

2009 Northeast Old Conway Area Study
Comprehensive Plan Update
July 2009

Definitions

A list of Definitions is available in Attachment A.

Boundaries of Affected Area

The Northeast Old Conway Area study area shall be defined as:

Beginning at the intersection of Siebenmorgen Road and Harkrider Street; thence east along Siebenmorgen Road to the western right of way of Interstate 40; thence southeasterly along the Interstate 40 right of way to the projected intersection of Gum Street and the Interstate 40 right of way; thence south along Gum Street to the intersection of Merriman Street; thence west along Merriman Street to Harkrider Street; thence north along Harkrider Street to Garland Street; thence west along Garland Street to Spencer Street; thence north along Spencer Street to Pine Street; thence east along Pine Street to Markham Street, thence north along Markham Street to Spruce Street; thence east along Spruce Street to Harkrider Street; thence northwesterly along Harkrider Street to the point of beginning at the intersection of Harkrider Street and Siebenmorgen Street. The area shall also include Lots 9, 10, 11, 12, 13, and 14 of Block 1 of the Browns Subdivision.

Land Uses

The affected area's land use patterns follow the rural-to-urban transect model. The area includes three transect zones: T5 Urban; T4 Transition; and T3 Sub-urban. Each transect zone has a list of uses allowed by right. The City Council may at its discretion modify the list and may adopt a list of uses allowed by warrant. Upon adoption of the Specific Plan by the City Council, each transect zone will have its own appropriate form; developments within each transect zone must comply with both the list of allowable uses and the form requirements for the relevant zone. Attachment B (Proposed Changes to Comprehensive Plan) shows zone delineation.

A. Uses presently allowed by right within the T5 Urban zone

Mixed use block	Office building	Parking structure
Flex building	Open-market building	Playground
Apartment building	Retail building	Surface parking lot
Live-work unit	Display gallery	Religious assembly
Row house	Restaurant	Gasoline
Duplex house	Kiosk	Drive-through facility
Courtyard house	Bus shelter	Fire station
Sideyard house	Conference center	Police station
Accessory unit	Fountain or public art	Funeral home
Hotel (no room limit)	Library	Hospital
Inn (up to 12 rooms)	Live theater	Medical clinic
Bed & breakfast (up to 5 rooms)	Movie theater	College
School dormitory	Museum	High school
Outdoor auditorium	Trade school	Elementary school
Childcare center		

B. Uses presently allowed by right within the T4 Transition zone

Flex building	Bed & breakfast (up to 5 rooms)	Religious assembly
Apartment building	School dormitory	Surface parking lot
Live-work unit	Open-market building	Kennel
Row house	Office building	High school
Duplex house	Retail building	Elementary school
Courtyard house	Display gallery	Childcare center
Sideyard house	Restaurant	Fire station
Cottage	Kiosk	Police station
House	Bus shelter	Cemetery
Accessory unit	Fountain or public art	Funeral home
Inn (up to 12 rooms)	Library	Medical clinic
Playground		

C. Uses presently allowed by right within the T3 Sub-urban zone

Live-work unit	Childcare center	Cemetery
Sideyard house	Bed & breakfast (up to 5 rooms)	Bus shelter
Cottage	Open-market building	Fountain or public art
House	Fire station	Outdoor auditorium
Accessory unit	Playground	Religious assembly
Elementary school		

Transportation

The affected area includes six new street segments. The new street segments are: 1) extension of Durham westward through Jersey and terminating at Ingram; 2) extension of Neal northward through Angus and Hereford and terminating at Durham; 3) extension of Gum northwestward terminating at an extension of Shannon; 4) extension of Shannon eastward terminating at an extension of Gum; 5) extension of Durham eastward terminating at an extension of Gum; and 6) extension of Hereford eastward through Guernsey and terminating at an extension of Gum.

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Attachment A: Definitions

Courtyard house: a house that occupies the boundaries of its lot while internally defining one or more private patios

Flex building: a building that may serve multiple purposes including residential, office, and/or commercial

Kiosk: informational or vendor-operated booth with an opening or window on one side

Live-work unit: a mixed use unit consisting of a commercial and residential function; the commercial function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity or industry

Mixed use: multiple functions within the same building through superimposition or adjacency, or in multiple buildings by adjacency

Row house: a single-family dwelling that shares a party wall with another of the same type and occupies the full frontage line

Sideyard house: a house that occupies one side of the lot with a setback on the other side

Transect: a cross-section of the environment showing a range of different habitats. The rural-to-urban transect of the human environment used in SmartCode is divided into six transect zones. These zones describe the physical form and character of a place, according to the density and intensity of its land use and urbanism

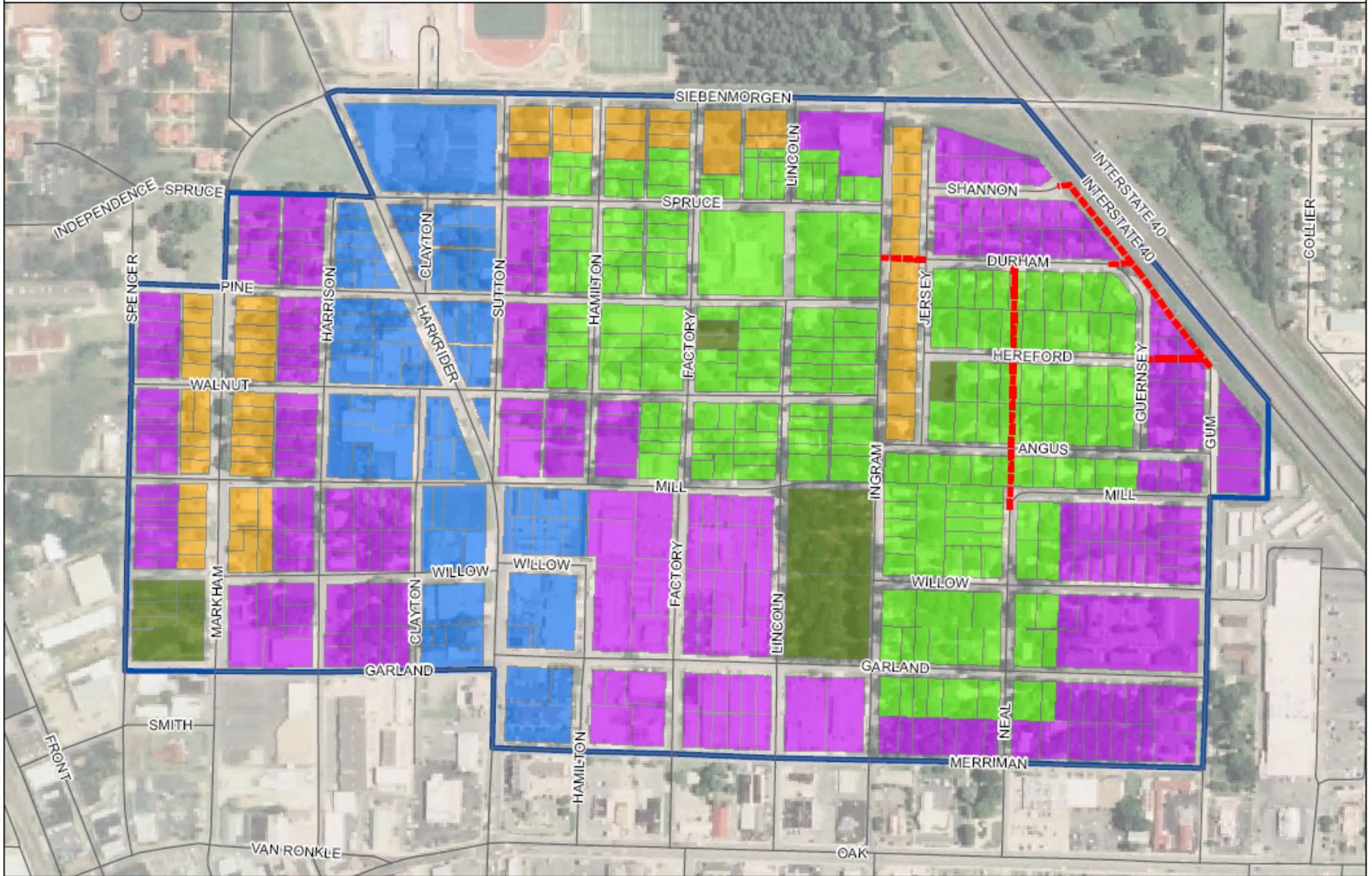
Transect zone: one of several areas on a zoning map regulated by SmartCode. Transect zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, density, height, and setback requirements, other elements of the intended habitat are integrated including those of the private lot and building and public frontage

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Attachment B: Proposed Changes to Comprehensive Plan

See Map on following page.

Proposed Changes to Comprehensive Plan (NE Old Conway)



■ T3 Sub-urban	■ Specific Use: Townhouse
■ T4 Transition	— New street
■ T5 Urban	 Study area
■ Specific Use: Green Space	 Street



Conway Planning and Development Department
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 Sources: ESRI, Geostor, Faulkner Co. Assessor