



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

August 13, 2025 • 5:30pm • 1111 Main Street

Planning Commission meeting procedures (per by-laws adopted July 19, 1993; amended September 20, 2021)

**Subdivision Review items are included for consideration as administrative reviews to determine compliance with the Conway Subdivision Ordinance, Zoning Code, and applicable plans. Such items are not conducted as public hearings.*

***Order and conduct for public hearings: Following the announcement of the item by the Chair, Planning Staff will present the report findings. Following Staff presentation the Applicant is granted up to 10 minutes for additional presentation with subsequent favorable public comments limited to 3 minutes per person. If opposed parties are present the initial speaker is then granted up to 10 minutes with each subsequent public comment limited to 3 minutes per person. No person shall address the Planning Commission without first being recognized by the Chair and stating his/her name and address for the public record. All questions/remarks shall be made from the podium and addressed through the Chair to the Commission as a whole. Any group with common interest shall select a speaker to address the Commission on behalf of the group; repetitive comments will be limited.*



City of Conway

PLANNING COMMISSION

August 18, 2025

PLANNING COMMISSION

Lori Quinn, Chair
Ethan Reed, Vice-Chair
Mark Ferguson, Secretary
Alexander Baney
Jensen Thielke
Jay Winbourne
Brooks Davis
Cassidy D Cook
Kevin Gambrill

The Conway Planning Commission makes recommendations to the City Council on public hearing items. Items reviewed on this agenda will be considered by the City Council as early as **08 26, 2025.**

Items not approved by the Planning Commission/Board of Zoning Adjustment may be appealed to the City Council within 30 days of the date of denial.

Call to Order [Board of Zoning Adjustment] and Roll Call.

Finding of a Quorum.

I. Variance Review**

A. Request for zoning variance to allow a reduced northern setback from 25' to 7' for property located at 332 S East German Ln (VAR-0725-0082)

Adjourn.

Call to Order [Planning Commission] and Roll Call.

Finding of a Quorum.

Approval of Minutes. July 21, 2025

I. Subdivision Review*

A. Request for preliminary plat approval for Oak Grove PUD (SUB-0725-0083)

II. Public Hearings**

A. Request to rezone property at 1979 Blackberry Ln from R-1 to A-1 (REZ-0525-0069)

B. Request to rezone property at 603 Polk St from R-2A to R-2 (REZ-0725-0084)

C. Request to rezone property at 959 Farris Rd from R-1 to O-1 (REZ-0725-0087)

III. Announcements/Additional Business

A. Items as decided by the Commission

Adjourn.

Reduce side yard setback from 25ft to 7ft

VAR-0725-0082

I.A

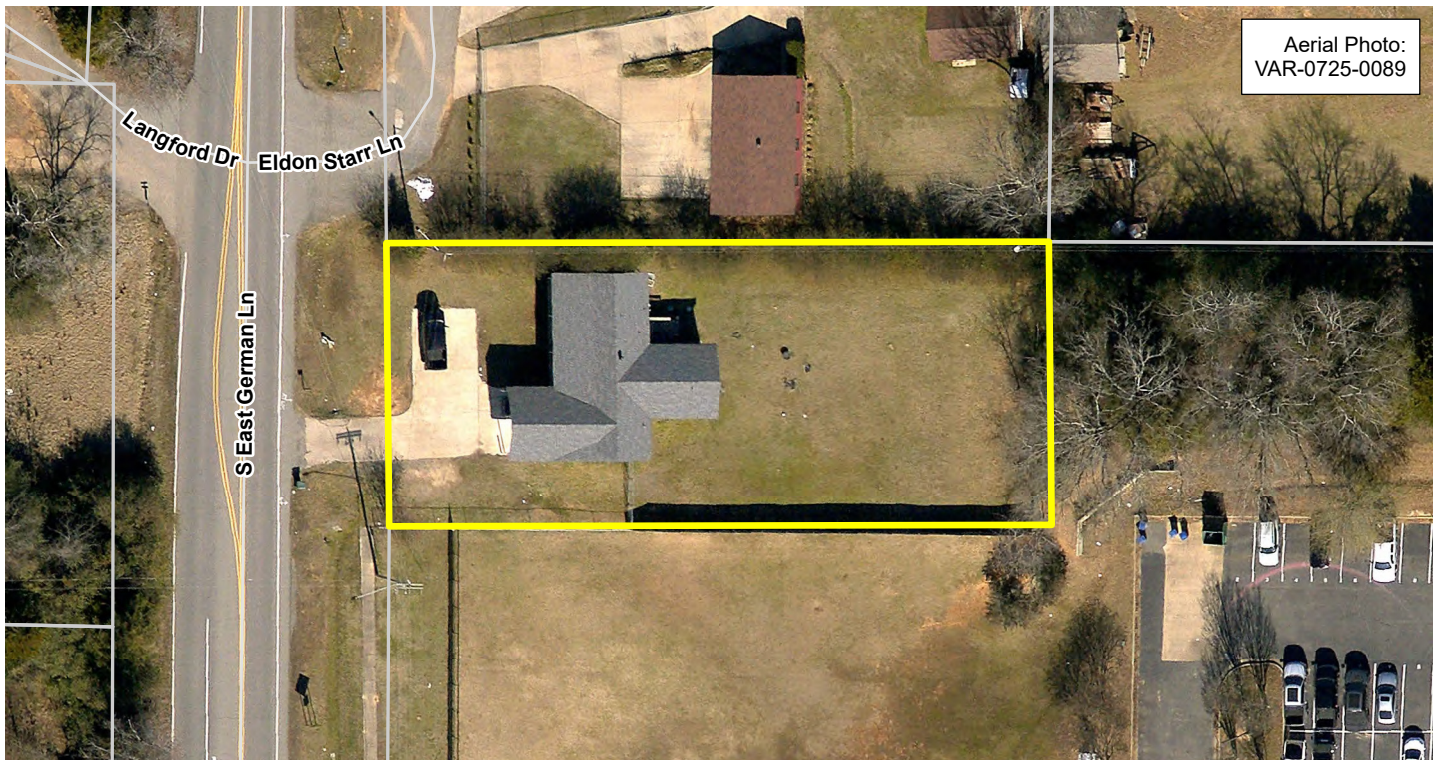
Approx. 930ft N of the intersection of S East German Ln and Dave Ward Dr

APPLICANT/AUTHORIZED AGENT

Sowell Ferris Architects
1315 North St, Ste 100
Conway, AR 72034

OWNER

Conway Christian School
332 S East German Ln
Conway, AR 72034



SITE

Location. 332 S East German Ln.

Site Area. 0.40 acres +/-.

Current Zoning. S-1 (Institutional District).

Existing Structures. 1,080-sf single family residence.

Overlay. None.

Requested Zoning Variances. Allow reduced northern side setback from 25' to 7'. This would require a variance of 18'.

General Overview. The applicant has recently rezoned the property from A-1 to S-1. This has caused the existing building to fall within the required northern 25' side yard setback. There is no change in building configuration or size. A variance is required to allow the platting of the property into the greater Conway Christian Campus.

Zoning Ordinance Regulations.

S-1 zoning district requires:

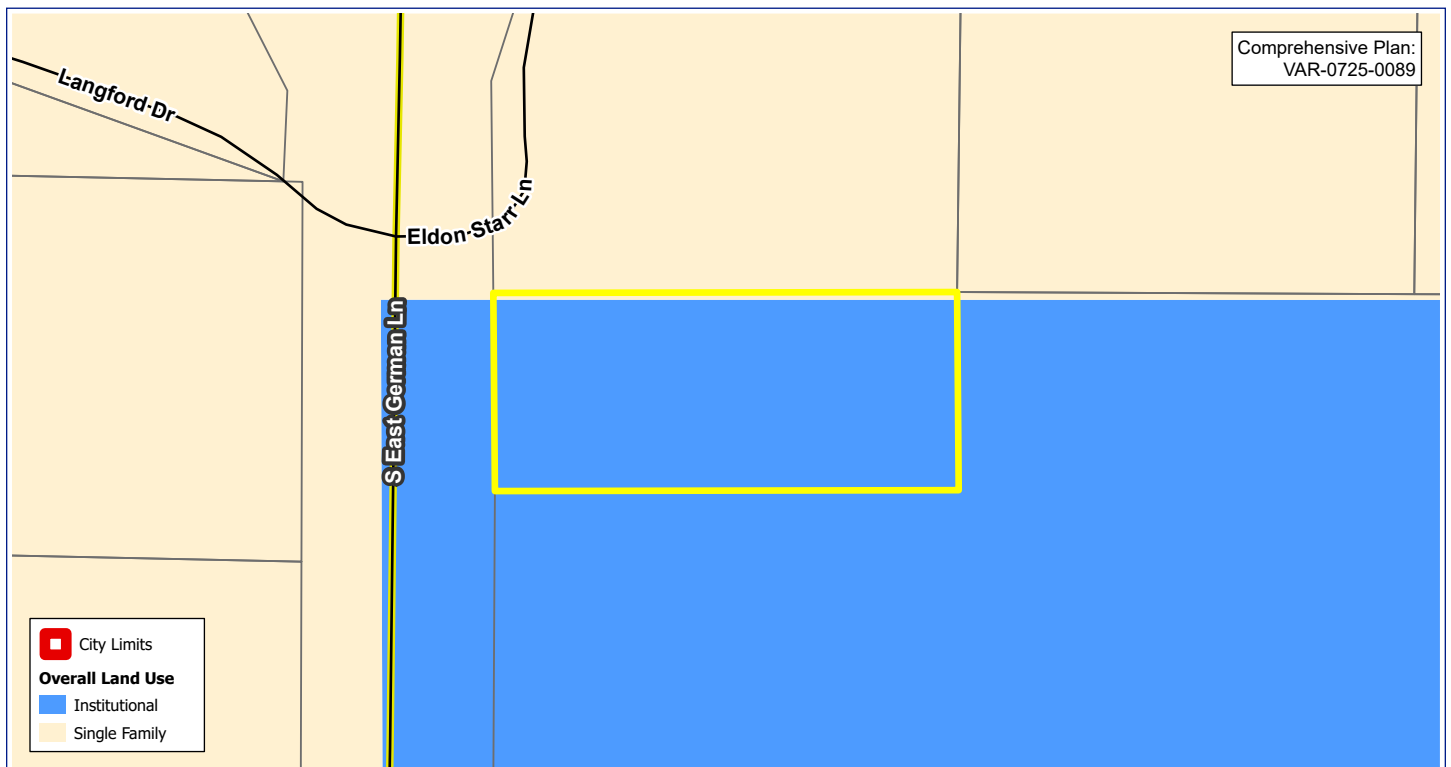
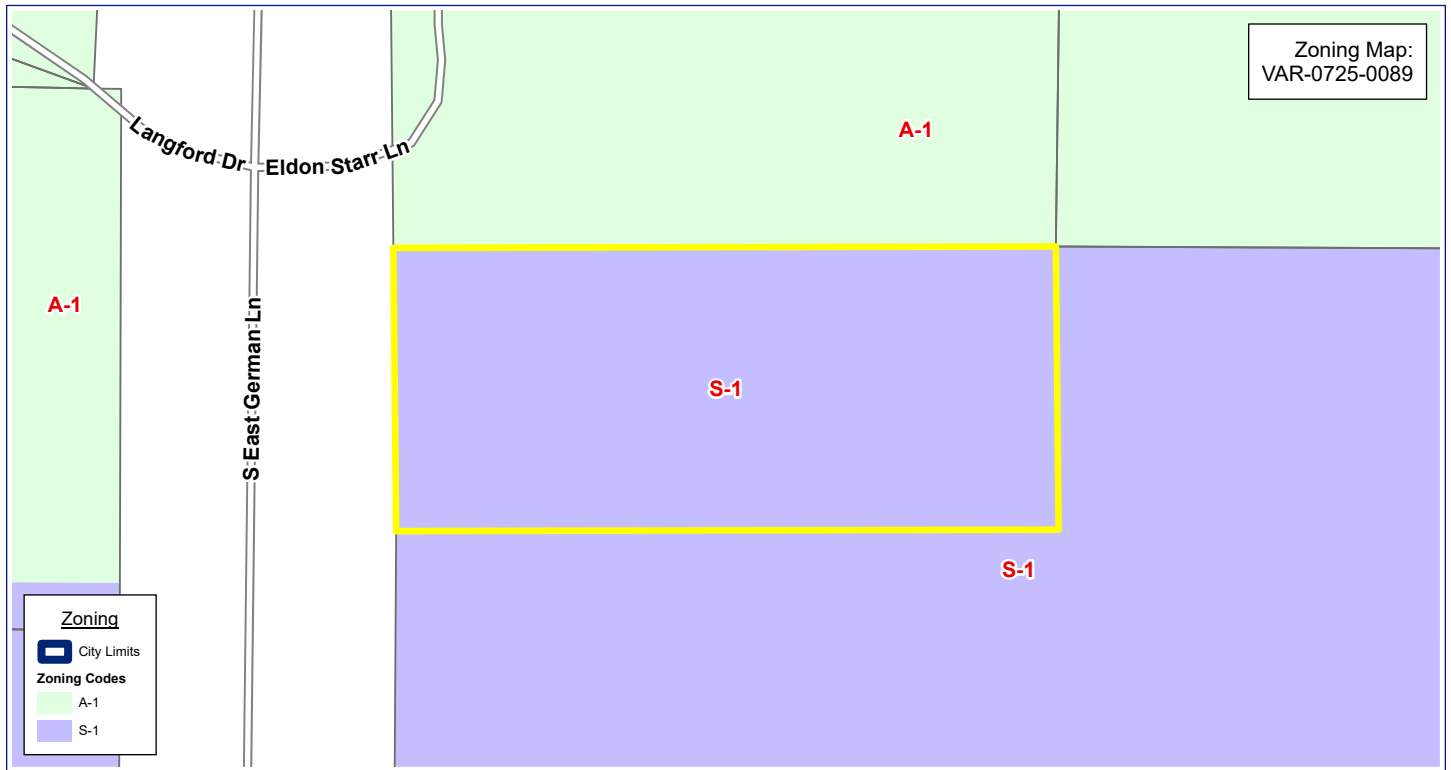
Setbacks: Front-25', Interior-25', Exterior-25', Rear-25'

Reduce side yard setback from 25ft to 7ft

VAR-0725-0082

I.A

Approx. 930ft N of the intersection of S East German Ln and Dave Ward Dr



Approx. 930ft N of the intersection of S East German Ln and Dave Ward Dr

Basis of Variance Review. The Planning Commission acting as the Board of Zoning Adjustments, should only grant zoning variances if strict enforcement of the zoning ordinance will cause undue hardship due to circumstances unique to the individual property. Variances should only be granted when it is demonstrated that such action will be in keeping with the spirit and intent of the ordinance. The Commission may impose conditions in granting a variance to ensure compliance and to protect adjacent property.

STAFF COMMENTS

- The necessity for a variance is to bring the lot into conformance and allow for the lot to be platted.
- There is currently no planned expansion of this building. It will be used as a small daycare facility for Conway Christian faculty with children aged 2 and under.
- Staff expects granting this variance will result in little to no harm for adjacent property.

CONDITIONS

If the variance is to be considered for approval, Staff would have the Planning Commission consider the suggested conditions below, on the basis that they would allow for the subject properties to remain as such or one day be redeveloped and would not likely result in harm to adjacent property. Suggested conditions of approval:

1. The variance granted is specifically for the building located at 332 S East German Ln and any future additions to said building.
2. The variance allowed is 18'. This will allow conformance with the S-1 side setback standards.
3. The variance permit shall become effective with the filing of the plat.
4. In the event the building is removed, any new development shall conform to the City of Conway Zoning and Subdivision Standards.



1315 NORTH STREET, SUITE 100 | CONWAY, AR 72034 | 501.450.9633
SOWELLFERRIS.COM

ATTN: Board of Zoning Adjustment,

Sowell Ferris Architects, Inc. on behalf of Conway Christian School is requesting a Zoning Variance at the property located at 332 S East German Lane, just to the north of the current school property. Upon the recent rezoning of the property, the existing structure does not meet the current zoning setback requirement of 25' on the northern property line. There are no proposed additions to the existing residential structure; it will remain and will be used as a small daycare for Conway Christian faculty with children aged 2 and under.

Conway Christian School has been in contact with Arkansas DHS and the Conway Fire Department to identify the requirements to convert the home into a daycare. CCS is adhering to all requirements.

A handwritten signature in black ink that reads 'Emily V. Ferris'.

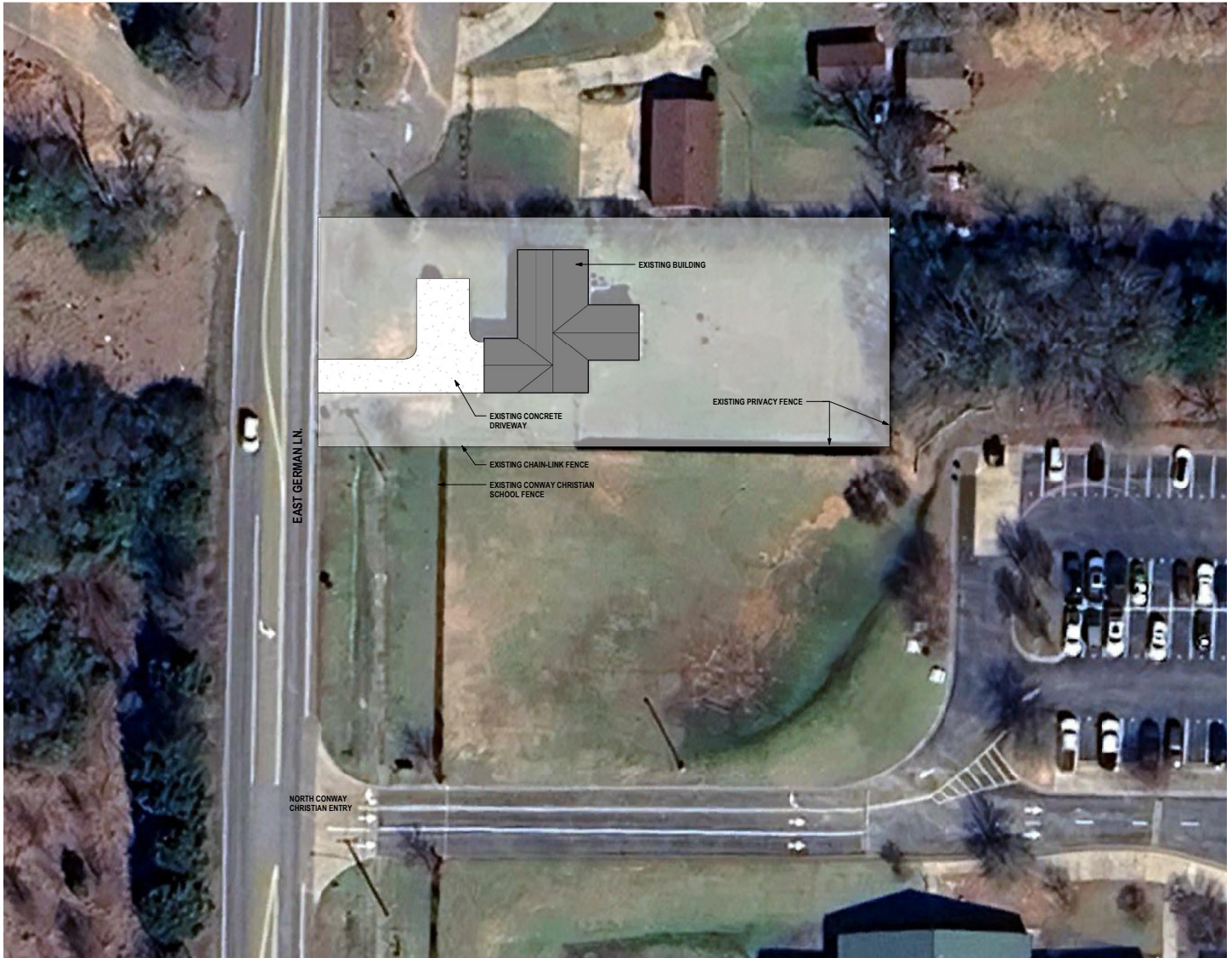
Emily Ferris, AIA
Partner, Sowell Ferris Architects Inc.

Reduce side yard setback from 25ft to 7ft

VAR-0725-0082

I.A

Approx. 930ft N of the intersection of S East German Ln and Dave Ward Dr



SITE PLAN
1" = 20'-0"

Reduce side yard setback from 25ft to 7ft

VAR-0725-0082

I.A

Approx. 930ft N of the intersection of S East German Ln and Dave Ward Dr



View of subject property from S East German Ln looking E



Northern property line (variance location)



Property line to the N



Southern portion of Conway Christian Campus



Looking W across S East German Ln



Looking N along S East German Ln

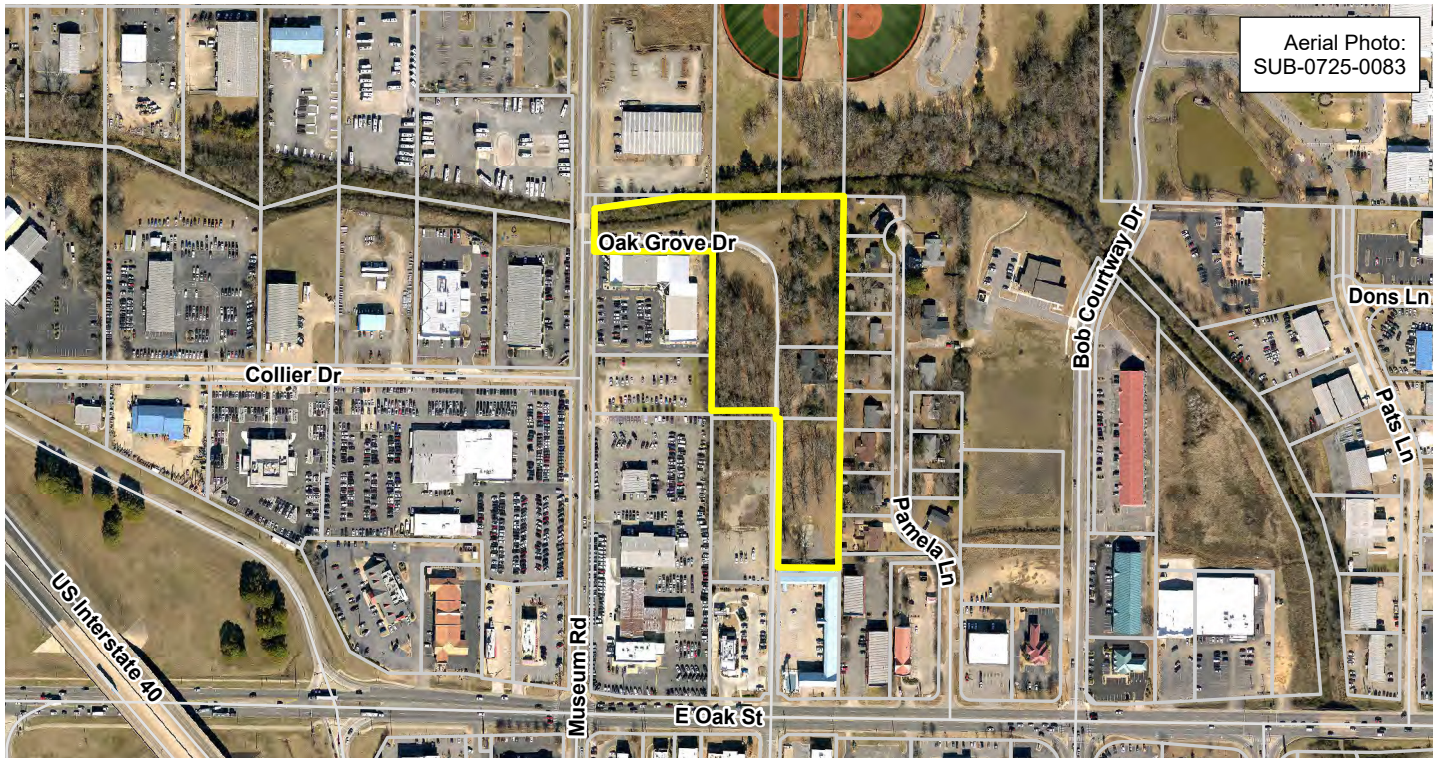
Approx. 340ft N of the intersection of E Oak St and Oak Grove Dr

APPLICANT/AUTHORIZED AGENT

Garrett Rich; Philip Lewis Engineering, Inc.
23620 I-30
Bryant, AR 72022

OWNER

Ray Real Estate Holdings LLC
3 Oak Grove Dr
Conway, AR 72032



SITE

Location. 1 & 3 Oak Grove Dr; approximately 340 feet north of the intersection of E Oak St and Oak Grove Dr.

Site Area. ±6.52 acres.

Current Zoning. PUD (Planned Unit Development) for one- and two-family dwellings up to 42 dwelling units.

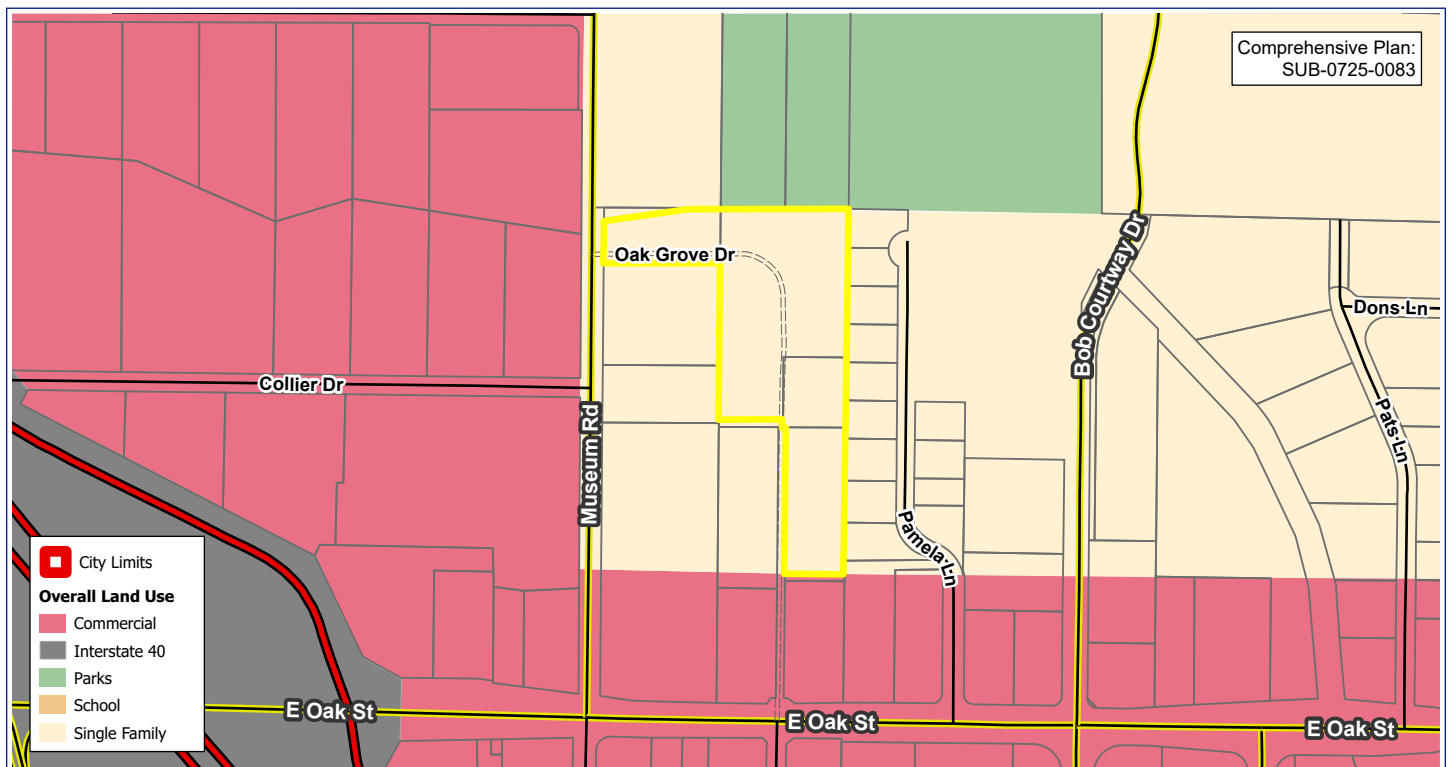
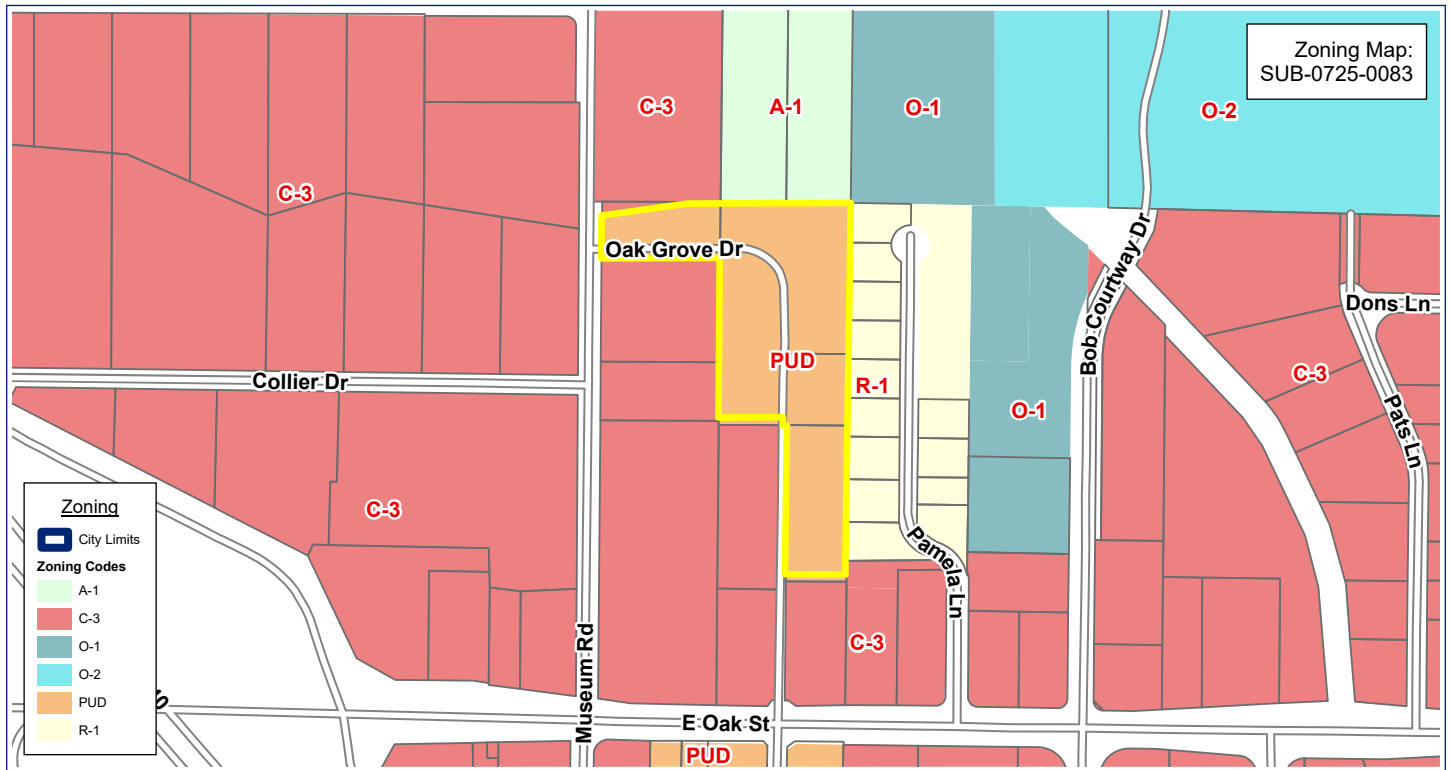
Comprehensive Plan. Single-Family.

Master Street Plan. Oak Grove Dr – Private (40'); E Oak St – Major Arterial (100' ROW); Museum Rd – Minor Arterial (80' ROW). There is a Proposed Shared Use Path for the Little Creek Trail running along the entire northern boundary of Lot 13.

Existing Structures. A 3,219sf single-family home at 3 Oak Grove Dr.

Overlay. Oak Street Ahead Corridor Plan. Plan proposes medium density residential infill along Oak Grove Dr.

Approx. 340ft N of the intersection of E Oak St and Oak Grove Dr



REQUEST

The applicant is requesting preliminary approval of a 19-lot subdivision located at 1 & 3 Oak Grove Dr. The property was rezoned to PUD (Planned Unit Development) in 2021 allowing the development of single-family and two-family lots. The PUD Final Development Plan was approved for a minor modification in May of 2025 to remove all but 1 single-family lot and increase the max allowed density from 32 dwelling units to 42. The proposed lots range from 8,276-sf to 52,707-sf, consistent with the lot requirements of the approved PUD. The subdivision will feature one access point from Oak Street and a second access point from Museum Road. The proposed lots will be accessed by Oak Grove Drive, a private street proposed to be improved as a part of this development. A 5-foot sidewalk is proposed along the east side of the private drive, consistent with the requirements of the PUD.

No Waivers were included in this request.

STAFF COMMENTS

- Oak Grove Dr will be a private street, maintained by a Property Owners Association, as required as part of the PUD Final Development Plan.
- Addresses will be established prior to the submittal of the Final Plat.
- The developer shall be responsible for all sidewalk construction and installation of all handicap ramps.
- The development is consistent with the Oak Street Ahead Corridor Plan:
 - » Infill housing on vacant land. Because of single-family adjacency, the concept suggests attached units as a transitional density.

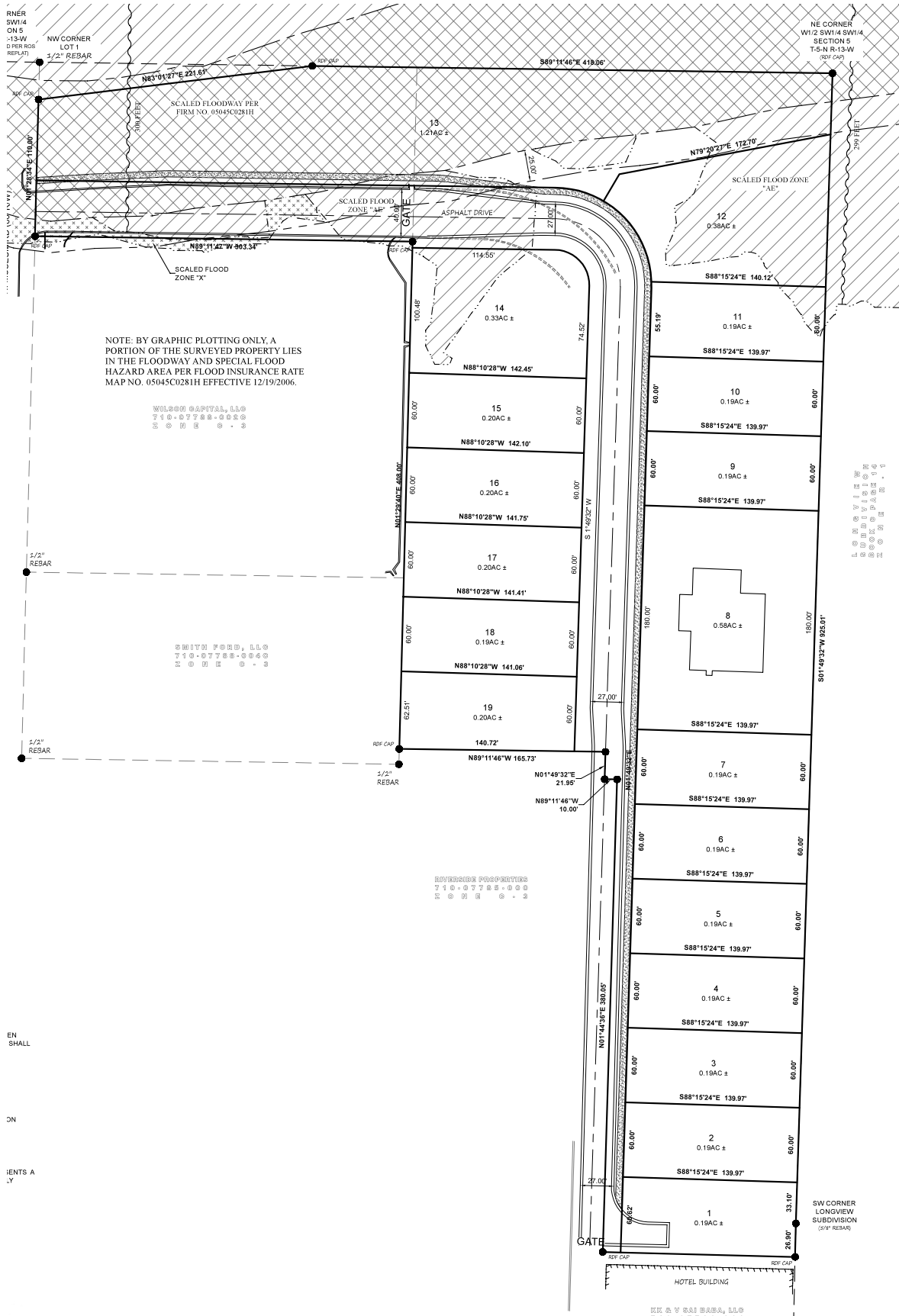
CORRECTIONS NEEDED ON THE PLAT

1. Show location of all fire hydrants.
2. Corrections as noted on the Preliminary Plat and Street & Drainage Plans as provided to the applicant.

CONDITIONS

1. The Street and Drainage Plans/Drainage Report shall be modified to meet the requirements necessary for approval by the City Engineer.
2. Preliminary Plat approval from all reviewing agencies shall be obtained prior to work commencing.
3. A 5-foot developer required sidewalk shall be constructed along the frontage of all of Lots 1-13 along the east side of private drive and remainder of the unbuildable Lot 13 in accordance with the City of Conway Transportation Department Standard Details.
4. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is not more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
5. Utility easements as required by Conway Corporation are needed.
6. Drainage easements as required by the City Engineer are needed.
7. Wheelchair ramps shall be installed by the developer/subdivider in accordance with the City of Conway Transportation Department Standard Details.
8. A Property Owners' Association shall be required to be formed and operate in perpetuity to maintain all common areas and improvements such as streets, sidewalks, and drainage infrastructure.
9. A draft Bill of Assurance/Covenants and Restrictions proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property included in the final plat.
10. All other applicable provisions of the City of Conway Subdivision Ordinance (O-00-03) shall be satisfied and accounted for prior to issuance of authorization to proceed.
11. Receipt of an approved, signed copy of the Preliminary Plat along with approved Street & Drainage Plans shall constitute authorization by the Planning Commission for the developer to proceed with installation of improvements and preparation of the Final Plat.

Approx. 340ft N of the intersection of E Oak St and Oak Grove Dr



Approx. 340ft N of the intersection of E Oak St and Oak Grove Dr



View of subject property looking E



View of subject property looking E



View of subject property looking S



View of subject property looking N



Adjacent property to the S



Looking S down Museum Rd

Rezone property from R-1 to A-1

REZ-0525-0069

II.A

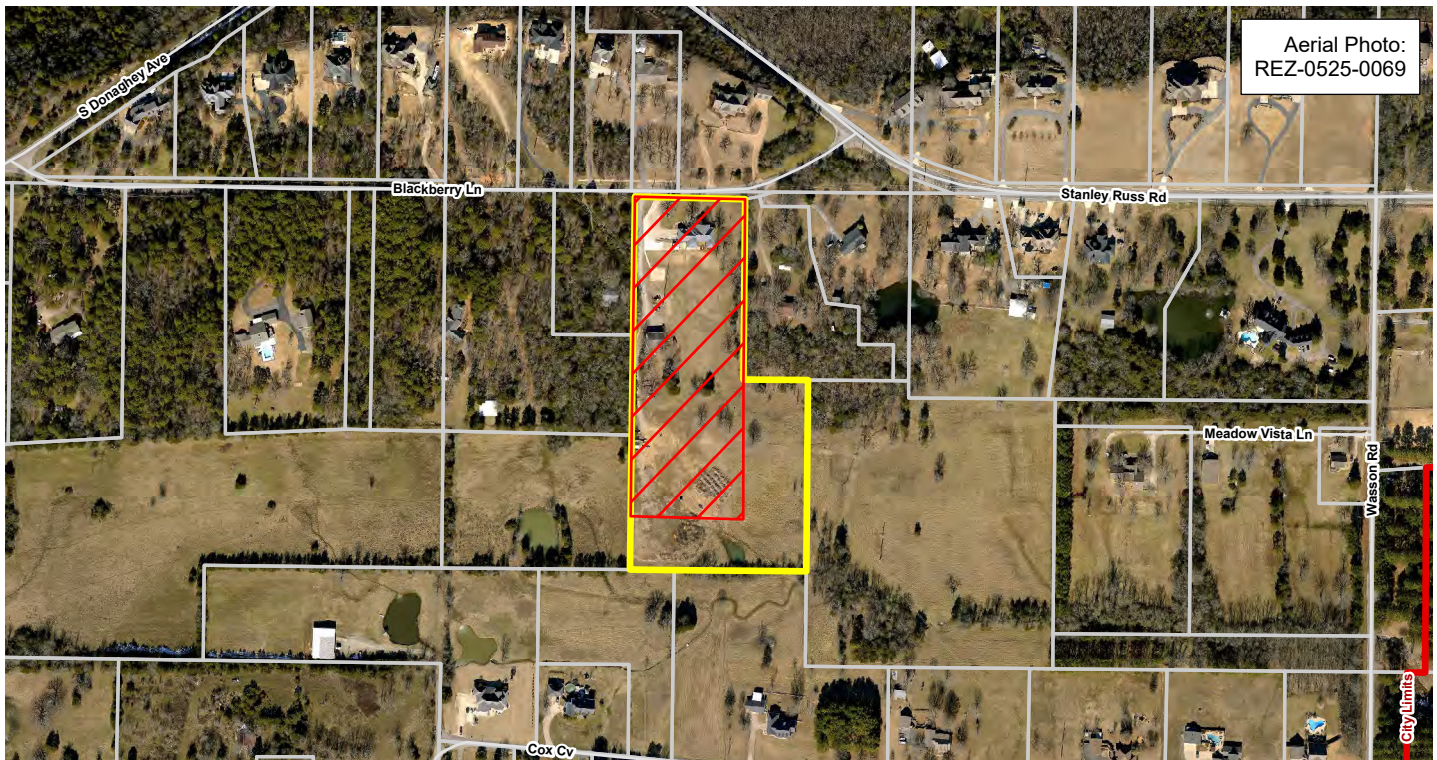
Approx. 400ft W of the intersection of Blackberry Ln and Stanley Russ Rd

APPLICANT/AUTHORIZED AGENT

Kenny Mullins
1979 Blackberry Ln
Conway, AR 72034

OWNER

Same



SITE

Location. 1979 Blackberry Ln; approximately 400ft west of the intersection of Blackberry Ln and Stanley Russ Rd.

Site Area. Entire site is ± 9.57 acres (± 6.32 acres zoned R-1 and ± 3.25 acres zoned A-1).

Current Zoning. Split zoned A-1 (Agricultural District) and R-1 (One-Family Residential District).

Requested Rezoning. A-1 for the entire property.

Adjacent Zoning. North: R-1, West: R-1 & A-1; South: A-1, East: R-1 & A-1.

Existing Structures. 3,785-sf single family residence and 2,000-sf shop.

Overlay. None.

Comprehensive Plan. Single-Family.

Projected Traffic Impact. A single-family dwelling tends to generate 10 vehicle trips per typical weekday. With a rezoning from R-1 to A-1 that number shouldn't be impacted.

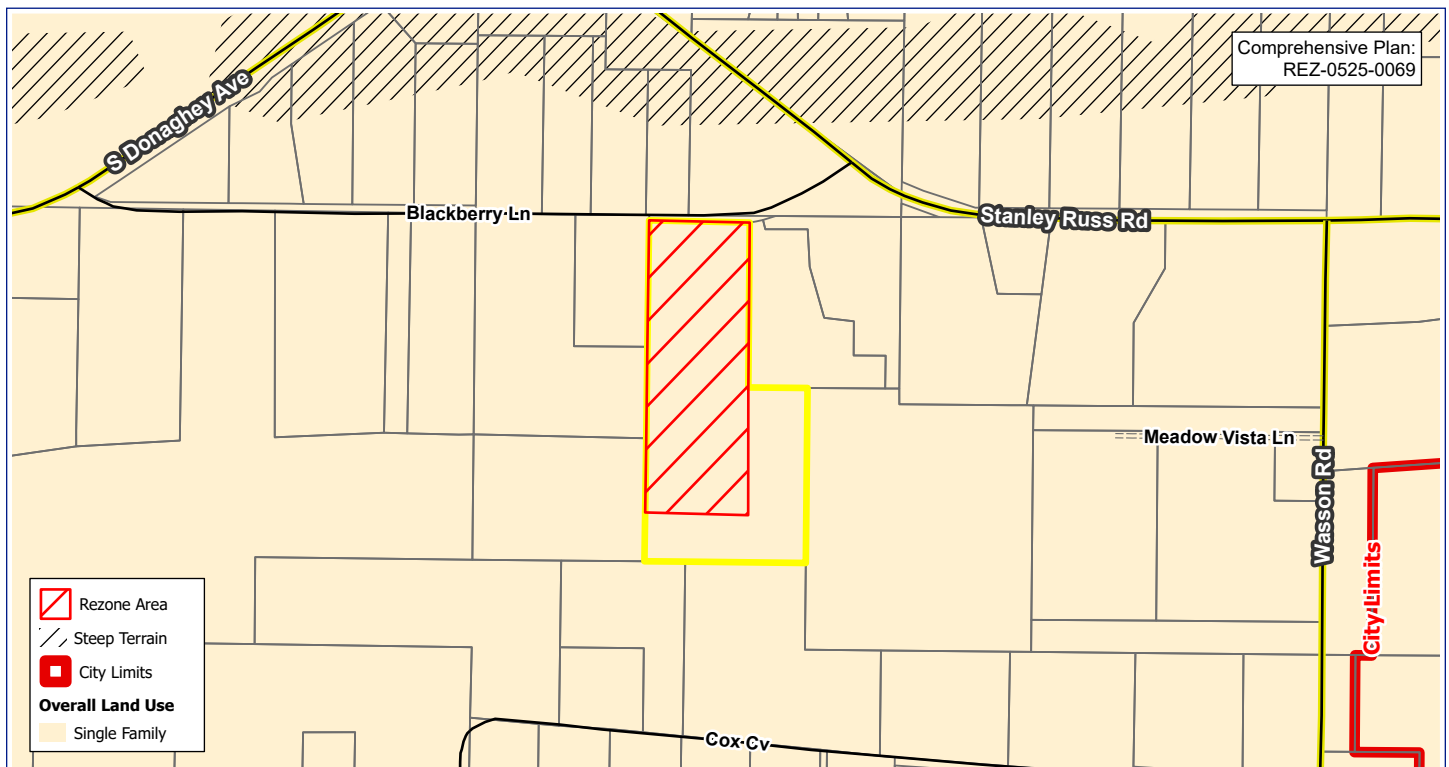
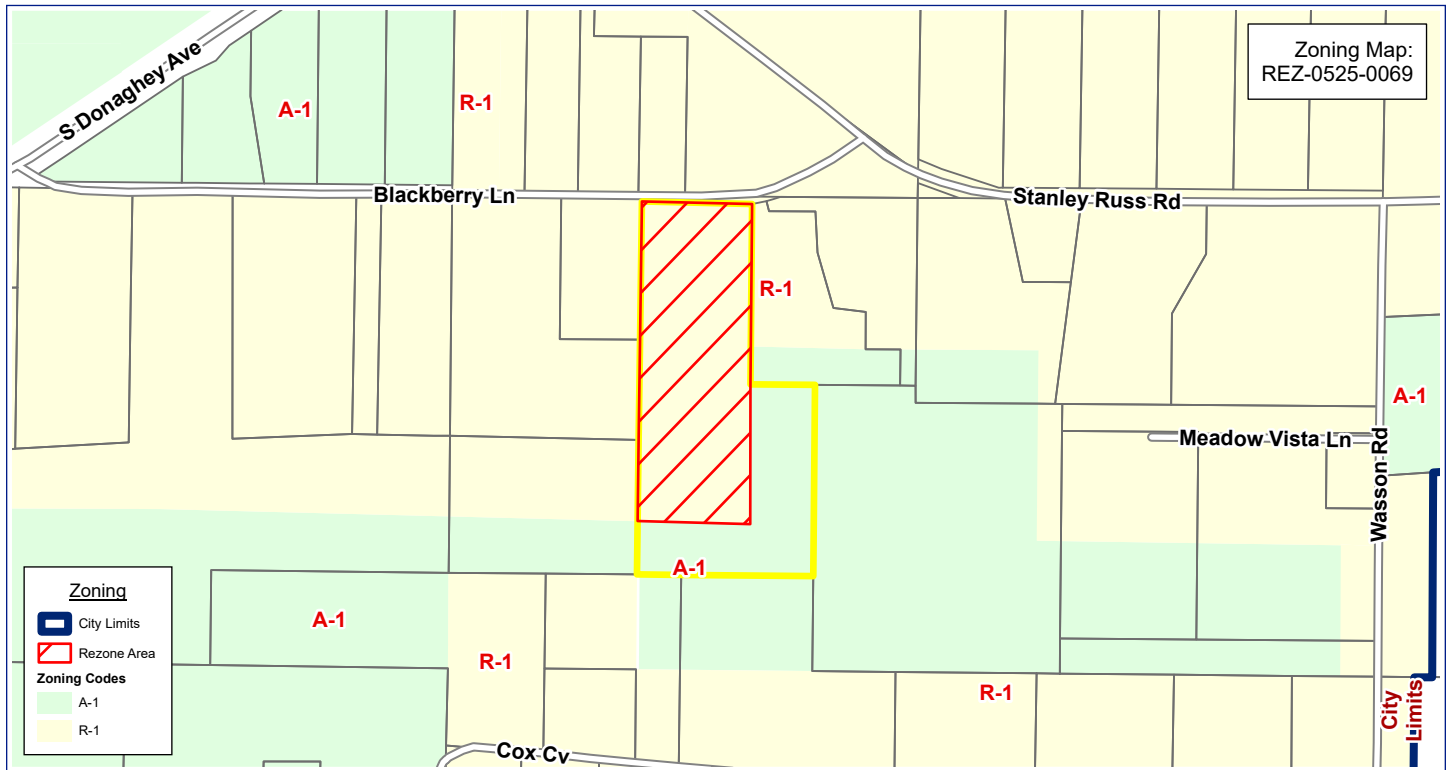
Current Traffic Counts. 740 ADT 900ft due west along Blackberry Ln.

Rezone property from R-1 to A-1

REZ-0525-0069

II.A

Approx. 400ft W of the intersection of Blackberry Ln and Stanley Russ Rd



Approx. 400ft W of the intersection of Blackberry Ln and Stanley Russ Rd

Flood/Drainage. The site is not located within any FEMA Special Flood Hazard zones.

Utilities. Electricity and water are serviced to the site.

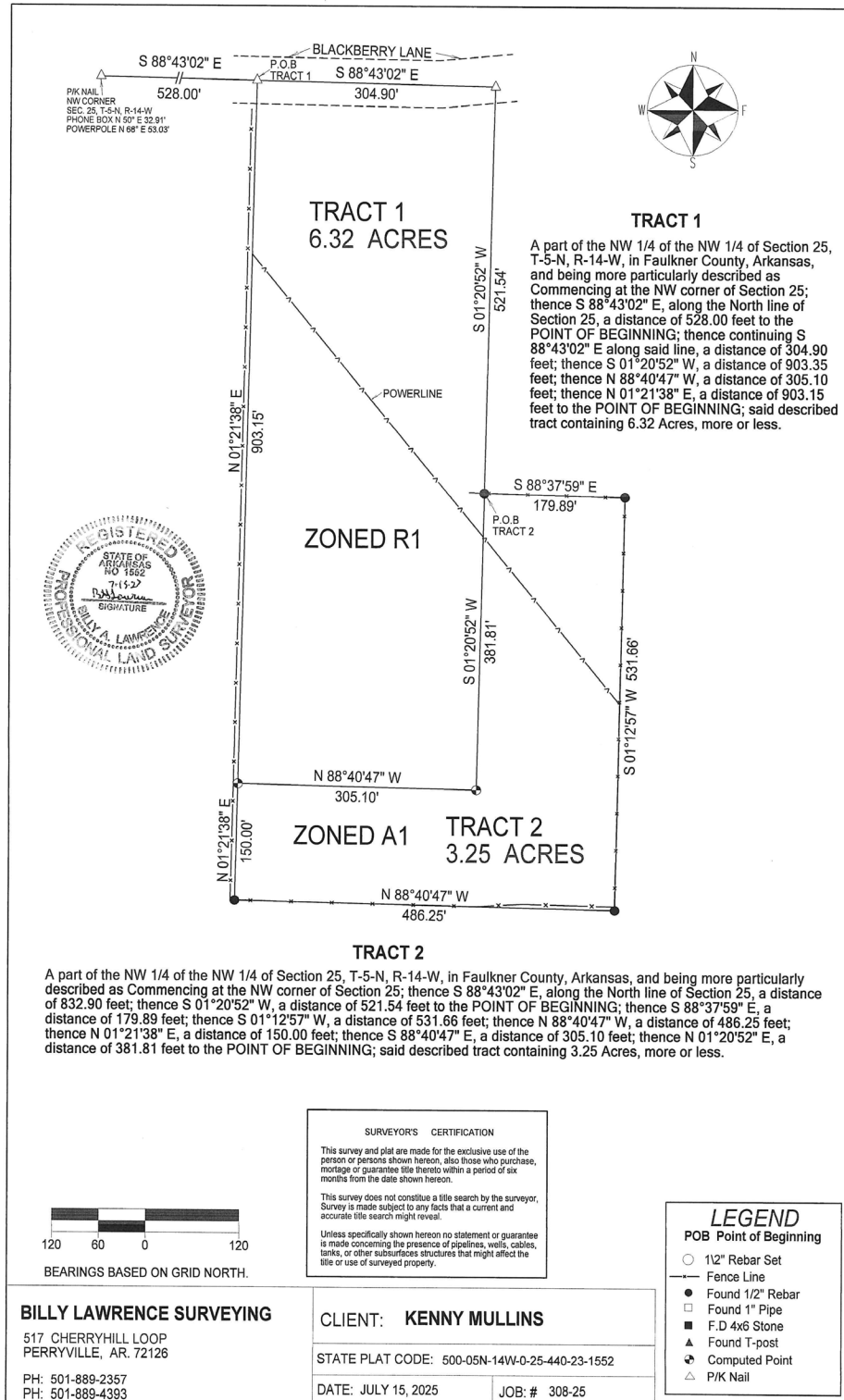
Master Street Plan. Blackberry Ln – Local Residential (50' ROW).

Street Improvement. None at this location.

STAFF COMMENTS

- This application for rezoning was submitted by the applicant after a building permit was applied for at the site to install a 12,500sf barn on the southwestern portion of the site. It is the intent of the applicant to build a barn for horses and equipment.
- Residential accessory structures located on lots of 1 acre or greater may have a total accessory building area of 75% of the covered roof area of the main structure, however there is no limit on accessory building total area on 5 acres or more located in A-1 zoning districts. With the existing shop on site, and the R-1 zoning classification, Mr. Mullins would only be allowed 838sf of additional accessory structure area on his entire property.
- The property is currently split zoned R-1 (±6.32 acres) and A-1 (±3.25 acres). The creation of the split zoning comes from phased annexation of the property where the R-1 portion was annexed into the City in March of 1995 and the A-1 portion was annexed in May of 2000.
- The Conway Zoning Code Section 309 describes the A-1 District as follows, *"The regulations for the A-1 Agricultural Zoning District are designed to preserve and protect prime agricultural lands and to protect undeveloped areas from intensive uses until a use pattern is approved."*
- Adjacent land uses are all rural, large lot single-family zonings on greater than 1 acre lots. Due to the intended use provided by the applicant to install a horse barn, a zoning to A-1 for the site is appropriate. Approving the requested zone will create a cohesive zoning designation for the entire property and allow the owner to continue his permit application for his proposed ancillary use.

Approx. 400ft W of the intersection of Blackberry Ln and Stanley Russ Rd



Approx. 400ft W of the intersection of Blackberry Ln and Stanley Russ Rd



View of subject property from Blackberry Ln looking S



View of SW side of subject property



View of SE side of subject property



Looking N across Blackberry Ln



Looking W down Blackberry Ln



Looking N across Blackberry Ln

S side Polk St between Factory St and Ingram St

APPLICANT/AUTHORIZED AGENT

Aaron Davis
Davis Land Surveying, LLC
11 Burkett Flat Dr
Greenbrier, AR 72058

OWNER

Esmeralda Castro
Arkcon Investments, LLC
2525 Prince St
Conway, AR 72034



SITE

Location. 603 Polk St.

Site Area. 0.20 acres +/-.

Current Zoning. R-2A (Two-Family Residential District).

Requested Rezoning. R-2 (Low Density Residential District).

Adjacent Zoning. North: C-3 (Highway Service and Open Display District); East: R-2; West, South: R-2A.

Existing Structures. None.

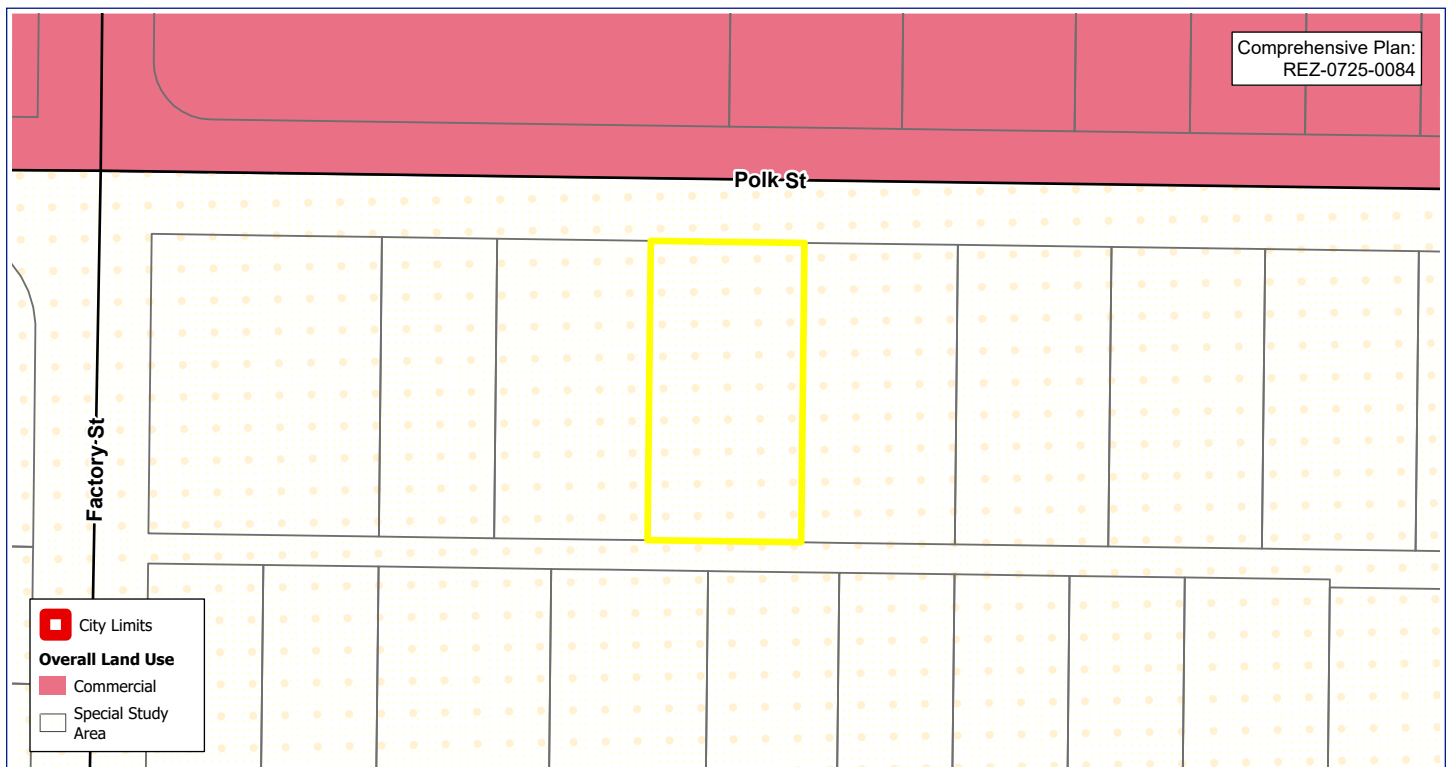
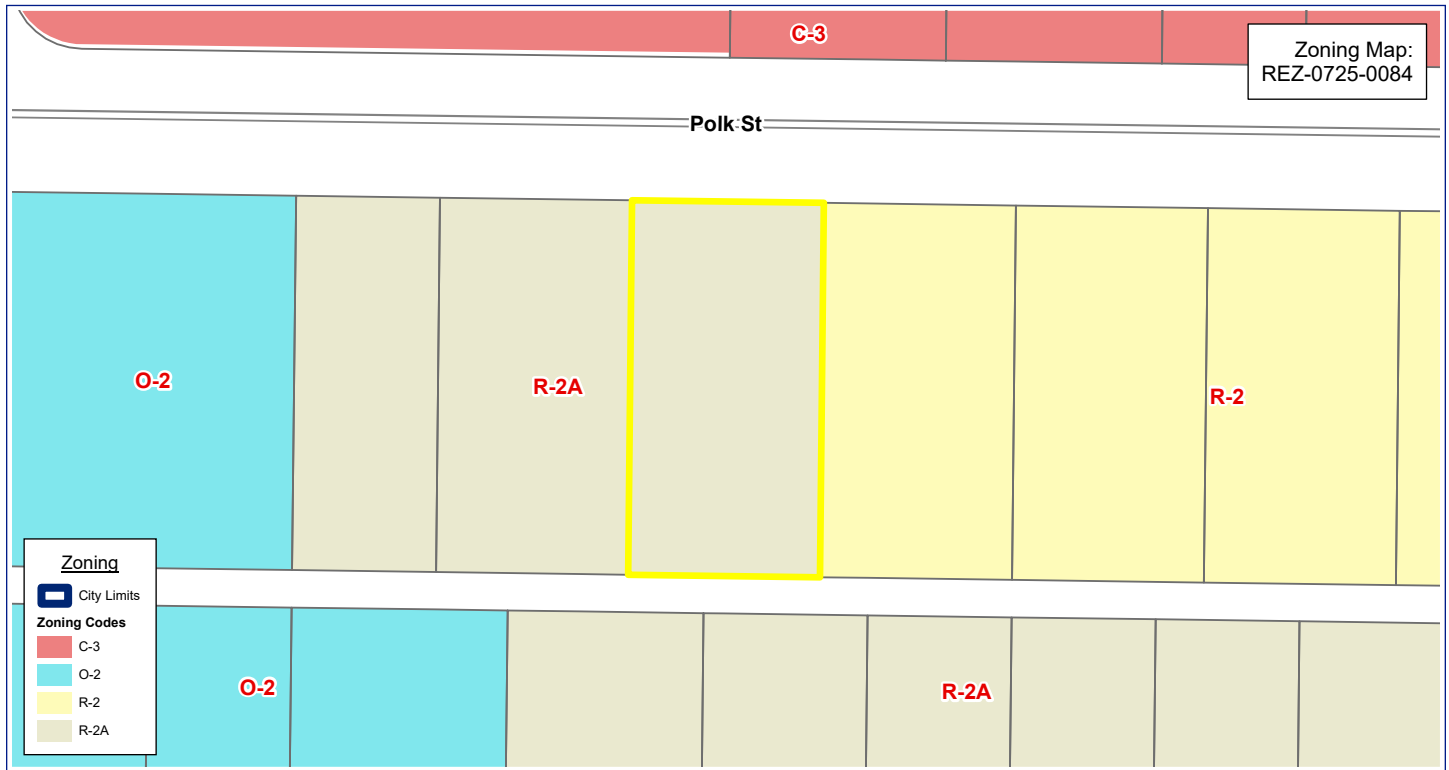
Overlay. Old Conway Overlay – Transition Zone.

Comprehensive Plan. Special Study Area.

Projected Traffic Impact. With a rezoning to R-2, the likely increase in traffic impact would be minimal. With an assumption of the site devoted to duplex use, it is anticipated the site would generate about 14 additional vehicle trips per typical weekday.

Current Traffic Counts. N/A. Intersection of First St and Ingram St – 2,800 ADT.

S side Polk St between Factory St and Ingram St



S side Polk St between Factory St and Ingram St

Flood\Drainage. The site is not within any regulated floodplains or floodways.

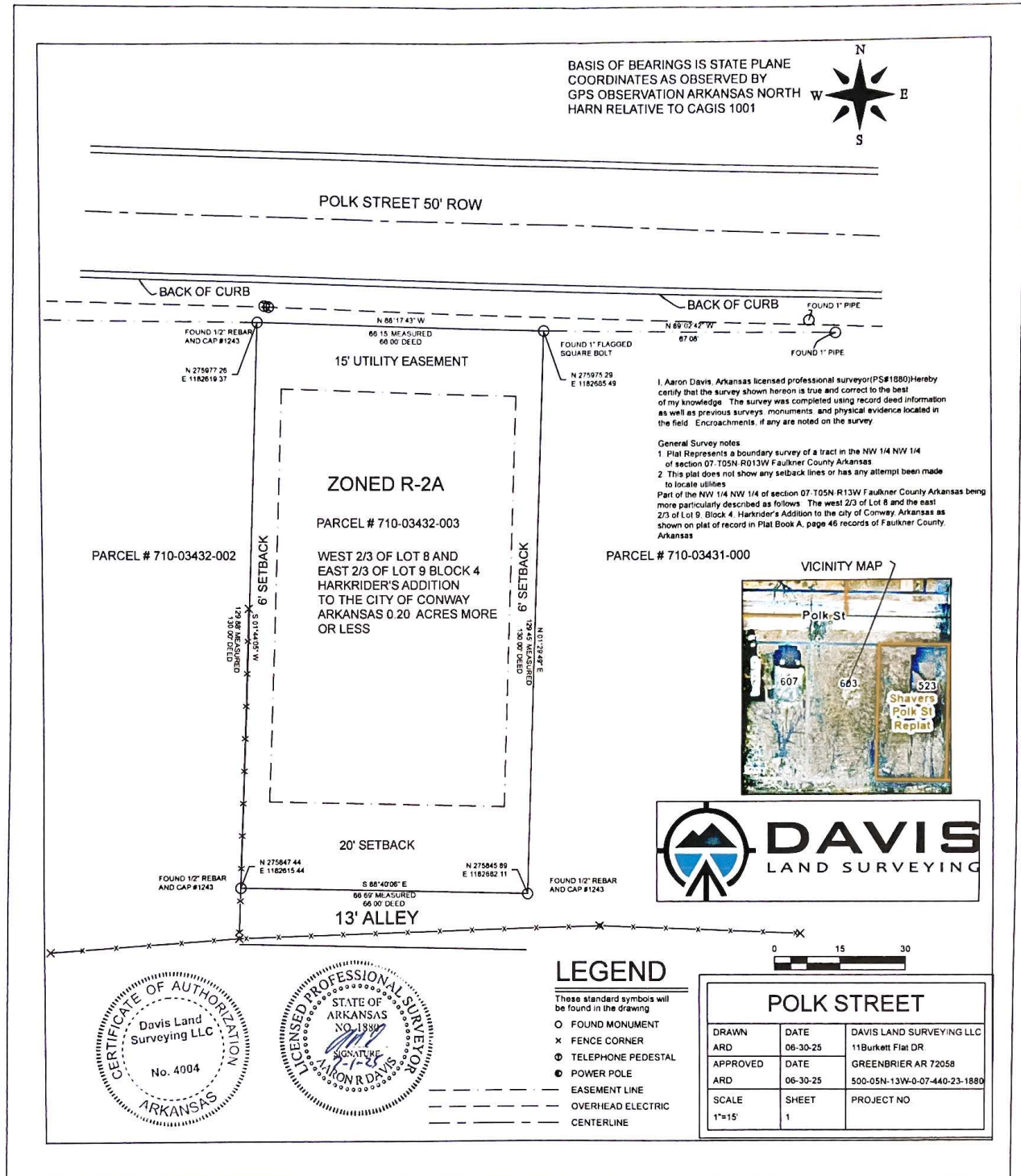
Utilities. Utilities will need to be coordinated with Conway Corporation.

Master Street Plan. Polk St – Local Nonresidential (50' ROW); Factory St – Local Residential (50' ROW); Ingram St – Collector (60' ROW).

Street Improvement. No current improvement plans.

STAFF COMMENTS

- The applicant intends to construct a duplex on the existing vacant lot.
- Applicant is requesting the rezone to R-2 to conform with lot width standards.
- Minimum lot width for a duplex in R-2A is 100'. Minimum lot width for a duplex in R-2 is 50'. The lot width of this parcel is roughly 66'.
- The property is adjacent to R-2A property to the west and R-2 property to the east. Given the surrounding structures and zonings, this use is appropriate for this area.
- The Comprehensive Plan defines this area as a "Special Study Area." These areas are established within the central city for refined and detailed land use considerations. No additional study has been done to date.
- The zoning would not likely result in harm to adjacent property.



S side Polk St between Factory St and Ingram St



View of subject property from Polk St facing S



Property adjacent to the E



Property adjacent to the W



Looking E down Polk St



Adjacent property to N



Adjacent property to the NW

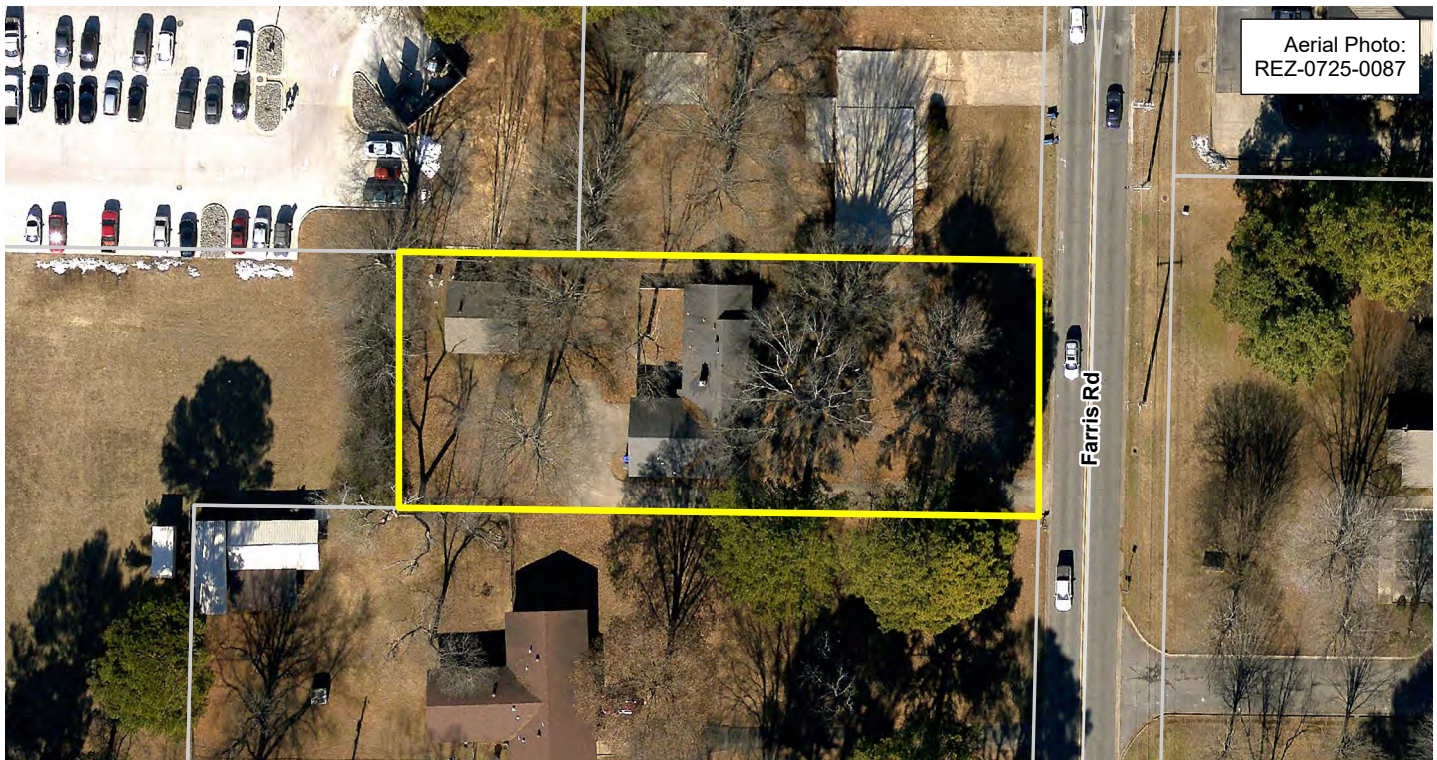
Approx. 200ft S of the Farris Rd and Prince St roundabout

APPLICANT/AUTHORIZED AGENT

City of Conway
1111 Main St
Conway, AR 72032

OWNER

Same



SITE

Location. 959 Farris Rd.

Site Area. 0.57 acres±.

Current Zoning. R-1 (One-Family Residential District).

Adjacent Zoning. North, West: O-1 (General Office District); South, East: R-1.

Existing Structures. 1890 sf single family home with a 520 sf detached structure. These will be removed during redevelopment.

Overlay. None.

Requested Rezoning. O-1 (General Office District).

Comprehensive Plan. Single Family.

Comprehensive Plan. This lot will serve as an access drive to the commercial properties between Farris Rd and the Tucker Creek trail. This will aid in alleviating traffic congestion/concerns along Prince St and Farris Rd.

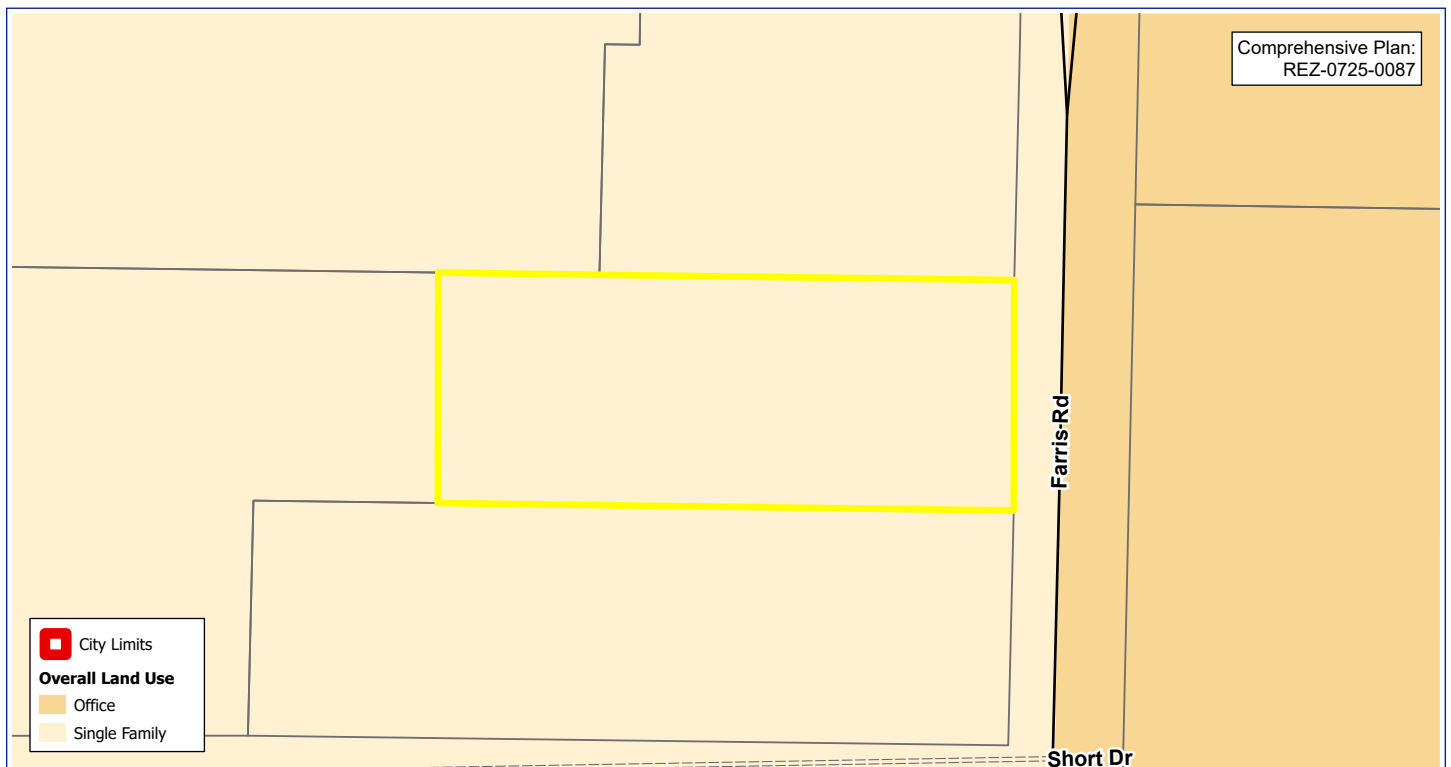
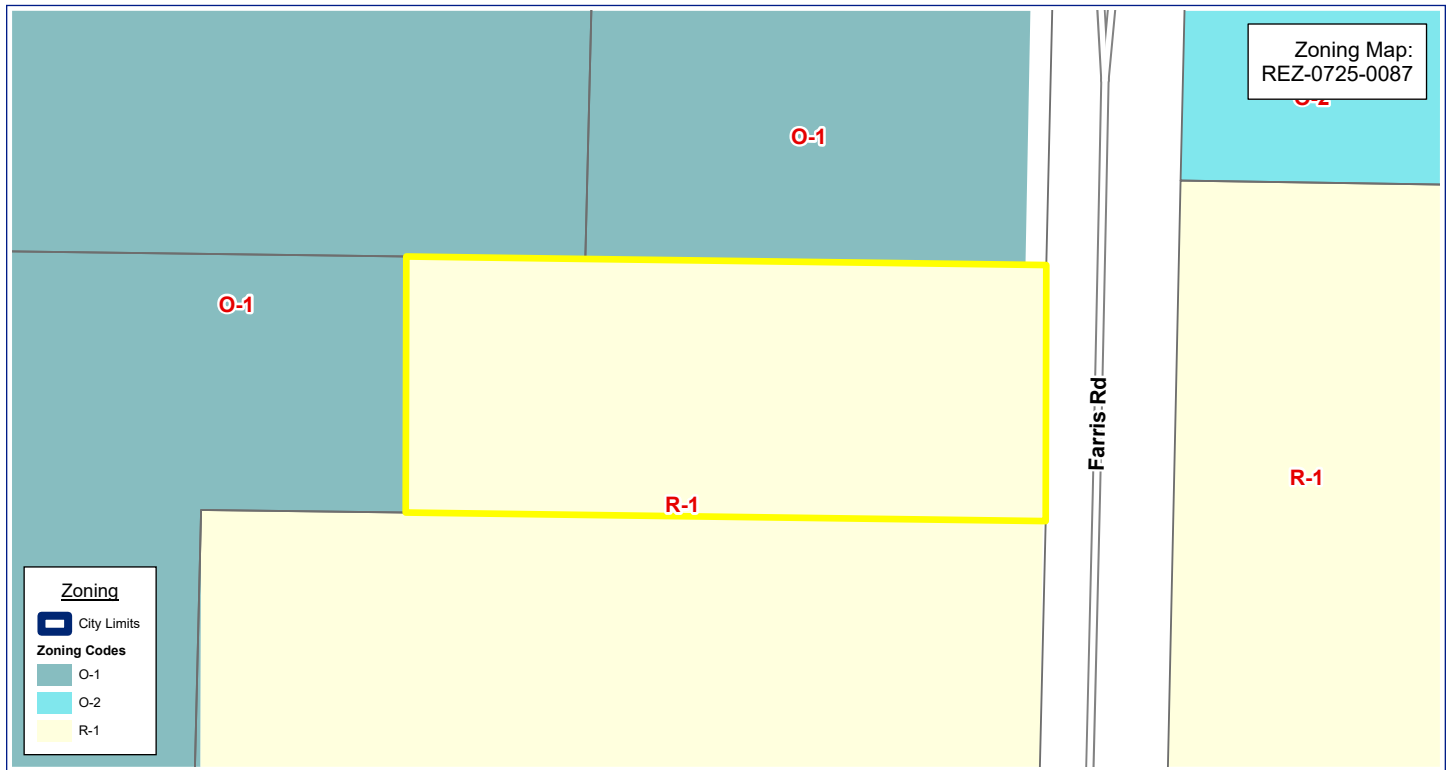
Projected Traffic Impact. This lot will serve as an access drive to the commercial properties between Farris Rd and the Tucker Creek trail. This will aid in alleviating traffic congestion/concerns along Prince St and Farris Rd.

Rezone property from R-1 to O-1

REZ-0725-0087

II.C

Approx. 200ft S of the Farris Rd and Prince St roundabout



Approx. 200ft S of the Farris Rd and Prince St roundabout

Current Traffic Counts. Prince St between the Tucker Creek Trail and Farris: 21,00 ADT; Farris Rd and Robinson Ave intersection: 8,000 ADT. These counts were taken in 2024 and can expect to increase as development in the area increases.

Flood/Drainage. The site is not within any regulated floodplains or floodways.

Utilities. The site will be served by Conway Corp for any future utilities.

Master Street Plan. Farris Rd – Collector (60' ROW); Prince St – Major Arterial (100' ROW).

Street Improvement. None.

STAFF COMMENTS

- A rezoning to O-1 is consistent with the zoning in the area.
- The Comprehensive Plan designates the property as appropriate for Single-Family use. However, this plan does not reflect the extent of commercial development which has occurred along this portion of Prince St in recent years. Given this and the site's location along a major arterial, single-family residential is no longer the most appropriate use. The requested rezoning appears to be appropriate.
- This rezone is appropriate for the area and will not likely harm adjacent property.
- This development will improve traffic along both Farris Rd and Prince St and create easier navigation to the newer developments along Prince St.

Approx. 200ft S of the Farris Rd and Prince St roundabout

July 22, 2025

Re: 959 Farris Road, Conway, AR 72034

The intent of this submission is to rezone the following from R-1 to O-1 with the intent to build a public access drive that will help provide cross access to multiple commercial properties.

Part of the NE1/4 NW1/4 Section 11, T-5-N, R-14-W, Faulkner County, Arkansas, being more particularly described as follows:

Commencing at the SE corner of the NE1/4 NW1/4; thence along the East line of said NE1/4 NW1/4 N02°08'42"E, a distance of 890.41'; thence leaving said East line, N87°53'17"W a distance of 21.92' to the Point of Beginning; thence N87°53'17"W a distance of 249.84'; thence N00°34'15"W a distance of 100.29'; thence S87°51'12"E a distance of 254.47'; thence S02°04'45"W a distance of 100.03' to the Point of Beginning.

Thank you,

Troy Rice

Business Services Coordinator

City of Conway

Troy.rice@conwayarkansas.gov

501.764.2111

Approx. 200ft S of the Farris Rd and Prince St roundabout



View of subject property from Farris Rd looking W



Property adjacent to the N



Property adjacent to the S



Looking E across Farris Rd



Looking NE along Farris Rd



Looking SE along Farris Rd

APPENDIX

The following items, which do not require public hearings or Planning Commission action, have been reviewed and approved by the Director of Planning & Development and are being reported to the Planning Commission as required by the Zoning Code and Subdivision Ordinance.

Development Review Approvals

- (SDR-0424-0079) Encore Phase II at O Lewis Ranch Rd
- (SDR-0425-0059) BB & Ryder Hangar at 3250 JW and Pat Brown Blvd

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

- (P2025-00041) The Orchard at Round Mountain Phase II
- (P2025-00044) Chanley Court