

Mayor Bart Castleberry

Clerk/Treasurer Denise Hurd

City Attorney Charles Finkenbinder



**City Council Members**

Ward 1 Position 1 – Andy Hawkins  
Ward 1 Position 2 – David Grimes  
Ward 2 Position 1 – Drew Spurgers  
Ward 2 Position 2 – Shelley Mehl  
Ward 3 Position 1 – Mark Ledbetter  
Ward 3 Position 2 – Spencer Hawks  
Ward 4 Position 1 – Theodore Jones Jr.  
Ward 4 Position 2 – Shelia Isby

---

**Tuesday, September 23<sup>rd</sup>, 2025 City Council Agenda**  
Conway Municipal Building, City Council Chambers

---

**5:30 pm Committee:**

**Development Review Regulations DRAFT amendment Presentation**

**6:00 pm:**

City Council Meeting

**Call to Order:**

Bart Castleberry, Mayor

**Roll Call:**

Denise Hurd, Clerk/Treasurer

**Minutes Approval:**

September 9<sup>th</sup>, 2025

**Monthly Financials:**

August 31<sup>st</sup>, 2025

---

**A. Community Development Committee (Airport, Community Development, Code Enforcement, Permits, Inspections, & Transportation, Planning & Development)**

1. Consideration to approve waiving all three readings for the ordinances on the September 23<sup>rd</sup>, 2025, City Council agenda.
2. Ordinance appropriating funding for the Culture in the Park event held by the Diversity Advisory Council.
3. Consideration to approve a conditional use permit to allow a Mobile Food Vendor use in the O-1 zone for property located at 2285 Moix Blvd.
4. Ordinance to rezone property located at 124, 130, 136 Conway Blvd from S-1 to R-2A.
5. Consideration to approve a conditional use permit to allow a density of up to 12 units/acre in the R-2A zone for properties located at 124, 130, and 136 Conway Blvd.

**B. Public Safety Committee (Police, Fire, District Court, IT, CEOC, City Attorney)**

1. Ordinance appropriating reimbursement funds for the Conway Police Department.

***Adjournment***



City of Conway, Arkansas  
Monthly Financial Reports  
August 31, 2025

City of Conway  
Monthly Financial Report - General Fund  
For the month ended August 31, 2025



		<u>Month</u>			<u>(Over)/Under</u>	<u>%</u>
<u>Revenues</u>	<u>Budget</u>	<u>Activity</u>	<u>Year to Date</u>	<u>Encumbered</u>	<u>Budget</u>	<u>Expend/Collect</u>
Property Tax	5,000,000	105,224	2,509,420		2,490,580	50%
Payments in Lieu of Tax	30,000	-	(200,478)		230,478	-668%
State Tax Turnback	2,400,000	602,719	1,614,623		785,377	67%
Sales Tax	30,500,000	2,621,920	20,116,775		10,383,225	66%
Beverage Tax	650,000	56,514	395,875		254,125	61%
Franchise Fees	3,898,400	381,736	3,187,807		710,593	82%
Licenses and Permits	654,000	37,748	395,442		258,558	60%
Public Safety	4,458,774	122,284	2,637,199		1,821,575	59%
Community Center	1,514,213	187,318	311,502		1,202,711	21%
Parks & Recreation	881,300	131,455	906,648		(25,348)	103%
Interest Income	450,000	-	585,417		(135,417)	130%
Contributions and Donations	5,000	1,500	6,500		(1,500)	130%
Grant Revenue	39,342	-	39,342		-	100%
Proceeds from Long Term Debt	4,000,000	-	3,968,530		31,470	99%
Lease Revenue	68,950	-	39,317		29,633	57%
Proceeds from Sale of Assets	1,993	2,359	9,856		(7,864)	495%
Transfers In	770,000	-	260,000		510,000	34%
Insurance Proceeds	59,090	-	65,938		(6,848)	112%
Miscellaneous Revenues	25,000	2,163	40,591		(15,591)	162%
<b>Total Revenues</b>	<b>55,406,061</b>	<b>4,252,939</b>	<b>36,890,302</b>		<b>18,515,758</b>	<b>67%</b>
<b>Expenditures</b>						
Admin (Mayor, HR)	1,335,814	131,260	845,593	20,504	469,717	63%
Finance	553,151	53,973	313,278	673	239,200	57%
City Clerk/Treasurer	180,997	18,725	114,735	1,521	64,741	63%
City Council	90,737	7,239	49,661	-	41,076	55%
Planning	729,842	67,974	508,637	2,649	218,556	70%
Physical Plant	966,891	103,212	605,232	8,782	352,876	63%
Information Technology	1,744,617	135,637	879,796	233,546	631,275	50%
Permits and Inspections	645,491	71,975	389,569	1,394	254,528	60%
Community Center	9,071,346	1,874,971	7,262,821	76,409	1,732,115	80%
Nondepartmental	1,276,988	557,809	1,331,091	1,414	(55,517)	104%
Police	18,651,983	1,855,365	11,790,329	295,135	6,566,519	63%
CEOC	4,930,037	615,910	2,100,121	41,061	2,788,854	43%
Animal Welfare	576,651	59,055	338,599	183	237,869	59%
Municipal District Court	1,065,884	118,843	709,456	1,882	354,546	67%
City Attorney	672,833	68,409	386,346	1,260	285,227	57%
Fire	16,730,075	3,802,423	11,854,185	175,386	4,700,504	71%
Parks	4,505,598	493,451	2,942,943	31,006	1,531,649	65%
<b>Total Expenditures</b>	<b>63,728,936</b>	<b>10,036,233</b>	<b>42,422,392</b>	<b>892,807</b>	<b>20,413,736</b>	<b>67%</b>
<b>Net Revenue/(Expense)</b>	<b>(8,322,875)</b>		<b>(5,532,090)</b>			

\*All figures are unaudited

Notes:

1) Budget column is current budget which includes all year-to-date adjustments, if any.

City of Conway  
General Fund  
2025



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-25-12	1/28/25	Funds for the completion of the Community Center	7,600,000
O-25-13	1/28/25	Fire department beanie caps	250
O-25-25	2/25/25	Bulletproof vest funds received in 2024 to be spent in 2025	18,530
O-25-28	3/11/25	Lease office space for Police Dept	25,000
O-25-56	7/22/25	Replace outdoor warning siren	50,000
O-25-59	7/22/25	Computer equipment for police department	108,957
O-25-61	7/22/25	Firefighter pay adjustments	160,000
			<u>\$ 7,962,737</u>

City of Conway  
Balance Sheet - General Fund  
As of August 31, 2025



Cash - Operating	12,714,605
Cash - Reserve	2,007,650
Petty Cash	715
Taxes Receivable	5,379,139
Accounts Receivable	5,556,319
Lease Receivable	532,199
Due from Street	26,450
Due from Component Unit	521,601
Due from Municipal Court	78,686
Fuel Inventory	6,467
General Inventory	585
<b><i>Assets</i></b>	<b><i>26,824,418</i></b>
Accounts Payable	425,855
Insurance and Benefits Payable	(77,679)
Event Deposits	7,150
Held for Others - Crimestopper Reward	5,000
Held for Others - Performance Bonds	5,195
Deferred Revenue	4,905,868
Unearned Revenue	1,469,873
<b><i>Liabilities</i></b>	<b><i>6,741,262</i></b>
<b><i>Fund Balance</i></b>	<b><i>20,083,155</i></b>
<b><i>Total Liabilities &amp; Fund Balance</i></b>	<b><i>26,824,418</i></b>

\*All figures are unaudited

City of Conway  
Monthly Financial Report - Street Fund  
For the month ended August 31, 2025



	<u>Budget</u>	<u>Month</u> <u>Activity</u>	<u>Year to</u> <u>Date</u>	<u>Encumbered</u>	<u>(Over)/Under</u> <u>Budget</u>	<u>%</u> <u>Expend/Collect</u>
<b>Revenues</b>						
Property Tax	1,800,000	38,872	929,637		870,363	52%
Payments in Lieu of Tax	10,000	-	-		10,000	0%
State Tax Turnback	4,800,000	416,687	3,269,207		1,530,793	68%
State Tax Turnback - Other	80,000	-	-		80,000	0%
Severance Tax	100,000	4,995	71,667		28,333	72%
State Tax Turnback - Wholesale	400,000	34,862	278,074		121,926	70%
Sales Tax	420,000	36,738	281,868		138,132	67%
Federal Grant Revenues	-	-	467,699		(467,699)	-
Sign Permits	-	-	180		(180)	-
Engineering Fees	10,000	-	11,050		(1,050)	111%
Fees for Street Cuts	-	9,235	69,010		(69,010)	-
Insurance Proceeds	-	-	4,891		(4,891)	-
Interest Income	200,000	-	160,801		39,199	80%
Miscellaneous Revenues	-	-	2,371		(2,371)	-
<b>Total Revenues</b>	<b>7,820,000</b>	<b>541,390</b>	<b>5,546,454</b>	<b>-</b>	<b>2,273,546</b>	<b>71%</b>
<b>Expenditures</b>						
Personnel Costs	3,432,381	323,360	1,900,820	-	1,531,561	55%
Other Operating Costs	4,567,698	180,210	2,912,926	133,418	1,521,355	64%
Total Operating Costs	8,000,079	503,570	4,813,746	133,418	3,052,915	60%
Capital Outlay	1,501,969	57,037	673,677	78,809	749,484	45%
<b>Total Expenditures</b>	<b>9,502,049</b>	<b>560,607</b>	<b>5,487,423</b>	<b>212,227</b>	<b>3,802,399</b>	<b>58%</b>
<b>Net Revenue/(Expense)</b>	<b>(1,682,049)</b>		<b>59,031</b>			

\*All figures are unaudited

Notes:

1) Budget column is current budget which includes all year-to-date adjustments, if any.

City of Conway  
Street Fund  
2025



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-25-04	1/14/25	Condemnation settlement - Linn	267,875
O-25-17	2/11/25	Install fiber optic lines on Dave Ward Dr.	130,000
O-25-18	2/11/25	Technology upgrades for Harkrider facility	125,000
			<u>\$ 522,875</u>

City of Conway  
Balance Sheet - Street Fund  
As of August 31, 2025



Cash - Operating	5,977,831
Taxes Receivable	75,371
Accounts Receivable	2,415,724
<b><i>Assets</i></b>	<b><u>8,468,927</u></b>
Insurance and Benefits Payable	4,280
Due to General Fund	26,450
Deferred Revenue	1,804,867
<b><i>Liabilities</i></b>	<b><u>1,835,597</u></b>
<b><i>Fund Balance</i></b>	<b><u>6,633,330</u></b>
<b><i>Total Liabilities &amp; Fund Balance</i></b>	<b><u>8,468,927</u></b>

\*All figures are unaudited



City of Conway  
Monthly Financial Report - Sanitation  
For the month ended August 31, 2025



<b>Revenues</b>	<b><u>Budget</u></b>	<b><u>Month</u> <u>Activity</u></b>	<b><u>Year to</u> <u>Date</u></b>	<b><u>Encumbered</u></b>	<b><u>(Over)/Under</u> <u>Budget</u></b>	<b><u>%</u> <u>Expend/Collect</u></b>
Sanitation Fee Rev-Residential	10,000,000	952,583	7,077,096		2,922,904	71%
Proceeds - Recycled Materials	500,000	34,788	393,746		106,254	79%
Landfill Fees - General	350,000	41,008	306,657		43,343	88%
Insurance Proceeds	-	482	3,896		(3,896)	-
Interest Income	600,000	-	595,436		4,564	99%
Proceeds from Sale of Assets	-	-	37,311		(37,311)	-
Miscellaneous Revenues	-	190	2,900		(2,900)	-
<b>Total Revenues</b>	<b>11,450,000</b>	<b>1,029,050</b>	<b>8,417,042</b>	<b>-</b>	<b>3,032,958</b>	<b>74%</b>
<b>Expenditures</b>						
Personnel Costs	6,216,500	685,380	4,155,377	-	2,061,123	67%
Other Operating Costs	<u>5,557,052</u>	<u>334,719</u>	<u>2,031,359</u>	<u>195,069</u>	<u>3,330,624</u>	<u>37%</u>
Total Operating Costs	11,773,552	1,020,099	6,186,736	195,069	5,391,747	53%
Capital Outlay	<u>4,438,218</u>	<u>158,597</u>	<u>1,730,198</u>	<u>973,015</u>	<u>1,735,005</u>	<u>39%</u>
<b>Total Expenditures</b>	<b>16,211,770</b>	<b>1,178,696</b>	<b>7,916,934</b>	<b>1,168,083</b>	<b>7,126,752</b>	<b>49%</b>
<b>Net Revenue/(Expense)</b>	<b>(4,761,770)</b>		<b>500,108</b>			

\*All figures are unaudited

Notes:

- 1) Budget column is current budget which includes all year-to-date adjustments, if any.
- 2) Capital outlay is shown here for budgeting purposes, but only depreciation expense will be recorded at year end.

City of Conway  
Sanitation Fund  
2025



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-25-12	1/28/25	Funds for the completion of the Community Center	2,000,000

City of Conway  
Balance Sheet - Sanitation  
As of August 31, 2025



Cash - Operating	16,036,249
Petty Cash	200
Post Closure Cash Account	7,214,709
Due from Component Unit	993,020
General Inventory	2,122
Land & Buildings	2,165,364
Infrastructure	949,835
Machinery, Equipment & Vehicles	3,495,611
Deferred Outflows of Resources	445,823
Deferred Outflows of Resources-OPEB	193,091
<b>Assets</b>	<b><u>31,496,023</u></b>
Accounts Payable	-
Insurance and Benefits Payable	1,455
Compensated Absences	272,889
Net Pension Obligation	11,963,551
Deferred Inflows of Resources	2,805,804
Deferred Inflows of Resources-OPEB	280,270
Net OPEB Liability	882,704
Landfill Close/Post Close	9,283,034
<b>Liabilities</b>	<b><u>25,489,707</u></b>
<b>Net Position</b>	<b>6,006,317</b>
<b>Total Liabilities and Net Position</b>	<b><u>31,496,023</u></b>

\*All figures are unaudited

Note: Capital assets shown at book value (cost less accumulated depreciation).

City of Conway  
Monthly Financial Report - Airport  
For the month ended August 31, 2025



	<u>Budget</u>	<u>Month</u> <u>Activity</u>	<u>Year to</u> <u>Date</u>	<u>Encumbered</u>	<u>(Over)/Under</u> <u>Budget</u>	<u>%</u> <u>Expend/Collect</u>
<b>Revenues</b>						
Sales Tax	40,000	3,328	26,114		13,886	65%
Airport Fuel Sales	1,720,000	152,749	1,322,812		397,188	77%
T-Hangar Rent	185,400	7,910	159,956		25,445	86%
Community Hangar Rent	43,200	3,000	18,000		25,200	42%
Ground Leases	20,665	8,603	8,603		12,063	42%
Misc Revenue - Non air	10,000	3,663	11,683		(1,683)	117%
Miscellaneous Revenues	<u>22,000</u>	<u>3,353</u>	<u>23,401</u>		<u>(1,401)</u>	<u>106%</u>
<b>Total Revenues</b>	<b>2,041,265</b>	<b>182,605</b>	<b>1,570,567</b>	<b>-</b>	<b>470,698</b>	<b>77%</b>
<b>Expenditures</b>						
Personnel Costs	421,023	50,939	298,621	-	122,402	71%
Fuel for Resale	1,450,000	116,951	978,525	-	471,475	67%
Other Operating Costs	<u>170,242</u>	<u>49,809</u>	<u>127,979</u>	<u>3,996</u>	<u>38,266</u>	<u>75%</u>
Total Operating Costs	2,041,265	217,700	1,405,125	3,996	632,144	69%
Capital Outlay	<u>36,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>36,000</u>	<u>0%</u>
<b>Total Expenditures</b>	<b>2,077,265</b>	<b>217,700</b>	<b>1,405,125</b>	<b>3,996</b>	<b>668,144</b>	<b>68%</b>
<b>Net Revenue/(Expense)</b>	<b>(36,000)</b>		<b><u>165,442</u></b>			

\*All figures are unaudited

Notes:

- 1) Budget column is current budget which includes all year-to-date adjustments, if any.
- 2) Capital outlay is shown here for budgeting purposes, but only depreciation expense will be recorded at year end.

City of Conway  
Airport Fund  
2025



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-25-02	1/14/25	FAA grant match	36,000

City of Conway  
Balance Sheet - Airport  
As of August 31, 2025



Cash - Operating	429,547
Taxes Receivable	5,550
Accounts Receivable - Fuel Vendor	79,061
Fuel Inventory	55,629
Land	1,254,473
Buildings	4,522,530
Machinery & Equipment	84,682
Infrastructure	20,102,639
Deferred Outflows of Resources-OPEB	2,647
<b><i>Assets</i></b>	<b><u>26,536,759</u></b>
Compensated Absences	12,153
Deferred Inflows of Resources	12,099
Deferred Inflows of Resources-OPEB	3,842
Unearned Revenue	256,944
Note Payable	600,000
<b><i>Liabilities</i></b>	<b><u>885,038</u></b>
<b><i>Net Position</i></b>	<b><u>25,651,721</u></b>
<b><i>Total Liabilities &amp; Net Position</i></b>	<b><u>26,536,759</u></b>

\*All figures are unaudited

Note: Capital assets shown at book value (cost less accumulated depreciation).

# City of Conway

## Monthly Financial Report - Major Project Funds As of August 31, 2025



### Parks and Rec A&P Tax

Balance, 7/31/25	56,521
Receipts	496,070
Payments	(144)
Balance, 8/31/25	\$ 552,447

### Pay as you go Sales Tax

Balance, 7/31/25	12,859,031
Receipts	574,426
Payments	(368,722)
Balance, 8/31/25	\$ 13,064,736

### Street Impact Fees

Balance, 7/31/25	2,078,508
Receipts	24,740
Payments	(224,474)
Balance, 8/31/25	\$ 1,878,774

### Parks Impact Fees

Balance, 7/31/25	423,731
Receipts	6,830
Payments	-
Balance, 8/31/25	\$ 430,561

### Street Sales Tax

Balance, 7/31/25	21,400,953
Receipts	78,580
Payments	(916,179)
Balance, 8/31/25	\$ 20,563,355

### American Rescue Plan Act

Balance, 7/31/25	1,017,447
Receipts	3,817
Payments	-
Balance, 8/31/25	\$ 1,021,264

City of Conway, Arkansas  
Office of the Mayor  
Mayor Bart Castleberry  
1111 Main Street  
Conway, AR 72032  
[www.conwayarkansas.gov](http://www.conwayarkansas.gov)

# MEMO

To: Mayor Castleberry  
CC: City Council Members  
  
From: Felicia T. Rogers  
Date: September 19<sup>th</sup>, 2025  
Re: September 23<sup>rd</sup>, 2025 City Council Agenda

---

The following ordinances are included on the September 23<sup>rd</sup>, 2025, City Council Agenda for consideration of waiving the three readings of each ordinance listed below:

1. A-2 - Ordinance appropriating funding for the Culture in the Park event held by the Diversity Advisory Council.
2. A-4 - Ordinance to rezone property located at 124, 130, 136 Conway Blvd from S-1 to R-2A.
3. B-1 – Ordinance appropriating reimbursement funds for the Conway Police Department.

Please advise if you have any questions





**City of Conway, Arkansas**  
**Ordinance No. O-25-\_\_\_\_\_**

**AN ORDINANCE APPROPRIATING DONATION FUNDS TO THE DIVERSITY ADVISORY COUNCIL FOR THE SECOND ANNUAL CULTURE IN THE PARK EVENT HELD IN DOWNTOWN CONWAY; AND FOR OTHER PURPOSES**

**Whereas**, the Diversity Advisory Council will host it's the third annual Culture in the Park event on September 27<sup>th</sup>, 2025, in MLK Square located in Downtown Conway; and

**Whereas**, donation funds in the amount of \$2,450 were received from the various local businesses to assist with the preparation of this event.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:**

**Section 1.** The City of Conway shall appropriate \$2,450 to the General Fund Revenue Other Events Account (001.000.2052) to the Administration Donations Account (001.101.5760).

**Section 2.** All ordinances in conflict herewith are repealed to that extent of the conflict.

**PASSED** this the 23<sup>rd</sup> day of September, 2025.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

\_\_\_\_\_  
**Michael O. Garrett**  
**City Clerk/Treasurer**



1111 MAIN STREET • CONWAY, AR 72032  
(501) 450-6105 • [planningcommission@conwayarkansas.gov](mailto:planningcommission@conwayarkansas.gov)

## MEMO

To: Mayor Bart Castleberry  
cc: City Council Members

From: Lori Quinn, 2025 Planning Commission Chairman  
Date: September 23, 2025

Re: Conditional Use request to allow Mobile Food Vendor use in the O-1 zone for property located at 2285 Moix Blvd

Brent Salter of Engage Management and Salter Acquisitions LLC, has requested to allow the Mobile Food Vendor use in the O-1 zone for property located at 2285 Moix Blvd, with the following legal description:

LOT D CENTERSTONE PH IV REPLAT LOTS 5-7

The applicant is proposing a mobile food vendor in the O-1 zoning district. This requires a conditional use permit. The site is currently a mixed-use building with both lofts and commercial space. This conditional use permit will amend the current permit, Permit 1288. The existing conditional use permit allows for multi-family units and retail – general and hotel. The idea of adding a food vendor to create a community space is appropriate for this area. As conditioned, the Conditional Use Permit would likely not negatively impact adjacent properties and will allow for appropriate redevelopment of the property.

Staff proposes the following conditions:

1. This Conditional Use Permit will be an amendment to the previously issued CUP, Permit 1288.
2. Access will be limited to the private concrete drive currently servicing this development. A new 10' ingress/egress point for bicycle traffic is permitted.
3. Mobile vendor must locate on a paved surface.
4. This permit will only allow for one food truck on site at a time.
5. All required permitting and licensing must be met.
6. The development shall be subject to site development review in accordance with Article 10 of the Zoning Code.
7. Any mobile vendor on site shall follow Section 518 of the Conway Zoning Code including signage.
8. All exterior seating shall follow Section 1007.12 of the Conway Zoning Code.
9. This development will be subject to Site Development Review.
10. Enhanced landscaping shall be provided between the food vendor/outdoor dining area and the adjacent parking area.
11. The conditional use approval shall become null and void if construction for the use does not commence within 18 months from the date of approval of this updated CUP permit.

12. No zoning variance, required as a result of the commencement of the conditional use, may be requested.
13. Any changes to or expansion of the approved mobile food vendor portion of the conditional use permit shall require an amended or new conditional use permit.
14. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.

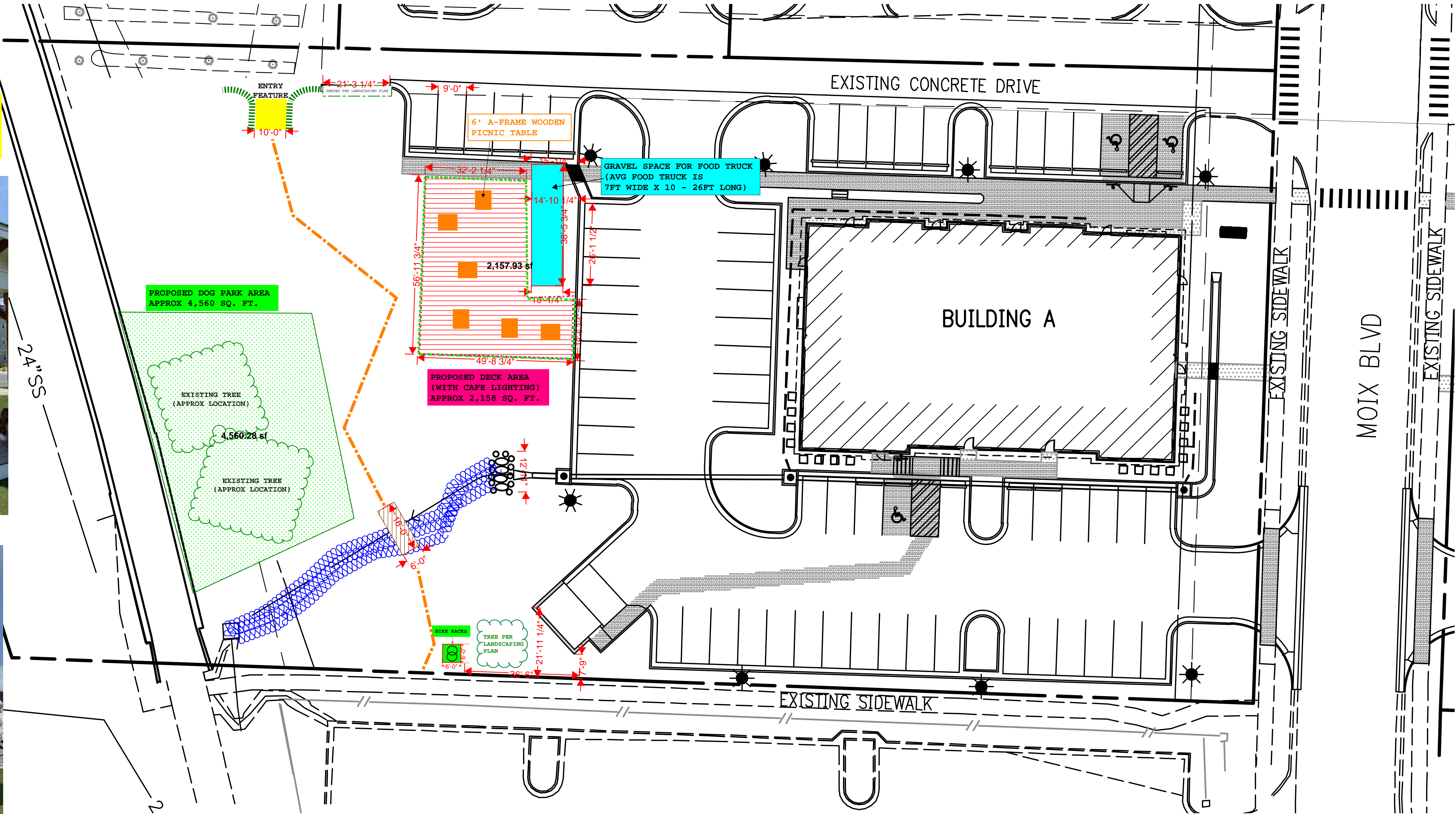
The Planning Commission reviewed the request at its regular meeting on September 15, 2025, and voted 6-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



WEST AMENITY AREA TO SCALE (APPROXIMATE)

ENTRY FEATURE  
INSPO PICTURES



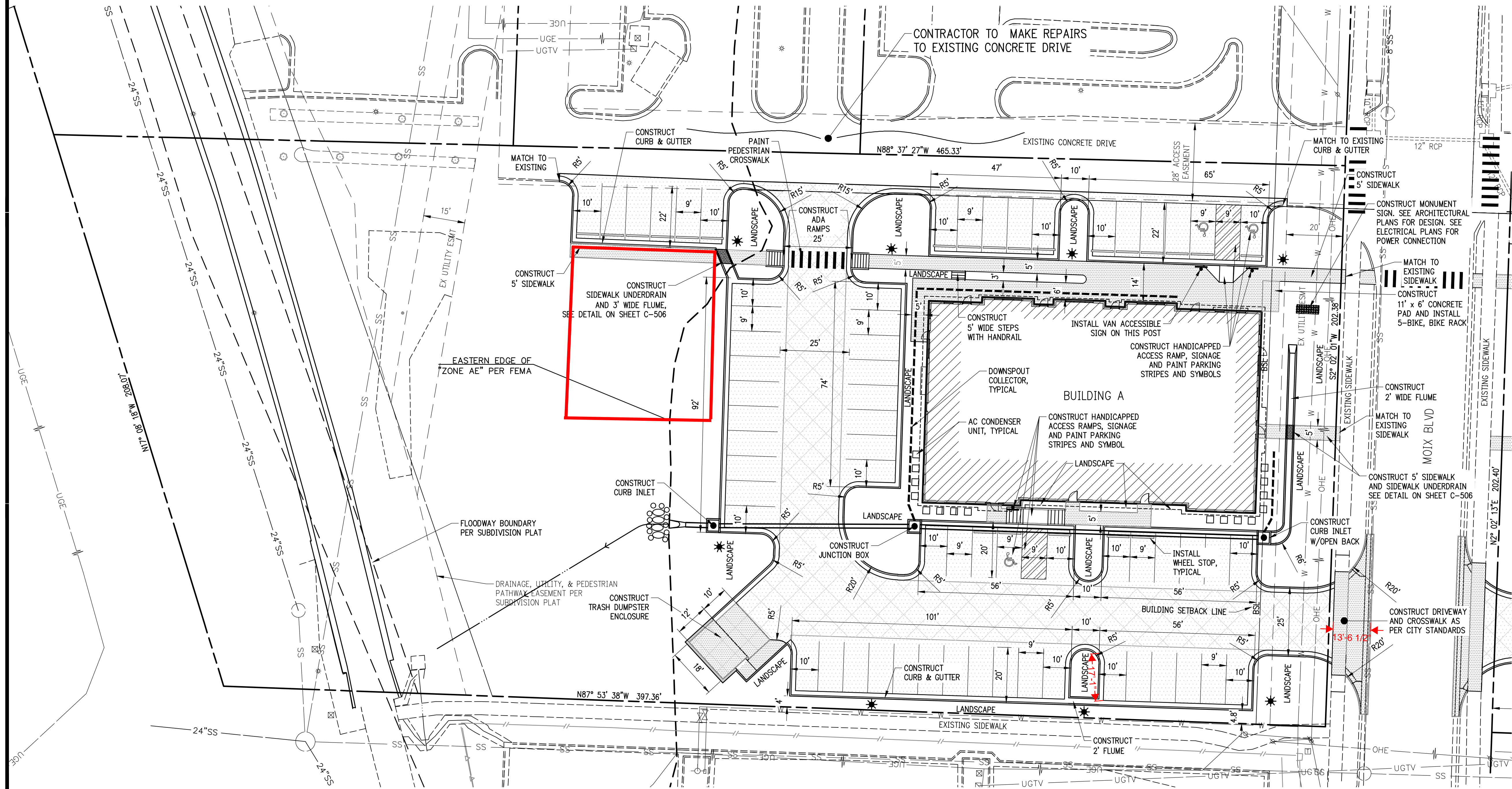






[illegible]

SITE PLAN - BUILDING A



1. ALL MATERIALS AND CONSTRUCTION OF THE FOLLOWING CIVIL RELATED ITEMS SHALL BE IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2014 EDITION:
  - 1.1. SITE EARTHWORKS AND COMPACTION
  - 1.2. CURB & GUTTER
  - 1.3. CONCRETE DRIVEWAYS
  - 1.4. PAVING (INCLUDING SUBGRADE PREPARATION, BASE COURSE, ASPHALT SURFACE COURSE)
  - 1.5. CONCRETE SIDEWALKS
  - 1.6. CONCRETE DRAINAGE STRUCTURES AND IMPROVEMENTS
  - 1.7. PAVEMENT MARKINGS

CITY OF CONWAY REQUIRED INFORMATION		
1	SITE ACREAGE	1.98 ACRES
2	SQUARE FOOTAGE OF SITE	86,250 S.F.
3	SQUARE FOOTAGE OF IMPERVIOUS SURFACE AREA	50,409 S.F. (58%)
4	SQUARE FOOTAGE OF PERVIOUS SURFACE AREA	35,841 S.F. (42%)
5	EXISTING BUILDINGS TO REMAIN	0
6	PROPOSED BUILDINGS	1
7	HEIGHT OF BUILDING	50' – 5" ±
8	BUILDING FOOTPRINT	8,564 S.F.
9	BUILDING FINISHED FLOOR ELEVATION	296.50
10	BUILDING USE	MULTI—USE
11	PARKING	
	PROVIDED SPACES	63
	PROVIDED ADA SPACES	3
12	GENERAL SLOPE ANALYSIS	0 TO 5%
13	BUILDING SETBACKS	AS SHOWN













C-3

O-1

O-1

MF-3

MF-3

O-2

Zoning



City Limits

**Zoning Codes**



C-3



MF-3



O-1



O-2

Mojave Blvd



**City of Conway, Arkansas**  
**Ordinance No. O-25- \_\_\_\_\_**

**AN ORDINANCE AMENDING THE CONWAY ZONING DISTRICT BOUNDARY MAP REFERENCED IN SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE 124, 130, AND 136 CONWAY BOULEVARD FROM S-1 TO R-2A:**

**Whereas**, in accordance Arkansas Code Annotated § 14-56-416 has adopted a Zoning Code and Arkansas Code Annotated § 14-56-423 provides for the amendment of such regulations; and

**Whereas**, proper public notice was given, and the Conway Planning Commission held a duly authorized public hearing on **September 15, 2025**, and adopted the amendments.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:**

**Section 1:** The Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the **S-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

LOTS 3, 4, 5, BLOCK 4, DAVIES AND GARVIN ANNEX TO THE CITY OF CONWAY, ARKANSAS. ALSO THAT PART OF AN ALLEY LYING EAST OF LOTS 3, 4 AND 5, BLOCK 4 DAVIES AND GARVIN ANNEX DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 4 AND RUN THENCE EAST 10 FEET; THENCE SOUTH 180 FEET; THENCE WEST 10 FEET TO THE SOUTHEAST CORNER OF LOT 5, BLOCK 4; THENCE NORTH 180 FEET TO THE POINT OF BEGINNING. SAID ALLEY BEING CLOSED BY AN ORDINANCE #0-00-71 DATED JUNE 13, 2000, RECORDED IN FAULKNER COUNTY DOCUMENT #2000-12996.

to those of **R-2A**, and a corresponding use district is hereby established in the area above described, and said property is hereby rezoned.

**Section 2:** All ordinances in conflict herewith are repealed to the extent of the conflict.

**PASSED** this 23<sup>rd</sup> date of September, 2025.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

\_\_\_\_\_  
**Denise Hurd**  
**City Clerk/Treasurer**





1111 Main Street • Conway, AR 72032  
(501) 450-6105 • [planning@conwayarkansas.gov](mailto:planning@conwayarkansas.gov)

## MEMO

To: Mayor Bart Castleberry  
cc: City Council Members

From: Lori Quinn, 2025 Planning Commission Chairwoman  
Date: September 23, 2025

Re: Request to rezone the property located at 124, 130, 136 Conway Blvd from S-1 to R-2A

---

Robert French, of Central Arkansas Professional Surveying, has requested on behalf of the property owner to rezone property located at 124, 130, and 136 Conway Blvd from S-1 to R-2A, with the following legal description:

LOTS 3, 4, 5, BLOCK 4, DAVIES AND GARVIN ANNEX TO THE CITY OF CONWAY, ARKANSAS. ALSO THAT PART OF AN ALLEY LYING EAST OF LOTS 3, 4 AND 5, BLOCK 4 DAVIES AND GARVIN ANNEX DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 4 AND RUN THENCE EAST 10 FEET; THENCE SOUTH 180 FEET; THENCE WEST 10 FEET TO THE SOUTHEAST CORNER OF LOT 5, BLOCK 4; THENCE NORTH 180 FEET TO THE POINT OF BEGINNING. SAID ALLEY BEING CLOSED BY AN ORDINANCE #0-00-71 DATED JUNE 13, 2000, RECORDED IN FAULKNER COUNTY DOCUMENT #2000-12996.

These three lots were historically zoned R-2A but were rezoned in April 2016 to S-1 by Central Baptist College for the purpose of a shared parking area to serve Conway Station Park and the CBC campus for their future athletics complex and bus parking. As that use has not been sought and the property owners are selling the property, staff concurs that a rezone to the prior zoning is appropriate.

There are two multi-family developments on the south and east side of the block with R-2A zoning classifications and conditional use permits granting multifamily densities; the apartment development to the east has 24 units, the southern lot at the corner development has 7 units. Adjacent properties to the north and south are single-family.

Up to 12 Dwelling Units Per Acre, single lot, is allowed conditionally in the S-1 as well as the R-2A zone, but with the down zone to R-2A, it would more appropriately align with the existing zoning and land uses on the block. R-2A zoning standards are also more restrictive than those of S-1. Up to 12 Dwelling Units Per Acre, single lot, is not allowed by right in the R-2A zone without a conditional use permit. The applicant has submitted a concurrent conditional use permit application, CUP-0825-0102. The site will have to undergo both Historic District Commission review and site development review prior to the issuance of building permits.

The Planning Commission reviewed the request at its regular meeting on September 15, 2025, and voted 6-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.

Conway Blvd

Zoning



City Limits

**Zoning Codes**



R-2A



S-1

S-1

R-2A

S-1

R-2A



1111 MAIN STREET • CONWAY, AR 72032  
(501) 450-6105 • [planningcommission@conwayarkansas.gov](mailto:planningcommission@conwayarkansas.gov)

## MEMO

To: Mayor Bart Castleberry  
cc: City Council Members

From: Lori Quinn, 2025 Planning Commission Chairman  
Date: September 23, 2025

Re: Conditional Use request to allow density of up to 12 units/acre in the R-2A zone for properties located at 124, 130, and 136 Conway Blvd

Robert French, of Central Arkansas Professional Surveying, has requested to allow density of up to 12 units/acre in the R-2A zone for properties located at 124, 130, and 136 Conway Blvd, with the following legal description:

LOTS 3, 4, 5, BLOCK 4, DAVIES AND GARVIN ANNEX TO THE CITY OF CONWAY, ARKANSAS. ALSO THAT PART OF AN ALLEY LYING EAST OF LOTS 3, 4 AND 5, BLOCK 4 DAVIES AND GARVIN ANNEX DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 4 AND RUN THENCE EAST 10 FEET; THENCE SOUTH 180 FEET; THENCE WEST 10 FEET TO THE SOUTHEAST CORNER OF LOT 5, BLOCK 4; THENCE NORTH 180 FEET TO THE POINT OF BEGINNING. SAID ALLEY BEING CLOSED BY AN ORDINANCE #0-00-71 DATED JUNE 13, 2000, RECORDED IN FAULKNER COUNTY DOCUMENT #2000-12996.

There are two multi-family developments on the south and east side of the block with R-2A zoning classifications and conditional use permits granting multifamily densities; the apartment development to the east has 24 units, the southern lot at the corner development has 7 units. Adjacent property to the north is vacant and to the south is a single-family home.

Based solely on acreage, the property could accommodate up to 12 dwelling units. Given development review standard requirements, including parking and setback constraints, as well as Overlay historic district guidelines, site design and density allowed is subject to change. Due to developed adjacent land uses, a slightly higher density residential development can be appropriate. If developed on a single lot as shown, the development will be subject to site development review. Site development review will determine the final number of units allowed on the site additionally accounting for required lot coverage, greenspace, parking, and detention requirements.

Staff proposes the following conditions:

1. Historic District Commission review shall be required.
2. The development shall be subject to site development review in accordance with Article 10 of the Conway Zoning Code.

3. The fronts of all units shall be oriented to, and take access from, the internal access drive.
4. Garages, if included, shall not dominate the façade of any structure.
5. Building exteriors shall be composed of brick, rock, or a cement fiber board product such as Hardie® siding.
6. Vinyl siding shall be prohibited.
7. No accessory structures shall be permitted.
8. Enhanced landscaping shall be provided along all property lines and shall be required to screen parking, mechanical equipment, and/or any dumpster/trash enclosures visible from public realm.
9. Privacy fencing, in compliance with Old Conway Design Overlay District—Suburban Zone standards, shall be installed along all interior property lines.
10. All signage shall conform to the Conway Sign Code and Old Conway Overlay District standards.
11. The conditional use approval shall become null and void if construction for the use does not commence within 18 months from the date of approval of this permit.
12. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
13. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.

The Planning Commission reviewed the request at its regular meeting on September 15, 2025, and voted 6-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.

TOTAL AREA= 45,013.87 FT<sup>2</sup> ±  
GREEN SPACE= 18,392.27 FT<sup>2</sup> ±

**S88°23'38"E 249.69'**

CONWAY BOULEVARD (100' R/W)

PROPOSED  
TRI-PLEX

PROPOSED  
TRI-PLEX

PROPOSED  
TRI-PLEX

PROPOSED  
TRI-PLEX

**N88°25'12"W 250.94'**

BEARINGS ESTABLISHED BY  
STATE PLANE COORDINATES  
HARN 97(NAD 83)  
ARKANSAS NORTH ZONE

**C**ENTRAL  
**A**RKANSAS  
**P**ROFESSIONAL  
**S**URVEYING

OFFICE (501) 513-4800  
MOBILE (501) 472-2862  
FAX (501) 513-0900

P.O. BOX 298 ROBERT D. FRENCH  
CONWAY, AR 72033 P.L.S. 1363

STATE CODE:

*SURVEY FOR:*

DATE: \_\_\_\_\_

08/21/2025

**SCALE:**  
1"=40'

P:\SUBDIVISIONS\DAVIESS AND GARVIN'S\BLOCK 4\LOTS 3-5.dwg



Conway Blvd

S-1

S-1

R-2A

Zoning



City Limits

**Zoning Codes**



R-2A



S-1

-2A



**City of Conway, Arkansas**  
**Ordinance No. O-25-\_\_\_\_\_**

**AN ORDINANCE APPROPRIATING REIMBURSEMENT FUNDS FROM VARIOUS ENTITIES FOR THE CITY OF CONWAY POLICE DEPARTMENT; AND FOR OTHER PURPOSES**

**Whereas**, the City of Conway has received reimbursement funds from the following entities:

Various Companies	\$25,496.11	Extra Duty Services
Superior Automotive	\$820.93	Overpayment
FBI/DEA	\$1,845.36	Taskforce Funds
AR State Police	\$6,514.79	Taskforce Funds
Paymac Inc.	\$1,238.35	Auction

**Whereas**, the Conway Police Department needs these funds to replenish their expenditure accounts.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:**

**Section 1.** The City of Conway shall appropriate funds from various companies in the amount of \$25,496.11 from 001.121.4185 to the CPD overtime expense account, 001.121.5114.

**Section 2.** The City of Conway shall appropriate funds from Superior Automotive in the amount of \$820.93 from 001.121.4799 to the CPD vehicle maintenance account 001.121.5450.

**Section 3.** The City of Conway shall appropriate funds from various companies in the amount of \$1,845.36 from 001.121.4186 to the CPD overtime account 001.121.5114.

**Section 4.** The City of Conway shall appropriate funds from Arkansas State Police in the amount of \$6,514.79 from 001.121.4186 to the CPD overtime expense account 001.121.5114.

**Section 5.** The City of Conway shall appropriate funds from Paymac Inc. in the amount of \$1,238.35 from 001.119.4611 to the CPD miscellaneous supplies expense account 001.121.5699.

**Section 6.** All ordinances in conflict herewith are repealed to the extent of the conflict.

**PASSED** this 23<sup>rd</sup> day of September, 2025.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

\_\_\_\_\_  
**Denise Hurd**  
**City Clerk/Treasurer**