



# **CITY OF CONWAY, ARKANSAS PLANNING COMMISSION**

December 15, 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

December 15, 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 **01 13, 2026.**

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 [Planning Commission] and Roll Call.

Finding of a Quorum.

Approval of Minutes. November 17, 2025

### I. Public Hearings\*\*

A. Request to rezone property at 3910 & 3920 Tyler St from A-1 to R-2.

### II. Announcements/Additional Business

A. Election of Officers for the 2026 term

B. Additional items as decided by the Commission

Adjourn.

Approx 420ft N of Tyler St and the southern termination of Penny St

## APPLICANT/AUTHORIZED AGENT

## OWNER

Jermaine Orr ; Orr Real Estate Holdings, LLC Same  
5130 Barn Owl Cv  
Conway, AR 72034



## SITE DATA

**Location.** Bound between property approximately 420ft north of Tyler St and the southern termination of Penny St of St John's Addition Ph V.

**Site Area.** ±2.04 acres across two ±1.02 acre parcels.

**Current Zoning.** A-1 (Agricultural District).

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

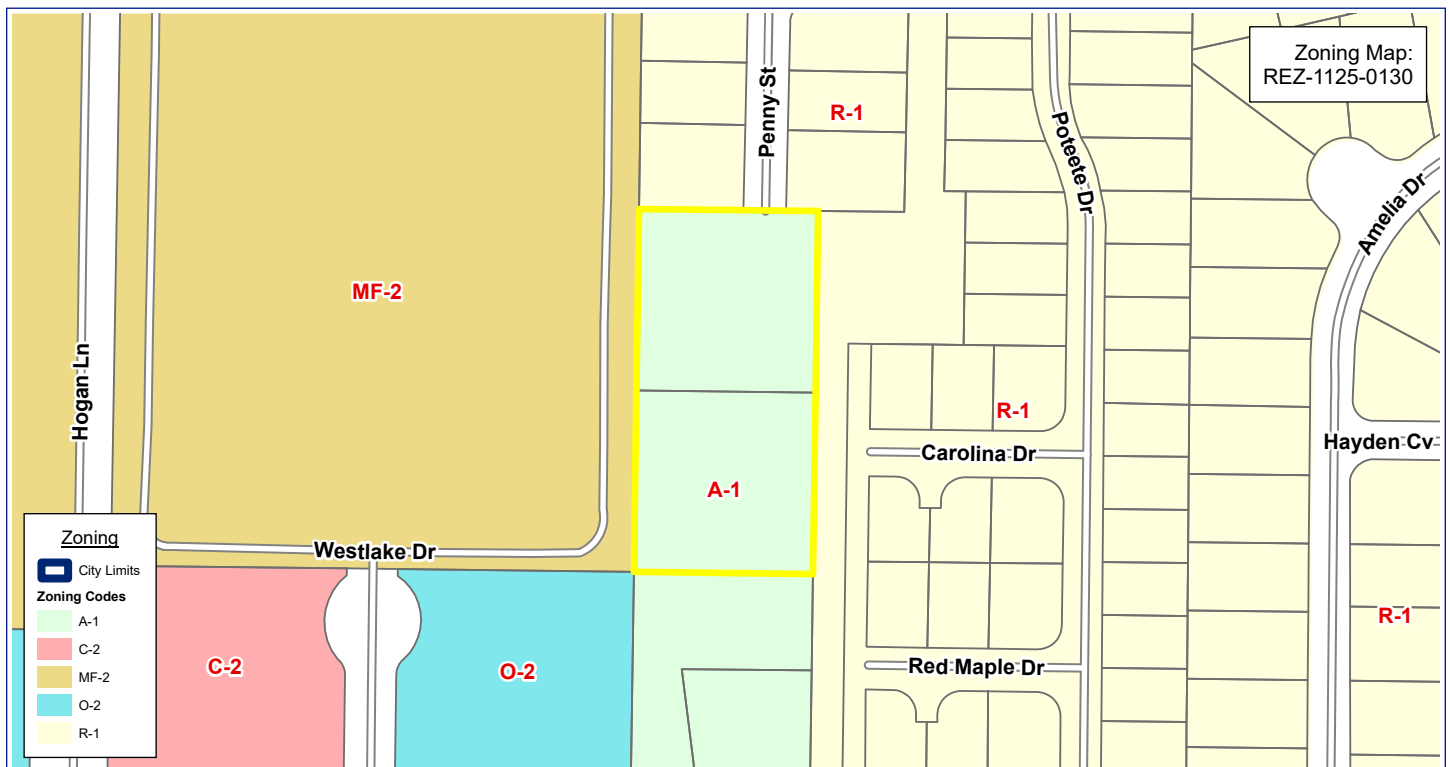
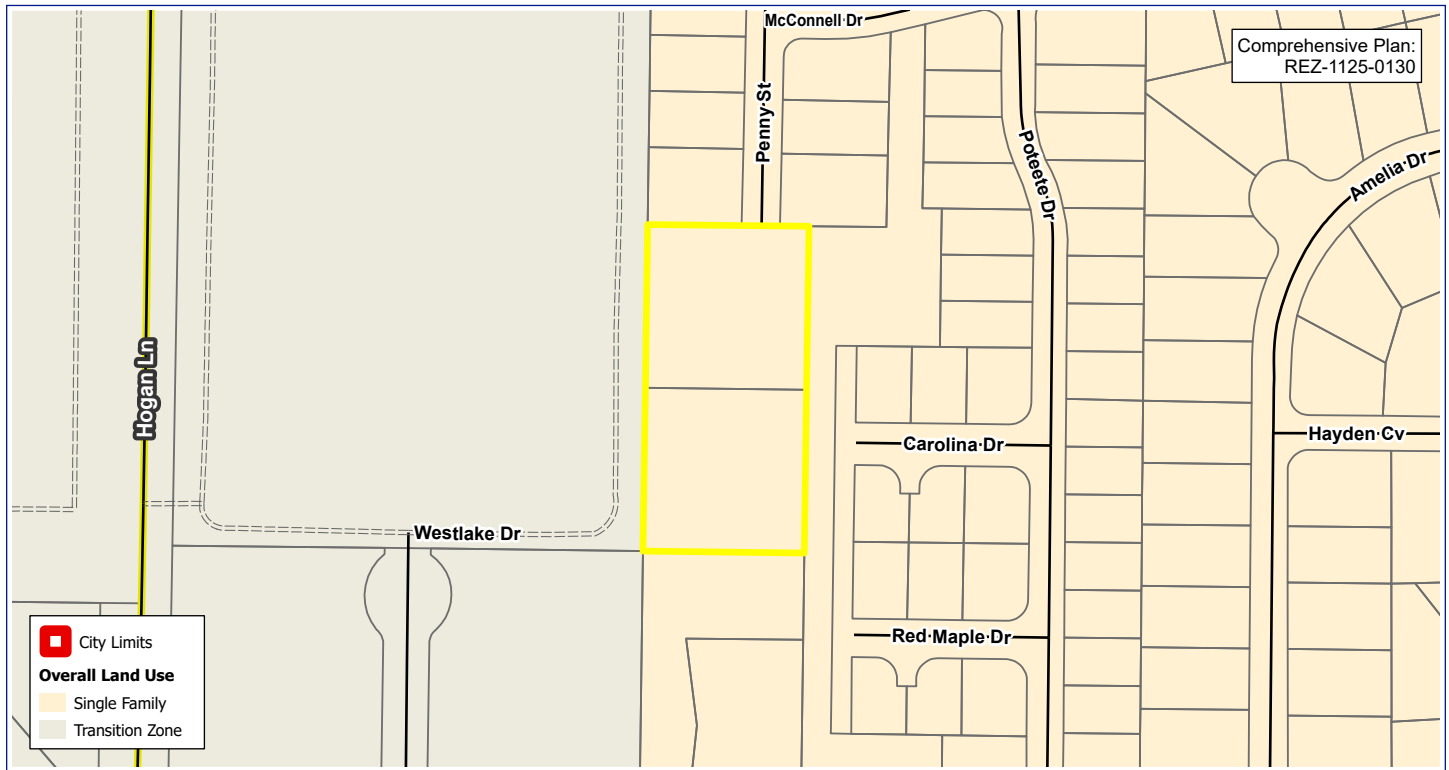
**Adjacent Zoning.** North, East: R-1 (Single Family Residential District); South: A-1; West: MF-2 (Multi-Family District).

**Existing Structures.** A mobile home on each parcel.

**Overlay.** None.

**Comprehensive Plan.** Single-Family.

Approx 420ft N of Tyler St and the southern termination of Penny St



Approx 420ft N of Tyler St and the southern termination of Penny St

**Projected Traffic Impact.** With the applicant requesting the rezoning to R-2, there are 2 types of possible future development: single family homes or duplexes, on individually platted lots. \* Penny St will have to be further constructed to the south as well as appropriate Fire Dept approved turnaround provided, which could decrease the number of dwellings allowed. Based off acreage and site dimensions alone, without including right of way dedication or detention requirements, the highest density that could be achieved for single family dwellings would be 8. If for duplexes, the highest density would be 8 or 16 dwellings. Single family use would generate 75 vehicle trips per weekday; duplex use would generate 115 vehicle trips per weekday.

**Current Traffic Counts.** There are no current traffic counts in the vicinity. There are 11,000 ADT northwest from here at Hogan Ln and the Westlake Apartments development and 7,800 ADT east along Tyler St at the Flintstone Dr intersection.

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

**Utilities.** The applicant will need to coordinate the extension of utilities with Conway Corporation.

**Master Street Plan.** Penny St – Local Residential (50' ROW) and there is a proposed shared use path trail connector for the St. John's Route that runs along the northern property line of the northern parcel.

**Street Improvement.** The extension of Penny St with bridge will be required. There will be no direct access to Tyler St but there are numerous access points from St John's Addition to Irby Dr (Collector — 60' ROW) and Tyler St (Minor Arterial — 80' ROW).

## STAFF COMMENTS

- It is the intent of the applicant to rezone this parcel of land from A-1 to R-2 for residential development. There will be some development constraints due to the narrowness of the property, the new termination of Penny St, and the construction of a bridge at the existing Penny St termination into the property from the north.
- These parcels, and all surrounding properties, were annexed into the City of Conway in October of 1987 as A-1. St John's Addition Ph V was rezoned to R-1 in September of 2005. Charleston Place Sub was rezoned to R-1 in October of 2017. The Westlake Apartments property was rezoned to MF-2 in March of 1996. This is the only property, along with the 2 abutting southern properties, in this area which have never been rezoned or redeveloped since annexation.
- Abutting land uses are single family subdivisions to the north and east, single family A-1 zoned lots to the south, and the Westlake Apartment development to the west. A childcare facility sits cattycorner directly southwest.
- The Comprehensive Plan indicates the parcels as Single-Family. The requested zoning conforms.
- Platting will be required and shall align with the City of Conway Subdivision Regulations and Conway Zoning Code.
  - Detention requirements are unknown and turn around requirements will be accounted for in the Drainage Report and Street and Drainage Plans that are reviewed during the preliminary plat process. Preliminary plat approval will be required by Planning Commission prior to infrastructure improvements.

\*

Zoning District	Use	Min. Lot Area (sq. ft.)	Lot Area Per Family (sq. ft.)	Min. Lot Width (ft.) (4)	Max. Lot Coverage	Setback Requirements (ft.)				Max. Height*	
						Front	Interior	Exterior	Rear	Stories	Feet
R-1	All Except Accessory*	6,000	6,000	60'	40%	25'	6'	25'	25'	2.5	35'
R-2	All Except Accessory*	6,000	3,500 (8)	50'	30% (1)	25'	6'	25'	20'	2.5	35'



Approx 420ft N of Tyler St and the southern termination of Penny St



View of subject property from Penny St looking S



View of subject property from trail looking SW



Looking E to property from Westlake Dr



Properties adjacent to the N along Penny St



Drainage ditch along northern portion of property



Properties adjacent to the E



In accordance with Conway Planning Commission By-Laws, Article II, Section B, *"The Commission shall elect each November, from its membership, a Chair, a Vice-Chair, and a Secretary for terms of one (1) calendar year. Officer terms shall run from January to December."*

**Chair:** \_\_\_\_\_

The Chair shall preside at all meetings and hearings of the Commission, shall sign all approved minutes and other appropriate documents on behalf of the Commission, and, in coordination with Planning staff, be responsible for the orientation and training of new members.

**Vice-Chair:** \_\_\_\_\_

The Vice-Chair assumes all duties of the Chair in the Chair's absence.

**Secretary:** \_\_\_\_\_

The Secretary, in coordination with staff, is responsible for monitoring the minutes of each meeting, maintaining a copy of the by-laws for the Commission, maintaining a record of the current membership including terms of office, maintaining a record of the organization of the Commission, and the distribution of conflict of interest forms at the appropriate time.



## APPENDIX

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*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-0125-0010) Tyler St PUD at 2510 Tyler St
- (SDR-0925-0112) Summit Church Missionary Housing at 1365 Sherwood Ln

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

- (P2025-00062) Gosnell Replat
- (P2025-00063) Tyler St PUD
- (P2025-00065) Faulkner Flats Subdivision
- (P2025-00066) Final Plat Berny's Subdivision
- (P2025-00067) Ruby Court

### **Waivers**

- Rear and exterior side yard setback encroachment of existing buildings to allow for approval of a minor subdivision as well as encroachment into a drainage easement for property located at 575 5th Avenue. The plat of record is the Gosnell Replat.