

OLD MORRILTON HIGHWAY CORRIDOR STUDY  
WRITTEN QUESTIONS AND COMMENTS

Contact Information (not required)

Name Johnny Rice

Street Address 

City, State, ZIP Conway AR 72032

Daytime Phone 

Email 

Participation

I attended the Kick-Off Presentation on Thursday, April 24.

I attended the Public Workshop on Saturday, April 26.

I completed the Visual Preference Survey either online or in paper form.

I intend to complete the Visual Preference Questionnaire either online or it paper form.

Questions

Do you have any questions regarding the planning process or the long-range land use plan presented by the Conway Planning and Development Department? If yes, please list questions here.

Comments

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I like the "Creative Commercial Opportunities"  
By creating a small town atmosphere while  
offering business opportunities this could  
be a very good thing for the highway.

OLD MORRILTON HIGHWAY CORRIDOR STUDY  
WRITTEN QUESTIONS AND COMMENTS

Contact Information (not required)

Name DIANNA BRADKE

Street Address [REDACTED]

City, State, ZIP CONWAY, AR 72034

Daytime Phone N/A

Email [REDACTED]

Participation

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Questions will be follow via email

Comments

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Comments will follow via email

Dianna  
C

OLD MORRILTON HIGHWAY CORRIDOR STUDY  
WRITTEN QUESTIONS AND COMMENTS

Contact Information (not required)

Name Janice Huffines

Street Address [REDACTED]

City, State, ZIP Conway, AR 72032

Daytime Phone [REDACTED]

Email \_\_\_\_\_

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WRITTEN QUESTIONS AND COMMENTS

Contact Information (not required)

Name Betty L. Osborn

Street Address [REDACTED]

City, State, ZIP Conway Ark. 72034

Daytime Phone [REDACTED]

Email [REDACTED]

Participation

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I like the Park-way conception and limited curb cuts,  
I was afraid it would all become commercial.

OLD MORRILTON HIGHWAY CORRIDOR STUDY  
WRITTEN QUESTIONS AND COMMENTS

mon  
4-28-08

Contact Information (not required)

Name Douglas A. Poindexter

Street Address [REDACTED]

City, State, ZIP Conway, Arkansas 72034

Daytime Phone [REDACTED]

Email [REDACTED]

Participation

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yes. I must have access to my property along ridge from The Highway 64W

Comments

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I WANT ACCESS from Highway 64W to my property along the south side of the highway 64W, my property is on the north side of the ridge. PLAT included with this information

OLD MORRILTON HIGHWAY CORRIDOR STUDY  
WRITTEN QUESTIONS AND COMMENTS

Contact Information (not required)

Name Milton Davis

Street Address \_\_\_\_\_

City, State, ZIP \_\_\_\_\_

Daytime Phone [REDACTED]

Email \_\_\_\_\_

Comments taken  
@ Open House  
4/28/08  
- Donald Anthony

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Comments

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Consider bike trail on north side of hwy  
No bike trail along Clearwell private drive.

OLD MORRILTON HIGHWAY CORRIDOR STUDY  
WRITTEN QUESTIONS AND COMMENTS

Contact Information (not required)

Name Ralph Scott

Street Address \_\_\_\_\_

City, State, ZIP \_\_\_\_\_

Daytime Phone [REDACTED]

Email [REDACTED]

Comments taken  
via phone by  
D. Anthony 4/29/08

Participation

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Would love to see mountain bike trails on Old Merrilton Highway.

Previously worked on bike trails (building them) at Camp Robinson.

OLD MORRILTON HIGHWAY CORRIDOR STUDY  
WRITTEN QUESTIONS AND COMMENTS

Contact Information (not required)

Name Nida Jahan

Street Address [REDACTED]

City, State, ZIP Conway, Arkansas 72032

Daytime Phone [REDACTED]

Email [REDACTED]

Participation

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None

Comments

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Would like to my property to remain Commercial.

OLD MORRILTON HIGHWAY CORRIDOR STUDY  
WRITTEN QUESTIONS AND COMMENTS

Contact Information (not required)

Name Mike Yoder

Street Address [REDACTED]

City, State, ZIP Greenbrier, AR 72058

Daytime Phone [REDACTED]

Email [REDACTED]

Participation

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[Empty box for questions]

Comments

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Property - 1985 Old Morrilton Hwy in Conway  
I'd like to see a little more commercial going towards the west.

OLD MORRILTON HIGHWAY CORRIDOR STUDY  
WRITTEN QUESTIONS AND COMMENTS

Contact Information (not required)

Name Cathy Lylen

Street Address [REDACTED]

City, State, ZIP Greenbrier, Ar 72058

Daytime Phone [REDACTED]

Email [REDACTED]

Participation

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[REDACTED]

Comments

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Just would like my property not lower in value. We have rental property along 2135 Old Morrilton Hwy. Good plan so far.

OLD MORRILTON HIGHWAY CORRIDOR STUDY  
WRITTEN QUESTIONS AND COMMENTS

Contact Information (not required)

Name Kim Tyler

Street Address [REDACTED]

City, State, ZIP Greenbrier, AR 72058

Daytime Phone [REDACTED]

Email [REDACTED]

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*I would like to see the commercial (proposed) zoning go west a few more hundred yards. Otherwise, I'm pleased to see progress being made with the development of this area. K.T.*

OLD MORRILTON HIGHWAY CORRIDOR STUDY  
WRITTEN QUESTIONS AND COMMENTS

Contact Information (not required)

Name Bill Tyler  
Street Address [REDACTED]  
City, State, ZIP Greenbrier, AR 72058  
Daytime Phone [REDACTED]  
Email [REDACTED]

Participation

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none

Comments

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not at this time

OLD MORRILTON HIGHWAY CORRIDOR STUDY  
WRITTEN QUESTIONS AND COMMENTS

Contact Information (not required)

Name

VELTON DAVES

Street Address

[REDACTED]

City, State, ZIP

Conway AR 72034

Daytime Phone

[REDACTED]

Email

[REDACTED]

Participation

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[Empty box for questions]

Comments

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I would like to say "it's looks good."

[Empty space for additional comments]

OLD MORRILTON HIGHWAY CORRIDOR STUDY  
WRITTEN QUESTIONS AND COMMENTS

Contact Information (not required)

Name Mandi Thines

Street Address [REDACTED]

City, State, ZIP Conway, AR 72032

Daytime Phone [REDACTED]

Email [REDACTED]

Participation

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[Empty box for questions]

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I am very pleased that the city is really working hard to make this a very userfriendly and aesthetically pleasing corridor. I think having a planning board that is open to suggestions help give the property owners a sense of ownership of the plan as well. Good Job!

OLD MORRILTON HIGHWAY CORRIDOR STUDY  
WRITTEN QUESTIONS AND COMMENTS

Contact Information (not required)

Name Jim Britt

Street Address \_\_\_\_\_

City, State, ZIP \_\_\_\_\_

Daytime Phone \_\_\_\_\_

Email \_\_\_\_\_

Comments received  
by D. Anthony  
4/23/08 via email

Participation

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I won't be able to come Thursday, I'm still working on the Boy Scout Merit Badge Day in May. A separate bicycle path would be great for your community. Pedestrians need to learn to stay to the right and not go back and forth, since bicycles will be coming behind them. Somethings they think "stay to the left" like walking along a highway but mentally they have to remember that they ARE the traffic on a dedicated trail. There will have to be some mechanism to keep the trail clear of debris since there will not be any natural sweep from car tires. If you have a bike route along the side of a regular road, the "swarrows" are becoming popular. These are painted arrows with signs indicating that it is a bike route without striping off a dedicated lane. Once you stripe it off, the cars avoid it and all of the road debris builds up and then the bicycles have to ride in the regular road part again. You might check with CARP on the mtn. bike part to see if Gary or someone with them is interested in more info, at carclub.com I believe. They build the trails at Camp Robinson. The League of American Cyclists would likely have info for you on the bike paths and perhaps an expert who could consult. They are at bikeleague.org

.....

My ride from Mayflower around Beaverfork Lake comes back through Conway on Hwy 25 and then down Center St., I believe (it changes name in there somewhere) just west of Hendrix and zigzaps a bit until we get back on the main road by the bus plant and then south on Sturgis Road. A north-south bike path through town would certainly be great too.

Jim Britt, Arkansas Bicycle Club

OLD MORRILTON HIGHWAY CORRIDOR STUDY  
WRITTEN QUESTIONS AND COMMENTS

Contact Information (not required)

Name Tim Morris

Street Address \_\_\_\_\_

City, State, ZIP \_\_\_\_\_

Daytime Phone [REDACTED]

Email \_\_\_\_\_

Comments taken  
via phone by  
D. Anthony 4/23/08

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Railroad tunnel area would be good place for a 'Whistle Stop Cafe + Museum,' which would emphasize Conway's rail history. Conway does not currently have a museum devoted to rail. Museum would also include an observation area.

Also, Conway needs development with aesthetic sensitivity. Look to Northwest Arkansas for examples of strip malls with character. Buildings in Conway need artistic sensitivity in design.

29. If you have any comments regarding this questionnaire, please enter them here.

My first comment about the survey is that the survey is not really about such things as the images shown that picture what is either unrealistic or unrealistic.

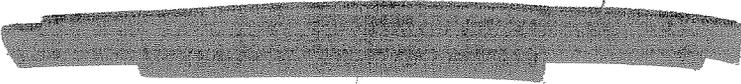
The images of the different highway options are not realistic because the problem is already built by the state the jurisdiction of the Arkansas Highway & Transportation Dept who determines widening/improving issues such as timing, design, lane widths, medians, etc. The new generation recently improved appears to take up all of the required parts of the survey.

My second comment is about bike paths/trails. How can we be a priority for our tax \$? Bike paths/trails are for the occasional enjoyment of some people and are not a priority for the majority of the population. The convenience of insurance and parking at Conway is a major travel 64d I-40 drive.

B) the City should return available for needed improvements like the great bike-sharing like that would be a great service for bikers.

First Name Margaret

Last Name Sellers

Mailing Address 

City Conway

State Arkansas

ZIP Code 72034

E-mail 

OLD MORRILTON HIGHWAY CORRIDOR STUDY  
WRITTEN QUESTIONS AND COMMENTS

Contact Information (not required)

Name Mrs. James Fulmer

Street Address [REDACTED]

City, State, ZIP \_\_\_\_\_

Daytime Phone \_\_\_\_\_

Email \_\_\_\_\_

Comments taken  
via phone by  
C. Sutherland  
4/25/08

Participation

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I just received a phone call from a Mrs. James Fulmer that lives on the highway and has seen the plans on the internet. She wasn't able to make the meeting last night and will not be able to attend tomorrow. She wanted to let someone know that she thought you had done a great job and really appreciated the hard work that went into the plan. She had nothing but glowing things to say about the plan. Keep up the good work.

Christy Sutherland  
City of Conway-Planner  
christy.sutherland@cityofconway.org  
conwayplanning.org  
Phone: (501) 450-6105  
Fax: (501) 450-6144



April 30, 2008

To: Conway Planning Department  
Attention: Donald Anthony  
Regarding: Public comments on the 30 year plan for the "Old Morrilton Highway Corridor"

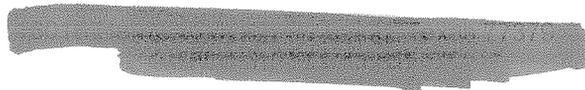
As you know, my interest in the plan is that of the daughter of a long-time property owner at 2415 Old Morrilton Highway.

A 30-year plan is only as good as the way you get there across time, and should start with the realities of the "here and now," the Conway demographics, and especially the CURRENT benefit and convenience of the population that will use the highway and its vicinity. 30 years is beyond the lifetime of most of the current residents of this area and the current property owners. As far as I can see from the "proposed plan" we are studying, it totally skips over these "here and now" aspects.

Regarding the "multi-family" areas show, I think there already exists a considerable inventory of multi-family projects in all population needs from low- to mid-range income to quite "upscale" (as along Irby Drive). Also there are many areas more desirable to the Conway apartment seekers than Highway 64 – such as Donaghey, Hogan, Prince, Dave Ward Drive, many new streets planned or just finished such as near Padgett Road, plus other eastern and southern areas of the City including ETJ.

Certain additional specifics to address when studying the best use of property along Highway 64 are the speed and volume of traffic along the highway. Conway apartment seekers will not regard this area as a desirable place to live compared to other locations. Therefore, potential multi-family developers/builders will not view this as a profitable investment locale, at least not on the scale indicated on the proposed plan.

In my opinion, the highest and best use for the area along Highway 64 between 25 and I-40 is a convenience store at the signal light I-40 intersection, plus "mixed use" commercial such as professional offices, a branch bank, small specialty retail business, small specialty markets and restaurants and perhaps a few small-scale multifamily projects. The attractiveness of this type of development will depend on the inclusion of trees and landscaping, the appearance of the signage, use of appropriate area lighting and if at all possible, underground utilities, all of which can be done in this area. The planned community of The Woodlands, Texas, is an outstanding example of development along these lines.



Page 2

April 30, 2008

TO: Conway Planning Department Attention: Donald Anthony

REGARDING: Comments on the Study of "Old Morrilton Highway Corridor"

As it relates to how Highway 64 will look in the future, it will look a lot like Highway 65 as it has been widened out to the North. If Conway planners are serious about landscaped medians on boulevards then one would expect that the new Salem Road extension will be built that way especially since there are many specimen trees that could be saved along the way.

Personally, for "recreation," looking out 30 years, I would like to see an equestrian center in one of the agricultural zones, with riding trails, and an elite mounted patrol as a part of our law enforcement, but, as has been noted before, the sort of commercial we have been discussing can certainly complement and enhance a number of different recreational uses.

Thank you for your consideration of these comments.

*Fran Padgett*  
Fran Padgett

Copy to:  
*Chris Barrier*  
*Reda Salter*



April 28, 2008

The Honorable Tab Townsell, Mayor  
City of Conway  
1201 Oak Street  
Conway, AR 72032

Re: Old Morrilton Highway Corridor Study

Dear Mayor Townsell:

We represent Mrs. Margaret Sellers, the owner of the property at 2415 Old Morrilton Highway, and submit the following comments on the proposed land use plans for the corridor.

In particular, while Mrs. Sellers applauds the efforts of the staff and council, she believes the final plan can and should include a commercial mode, including her property, with access to Interstate 40, for the following reasons, which we have discussed by email with Bryan, Donald and Shelley and again at Saturday's workshop:

- 1) The City can designate the intersection next to Mrs. Sellers' property as commercial without stripping out the Old Morrilton Highway, since that intersection is the access point on and off of Interstate 40, and the entire OMH is not.
- 2) That property also has the unique advantage of being just at the point where controlled access ends---it could not work as a commercial site if it were closer to the intersection and, were it farther away, it (at least arguably) would be subject to the arguments regarding stripping.
- 3) A convenience store on the Sellers site can serve Interstate 40 travelers now and the residential areas to the south when Salem Road is extended, while any similar use north of the Interstate is uncertain and remote in time and apt to be more complicated traffic-wise, in terms of ease of use. There is currently no such use in the vicinity and this proposed node may well be the only viable location for such a use in the area. Bryan is thoroughly familiar with the somewhat daunting preconditions to developing the north side for any use, primarily the absence of adequate water and sewer service.
- 4) A convenience store could be located on Mrs. Sellers' property without significant cutting into the slope of the ridge and any land-use plan for the area could certainly recite that the site was suitable for commercial use, under certain conditions, with the details as to meeting those conditions to be part of the re-zoning request.

Mrs. Sellers' daughter, Fran Padgett, has substantial business experience in siting such stores and we expect to provide you with a pro forma site plan in the near future.

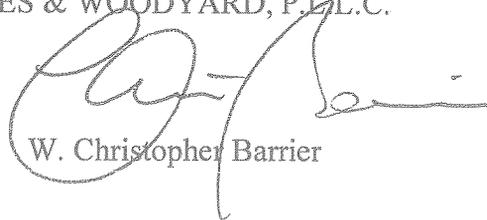
- 5) Convenience stores do indeed support recreational uses, such as bike trails, picnicking, and water sports.
- 6) Mrs. Sellers' site is deep enough for right of way, trees, etc. and a possible buffering multi-family use toward the south end of the site.
- 7) It would be intended to manage with a single curb cut, the existing one being quite generous.
- 8) Identifying commercial nodes is a good way to avoid stripping and sprawl.
- 9) The design standards are the sort of details (i.e. can you meet them) which would be included in an actual zoning decision, after a land-use plan decision. In fact, the standards discussed Saturday appeared to be quite compatible with current convenience store designs.
- 10) This node and one perhaps at Hogan do not represent an either/or choice, in that the two nodes would serve two different constituencies, notably 1-40 in the case of Mrs. Sellers' tract. The possible Hogan node presented by Donald underlined a key element in Mrs. Sellers' request: Her proposed use would serve local needs and those of 1-40 travelers right now and would still be completely compatible with the projected uses decades from now.

I look forward to working with the City as this process continues.

Cordially,

MITCHELL, WILLIAMS, SELIG,  
GATES & WOODYARD, P.L.L.C.

By



W. Christopher Barrier

WCB:sm

cc: Bryan Patrick, Conway Planning Dept.  
(continued)

The Honorable Tab Townsell, Mayor  
April 28, 2008  
Page 3

cc: Donald L. Anthony, Conway Planning Dept.  
Andy Hawkins, Conway City Council  
David Grimes, Conway City Council  
Mark Vaught, Conway City Council  
Shelley Mehl, Conway City Council  
Jack Bell, Conway City Council  
Mary Smith, Conway City Council  
Theodore Jones, Jr., Conway City Council  
Sheila Whitmore, Conway City Council