



Lower Ridge Road Corridor Study Introduction

Conway Planning & Development Department

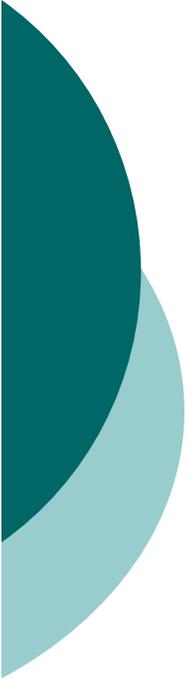
June 12, 2008



The Planning Process

Lower Ridge Road Corridor Study

- Public Presentation, June 12
- Public Workshop, June 17
- Visual Preference Questionnaire, June 18-20
- Open House, June 18-20
- Preliminary Plan / Public Meeting, Early July



The Planning Process

Old Morrilton Highway Corridor Study

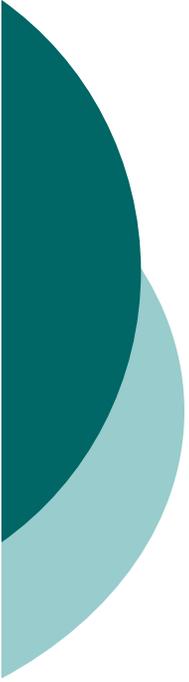
- Events were held in May and June
- Study completed in June
- Available online at
www.conwayplanning.org



The Planning Process

Final Combined Plan for Both Corridors
(Mid-July)

- Draft of Combined Plan (Public Meeting)
- Public Comment Period
- Presentation of Final Combined Plan to Planning Commission and City Council



The Planning Process

Purpose of this process:

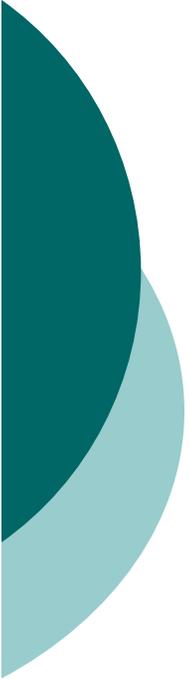
- To amend Comprehensive Plan
- To create sensible, sustainable, long-range land use plan for Lower Ridge Road corridor
- To address any immediate concerns



The Planning Process

The Comprehensive Plan

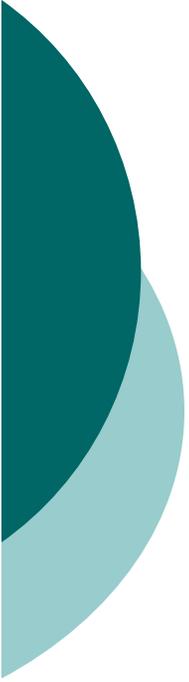
- City-wide plan adopted by City Council
- Most recent version was adopted in 2004
- Framework for future land uses in Conway and extra-territorial jurisdiction
- Rezoning requests should be consistent with Comprehensive Plan; however, Planning Commission and City Council are not bound to follow Plan



The Planning Process

More about the Comprehensive Plan

- Weakness: Considers city as a whole, rather than individual neighborhoods or corridors
- Old Morrilton / Lower Ridge studies will be submitted to Planning Commission and City Council for consideration
- Goal: To replace the Old Morrilton and Lower Ridge portions of the Comprehensive Plan with more specific long-range plan



Lower Ridge Road Corridor Study

- Existing Conditions
- Development Scenarios



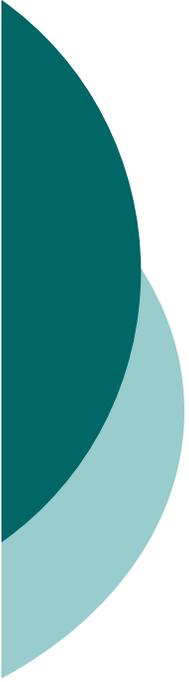
Lower Ridge Road Corridor Study

Existing Conditions



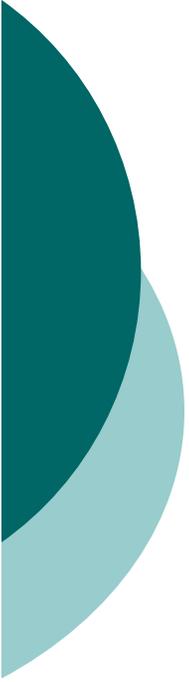
Existing Conditions

- Delineation of Study Area
- Barriers to Development
- Current Zoning
- Environmental Conditions
- Current Land Uses



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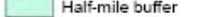
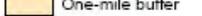
Existing Conditions

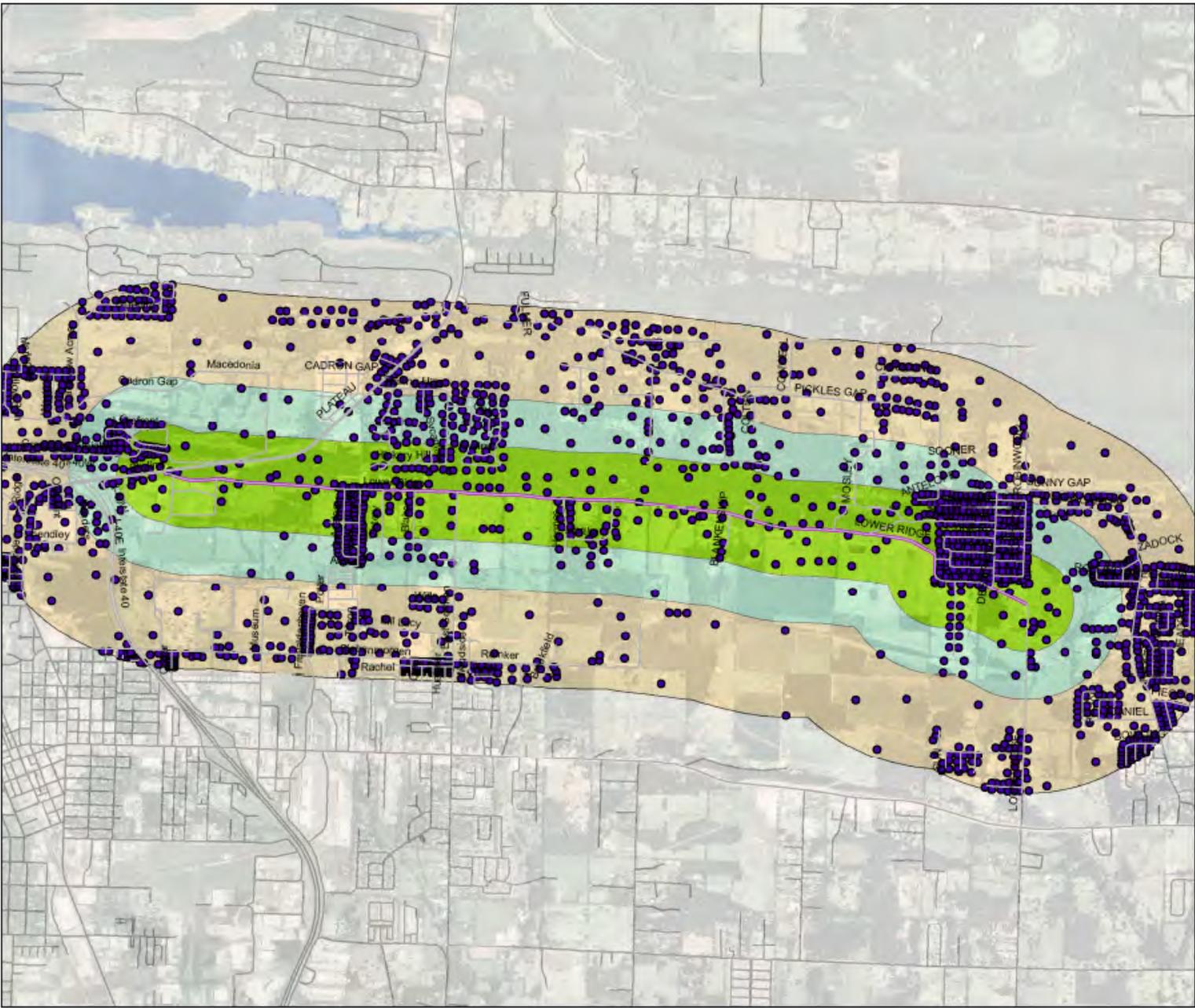
Delineation of Study Area

- Quarter-mile, half-mile, and one-mile radius of Lower Ridge Road
- Clustered residences within quarter-mile radius include Azalea Loop, Ridgefield Estates, and Forest Acres Overlook
- Clustered residences within half-mile radius include Rolling Hills and Forest Acres Overlook

Lower Ridge Road Corridor Study

Study Area

-  Lower Ridge Road
-  Street
-  Water body
-  Parcel
-  Quarter-mile buffer
-  Half-mile buffer
-  One-mile buffer



May 20, 2008

Sources: GeoStor, ESRI, Faulkner County Assessor

City of Conway, Arkansas Planning & Development





Existing Conditions

- Delineation of Study Area
- **Barriers to Development**
- Current Zoning
- Environmental Conditions
- Current Land Uses



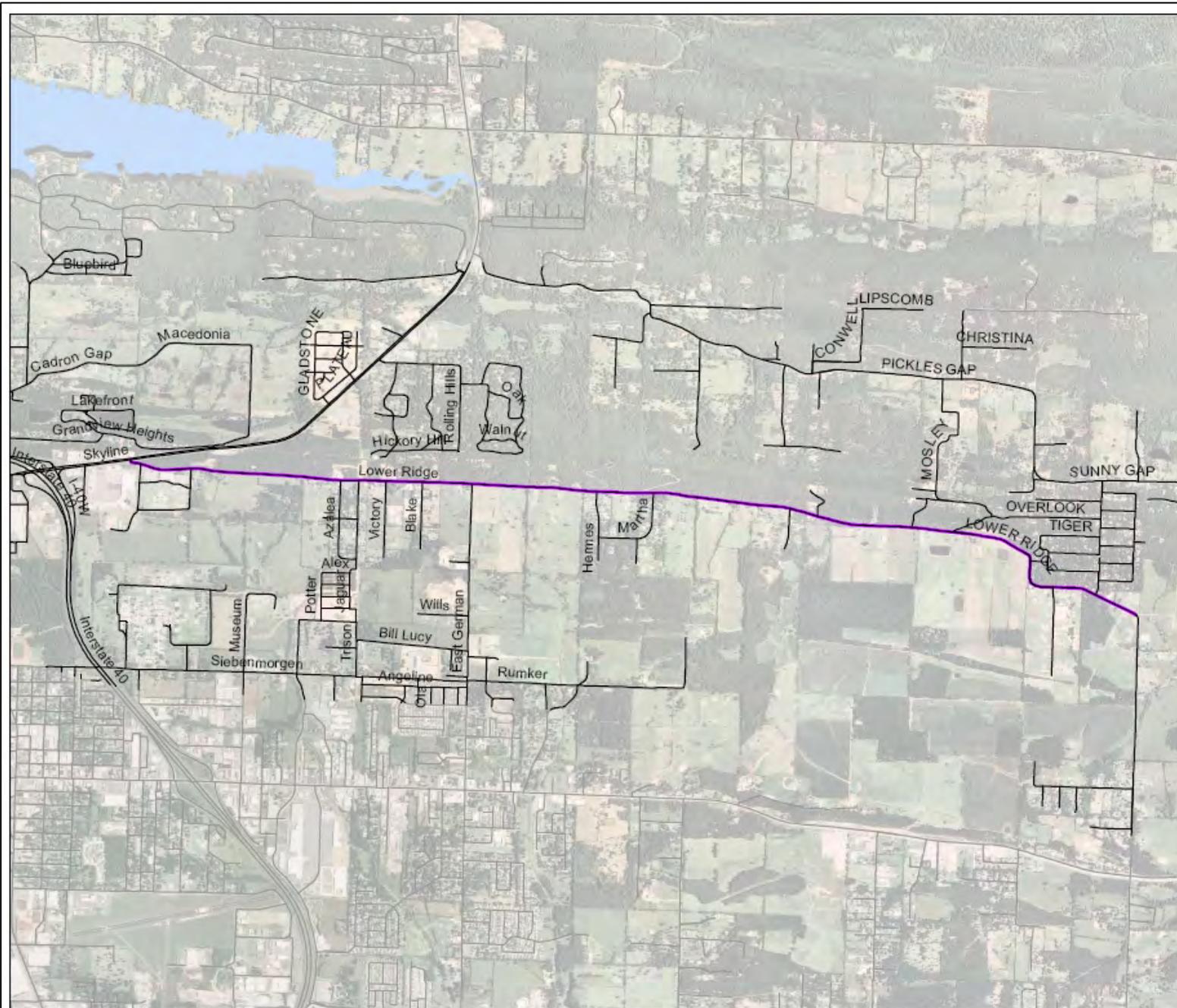
Existing Conditions

Barriers to Development

- Lack of infrastructure
- Existing road network
- Terrain
- City / County standards

Lower Ridge Road Corridor Study

Major Roads



- Street within one mile
- Lower Ridge Road
- Street
- Water body



May 16, 2008

Sources: GeoStor, ESRI

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Existing Conditions

Barriers to Development

Existing road network – Lower Ridge at US 65

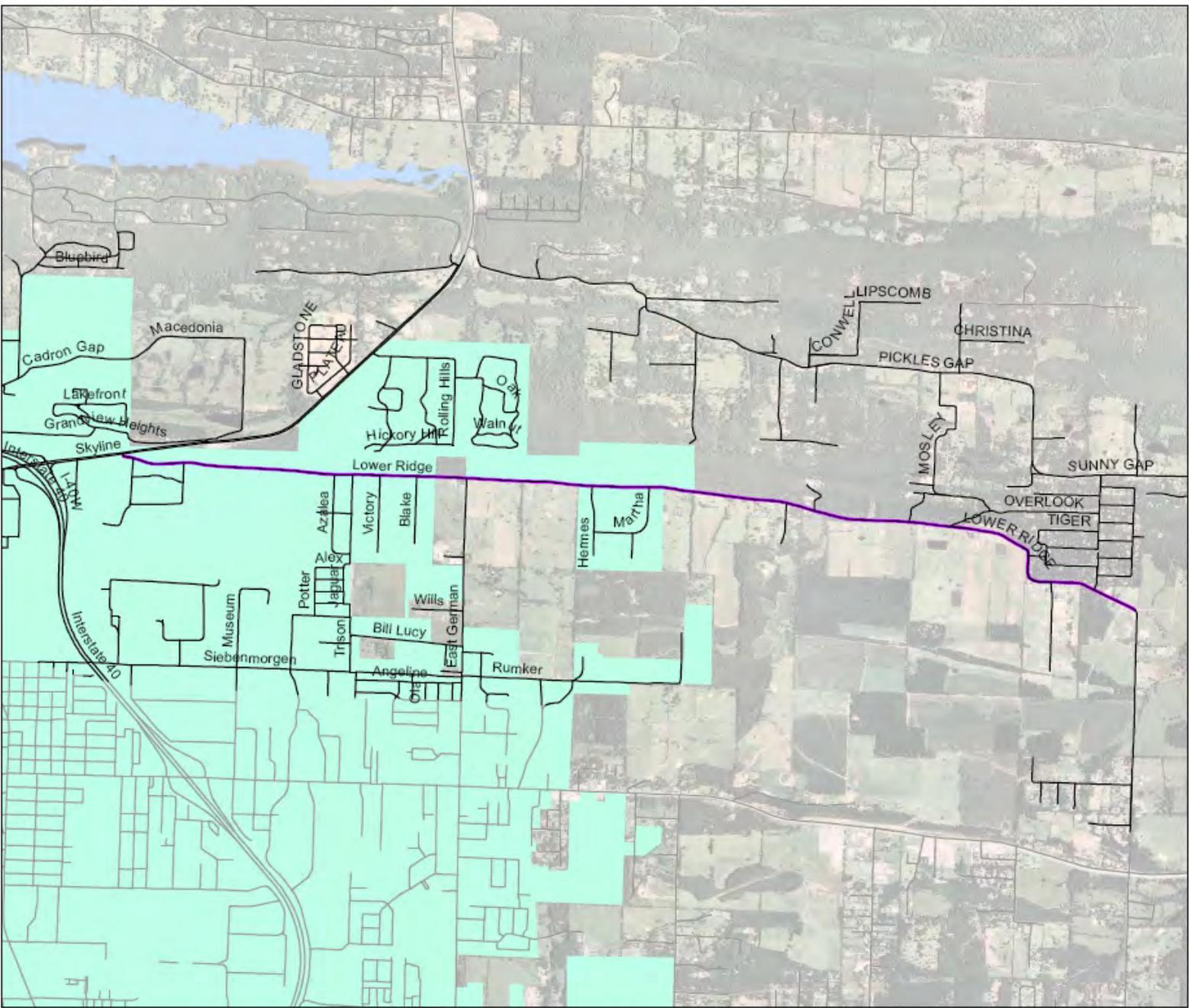
62 accidents since 6/11/06 (source: Conway PD)



Lower Ridge Road Corridor Study

City Boundaries

- Street within one mile
- Lower Ridge Road
- Street
- City boundary (polygon)
- Water body

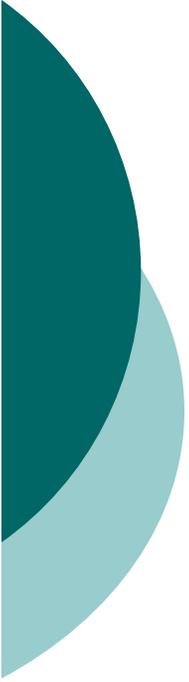


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Sources: GeoStor, ESRI

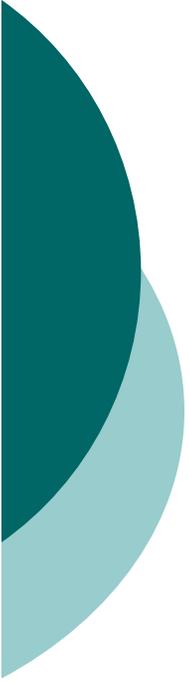
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Existing Conditions

- Delineation of Study Area
- Barriers to Development
- **Current Zoning**
- Environmental Conditions
- Current Land Uses



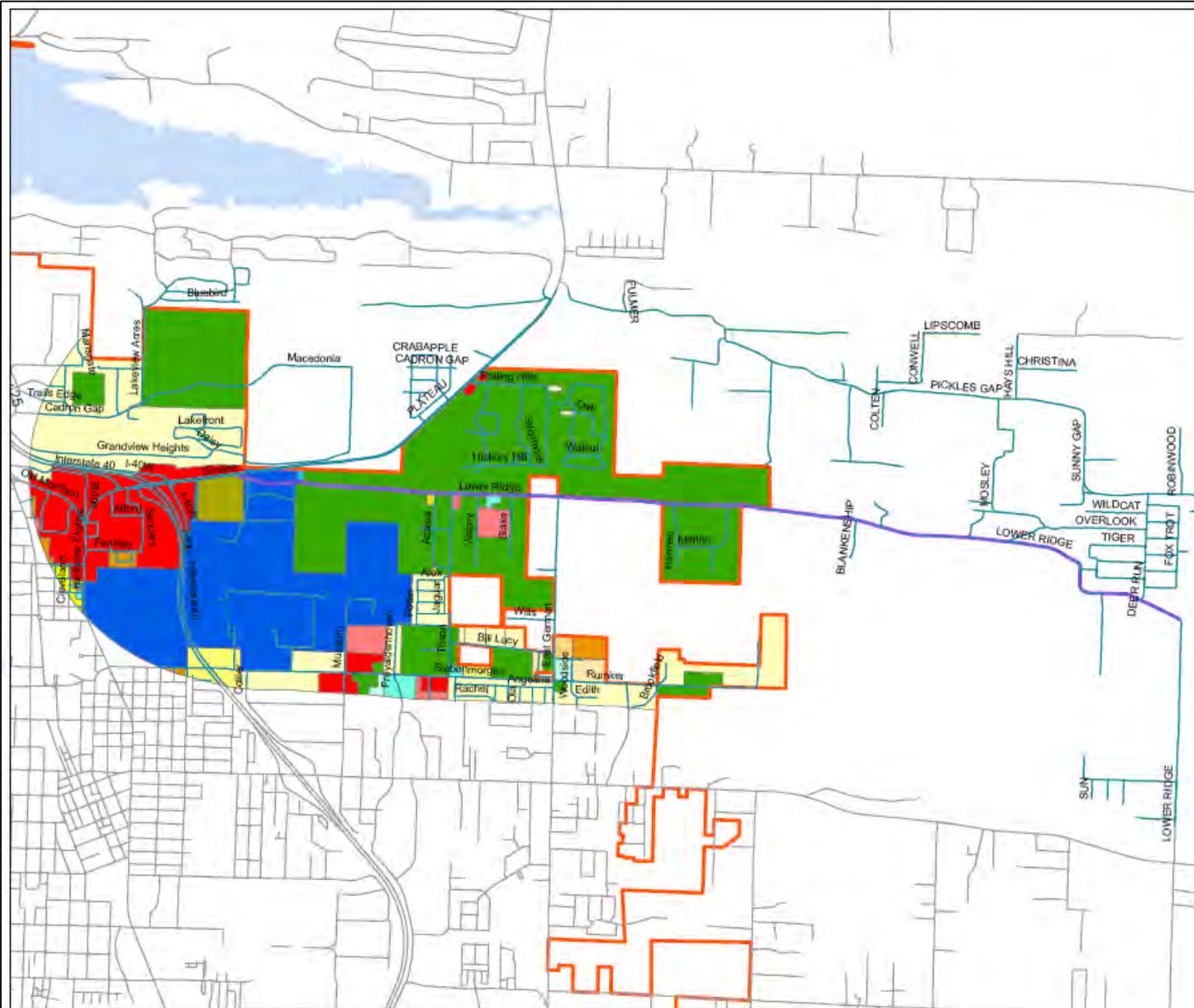
Existing Conditions

Current Zoning

- Approximately 2.5 miles of Lower Ridge Road is currently zoned
- Mostly agricultural zoning
- Commercial and PUD zoning at Conway Town Center
- Institutional zoning at Human Development Center
- County portion of corridor is not zoned
- Conway has extra-territorial jurisdiction up to five miles outside city limits

Lower Ridge Road Corridor Study

Current Zoning



- Lower Ridge Road
- City boundary
- Street
- Water body

Zoning (One-mile buffer)

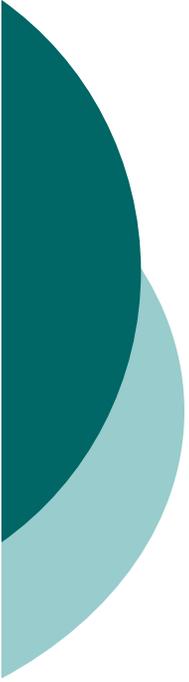
- A-1
- C-1
- C-2
- C-3
- C-4
- HR
- I-1
- I-3
- MF-1
- MF-2
- MF-3
- C-1
- C-2
- C-3
- PUD
- R-1
- R-2
- R-2A
- RMH
- RU-1
- S-1
- SR



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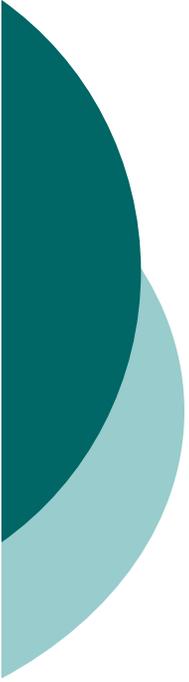
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Existing Conditions

- Delineation of Study Area
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- Current Land Uses



Existing Conditions

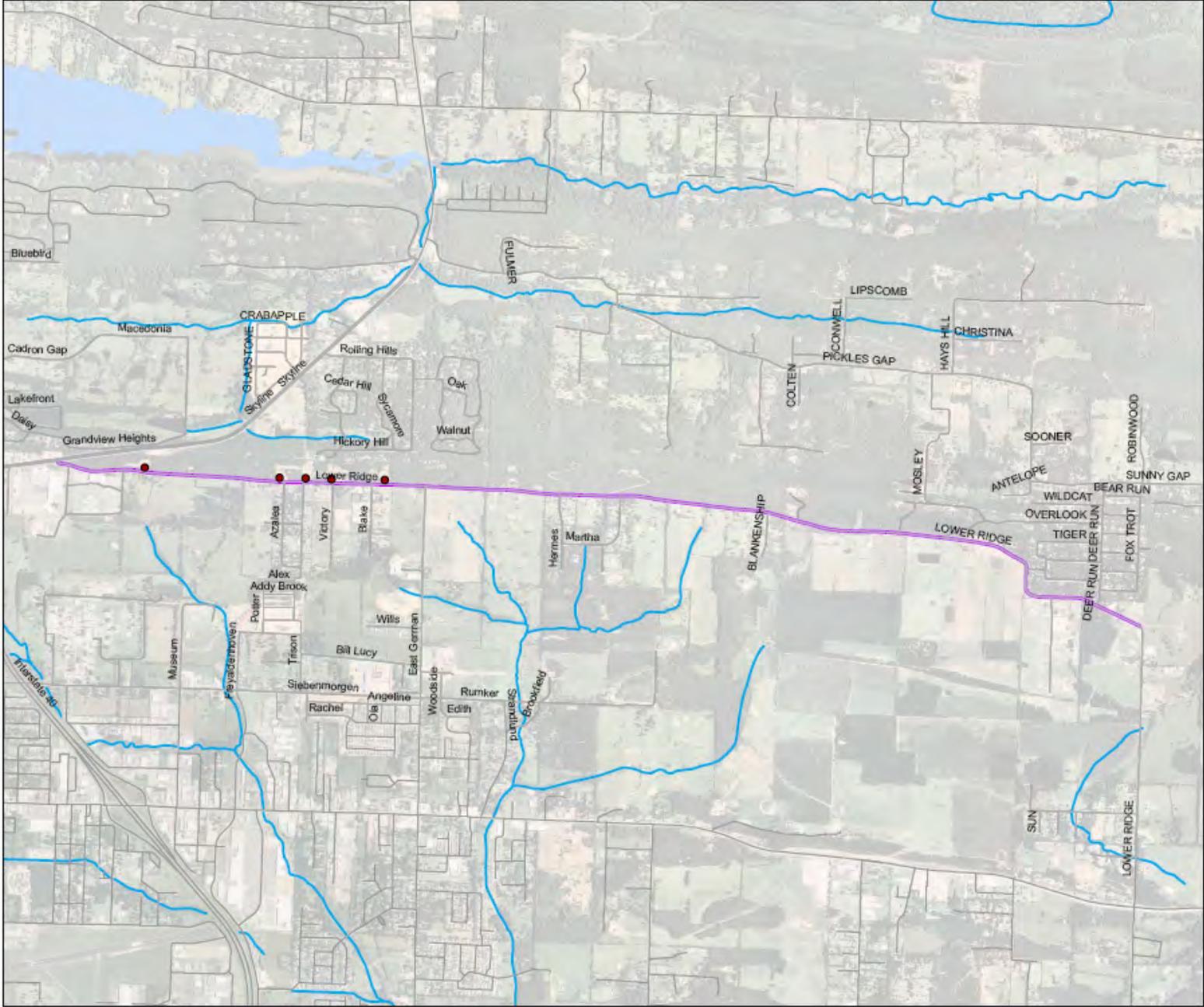
Environmental Conditions

- Cadron Ridge hillside is primary ecological concern
 - Hillside severely limits development potential on north side of Lower Ridge Road
- At least five existing hillside cutouts
- Hillside excavations now limited to ten feet (See Conway City Ordinance O-06-67)

Lower Ridge Road Corridor Study

Environmental Factors

- Lower Ridge Road
- Street
- Water body
- Creek
- Hillside Excavation



May 20, 2008

Sources: GeoStor, ESRI

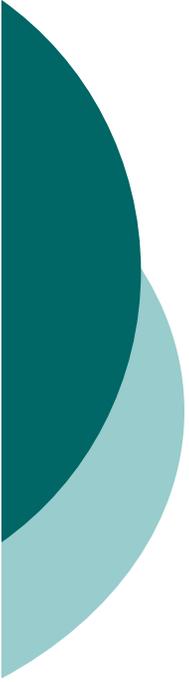
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Existing Conditions

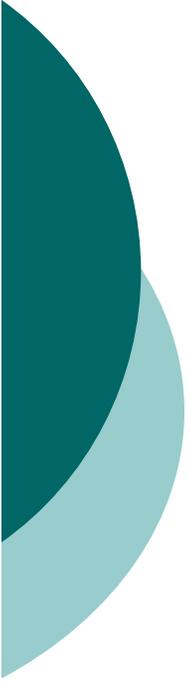
Example of hillside excavation





Existing Conditions

- Delineation of Study Area
- Barriers to Development
- Current Zoning
- Environmental Conditions
- Current Land Uses



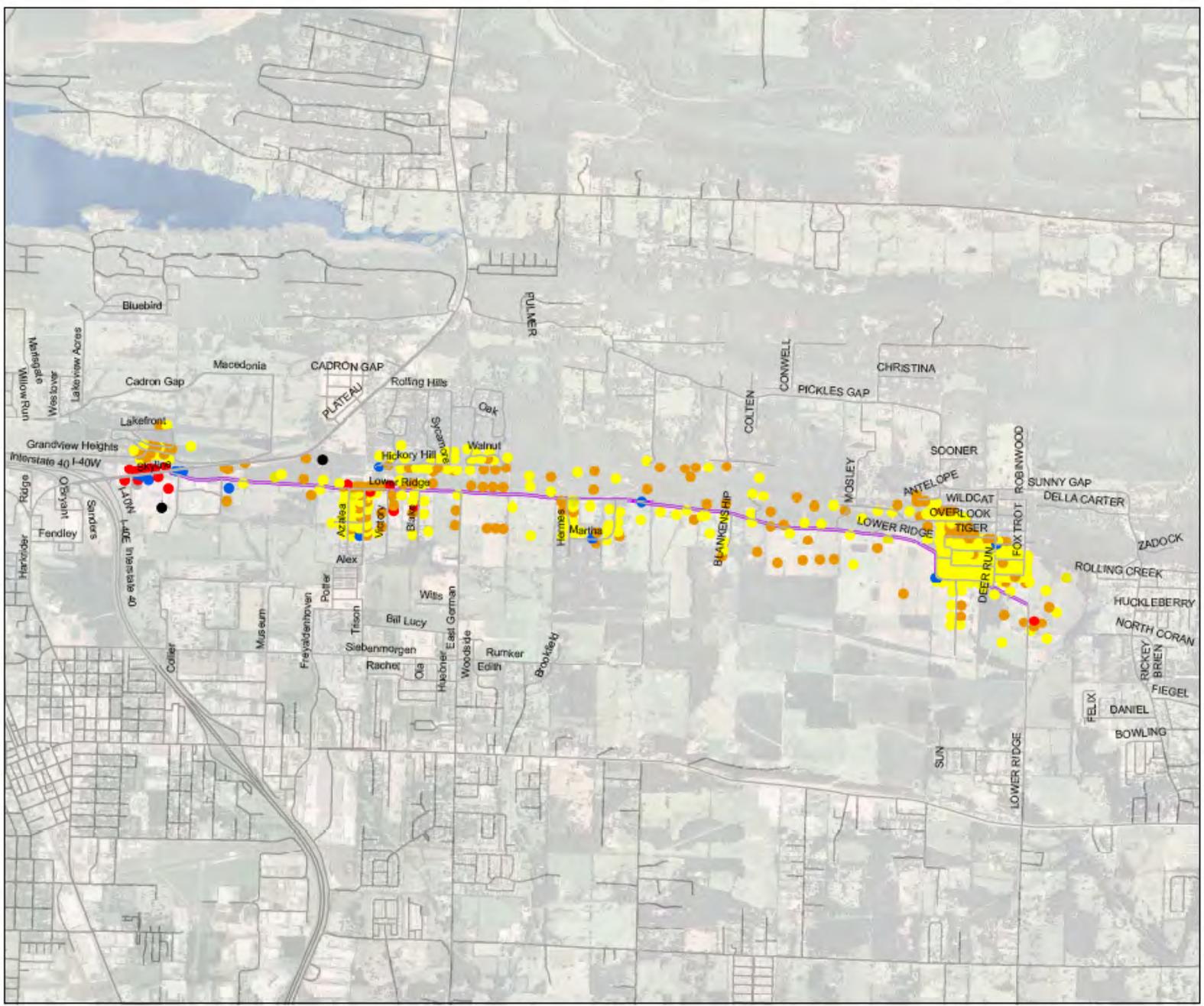
Existing Conditions

Current Land Uses

- 457 unique parcels within quarter-mile of Lower Ridge Road
 - Residential
 - 278 improved
 - 138 vacant
 - Mobile homes – 7
 - Commercial – 17
 - Exempt – 14

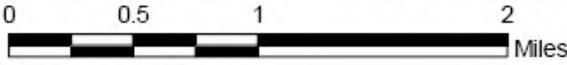
Lower Ridge Road Corridor Study

Parcels and Land Use



- Lower Ridge Road
- Street
- Water body

- Parcel use**
- Other
 - Commercial improved (117)
 - Exempt (14)
 - Improvement only (1)
 - Mobile home (7)
 - Residential improved (278)
 - Residential vacant (138)



May 20, 2008

Sources: GeoStor, ESRI, Faulkner County Assessor

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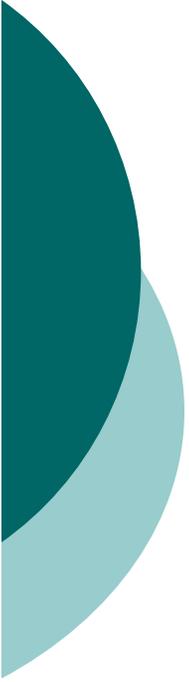


Existing Conditions

Current Land Uses

○ Commercial

- Most commercial uses concentrated around Interstate 40 and Highway 65
- Conway Town Center is major shopping center; new ownership group
- Some other commercial uses within corridor at Siebenmorgen and Museum intersection

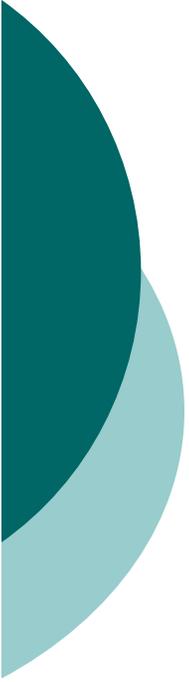


Existing Conditions

Current Land Uses

○ Institutional

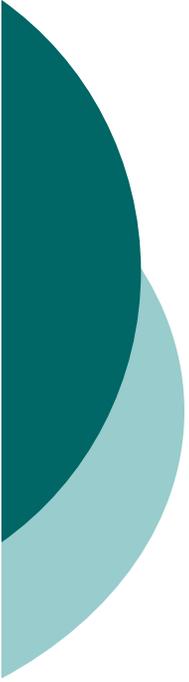
- Three schools within study area: Theodore Jones Elementary, Simon Intermediate, and Bob Courtway Middle
- Human Development Center



Existing Conditions

Current Land Uses

- Community Facilities (Public)
 - Don Owen Sports Complex
 - Curtis Walker Park
 - City of Colleges Park (Girls Softball Complex)
- Other Community Facilities
 - Churches

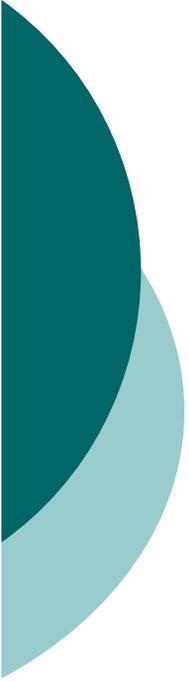


Existing Conditions

Current Land Uses

○ Residential

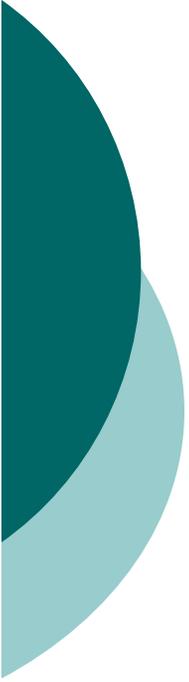
- “Typical” residential property varies by subdivision
- Range from mobile homes to ranch-style homes to estates



Existing Conditions

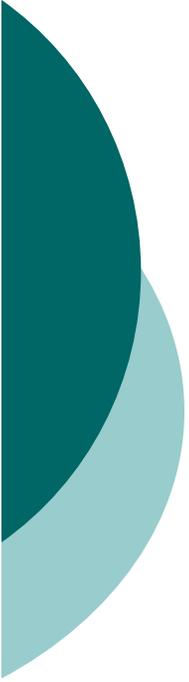
Summary of conditions

- Barriers, including terrain and lack of infrastructure
- Mix of agricultural zoning and no zoning
- Existing hillside excavations
- Land use is mostly residential and agricultural with some public and commercial uses near Highway 65



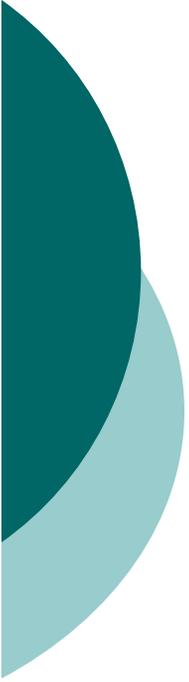
Lower Ridge Road Corridor Study

Development Scenarios



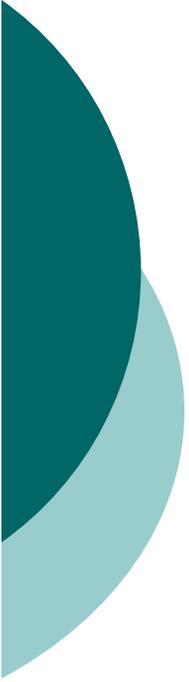
Development Alternatives

- Environmental Preservation
- Expanded Road Network
- Mix of Land Uses
- Urban to Rural Transition



Development Alternatives

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- Expanded Road Network
- Mix of Land Uses
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Development Alternatives

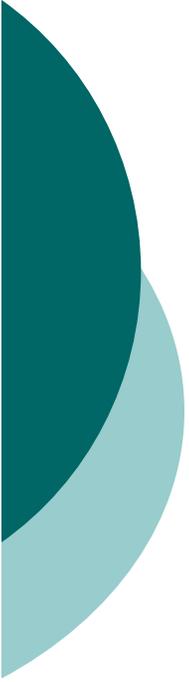
Environmental Preservation

- Protection of hillside
- No additional hillside excavations
 - Conway City Ordinances O-06-67 and O-07-43
 - No hillside excavations without City Engineer / City Council approval
- Uncertain future of existing excavations
 - Five existing excavations
 - Possibly planned unit developments



Development Alternatives

- Environmental Preservation
- Expanded Road Network
- Mix of Land Uses
- Urban to Rural Transition



Development Alternatives

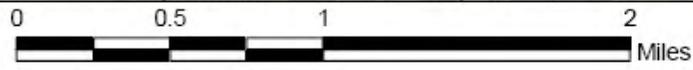
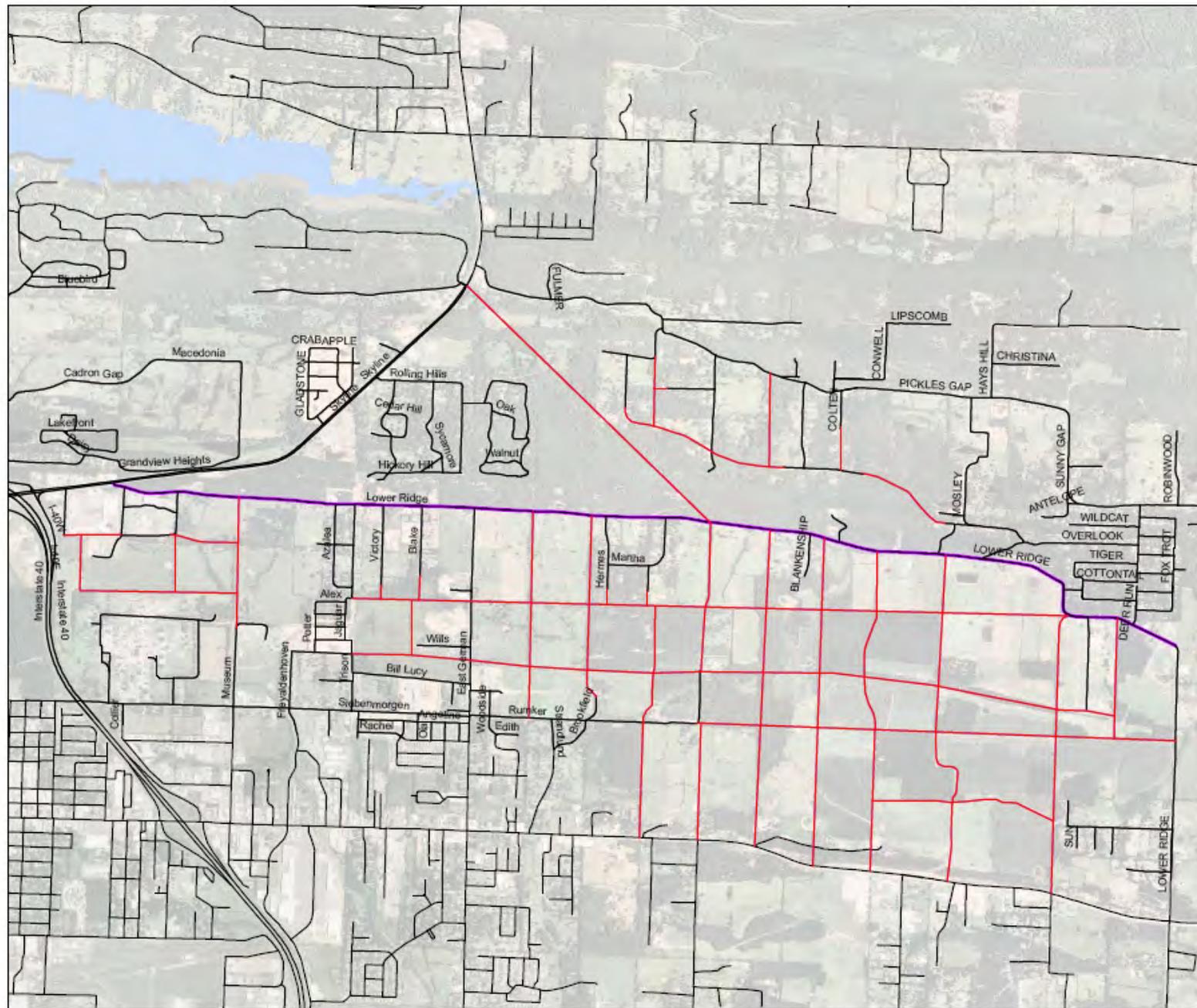
Expanded Road Network

- Gridded road network should be planned where possible
- Utilize existing roads and stubs
- Provide additional connections to major roads
- Provide a safer connection to US 65

Lower Ridge Road Corridor Study

Proposed Roads

- Lower Ridge Road
- Street
- Water body
- Proposed road

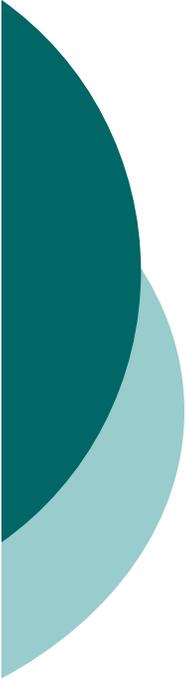


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Sources: GeoStor, ESRI

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Development Alternatives

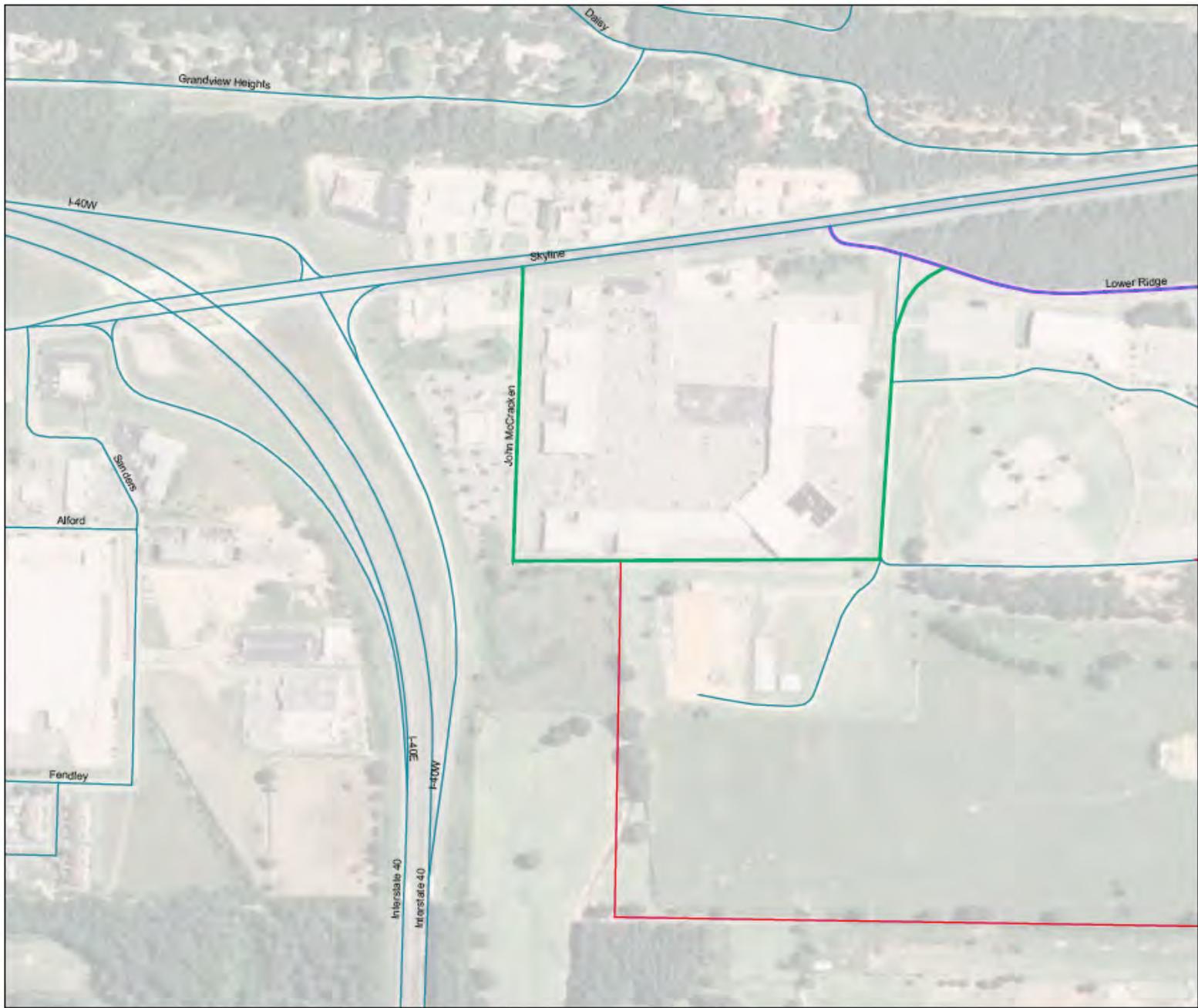
Expanded Road Network

Connection Scenarios for US 65

- Cannot place light at current intersection
- Ideal connection would be at existing light
- Existing shopping center as barrier to connection

Lower Ridge Road Corridor Study

Skyline Connection Scenario 1

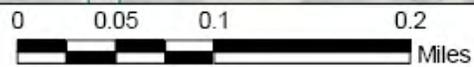


- Connection scenario 1
- Proposed road
- Lower Ridge Road
- Street
- Water body

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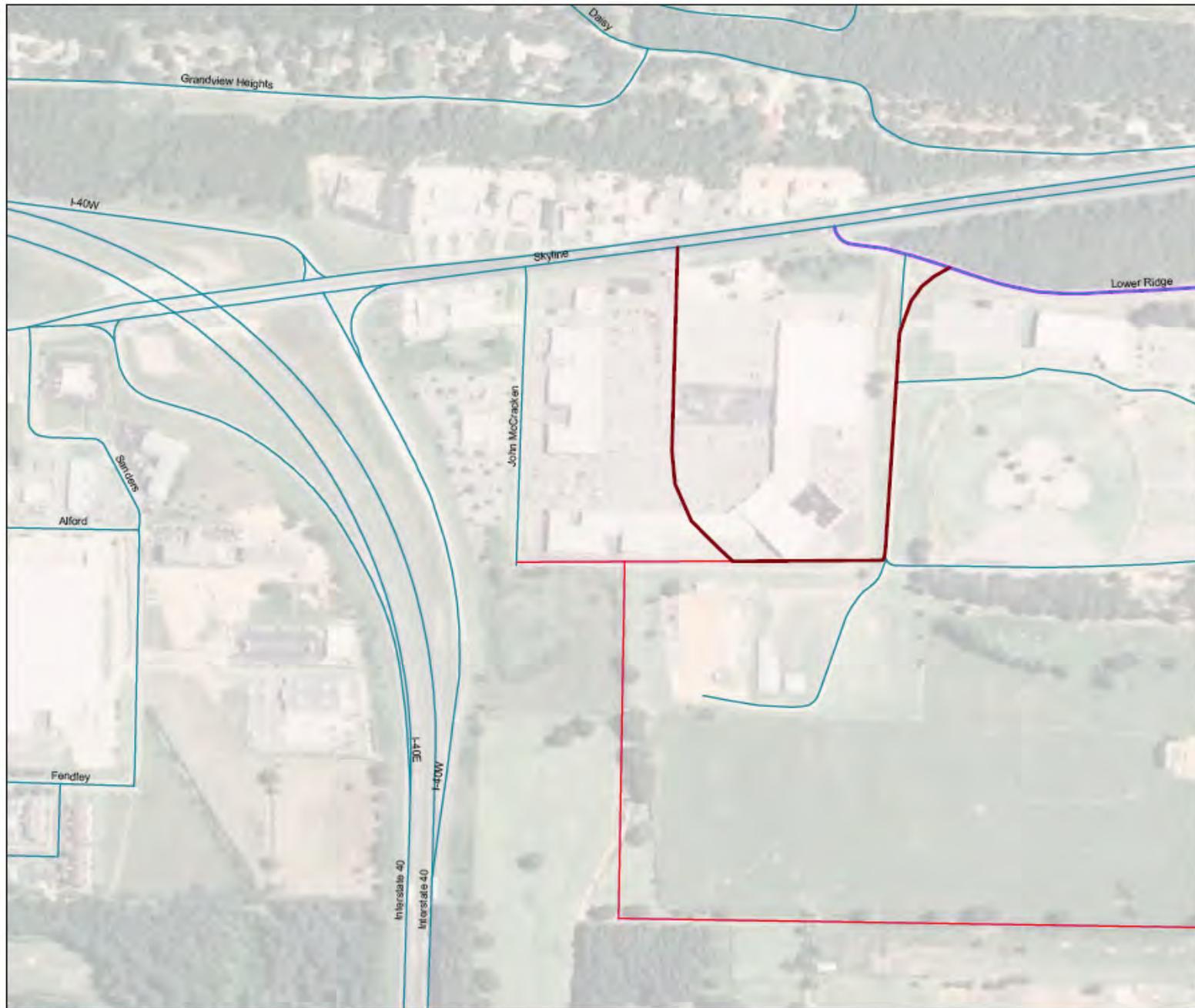
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Lower Ridge Road Corridor Study

Skyline Connection Scenario 2

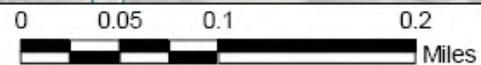


- Connection scenario 2
- Proposed road
- Lower Ridge Road
- Street
- Water body

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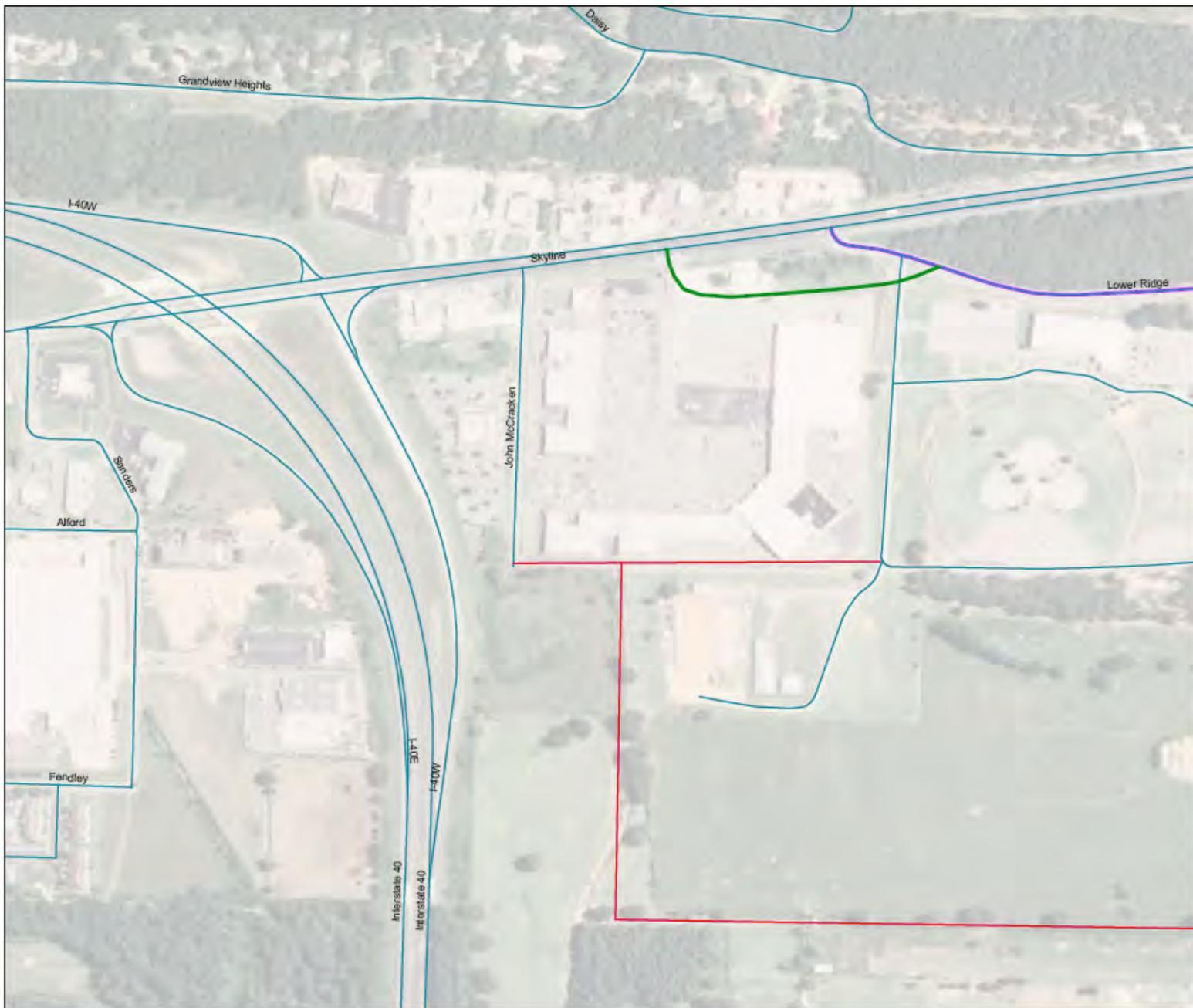
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Lower Ridge Road Corridor Study

Skyline Connection Scenario 3

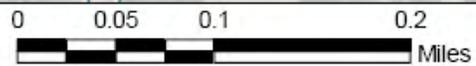


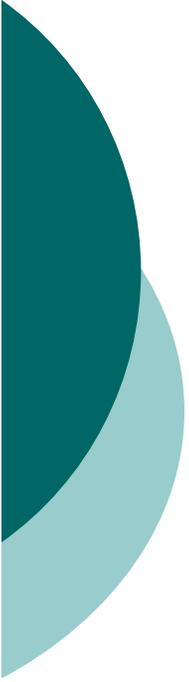
- Connection scenario 3
- Proposed road
- Lower Ridge Road
- Street
- Water body

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Development Alternatives

Expanded Road Network

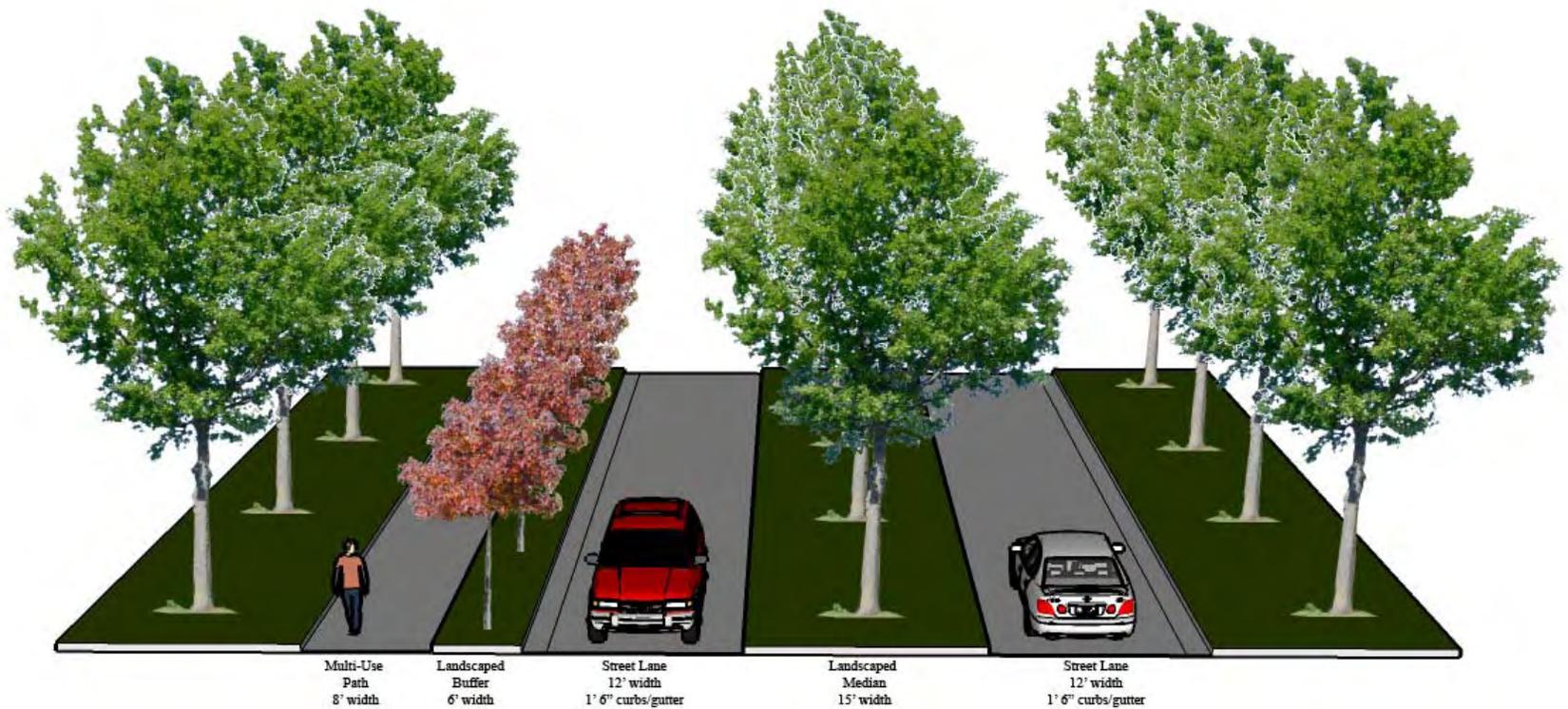
Cross-Sections

- Two-lane parkway for portion of Lower Ridge Road between US 65 and E German
- Two-lane with multi-use path for remainder of Lower Ridge Road
- Typical two-lane with sidewalk for new roads

Development Alternatives

Cross-Section

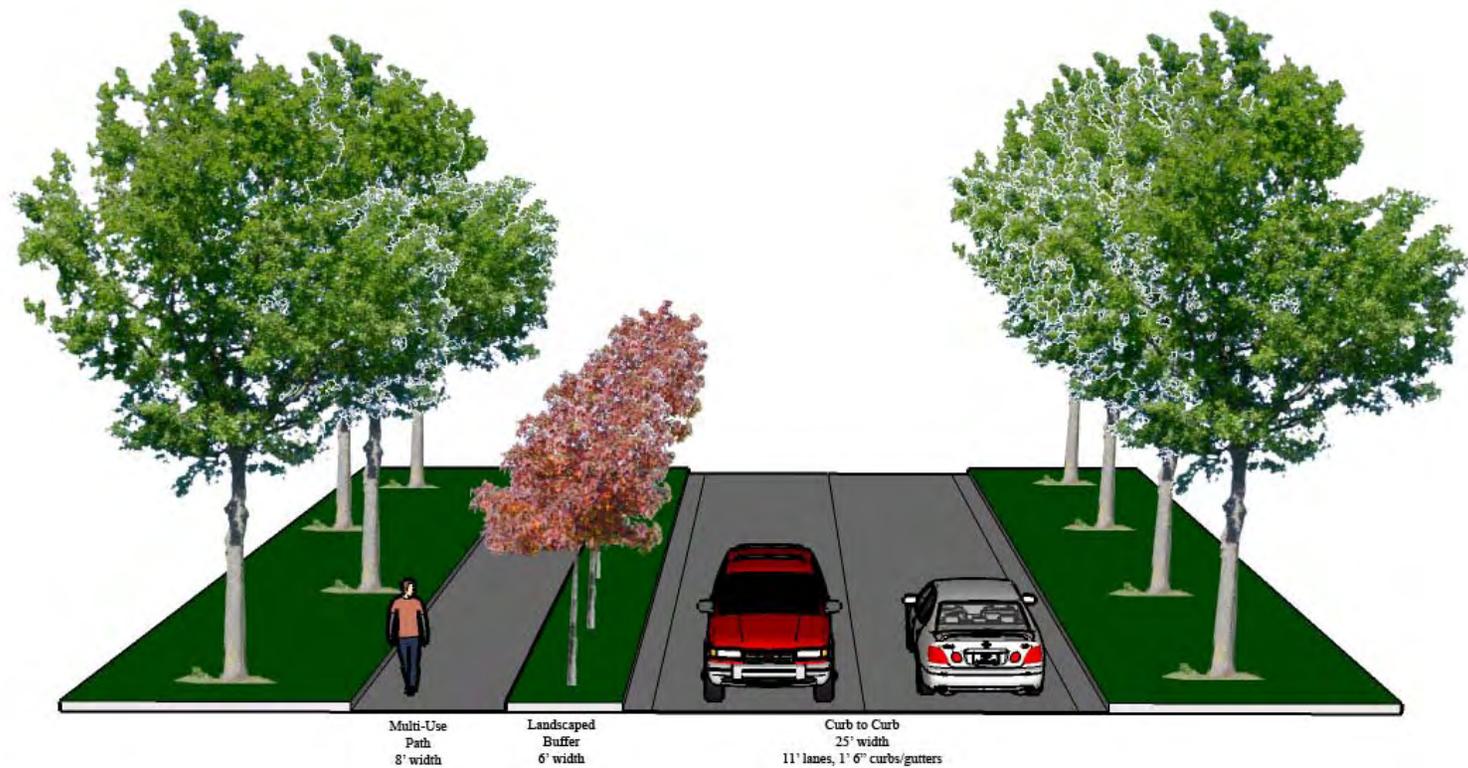
Two-lane parkway



Development Alternatives

Cross-Section

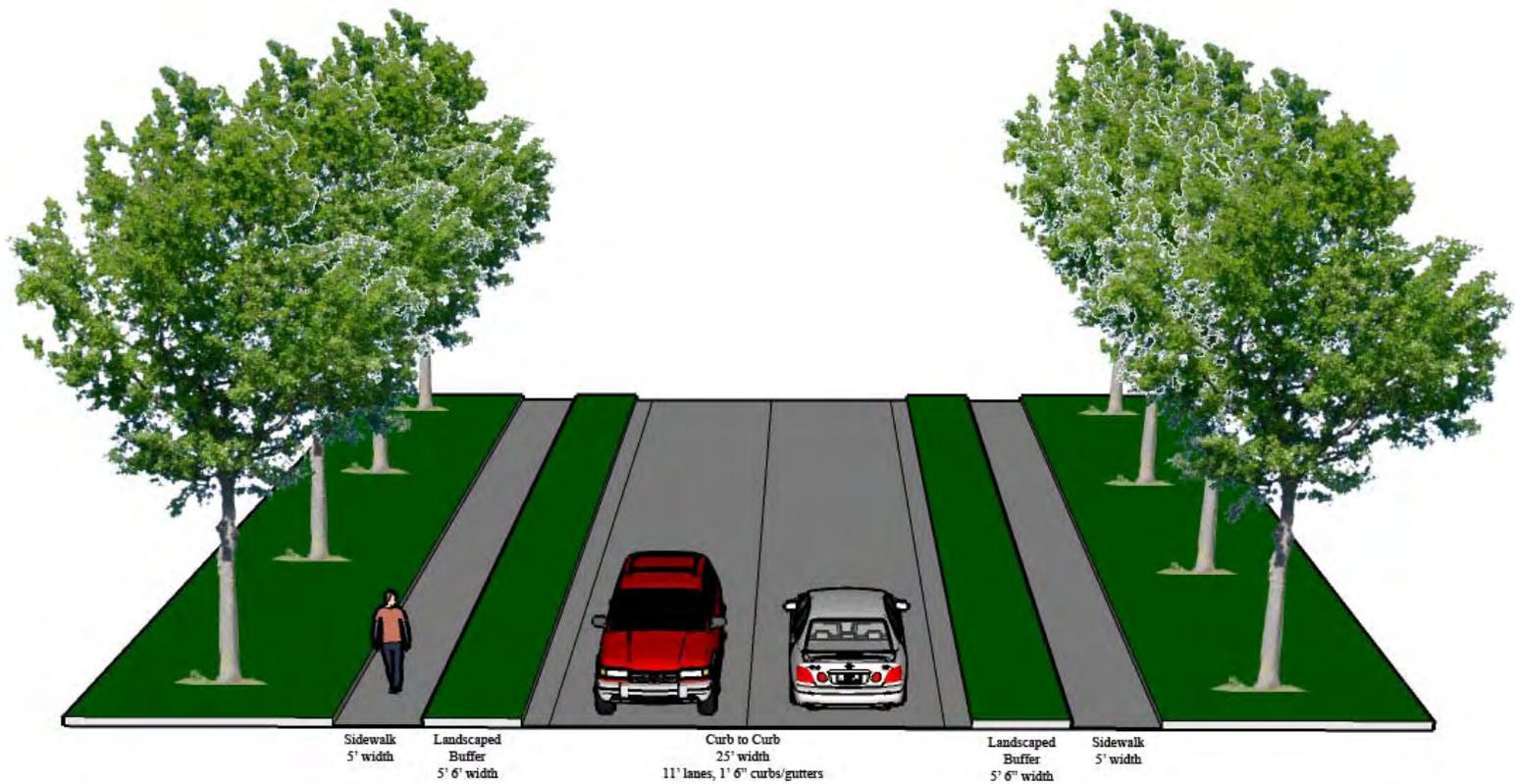
Two-lane road with multi-use path

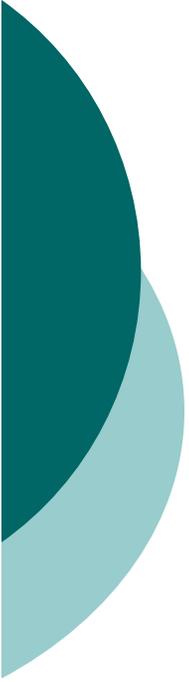


Development Alternatives

Cross-Section

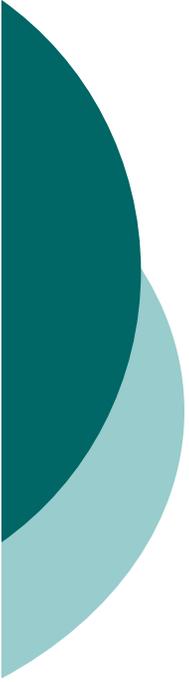
Typical two-lane road (new roads)





Development Alternatives

- Environmental Preservation
- Expanded Road Network
- **Mix of Land Uses**
- Urban to Rural Transition



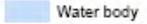
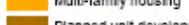
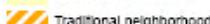
Development Alternatives

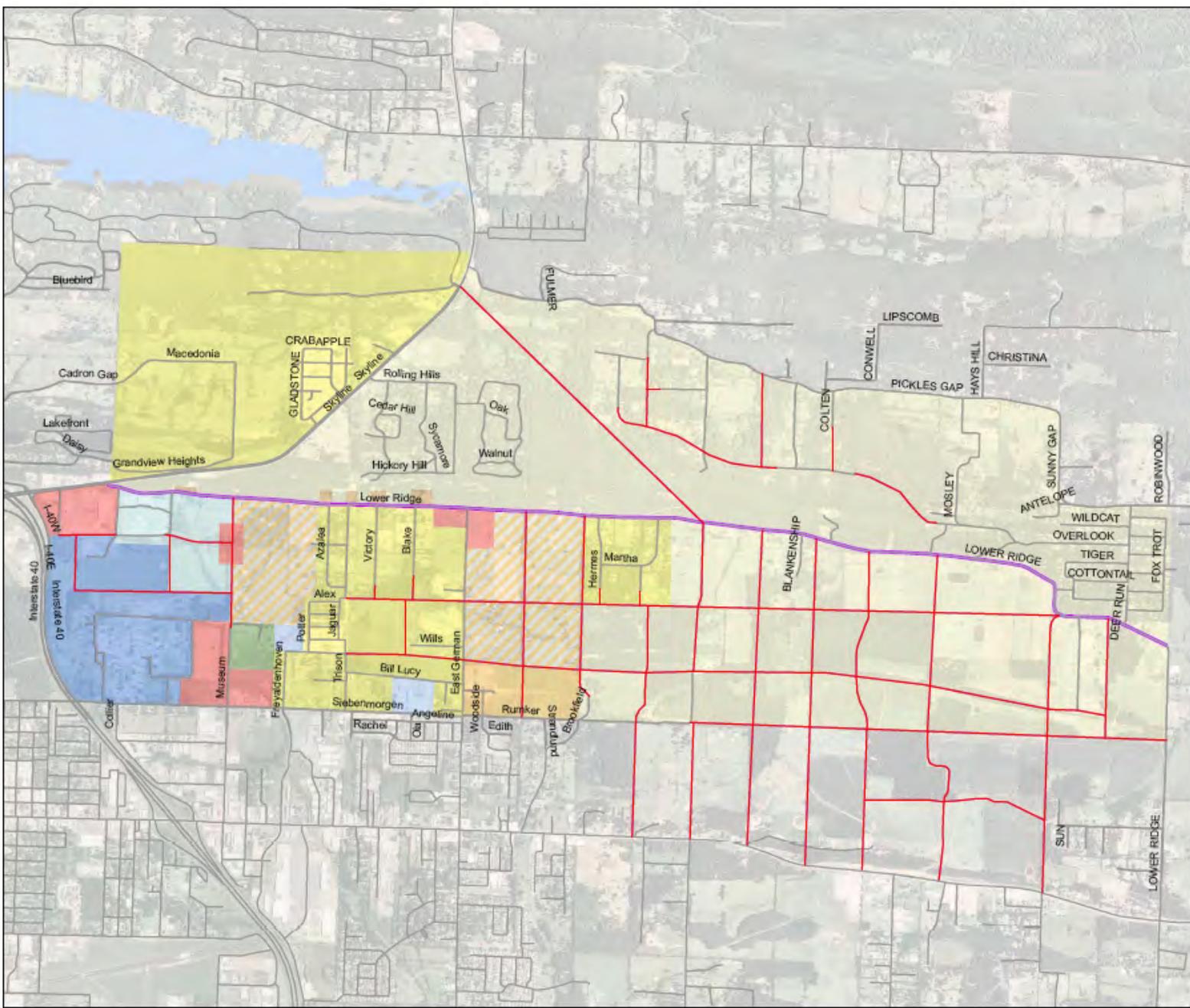
Mix of Land Uses

- Corridor should retain primarily residential character
 - Large lots where sewer does not exist
 - Benefits of suburban residential (SR) vs. agricultural (A-1)
 - Smaller lots (1/3 acre vs. 1 acre)
 - Agricultural uses still allowed by conditional permit
- Other uses encouraged
 - Traditional neighborhoods
 - Planned unit developments for existing cutouts
 - Commercial where appropriate

Lower Ridge Road Corridor Study

Proposed Land Uses

-  Lower Ridge Road
 -  Street
 -  Water body
 -  Proposed road
-
- Proposed land use**
-  Commercial
 -  Institutional
 -  Multi-family housing
 -  Planned unit development
 -  Park
 -  Public
 -  School
 -  Single-family residential
 -  Suburban residential
 -  Traditional neighborhood



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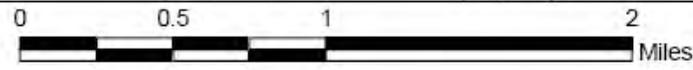
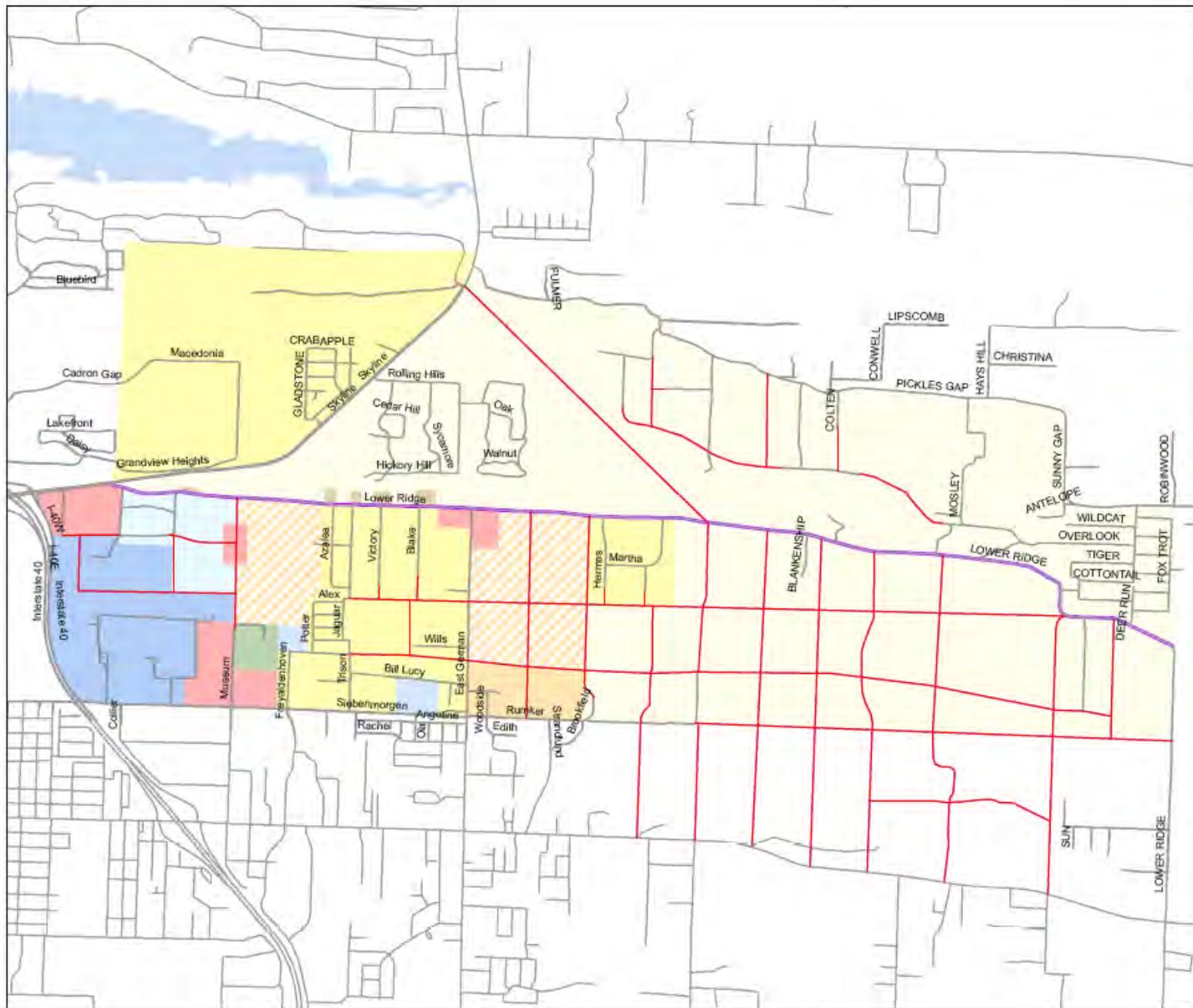
Lower Ridge Road Corridor Study

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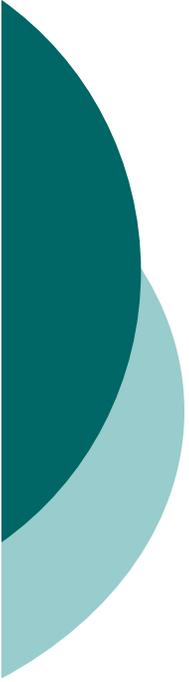


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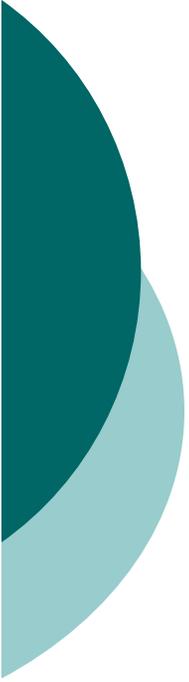


Development Alternatives

Mix of Land Uses

Traditional Neighborhoods

- The Village at Hendrix as example
- Current zoning structure does not allow for this type of development
- City created TND overlay zone, which allows for mixed uses and greater density



Development Alternatives

Mix of Land Uses

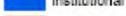
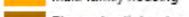
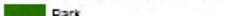
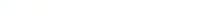
Characteristics of Traditional Neighborhoods

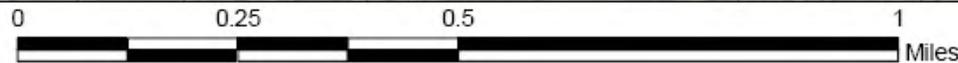
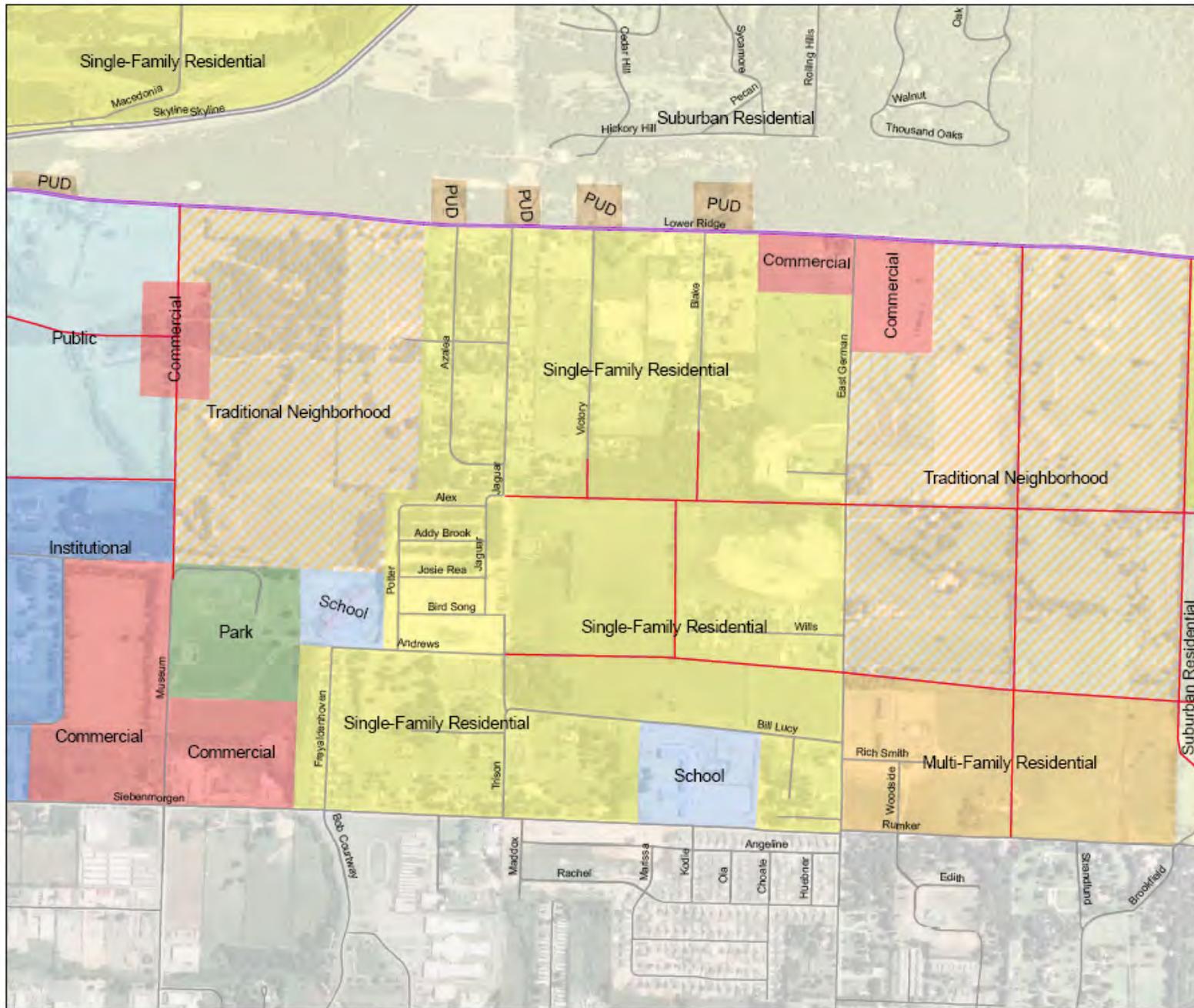
- Compact, pedestrian-oriented, and mixed-use
- Ordinary activities of daily living occur within walking distance of most dwellings
- Networks of thoroughfares disperse traffic and reduce the length of automobile trips
- Range of housing types and price levels are provided
- Appropriate building densities and land uses
- Range of open space

Lower Ridge Road Corridor Study

Proposed Land Uses

-  Lower Ridge Road
-  Street
-  Water body
-  Proposed road

- Proposed land use**
-  Commercial
 -  Institutional
 -  Multi-family housing
 -  Planned unit development
 -  Park
 -  Public
 -  School
 -  Single-family residential
 -  Suburban residential
 -  Traditional neighborhood

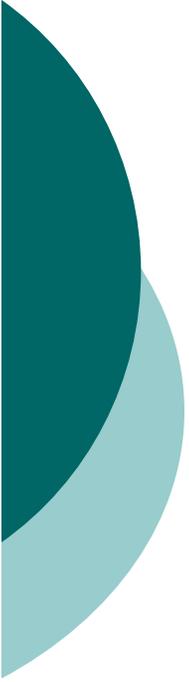


June 4, 2008

Sources: GeoStor, ESRI

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Development Alternatives

Mix of Land Uses

Characteristics of Planned Unit Developments

- Variety of residential, commercial, and related uses planned and developed as a unit
- Provides for greater flexibility in the design of buildings, yards, courts, circulation, and open space than would otherwise be possible through strict application of other district regulations
- No specific setback requirements, though the character of adjacent properties should be considered
- 20 percent lawn and/or green space required

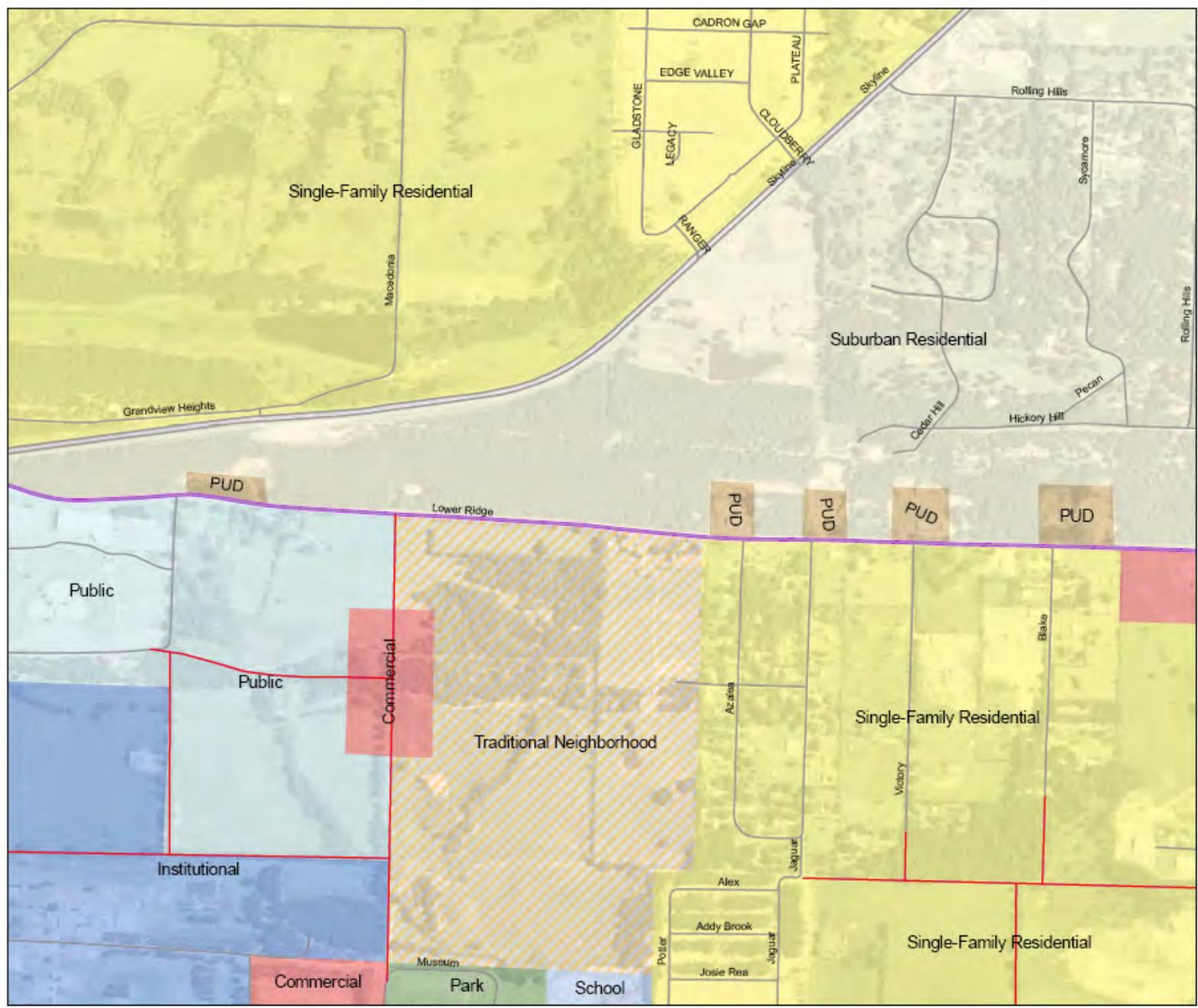
Lower Ridge Road Corridor Study

Proposed Land Uses

-  Lower Ridge Road
-  Street
-  Water body
-  Proposed road

Proposed land use

-  Commercial
-  Institutional
-  Multi-family housing
-  Planned unit development
-  Park
-  Public
-  School
-  Single-family residential
-  Suburban residential
-  Traditional neighborhood

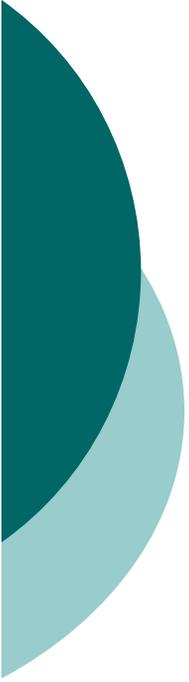


June 4, 2008

Sources: GeoStor, ESRI

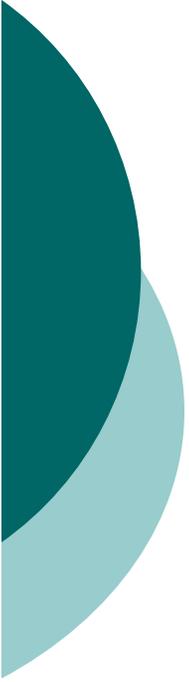
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Development Alternatives

- Environmental Preservation
- Expanded Road Network
- Mix of Land Uses
- Urban to Rural Transition



Development Alternatives

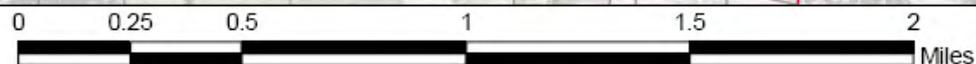
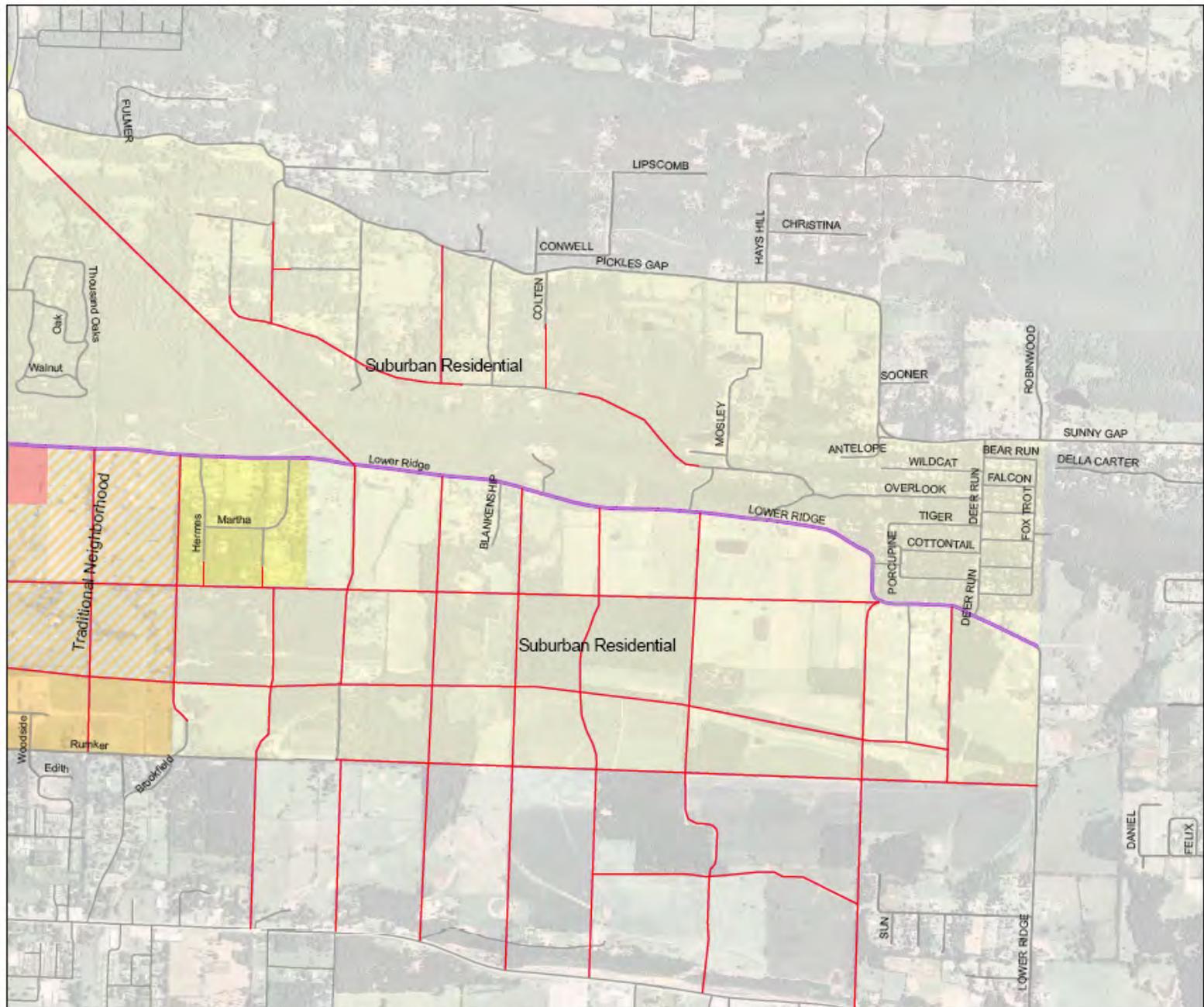
Urban to Rural Transition

- Portion of corridor between Museum Road (future expansion) and East German could provide good location for future traditional neighborhoods
- Area east of Ridgefield Estates has distinct rural feel
 - Agricultural uses
 - Houses on large lots
- Plan should retain rural character of this area by recognizing Ridgefield Estates as the urban edge
 - SR zoning east of Ridgefield Estates
 - Larger lots than typical residential area
 - Allows for agricultural use through conditional use permit

Lower Ridge Road Corridor Study

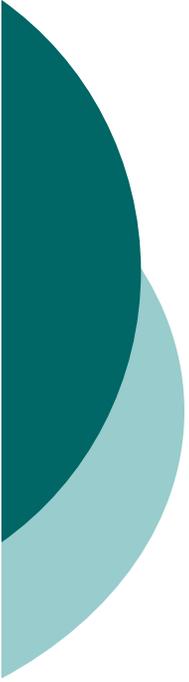
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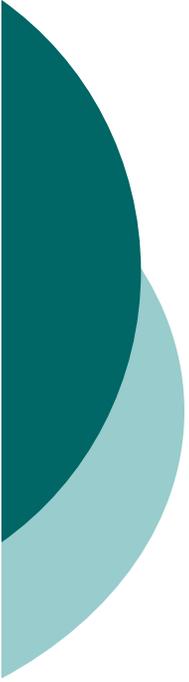
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Conclusion

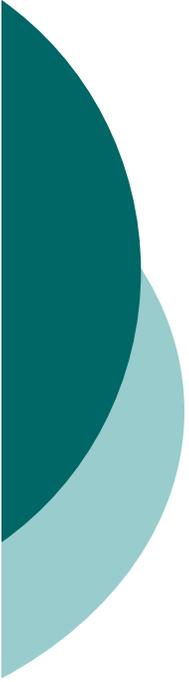
- Challenges
- Opportunities



Conclusion

Challenges

- Terrain
- Road connections
- Political jurisdictions



Conclusion

Opportunities

- Preservation
- Mixed uses
- New transportation routes



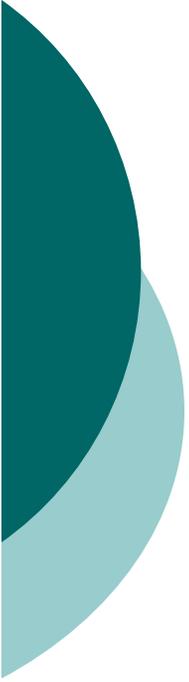
Thank you for attending.

Public Workshop

Tuesday, June 17th

6:30 PM

Simon Intermediate School



Thank you for attending.

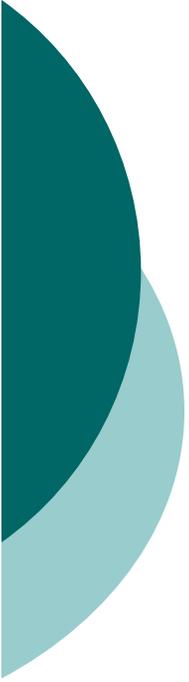
Come by our office to take a closer look and offer comments and suggestions.

Open House

Wednesday, June 18th – Friday, June 20th

City Hall

Second Floor



Thank you for attending.

Answer the Visual Preference Questionnaire

Online at www.conwayplanning.org

Available June 18th – 20th

Paper copies available upon request.



Thank you for attending.

City of Conway

Planning & Development Department

1201 Oak Street

Conway, Arkansas 72032

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(501) 450-6105