



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

February 17, 2026 • 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

February 17, 2026

PLANNING COMMISSION

Ethan Reed, Chair

Alexander Baney, Vice-Chair

Mark Ferguson, Secretary

Jensen Thielke

Brooks Davis

Keena Haygood

Cassidy D Cook

Kevin Gambrill

Lori Quinn

Grace Rains

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
02 24, 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. January 20, 2026

I. Subdivision Review*

A. Request for preliminary plat approval of 51 Southerland Rd (SUB-1225-0148)

II. Public Hearings**

A. Request for conditional use permit to allow up to 12 dwelling units/acre in an R-2 zoning
district for property located at 3 Susan Ln (CUP-0425-0056)

III. Announcements/Additional Business

A. Items as decided by the Commission

Adjourn.

SW corner of the intersection of Middle Rd and Southerland Rd

APPLICANT/AUTHORIZED AGENT

Roy Andrews, Holloway Engineering
200 Casey Dr
Maumelle, AR 72113

OWNER

Eagle 13, LLC
13 Kings PI
Quitman, AR 72131



SITE DATA

Location. At the southwest corner of the intersection of Middle Rd and Southerland Rd, approximately 950ft E of the intersection of S Amity Rd and Middle Rd.

Site Area. ±29.762 acres.

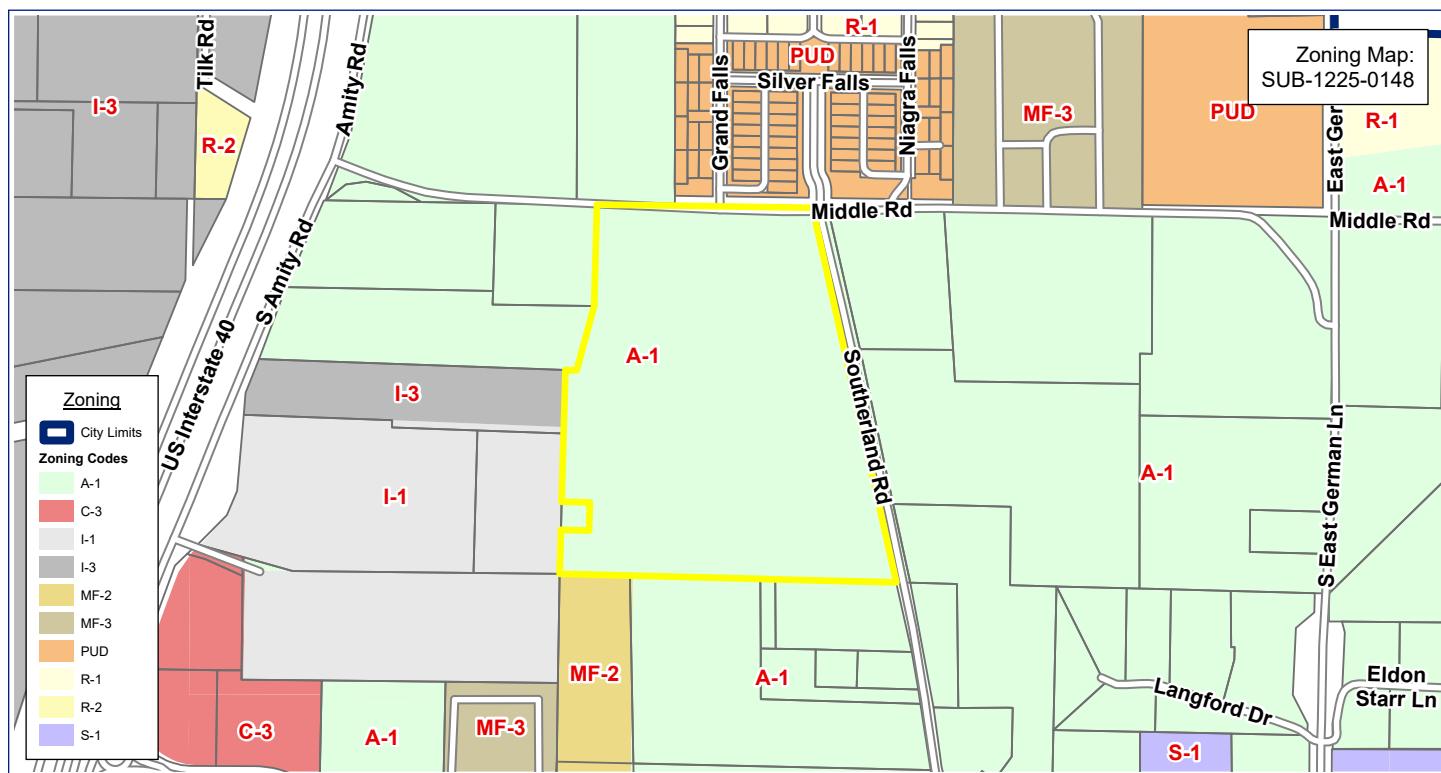
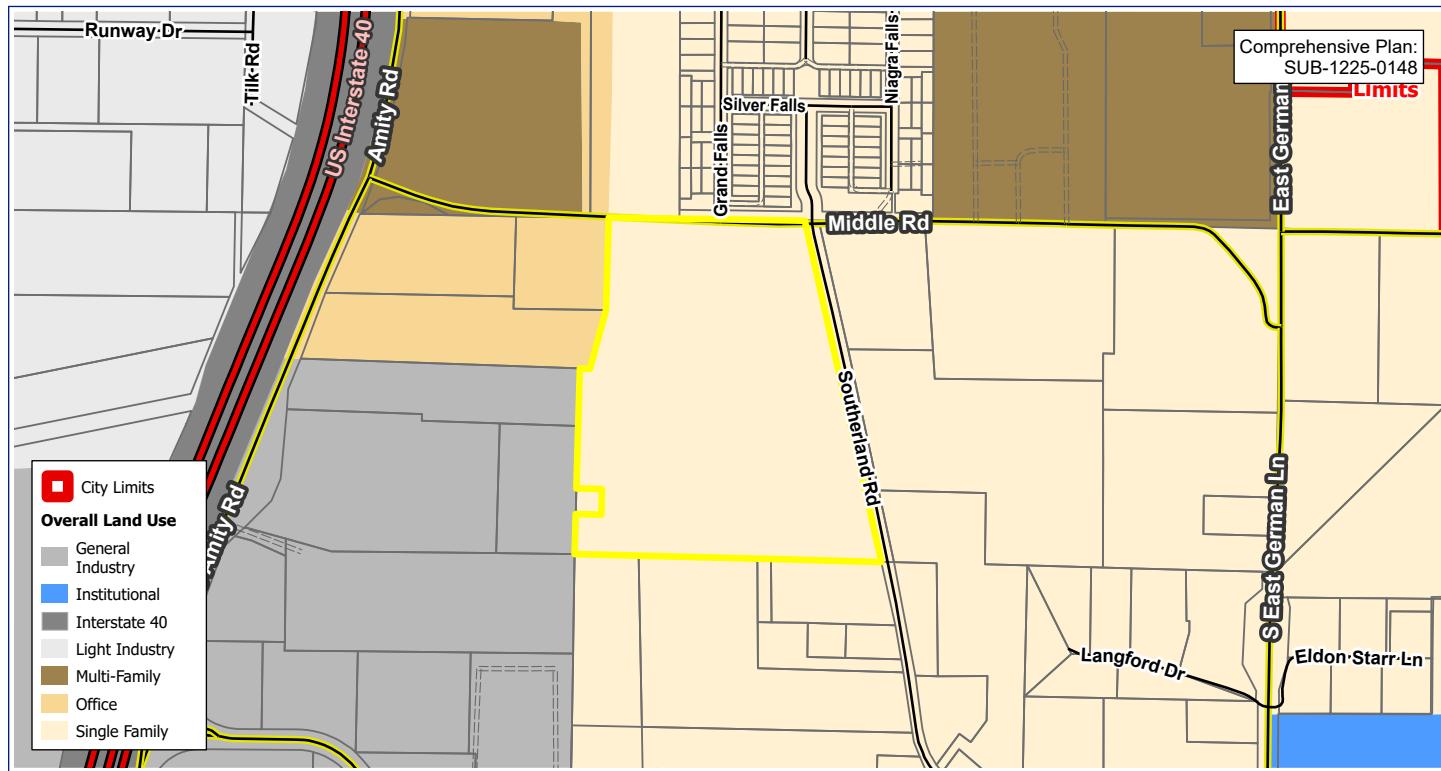
Current Zoning. The property was rezoned from A-1 to R-1 on February 10, 2026 (REZ-1225-0174).

Comprehensive Plan. Single-Family.

Master Street Plan. Middle Road – Minor Arterial (80' ROW); Southerland Rd – Collector (60' ROW); Proposed internal network of local roads with 50' ROW.

Existing Structures. One outbuilding.

Overlay. None.



SW corner of the intersection of Middle Rd and Southerland Rd

REQUEST

The applicant is requesting preliminary approval of a 96-lot subdivision with three (3) open space tracts located at what is currently addressed as 51 Southerland Rd, approximately 950 feet east of the intersection of S Amity Rd and Middle Rd. The proposed buildable lots range from 0.158 acres to 0.273 acres, consistent with the requirements for the R-1 zone. There are two access points, one from Middle Rd and one from Southerland Rd. The lots will be served by an internal street system which meets the requirements for local road right-of-way dedication and street width. Open Space Tract B will serve as the detention pond as well as unbuildable greenspace. Open Space Tract A will serve as the Mail Kiosk area. Open Space Tracts C provides additional unbuildable greenspace. The proposed internal street will require 5-foot sidewalks with a 6.5' greenspace.

Waivers Requested; Planning Commission action is required for the following:

- Creation of double frontage lots. (Article IV: Sec. 7(f)(7)).

STAFF COMMENTS

- 40' of right-of-way will be dedicated along Middle Rd.
- Addresses will be established along with the approval of the Final Plat.
- Street and drainage plans are currently in review by The City Engineer.
- Open Space Tract B is unbuildable and must be placed in a recorded drainage easement and referenced on the plat.
- Open Space Tracts A and C are also unbuildable and must be referenced as such on the plat.
- All lots meet the criteria for lot width, depth, and area for standard R-1 lots.
- Any lots without 60' of street frontage are along curving street frontages and the side lot lines are separated by the minimum lot width required at the building line, per R-1 standards.
- The applicant will coordinate services with Conway Corporation.
- The development is consistent with to Comprehensive Plan goals:
 - Provide opportunities for a variety of housing choices both suitable and affordable situated throughout the City in desirable surroundings which reflect the needs for all citizens."
 - "Protect established residential areas from encroachment of incompatible uses and provide a high standard for development and redevelopment of residential areas.

CORRECTIONS NEEDED ON THE PLAT

1. Corrections as noted on the Preliminary Plat and Street & Drainage Plans as provided to the applicant.

CONDITIONS

1. Preliminary Plat approval from all reviewing agencies shall be obtained prior to work commencing.
2. Street and drainage plans have not been approved by the City Engineer and must be approved prior to final approval of the Preliminary Plat and issuance of an Authorization to Proceed for the installation of improvements. ***The developer is not authorized to proceed with any installation of improvements and the staking out of lots and blocks until street and drainage plans have been approved by the City Engineer.***
3. 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.
4. All construction shall comply with the 2021 AFPC ex: Roads, access, hydrants, buildings, etc.
5. Utility easements as required by Conway Corporation are needed.
6. Drainage easements as required by the City Engineer are needed.
7. The applicant shall establish a planting screen easement of at least ten feet along the portions of each lot abutting Middle Road and Southerland Road. This easement shall be shown on the preliminary plat prior to being signed by the Planning Commission chairman.
8. Wheelchair ramps shall be installed by the developer/subdivider in accordance with the City of Conway Transportation Department Standard Details.
9. Sidewalks along Middle Rd and Southerland Rd shall be constructed by the developer/subdivider in accordance with the requirements for the establishment of double frontage lots along streets classified as Collector or above. Sidewalks along Open Space Tracts A-C with street frontage shall be constructed by the developer/subdivider in accordance with requirements for sidewalk construction along streets on unbuildable, green space, and other permanently vacant lots. Sidewalks shall be constructed in accordance with the City of Conway Transportation Department Standard Details.

10. Property owners may not install personal fencing in open space tracts.
11. 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, open space tracts and drainage infrastructure.
12. A revised Bill of Assurance/Covenants and Restrictions proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property included with the submitted, final plat.
13. 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.
14. 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.
15. Should the configuration of the subdivision layout change as a result of adjustments to the street and drainage plan, the applicant must submit a new plat for review and approval by the Planning Commission.

Preliminary Plat Approval

SUB-1225-0148

I.A

SW corner of the intersection of Middle Rd and Southerland Rd



Double Frontage Lots



View of subject property facing NW



View of subject property facing S



View of subject property facing W



Utility easement on subject property



Adjacent property to the W



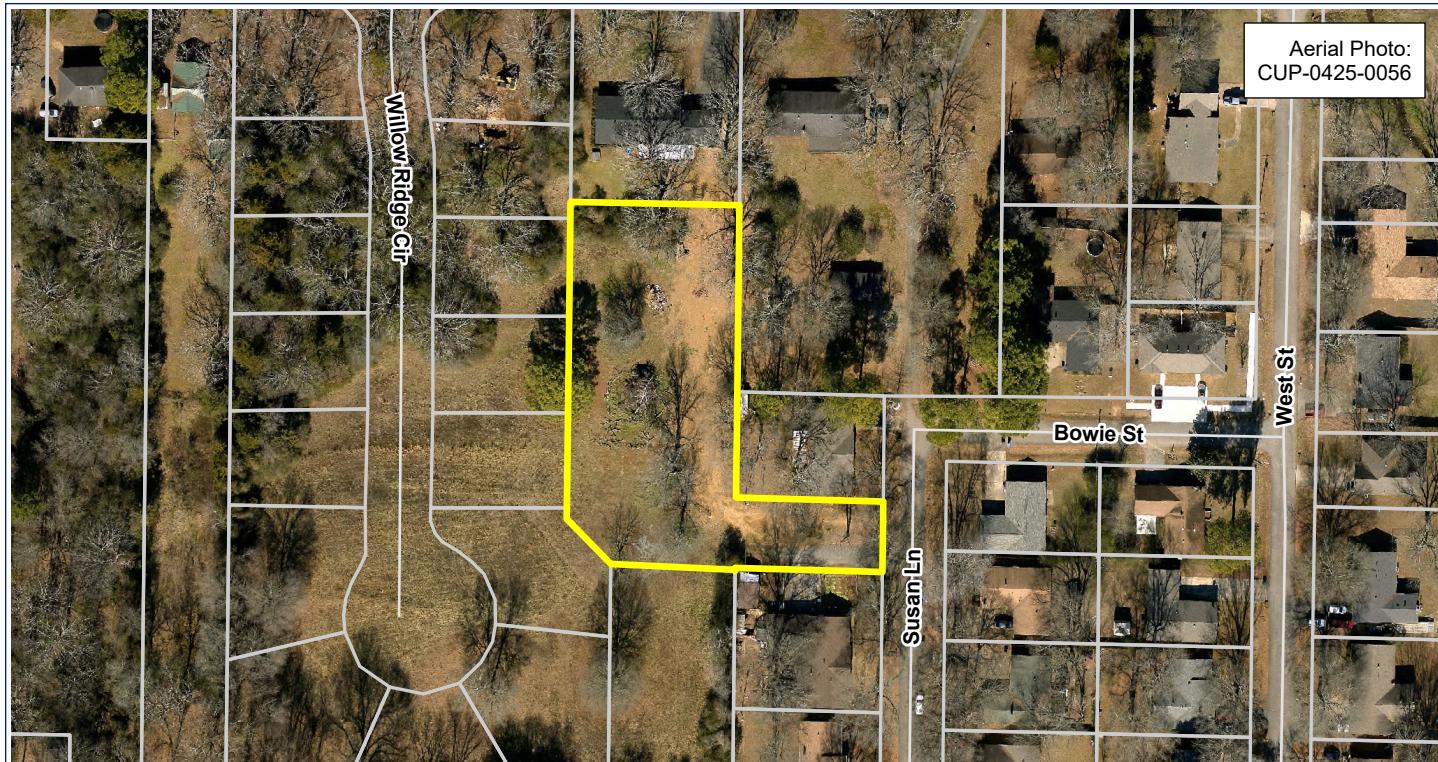
Adjacent property to the N

APPLICANT/AUTHORIZED AGENT

Alliance Capital, LLC ; John Pennington
P.O. Box 10382
Conway, AR 72034

OWNER

Same



SITE DATA

Location. 3 Susan Ln. Lot 17 Maxwell Villas Subdivision. 60ft south of the intersection of Bowie St and Susan Ln.

Site Area. ± 1.00 acres.

Current Zoning. R-2 (Low Density Residential District).

Adjacent Zoning. North, West: R-2; East, South: R-2 and R-1 (One-Family Residential District).

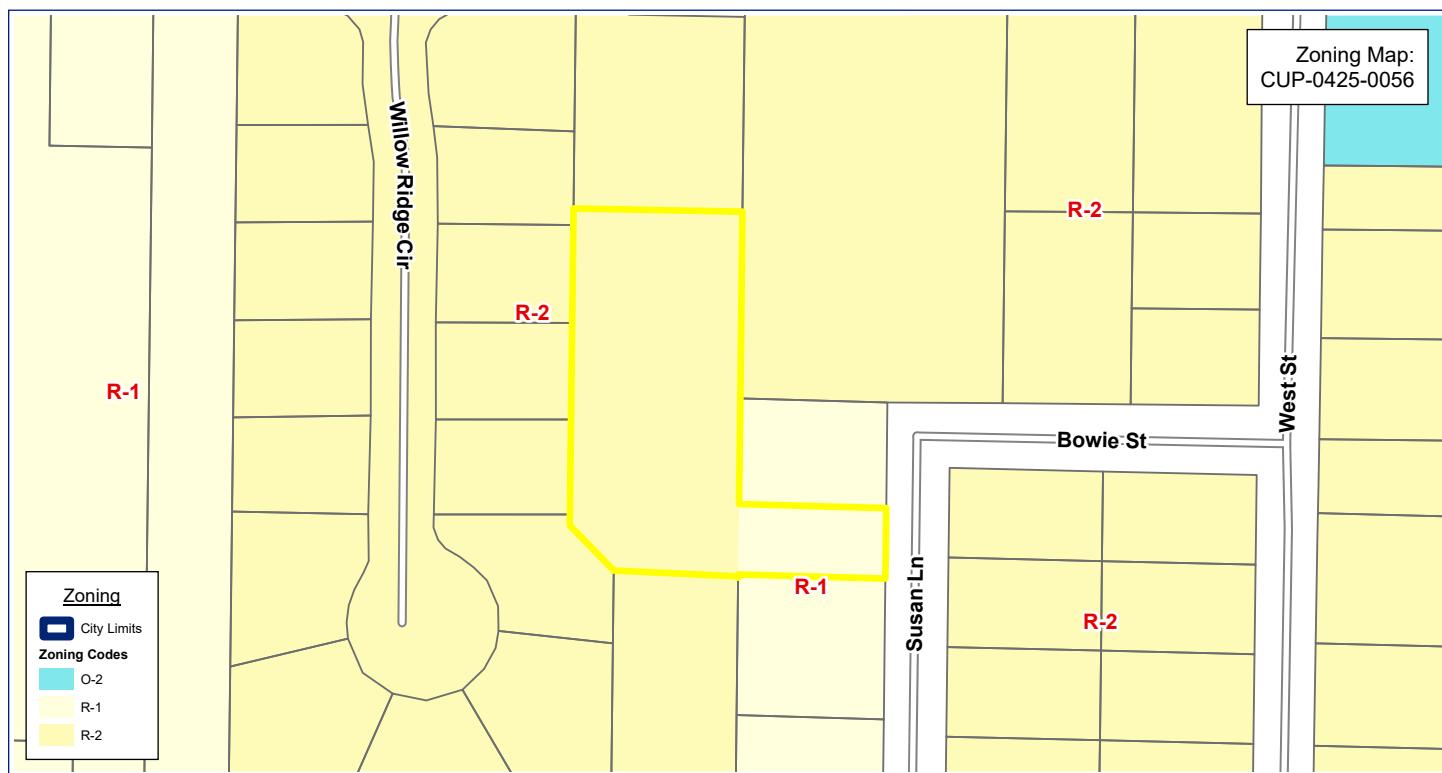
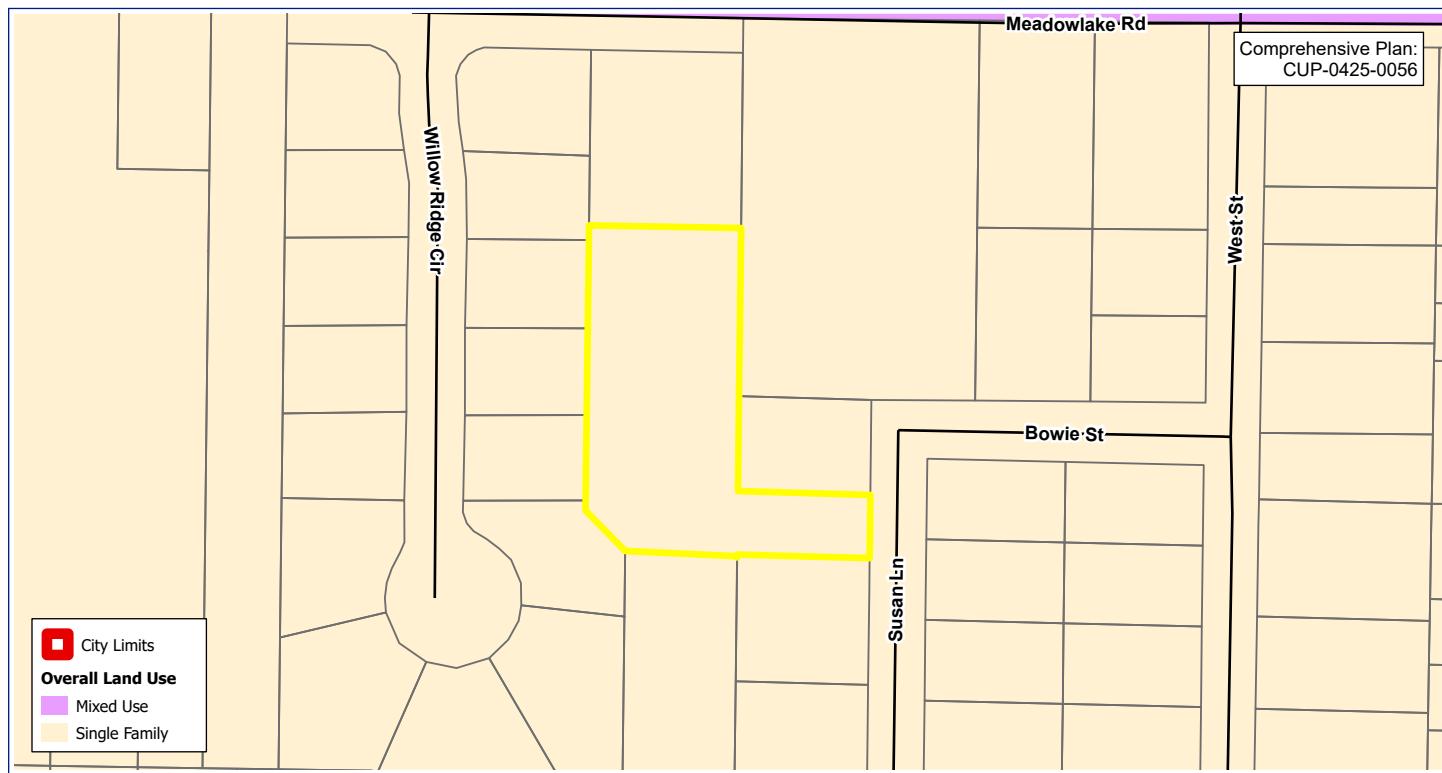
Requested Conditional Use. Up to 12 Dwelling Units Per Acre, single lot.

Existing Structures. None.

Overlay. None.

Comprehensive Plan. Single Family.

Projected Traffic Impact. The applicant is proposing the conditional use request to construct 12 dwelling units in the form of 3 sets of 4 town homes. If developed at the proposed density, the development would generate an estimated 86 vehicle trips per typical weekday distributed onto Susan Ln. As such, the development would have an impact as the lot is currently vacant.



Current Traffic Counts. 2,300 ADT east of the intersection of Meadowlake Rd and West St.

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

Utilities. Applicant will need to coordinate any additional extension of utilities with Conway Corporation.

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

Street Improvement. No current improvement plans.

STAFF COMMENTS

- This entire lot and adjacent property were rezoned in February of 2024 from R-1 to R-2 for the intent of two-family density development. This specific request is for Lot 17 of Maxwell Villas subdivision. It was always the intent of the developer to develop Lot 17 with a higher density than one duplex due to acreage of the lot. Access for Lots 1-16 of Maxwell Villas subdivision is achieved through Willow Ridge Cir and access to this site is obtained through Susan Ln to the east.
- Up to 12 Dwelling Units Per Acre, single lot, is not allowed by right in the R-2 zone but can be allowed via an approved Conditional Use Permit.
- Adjacent land uses are the other 16 lots of the duplex development abutting to the west, and single-family homes to the east, north, and south of this property zoned both R-1 and R-2.
- Based solely on acreage, the property could accommodate up to 12 dwelling units. If developed as shown on the submitted site plan, the applicant has accounted for required fire approved turnaround, greenspace, and parking/distance requirements for access. Site development review is required for this density on a single lot and will include review of civil engineered plans, elevations, and a drainage report.
- Due to developed adjacent land uses and zoning, a slightly higher density residential development can be appropriate. The PUD zone to the north across Meadowlake Rd is a mixed-use multi-family residential and commercial development. This development, and adjacent land uses, act as a transition between higher density uses to the north and single and two-family uses to the east and south.
- 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.

Should the Commission choose to approve the conditional use, Planning staff proposes the following conditions:

1. The development shall be built in a manner that is consistent with the conceptual site plan, included in this application. Major deviations of the design shall require a new or amended conditional use permit.
2. The development shall be subject to site development review in accordance with Article X of the Conway Zoning Code.
3. Building exterior facades and design shall align with commercial building design standards of Article X of the Conway Zoning Code.
4. No accessory structures shall be permitted.
5. Landscaping shall be provided along all property boundaries as required when abutting residential zonings. Additional screening, either through landscaping or fencing, shall be required to screen parking, mechanical equipment, and/or any dumpster/trash enclosures.
6. A minimum 6' privacy fence shall be installed along all interior property lines. Fencing design and location shall be approved by Planning staff prior to installation.
7. All signage shall conform to the Conway Sign Code standards for residential zones.
8. 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.
9. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
10. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.



Office 501-327-3630
jpenni@conwaycorp.net
www.penningtoncompanies.net
P.O. Box 10382
Conway, AR 72034

January 20th, 2026

RE: CUP Maxwell Villas Lot 17

Planning Staff,

Please accept this letter as a request a Conditional use Permit for Lot 17 of Maxwell Villa Subdivision.

We are requesting the CUP in order to build more than one duplex on Lot 17.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "John Pennington".

John Pennington, Managing Member
Alliance Capital LLC
PO Box 10382
Conway, AR 72034
501-327-3630
jpenni@conwaycorp.net





View of subject property looking NW



View of subject property and adjacent properties looking E



Adjacent property to the W and S



Looking S down Susan Ln, entry point of subject property



Property adjacent to the N



Property adjacent to the N, entry point of subject property

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-1025-0124) TownPlace Suites at 1050 Thomas G. Wilson Rd
- (SDR-1125-0135) Nabholz Campus Phase II at 1145 Lincoln St

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

- (P2026-00006) Lots 3-A 3-B 3-C Family Life Bible Church Replat
- (P2026-00007) Lots 2C and 2D Maly District Replat
- (P2026-00008) Summit Church Replat