

2000 PLANNING DEPARTMENT YEAR END REPORT

2000 PLANNING DEPARTMENT ACTIVITIES

This portion of this report summarizes the activities of the Conway, Arkansas Planning Department in 2000. The report is given in a synopsis form with the information presented in the various categories of activities.

PLANNING COMMISSIONERS

Mickey Siler, Chair	Bob McCormack
Lee Lawson, Vice-Chair	Curtis Williams
Steve Hurd, Secretary	Charlotte Jones
G.A. (Bud) Hines, Jr.	Reginald Jackson
James Barr	Jeff Allender

STAFF

Planning Director – Bill Polk
 Assistant Planning Director – Ken Pickett
 Planning Cartographer – Christy Sutherland
 Planning Technician – Bryan Patrick
 Planning Interns (part-time, temporary) -
 Robert Reed, Andrea Mitchell, Kevin Koonce,
 Mariam Kirscht, David Foreman and Lee Elliott

PLANNING COMMISSION REVIEW

Analyses were presented to the Planning Commission for:

◆ Rezoning Requests.

49 Rezoning Requests were reviewed by the Planning Commission in 2000. The Rezoning Committee met once in 2000. The following table lists the name assigned to each rezoning request, the zoning at the time of the request, the zoning requested, the action of the Planning Commission and the status of the request at the end of the year.

Name	Original Zoning	Requested Zoning	Planning Commission Recommendation	Status at the end of 2000
Avra Rezoning	R-2	MF-1	Denial	1.80 acres Approved O-00-66
Brannon Rezoning	R-1	C-3	Approval	1.14 acres Approved O-00-134
Brooks and McDowell Rezoning	A-1	MF-1	Approval	5.13 acres Approved O-00-118
Brown Rezoning	A-1	C-2	Approval	17.05 acres Approved O-00-94
Brown Rezoning	A-1	O-2	Approval	10.23 acres Approved O-00-95
Brown Rezoning	A-1	MF-3	Denial	12.72 acres Approved O-00-96
Centennial West Rezoning	A-1	R-1	Approval	28.65 acres Approved O-00-76
Coney Rezoning	R-2	C-3	Approval	0.18 acres Approved O-00-64
Conway Corporation Rezoning	A-1	I-3	Approval	102.2 acres Approved O-00-81
Conway Country Club Rezoning	A-1	O-2	Approval	3.67 acres Approved O-00-26
Conway Development Rezoning	A-1	I-3	Approval	86.04 acres Approved O-00-89
Conway Regional Rezoning	R-2A	S-1	Approval	4.66 acres Approved O-00-150
Crafton Rezoning	C-4	C-3	Approval	1.00 acres Approved O-00-65
Crafton Rezoning (Summerbrook)	A-1 & R-2	R-1	Approval	26.21 acres Approved O-00-123
Crafton Rezoning	A-1	R-1	Approved	8.96 acres Approved O-00-120
Crafton Rezoning (Fieldstone)	A-1	R-1	Approved	21.29 acres Approved O-00-121
Crafton Rezoning (Summerfield)	A-1	R-1	Approval	43.51 acres Approved O-00-44

(continued)

(Rezoning request list continued)

Drayton Rezoning	A-1	R-1	Approval	1.74 acres	Approved O-00-152
Harlan Park Rezoning	R-2	RMH	Approval	1.09 acres	Approved O-00-67
Hilton and Wesley Rezoning	MF-3	C-3	Approval	0.17 acres	Approved O-00-122
Ketcheside Rezoning	R-2A	MF-1	Approval	0.52 acres	Approved O-00-97
Lasley and Price Rezoning	A-1	O-2	Approval	4.79 acres	Approved O-00-78
Lindsay Rezoning	R-2	MF-3	Approval	0.83 acres	Approved O-00-101
Massey Rezoning	R-2	MF-1	Denial	1.68 acres	Approved O-00-10 w/conditions
McClure Rezoning	R-1	R-2	Denial	1.01 acres	Withdrawn
McClure Rezoning	R-1	A-1	Approval	1.01 acres	Approved O-00-47
McKenney Rezoning	A-1	I-1	Approval	4.14 acres	Approved O-00-99
Norman Rezoning (Justin Place)	A-1	R-1 (Final)	Denied R-2A	16.71 acres	Approved O-00-157
Paladino et al Rezoning	A-1	C-3	Denial	77.00 acres	Denied O-00-70
Paladino Nash Rezoning	A-1	C-2	Approval	7.00 acres	Approved O-00-100
Pike and Hammett	A-1	MF-3	Approval	2.95 acres	Held in Committee
Rumker Cove Rezoning	MF-3	R-1	Approval	3.67 acres	Approved O-00-80
Shannon Rezoning	A-1	O-2	Denied	9.22 acres	Approved O-00-119
Sonshine Academy Rezoning	MF-1	O-2	Approval	2.67 acres	Approved O-00-151
Spear Rezoning	A-1	O-2	Approval	4.16 acres	Approved O-00-77
Spirit Homes Rezoning	A-1	I-1	Denial	12.96 acres	Approved O-00-133
Spring Valley Rezoning	A-1	R-1	Approval	106.48 acres	Approved O-00-46
Spring Valley Rezoning	A-1	O-1	Denial	7.42 acres	Withdrawn
Spring Valley Rezoning	A-1	C-3	Denial	4.32 acres	Withdrawn
Stack's Rezoning	A-1	C-3	Approval	0.83 acres	Approved O-00-110
St. John's 3 Rezoning	A-1	R-1	Approval	5.04 acres	Approved O-00-79
Tyler Rezoning	A-1	C-3	Approval	3.76 acres	Approved O-00-14
Victoria 5 Rezoning	A-1	R-1	Approval	19.43 acres	Approved O-00-15
Weaver Rezoning	A-1	C-3	Denial	20.00 acres	Approved O-00-91
Webb Rezoning	A-1	O-2	Approval	11.95 acres	Approved O-00-28
Westfield Rezoning	A-1	R-1	Approval	29.93 acres	Approved O-00-16
Westin Park LLC	A-1, R-2A	O-2	Approval	14.26 acres	Approved O-00-98
Wilson Rezoning	A-1	O-2	Denial	3.04 acres	Held in Committee
Winston Rezoning	MF-3	O-3	Approval	0.17 acres	Approved O-00-43
49 total				754.39 acres	(1.18 square miles)

1 Rezoning Request was held over from 1999.

<u>Name</u>	<u>Original Zoning</u>	<u>Requested Zoning</u>	<u>Planning Commission Recommendation</u>	<u>Area</u>	<u>Status at the end of 2000</u>
Lawrence Rezoning	R-1	C-3	Denial	1.65 Acres	Approved O-00-30

1 Rezoning Request was denied by the City Council.

<u>Zoning Request</u>	<u>Number of Requests</u>	<u>Area Denied Rezoning</u>
C-3	1	77 acres

44 Rezoning Requests were granted by the City Council. The list below indicates the number of requests granted for each zoning district, the number of acres of land rezoned to that classification, the number of requests involving existing zoning, the number of acres rezoned from that classification and the net gain or loss for that particular zoning.

Zoning	Number of Requests To	Area Rezoned To	Number of Requests From	Area Rezoned From	Net Gain/Loss
R-1	12	311.62 acres	3	2.15 acres	(+)309.47 acres
R-2	0	0 acres	6	13.89 acres	(-) 13.89 acres
R-2A	0	0 acres	2	7.18 acres	(-) 7.18 acres
SR	0	0 acres	0	0. acres	None
MF-1	4	9.13 acres	1	2.67 acres	(+) 6.46 acres
MF-2	0	0 acres	0	0 acres	None
MF-3	2	13.55 acres	3	4.01 acres	(+) 9.54 acres
RMH	1	1.09 acres	0	0 acres	(+) 1.09 acres
PUD	0	0 acres	0	0 acres	None
O-1	0	0 acres	0	0 acres	None
O-2	8	60.95 acres	0	0 acres	(+) 60.95 acres
O-3	1	0.17 acres	0	0 acres	(+) 0.17 acres
C-1	0	0 acres	0	0 acres	None
C-2	2	24.05 acres	0	0 acres	(+) 24.05 acres
C-3	8	28.73 acres	0	0 acres	(+) 28.73 acres
C-4	0	0 acres	1	1.00 acres	(-) 1.00 acres
S-1	1	4.66 acres	0	0 acres	(+) 4.66 acres
A-1	1	1.01 acres	30	628.56 acres	(-)627.55 acres
I-1	2	17.10 acres	0	0 acres	(+) 17.10 acres
I-2	0	0 acres	0	0 acres	None
I-3	2	188.24 acres	0	0 acres	(+)188.24 acres
Totals	44¹	660.30 acres²	46¹	659.46 acres²	Does not equal zero due to rounding

¹These two do not total the same due two rezoning requests that involved two existing zoning districts.

²These two do not total due to rounding.

1 Request recommended for denial by the Planning Commission in 1999 and held in Committee by the City Council in 1999 was approved by the City Council in 2000.

3 Requests recommended for denial by the Planning Commission were withdrawn by the applicant.

1 Request recommended for denial by the Planning Commission was denied by the City Council.

7 Requests recommended for denial by the Planning Commission were approved by the City Council.

1 Request recommended for denial by the Planning Commission was held in Committee by the City Council.

36 Requests recommended for approval by the Planning Commission were approved by the City Council.

1 Request recommended for approval by the Planning Commission was held in Committee by the City Council.

◆ **Conditional Use Requests.**

20 Conditional Use Requests were reviewed by the Planning Commission. The Conditional Use Committee met 7 times in 2000.

17 Conditional Use Requests were granted by the City Council. A list of those conditional use permit requests follows with an indication of whether or not conditions were attached:

<u>Conditional Use Permit Requests Granted</u>	<u>Were Conditions Attached</u>
Agape Temple of Servants (Church)	No
Barnhill (Retail Sales)	Yes
Central Baptist Church (Church)	Yes
Conway Christian School (School)	Yes
McClure Conditional Use (Child Care)	Yes
Moix Conditional Use (Nursing Home)	Yes
Paladino – Nash, Inc. (Contractor Facility)	No
Robinson and Center Church of Christ (Religious Activities)	No
Rush-Hal Development LLC (Restricted Retail 70%)	No
Shaver (Multi-Family in R-2)	No
Sonshine Academy Conditional Use (Learn to Swim Pool)	No
St. James CME Conditional Use (Church Activities)	No
Salter Conditional Use (Multifamily in R2-A zoning)	Yes
Unity Adult Care Center (Adult Day Care)	Yes
Village Park (Institute for the Aged)	No
Watson , Kevin (Neighborhood Park)	No
Winston Conditional Use (Florist Shop)	No

1 Conditional Use Request was denied by the City Council. That conditional use permit request is listed below:

Conditional Use Permit Requests Denied

Robinson and Center Church of Christ’s request to allow a school on their property on Robinson Street

1 Conditional Use Request was withdrawn. That conditional use permit request is listed below:

Conditional Use Permit Requests Withdrawn

Wilson Conditional Use request to allow a home occupation

1 Conditional Use Request was held in committee by the City Council. That conditional use permit request is listed below:

Conditional Use Permit Requests Held in Committee

Wilson Conditional Use request to allow a commercial pool

0 Conditional Use Requests were held over from 1999.

◆ **Building Moving Permit Requests.**

8 Building Moving Permit Requests were reviewed by the Planning Commission.

8 Building Moving Permit Requests were granted by the City Council. A list of those building moving permit requests follows:

Building Moving Permit Requests Granted

Coreslab Building Moving	Granted
Davis Building Moving	Granted
First Community Bank	Granted
Salter Building Moving	Granted
UPS Building Moving (2 Buildings)	Granted
Watson Building Moving	Granted with Conditions
Wilcox Building Moving	Granted
Williams Building Moving	Granted

0 Building Moving Permit Requests were denied by the City Council.

0 Building Moving Permit Requests were withdrawn.

0 Building Moving Permit Requests were held over into 2001.

0 Building Moving Permit Requests were held over from 1999.

◆ **Site Plan Review**

1 Site Plan Review Request was reviewed by the Planning Commission.

Site Plan Review Requests Recommended for Approval

The Hill Firm – Approved with south gate removed.

1 Site Plan Review Request was granted by the City Council.

Site Plan Review Requests Granted

The Hill Firm - Approved with south gate removed.

0 Site Plan Review Requests were denied by the City Council.

0 Site Plan Review Requests were withdrawn.

0 Site Plan Review Requests were held over into 2001.

0 Site Plan Review Requests were held over from 1999.

◆ **Requests for Rehearing** prior to one year from the last hearing for rezoning on that property.

1 Request for Rehearing was reviewed by the Planning Commission.

1 Request for Rehearing was granted by the Planning Commission.

Rehearing Requests Granted

McClure Rezoning from R-1 to A-1

0 Requests for Rehearing were denied by the Planning Commission.

◆ **Subdivisions**

35 Subdivisions were reviewed by the Planning Commission and/or the Planning Department staff in 2000. The Subdivision Committee met 12 times in 2000. The name of each subdivision, the type of review, the number of lots in each and how they are zoned (or proposed to be zoned) and the current status of each subdivision at the end of 2000 are listed below.

Subdivision Name	Type Review	Number of Lots (and their zoning)	Status at the end of 2000
Bailey Subdivision	Preliminary	1 C-3	Completed
Bailey Subdivision	Final	1 C-3	Final staff review, Filed
C. Martin Subdivision	Preliminary	1 C-3	Completed
C. Martin Subdivision	Final	1 C-3	Final Staff Review, Filed
Centennial Valley Community Phase III	Final	42 R-1	Approved subject to punch list completion
Cimmaron Park	Final	18; 7 A-1, 7 C-3, 3 A-1 & C-3, 1 RMH	Filed
Coulson Highway 65 Sub.	Preliminary	3 C-3	Approved subject to punch list completion
Crown Plaza	Final	3; 1 A-1, 1 MF-1, 1 C-3	Planning Director Approval, Filed (filed in 1999, reported to the Planning Commission in 2000, not counted in totals)
Fieldstone Subdivision	Preliminary	62 R-1	Approved subject to punch list completion
Hendrickson Place	Preliminary	2 R-1	Approved subject to punch list completion
Justin Place	Preliminary	67 R-1	Approved subject to punch list completion
Marlise Manor Subdivision II	Final	37 R-1	Approved subject to punch list completion
Odell Commercial Subdivision	Preliminary	2 C-3	Held in Committee
Plat of Lots 2A and 2B Tom Lindsey	Preliminary	2 C-3	Approved subject to punch list completion
Ridgefield Estates Phase 4	Preliminary	5 A-1	Completed
Ridgefield Estates Phase 4	Final	5 A-1	Final staff review, Filed
Ridgefield Estates Phase 5	Preliminary	2 A-1	Completed
Ridgefield Estates Phase 5	Final	2 A-1	Final staff review, Filed
Ridgefield Estates Phase 6	Preliminary	3 A-1	Completed
Ridgefield Estates Phase 6	Final	3 A-1	Final staff review, Filed
Ridgefield Estates Phase 7	Preliminary	3 A-1	Completed
Ridgefield Estates Phase 7	Final	3 A-1	Filed
Rumker Cove Subdivision	Preliminary	53 R-1	Approved subject to punch list completion
Rumker Cove Subdivision	Preliminary	53 R-1	Approved subject to punch list completion
Rumker Cove Subdivision	Preliminary	52 R-1	Approved subject to punch list completion
Shamburger Addition	Preliminary	2 A-1	Approved subject to punch list completion
Spring Valley Subdivision	Preliminary	327 R-1, 2 A-1	Approved subject to punch list completion
Spring Valley Subdivision	Final	327 R-1, 2 A-1	Approved subject to punch list completion
Spring Valley Subdivision Ph.1	Final	229 R-1, 2 A-1	Approved subject to punch list completion
University Village	Preliminary	2	Approved subject to punch list completion
Wescon Estates	Preliminary	5 R-1	Completed
Wescon Estates	Final	5 R-1	Final staff review, Filed
West College Medical Park	Preliminary	4; 3 O-2, 1 A-1	Completed
West College Medical Park	Final	4; 3 O-2, 1 A-1	Final staff review, Filed
Westin Office Park	Preliminary	9 O-2	Approved subject to punch list completion
Westin Office Park	Preliminary	5 O-2	Approved subject to punch list completion

- ◆ **22 Preliminary subdivision submissions** were reviewed by the Planning Commission.
- ◆ **6 Final subdivision submissions** were reviewed by the Planning Commission.
- ◆ **7 Final subdivision submissions** of subdivisions that had been reviewed by the Planning Commission were reviewed by staff.
- ◆ **0 Subdivision submissions** were reviewed by staff and approved by the Planning Director.
- ◆ **9 Subdivisions** reviewed in 2000 were filed in 2000. The filing of these 9 subdivisions resulted in the creation of 5 R-1 lots, 1 MF-1 lot, 22 A-1 lots, 3 O-2 lots, 10 C-3 lots, 1 RMH lot and 3 A-1 & C-3 zoned lots, for a total of 45 lots.

11 Subdivisions that were reviewed prior to 2000 were filed in the past year. The name of each subdivision, the number of lots and the zoning and the date of the filing are shown below.

<u>Subdivision Name</u>	<u>Number of Lots (and their zoning)</u>	<u>Date of Filing</u>
Catherine Place Phase 4	44 R-1	3-1-00
Centennial West Subdivision	6 R-1	8-14-00
Hogan Office Park	4 O-2	5-11-00
Ridgefield Estates Phase 3	3 A-1	2-4-00
Rock-Tenn Subdivision	2; 1 I-1, 1 I-3	2-16-00
Shaefer Subdivision	5 C-3	1-20-00
St. John's Phase III	11 R-1	7-5-00
Summerbrook Subdivision	57 R-1	10-4-00
Sunderlin Park	100; 1 O-2, 99 R-1	6-5-00
Victoria Park IV	101 R-1	2-1-00
Westfield Subdivision	86 R-1	5-2-00

The filing of these 11 subdivisions resulted in the creation of 404 R-1 lots, 3 A-1 lots, 5 O-2 lots, 5 C-3 lots, 1 I-1 lot and 1 I-3 lot, for a total of 356 lots.

Performance and maintenance letters of credit, as needed for each new subdivision and with the assistance of City Engineer Ronnie Hall, were procured, tracked and administered.

◆ **Replats**

43 Replats were reviewed in 2000. The names of each replat, the type of review, the number of lots in each parcel prior to replatting, the number of new lots in each replat and how they are zoned (or proposed to be zoned) and the current status of each replat at the end of 2000 are listed below.

<u>Replat Name</u>	<u>Type Review</u>	<u>Number of Old Lots</u>	<u>Number of Lots (and their zoning)</u>	<u>Status at the end of 2000</u>
Abigail's Replat	Final	2 and part of an alley	1 C-1	Planning Director Approval, (Filed in 2000, reported to Planning Commission in 2001. Counted in totals.)
ACTS Replat	Preliminary	8	1 MF-3	Completed
ACTS Replat	Final	8	1 MF-3	Final staff review, Filed
Alco Replat	Preliminary	5	1 MF-1	Approved subject to punch list completion
Avra's Replat	Preliminary	1	2 C-3	Completed
Avra's Replat	Final	1	2 C-3	Final staff review, Filed
Carter's Subdivision				
Round Mountain Lot 30	Preliminary	1	2 R-1	Approved subject to punch list completion
Centennial Place, Replat Lot 1A	Final	1	4 MF-1	Planning Director Approval, Filed
Centennial Valley Community Phase III	Final	1	42 R-1	Approved subject to punch list completion
Centennial Place Replat Lot 4	Final	1	2 MF-1	Planning Director Approval, Filed
Conway Marketplace	Final	8	8 C-3	Approved subject to punch list completion
Conway Industrial Park				
Lot C-2 Replat	Final	1	2 C-3	Planning Director Approval, Filed
Covington's Replat	Final	3	1 C-1	Planning Director Approval, Filed
Darwins Replat	Preliminary	1	2 R-2A	Completed
Darwins Replat	Final	1	2 R-2A	Final staff review, Filed
Daviess and Garvins				
Annex, Willis Replat	Preliminary	2	2 R-2A	Completed
Daviess and Garvins				
Annex, Willis Replat	Final	2	2 R-2A	Final staff review, Filed
Fiddler Replat	Preliminary	4	6 R-1	Approved subject to punch list completion
Fiddler Replat	Final	4	4 R-1	Approved subject to punch list completion
Fleming's Replat	Final	2	2 R-2	Planning Director Approval, Filed

(Continued)

(Replat review list continued)

Replat Name	Type Review	Number of Old Lots	Number of Lots (and their zoning)	Status at the end of 2000
Gibbons Replat	Final	2	1 R-1	Planning Director Approval, Filed
Hogan Office Park Lot 3 Replat	Preliminary	1	1 O-2	Completed
Hogan Office Park Lot 3 Replat	Final	1	1 O-2	Final staff review, Filed
Hutto Addition, Lots 9, 10 Block 4	Final	2	2 R-2	Planning Director Approval, Filed
Jones Addition, Block 4R	Preliminary	11	1 MF-3	Approved subject to punch list completion
Jones Addition, Block 4R	Final	11	1 MF-3	Approved subject to punch list completion
Ketcheside Replat	Preliminary	1	3 R-2A	Completed
Ketcheside Replat	Final	1	4 R-2A	Filed
Replat of Conway Marketplace Subdivision	Final	8	8 C-3	Approved subject to punch list completion
McKinney's Replat	Preliminary	2	1 MF-3	Completed
McKinney's Replat	Final	2	1 MF-3	Final staff review, Filed
S & R Replat	Final	2 and part of another	1 C-1	Planning Director Approval, (Filed in 2000, reported to the Planning Commission in 2001. Counted in totals.)
Sa-Co Office Park	Preliminary	1	2 O-1	Completed
Sa-Co Office Park	Final	1	2 O-1	Final staff review, Filed
Scott Mitchell Replat	Preliminary	3	2 R-2A	Completed
Scott Mitchell Replat	Final	3	2 R-2A	Final staff review, Filed
Shaver Replat	Preliminary	6	3 R-2	Approved subject to punch list completion
Sowell Subdivision, Lot 1 Replat	Preliminary	1	8 C-3	Approved subject to punch list completion
Spencer's Replat Lot 94A	Preliminary	1	2 C-3	Completed
Spencer's Replat Lot 94A	Final	1	2 C-3	Final staff review, Filed
Tommy Lewis Addition Lot 1 Replat	Preliminary	1	2 C-4	Approved subject to punch list completion
Tommy Lewis Addition Lot 1 Replat	Final	1	2 C-4	Approved subject to punch list completion
Taylor Replat	Preliminary	1 lot and Parts of 2 other lots	1 R-2A (S-1)	Approved subject to punch list completion

18 Preliminary replat submissions were reviewed by the Planning Commission.

7 Final replat submissions were reviewed by the Planning Commission.

9 Final replat submissions of replats that had been reviewed by the Planning Commission were reviewed by staff.

9 Replat submissions were reviewed by staff and approved by the Planning Director.

19 Replats reviewed in 2000 were filed in 2000. The filing of these 19 replats resulted in the creation of 1 R-1, 4-R-2, 10 R-2A lots, 6 MF-1 lots, 2 MF-3 lots, 2 O-1 lots, 1 O-2 lot, 6 C-3 lots and 3 C-1 lots. This totaled 35 new lots created from 37 existing lots, part of another lot and part of an alley.

4 Replats that were reviewed prior to 2000 were filed in the past year. The name of each replat, the number of lots in each parcel prior to replatting, the number of new lots in each replat and how they are zoned and the date of the filing are shown below.

<u>Replat Name</u>	<u>Number Of Old Lots</u>	<u>Number of New Lots (and their zoning)</u>	<u>Date of Filing</u>
Conway Regional Hospital Replat	2 lots and parts of 2 other lots	3 S-1	10-30-00
Fulmer Subdivision	4	4 R-2A	6-23-00
Lovaas Replat	2	2 R-1	1-5-00
Replat Lot 1 Centennial Place	1	2 MF-1	5-5-00

The filing of these 4 replats resulted in the creation of 2 R-1 lots, 4 R-2A lots, 3 S-1 lots and 2 MF-1 lots. This totaled 11 lots created from 9 existing lots and parts of two other lots.

2 Replats were filed in 1999, but reported to the Planning Commission in 2000. They are noted below:

<u>Replat Name</u>	<u>Number Of Old Lots</u>	<u>Number of New Lots (and their zoning)</u>	<u>Date of Filing</u>
Stanton Subdivision	Final	3 1 R-2, 1 O-2	Planning Director Approval, Filed
Superior Federal Replat	Final	8.5 1 C-3	Planning Director Approval, Filed

◆ **Planned Unit Development activity**

0 Planned Unit Developments were reviewed by the Planning Commission in 2000.

◆ **Creation of New Lots**

The subdivision, replat and planned unit development activity in 2000 resulted in the creation of a total of 510 new lots. All of these lots were within the city limits and none were outside the city within the territorial jurisdiction. These lots were zoned as shown below:

<u>Zoning</u>	<u>R-1</u>	<u>R-2</u>	<u>R-2A</u>	<u>MF-1</u>	<u>MF-3</u>	<u>O-1</u>	<u>O-2</u>	<u>C-1</u>	<u>C-3</u>	<u>I-1</u>	<u>I-3</u>	<u>A-1</u>	<u>S-1</u>	<u>RMHA-1 & C-3</u>
Number Of Lots	412	4	14	9	2	2	9	3	21	1	1	25	3	1 3

◆ **Annexation**

12 Requests for Annexation were reviewed by the Planning Commission in 2000.

The areas and dispositions of the annexations requested and analyzed in 2000 are shown below:

<u>Name of Annexation</u>	<u>Area</u>	<u>Action taken & Annexation Ordinance Number</u>
Brown et al Annexation	40.00 acres	Annexed (Ordinance No. O-00-93)
Conway Celebration Church	5.89 acres	Annexed (Ordinance No. O-00-105)
Conway Country Club Annexation	3.67 acres	Annexed (Ordinance No. O-00-25)
Conway Development Corporation	86.04 acres	Annexed (Ordinance No. O-00-88)
Davis Annexation	13.05 acres	Annexed (Ordinance No. O-00-148)
Murphy (Mt. Pisgah) Annexation	325.12 acres	Annexed (Ordinance No. O-00-143)
Justin Place Annexation	16.71 acres	Annexed (Ordinance No. O-00-156)
Spring Valley Annexation	118.22 acres	Annexed (Ordinance No. O-00-45)
Torrance-Greenhaw Annexation	2.28 acres	Annexed (Ordinance No. O-00-158)
Webb et al Annexation	11.95 acres	Annexed (Ordinance No. O-00-27)
Wilson Annexation	1.01 acres	Withdrawn
<u>Smith and Young Annexation</u>	<u>6.92 acres</u>	<u>Annexed (Ordinance No. O-00-63)</u>
Total of 12 requests	630.86 acres	11 of the requested areas were annexed

630.86 acres in 12 applications total were analyzed in 2000.

629.85 acres (0.984 square miles) in 11 applications analyzed in 2000 were annexed in 2000.

1.01 acres in 1 application were withdrawn in 2000.

No applications analyzed in 2000 were denied in 2000.

No applications analyzed in 2000 were held over until 2001.

The legal description in Ordinance No. O-00-27 was amended for accuracy by Ordinance No. O-00-58 without any change in acreage.

The legal description in Ordinance No. O-99-71 was amended for accuracy by Ordinance No. O-00-62. This added an additional 6 acres not formerly in the city. This property is occupied by Ellen Smith Elementary School.

6 Applications for Annexation analyzed in 1999 were annexed in 2000.

The areas and dispositions of the annexations requested and analyzed in 1999 are shown below:

<u>Name of Annexation</u>	<u>Area</u>	<u>Action taken & Annexation Ordinance Number</u>
Adkisson et al Annexation	174.00 acres	Annexed (Ordinance No. O-00-09 as modified by O-00-51)
Kitchens Annexation	1.00 acre	Annexed (Ordinance No. O-00-07)
McManis Annexation	3.00 acres	Annexed (Ordinance No. O-00-08)
McNeil Annexation	69.69 acres	Annexed (Ordinance No. O-00-57)
Wescon Fire Department	0.81 acres	Annexed (Ordinance No. O-00-48)
<u>Woltman Annexation</u>	<u>0.23 acres</u>	<u>Annexed (Ordinance No. O-00-11)</u>
Total of 6 requests	248.73 acres	6 of the requested areas were annexed

1 acre in 1 application analyzed in 1999, annexed by Ordinance O-00-09 was removed by Ordinance O-00-51. The resulting acreage is reflected in the information above.

248.73 acres (0.389 square miles) in 6 applications analyzed in 1999 were annexed in 2000.

The Kennedy Annexation Request from 1999 was never completed and the property was annexed in 2000 through the island annexation process and is listed below.

6 Ordinances Annexing Islands were passed in 2000 without review by the Planning Commission, but with significant work by the Planning Department. The efforts by the Planning Department on each island included:

- ◆ Creating a legal description for the island
- ◆ Determining ownership at the County Assessor’s Office
- ◆ Pulling deeds at the Courthouse to obtain legal descriptions
- ◆ Preparing a map showing the ownership within each island
- ◆ Working with the City Council to set a public hearing date
- ◆ Mailing certified letters to each owner
- ◆ Causing an ad to be published in the newspaper
- ◆ Creating an ordinance to annex the island
- ◆ Providing all relevant information to the City Council

The areas and dispositions of the island annexations in 2000 are shown below:

<u>Name of Annexation</u>	<u>Area</u>	<u>Action taken & Annexation Ordinance Number</u>
ECS Island Annexation	4.0 acres	Annexed (Ordinance No. O-00-104)
Fifteen Islands Annexation	1,484.43 acres	Annexed (Ordinance No. O-00-36)
Kennedy Island Annexation	12.20 acres	Annexed (Ordinance No. O-00-103)
Three Islands Annexation	10.45 acres	Annexed (Ordinance No. O-00-52 as amended by O-00-82)
Trinity 2/McKenzie Annexation	30.73 acres	Annexed (Ordinance No. O-00-90)
<u>Wasson Island Annexation</u>	<u>3.27 acres</u>	<u>Annexed (Ordinance No. O-00-147)</u>
Total of 6 ordinances	1,545.08 acres	All 6 areas were annexed

The legal description in Ordinance No. O-00-52 was amended by Ordinance O-00-82. This resulted in 4.0 fewer acres being annexed. The resulting acreage is reflected in the information above.

1,545.08 acres (2.414 square miles) of islands were annexed by 6 ordinances in 2000.

The standard annexation ordinance was modified to identify those roads accepted as public roads for city maintenance and/or for the purpose of issuing building permits.

Beginning with the 1,484.43 acres island annexation, photographs were taken of buildings present in all island annexations and most other annexations and a record kept of this information.

A total of 2429.66 acres (3.796 square miles) in 34 ordinances (including one legal description correction to add 6 acres) **were annexed to the city in 2000.**

◆ **Review of Proposed Ordinances and Resolutions**

The following, proposed resolutions and ordinances were reviewed by the Planning Commission:

- ◆ An amendment to the Conway Subdivision Ordinance to allow the Planning Commission (with appeal to the City Council) to require changes in a residential street to slow traffic and discourage cut through traffic with a recommendation for approval (Adopted by Ordinance No. O-00-17.)
- ◆ Proposed Highway 60 Access Management controls outside the city limits with a recommendation for approval (Adopted by Ordinance O-00-38)
- ◆ An amendment to the subdivision ordinance allowing the submission of final plats at 1"=100' or 1"=50' and to allow submission of final plats in a computer compatible media as determined by the Planning Department with a recommendation for approval (Adopted by Ordinance O-00-112)
- ◆ An amendment to the Conway Subdivision Ordinance to exempt existing streets in the C-1 zoning district from meeting the requirements of collector streets and above with a recommendation for approval (Adopted by Ordinance O-00-124)
- ◆ An amendment to the Conway Subdivision ordinance to remove the requirement for certification of payment of taxes prior to filing of a plat with a recommendation for approval (Adopted by Ordinance O-00-125)
- ◆ An amendment to the Conway Zoning Ordinance to allow canopies to overhang the public right of way in the C-1 Zoning District with a recommendation for approval (Adopted by Ordinance O-00-126)
- ◆ An amendment to the Conway Zoning Ordinance to require that buildings in the C-1 Zoning District be built no closer than eight feet from the back of the curb of existing streets with a recommendation for approval (Adopted by Ordinance O-00-127)
- ◆ An amendment to the Growth Plan moving a commercial node (NC) to a different site on Dave Ward Drive and change the node's designation to NS with a recommendation for approval (Adopted by Resolution R-00-27)
- ◆ An amendment to the Conway Master Street Plan to indicate a future full interchange at Interstate 40 and Arkansas Highway 25 with a recommendation for approval (Adopted by Resolution R-00-28)
- ◆ Amendments to the Zoning Ordinance and Subdivision Ordinance to allow the platting of lots in C-1, C-3, and O-1 zones that do not have street frontage but do have access easements with a recommendation for approval (Adopted by Ordinances O-00-153 and O-00-154)
- ◆ An amendment to the Subdivision Ordinance to accommodate horizontal property regimes with a recommendation for approval (Adopted by Ordinance No. O-00-164)

◆ **Amendment to the Planning Commission By-Laws**

The Planning Commission By-Laws were amended to allow the reconsideration of a zoning request for a specific property less than 12 months from the date of a refusal of a rezoning request by the City Council if the City Council then votes to allow the resubmission.

◆ **Furnishing of Copies of Analyses**

The above analyses were also furnished to the Mayor, City Council, City Attorney, City Engineer, Conway Corporation and the media. All of these analyses were posted on the Department’s website www.conwayplanning.org.

AREA OF THE CITY AT YEAR’S END

At year’s end, the area of the city was computed and found to be 38.836 square miles.

BOARD OF ZONING ADJUSTMENT

8 Analyses were performed for the Board of Zoning Adjustment on requests for variance and Planning Department staff provided support at all of the Board of Zoning Adjustment meetings. A list of those requests and their disposition are listed below:

<u>Name of Variance Request</u>	<u>Action</u>	<u>Date</u>	<u>Any Conditions Attached</u>
Conway Regional Variance Request	Granted	11-9-00	None
Hardin Variance Request	Granted	8-23-00	None
Harkness Variance Request	Granted	11-29-00	None
Hilton & Wesley Variance Request	Granted	9-27-00	None
Humphreys Variance Request	Granted	6-28-00	None
Newman Variance Request	Denied	9-27-00	Not applicable
Rougeau Variance Request	Granted	6-28-00	None
Watson Variance Request	Withdrawn	5-24-00	Not applicable

- ◆ Of these 8 analyses, 6 were granted, 1 was denied and 1 was withdrawn.

TRANSPORTATION

STREET ACCEPTANCES

The Planning Department assists in the development and preparation of ordinances dealing with street acceptances, closings and naming. A synopsis of these ordinances follows:

◆ <u>STREET ACCEPTANCES</u>		
<u>SUBDIVISION</u>	<u>STREET NAME</u>	<u>ORDINANCE NO.</u>
Conway Towne Centre	J.W. McCracken Drive	O-00-138
Catherine Place Subdivision Phase 4:	Andy Drive	O-00-155
	Doodle Circle	
	Grummer Lane	
	Tony Circle	
◆ <u>STREET CLOSINGS</u>		
<u>SUBDIVISION</u>	<u>STREET NAME</u>	<u>ORDINANCE NO.</u>
C.A. & Robt Harrison Addition	Clayton Street	O-00-160
◆ <u>STREET CLOSING REOPENED</u>		
<u>SUBDIVISION</u>	<u>STREET NAME</u>	<u>ORDINANCE NO.</u>
None		
◆ <u>STREET NAMING</u>		
<u>SUBDIVISION</u>	<u>STREET NAME</u>	<u>RESOLUTION NO.</u>
None	Chameleon Lane	R-00-38
◆ <u>STREET RENAMING</u>		

<u>SUBDIVISION</u>	<u>STREET NAME</u>	<u>ORDINANCE NO.</u>
Ridgefield Subdivision	Sycamore Lane to Ridgefield Lane	O-00-24
Brown Subdivision	North Gum Street to North Gum Street	O-00-107

ALLEY CLOSINGS

Parts or all of the following alleys were closed in 2000:

<u>◆ SUBDIVISION</u>	<u>LOCATION</u>	<u>ORDINANCE NO.</u>
Burns Addition	Block 9	O-00-142
Davies and Garvin Addition	Block 4	O-00-71
Harkrider Addition	Block 6	O-00-72
Hendricks Addition	Block 14	O-00-141
R. L. Hayes	Block 24	O-00-04

EASEMENT CLOSINGS

Part or all of the following easements were closed in 2000:

<u>◆ SUBDIVISION</u>	<u>LOCATION</u>	<u>ORDINANCE NO.</u>
Benny's Subdivision	Lot 2	O-00-05
Nob Hill Subdivision	Lot 45	O-00-23
Lachowsky	Lots 19 & 20	O-00-109
Richland Hills	Lot 20	O-00-129

LIAISON WITH THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT

The Planning Department, along with City Engineer Ronnie Hall, served as liaison between the City and the Planning Department of the Arkansas Highway and Transportation Department (AHTD). Two meetings of a general nature were held with the AHTD in 2000.

CONTINUATION OF THE BICYCLE AND PEDESTRIAN PATHWAY

Funding for a continuation of the bicycle and pedestrian pathway along Tucker Creek to provide access southwest from the current departure from the creek to just west of Hogan Lane was approved by the Arkansas State Highway and Transportation Department with 80% to be provided from federal funds and 20% to be provided from local funds.

DAVE WARD DRIVE (STATE HIGHWAY 60) IMPROVEMENTS AND THE ACCESS MANAGEMENT PLAN FOR THAT HIGHWAY

Significant work took place in regard to the Arkansas State Highway & Transportation Department (AHTD) improvements on Dave Ward Drive (State Highway 60) and the Access Management Plan for that road. They included:

- ◆ Development of administrative procedures for the City of Conway, AHTD and Metroplan in the Access Management Plan for dealing with future requests for curb cuts on Dave Ward Drive
- ◆ Development of an access agreement between Harlan Park Mobile Home Park and Griffin Leggett Funeral Home
- ◆ A final field review of existing curb cuts on Dave Ward Drive
- ◆ Two meetings and multiple telephone conversations with AHTD appraisers
- ◆ A meeting on the second phase of the project to extend from Tucker Creek to the Arkansas River
- ◆ Information gathering on a claimed curb cut to the west of Diane Lane

THE CONWAY LOOP

The effort to build a new road system connecting the western part of Conway to Interstate 40 to the south and to the north of existing accesses continued. City Engineer Ronnie Hall and Bill Polk served as staff during these activities. Activities included:

- ◆ A scoping meeting with the consultants (Garver & Garver Engineers), the Arkansas Highway and Transportation Department and local representatives.

- ◆ A meeting to gain information from the public.
- ◆ 3 meetings with the consultants and local representatives.

METROPOLITAN PLANNING ORGANIZATION

The City of Conway continued as a member of the Little Rock/North Little Rock Metropolitan Planning Organization (MPO) which is headquartered at Metroplan in Little Rock. Planning Department and other activities were as follows:

- ◆ Mayor Tab Townsell served as a member of the Board.
- ◆ Councilman Phillip Bell and Greg Nabholz served as members of the Transportation Advisory Council (TAC) representing Conway. David Henze also served on this Council, representing Faulkner County.
- ◆ Bill Polk served as the primary representative and Ken Pickett as the alternate on the Technical Coordinating Committee (TCC). Bill Polk also served as a member of the Intelligent Transportation Systems (ITS) subcommittee and as a member of the Transportation Improvement Plan Process (TIPP) subcommittee. This effort involved 15 meetings of the TCC, 2 meetings of the ITS, 2 meetings of the TIPP and 1.5 days at an Incident Management workshop. Bill Polk also served as the Faulkner County representative in these meetings.
- ◆ A proposed \$200,000 study of the Interstate 40, Industrial Boulevard intersection in Conway was approved by the MPO for 80% federal funding.

CONWAY TRANSPORTATION ADVISORY COMMITTEE

The Conway Transportation Advisory Committee was active in 2000. City Engineer Ronnie Hall and Bill Polk served as staff during the meetings of the Committee and its subcommittees. The activities of the group are listed below:

- ◆ 4 meetings of the Executive Committee
- ◆ 10 meetings of the Land Use and Transportation subcommittee
- ◆ The Land Use and Transportation subcommittee developed a proposed access management plan for city streets.
- ◆ 10 meetings of the Local Traffic and Alternative Transportation subcommittee
- ◆ The Local Traffic and Alternative Transportation subcommittee developed a plan for funding and construction of a pedestrian and bicycle transportation network in Conway.
- ◆ 3 meetings of the Major Roadways and Network subcommittee
- ◆ The Major Roadways and Network subcommittee developed a list of needed transportation projects and a list of proposed changes to the Master Street Plan.

RAILROAD OVERPASS GRADE SEPARATION

The Carter & Burgess Engineering firm was selected to provide engineering services for the railroad overpass grade separation at the intersection of Salem Road and the railroad. City Engineer Ronnie Hall, with the assistance of Bill Polk served as staff contacts for this project. Activities included:

- ◆ Coordination with the consultants and the Central Arkansas Regional Transportation Study to change the alignment of the grade separation to make Salem Road the primary transportation corridor rather than Irby Drive.
- ◆ A total of 5 meetings with consultants and city staff that included the Planning Department.
- ◆ Review and analysis of ongoing development of plans and cross sections of the project.

TRANSIT

A Request for Proposals (RFP) for a study to determine the feasibility of public transit in Conway was prepared. However, after a meeting between Jim Gilbert and Knighten Starnes of the Arkansas Highway and Transportation Department and Planning Director Bill Polk, it was decided to delay the issuance of the RFP until after the results of the 2000 census have been received.

TRAFFIC CALMING

Mayor Townsell, City Engineer Ronnie Hall and Bill Polk met with representatives of St. John's Subdivision regarding the possible installation of traffic calming circles at intersections in that subdivision. After the meeting, the Street Department installed two of the circles.

AMENDMENTS TO THE MASTER STREET PLAN

2 amendments to the Master Street Plan were passed by the City Council. They included:

- ◆ An amendment to the alignments of Padgett Road, Meadowlake Road, Salem Road, Irby Drive, Tyler Street, Favre Lane, Hogan Lane, Lee Andrew Lane, Trey Lane, Amity Road, East German Lane and the Conway Loop. (Ordinance No. O-00-68)
- ◆ An amendment to show a future full interchange at the intersection of Interstate 40 and State Highway 25. (Resolution R-00-38)

- ◆ A proposed amendment to move the Rumker Road collector street further to the north, to the east of East German Lane was denied. (Ordinance No. O-00-108)

SIGN ORDINANCE

SIGN VARIANCES

3 variances from the requirements of the Sign Ordinance were requested of the City Council. The Planning Department prepared an analysis of each request. The name by which each variance request was identified, the location and the action on each is shown below:

<u>NAME</u>	<u>LOCATION</u>	<u>ACTION</u>
Cuerden	East side of SandersSt. At the Holiday Inn Express	Approved
Waller	South Side of Siebenmorgen Road at Agora	Approved
DonRey	450' E of Old Morrilton Hwy, between Ridge Road & I-40	Approved

- ◆ Of these 3 variance requests, 3 were approved.

AMENDMENTS TO THE SIGN ORDINANCE

The Planning Department prepared an ordinance to allow menu signs on C-1 zoning district sidewalks if certain conditions are met. It was passed as Ordinance No. O-00-44.

PARKING LOT ORDINANCE

PARKING LOT VARIANCES

7 variances from the requirements of the Parking Lot Ordinance were requested of the City Council. The Planning Department prepared an analysis of each request. The name by which each variance request was identified, the location and the action on each is shown below:

<u>NAME</u>	<u>LOCATION</u>	<u>ACTION</u>
Alco	South side of Oak, immediately west of Kroger	Approved
Bailey Paint Company	West side of Pat's Lane about 400' north of Oak Street 1075 Pats Lane	Approved
Hilton & Wesley	Northeast corner of the intersection of Harrison Street and Walnut Street	Approved
Magness Oil	North side of Skyline Drive about 200' east on the west Bound on-ramp to I-40	Approved
Magness Oil (2)	North side of Skyline Drive about 200' east on the west Bound on-ramp to I-40	Approved
Ridge Plaza, LLC	Just north of the intersection of Old Morrilton Highway and Harkrider Street	Approved
Salter	South side of Robins Street, just west of the intersection with Griffith Street	Approved

- ◆ Of these 7 variance requests, 7 were approved.

AMENDMENTS TO THE PARKING LOT ORDINANCE

An amendment to the Parking Lot Ordinance to accommodate horizontal property regimes was prepared and held over into 2001 for action.

OTHER AMENDMENTS AND ORDINANCES

AMENDMENTS TO THE ZONING ORDINANCE

At the direction of the City Council, 4 amendments to the Zoning Ordinance were prepared and passed by the City Council without public hearing or review by the Planning Commission. A description of those amendments follows:

- ◆ An amendment to allow multi-family density of up to 12 units per acre as a conditional use permit in R-2 and R-2A zoning districts. (Ordinance No. O-00-12)
- ◆ An amendment to reduce the required lot width at the building line to 50 feet for lots in O-2 zoning districts and for non-duplex lots in O-3 zoning districts. (Ordinance No. O-00-42)
- ◆ An amendment to required street frontages in R-1, R-2, R-2A and SR zoning districts that are equal to the required widths at the building line of lots. (Ordinance No. O-00-53)
- ◆ An amendment to allow the reconsideration of a rezoning request for a specific parcel of property less than 12 months from the date of a refusal of a rezoning request for that same property if six of the City Council members approve the resubmission. (Ordinance No. O-00-113)

NEW SUBDIVISION ORDINANCE

The new Subdivision Ordinance was adopted by Ordinance No. O-00-03. Activities related to this adoption included:

- ◆ A draft of a course to be presented to surveyors regarding the new Subdivision Ordinance was prepared. However, lack of equipment, personnel and time did not allow the presentation of the course in 2000.
- ◆ New forms for both internal and external use with the new Subdivision Ordinance were prepared.
- ◆ City Attorney Michael Murphy prepared a new format for letters of credit for use with the Subdivision Ordinance.

- ◆ The Planning Department assumed the duties of filing all new plats and distributing filed copies to all utilities and other offices such as the Post Office and City Departments.

OVERLAY DISTRICTS

Two overlay districts were developed in 2000. The first was a temporary overlay district and the second was a permanent overlay district covering the same area. The overlays districts are along Prince Street, Dave Ward Drive and the Hogan Lane Corridor. Efforts of the Planning Department in development of these overlay districts included:

- ◆ Multiple meetings regarding the overlay districts
- ◆ Review of the proposed ordinances
- ◆ In concert with the Permits and Inspections Department, development of Overlay District Forms
- ◆ The interim overlay district was created by Ordinance No. O-00-87.
- ◆ The final overlay district was created by Ordinance No. O-00-167.

ORDINANCES RELATED TO CONSTRUCTION

The Planning Department prepared an ordinance to establish standards for permitting of interim and construction buildings and to restate the requirements for permitting of temporary buildings and repeal Ordinance O-97-30. It was passed as Ordinance No. O-00-22.

CONTROL OF SIGNS REQUIRED FOR NOTIFICATION FOR VARIOUS ACTIVITIES

The Planning Department prepared an ordinance to establish time periods for return of signs furnished by the city for notification purposes and the handling of sign deposits. It was passed as Ordinance No. O-00-33.

EMERGENCY PLANNING

FEDERAL EMERGENCY MANAGEMENT AGENCY

The Planning Department assisted Federal Emergency Management Agency (FEMA) Flood Administrator Ronnie Hall in his efforts.

EMERGENCY PLANNING

- ◆ Two meetings with various interested parties occurred in 2000 in relation to the limited emergency planning efforts for the year.
- ◆ Maps for use in the Emergency Operations Center (EOC) were prepared and placed in the primary EOC location.
- ◆ Bill Polk attended an emergency planning session conducted by the State Office of Emergency Services at the Chamber of Commerce building.

HOUSING

CONSOLIDATED PLAN FOR HOUSING AND URBAN DEVELOPMENT

Finance Director Perry Faulkner, City Engineer Ronnie Hall and Bill Polk continued to administer the Consolidated Plan for Housing and Urban Development (CDBG) plan for the use of federal funds from Housing and Urban Development (HUD). Activities during the year included:

- ◆ 2 public hearings regarding the 2000 CDBG Five Year Plan
- ◆ A meeting of Perry Faulkner and Bill Polk with representatives from the Arkansas HUD office
- ◆ A meeting with Mary Boyd from the Conway Housing Authority regarding the CDBG Five Year Plan for 2000
- ◆ Development and writing of the CDBG Five Year Plan for 2000
- ◆ Bill Polk's attendance at the two day Homeless Conference in Little Rock
- ◆ Bill Polk's attendance at a two-day meeting on timeliness put on by HUD in Chicago, Illinois
- ◆ A meeting of the three CDBG administrators with Mayor Townsell on the 2001 CDBG Action Plan
- ◆ A meeting with HUD consultant Ron Rea regarding CDBG efforts in Conway
- ◆ 2 public hearings regarding the 2001 CDBG Action Plan

MAPPING

CONWAY CORPORATION'S GEOGRAPHIC INFORMATION SYSTEM

Christy Sutherland was successful in getting Geographic Information System (GIS) software donated to the City of Conway. The software was installed and beginning efforts were made to incorporate the software into the Planning Department system.

COMPUTER MAPPING OF THE CITY

The Planning Department has updated the computer map as areas were annexed, subdivisions were filed, new streets were built and rezonings were approved.

DEVELOPMENT OF MAPS

Aside from maps mentioned elsewhere, the following maps of significance were developed:

- ◆ Maps of each proposed activity that came before the Planning Commission.
- ◆ Maps of submitted variance requests that came before the Board of Zoning Adjustment.
- ◆ Maps for each submitted Sign Ordinance variance request that came before the City Council.
- ◆ Maps for each submitted Parking Lot Ordinance variance request that came before the City Council.
- ◆ Overall locational maps for each Planning Commission and Board of Zoning Adjustment meeting.
- ◆ New mapbooks of the city without zoning shown. Copies of these mapbooks were furnished to Mayor Townsell, the City Clerk, the Police Department, the Fire Department and the Sanitation Department.
- ◆ A map for each of the 33 annexations. Copies of these maps were furnished to the City Clerk, the Police Department, the Fire Department, the Sanitation Department, the Permits and Inspections Department, the Planning Department, Conway Corporation, the Faulkner County 911 Office, Arkla and the Southwestern Bell 911 Office.
- ◆ Maps of the 10 major subdivisions filed in 2000, a continuation of a Subdivision Map Book. Copies of these maps were provided to Mayor Townsell, the City Clerk, the Police Department, the Fire Department, the Sanitation Department, the Permits and Inspections Department and the Planning Department.
- ◆ 32 large maps plotted to fit the size of the paper for various elected officials, citizens and city departments. Where appropriate, there were charges for the maps.
- ◆ 7 large maps plotted at a scale of 1000 feet equals one inch for City.
- ◆ 7 computer maps on portable media were provided to city departments and, in one case, to Conway Corporation.
- ◆ A new Master Street Plan map
- ◆ A map showing property owners and their property around Lake Beaverfork.
- ◆ A downtown map for the Chamber of Commerce.
- ◆ A map showing water district boundaries in relation to the Murphy annexation.
- ◆ Multiple maps related to the development of a temporary overlay district and a permanent overlay district. Included among these were:
 - ◆ Aerial photographs incorporated into maps of Prince Street, Dave Ward Drive, and the Hogan Lane corridor.
 - ◆ Maps of all the corridors at a scale of 1"=1000'
- ◆ Multiple maps for various elected officials, city projects and other activities. Included among these maps were:
 - ◆ Multiple ward maps for City Council members
 - ◆ Multiple maps incorporating aerial photographs of areas. Included among these were:
 - ◆ A map of the area around the Court House for the County Judge
 - ◆ A map of an intersection for the Police Department
 - ◆ A map of a historic district
 - ◆ Multiple specialized maps for various city departments. Included among these were:
 - ◆ Taxi zone maps for the City Clerk
 - ◆ A map for the Fire Department showing fire station locations
 - ◆ A speed limit map for Mayor Townsell and the Police Department (created with significant input from the Traffic Division of the Police Department)
 - ◆ Multiple property ownership maps for various projects
 - ◆ Multiple maps for the subcommittees of the Transportation Advisory Committee. Included among these were:
 - ◆ 3 Preliminary bicycle and pedestrian trail maps
 - ◆ 4 Final overall bicycle and pedestrian trails maps
 - ◆ A Phase I bicycle and pedestrian trail map
 - ◆ Multiple specialized zoning and area maps
 - ◆ Multiple maps created from legal descriptions to verify zoning and/or city limits.

ADDRESSING

ASSIGNMENT OF ADDRESSES

- ◆ Aside from the 575 addresses assigned to new subdivisions and replats, an additional 37 addresses were assigned to existing lots.
- ◆ Approximately 60 addresses were supplied for construction permits.
- ◆ Ken Pickett served as the contact person for 911 addressing for the city. This resulted in the following activities:
 - ◆ 190 range verifications for Southwestern Bell/911.
 - ◆ Communications with the Faulkner County 911 staff to resolve address problems in the transition area near the city-county boundary.

CENSUS

CENSUS ADDRESS DATA BASE

The Census Address Data Base was updated on an ongoing basis.

CENSUS CONSTRUCTION PROGRAM

Addresses of newly constructed buildings and buildings under construction were added to the list provided to the Census Bureau.

COMPLETE COUNT COMMITTEE

The Complete Count Committee continued to function with Bill Polk serving as the Chairman. The activities of the Committee included:

- ◆ Letters that were sent to churches by Minister John Greer, encouraging participation in the census
- ◆ Letters that were sent to day care centers encouraging participation in the census
- ◆ A meeting of the entire committee
- ◆ 3 meetings of the Public Relations subcommittee to develop and coordinate public relations activities
- ◆ Multiple actions by the Public Relations subcommittee to publicize the census and encourage participation
- ◆ A meeting of the Colleges subcommittee to discuss development of posters and other efforts to involve college students
- ◆ The development by the Planning Department staff of posters to be used in colleges (with specific wording for each college) and the production of 60 posters in house
- ◆ The posting of the posters and completion of other publicity efforts by the Colleges subcommittee.
- ◆ A presentation to the Faulkner County Human Services Providers by Bill Polk on the census
- ◆ Attendance at another Faulkner County Human Services meeting to work with them on providing information on the census to their clients and to provide an opportunity for a presentation by a Census Bureau employee who also provided materials for the effort
- ◆ Complete Count Committee secretary Bobby Miller's interview of Bill Polk regarding the census for a broadcast on University of Central Arkansas Television Channel 6

MAPS

One set of maps showing the latest boundaries of the City of Conway was prepared by Christy Sutherland and sent to the Census Bureau.

COMPUTER

THE CONWAY PLANNING DEPARTMENT WEB SITE

Bryan Patrick continued to maintain the Planning Department web site in 2000. The site was first launched, in a limited way in June of 1999. During 2000, the site was visited 7,171 times. The frequency of visits has been accelerating as more people become aware of the web site.

- ◆ The site offers the following information:
 - ◆ The Conway Zoning Ordinance
 - ◆ The Conway Zoning Map
 - ◆ The Conway Subdivision Ordinance
 - ◆ The Conway Growth Plan
 - ◆ The Conway Sign Ordinance
 - ◆ The Conway Parking Lot Ordinance
 - ◆ The Conway Overlay District Ordinance
 - ◆ The Dave Ward Access Management Agreement
 - ◆ Handouts for Planning Commission actions including downloadable forms
 - ◆ Dates of all Planning Commission meetings with submission deadline dates
 - ◆ Information on Planning Commissioners
 - ◆ Staff reports submitted to Planning Commissioners
 - ◆ Minutes of the Planning Commission meetings
 - ◆ A handout for submission to the Board of Zoning Adjustment for variances including downloadable forms
 - ◆ Information on Board of Zoning Adjustment members
 - ◆ A street list with information on location of the streets
 - ◆ Traffic counts on various roads where the information is readily available
 - ◆ An interactive site seeking public input on the Conway Loop
 - ◆ Answers to commonly asked questions
 - ◆ Information on staff members
- ◆ Expansion of the available information on the web site continues.

ADDRESS DATA BASE

The address database was provided in electronic form to the Fire Department, to the Sanitation Department and to Conway Corporation.

DATA BASES

- ◆ Ongoing data entry continued for a database that combines Planning Commission activities with several other databases and provides easier and more efficient production of analyses, letters, minutes and reports.
- ◆ Other existing databases were updated and adjusted as needed.

SOFTWARE

Two workstations utilizing AutoCad Light were updated to the most recent version.

MEETINGS, PROFESSIONAL ORGANIZATIONS AND PRESENTATIONS

WARD MEETINGS

5 ward meetings were held during the year. Two were held by council members from Ward 3 and one each by council members from Ward 1, Ward 2 and Ward 4. Bill Polk represented the Planning Department at four of the meetings.

ECONOMIC DEVELOPMENT MEETING

Mayor Townsell, Chief Building Inspector Ben Wiedower and Bill Polk met with a Chamber of Commerce Committee on an effort to foster economic development in the downtown area.

ELLEN SMITH ELEMENTARY SCHOOL

Police Captain Kerry Poole and Bill Polk assisted the Conway Special School District in working out a vehicle circulation plan for Ellen Smith Elementary School to provide room for individuals dropping off and picking up students to wait without blocking traffic flow on South Donaghey Avenue (State Highway 60 Spur).

FEDERAL AVIATION ADMINISTRATION FUNDING

Conway Airport Operator Bill Cope, Bill Adkisson and Bill Polk attended a Federal Aviation Administration meeting in Little Rock on funding for airports.

AMERICAN PLANNING ASSOCIATION

All members of the Planning Commission and Planning Department staff were members of the Arkansas Chapter of the American Planning Association (APA).

- ◆ Five Planning Commissioners attended a Planning Commissioners Workshop in North Little Rock
- ◆ Bill Polk attended the Four State Regional Conference in Overland Park, Kansas.

PRESENTATIONS TO VARIOUS GROUPS

Bill Polk gave the following presentations during the course of the year:

<u>Audience</u>	<u>Subject Area</u>
Conway Area Chamber of Commerce 2 nd Monday Luncheon	Census and Future Growth in Conway
Faulkner County Human Services Coalition	Census
Planning Commissioner Workshop (Hope, AR)	Zoning and Subdivision
Urban and Regional Planning Class at the University of Central Arkansas (UCA)	Planning
Faulkner County Leadership Institute	Planning in Conway (with Planning Commissioner Bob McCormack)
Old Conway Homeowners Association	Current planning in Conway
UCA Community Development Institute	Planning
4-State Regional American Planning Association (APA) meeting (Overland Park, Kansas)	Moderator, Commercial strip development session
4-State Regional APA meeting (Overland Park, Kansas)	Planning Commissioners Workshop

PLANNING COMMISSION TRAINING

Bill Polk worked with a coalition of the Arkansas Chapter of the American Planning Association, the Arkansas Public Administration Consortium, the Arkansas Cooperative Extension Service and the Arkansas Municipal League in the development of a Powerpoint presentation for Planning Commission Training Workshops in various locations around the state. The effort included three meetings, a presentation at the workshop in Hope, Arkansas the development of the materials and assistance in locating instructors.

INTERNAL OPERATIONS

REPRESENTATION AT MEETINGS OF CITY BODIES

Planning Department staff attended all Planning Commission meetings, all Board of Zoning Adjustment meetings and most City Council meetings, as well as numerous committee meetings of the three bodies.

PROPERTY DESCRIPTIONS

Multiple projects were completed involving the researching of property owners and the development of property descriptions.

INFORMATION AND COMPLAINTS

Numerous, uncounted complaints and requests for information were handled.

ASSISTANCE TO BUILDING PERMITTING AND INSPECTIONS

The Planning Department provided significant advisory and support functions for the permitting and inspecting process.

INTERNS

Robert Reed, Andrea Mitchell, Kevin Koonce, Davie Foreman and Lee Elliot, students from the University of Central Arkansas, completed their internships in the Planning Department in 2000. Mariam Kirscht, a high school student from Lingen, Germany also served a six week summer internship in the Department.

MEDIA RELATIONS

The Planning Department attempted to maintain good relationships with the media and provide information as requested. Efforts included furnishing the Log Cabin Democrat, the Arkansas Democrat-Gazette, other newspapers, various radio stations and various television stations with ongoing information regarding growth and development in the city.

2000 BUILDING PERMITTING AND INSPECTING DEPARTMENT YEAR END REPORT

2000 BUILDING PERMITTING AND INSPECTING DEPARTMENT ACTIVITIES

This portion of this report summarizes the activities of the Conway, Arkansas Building Permitting and Inspecting Department in 2000. The report is given in a synopsis form with the information presented in the various categories of activities.

STAFF

Chief Building Inspector – Ben Wiedower
Code Enforcement Officer – Ronnie White
Office Manager – Diane Gatewood
Permits and Inspections Clerk – Julie LeVick

PERMITS

NUMBER OF SINGLE FAMILY HOME PERMITS

The volume of building in Conway decreased approximately 26.2% from 1999 (based on single family housing permits). This resulted in 364 single family housing permits being issued, compared to the 1994 record of 513 permits and the 493 permits issued in 1999. This was a decrease of 12.4% over the average of the past five years and a decrease of 9.9% over the average of the last ten years.

CONSTRUCTION RELATED PERMITS

A total of 3,851 construction related permits were issued in 2000. The breakdown into types of construction permits follows:

- 765 - Building Permits (down 182 from 1999)
- 943 - Electrical Permits (down 105 from 1999)
- 568 - Plumbing Permits (down 200 from 1999)
- 602 - Mechanical Permits (down 165 from 1999)
- 47 - Parking Lot Permits (down 16 from 1999)
- 508 - Gas Permits (down 198 from 1999)
- 236 - Sign Permits (down 3 from 1999)
- 3,851 - Total (down 687 from 1999)

This total averages approximately 15.6 permits per working day

INSPECTIONS

INSPECTIONS AND REINSPECTIONS

A total of 7,860 inspections and reinspections were requested during 2000. This was a decrease of 887 or 10.1 percent from 1999. This total averages approximately 31.8 inspections per working day.

ESTIMATED CONSTRUCTION COSTS AND TYPES OF BUILDING PERMITS ISSUED

The 765 building permits issued covered buildings with an estimated construction cost of \$87,100,535. This is a decrease of \$63,800,361 from 1999. The 1999 total is the highest yearly total for which records are available (1979 through 2000). The 2000 total is a 17.0% decrease from the average for the last five years and a 3.7% increase over the average of the last ten years. Breakdowns by estimated cost (by permits applicant) and by building type follow:

COST		
<u>Number of Building Permits Issued</u>	<u>With Cost of</u>	<u>Construction Cost Subtotal</u>
510 (down 56 from 1999)	Under \$100,000	\$20,872,562 (down \$4,460,207 from 1999)
199 (down 74 from 1999)	\$100,000 - \$250,000	\$31,345,173 (down \$9,499,198 from 1999)
41 (down 34 from 1999)	\$250,000 - \$500,000	\$13,503,395 (down \$11,634,231 from 1999)
11 (down 5 from 1999)	\$500,000 - \$1,000,000	\$7,229,605 (down \$3,688,045 from 1999)
3 (down 6 from 1999)	\$1,000,000 - \$2,500,000	\$5,749,000 (down \$8,351,400 from 1999)
1 (down 5 from 1999)	Over \$2,500,000	\$8,400,800 (down \$26,167,280 from 1999)
765 Total (down 180 from 1999)	Total	\$87,100,535 (down \$63,800,361 from 1999)

Type of Building	Total Cost	Total Square Feet	Number of Building Permits Issued
TYPE			
Industrial			
Primary	\$ 68,000	7,820	2
Accessory	\$ 0	0	0
Additions	\$ 1,182,076	13,045	6
Remodeling	\$ 745,000	-	2
Subtotal	\$ 1,995,076	20,865	10
Commercial			
Primary	\$ 11,140,040	285,957	43
Accessory	\$ 286,396	12,550	11
Additions	\$ 997,250	39,700	16
Remodeling	\$ 3,473,191	-	78
Subtotal	\$ 15,896,877	338,207	148
Institutional			
Primary	\$ 1,747,000	23,800	2
Accessory	\$ 117,000	3,132	3
Additions	\$ 9,330,800	70,928	4
Remodeling	\$ 3,440,522	-	13
Subtotal	\$ 14,635,322	97,860	22
Agricultural			
Primary	\$ 0	0	0
Accessory	\$ 0	0	0
Subtotal	\$ 0	0	0
Temporary Buildings			
Primary	\$ 30,950	5,552	10
Subtotal	\$ 30,950	5,552	10
Multi-Family			
Primary	\$ 600,000	17,920	5
Accessory	\$ 12,000	235	1
Additions	\$ 146,500	3,704	3
Remodeling	\$ 9,875	-	1
Subtotal	\$ 768,375	21,859	10
<i>(This includes 5 new buildings with a subtotal of 20 housing units)</i>			
Duplex			
Primary	\$ 3,136,000	68,360	23
Accessory	\$ 0	0	0
Addition	\$ 0	0	0
Remodeling	\$ 36,000	-	3
Subtotal	\$ 3,172,000	68,360	26
<i>(This includes a subtotal of 46 housing units)</i>			
Accessory Building for	\$ 3,500	576	1
Manufactured Housing			
Subtotal	\$ 3,500	576	1

(Continued next page)

TYPE (continued)			
Type of Building	Total Cost	Total Square Feet	Number of Building Permits Issued
Single-Family			
Primary	\$ 47,831,463	906,686	364
Accessory	\$ 845,887	43,780	77
Additions	\$ 1,078,550	23,694	51
Remodeling	\$ 818,285	-	41
Remodeling to Accessory	\$ 1,000	-	1
Addition to Accessory	\$ 23,250	1,554	4
Subtotal	\$ 50,598,435	975,714	538
<i>(This includes a subtotal of 364 new housing units)</i>			
Total	\$87,100,535	1,528,993	765
<i>(This includes a total of 430 new housing units, a decrease of 480 from 1999)</i>			

CONSTRUCTION COST AND SQUARE FOOTAGE OF SINGLE FAMILY RESIDENCES

A breakdown of single family residences by estimated construction cost and by square footage follows:

Cost of Single Family Residences				
Number of Permits Issued	Estimated Construction Cost (Estimated by the Applicant)	Total Cost	Average Cost Per Square Foot	Average Size House (In Square Feet)
9 (up 2 from 1999)	Less than \$50,000	\$ 261,040	\$23.73	1,222
73 (dn 3 from 1999)	\$50,000 - \$75,000	\$ 4,827,200	\$38.91	1,699
100 (dn 57 from 1999)	\$75,000 - \$100,000	\$ 8,352,460	\$47.65	1,753
75 (dn 38 from 1999)	\$100,000 - \$150,000	\$ 9,471,841	\$51.06	2,473
47 (dn 22 from 1999)	\$150,000 - \$200,000	\$ 8,062,664	\$55.35	3,100
47 (dn 3 from 1999)	\$200,000 - \$300,000	\$10,953,258	\$58.54	3,981
13 (dn 8 from 1999)	Over \$300,000	\$ 5,903,000	\$75.64	6,003
364 (dn 129 from 1999)	Totals	\$47,831,463	\$52.75	2,491

The average construction cost per single family home in 2000 was \$131,405 (up \$3,880 per single family home from 1999).

Size of Single Family Residences

Number of Permits Issued	Square Footage (includes everything under roof, not just heated and cooled)	Total Square Feet	Average Cost Per Square Foot	Average Cost Per House
1 (up 1 from 1999)	Less than 1000	984	\$47.80	\$ 47,040
18 (dn 12 from 1999)	1000 - 1500	24,282	\$39.04	\$ 52,661
152 (dn 45 from 1999)	1500 - 2000	257,041	\$46.43	\$ 78,518
109 (dn 42 from 1999)	2000 - 3000	272,088	\$52.99	\$132,281
51 (dn 21 from 1999)	3000 - 4000	177,750	\$56.34	\$196,346
16 (dn 12 from 1999)	4000 - 5000	70,974	\$54.63	\$242,344
17 (up 2 from 1999)	More than 5000	103,567	\$63.65	\$387,765
364 (dn 129 from 1999)	Totals	906,686	\$52.75	\$131,405

The average area per single family home in 2000 was 2,491 square feet (up 31 square feet per single family home from 1999).

PER SQUARE FOOT CONSTRUCTION COST OF SINGLE FAMILY RESIDENCES

The average contractor estimated per square foot construction cost for new residences was \$52.75, an increase of \$0.92 per square foot from \$51.83 in 1999.

MEETINGS

- ◆ Ben Wiedower attended the Annual Arkansas Plumbing and HVAC Inspectors' Training School/Convention in West Memphis; the SBCCI's Summer Education Session in Fort Smith and the Arkansas Chapter of the International Association of Electrical Inspectors fall conference in Fort Smith.
- ◆ Ronnie White attended the Annual Plumbing Inspector's HVAC Training School in Fort Smith.

COMPLAINTS AND REQUESTS FOR INFORMATION

Numerous, uncounted complaints and requests for information were handled.