



CITY OF CONWAY, ARKANSAS HISTORIC DISTRICT COMMISSION

October 28, 2024 • 5:30pm • 1111 Main Street



City of Conway HISTORIC DISTRICT COMMISSION

October 28, 2024

MEMBERS

Emily Walter, Chairman
Liz Hamilton, Vice-Chairman
Jenny Davis, Secretary
Marianne Black
Josh Hamilton
Nathaniel Johnson Jr.
Corey Parks

Call to Order.

Roll Call.

Approval of Minutes. September 23, 2024

I. Public Hearing Items - Old Conway Design Overlay District

A. 950 Watkins St (HDR-1024-0130)

II. Additional Business

A. Items as decided by the Commission

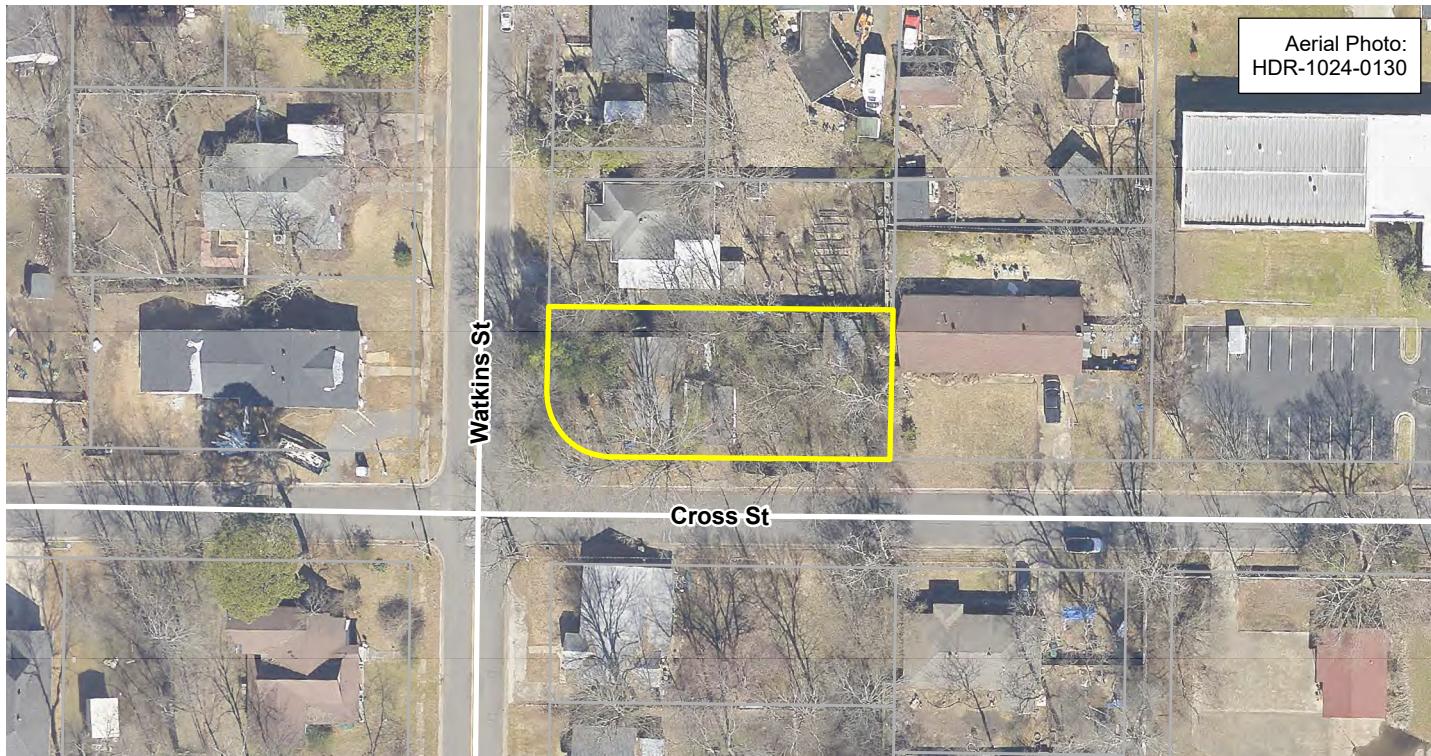
Adjourn.

APPLICANT/AUTHORIZED AGENT

Billy Moody
305 Pickwick Dr
Conway, AR 72034

OWNER

Same

**SITE DATA**

Address. 950 Watkins St.

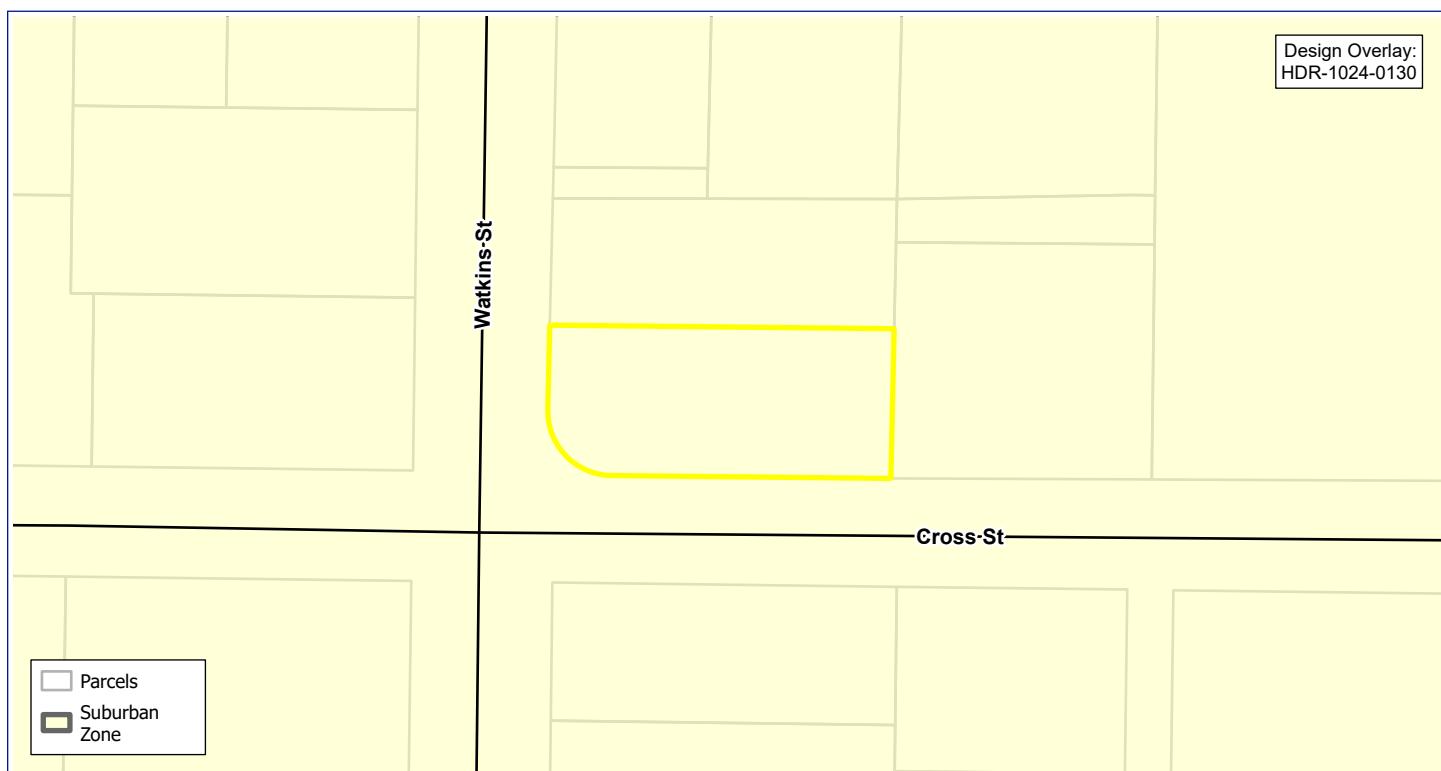
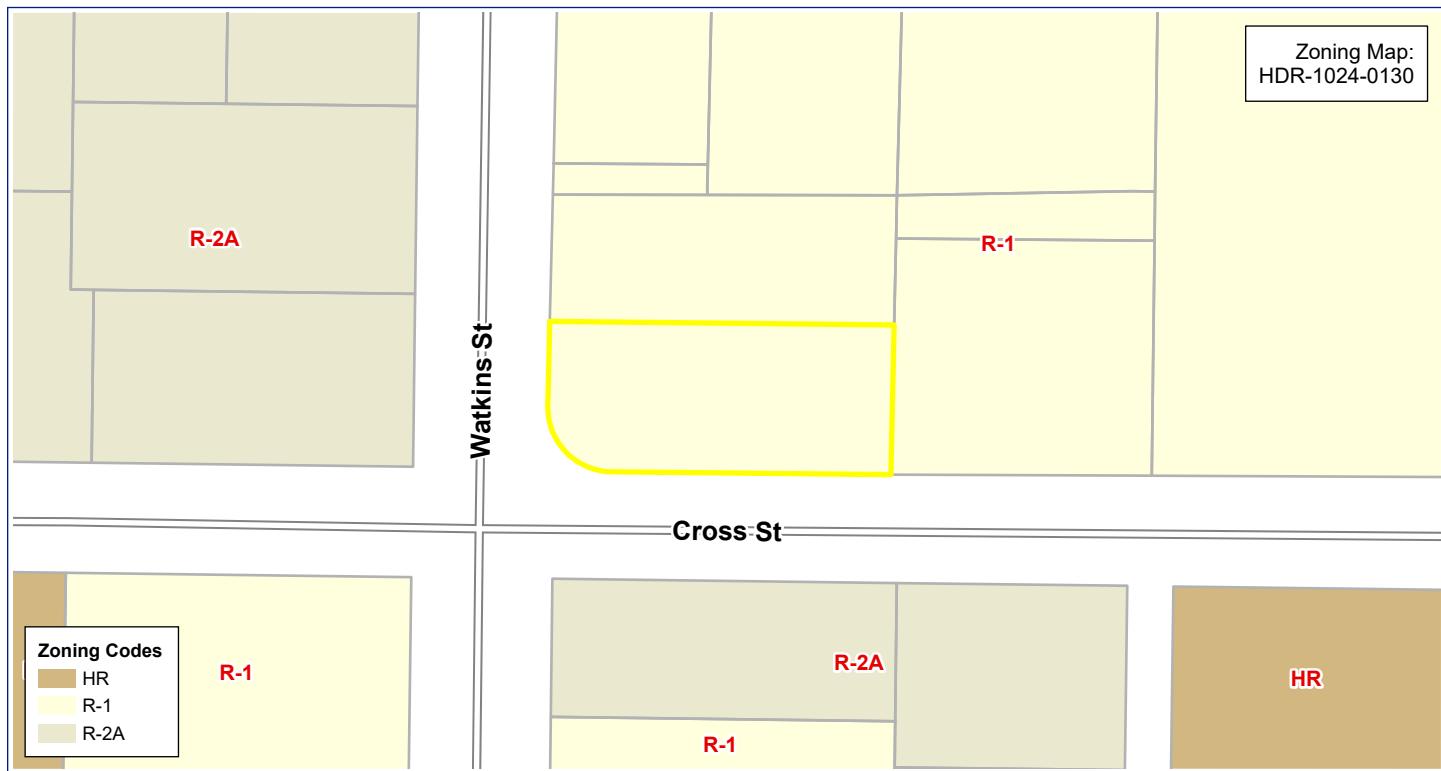
Present Zoning. R-1 (One Family Residential District), Old Conway Design Overlay Suburban District.

Abutting Zoning. North/East: R-1 (One Family Residential District) OCDOD Suburban; South/West: R2-A (Two Family Residential District) OCDOD Suburban.

Lot Area. 0.22 acres \pm (~9,717sf).

Surrounding Area Structures. The property is located in the Old Conway Design Overlay Suburban District on the corner of Watkins St and Cross St. Area structures consist of a mix of single-family homes in Craftsman, Ranch, and minimal traditional styles.

General Description of Property and Proposed Development. HDR-1223-0202 approved construction of a new single-family residence with appurtenant buildings and infrastructure. Condition #2 prescribed a driveway width between 8' and 12' as shown on the site plan submitted prior to Certificate of Appropriateness (COA) issuance. The approved site plan showed a driveway encroachment of 12' at the right-of-way and expanding to 22' within the property boundary. As construction nears completion, the applicant has expressed to staff that the orientation lacks functionality considering the size of modern vehicles and the width of the street. Entering and exiting the garage will result in a maneuver that may compromise the landscaping. The garage is 8' from the property line. The applicant is requesting an amendment to their COA to allow for a driveway width of 35' which is the width of the garage in its entirety.



Setbacks and Spacing. Front setbacks are allowed within a range of 85% to 115% of the average front setback of the area. Secondary Front: 8ft minimum; Side: 6ft minimum; Rear: 3ft (Fire Code requires a minimum 5ft from property line and 10ft from each other). *The attached garage is 8ft from the secondary frontage on Cross St and more than 5ft from the rear property line.*

Lot Coverage. Lot coverage for all impervious surfaces shall be less than 60%.

Lot coverage with the driveway expansion is approximately 50%.

Garages/Outbuildings. Garages should be placed at the rear of the lot. When lot depth prevents a rear placement, the garage may be placed at the side of the structure along the back half of the structure. Two and three car garages should be placed at the rear of the lot in a detached structure.

Construction of the attached garage as approved through HDR-1223-0202 is near completion. It is at the rear with access from Cross St.

Driveway. Driveways should be concrete, pavers, or permeable parking surfaces such as grass pavers. Historic driveways such as concrete strips with a grass median are encouraged. The use of permeable materials is encouraged.

The applicant is proposing a concrete driveway.

Parking. Parking is allowed in driveways. For single-family and duplex homes, parking areas may be simple driveways which access a side or rear yard garage or carport. Parking areas should be concrete, pavers, or permeable parking surfaces such as grass pavers. The use of permeable materials is encouraged. Two (2) parking spaces per dwelling unit are required. On-street parking may be counted towards the required parking number, except in the case of streets classified as collector or above on the Conway Master Street Plan as on-street parking is not allowed.

Cross St is about 25' wide. It is a local residential street with 50' of right-of-way. Watkins is about 30' wide. It is a Collector with 60' of right-of-way. Proposal may alleviate parking congestion on Cross St.

Sidewalks. Sidewalks are required for new construction projects.

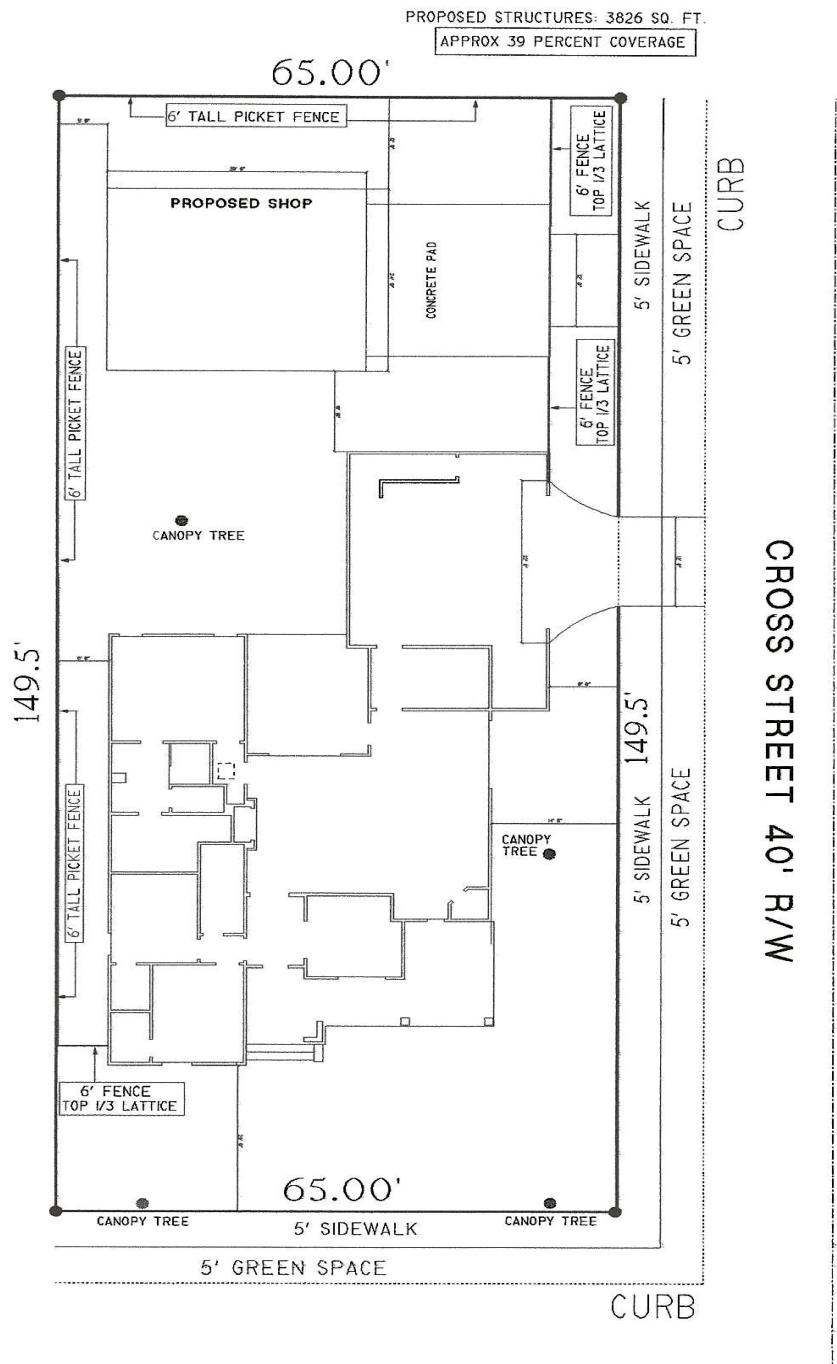
The site plan indicates a 5' sidewalk with 5' greenspace.

Staff Summary.

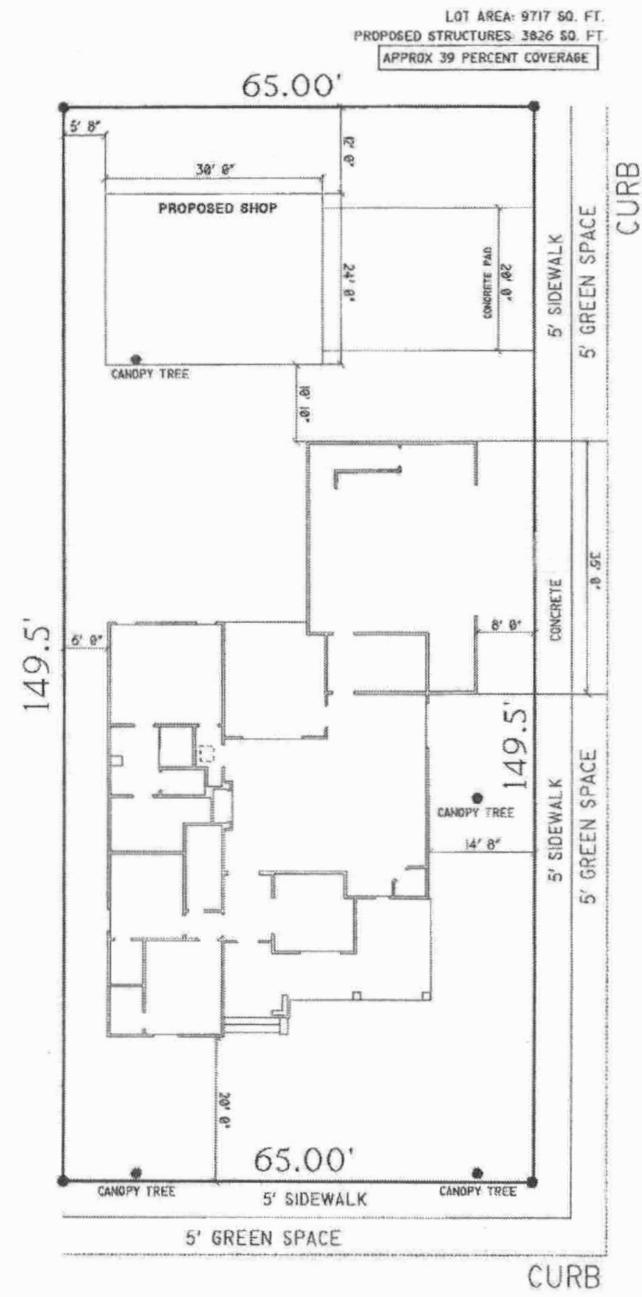
Driveway width and composition is variable throughout the district. The guidelines/ordinance does not prescribe a specific width or composition to be used in all instances.

Conditions

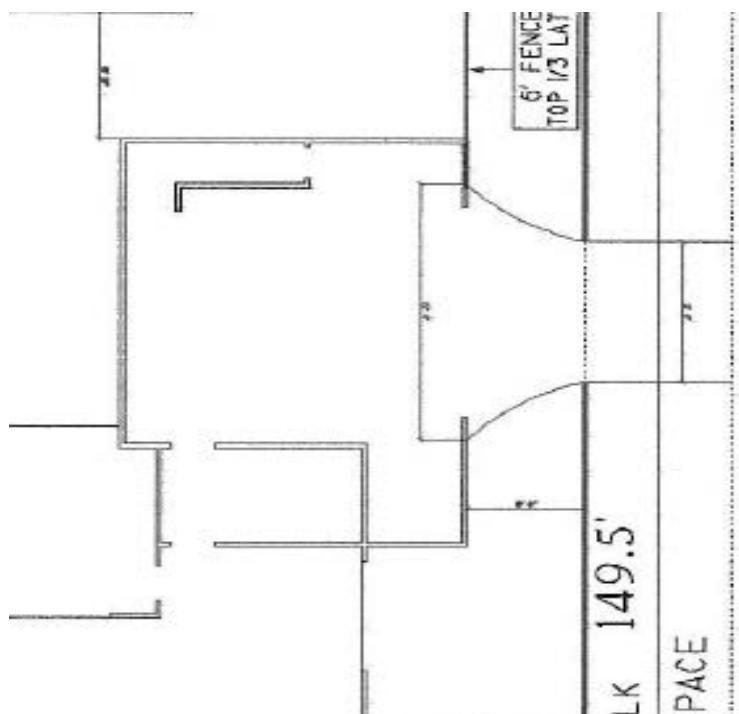
1. The driveway shall be concrete, concrete ribbon, pavers, or a permeable surfacing and shall not exceed the width of the garage.
2. Site plan shall be corrected to clarify that the right-of-way on Cross St is 50'.



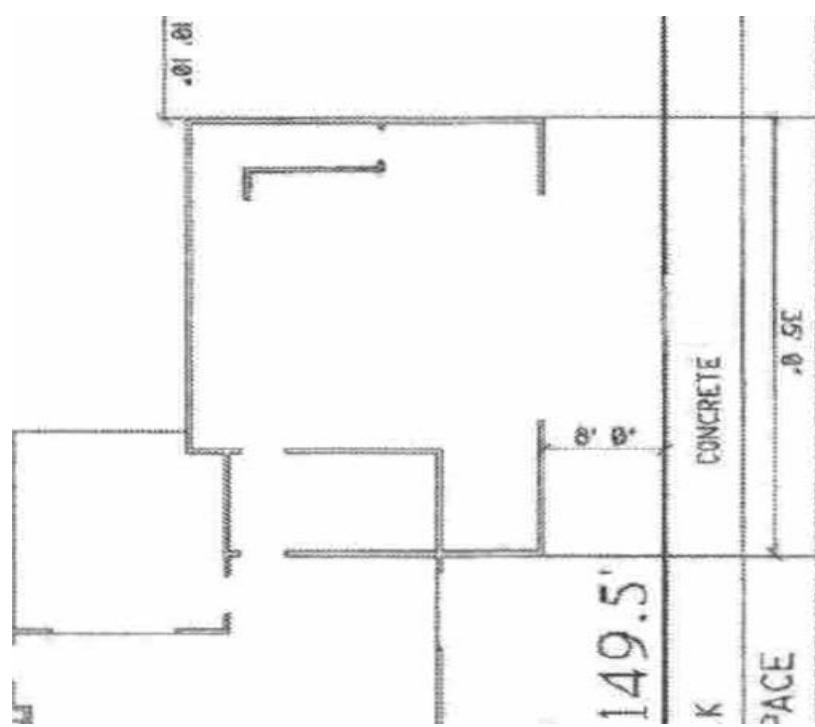
Existing Approved Site Plan per HDR-1223-0202



WATKINS STREET 60' R/W



Currently approved configuration



Proposed configuration



View of subject property facing N



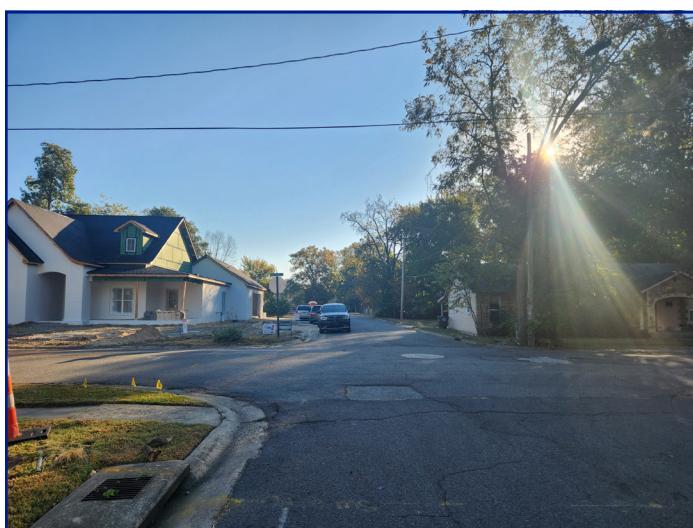
View of subject property facing NW



Property adjacent to the W across Watkins St



Property adjacent to the S across Cross St



View of Cross St/Watkins St intersection and subject property facing E



Property adjacent to the N

