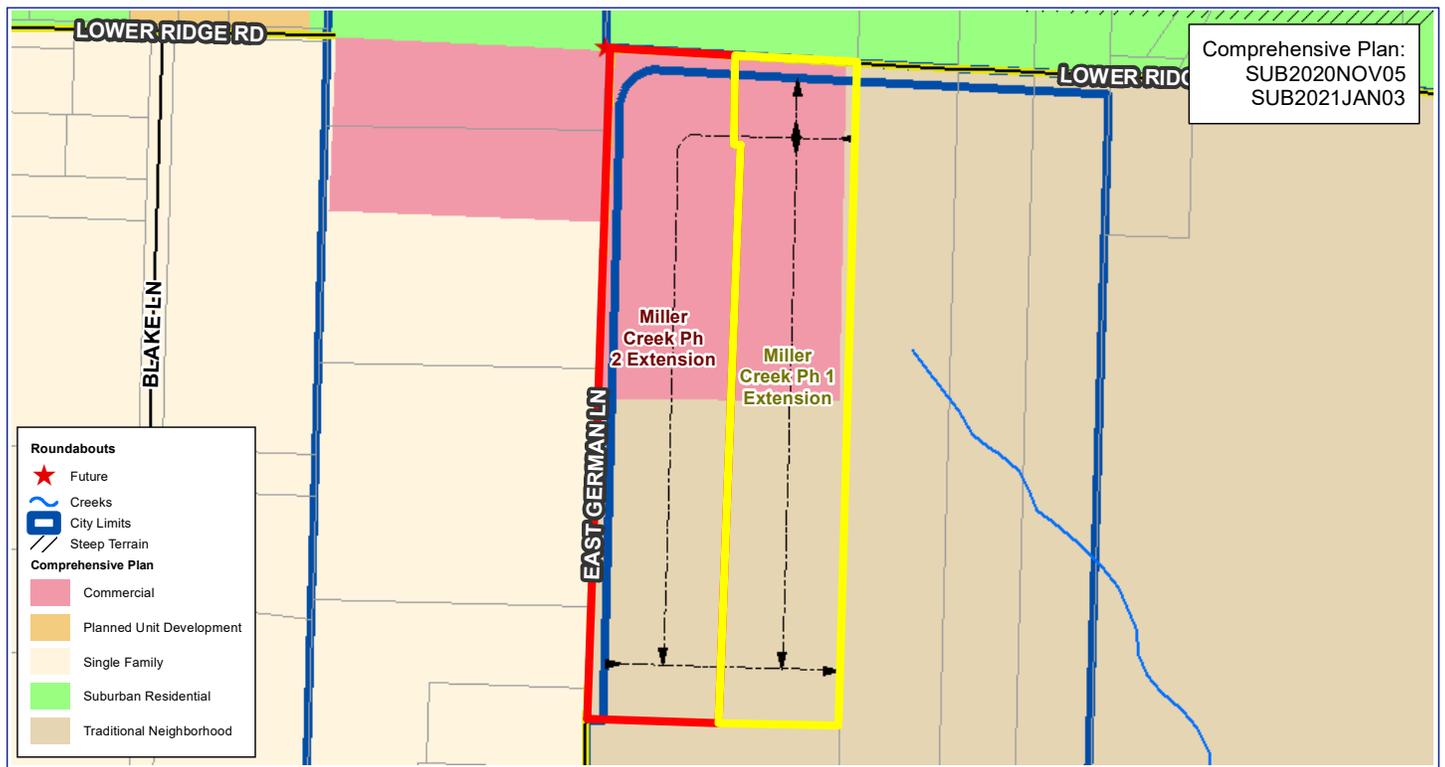
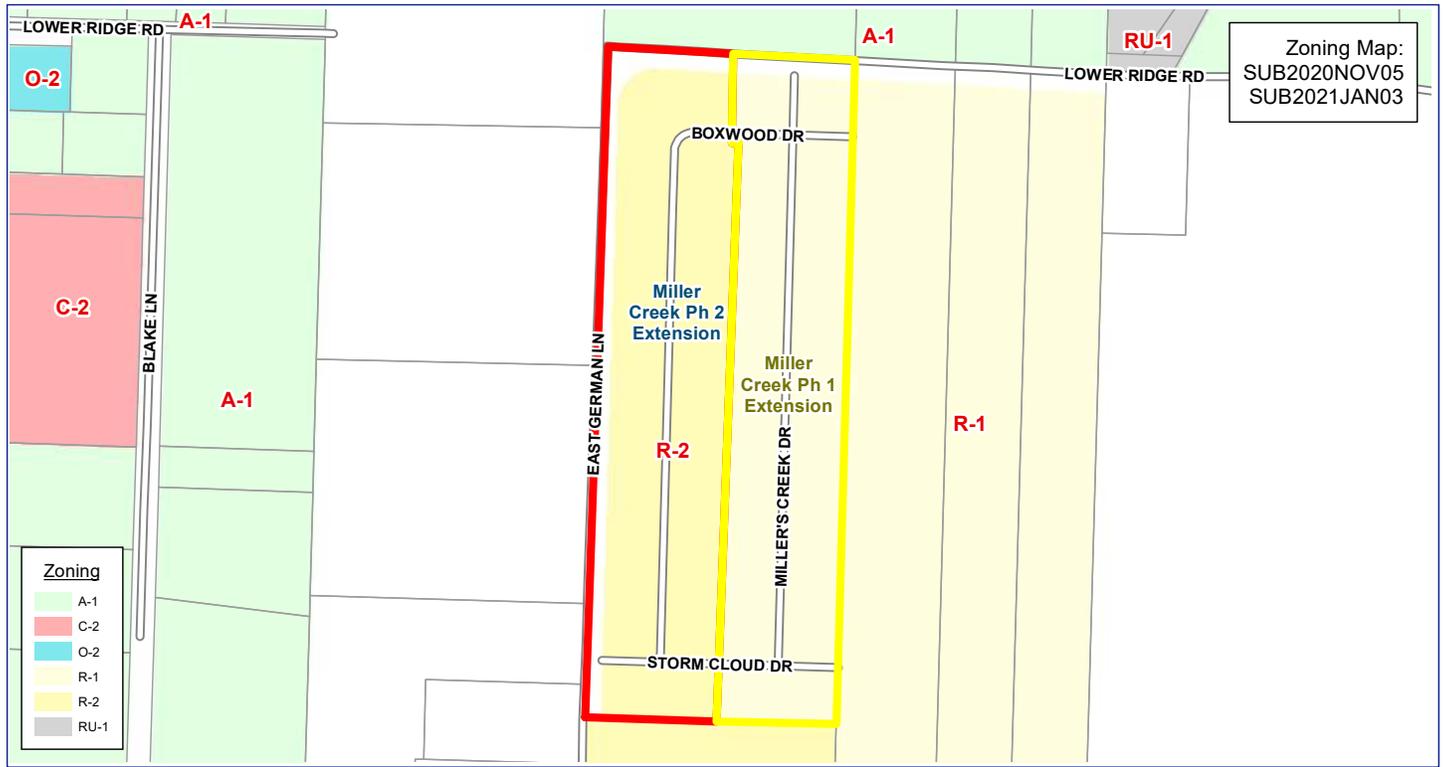
REQUEST

The applicant is requesting a one-year extension to the previously approved preliminary plats for Miller's Creek Phases 1 and 2.

Request for Preliminary Plat Approval Extension: Miller's Creek Phases 1 and 2

I.A

26.93 acres± east of East German Lane, south of Lower Ridge Road



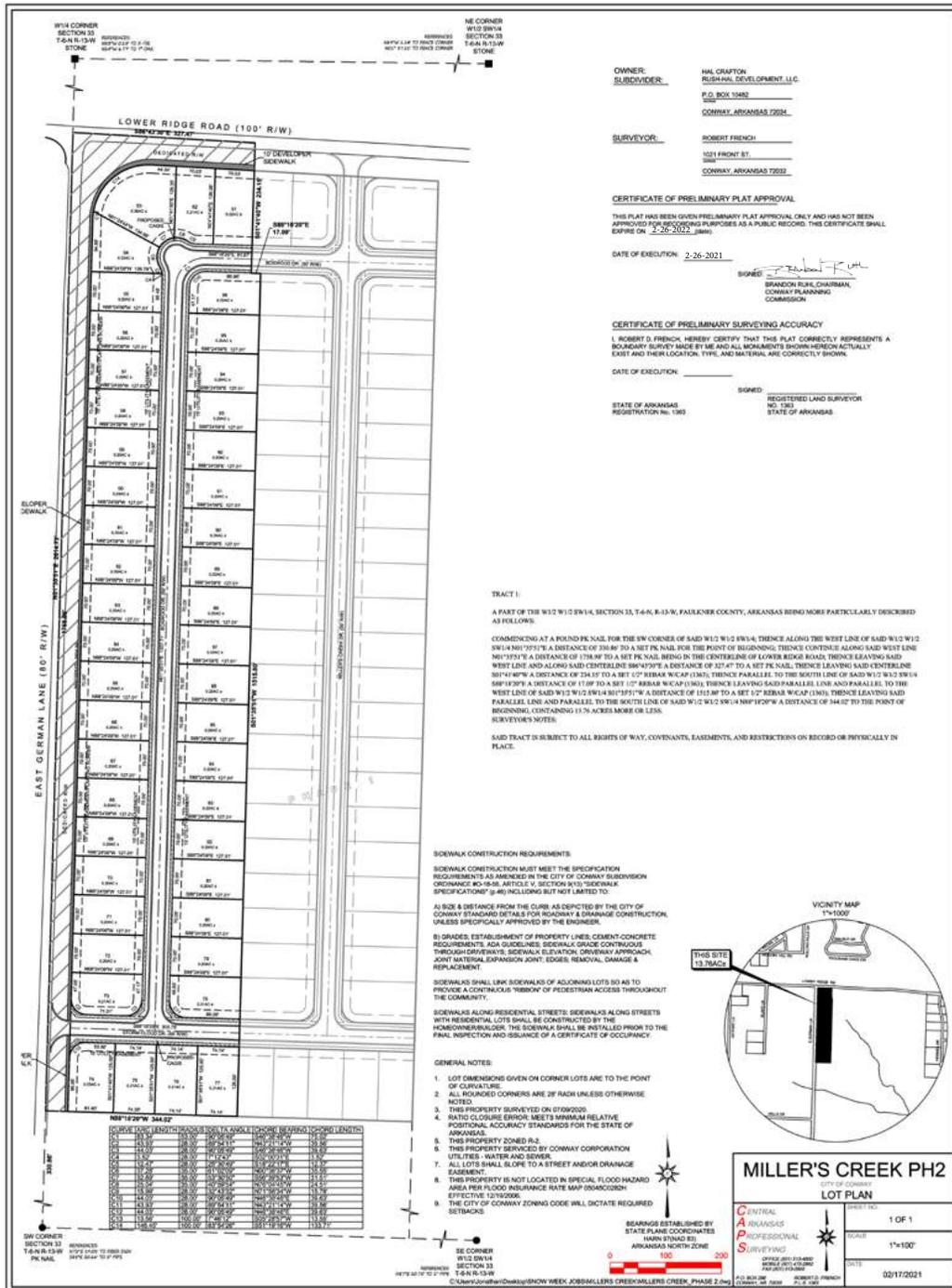
Request for Preliminary Plat Approval Extension: Miller's Creek Phases 1 and 2

26.93 acres± east of East German Lane, south of Lower Ridge Road

I.A

STAFF COMMENTS

- The original preliminary plats were granted authorization to proceed on February 26, 2021.
- Construction of improvements has not started; the applicant is coordinating additional utility details.
- An alternate access to Boxwood Dr, from East German Ln, has been discussed. If a modification to the preliminary plat, as approved, is requested, the plat will require additional review.
- Preliminary plat approval is valid for 1 year. The Planning Commission may grant one extension of this approval for an additional 12 months. (*Subdivision Ordinance #O-00-03 Article I, Section 5.D*)
- If installation of improvements is not complete within 1 year the preliminary plat approval and authorization to proceed will expire; new review and preliminary approval will be required.



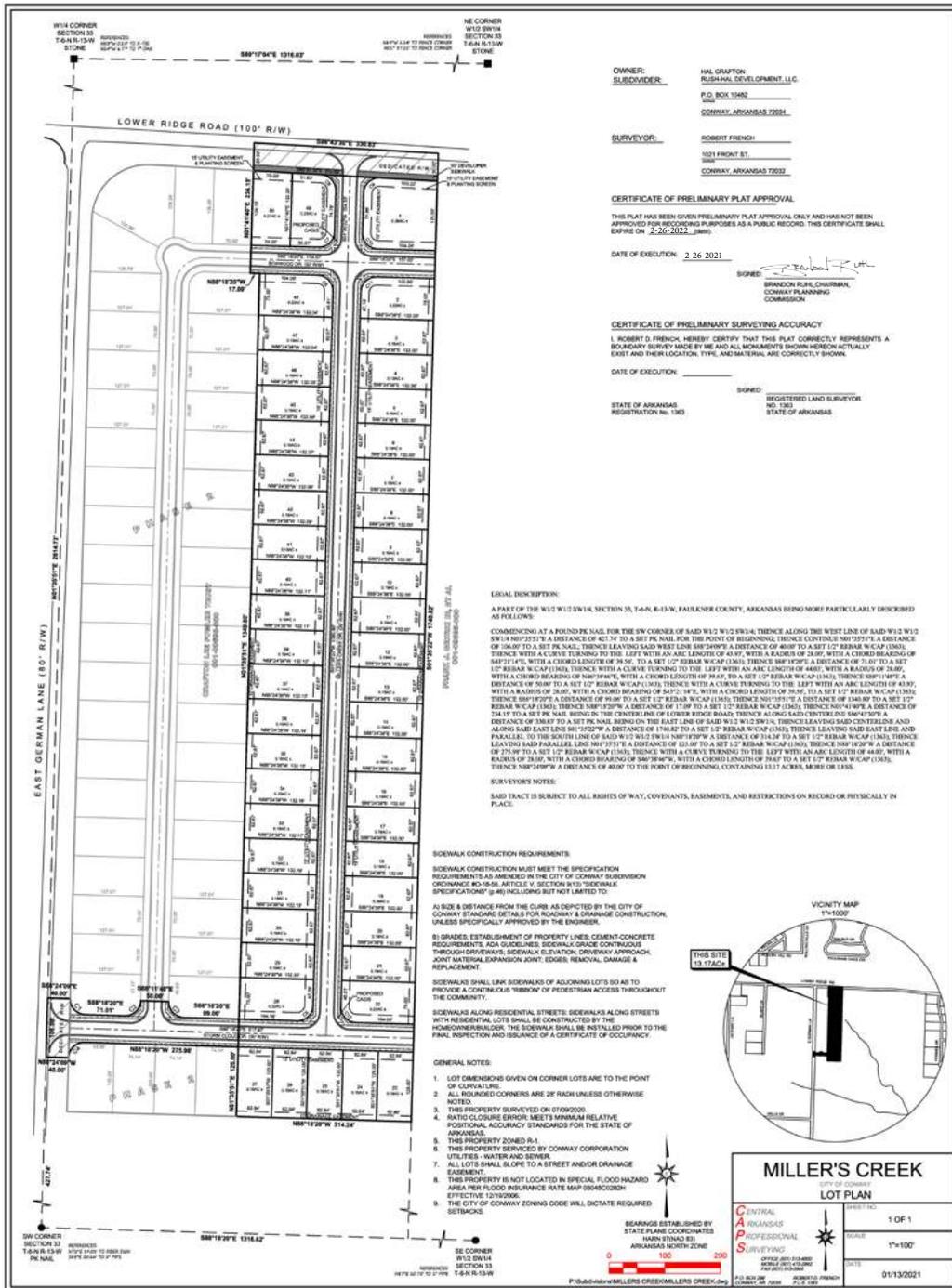
Request for Preliminary Plat Approval Extension: Miller's Creek Phases 1 and 2

26.93 acres± east of East German Lane, south of Lower Ridge Road

I.A

STAFF RECOMMENDATIONS

Planning staff recommends approval of the 1-year extension for both preliminary plats.



Request for Preliminary Plat Approval: Cardinal Valley Phase 2

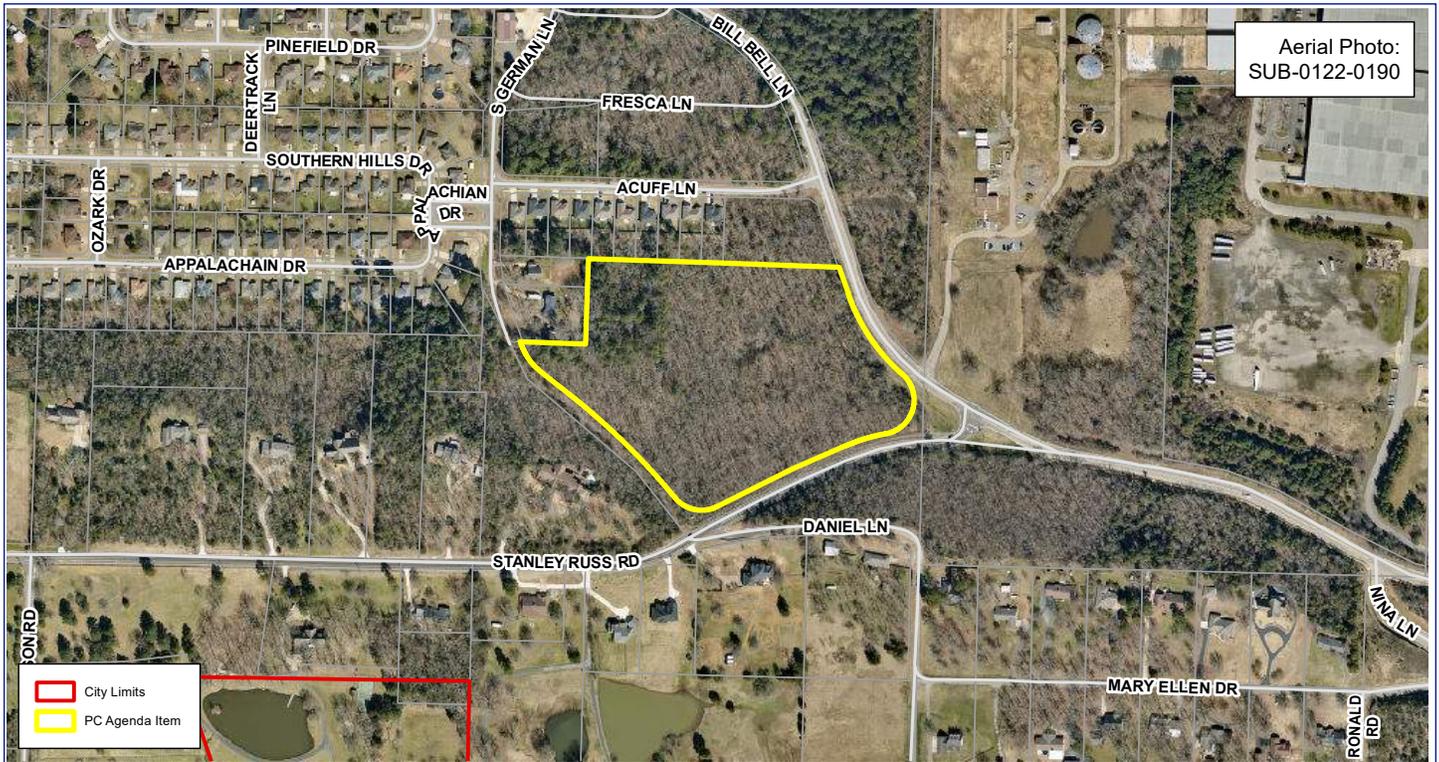
12.27 acres± west of Bill Bell Lane, north of Stanley Russ Road

APPLICANT/AUTHORIZED AGENT

Central Arkansas Professional Surveying
1021 Front St
Conway, AR 72032

OWNER

Frank Shaw Properties, LLC
1315 Main St
Conway, AR 72034



SITE

Location. Intersection of Bill Bell Ln and Stanley Russ Rd.

Site Area. 12.27 acres±.

Current Zoning. R-1 (One-family residential).

Comprehensive Plan. Single-family.

Master Street Plan. Bill Bell Ln (Collector 60' ROW), Stanley Russ Rd (Minor Arterial 80' ROW), S German Ln (Collector 60' ROW).

Existing Structures. None.

Overlay. None.

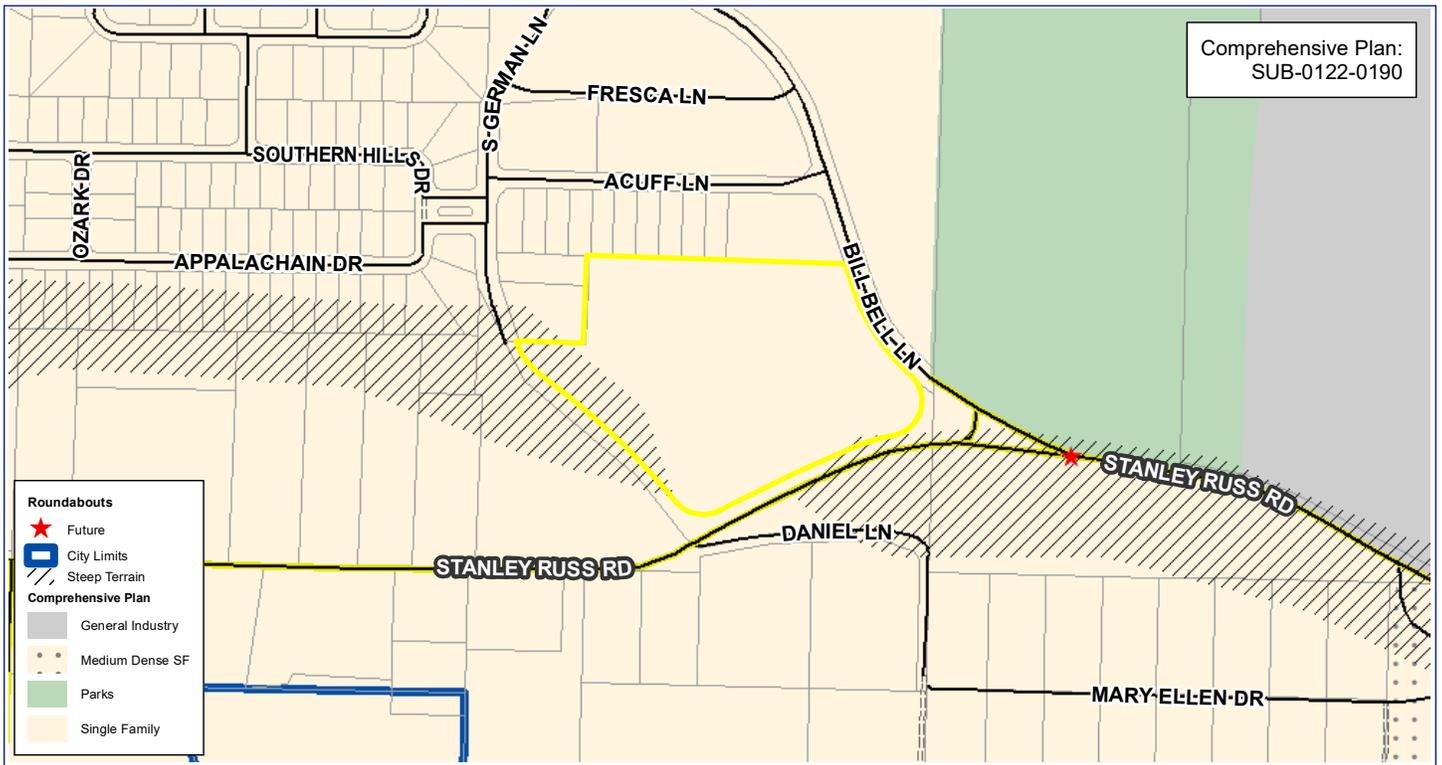
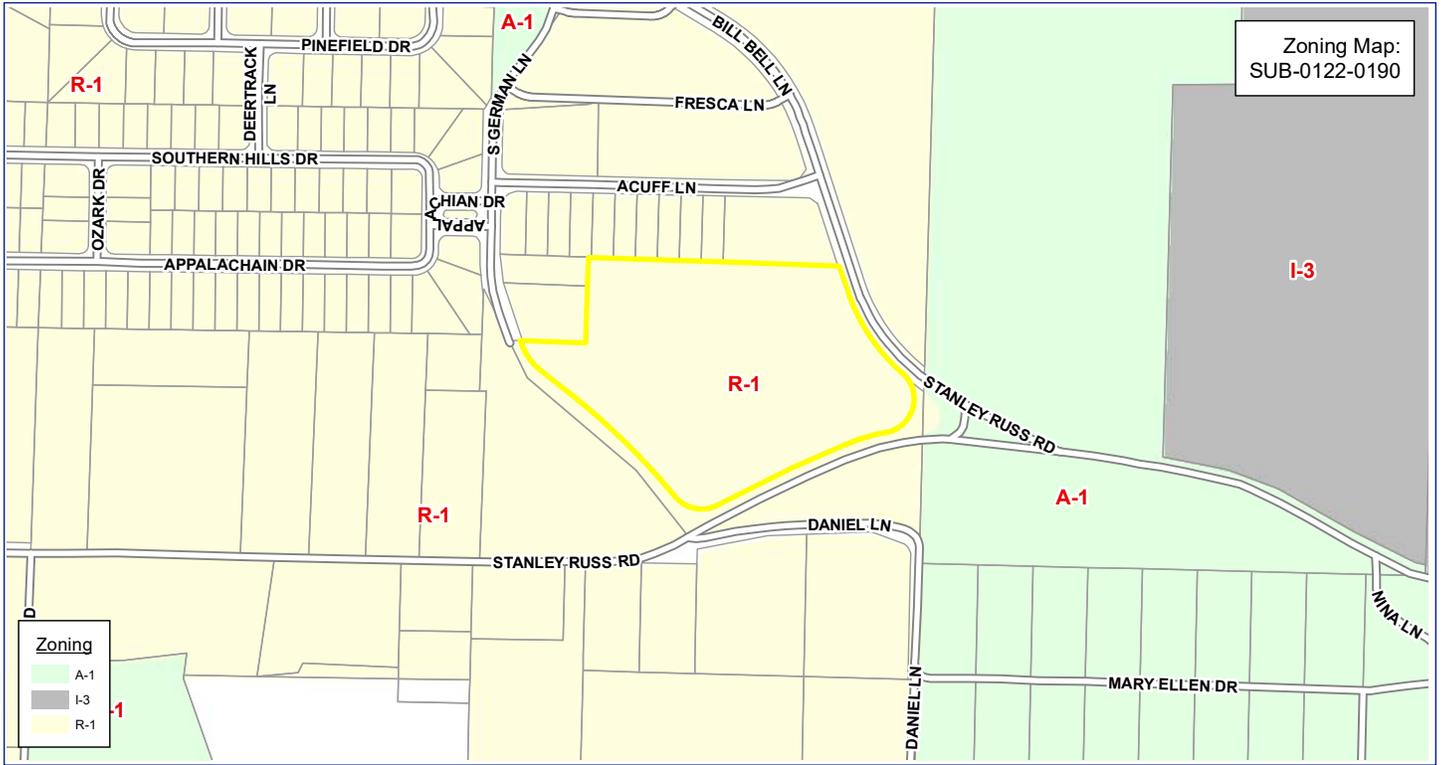
REQUEST

The applicant is requesting preliminary approval of a 44-lot subdivision located at the intersection of Stanley Russ Rd and Bill Bell Ln. The development represents the second phase of Cardinal Valley Subdivision, with the first phase going to the north. The proposed buildable lots range from 0.14 acres to 0.62 acres, consistent with the requirements for R-1 zoning. The subdivision proposes access via Bill Bell Ln. Lots will front on an internal loop street. All proposed streets will require 5-foot sidewalks with a 6.5 foot green space.

Request for Preliminary Plat Approval: Cardinal Valley Phase 2

12.27 acres± west of Bill Bell Lane, north of Stanley Russ Road

I.B



STAFF COMMENTS

- Indicate dedication of 30' of ROW for the future extension of S German Ln.
- The spacing of the intersection between the proposed Yellowhead St and Stanley Russ Rd presents a danger that will create a hazardous driving condition.
- The spacing of the proposed Diamond Dove St and Yellowhead St does not appear to meet the requirement that fire apparatus roads be placed apart a distance of not less than ½ the length of the diagonal dimension of the property served by the roads.
- The applicant is requesting the approval of waivers for double frontage lots on the unbuilt S German Ln and Stanley Russ Rd as well as allowance to pay fees-in-lieu for sidewalks along Stanley Russ Rd.
- The developer shall be responsible for the construction of sidewalks along Bill Bell Ln and installation of all handicap ramps.
- Given that no street improvements exist along the future extension of S German Ln, it is determined that sidewalk construction is not required by the developer along this frontage.
- The development is consistent with the Comprehensive Plan, including the following goals:
 - “Provide opportunities for a variety of housing choices both suitable and affordable situated throughout the City in desirable surroundings which reflect the needs for all citizens.”
 - “Protect established residential areas from encroachment of incompatible uses and provide a high standard for development and redevelopment of residential areas.”
 - “Provide a logical pattern of land uses throughout the community incorporating an efficient relationship between transportation, public services, residential, commercial, industrial, and business areas.”

STAFF RECOMMENDATIONS

Planning Staff recommends approval of the preliminary plat contingent upon the completion of the amended punch list and associated conditions of approval.

CORRECTIONS NEEDED ON THE PLAT

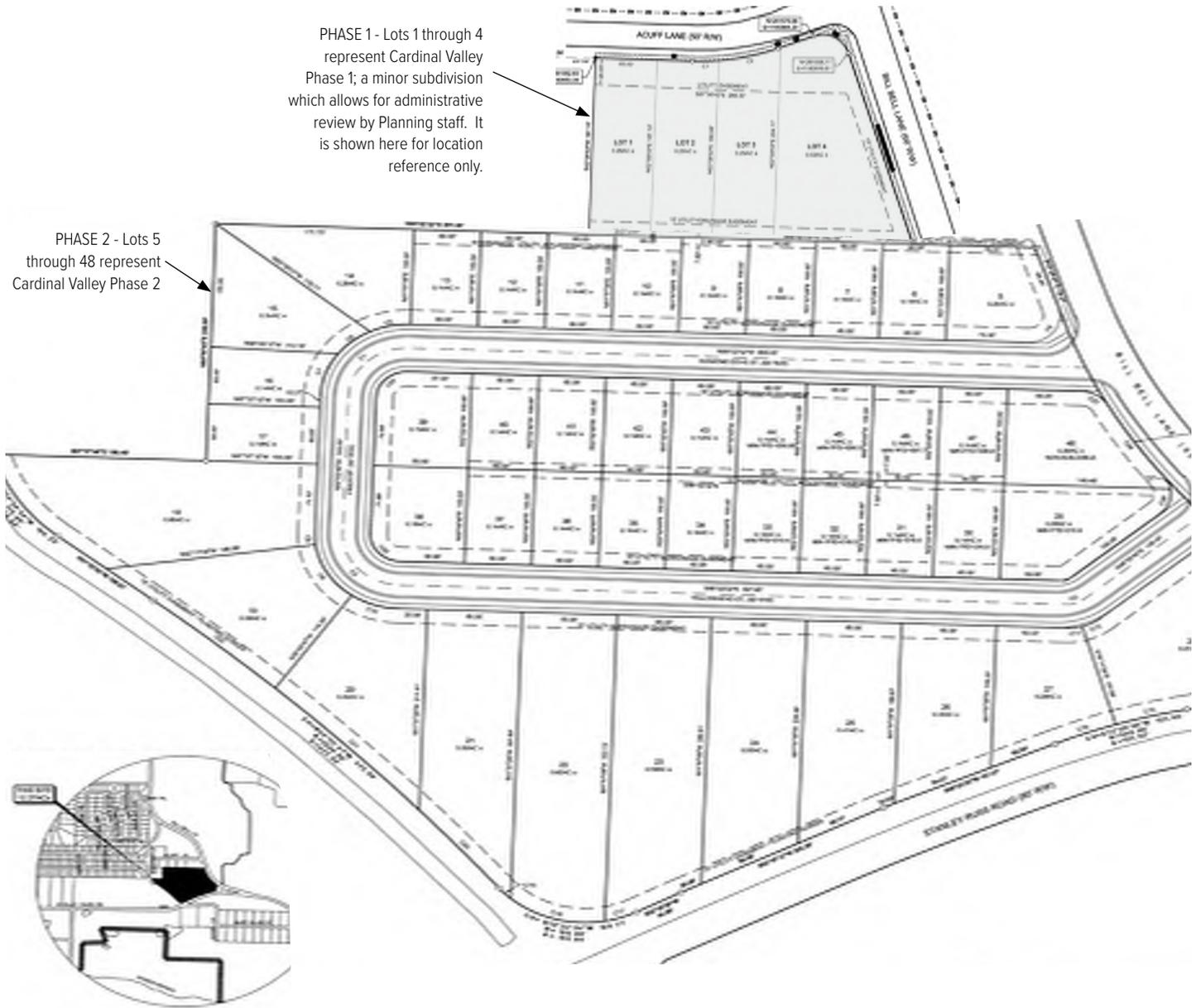
1. Indicate proposed locations of CAGIS monuments.
2. Provide all easements as indicated by the City Engineer and Conway Corporation.
3. Other corrections as required by the City Engineer, Planning Director, Fire Marshal, and Conway Corporation on the Preliminary Plat/Street and Drainage Plans.

CONDITIONS

4. The street layout shall be modified to meet the requirements of the Subdivision Code in Article IV, Section 6, (1) and Article IV, Section 5, A., (10), a.
5. Wheelchair ramps shall be provided by the developer in accordance with the City of Conway's Standard Details.
6. The Street and Drainage Plans/Drainage Report shall be modified to meet the requirements necessary for approval by the City Engineer.
7. A draft Bill of Assurance/Covenants and Restrictions proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property included in the submitted plat.
8. 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.
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.
11. Any of the above conditions not met, as determined by the concurrence of the Planning Director and City Engineer, shall require re-review and approval by the Planning Commission.
12. Waivers for the creation of double frontage lots along S German Ln and Stanley Russ Rd as well as acceptance of fees-in-lieu of sidewalk construction along Stanley Russ Rd are approved. Fees in-lieu are the responsibility of the subdivider and shall be paid prior to filing the final plat.
13. Sidewalk construction along the Bill Bell Ln frontage of any new lots created is the responsibility of the subdivider. Installation is required prior to filing the final plat.

Request for Preliminary Plat Approval: Cardinal Valley Phase 2

12.27 acres± west of Bill Bell Lane, north of Stanley Russ Road



PHASE 1 - Lots 1 through 4 represent Cardinal Valley Phase 1; a minor subdivision which allows for administrative review by Planning staff. It is shown here for location reference only.

PHASE 2 - Lots 5 through 48 represent Cardinal Valley Phase 2

Request for Zoning Variance: Reduced Setback

II.A

519 Mitchell Street

APPLICANT/AUTHORIZED AGENT

The Tyler Group, Inc.
240 Skyline Dr, Ste 3000
Conway, AR 72032

OWNER

CSW Properties, LLC
940 Faulkner St
Conway, AR 72034



SITE

Location. 519 Mitchell St.

Site Area. 0.25 acres±.

Current Zoning. HR – Historical Residential District.

Existing Structures. 1,288 sf Single-Family Home, Concrete Driveway, 400 sf Detached Structure (to be removed).

Overlay. None.

Requested Zoning Variances. Allow reduced exterior setback from 25' to 1'3". This is a variance of 23'9".

General Overview. The applicant is proposing to replat this property into two lots. The replat has been submitted which has prompted this variance request. The existing home to the north does not meet setback requirements. A variance would need to be granted before a replat of this lot would be allowed.

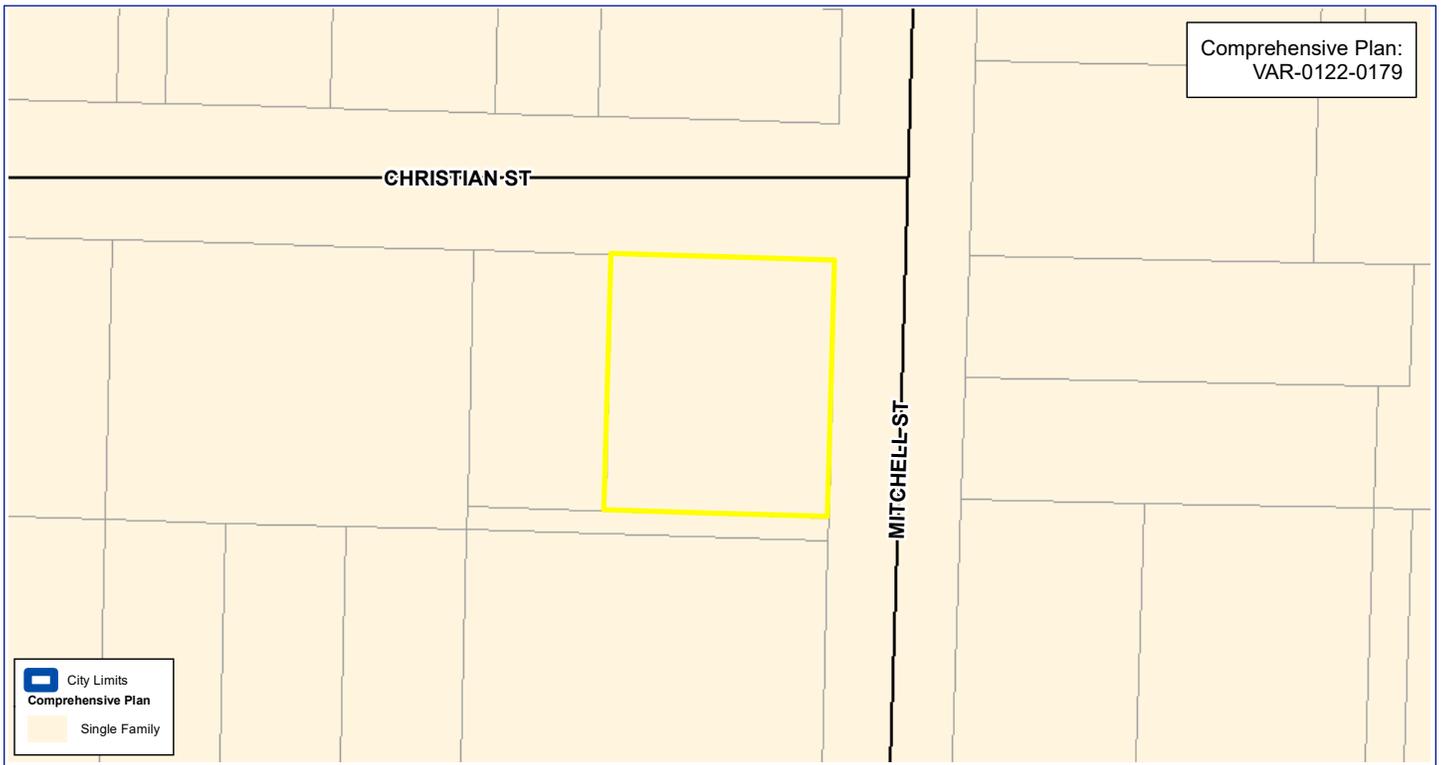
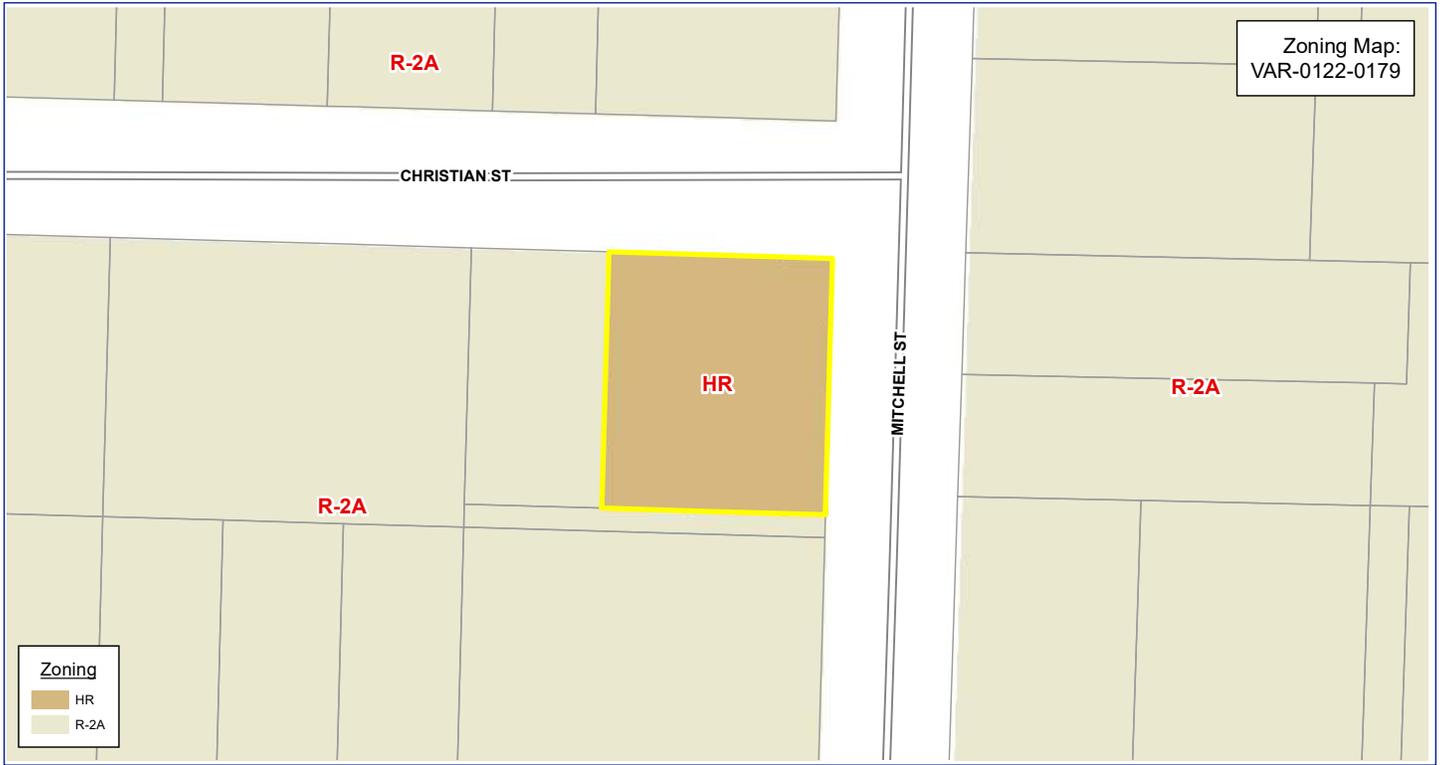
Zoning Ordinance Regulations. HR zoning district requires:

Minimum Lot Area. Single-Family – Detached, 5,000 sf; Two-Family – Duplex, 10,000 sf.

Setbacks. Front-25', Interior-6', Exterior-25', Rear-20'

Request for Zoning Variance: Reduced Setback

519 Mitchell Street



Request for Zoning Variance: Reduced Setback

519 Mitchell Street

Basis of Variance Review. The Planning Commission acting as the Board of Zoning Adjustments, should only grant zoning variances if strict enforcement of the zoning ordinance will cause undue hardship due to circumstances unique to the individual property. Variances should only be granted when it is demonstrated that such action will be in keeping with the spirit and intent of the ordinance. The Commission may impose conditions in granting a variance to ensure compliance and to protect adjacent property.

STAFF COMMENTS

- This is an existing structure that must be granted a variance in order to be in compliance with zoning codes and ordinances.
- Staff expects impacts from the request to be minimal as the structure is existing.
- No setback reduction has been requested where property abuts any adjacent property.
- Existing accessory structure will be removed to facilitate a lot split.
- This variance is only valid for the existing structure. Allowing the variance would not preclude the applicant from meeting all other requirements of the zone and overlay zoning. Any future redevelopment will be required to meet all applicable codes and ordinances.

STAFF RECOMMENDATIONS

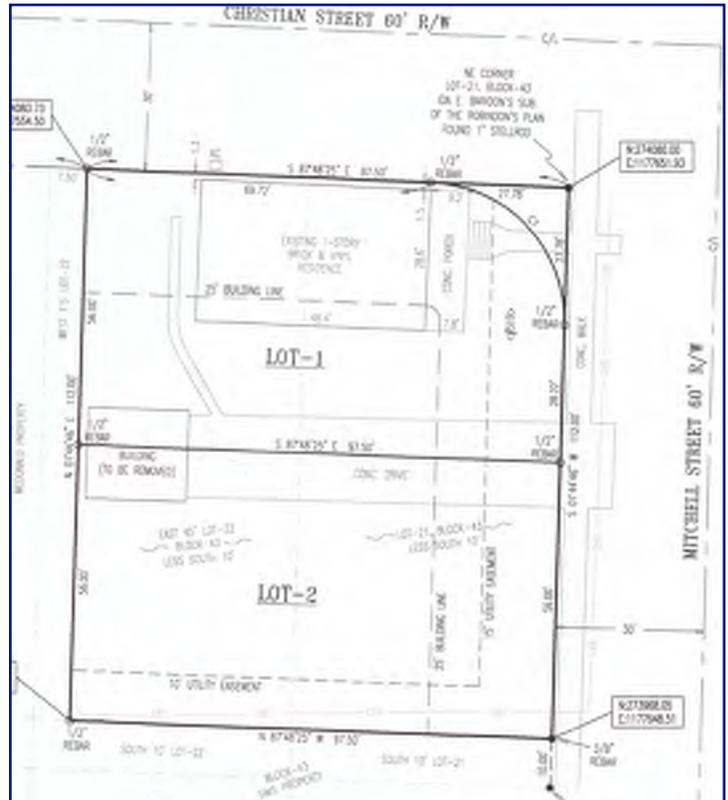
Staff recommends approval of the variance on the following basis:

Granting the variance would allow appropriate development of the site without harming adjacent property. This is an existing structure with no proposed expansion at this time. If this property redevelops in the future, the new structure will be required to meet all applicable codes and ordinances. Planning recommends approval of this variance request with the following conditions:

1. Variance shall only apply to the existing structures and shall become void if the structure is voluntarily destroyed by the owner. The structure may be rebuilt if destroyed by natural disaster or fire in accordance with Article 701 of the Conway Zoning Code.
2. Existing accessory structure shall be removed prior to filing of the replat.



View of subject property from Mitchell St looking W



Proposed replat

Request for Zoning Variance: Reduced Setback

812 Merriman Street

APPLICANT/AUTHORIZED AGENT

The Tyler Group, Inc.
240 Skyline Dr, Ste 3000
Conway, AR 72032

OWNER

Croft Buildings, LLC
2550 Adamsbrook
Conway, AR 72034



SITE

Location. 812 Merriman St.

Site Area. 0.81 acres±.

Current Zoning. T4 (Northeast Old Conway Area Specific Plan - Transition Zone).

Existing Structures. 353 sf Retail, 344 sf Office, 406 sf Warehouse.

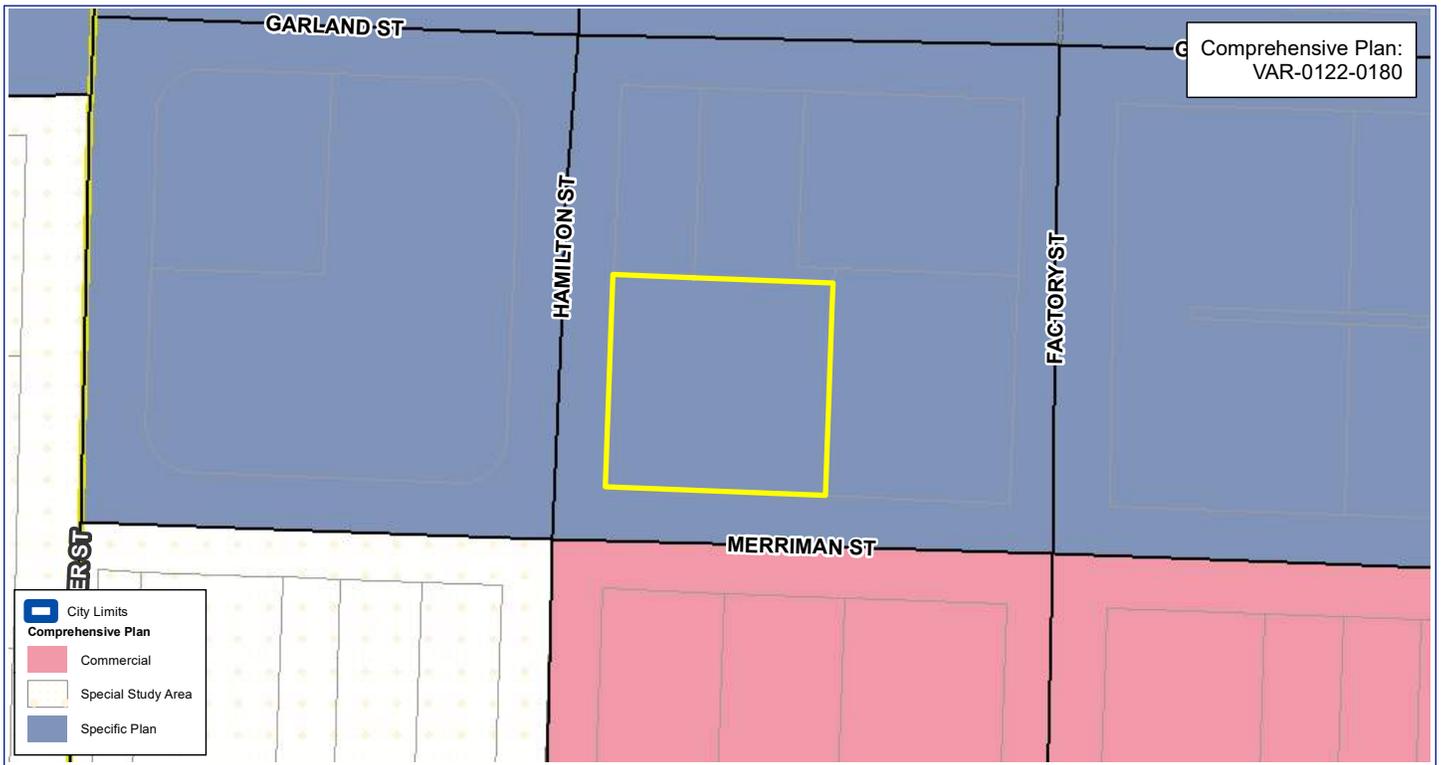
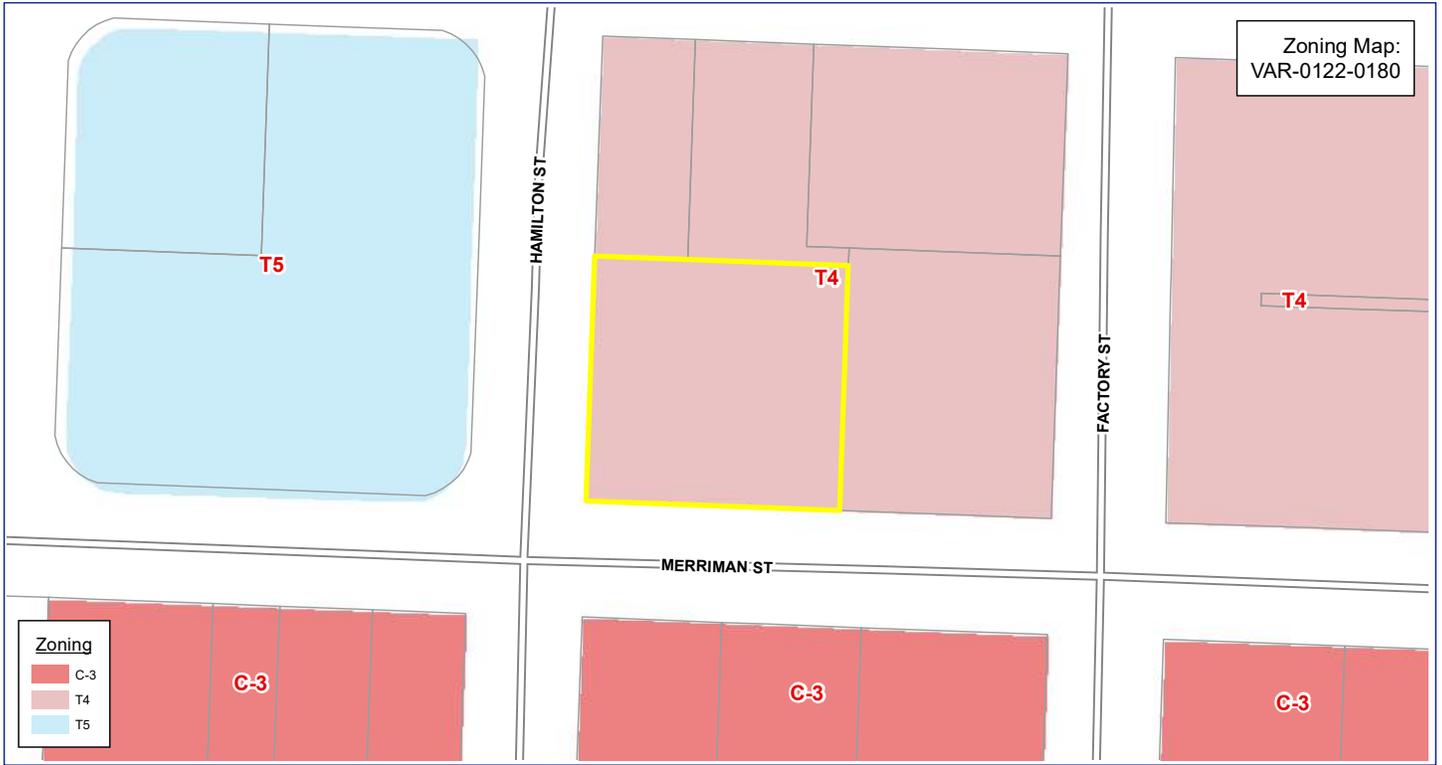
Overlay. Old Conway Design Overlay District – Transition Zone.

Requested Zoning Variances. Allow reduced secondary front setback from 8' to 1'2". This is a variance of 6'10 " that will apply to the metal building located on the southwest corner of proposed "Lot 1".

General Overview. The applicant is proposing to replat this property into two lots. The current existing metal building does not meet setback requirements. A variance would need to be granted before a replat of this lot would be allowed.

Request for Zoning Variance: Reduced Setback

812 Merriman Street



Zoning Ordinance Regulations. T4 zoning district requires:

Minimum Lot Area. Not applicable

Setbacks. Secondary front setbacks for this zone are 8'. Rear setbacks shall be no less than 5' from the rear property line. In cases where alleys are present, rear setbacks must remain a minimum of 15' from the centerline of the alley. There is no requirement for side setbacks. However, developers are encouraged to take advantage of lesser distances in order to foster a more urbanized, higher-density environment.

Basis of Variance Review. The Planning Commission acting as the Board of Zoning Adjustments, should only grant zoning variances if strict enforcement of the zoning ordinance will cause undue hardship due to circumstances unique to the individual property. Variances should only be granted when it is demonstrated that such action will be in keeping with the spirit and intent of the ordinance. The Commission may impose conditions in granting a variance to ensure compliance and to protect adjacent property.

STAFF COMMENTS

- This is an existing structure that must be granted a variance in order to comply with zoning codes and ordinances.
- Staff expects impacts from the request to be minimal as the structure is already existing.
- This variance permit will only apply to the existing building. Any new structure built on this property, or any expansion or redevelopment, would be required to meet all setback, ordinances, and codes.
- Allowing the variance would not preclude the applicant from meeting all other requirements of the zone and overlay zoning.

STAFF RECOMMENDATIONS

Staff recommends approval of the variance on the following basis:

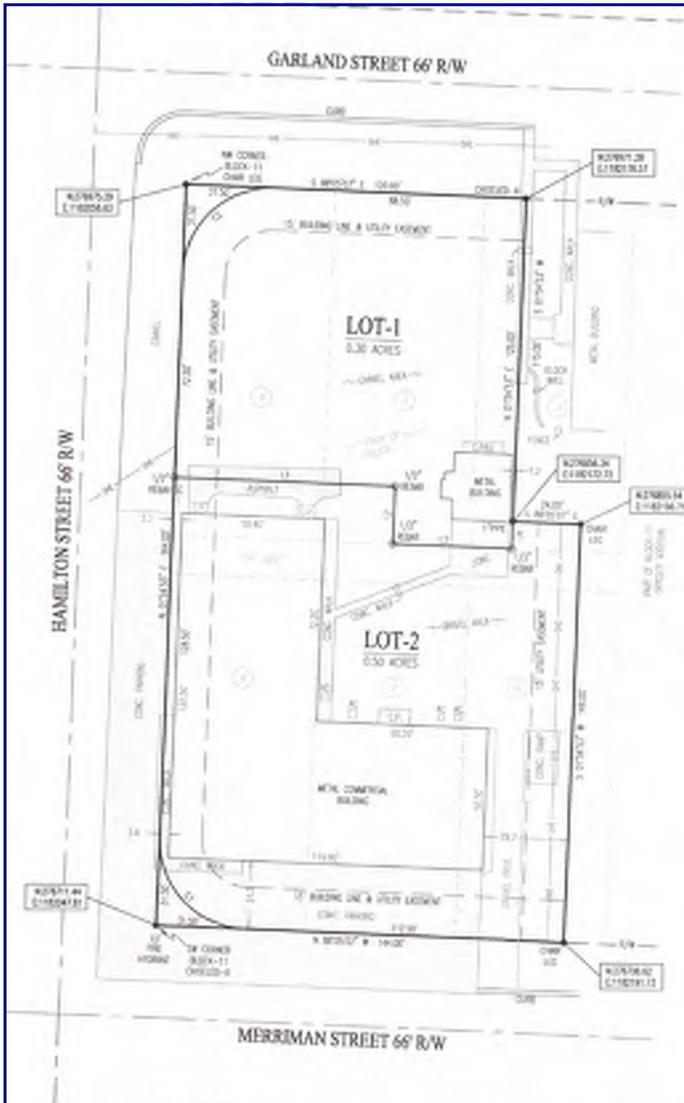
Granting the variance would allow appropriate development of the site without harming adjacent property. This is an existing structure with no proposed expansion at this time. If this property redevelops in the future, the new structure will be required to meet all applicable codes and ordinances. Planning recommends approval of this variance request with the following condition:

1. Variances shall apply to the existing structures and shall become void if the structure is voluntarily destroyed by the owner. The structure may be rebuilt if destroyed by natural disaster or fire in accordance with Article 701 of the Conway Zoning Code.

Request for Zoning Variance: Reduced Setback

812 Merriman Street

II.B



View of subject property from Merriman St looking N



View of subject property from Merriman St looking N



Properties adjacent to the S



Properties adjacent to the W

Request for Zoning Variance: Reduced Lot Area, Width, & Setbacks

1211 - 1217 Watkins Street

APPLICANT/OWNER

Mickey Prince
MELB Properties, LLC
3820 Friendship Rd
Conway, AR 72032



SITE

Location. 1211, 1213, 1215, 1217 Watkins St.

Site Area. 0.46 acres±.

Current Zoning. R-2A (Two Family Residential District).

Existing Structures. Two duplexes, 1,705 sf each.

Overlay. Old Conway Design Overlay District – Suburban Zone.

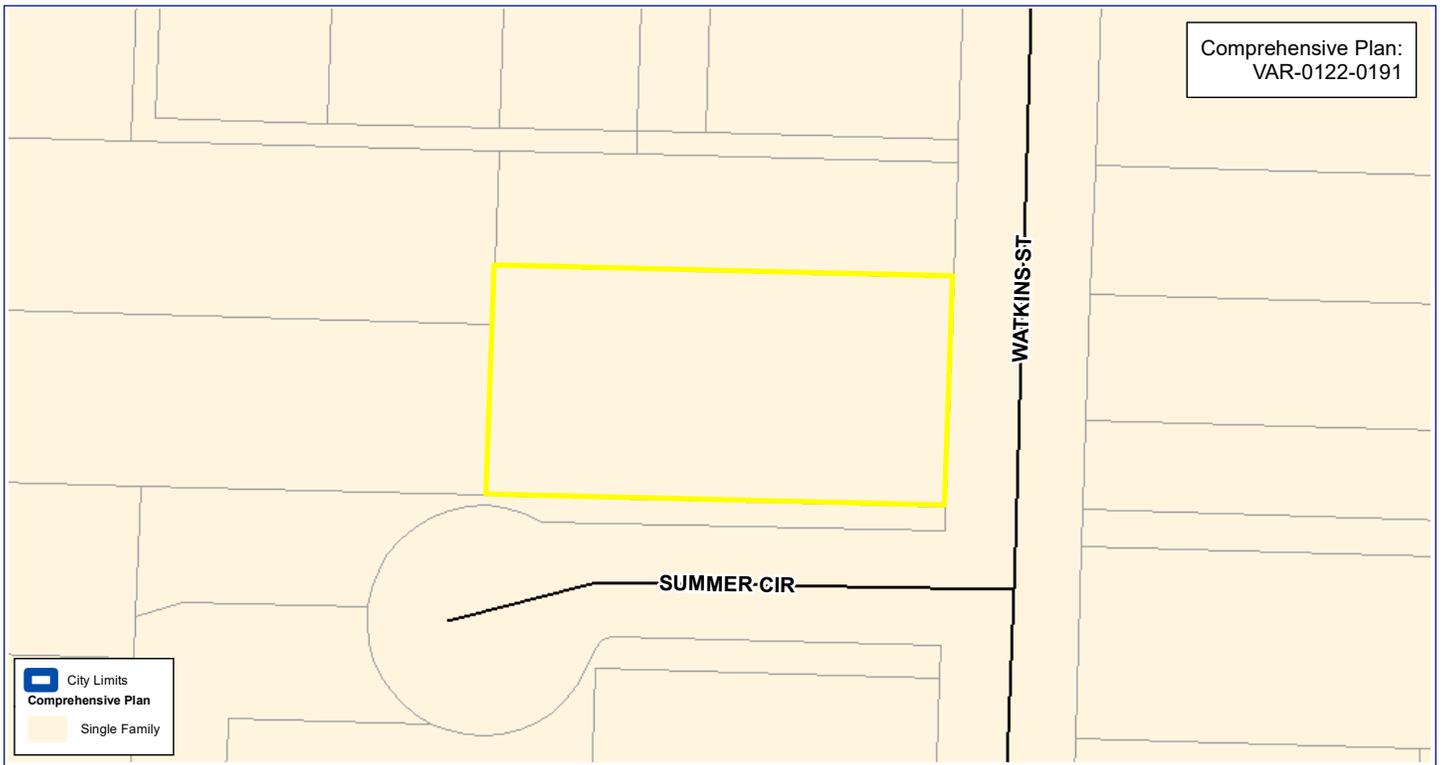
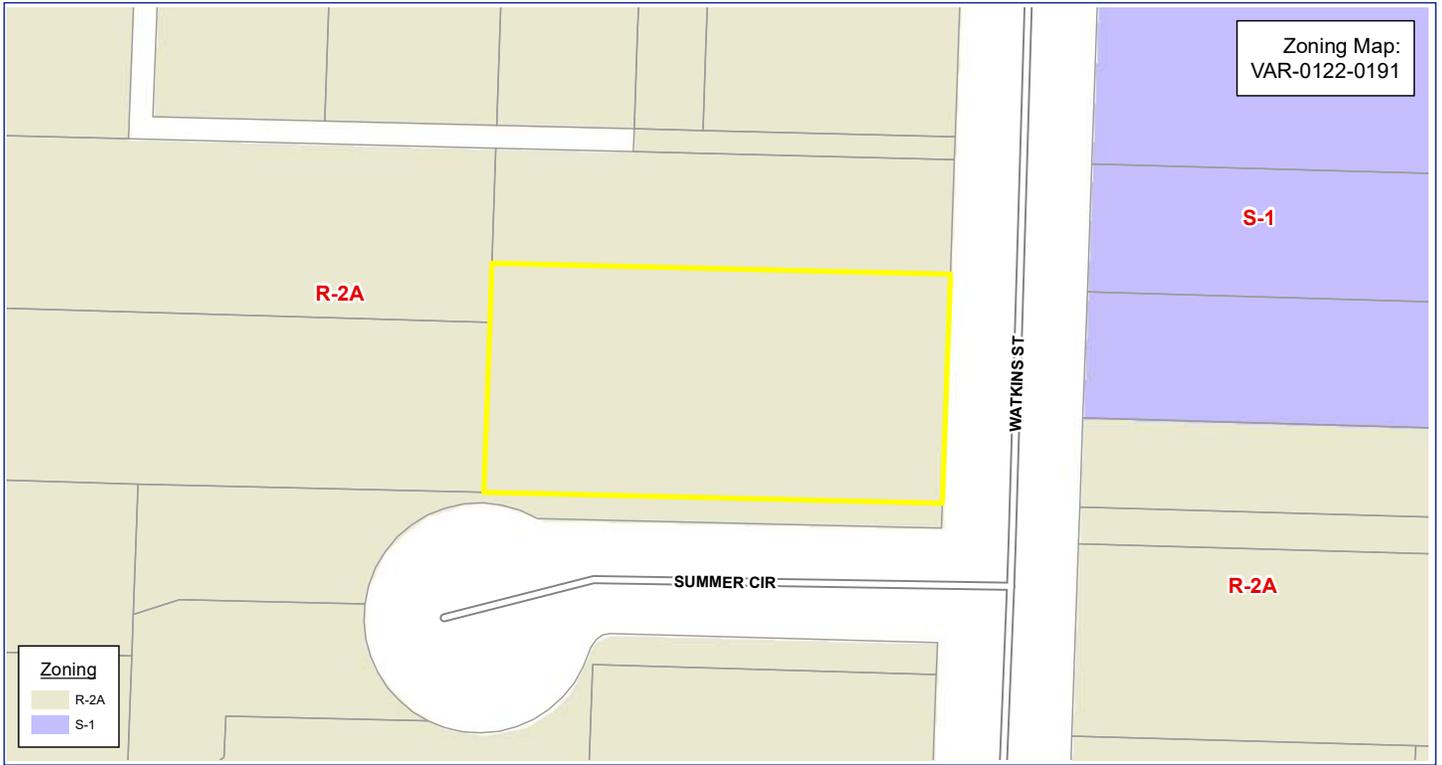
Requested Zoning Variances.

- Reduced minimum lot area to 9,850 sf per lot (Min 10,000 sf per lot for duplex)
- Reduced minimum lot width to 49.6' (100' min for duplex)
- Reduced side setback to be 7' (Min interior: 10'; Min exterior: 25')
- Reduced front setback to 25' (Min 40')

General Overview. The applicant is proposing to replat this property into two lots. The existing structures do not meet setback requirements. A variance would need to be granted before a replat of this lot would be allowed.

Request for Zoning Variance: Reduced Lot Area, Width, & Setbacks

1211 - 1217 Watkins Street



Request for Zoning Variance: Reduced Lot Area, Width, & Setbacks

1211 - 1217 Watkins Street

Zoning Ordinance Regulations. R-2A zoning district requires:
Minimum Lot Area. Two-Family – Duplex, 10,000 sf.
Setbacks. Front – 40', Interior – 10', Exterior – 25', Rear – 20'.

Basis of Variance Review.

The Planning Commission acting as the Board of Zoning Adjustments, should only grant zoning variances if strict enforcement of the zoning ordinance will cause undue hardship due to circumstances unique to the individual property. Variances should only be granted when it is demonstrated that such action will be in keeping with the spirit and intent of the ordinance. The Commission may impose conditions in granting a variance to ensure compliance and to protect adjacent property.

STAFF COMMENTS

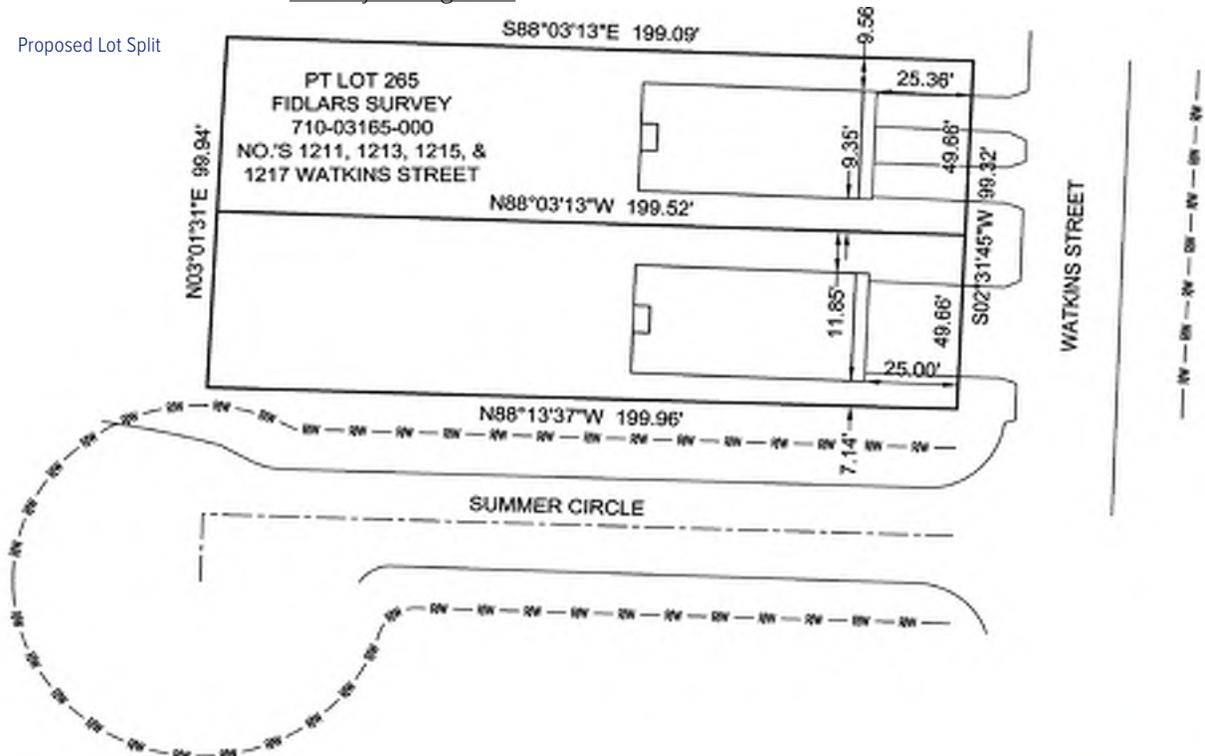
- These are existing structures that must be granted a variance in order to be in compliance with zoning codes and ordinances.
- Staff expects impacts from the request to be minimal as the structures are already existing.
- This variance permit will only apply to the existing buildings. Any new structure(s) built on this property, or any expansion or redevelopment, would be required to meet all setbacks, ordinances, and codes.
- All design guidelines of the Old Conway Design Overlay District – Suburban Zone would also need to be followed if/when this property redevelops. This includes adhering to the setbacks of the overlay district.
- Allowing the variance would not preclude the applicant from meeting all other requirements of the zone and overlay zoning.

STAFF RECOMMENDATIONS

Staff recommends approval of the variance on the following basis:

Granting the variance would allow appropriate development of the site without harming adjacent property. Currently, there are two existing duplexes with no proposed expansion at this time. If this property redevelops in the future, any new structure will be required to meet all applicable setbacks, overlay design standards, ordinances, and codes, excluding the reduced minimum lot width and minimum lot area. Planning recommends this variance request with the following condition:

1. Variances shall apply to the existing structures and shall become void (excluding minimum lot width and minimum lot area) if the structures are voluntarily destroyed by the owner. The structures may be rebuilt if destroyed by natural disaster or fire in accordance with Article 701 of the Conway Zoning Code.



Request for Zoning Variance: Reduced Lot Area, Width, & Setbacks

II.C

1211 - 1217 Watkins Street



Property adjacent to the S/W



View of subject property from Watkins St looking W



Property adjacent to the S



Property adjacent to the N



Properties adjacent to the E/NE



Properties adjacent to the SE

Request to Modify Club Villas Planned Unit Development

III.A

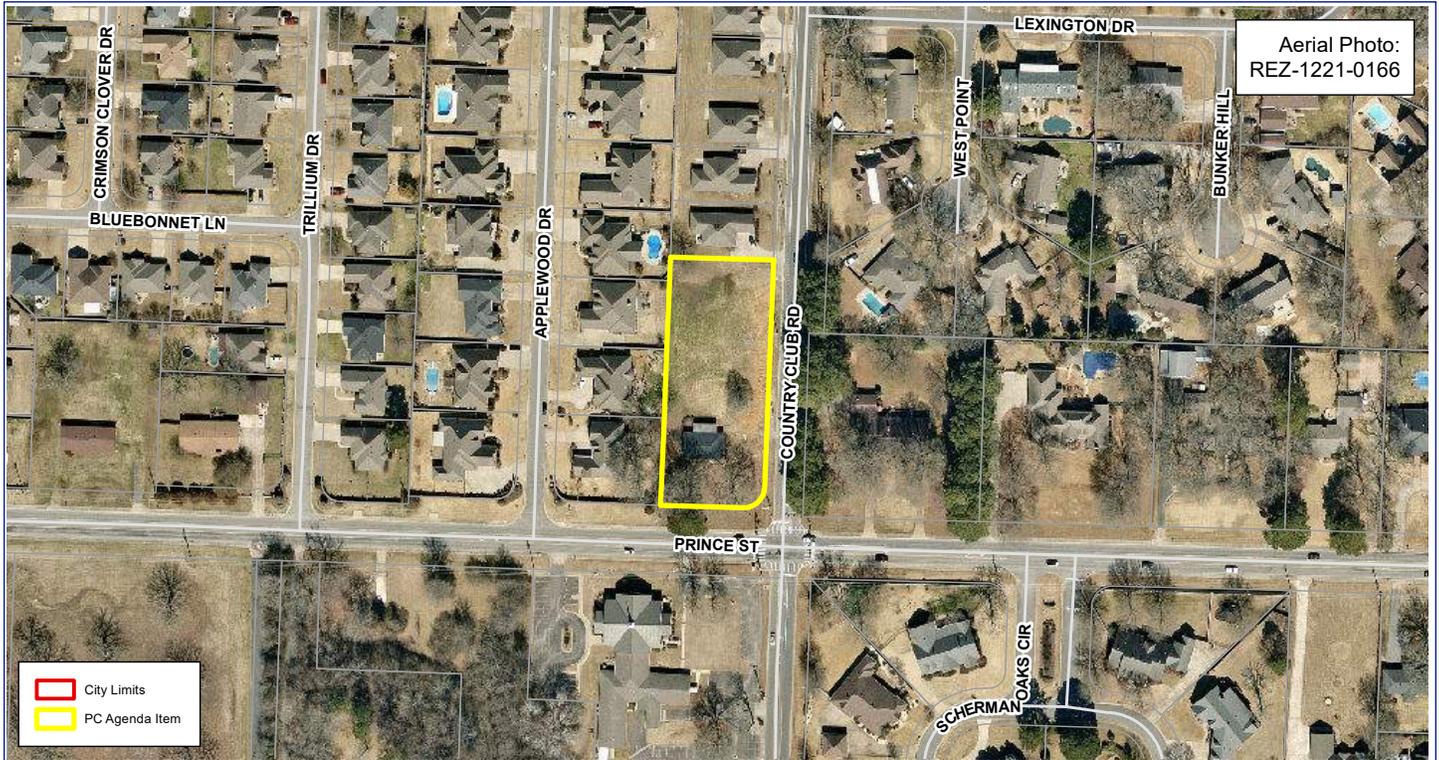
3200 Prince Street

APPLICANT/AUTHORIZED AGENT

The Tyler Group, Inc.
240 Skyline Dr, Ste 3000
Conway, AR 72032

OWNER

Hervey Insurance Agency, Inc.



SITE

Location. 3200 Prince St.

Site Area. 0.89 acres±.

Overlay. None.

Current Zoning. PUD (Planned Unit Development).

Comprehensive Plan. Single-family.

Master Street Plan. Country Club Rd (Minor Arterial), Prince St (Major Arterial).

Projected Traffic Impact. The creation of 3 new lots to accommodate 3 new single-family residential units would likely have minimal impact on traffic. The projected traffic increase is estimated to be 41 vehicle trips per typical weekday.

Current Traffic Counts. Country Club Rd - 5,500 ADT (average daily traffic).

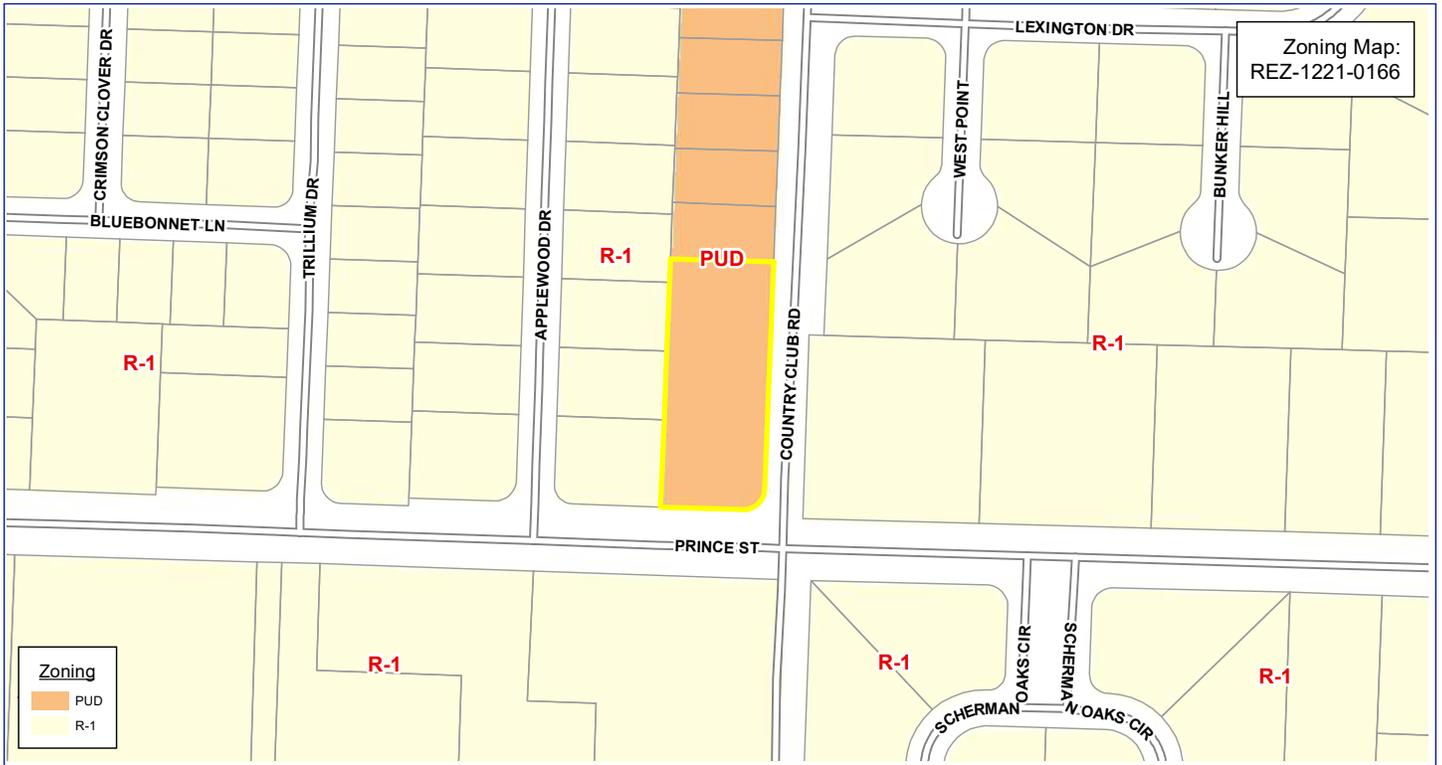
Flood/Drainage. No portion of the site is within any regulatory floodplain or floodway.

Utilities. The site is currently developed and served by Conway Corporation. Applicant will need to coordinate the extension of utilities with Conway Corporation for additional development.

Request to Modify Club Villas Planned Unit Development

3200 Prince Street

III.A



Street Improvement. Country Club Rd is an improved 2-lane roadway approximately 30' wide; Prince St is an improved 2-lane roadway with turning lane approximately 33' wide.

REQUESTED MODIFICATION

The applicant is requesting to modify the Club Villas PUD Final Development Plan to allow the creation of 3 new single-family residential lots from a portion of Lot 12A which is designated for office use.

STAFF COMMENTS

- The applicant is seeking to modify the allowed use of Lot 12A of the Club Villas PUD Final Development Plan to allow the creation of 3 additional lots.
- Applicant has submitted a replat application for review.
- Lot 12A currently allows only uses permitted in the O-3 (Restricted Office) zoning district. The applicant is requesting a division of property to the north to allow single-family residential development.
- The request is consistent with the single-family Comprehensive Plan designation for the site.
- The proposed lot sizes are consistent with existing single-family residential development adjacent to the north.
- There is some concern about the creation of 3 new accesses from Country Club Rd in proximity to the traffic signal at the intersection with Prince St. Staff recommends shared drives for the proposed new lots to minimize traffic conflict points. This same condition was required for the original single-family residential lots adjacent to the north.
- The request will allow for appropriate use of the property and will not likely negatively impact adjacent property.

STAFF RECOMMENDATIONS

Staff recommends approval of the PUD modification request as it is consistent with the Comprehensive Plan and will not likely negatively impact adjacent property. All existing conditions applicable to Lot 12A for the office use shall remain in effect. Staff recommends the following suggested conditions, applicable to proposed Lots 12B through 12D:

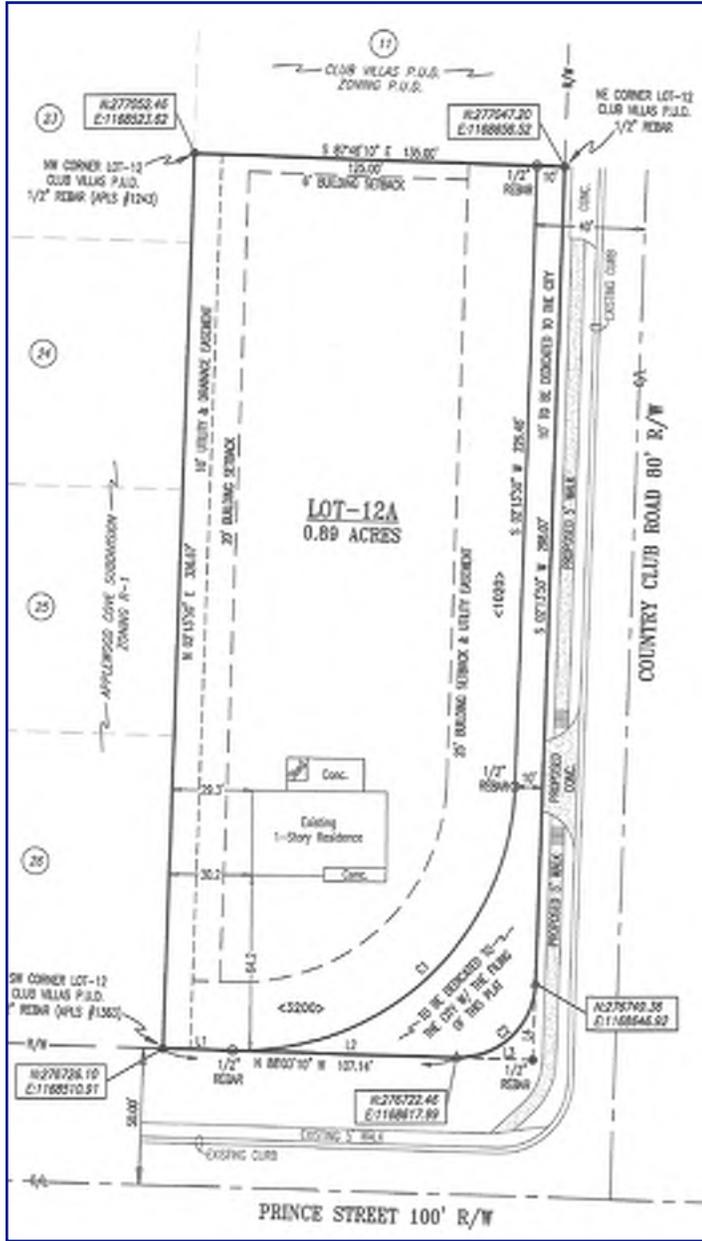
1. A replat shall be required for the legal creation of 3 new lots.
2. Permitted uses shall be limited to single-family residential.
3. Setbacks shall be 25' front and rear and 6' on the sides.
4. No accessory structures shall be allowed.
5. Individual driveways shall not be allowed. Lots 12B and 12C shall share a common drive; Lot 12D shall share a common drive with Lot 11.
6. For all other provisions not specifically addressed by the PUD Final Development Plan, the rules of the R-1 zoning district shall apply.

Request to Modify Club Villas Planned Unit Development

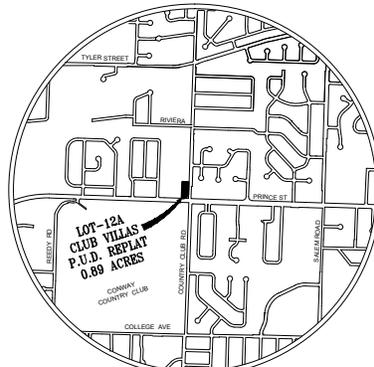
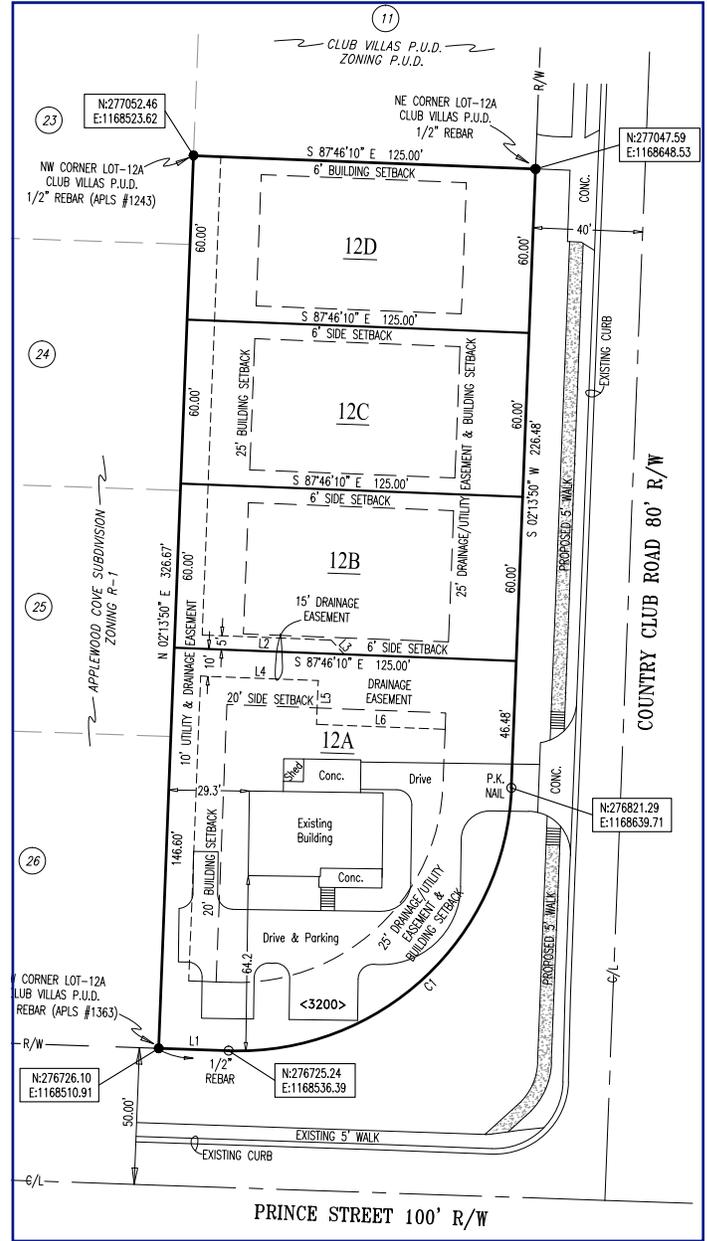
3200 Prince Street

III.A

Plat of Record • Lot 12A, Club Villas PUD



Proposed Replat • Lots 12A-12D, Club Villas PUD



Request to Modify Club Villas Planned Unit Development

3200 Prince Street

III.A



View of subject property from Country Club Rd looking SW



View of subject property from Country Club Rd looking NW



View of subject property from Prince St looking N



Adjacent properties to the north

Request to Rezone: A-1 to R-2A

1 & 3 Azalea Lane and 65 Azalea Loop

III.B

APPLICANT/AUTHORIZED AGENT

The Tyler Group, Inc.
240 Skyline Dr, Ste 3000
Conway, AR 72032

OWNER

AMP Properties, LLC
10 Blake Ln
Conway, AR 72034



SITE

Location. 1 and 3 Azalea Ln, 65 Azalea Lp.

Site Area. 0.88 acres±.

Current Zoning. A-1 (Agricultural District).

Existing Structures. 3+ manufactured homes.

Overlay. Lower Ridge Road Corridor Study.

Requested Rezoning. R-2A (Two-Family Residential District).

Comprehensive Plan. Single-Family .

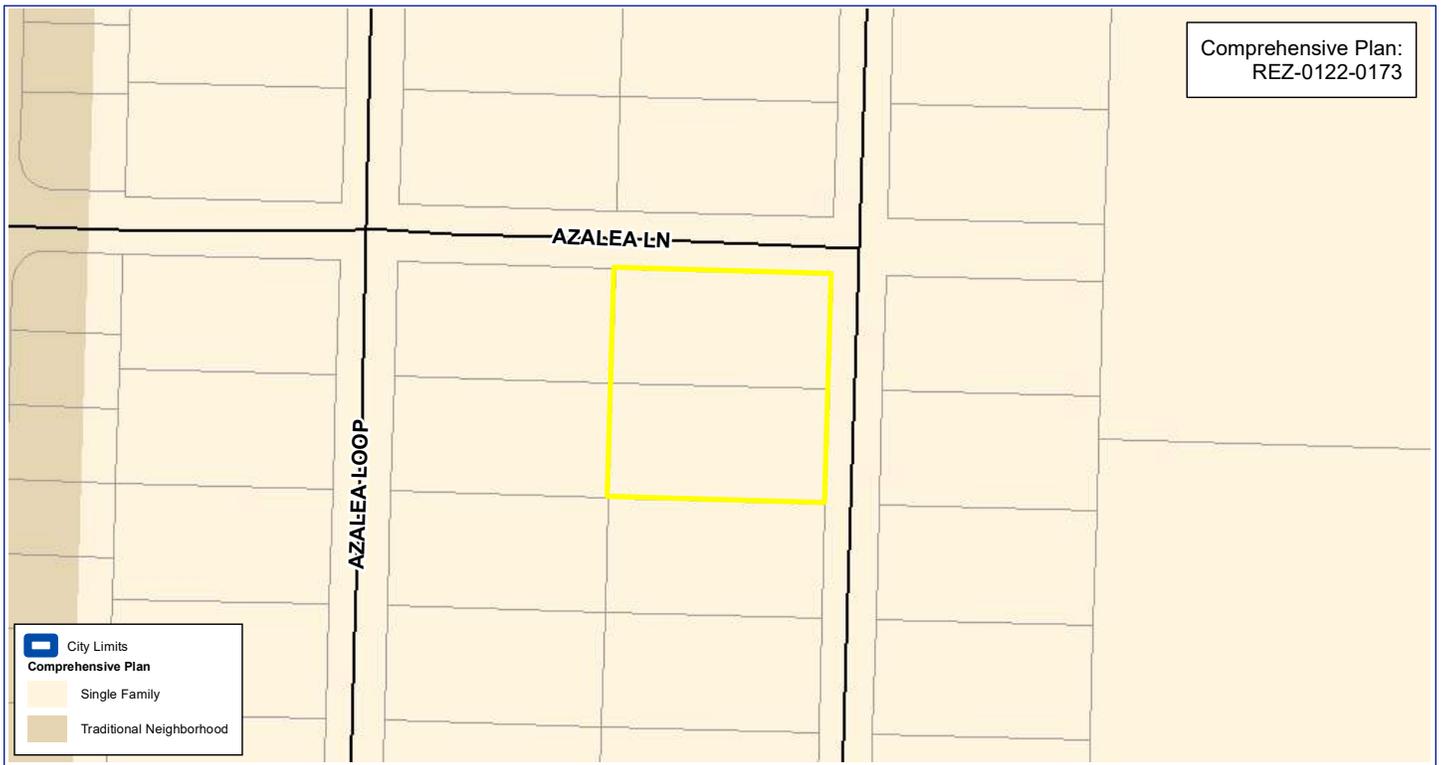
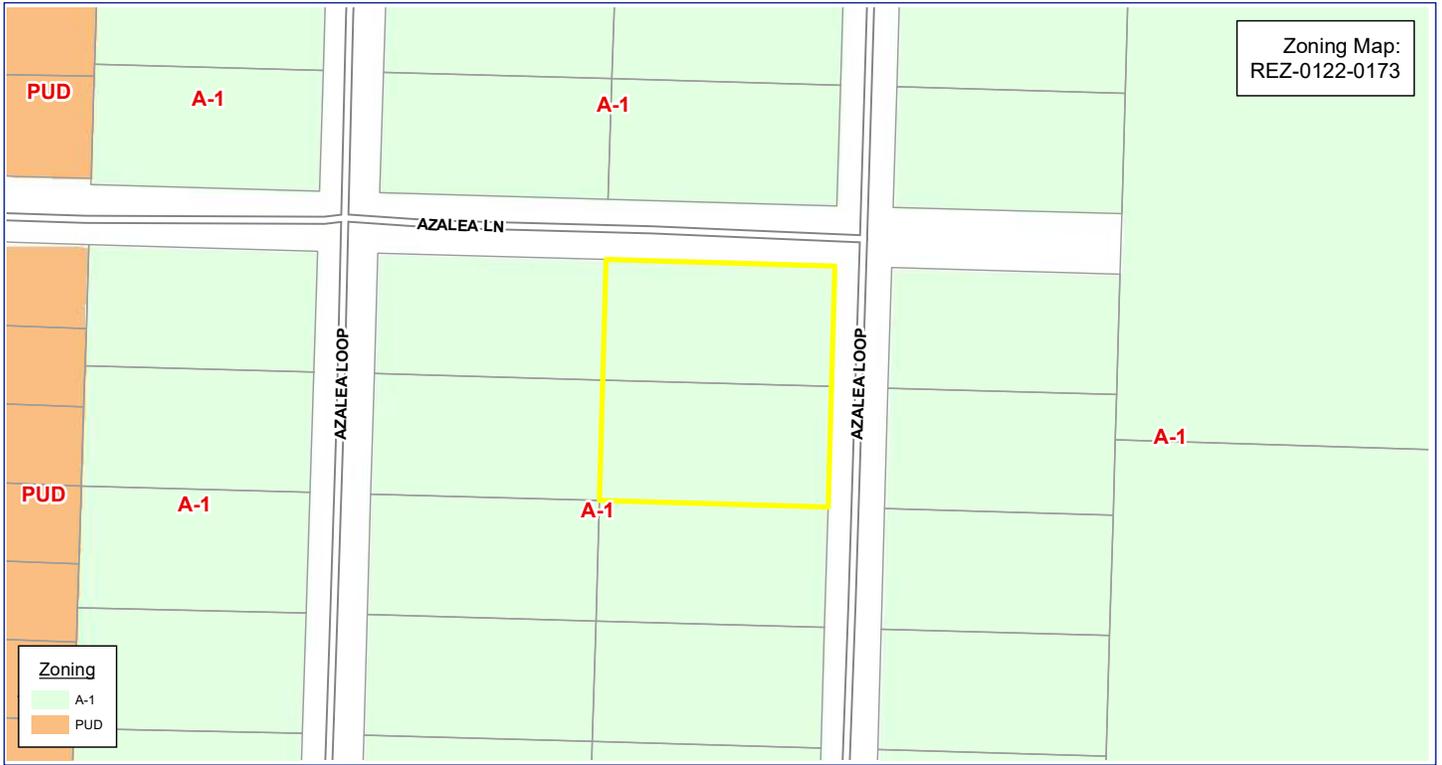
Projected Traffic Impact. With a rezoning to R-2A, the traffic impact would likely be minimal. This development is anticipated to yield approximately 40 vehicle trips per typical weekday. Trips would be distributed onto Azalea Ln and Azalea Lp.

Current Traffic Counts. Reliable average daily traffic count information is not available for this area. Lower Ridge Rd, which connects to Azalea Lp to the north, has a daily average traffic count of 6,700 as it approaches Skyline Dr.

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

Request to Rezone: A-1 to R-2A

1 & 3 Azalea Lane and 65 Azalea Loop



Utilities. At time of development, the site will be served by Conway Corporation for all utilities.

Master Street Plan. Azalea Ln (Local Residential-unpaved), Azalea Lp (Local Residential).

Street Improvement. No current improvement plans.

STAFF COMMENTS

- The R-2A zoning district is designed for a slightly higher population density while maintaining the basic restrictions as R-1 districts. Duplexes in this area are consistent with this type of zoning. The maximum density allowed with this rezoning is one duplex per parcel. This would total two duplexes (4 units) if redeveloped.
- The proposed rezoning is somewhat consistent with the Comprehensive Plan, which calls for medium density residential in the area. Azalea Ln sits within the Lower Ridge Corridor Study boundaries. The long-range aspect of this plan encourages the creation of pedestrian-oriented traditional neighborhoods, where mixed land uses, mixed housing types and prices, and open space create a sense of community.
- Developments to the west and south have been rezoned in the past to allow for single-family dwellings. This, along with the R-2A zoning, is consistent with the projected growth in the area.
- This rezoning will facilitate a transition from existing manufactured and mobile home uses to single-family and duplexes.
- As the property south of Lower Ridge Rd develops, it is likely there will be less and less A-1 zoning in this area. The long-range goal is to transition to one and two family residential in order to accommodate the growth of the city.
- The rezoning will not likely harm adjacent property.

STAFF RECOMMENDATIONS

Staff recommends approval of the rezoning. The proposed zoning is somewhat consistent with the Comprehensive Plan and will not likely harm adjacent property.

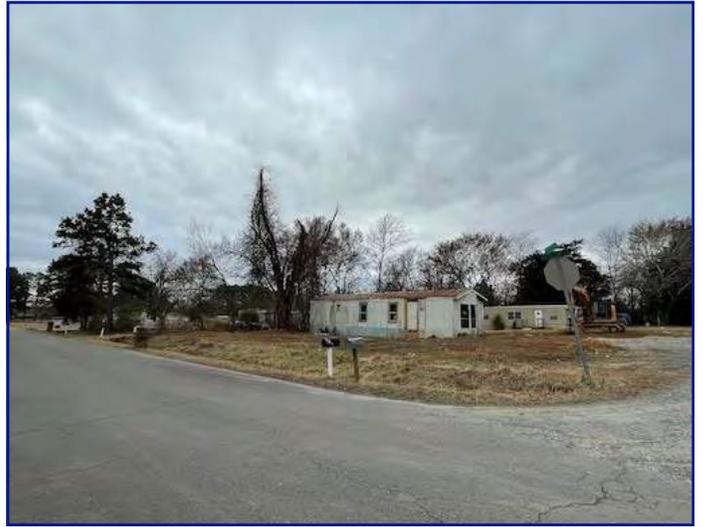
Request to Rezone: A-1 to R-2A

1 & 3 Azalea Lane and 65 Azalea Loop

II.B



View of subject property from Azalea Ln looking SE



View of subject property from Azalea Lp looking SW



Property adjacent to the N



View of subject property from Azalea Lp looking SW



Property adjacent to the NE



Property adjacent to the SE

Request to modify Conditional Use Permit No. 1042

700 Salem Road

APPLICANT/AUTHORIZED AGENT

Bryan Gibbs
Conway Regional Health System
2302 College Ave
Conway, AR 2034

OWNER

Conway Regional Hospital, Inc.
2302 College Ave
Conway, AR 72034



SITE

Location. 700 Salem Rd; intersection of Club Ln and Salem Rd.

Site Area. 3.42 acres±.

Current Zoning. O-1 (General Office District).

Existing Structures. 44,913 sf health and fitness center.

Overlay. None.

Requested Conditional Use. Childcare Facility/Daycare Center.

Comprehensive Plan. Single-family with adjacent Commercial.

Projected Traffic Impact. This site has offered childcare services for members while using the facility. More recently, the mayor's executive order allowed the facility to operate as a childcare facility due to the Covid-19 pandemic. Traffic impact should be minimal as there will be no change of use for this site.

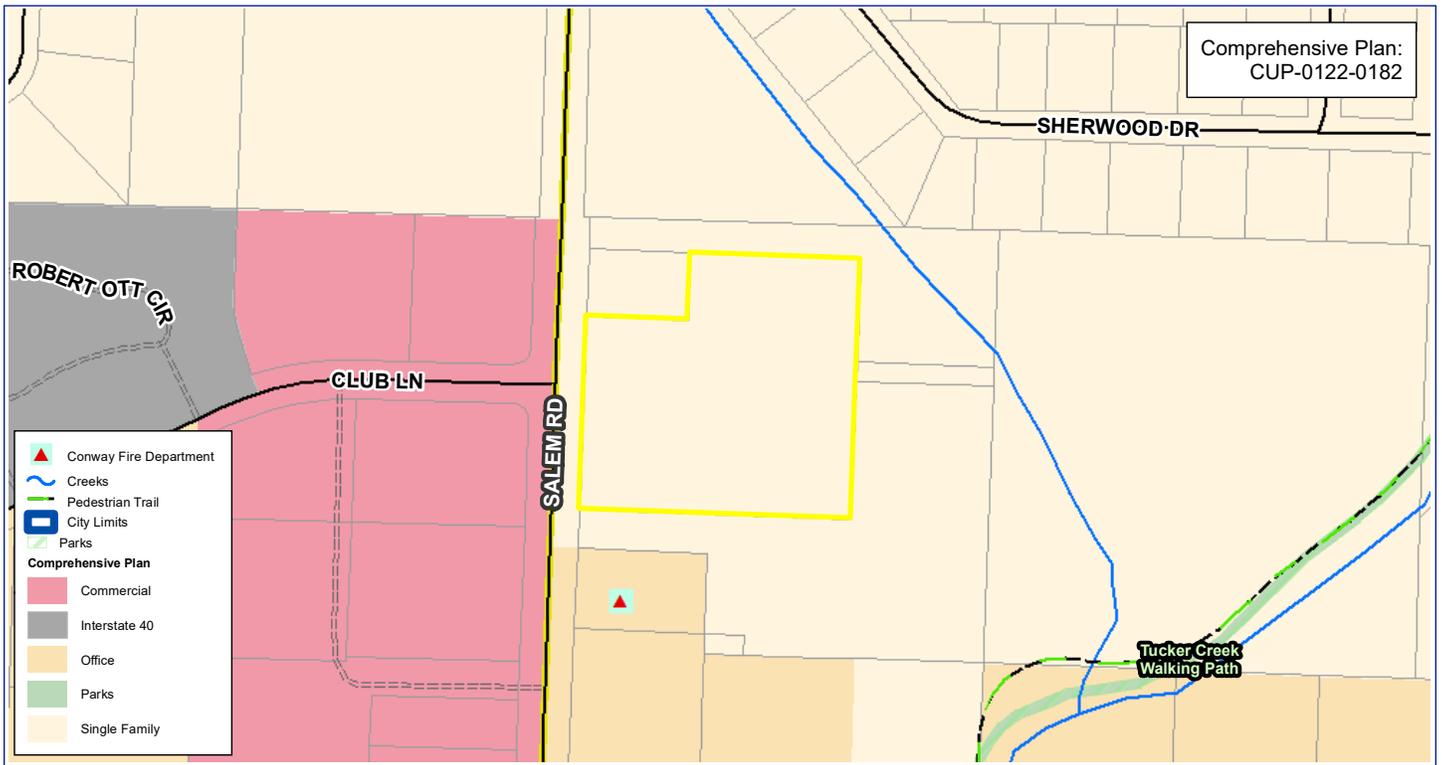
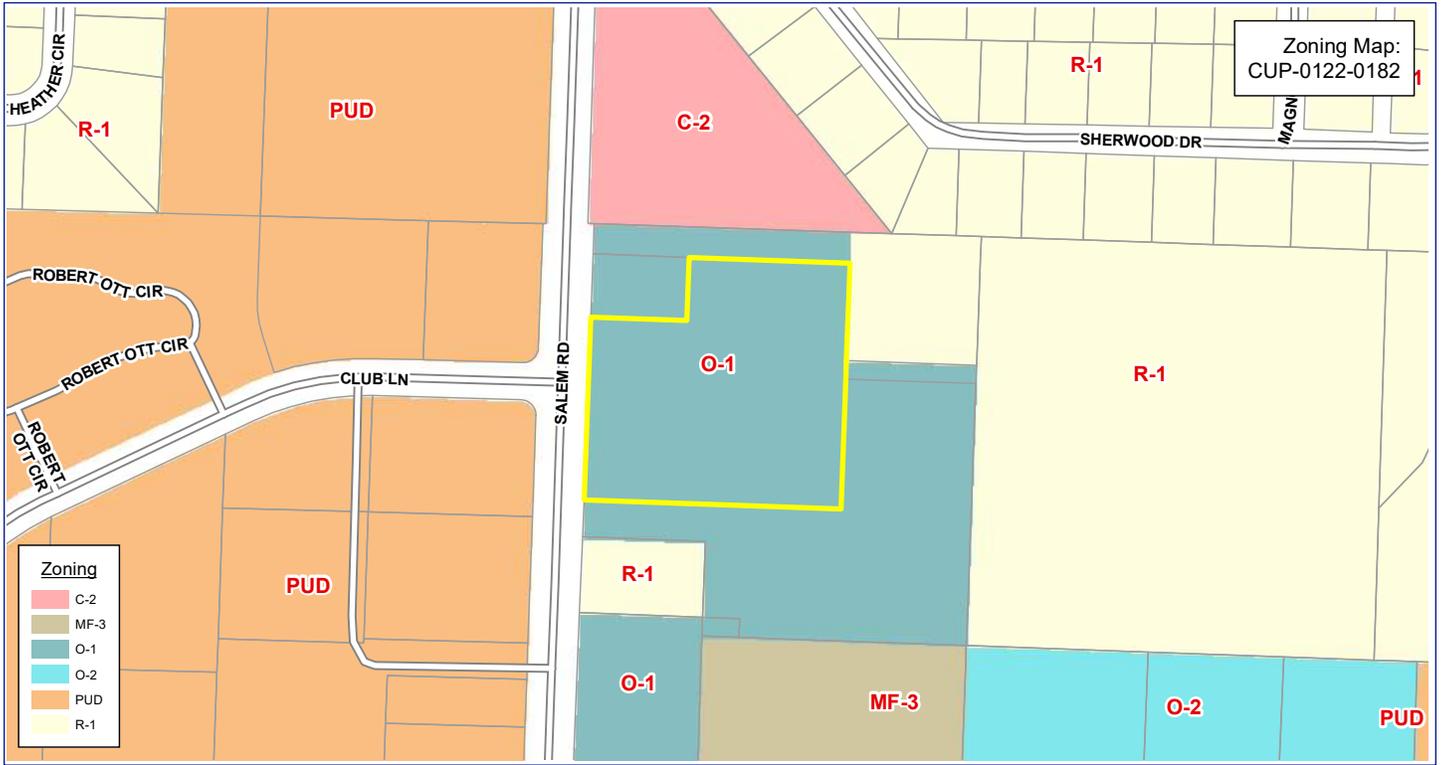
Current Traffic Counts. Salem Rd (just north of site): 14,000 ADT (average daily traffic).

Flood/Drainage. The northwest portion of this site lies within the FEMA 500 year floodplain.

Request to modify Conditional Use Permit No. 1042

700 Salem Road

III.C



Utilities. Site is developed and serviced by Conway Corporation.

Master Street Plan. Salem Rd (Major Arterial), Club Ln (Local: Non-Residential).

Street Improvement. No current improvement plans.

STAFF COMMENTS

- The applicant desires to operate a childcare facility in the O-1 zoning district. This use is not permitted by right in the current zoning district but is allowed as a conditional use.
- The Conway Zoning Code defines a Child Care Facility as, *“Any place, home or institution which receives six or more children from more than one (1) family at the same time. The allowed number of children shall include the caregiver’s own preschool children and children in the home who are not accompanied by a parent, whether pay is received for care or not. However, this definition shall not include public or private schools organized, operated or approved under the laws of this state, custody of children fixed by a court of competent jurisdiction, or to churches or other religious or public institutions caring for children within the institutional building while their parents or legal guardians are attending services or meetings or classes, or engaged in church activities. These uses include but are not limited to: Day care center, nursery school, and day nursery.”*
- The Comprehensive Plan designates the area as Single Family. However, this appears to be outdated for this location. There is Commercial zoning directly to the west which is consistent with this type of use. This facility has been in use since 1997 and is consistent with the character of the area.
- Any future redevelopment of this parcel will be required to comply with all applicable zoning ordinances and codes.
- This site is surrounded by parking on three sides and a trail to the east. There should be no on-street traffic issues associated with the drop off/pick up of children.
- The conditional use would not likely negatively impact adjacent property.

STAFF RECOMMENDATIONS

Approval of this conditional use permit will repeal the previous conditional use permit approved for this property, Permit No. 1042.

Staff recommends approval of the conditional use permit with the following conditions:

1. The facility will not be open any later than 10:00 p.m.
2. Approved uses are limited to: Health club, spa, childcare facility, daycare center, nursery school, and day nursery.
3. Any expansions or additions to the structure or site as well as any changes in the use shall require an amended or new conditional use permit.
4. All state and local guidelines related to operating a day care must be followed by applicant.
5. All licenses must be obtained and kept current.

Request to modify Conditional Use Permit No. 1042

700 Salem Road

III.C



Property adjacent to the W



View of subject property from Salem Rd looking E



Property adjacent to the N



Property adjacent to the S

Request to Rezone: O-2 to PUD

2522 & 2600 College Avenue

AUTHORIZED AGENT

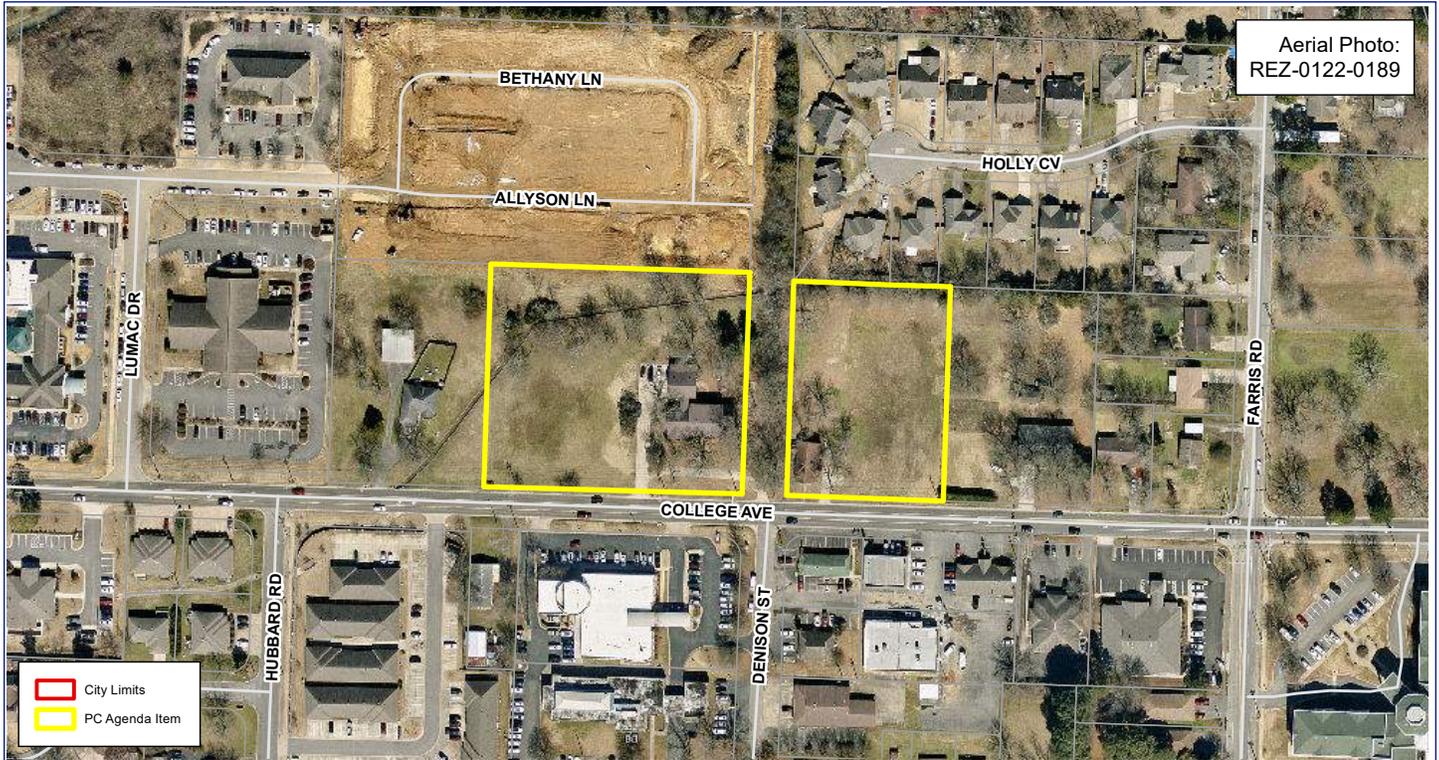
Gary Harpole
Halsey Thrasher Harpole Real Estate Group
301 West Washington Ave
Jonesboro, AR 72401

APPLICANT

Andrew Berner
Two Land Company, LLC
215 Union, Ste 400
Jonesboro, AR 72401

OWNERS

Goode Family Properties, LLC
Detogni Properties, LLC



SITE

Location. 2600 College Ave.

Site Area. 3.7 acres±.

Current Zoning. O-2 (Quiet Office District).

Adjacent Zoning. North: PUD/R-1, East: R-1, West: R-1, South: O-2/R-2.

Existing Structures. A 3,612 sf home on the west parcel and 1,224 sf home on the east parcel.

Overlay. None.

Requested Rezoning. PUD (Planned Unit Development).

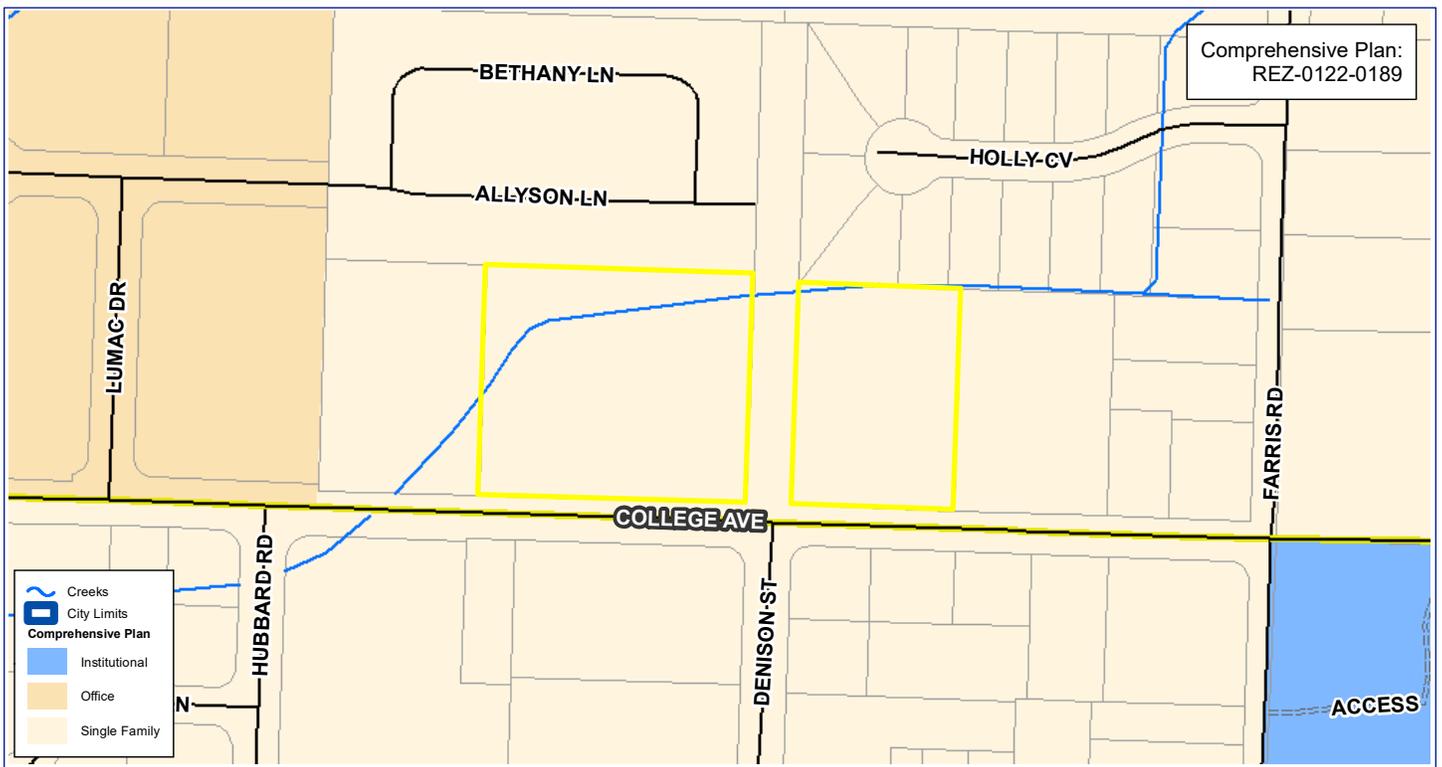
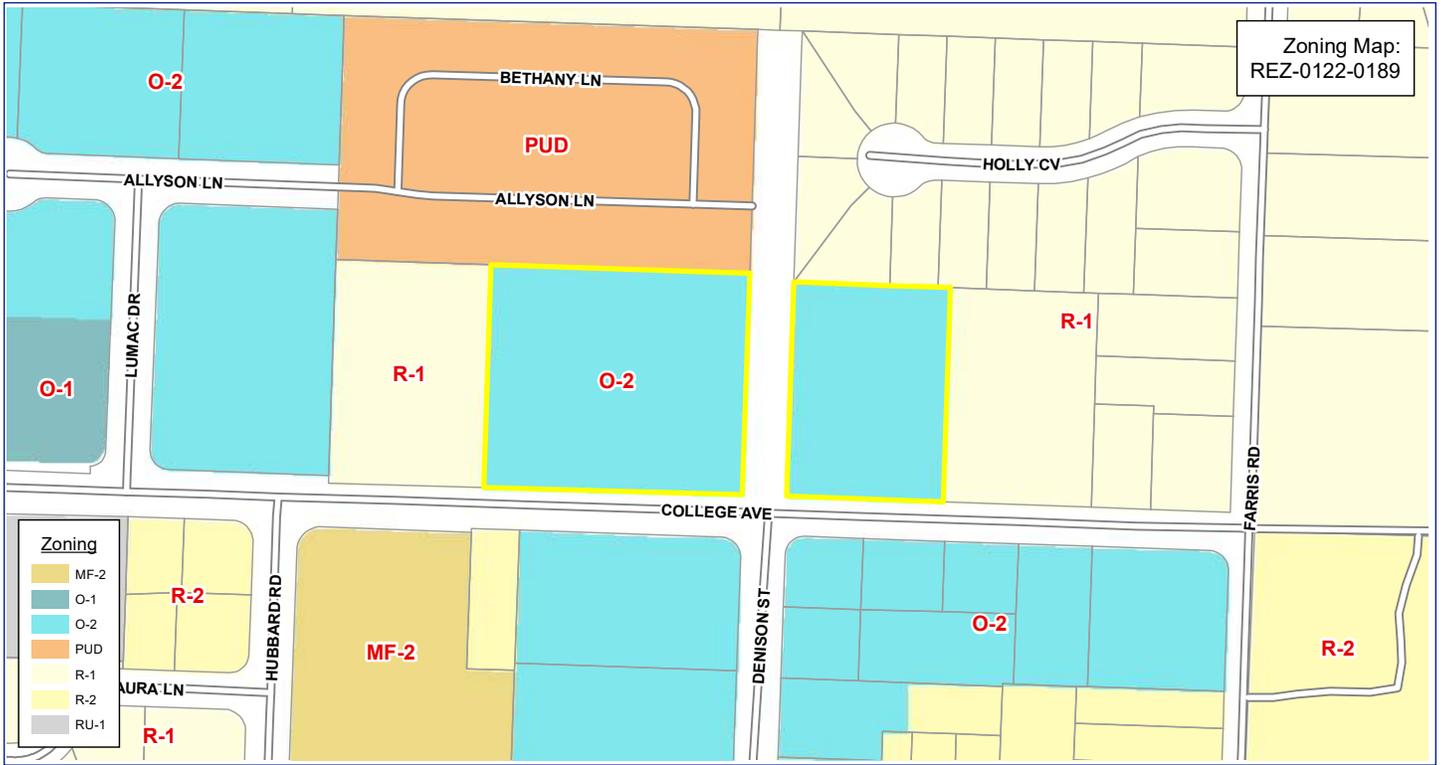
Comprehensive Plan. Single-Family.

Projected Traffic Impact. The proposed PUD will feature multiple uses, making estimating traffic generation somewhat difficult. It is likely the following projection will overestimate the amount of traffic generated by the site, as some trips generated at the site may occur on foot within the development due to the complementary nature of the proposed uses. Numbers reported as Average Daily Traffic are for a typical weekday. •Multi-Family: 653 ADT •Retail: 332 ADT

Request to Rezone: O-2 to PUD

2522 & 2600 College Avenue

III.D



The projected impact is modest. Additional traffic from the development can easily be handled by the existing improvements on College Ave with less than 100 additional trips generated during peak AM and PM hours.

Current Traffic Counts. 14,000 ADT - College Ave (Conway Regional), 10,000 ADT College Ave (Pickwicket Dr).

Flood/Drainage. The site rests within zone X FEMA flood hazard area with a .2% annual chance of flooding.

Utilities. Utilities are available on site and will be provided by Conway Corporation.

Master Street Plan. College Ave (Minor Arterial).

Street Improvement. ArDOT and Metroplan have awarded grants for construction of a 12' sidepath on the north side of College Ave, including this site. The College Ave/Farris Rd intersection is planned for improvement as a roundabout to ease congestion at this intersection. The traffic signal at the College Ave/Donaghey Ave intersection has been recently replaced with a roundabout.

Project Description. The applicant is proposing a 3-story mixed-use building with an approximately 22,000 sf footprint. The structure is proposed to contain 120 multi-family units targeted towards students and medical professionals. The units will primarily be 1-bedroom micro-lofts that are fully furnished. The structure will additionally contain a 5,000 sf commercial lease space intended for retail.

STAFF COMMENTS

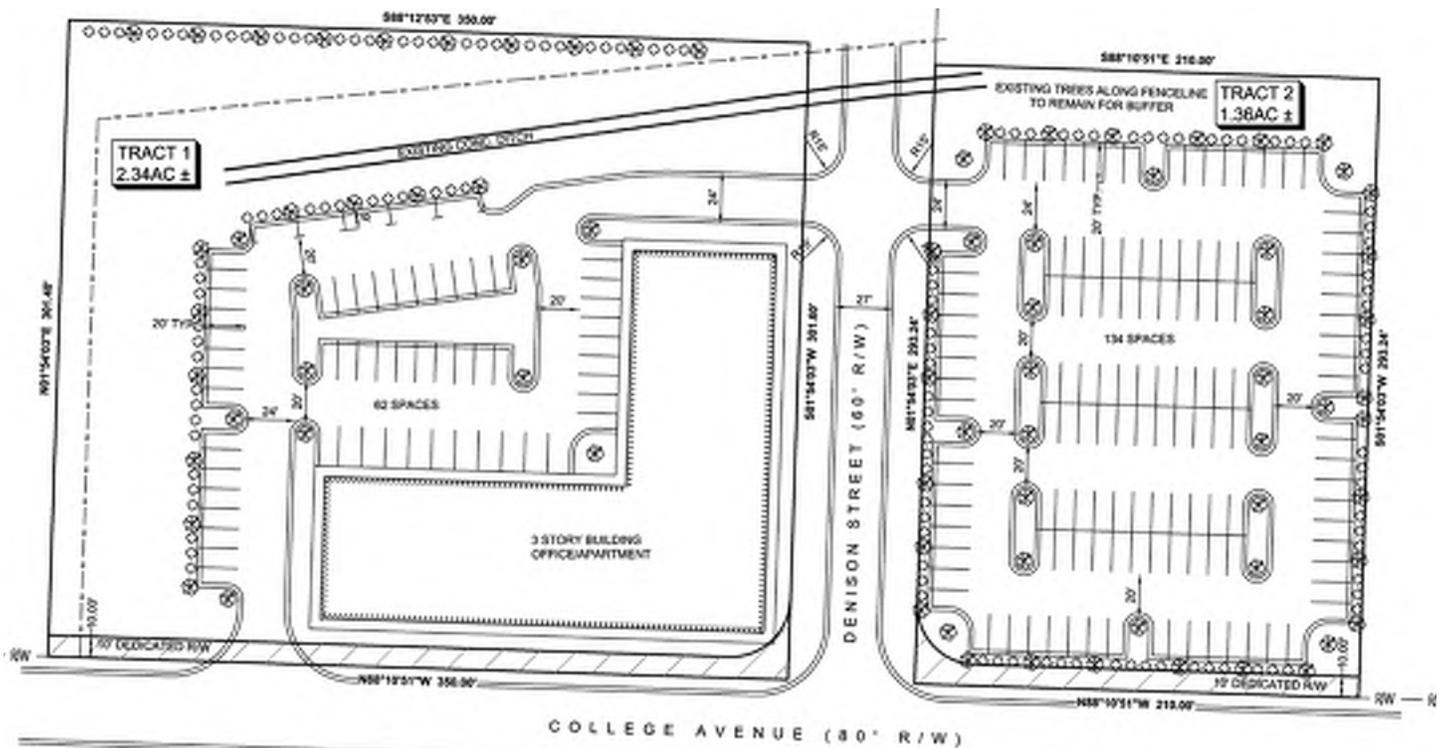
- Given existing development in the area, it is clear the corridor is in a state of transition from single-family development to a variety of lower intensity office, retail, and multi-family uses.
- Present zoning, in place since 2010/2016 for the sites, permits structures up to 35' and 2.5 stories in height.
- Present zoning also allows uses of similar intensity to those proposed with schools, office, and medical clinic being permitted by right.
- While the intended uses for the site do not conform to the comprehensive plan designation for the site, the general area has office, medical, retail, and multi-family uses in close proximity. As such, the proposed uses are appropriate to the site.
- The site is separated by a platted ROW that will require the construction of an extension of Denison St to the north. This will mean parking for the use will exist on separate properties. A deed restriction requiring that the parking lot east of Denison St be permanently tied to the development west of Denison St be required.
- The proposed structure will be approximately 100' from the northern property line. Steps to mitigate the visual and lighting impacts of the development will need to be put in place to protect adjacent property.

STAFF RECOMMENDATIONS

Staff recommends approval of the PUD application. While not consistent with the comprehensive plan, the proposed uses are appropriate to the area and will not significantly increase the intensity of allowed use from the present zoning.

The following conditions of approval are recommended for the development:

1. The development shall be constructed in a manner consistent with the proposed sketch plan in regards to the general location of building. It will be constructed with minimal setback addressing the corner of the intersection of College Ave /Denison St.
2. The site shall be limited to the following uses: multi-family development with a maximum of 120 units, office, retail-restricted, and eating place without drive-thru.
3. The height of the proposed structure to the top of the parapet shall not exceed 40 feet or 3 stories.
4. The development shall meet all applicable standards for Article 1101 of the Zoning Code.
5. The first two stories of the building shall be limited to stone, brick, and glass with precast concrete used as architectural accents.
6. The development shall meet all applicable signage standards for the O-2 district.
7. All proposed site improvements shall be subject to Development Review as handled within Article 1101 of the Zoning Code.
8. Prior to issuance of Development Review approval for the site, the applicant shall plat the property and file a deed restriction or similar document that ties the parking lot improvements and maintenance to the use of the building and building owner in perpetuity.



9. All other zoning requirements not addressed via this approval shall be governed by the provisions of O-2 zoning.
10. For the property east of Denison St, a 20' undisturbed vegetative buffer shall be maintained which shall include the addition of planting evergreen trees capable of forming a continuous row of vegetation to a height of at least 30' in addition to meeting the landscaping standards of Article 1101 of the Zoning Code.
11. For the property west of Denison St, all property north of the existing concrete ditch (as of February 17, 2022) shall be left as an undisturbed vegetative buffer. Within 10' of the north property line, additional evergreen trees capable of forming a continuous row of vegetation to a height of at least 30' shall also be required in addition to meeting the landscaping standards of Article 1101 of the Zoning Code.
12. Denison St shall be constructed to city standards as a local residential street, and may include parallel parking. Any parking provided as parallel parking may be counted to reduce the off-street parking requirements.

Request to Rezone: O-2 to PUD

2522 & 2600 College Avenue



Request to Rezone: O-2 to PUD

2522 & 2600 College Avenue



View of subject property from College Ave looking NW



View of subject property from College Ave looking NE



Property adjacent to the W



Property adjacent to the E



Property adjacent to the S



Property adjacent to the S

Public Comments received as of February 17, 2022

Received from Brandon Potts (2823 College Ave, #1) via email February 14, 2022

I received a notification of a public hearing to develop 2600 College Avenue. I own: 2611 College Avenue across the street and my father owns 2705 / 2715 College Ave. Rhea Williams name was on the bottom of the notification letter, but there is no contact information for her or the council on it. I wanted to ask you and the council before the meeting if there has been or will be any discussion regarding the drainage for this property. Right now there is a small open block ditch. Would the city require them to construct a better drainage system? When I built the apartment complex at 2611 College Ave in 2009, the city required me to build drainage that was to Interstate standards and I spent roughly \$75,000 on this section of drainage that cuts across the corner of College & Hubbard Road. The city required me to make a sizable investment which I supported on my end as I think this was the best improvement for the area. We have serious flooding issues on the corner of College & Hubbard during times of fast heavy rains. I want the city planning commission to be aware of this as they construct a PUD for 2600 College Ave. Can you forward my concerns to the commission or provide me with contact information?

Thank you,
Brandon Potts

Received from Douglas Ward (2570 Holly Cv) in person February 14, 2022

Dear City of Conway Planning Department:

Under the Arkansas Freedom of Information Act 25-19-101 et seq., I am requesting an opportunity to inspect or obtain copies of these public records:

1. The names and addresses of property owners who were notified of the February 8, 2022 PUD Public Information meeting, and the letter sent to those property owners to inform them of the meeting.
2. The names and addresses of property owners who were notified of the February 23, 2022 Planning Commission meeting concerning the University Lofts apartments rezoning agenda item, and the letter sent to those property owners to inform them of the meeting.
3. Any audio or video recordings or written notes of the PUD Public Information meeting on February 8, 2022.
4. Any audio or video recordings of the Planning Commission meeting on January 21, 2020 - particularly including REQUEST FOR MAJOR MODIFICATION TO CONWAY PROFESSIONAL PLAZA PUD AT 2690 ALLYSON LANE.

I request these records in electronic format. If there are any fees for searching or copying these records, please inform me if the cost will exceed \$10.00. I can provide a factory-sealed USB thumb drive for electronic storage if needed.

The Arkansas Freedom of Information Act requires a response within three business days. If access to the records I am requesting will take longer, please contact me with information about when I might expect copies or the ability to inspect the requested records.

If you deny any of all of this request, please city each specific exemption you feel justifies the refusal to release the information and notify me of the appeal procedures available to me under the law.

Thank you for considering my request.
Sincerely,
Douglas Ward

The following items, which do not require public hearings or Planning Commission action, have been reviewed and approved by the Director of Planning & Development and are being reported to the Planning Commission as required by the Zoning Code and Subdivision Ordinance.

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

- Bancorp South (P2022-00003)
- Lot 2B & 2C Kay's Replat Lot Merger (P2022-00004)
- Absolute Storage (P2022-00005)
- East German Storage (P2022-00006)
- MNK Jones Subdivision (P2022-00007)