

May 19, 2025

The regular meeting of the Conway Planning Commission was held, in person, Monday, May 19th at the Conway City Hall. The following members, being a quorum, were present and acting: Lori Quinn, Ethan Reed, Mark Ferguson, Jensen Thielke, Jay Winbourne, Brooks Davis, Teneicia Roundtree, Cassidy Cook and Kevin Gambrill. Alexander Baney was absent.

Minutes from the April 21st meeting were approved on a motion made by Jay Winbourne and seconded by Cassidy Cook. Passed 8-0, without the chairman voting.

I. Public Hearings – Old Business

A. Rezone property at 1 Laura Ln from R-1 to R-2 (REZ-0325-0038)

Lauren Hoffman, Planner, explained the applicant is requesting to rezone 1 Laura Ln from R-1 to R-2 for higher density development. Any dividing, reconfiguration, or merging of lots, will require the property be formally replatted and align with the Conway Subdivision Regulations and Conway Zoning Code. The Comprehensive Plan indicates this property and all properties in the vicinity as Single-Family. Duplex development is prevalent in the area. The site itself, as well as Laura Dr (Countrywood Addn Subdivision), was historically zoned and platted as R-2, but rezoned to R-1 in 1984. The R-2 district encourages the same basic restrictions as the R-2A (Two-Family Residential District) and permits a slightly higher population density area for family living protected from all commercial and industrial activity. Abutting land uses are Single-Family residential to the west and immediate south. Further south hosts a duplex subdivision along Floyd Dr. There are also 2 duplex developments to the southeast across Hubbard Dr, and north of the site along Hubbard Dr. There is a MF-2 apartment development directly across Hubbard Dr from this property.

Elle Brassell (Maumelle, AR) spoke in favor of the request.

There was no opposition to the request.

The public hearing was closed and presented to the Commission for discussion to which they concluded to approve the request. A motion to approve made by Ethan Reed and seconded by Jay Winbourne passed 8-0, without the chairman voting.

B. Planned Unit Development major modification denial appeal at the SE corner of Prince St and Reedy Rd (PUD-0325-0032)

Ryan Robeson, Assistant Director, explained the applicant is proposing a live/work concept to the north parcel and a continuation of the established development pattern of townhomes for the south parcel. This Planned Unit Development was originally given approval in August 1985 and allowed for an MF-1 density. Due to the age of the PUD, all additional supporting documentation no longer exists. The proposal would allow for a mixed-use development to the north parcel and townhouse development to the south. The original PUD allowed for MF-1 density. MF-1 density allows for no more than twelve (12) units per gross acre in density. This density was followed in the initial phase of this development. The request was initially sent to the Planning Director who denied the request. The request was denied due to the age of the original PUD and lack of documentation. It is believed this PUD needs to go back to Planning Commission for a decision and clarification of what is permitted. Ingress/Egress will be taken from Prince St for the northern development and from Reedy Rd for the southern development as shown on the site plan. This development will face multiple challenges in site development review. Nine parking spaces have been established in addition to the garages on the north side of Essex Dr (live/work units). This is roughly two additional spots per unit. An operational plan with expected parking need will be required for each live/work space. Any variance requests from Article 10 will be addressed in Site Development Review. If denied, these will come to Planning Commission for review.

John Pennington (306 Salem Rd Suite 104, Conway, AR) spoke in favor of the request.

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There was no opposition to the request.

The public hearing was closed and presented to the Commission for discussion to which they concluded to approve the request. A motion to approve the PUD Major Modification with the below conditions was made by Ethan Reed and seconded by Cassidy Cook passed 8-0, without the chairman voting.

CONDITIONS

1. The site shall be limited to 4 live/work units on the north parcel and 2 townhomes on the south parcel as proposed.
2. All standards and uses other than those defined shall be governed by restrictions of the MF-1 zoning district.
3. Live/work means a dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The 'live' component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by the City of Conway Zoning Ordinance in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.
4. Any use beyond a professional office, artist's workshop, studio, salon, or other similar use will require a modification to the Planned Unit Development.
5. The development shall meet all applicable standards for Article 10 of the Zoning Code.
6. New buildings shall be of the following materials:
 - Brick/stone
 - Cement fiber board (Hardie board)
 - Wood
 - Other materials as approved by the Planning Director
7. Vinyl Siding shall be prohibited.
8. All landscaping must meet guidelines found in Article 10 of the Conway Zoning Code, including perimeter landscaping. No exceptions shall be granted.
9. An operational plan with expected parking need will be required for each live/work unit and will require Planning Staff review before being approved.
10. Setbacks shall be as follows:

	North Parcel	South Parcel
Permitted Uses:	Live/Work, Residential	Residential, Townhouse, Duplex
Setbacks:	Front – 10', Rear – 5', Interior Side- 6', Exterior Side – 10'	Front – 10', Rear – 10', Interior Side – 6', Exterior Side – 10'
Maximum Density	4 live/work units	2 residential units

11. Applicant shall plat the property in accordance with the Subdivision Regulations.
12. Applicant shall return a signed copy of the final development plan prior to the issuance of building permits.
13. A Property Owners' Association or Improvement District shall be required to be formed and operate in perpetuity prior to filing of the final plat, to maintain all common areas and improvements such as private streets, sidewalks, and drainage. If an existing agreement exists, this section of the Planned Unit Development shall agree to join the existing agreement. No existing maintenance agreements shall be violated by this development.

II. ANNOUNCEMENTS/ADDITIONAL BUSINESS

A. Next Meeting



May 19, 2025

The next Planning Commission meeting will be at 5:30 PM on June 16th at Conway City Hall. The Planning Director will provide an update on new State Legislation at the next meeting.

ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

A. Development Review Approvals

1. (SDR-0225-0031) Dunkin Drive Thru at 2405 Dave Ward Dr

B. Plats filed for record (Lot Splits, Lot Mergers, and Final Plats)

1. (P2025-00026) Pilcher Properties LLC
2. (P2025-00029) Rotolo's Addition
3. (P2025-00030) Generation Replat Lot 4A
4. (P2025-00031) HDZ Replat

Adjournment

There being no further business to conduct, the meeting was adjourned by unanimous vote on a motion made by Ethan Reed and seconded by Mark Ferguson.

Approved:

A handwritten signature in blue ink, appearing to be "Lori Quinn", written over a horizontal line.

2025 Chairman, Lori Quinn