



# CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

April 20, 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

April 20, 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 **04 28, 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. February 17, 2026

#### I. Subdivision Review\*

A. Waiver request to plat a lot with a depth that is four times the lot's width (SUB-0225-0018)

#### II. Public Hearings\*\*

A. Rezone property at 2270 Rosemary from R-1 to R-2 (REZ-0326-0034)

B. Rezone property at 1355 Sherwood Ln from A-1 to R-2 (REZ-0326-0036)

C. Rezone property at 2800 College Ave from R-1 to MF-3 (REZ-0326-0039)

D. Conditional use permit to allow Religious Activities in a an A-1 zoning district for property located at 2275 Victory Ln (CUP-0326-0023)

E. Conditional use permit to allow single family residential use in an O-2 zoning district for property located at 1511 Caldwell St (CUP-0326-0033)

F. Annex 5.34 acres +/- located at 226 Sturgis Rd, to be zoned R-1 (ANN-0326-0031)

G. PUD major modification denial appeal for property located at Fountaine Bleau Phase II development (APP-0326-0037)

#### III. Announcements/Additional Business

A. Items as decided by the Commission

Adjourn.

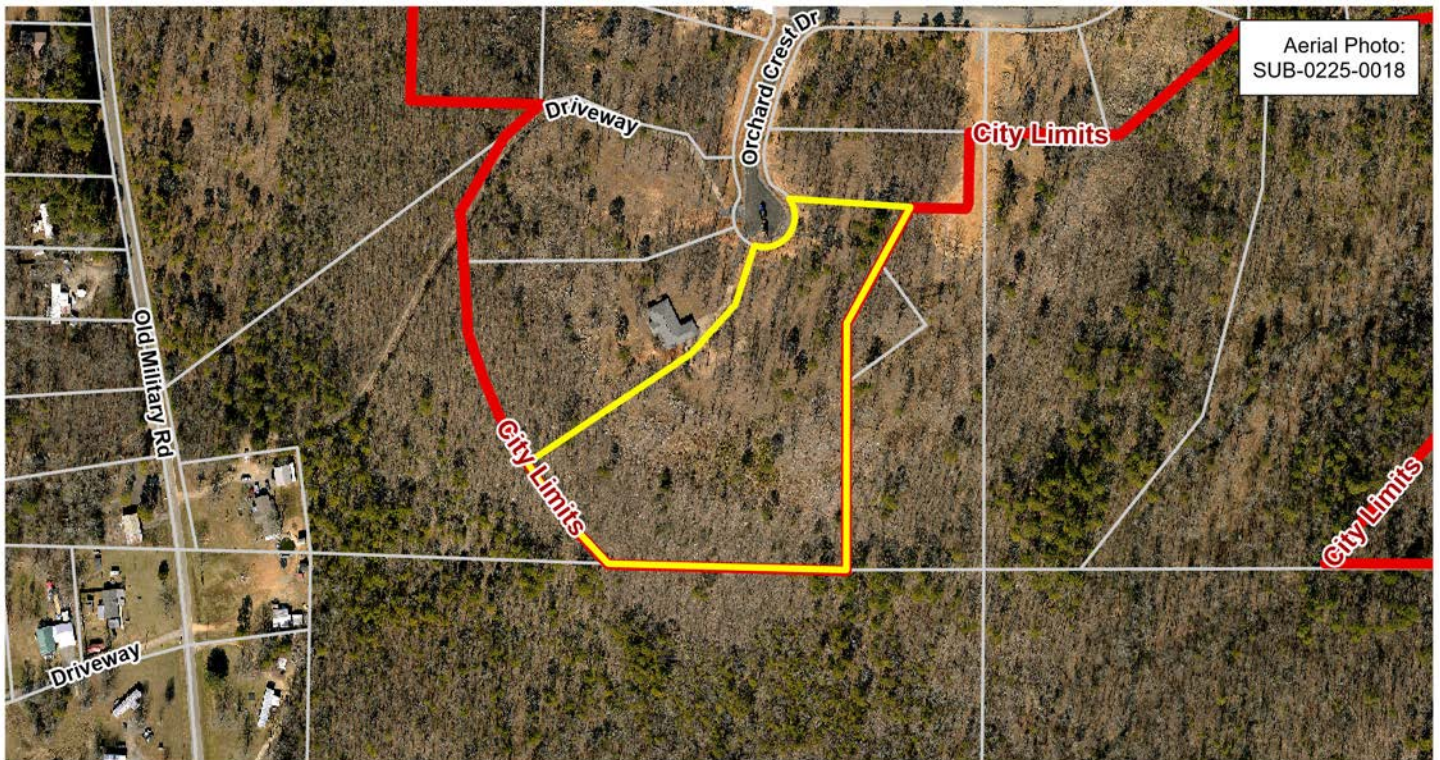
Eastern terminus of the cul-de-sac on Orchard Crest Dr

**APPLICANT/AUTHORIZED AGENT**

Patrick Hageman, The Tyler Group  
240 Skyline Dr  
Conway, AR 72032

**OWNER**

Frank Shaw Properties LLC  
1315 Main St  
Conway, AR 72034



**SITE**  
**Location.** 3075 Orchard Crest Dr; Lot-4B of Orchard Hills Phase 4, Lot 4 Replat, at the eastern terminus of the cul-de-sac on Orchard Crest Dr.

**Site Area.** ±2.37 acres.

**Current Zoning.** R-1 (One-family residential).

**Comprehensive Plan.** Single-Family.

**Master Street Plan.** Orchard Crest Dr, Local Residential (50' ROW).

**Existing Structures.** None.

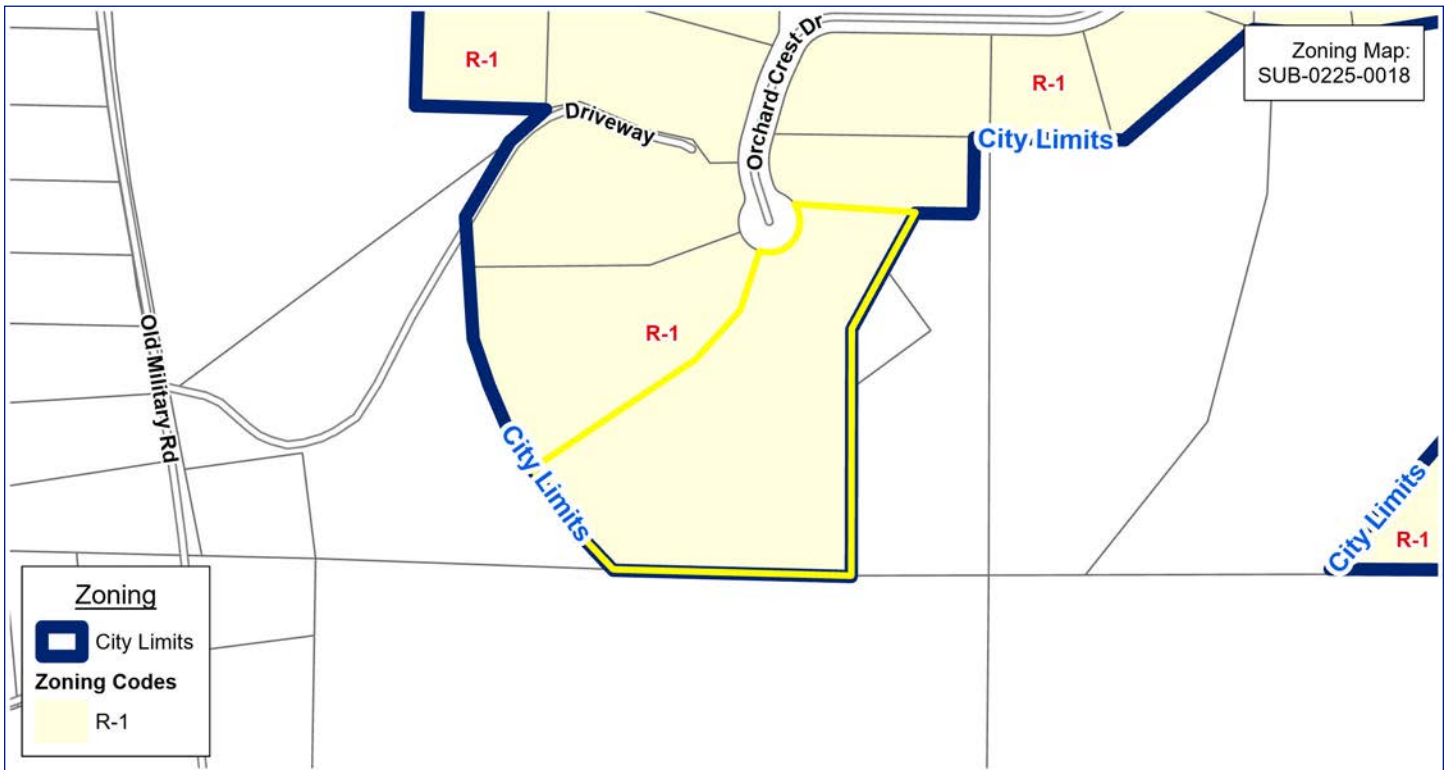
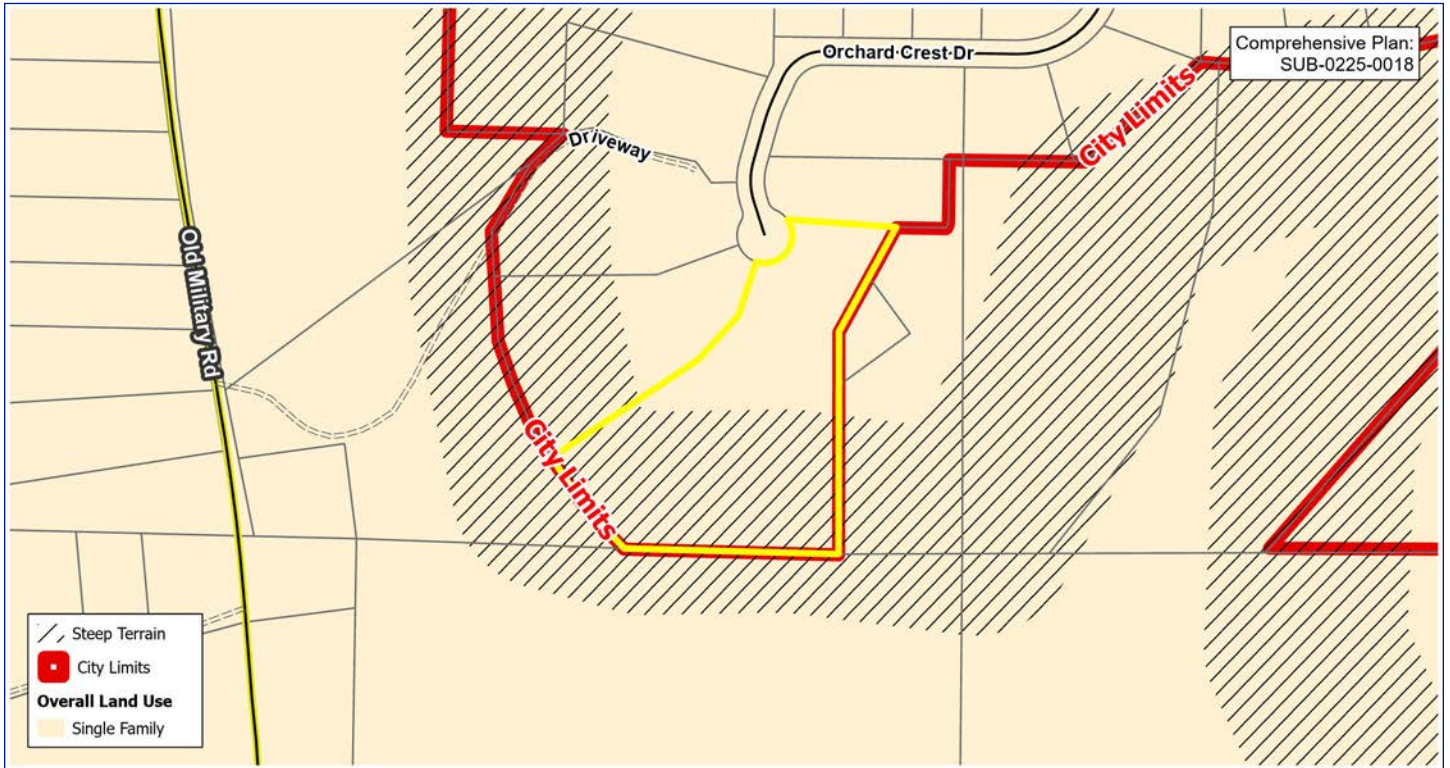
**Overlay.** None.

**REQUEST**

The subdivision is undergoing Minor Subdivision review for a replat of Lot 4 in the Orchard Hills Phase 4 subdivision. The applicant is requesting a waiver to **Article IV, Section 5.F.3** of the Subdivision Ordinance.

*No lot shall be more than four times as deep as it is wide.*

Eastern terminus of the cul-de-sac on Orchard Crest Dr



**STAFF COMMENTS**

1. The area is characterized by large lots (greater than one acre).
2. Despite being large lots, the topography limits the buildable area.
3. The length of the lot is  $\pm 629'$  and the width is  $\pm 154'$  resulting in a length to width ratio of four, thereby necessitating the need for a waiver.
4. Due to the overall size of the lot, a residence can be accommodated with appropriate setbacks without further waivers or variances.



240 Skyline Drive, Suite 3000 · Conway, Arkansas 72032  
(501) 329-1400 office · (501) 327-3972 Fax

Date: March 25th, 2026  
Re: SUB-0225-0018

To whom it may concern,

This letter is to serve as a request to grant a waiver for the Lot depths of Lots 4B and 4C Located at 3075 Orchard Crest Drive, Conway, AR. Though those lots do not meet the required maximum depth of 4x the width at the area of construction, the attached exhibit shows that the usable area for the lots is actually much smaller than the total lot area. No Permanent Structures will be built below the shown line on the exhibit.

Should you have any questions or need any additional information, please contact me via telephone at (501) 329-1400 or via email at [pat@tylergroup.net](mailto:pat@tylergroup.net).

Sincerely,  
Patrick Hageman





Eastern terminus of the cul-de-sac on Orchard Crest Dr



View of subject property facing SE



View of subject property facing S



Adjacent property to the N



Adjacent property to the NW



Adjacent property to the W



Looking N down Orchard Crest Dr

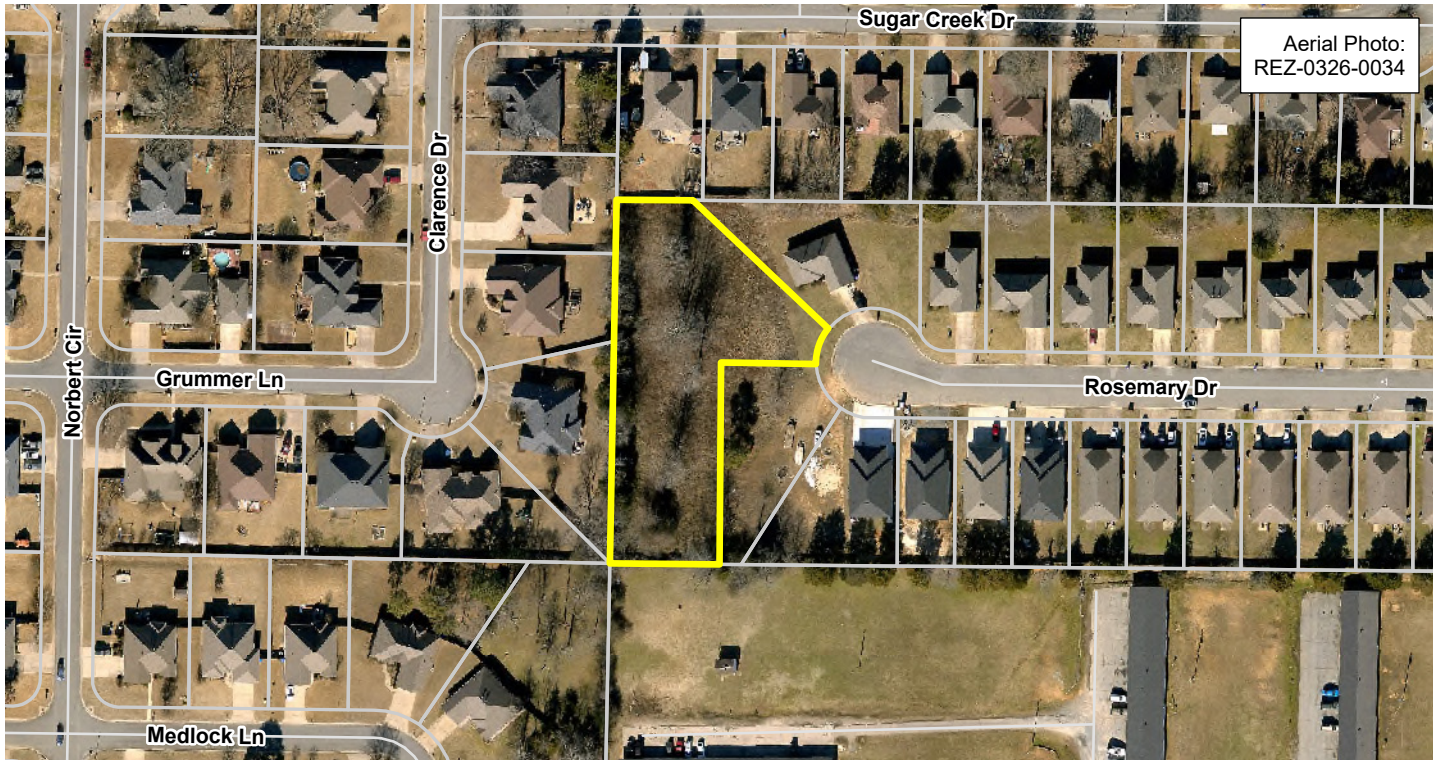
Cul-de-sac terminus of Rosemary Dr

**APPLICANT/AUTHORIZED AGENT**

Central Arkansas Professional Surveying  
1021 Front St  
Conway, AR 72032

**OWNER**

Johnny Wooley  
394 HWY 107  
Vilonia, AR 72173



**SITE**

**Location.** 2270 Rosemary Dr; Lot 17 Frank's Subdivision.

**Site Area.** A ±0.92-acre portion of an existing 1.27-acre lot.

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

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

**Adjacent Zoning.** North, East, West: R-1; South: R-2.

**Existing Structures.** Vacant on the portion to be rezoned. The overall lot itself has a 1,253-sf single-family dwelling.

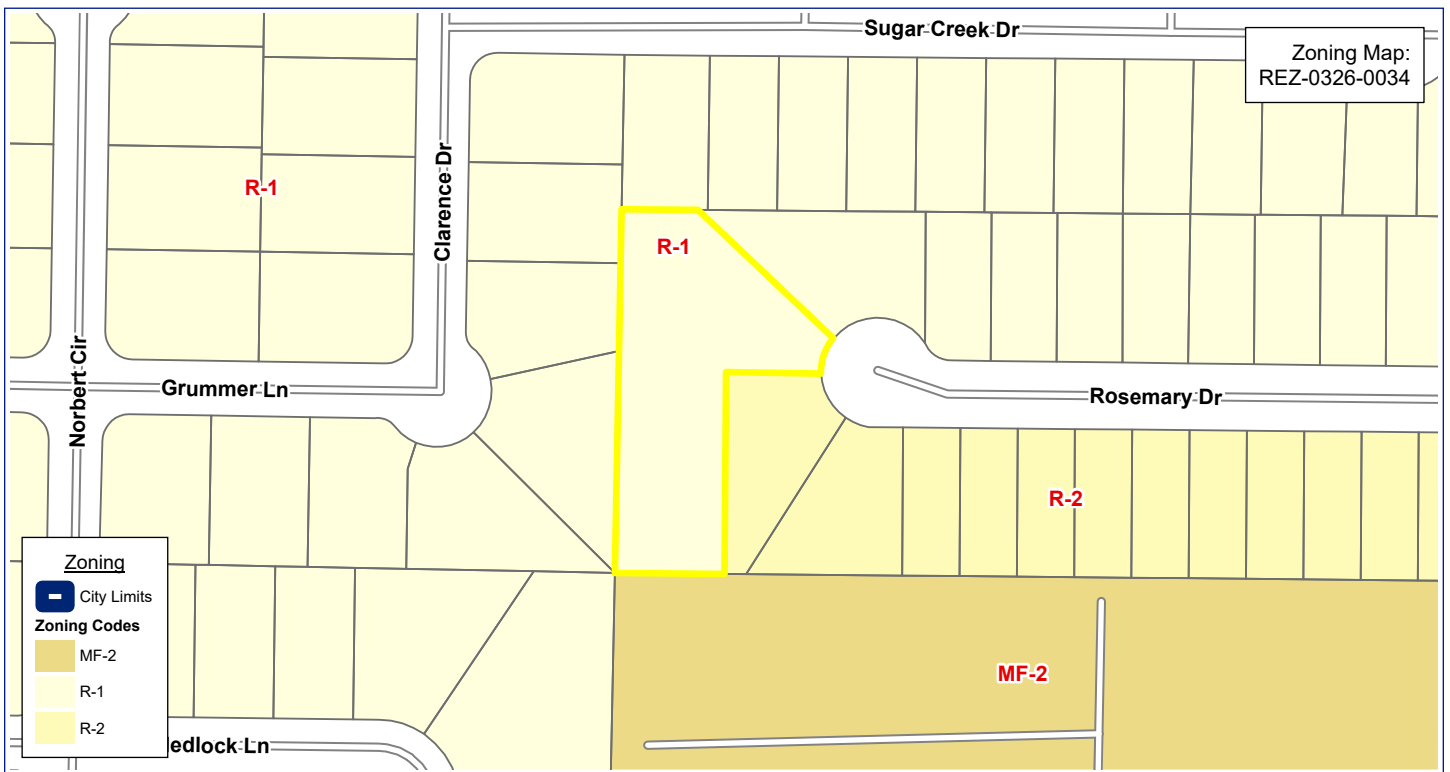
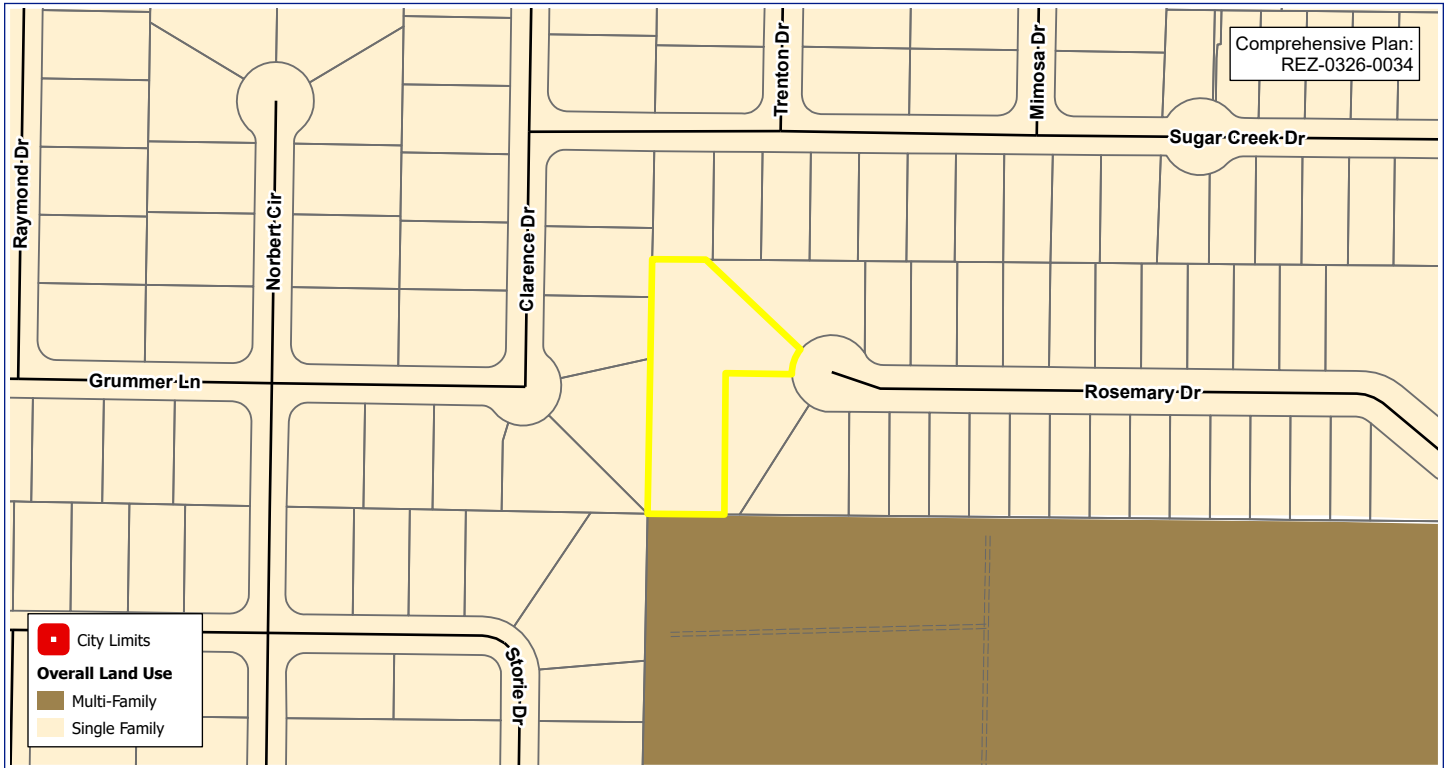
**Overlay.** None.

**Comprehensive Plan.** Single-Family.

**Projected Traffic Impact.** The intent of the rezone is to replat Lots 16 & 17 of Frank's Subdivision to allow the creation of a new lot. As such, adding 1 new duplex dwelling will have minimal impact and generate 14 vehicle trips per day.

**Current Traffic Counts.** 8,800 ADT north of the development along S Donaghey Ave at the Stone Dam Creek bridge.

Cul-de-sac terminus of Rosemary Dr



## Cul-de-sac terminus of Rosemary Dr

**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.** Rosemary Dr – Local Residential (50' ROW).

**Street Improvement.** No street improvements planned at this site.

### STAFF COMMENTS

- It is the intent of the applicant to rezone this portion of property from R-1 to R-2 for residential duplex development. This will require a replat of Lots 16 & 17 into a new configuration with lot line adjustments to create another buildable R-2 lot.
- The existing subdivision was platted as a split zoned R-1/R-2 single-access, cul-de-sac subdivision, in October of 2005. The plat of record established no more than 44 units (dwellings) allowed from a singular access point. Fire Code only allows 30 dwellings from 1 access point. Currently there are 26 dwellings in the development. The reconfiguration of these new lots will allow the construction of 2 duplexes, totaling 28 dwellings.
- Abutting land uses are majority single and two-family subdivisions. This subdivision abuts Catherine's Place Phase III (R-1) to the west, Oak Meadows & Sugar Creek Subs (R-1) to the north, and an MF-2 development to the south.
- The Comprehensive Plan indicates the parcels as Single-Family. The requested zoning conforms.
- Replatting will be required and shall align with the City of Conway Subdivision Regulations and Conway Zoning Code.

**Central  
Arkansas  
Professional  
Surveying, LLC**

1021 Front Street  
Conway, AR 72032  
501.513.4800  
501.513.0900-fax

March 19, 2026

Re: Franks Subd Lot 17

The intent of this submission is to rezone a portion of Lot 17  
Franks Subdivision from R1 to R2.

If you have any questions, please call me at 501-472-2862.

Sincerely,

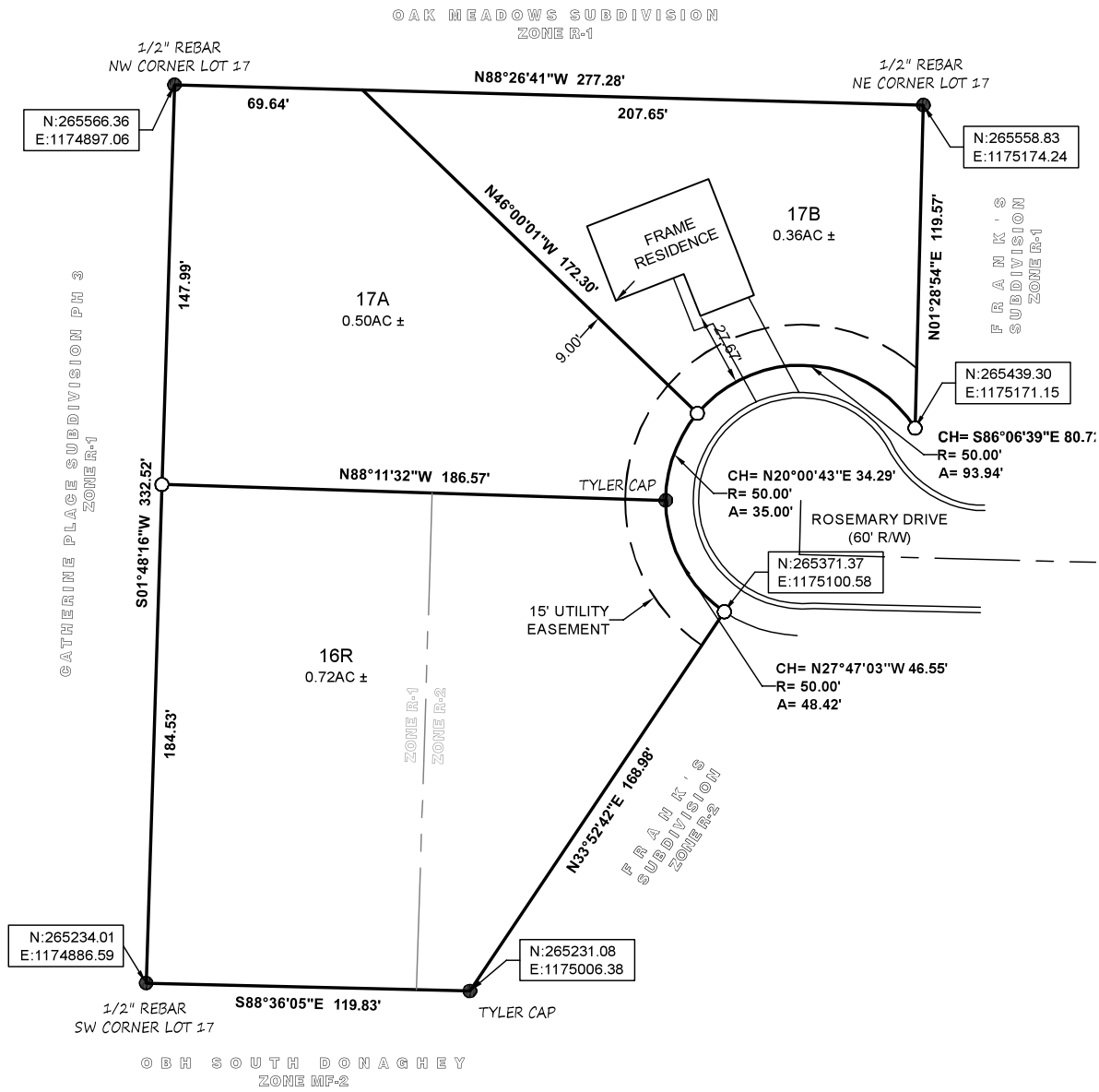
Robert D. French, P.S. 1363

Central Arkansas Professional Surveying

Cul-de-sac terminus of Rosemary Dr

REPLAT OF LOTS 16 & 17  
FRANK'S SUBDIVISION

R  
Y



Cul-de-sac terminus of Rosemary Dr



View of subject property



View of southern portion of subject property



Properties to the NE



Property adjacent to the S



Adjacent property to the N



Terminus of Rosemary Dr

Approx. 850ft S of the intersection of Sherwood Ln and Donnell Ridge Rd

**APPLICANT/AUTHORIZED AGENT**

Central Arkansas Professional Surveying  
1021 Front St  
Conway, AR 72032

**OWNER**

Rush-Hal Development, LLC  
P.O. Box 10482  
Conway, AR 72034



**SITE**

**Location.** 1355 Sherwood Ln; Lots 66 & 67 Sherwood Estates Subdivision.

**Site Area.** ±9.85 acres.

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

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

**Adjacent Zoning.** North, East, South, West: A-1.

**Existing Structures.** Lot 66 has an outbuilding and Lot 67 has a 3,330-sf single family home and various outbuildings.

**Overlay.** None.

**Comprehensive Plan.** Agricultural.

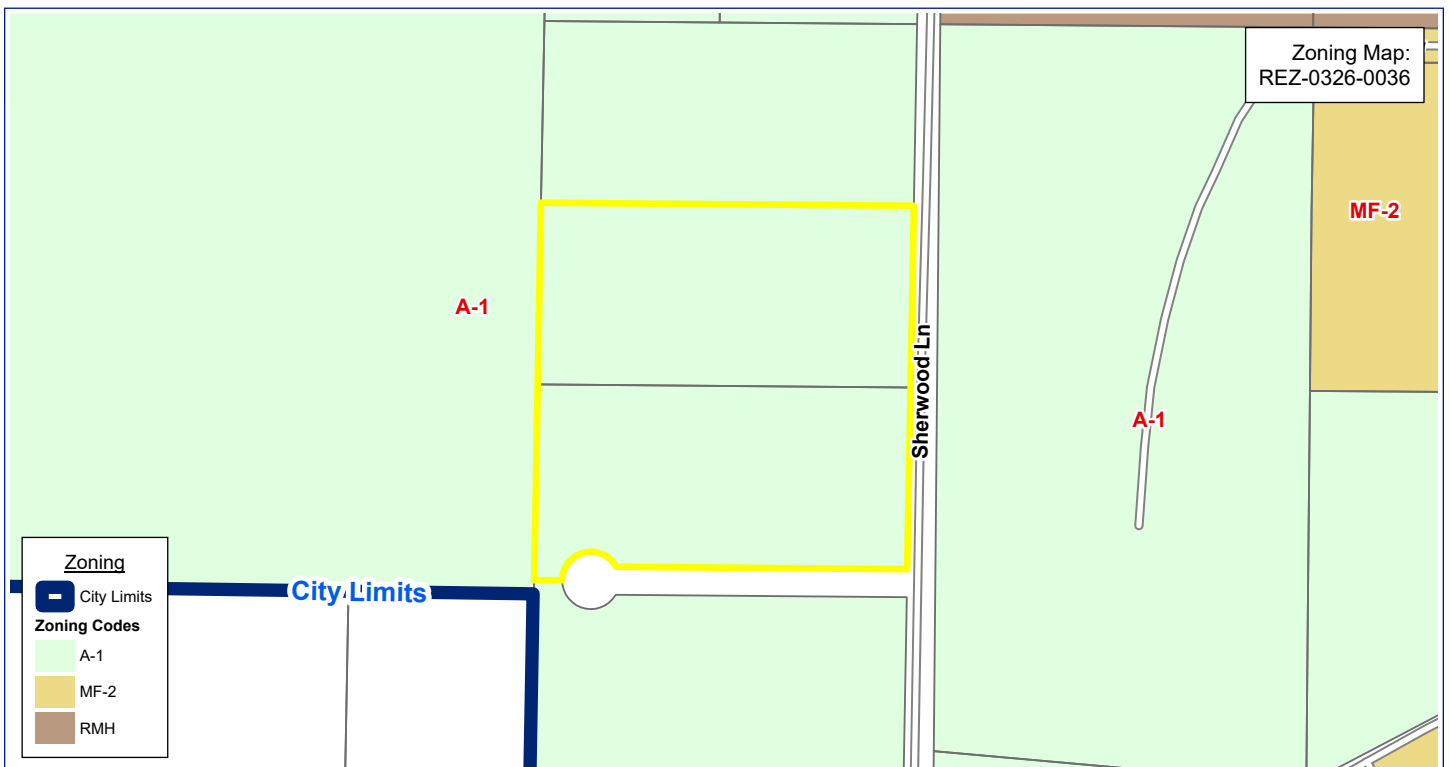
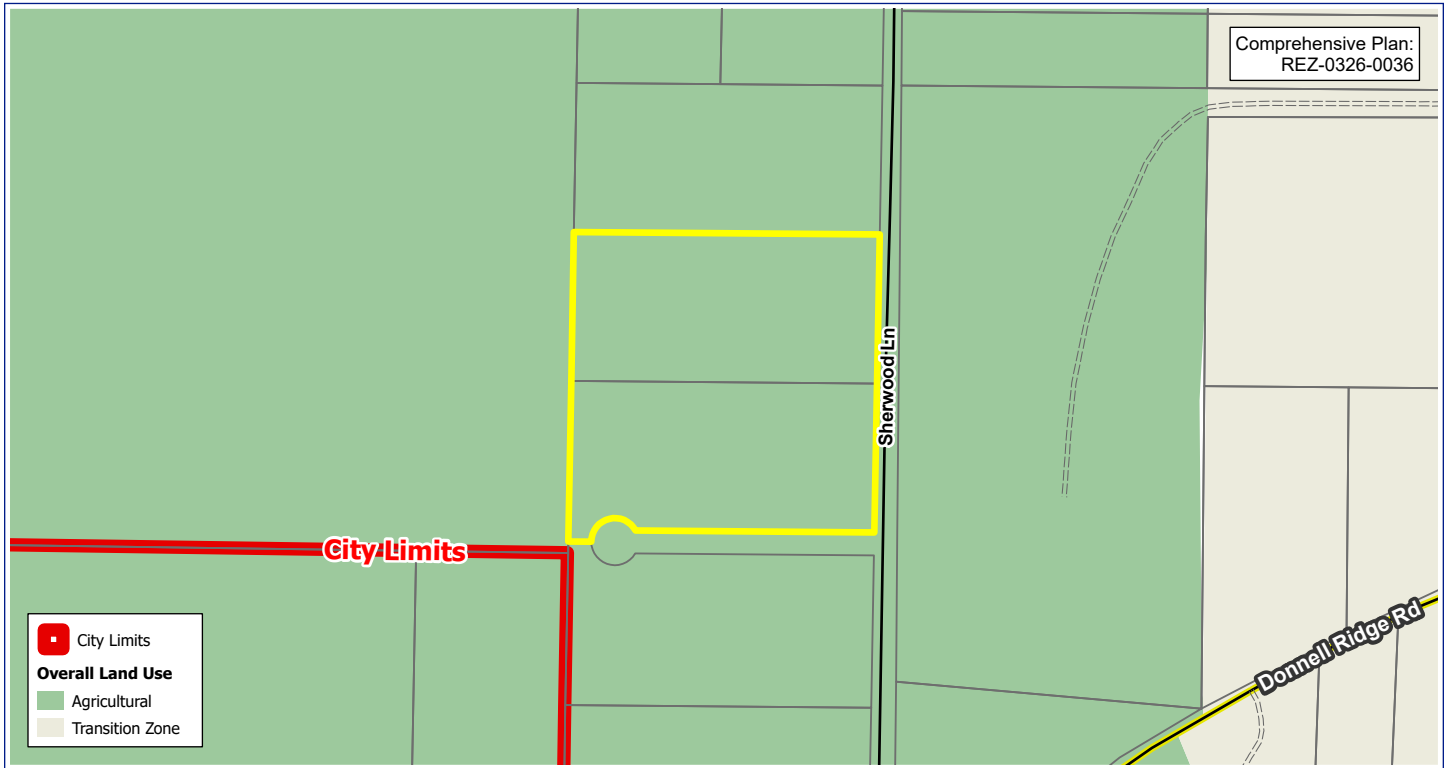
**Projected Traffic Impact.** With the applicant requesting a rezoning to R-2, the intent is most likely one or two-family development. Based off acreage and site dimensions alone, without including right of way dedication or detention requirements, the highest density that could be achieved for single family dwellings would be 57. If for duplexes, the highest density would be 52 or 26 dwellings. Single family use would generate 538 vehicle trips per weekday; duplex use would generate 374 vehicle trips per weekday.

# Rezone property from A-1 to R-2

REZ-0326-0036

II.B

Approx. 850ft S of the intersection of Sherwood Ln and Donnell Ridge Rd



Approx. 850ft S of the intersection of Sherwood Ln and Donnell Ridge Rd

**Current Traffic Counts.** 300 ADT at the intersection of Donnell Ridge Rd and McNutt Rd; 4,900 ADT near Clayton Homes on McNutt Rd.

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

**Utilities.** Electricity runs along the west side and sewer along the east side of Sherwood Ln. The applicant will need to coordinate the extension and addition of utilities with Conway Corporation.

**Master Street Plan.** Sherwood Ln – Local Residential (50' ROW). Sherwood Ln is improved to the bottom one-third portion of Lot 66, adjacent to the Summit Church development, all the way south to Donnell Ridge Rd. From the terminus of paving on Sherwood Ln to the north portion of Lot 66 is approximately 218 feet of gravel road. The gravel road continues until the driveway at 1251 Sherwood Ln to the north, then becomes paved (but not improved) north to Kennedy Ln.

**Street Improvement.** The extension of Sherwood Ln to the north will be required to continue along the entire Lot 66 & 67 frontage. Street design and construction within the new subdivision shall adhere to all City of Conway Subdivision Regulations.

## STAFF COMMENTS

- It is the intent of the applicant to rezone this parcel of land from A-1 to R-2 for residential development.
- The applicant has also concurrently submitted a street vacation application for the unbuilt road ROW south of Lot 67 with the cul-de-sac terminus. The closure of that ROW will be split between the property owner and the owners to the south, Summit Church. The acreage that will be obtained from that closure to this property will be approximately  $\pm 0.375$  acres. City Council reviewed the street vacation application on April 14, 2026, and the public hearing for the closure will be heard at the April 28, 2026, meeting.
- The Sherwood Estates Subdivision was platted July 23, 1968, prior to annexation into the City of Conway. This subdivision, and approximately  $\pm 400.00$  surrounding acres, was annexed into the City of Conway in November of 1995 as A-1, RMH, and MF-2 zones. Many of the streets that were platted specifically interior to this subdivision were never constructed and when annexed into the city, were not accepted as public city streets for maintenance, only the dedication of right of way. To date all recent road infrastructure along Sherwood Ln has been at the cost of the developer. This will be the same for this project pertaining to new road construction along Sherwood Ln regarding conformance to the Subdivision Design Standards for a major subdivision.
- Abutting land uses are single family to the north, vacant land associated with the Tucker Creek wastewater treatment facility to the west, Summit Church to the east across Sherwood Ln, and Summit Church missionary housing proposed south of the ROW proposing to be closed.
- The Comprehensive Plan indicates the property and entire area in the vicinity as Agricultural.
- Platting will be required and shall align with the City of Conway Subdivision Regulations and Conway Zoning Code.
  - Detention needs, access requirements, and subdivision design will be accounted for in the review of 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.

**Central  
Arkansas  
Professional  
Surveying, LLC**

1021 Front Street  
Conway, AR 72032  
501.513.4800  
501.513.0900-fax

March 19, 2026

Re: Sherwood Estates Lots 66 & 67

The intent of this submission is to rezone Sherwood Estates Lots  
66 & 67 from A-1 to R-1.

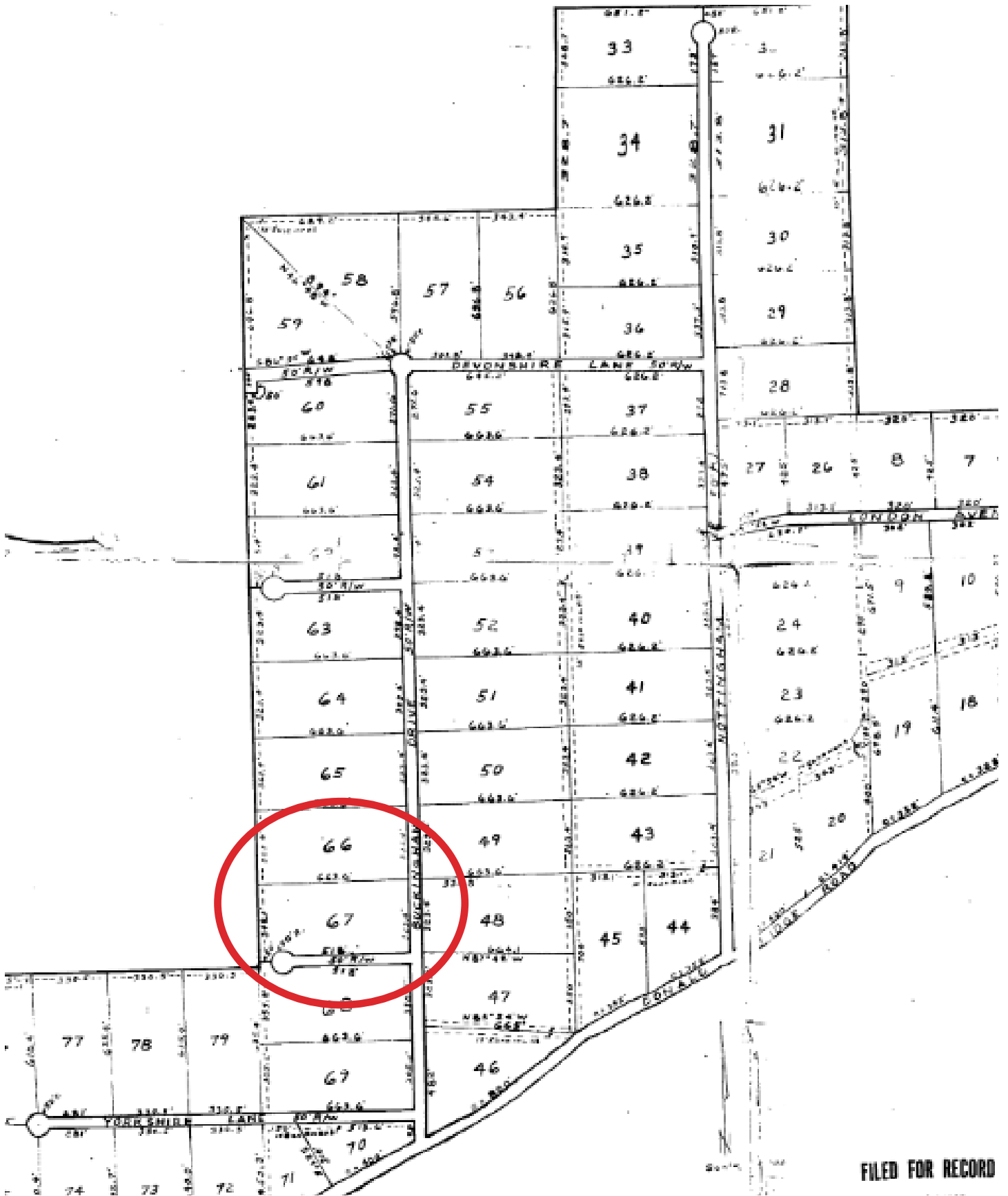
If you have any questions, please call me at 501-472-2862.

Sincerely,

Robert D. French, P.S. 1363

Central Arkansas Professional Surveying

Approx. 850ft S of the intersection of Sherwood Ln and Donnell Ridge Rd



FILED FOR RECORD

Approx. 850ft S of the intersection of Sherwood Ln and Donnell Ridge Rd



View of subject property facing NW



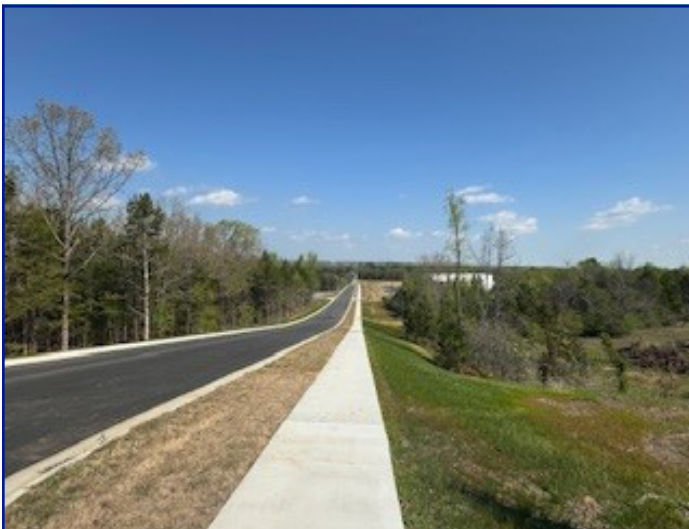
Southern corner of property including unbuilt ROW



View of subject property facing W



Current road improvement termination point



Looking N along Sherwood Ln



Property to the E across Sherwood Ln

Approx. 580ft E of the Salem Rd and College Ave roundabout

**APPLICANT/AUTHORIZED AGENT**

Central Arkansas Professional Surveying  
1021 Front St  
Conway, AR 72032

**OWNER**

Jim Rankin Jr, The Reserve at Tucker Creek, LLC  
P.O. Box 1735  
Conway, AR 72033



**SITE**

**Location.** 2800 College Ave; Lot 2 Spradlin Replat #2.

**Site Area.** ±0.71 acres.

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

**Requested Rezoning.** MF-3 (Multi-Family District 24 units/acre).

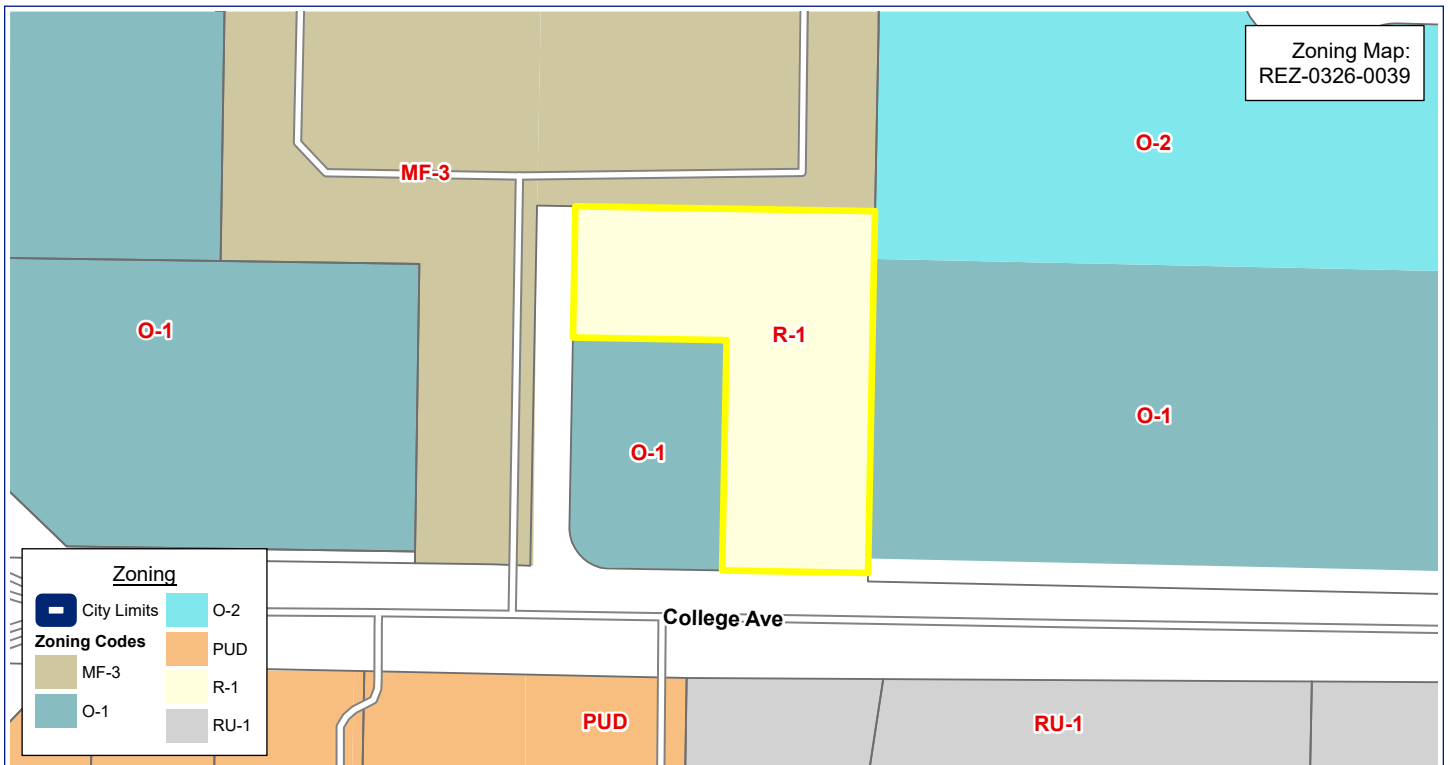
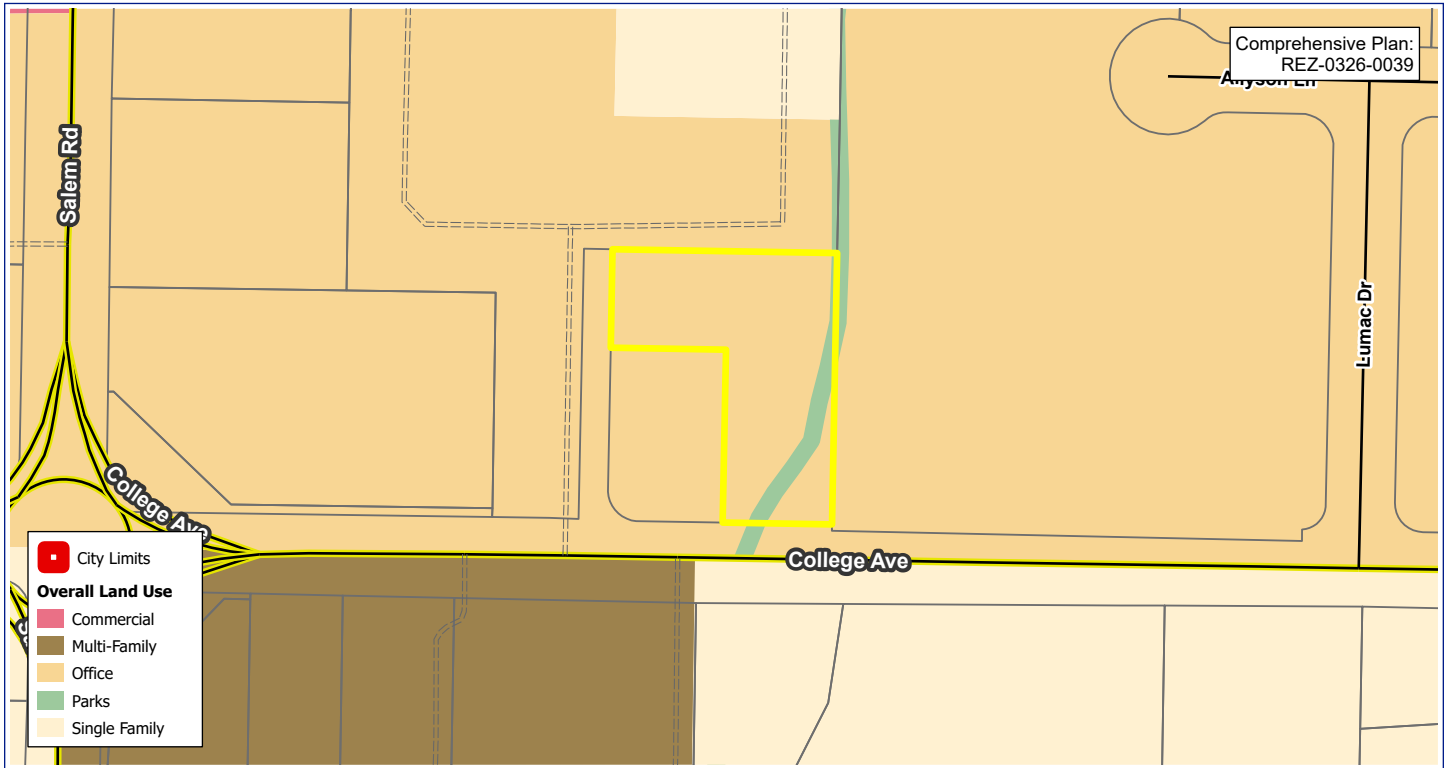
**Adjacent Zoning.** North, West: MF-3 and O-1 (General Office District); South: RU-1 (Restricted Use District) and O-1; East: O-1.

**Existing Structures.** Vacant.

**Overlay.** None.

**Comprehensive Plan.** Office with Parks easement along Tucker Creek Trail.

Approx. 580ft E of the Salem Rd and College Ave roundabout



Approx. 580ft E of the Salem Rd and College Ave roundabout

**Projected Traffic Impact.** With the applicant requesting the rezoning to MF-3, this would allow up to 24 units an acre. As the site is not an acre it is assumed to be replatted into The Reserve at Tucker Creek property to the north. As it sits, the entire property acreage of  $\pm 0.71$  acres, 17 units could be constructed. However, approximately  $\pm 0.49$  acres of property are located within a FEMA floodway, where no building construction is allowed.  $\pm 0.17$  acres are located within the FEMA floodplain and would require appropriate floodplain permitting prior to building approval. If replatted with The Reserve at Tucker Creek property, up to 31 units could be constructed to allow no more than 103 units total for the entire development.

An additional 31 units would generate 209 vehicle trips per weekday; if the entire site is developed to full potential of 103 units, this would generate 694 vehicle trips per weekday.

**Current Traffic Counts.** 12,000 ADT west of the intersection of College Ave and Pickwicket Dr, just west of the Salem Rd and College Ave roundabout.

**Flood/Drainage.**  $\pm 0.49$  acres of the lot are located within a FEMA floodway,  $\pm 0.17$  acres are located within the FEMA floodplain.

**Utilities.** The applicant will need to coordinate the utilities with Conway Corporation. It appears all services surround the site.

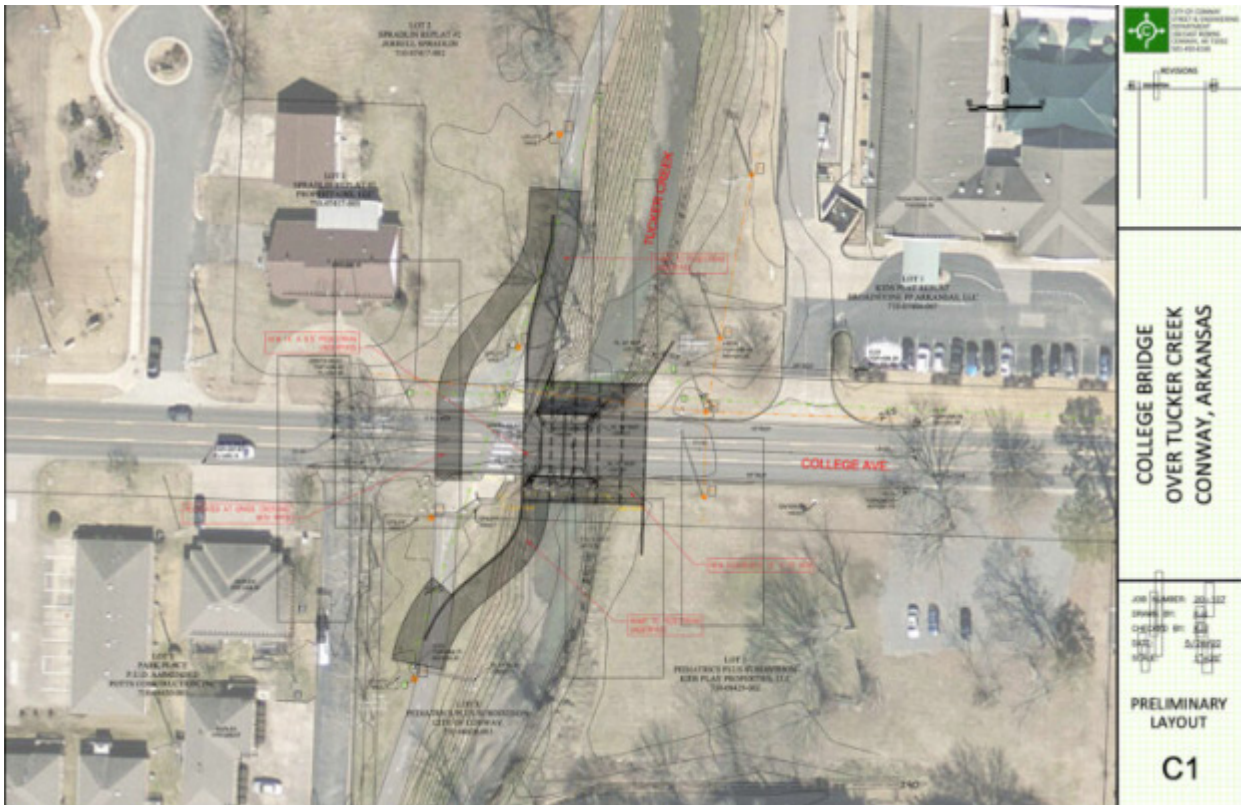
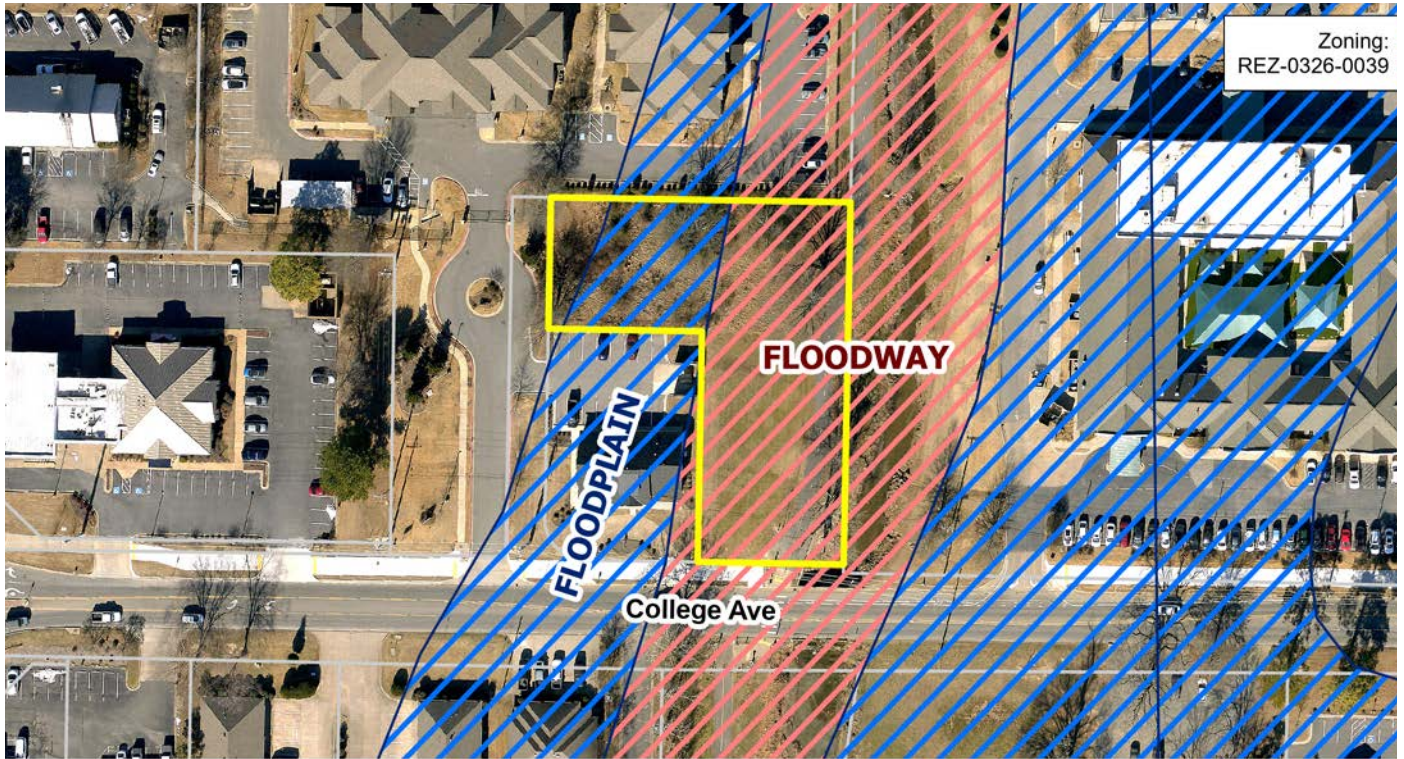
**Master Street Plan.** College Ave – Minor Arterial (80' ROW) and the Tucker Creek shared use path exists along the entire eastern property boundary and bisect the frontage along College Ave.

**Street Improvement.** There is a street improvement project for the construction of a new College Ave bridge and pedestrian underpass at Tucker Creek that will directly impact this site. Construction timelines have not been set but are assumed to begin next year. (See exhibits on following page for details.)

#### **STAFF COMMENTS**

- It is the intent of the applicant to rezone this parcel of land from R-1 to MF-3 for multi-family residential development. There will be some development constraints due to most of the site being in a FEMA flood hazard zone and access from College Ave being mostly an easement for the Tucker Creek Trail. These two indicators make this site difficult to be independently developed.
- Due to floodplain location, various abutting higher density uses, and daily traffic around the site with the minor arterial street classification of College Ave, single-family use is not appropriate for this area anymore. In the last five years most single-family uses along the northern portion of College Ave in this corridor have been up-zoned and developed at higher density uses. This property is the final within this block to not have been developed and is vacant.
- All abutting land uses historically were rezoned from R-1. Pediatrics Plus was rezoned to O-2 in 2002 and O-1 in 2004; The Reserve at Tucker Creek was rezoned in 2016; the office use directly abutting this property was rezoned to O-1 in 2020. These abutting land uses are office, multi-family and clinic/office uses.
- The Comprehensive Plan indicates the property as Office and Parks. The requested zoning is more appropriate with established land uses in the vicinity.
- There is an existing Conditional Use Permit (No. 1001) granting Day Care Nursery at the site that was approved by City Council August 25, 1987. If this rezone passes, the conditional use permit will be null and void.
- If merged and/or developed for multi-family development, replatting and site development review will be required and shall align with the City of Conway Subdivision Regulations and Conway Zoning Code.

Approx. 580ft E of the Salem Rd and College Ave roundabout



Approx. 580ft E of the Salem Rd and College Ave roundabout

PERMIT No 1001

# CONDITIONAL USE PERMIT CITY OF CONWAY, ARKANSAS

PROPERTY DESCRIPTION/ADDRESS/LOCATION:

Spradlin Re-Plat of East 195 feet of South 240.5 feet of Block 7, West End Addition, City of Conway, Arkansas, as recorded in Plat Book A, Pages 38-39.

ZONING: R-1

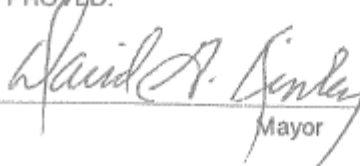
CONDITIONAL USE PERMITTED: Day Care Nursery

DATE OF COUNCIL MEETING ALLOWING PERMITTED USE: August 25, 1987

CONDITIONS ATTACHED TO PERMIT:

Contingent upon an exterior loud speaker not being installed.

APPROVED:

  
\_\_\_\_\_  
Mayor

9-15-87  
\_\_\_\_\_  
Date

Approx. 580ft E of the Salem Rd and College Ave roundabout



View of subject property facing N



View of subject property facing E



View of subject property facing NW



Adjacent property to the NW



Adjacent property to the SE



Adjacent property to the SW

Approx. 1100ft S of the intersection of Victory Ln and Lower Ridge Rd

**APPLICANT/AUTHORIZED AGENT**

Evelin Solis  
Iglesia Roca de Salvacion  
750 9th Avenue  
Conway, AR 72032

**OWNER**

Jay Nash  
Nash Brothers Properties, LLC  
2275 Victory Ln  
Conway, AR 72032



**SITE**

**Location.** 2275 Victory Ln.

**Site Area.** 5.00 acres ±.

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

**Adjacent Zoning.** North, East, South, West: A-1. There is another church with a conditional use permit directly across Victory Ln.

**Requested Conditional Use.** Religious Activities in A-1 zone.

**Existing Structures.** 1,256-sf single-family home and 308-sf outbuilding.

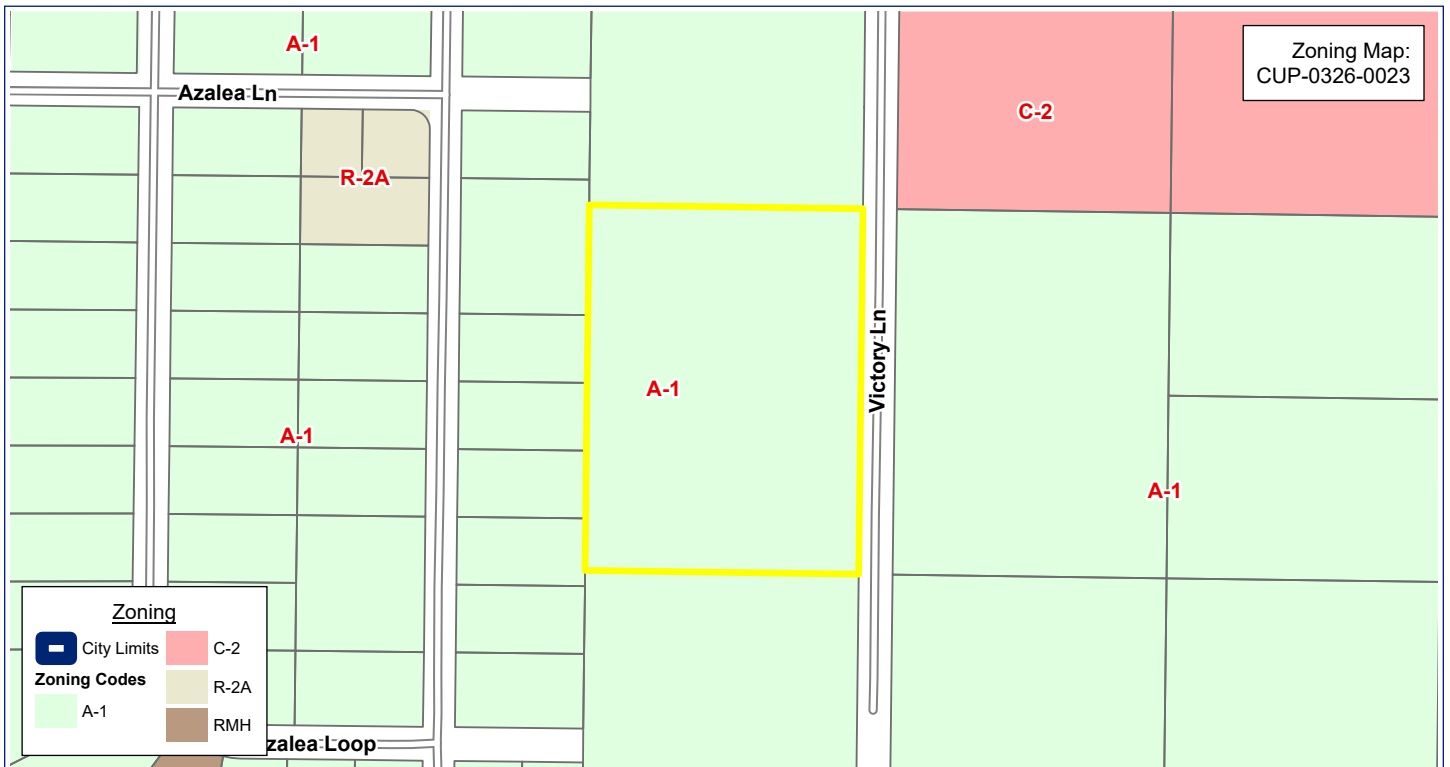
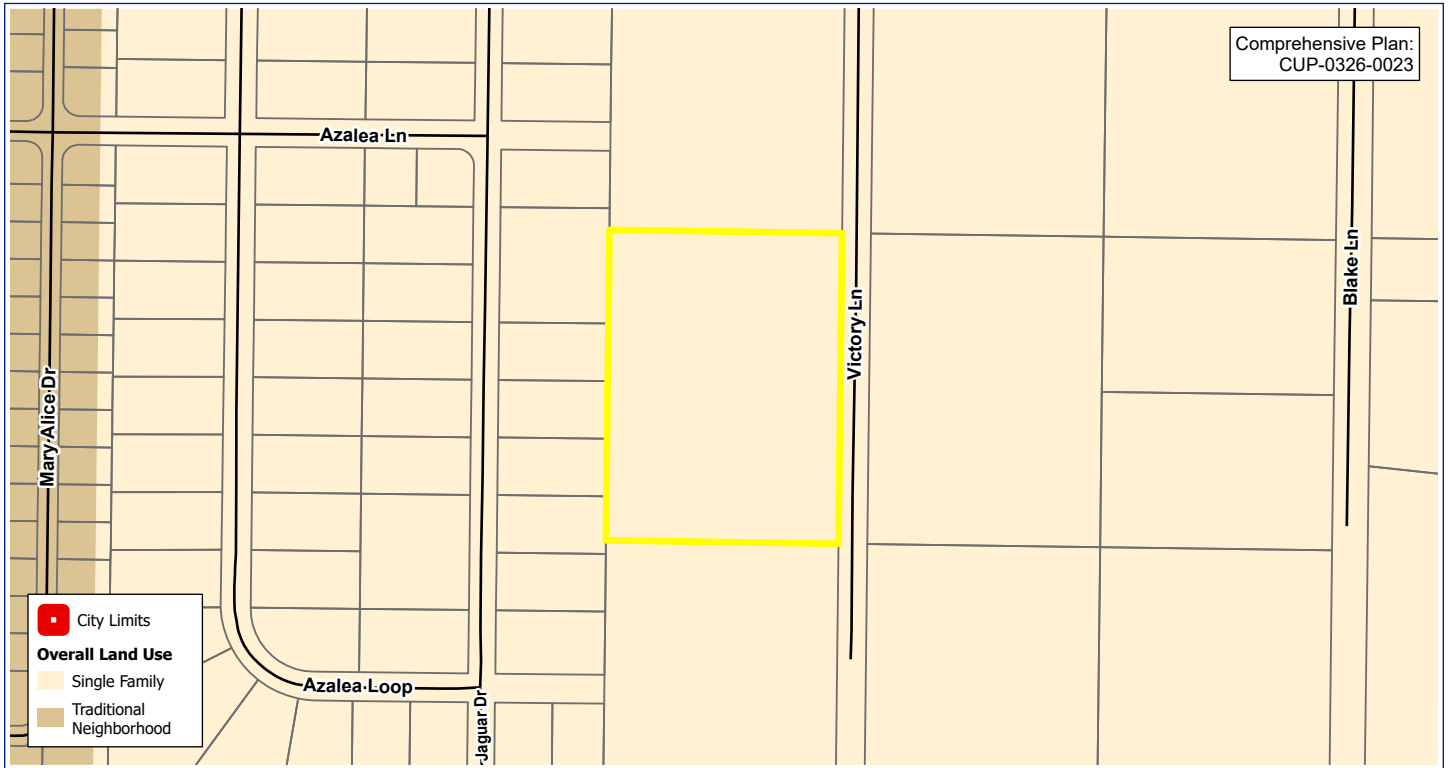
**Overlay.** Lower Ridge Road Corridor Study—Single Family Residential.

**Comprehensive Plan.** Single-Family.

**Projected Traffic Impact.** The applicant has indicated up to 70-80 attendees during Sunday service times. This would generate 93 average trips on Sundays, with weeknight services being fewer.

**Current Traffic Counts.** There are no recorded points near the property. The nearest location is at the Don Owens Center and tracks 8,400 ADT.

Approx. 1100ft S of the intersection of Victory Ln and Lower Ridge Rd



Approx. 1100ft S of the intersection of Victory Ln and Lower Ridge Rd

**Flood/Drainage.** The subject property is not located within the FEMA floodway.

**Utilities.** Water and electricity run down the west side of Victory Ln. There is no sewer present. The addition or expansion of services needs to be coordinated with Conway Corporation.

**Master Street Plan.** Victory Ln (Collector – 60' ROW) terminates approximately 185' south of this property; additional ROW will have to be dedicated at the time of platting.

**Street Improvement.** There are no improvements planned at this time.

### **STAFF COMMENTS**

- The applicant submitted the application on behalf of the pastor of her church. The congregation lost its building in the 2018 floods in Bigelow and have been searching for a permanent place of worship since.
- There is a plan to use the existing single-family dwelling on site for an office for the church. The conversion of the structure from residential to non-residential use must meet all Fire and Building codes as part of site development review of the entire site.
- Religious Activities use is not allowed by right in the A-1 zone but can be achieved if granted a conditional use permit.
- The regulations for the 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.
- The Comprehensive Plan indicates this property as Single-Family. Excluding 2 parcels to the northeast of this property, the entirety of Victory Ln is zoned A-1. Existing land uses in the area appear to be vacant agricultural land, large parcel single-family use, another church conditionally permitted, and a commercially zoned construction company.
- The Zoning Code defines Religious Activities as such, *“A place of worship and religious training and including accessory housing facilities such as a rectory. A place where persons regularly assemble for religious worship which is used only for such purpose and those accessory activities as are customarily associated therewith. Uses include, but are not limited to: House of worship, church, synagogue, or temple; Sunday school facilities; convent or monastery or novitiate; parish house, parsonage or rectory; religious retreat facility.”*
- Due to the few singular days/hours of assembly on site, location near the terminus of a street, the acreage of the lot, and existing land use pattern, Religious Activities land use should have minimal impact on the existing site.

**Should the Commission choose to approve the requested use,** Planning Staff propose the following conditions:

1. Development standards not addressed through [CUP-0326-0023] review shall be governed by the City of Conway Zoning, Subdivision and Building Code regulations to the extent they are not in conflict with the intent or text of [CUP-0326-0023].
2. Development is limited to Religious Activities.
3. Any proposed fencing materials and placement shall be approved by the Director of Planning & Development prior to installation.
4. All signage shall conform to the Conway Sign Code.
5. 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.
6. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
7. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.

# Cover Letter

## Days of Operation:

Tuesday Night 7-8 p.m.

Thursday Night 7-8 p.m.

Sunday Morning 10 a.m. – 12 p.m.

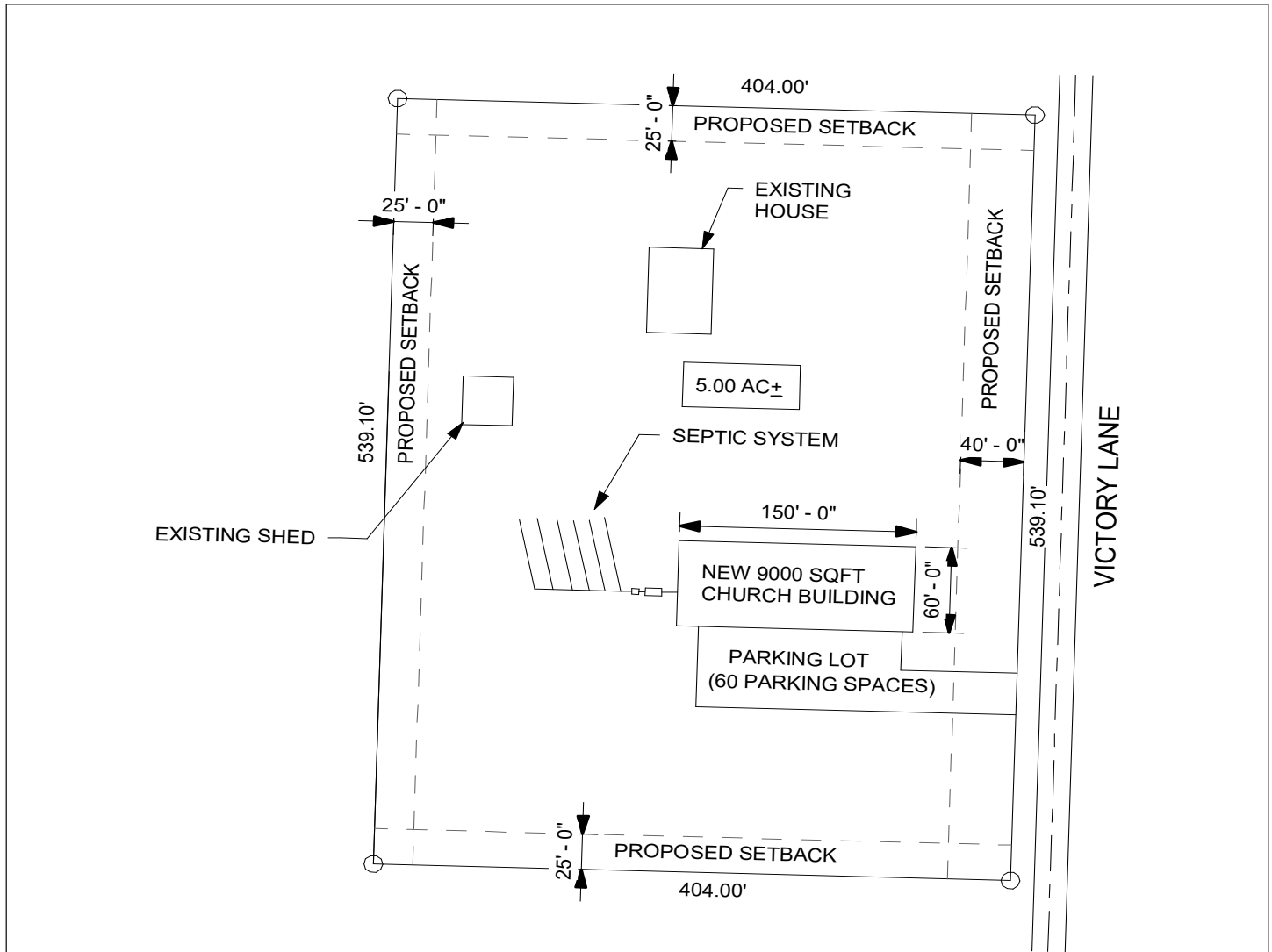
## Congregation Size:

During the week: 25-30 Attendees Including kids

Sunday Service: 70-80 Attendees Including kids

No Employees or activities during the week other than services listed.

Location Approx. 1100ft S of the intersection of Victory Ln and Lower Ridge Rd



**GENERAL NOTES:**

1. SITE PLAN IS REPRESENTATIVE OF BUILDING GENERAL LOCATION ON LOT AND DOES NOT REPRESENT THE ACTUAL LOCATION OF THE BUILDING.
2. COORDINATE WITH ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CLEARING LOT.
3. COORDINATE WITH CIVIL SURVEY FOR FINAL BUILDING LOCATION.



① Site  
1" = 100'-0"

HDZ STRUCTURES
VICTORY LANE CHURCH

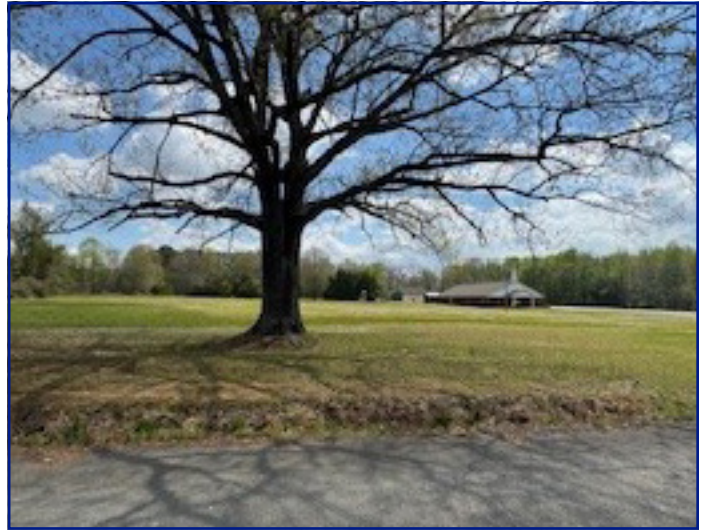
SITE PLAN	
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A100	
Scale 1" = 100'-0"	

3/20/2026 8:47:53 AM

Approx. 1100ft S of the intersection of Victory Ln and Lower Ridge Rd



View of subject property facing W



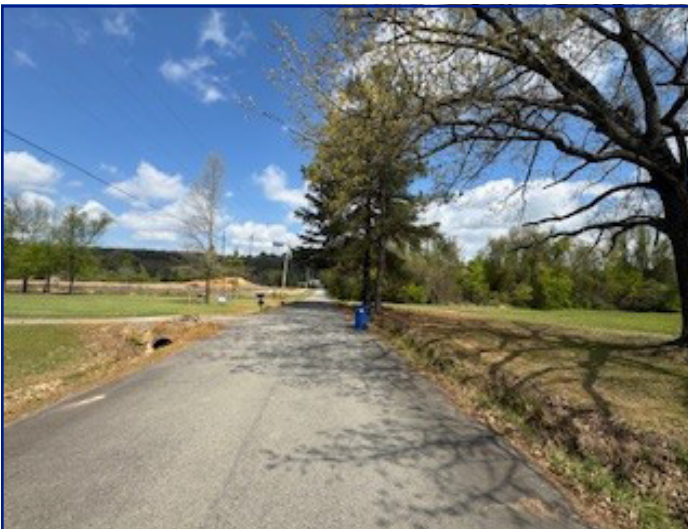
Adjacent property to the E



Looking S to the terminus of Victory Ln



Property adjacent to the S



Looking N along Victory Ln



Looking N along Victory Ln

S side of the mid block point between Center St and Faulkner St

**APPLICANT/AUTHORIZED AGENT**

JT Dixon, Sowell Ferris Architects  
1123 Front St, Suite 1  
Conway, AR 72032

**OWNER**

Barnardt Matt Trustee of the Ashton NE14 Trust  
P.O. Box 1167  
Conway, AR 72033



**SITE**

**Location.** 1511 Caldwell St. Centered on the southern side of the block between Center St and Faulkner St.

**Site Area.** ±.13 acres.

**Current Zoning.** O-2 (Quiet Office District).

**Adjacent Zoning.** East, West, South: O-2; North: R-2A (Two-family residential) & C-1 (Central Business).

**Requested Conditional Use.** Single-family residential.

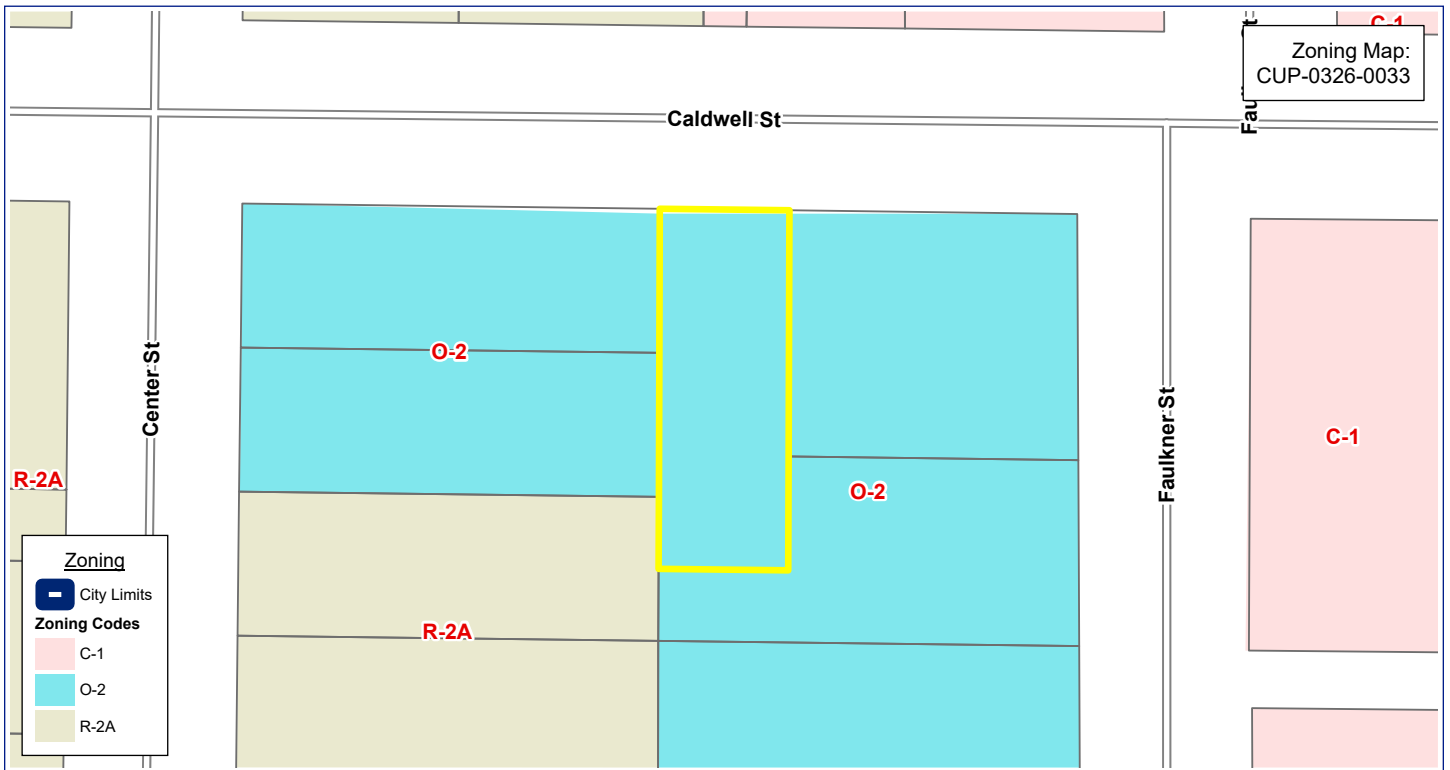
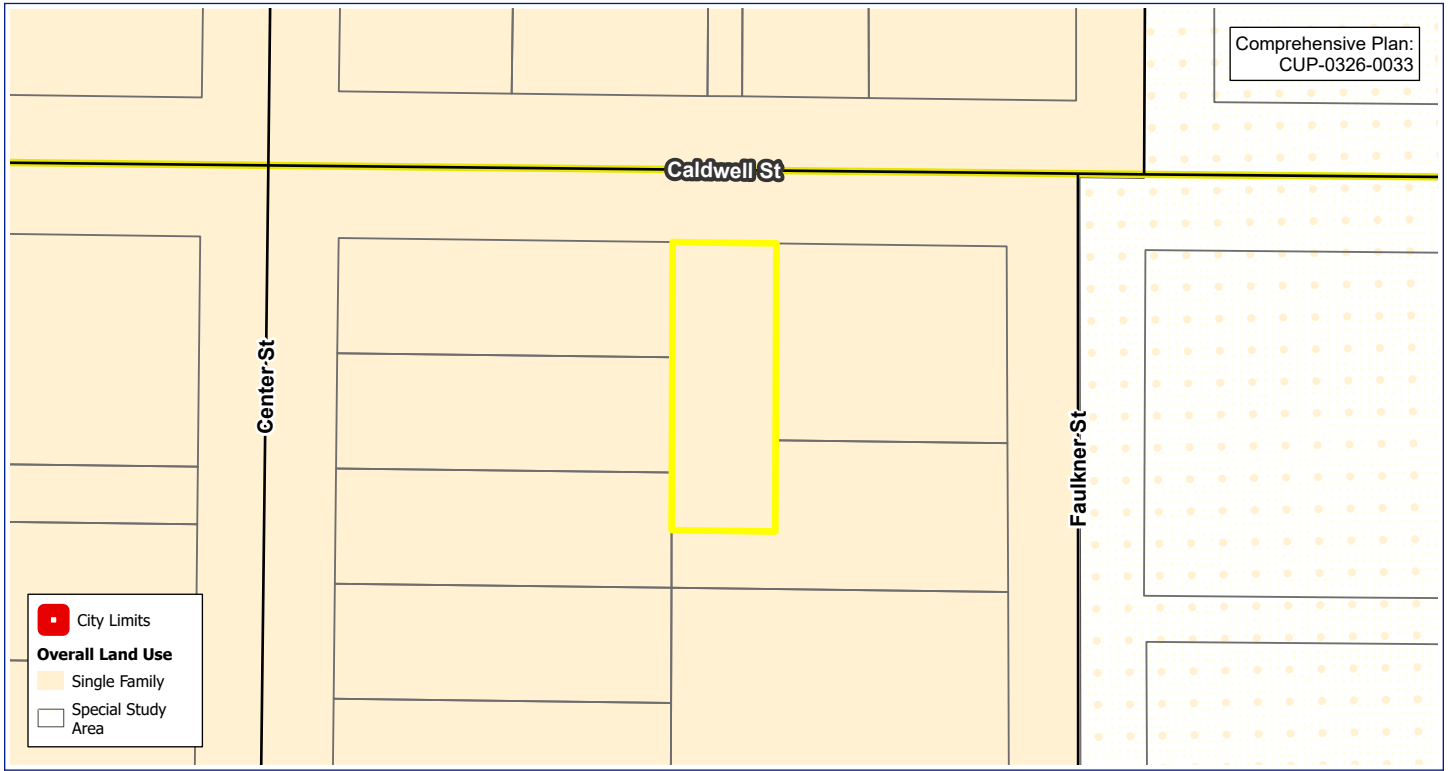
**Existing Structures.** Historic office/dwelling.

**Overlay.** Asa P. Robinson Historic District (APRHD).

**Comprehensive Plan.** Single Family.

**Projected Traffic Impact.** The applicant is proposing the conditional use request to return an existing structure to single-family use. If developed at the proposed density, the development would generate an estimated 9 vehicle trips per typical weekday distributed onto Caldwell St. This is a reduction from the average daily trip of a single tenant office building with a daily trip estimation of 13 vehicle trips per typical workday.

S side of the mid block point between Center St and Faulkner St



S side of the mid block point between Center St and Faulkner St

**Current Traffic Counts.** 9,800 ADT between Davis St and Ash St, two blocks west of the subject property on Caldwell St.

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

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

**Master Street Plan.** Caldwell St – Minor Arterial (80' ROW).

**Street Improvement.** No current improvement plans.

**STAFF COMMENTS**

- The property is in the Robinson Historic District and is noted as a 1923 Bungalow/folk Victorian style home in the 2020 APRHD survey.
- The 2020 APRHD survey documented the historic function as “Single-Family” and the Current Resource Type as “Office”.
- The property is within an O-2 district which is interspersed with R-2A and C-1 zoning districts along the same block.
- The area is characterized as a transitional area between higher intensity downtown uses and low-density residential uses.
- The purpose of the O-2 district “...is to provide conversion of older structures no longer useful, serviceable or desirable in present use to office use. Such offices will be located in established city areas and in close proximity to apartments and other residential uses. Parking and heights will be designed for compatibility with the residential area adjacent to it. New construction designed to reinforce existing area characteristics and not detrimental to the use of the surrounding projects for residential use will also be allowed in the district.”
- Single-family use is not permitted by right in the O-2 zoning district, but it is permitted via a Conditional Use Permit.
- The applicant will remodel the inside of the residence to better accommodate residential use.
- Exterior modifications (siding and storm windows) have been approved by the Historic District Commission (HDR-0326-0027).
- Based upon the purpose of the O-2 zoning district, the surrounding districts, and the Historic District style and standards, single-family use in this location is compatible with the area.

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

1. This approval is for single-family use. Any other use on site requiring a conditional use permit in the O-2 district shall require a new or amended conditional use permit.
2. 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.
3. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.
4. Should the use revert to those permitted by right in the O-2 district, this Conditional Use Permit will be considered withdrawn.

S side of the mid block point between Center St and Faulkner St



1123 Front Street Suite 1  
Conway, AR 72032  
501.450.9633

March 17<sup>th</sup>, 2026

City of Conway Planning Department  
1111 Main St.  
Conway, AR. 72032

Re:1511 Caldwell Street

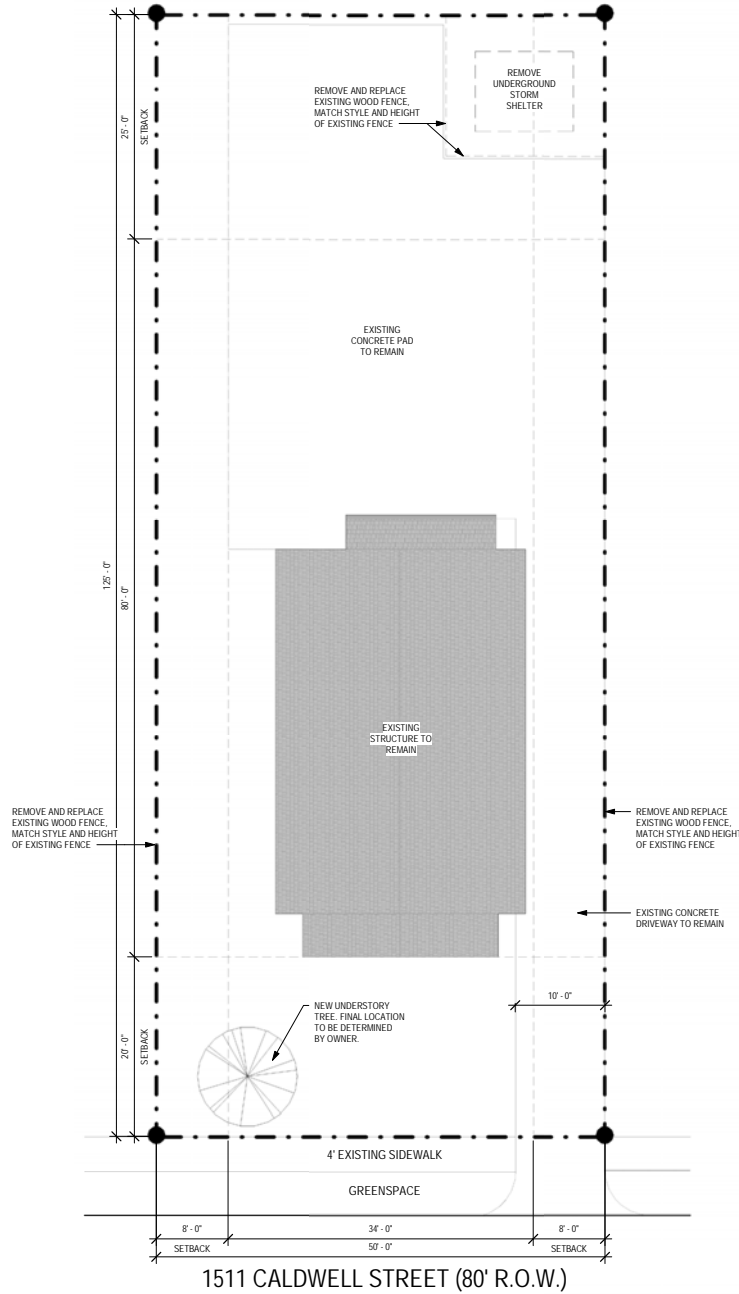
The request is to maintain the O-2 zoning, but utilize the structure as a single family residence via a Conditional Use Permit. The structure was originally intended for single-family use, but has been used as a commercial structure in an O-2 zoning district.

A Planning commission meeting is scheduled for April 20<sup>th</sup>.

Sincerely,

J.T. Dixon  
501-450-9633  
Sowell Ferris Architects  
1123 Front Street, Suite 1  
Conway, Arkansas 72032

S side of the mid block point between Center St and Faulkner St



1 SITE PLAN  
1/8" = 1'-0"

# ADCOCK RESIDENCE REMODEL ARCHITECTURAL SITE PLAN

03.05.2026

S side of the mid block point between Center St and Faulkner St



View of subject property facing S



View of subject property facing SE



Adjacent property to the N



Adjacent property to the W



Adjacent property to the E



Looking E down Caldwell St

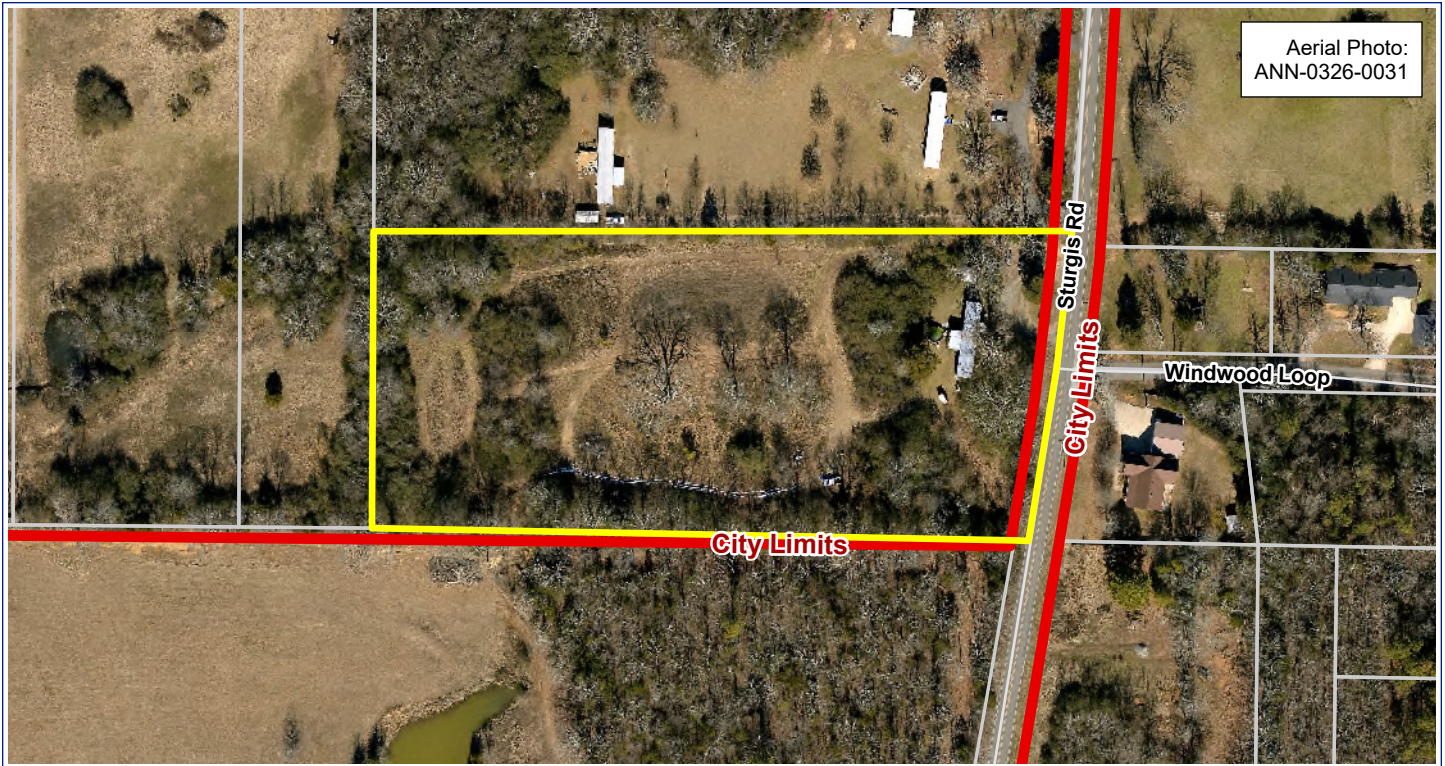
W side of Sturgis Rd at the intersection of Sturgis Rd and Windwood Loop

**APPLICANT/AUTHORIZED AGENT**

Tyler Group  
240 Skyline Dr  
Conway, AR 72034

**OWNER**

XS Holdings, LLC; Brooke or Stephen Stone  
26 Silver Springs Dr  
Greenbrier, AR 72058



**SITE**

**Location.** 226 Sturgis Rd; the property to the west of the intersection of Sturgis Rd and Windwood Lp.

**Site Area.** ±5.34 acres.

**Current Zoning.** N/A (Outside City).

**Requested Rezoning.** R-1 (One-Family Residential District).

**Adjacent Zoning.** North, East, West: N/A (Outside City); South: R-1.

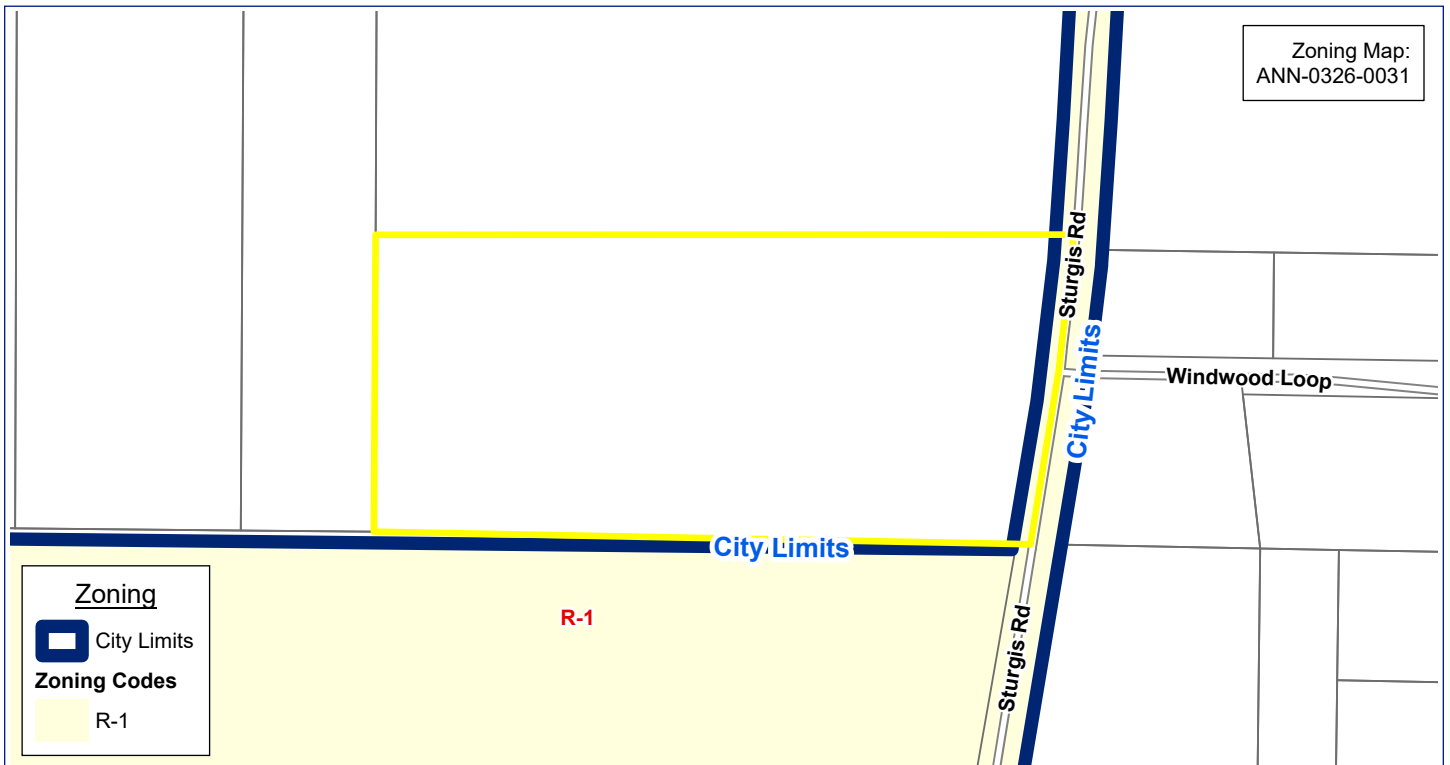
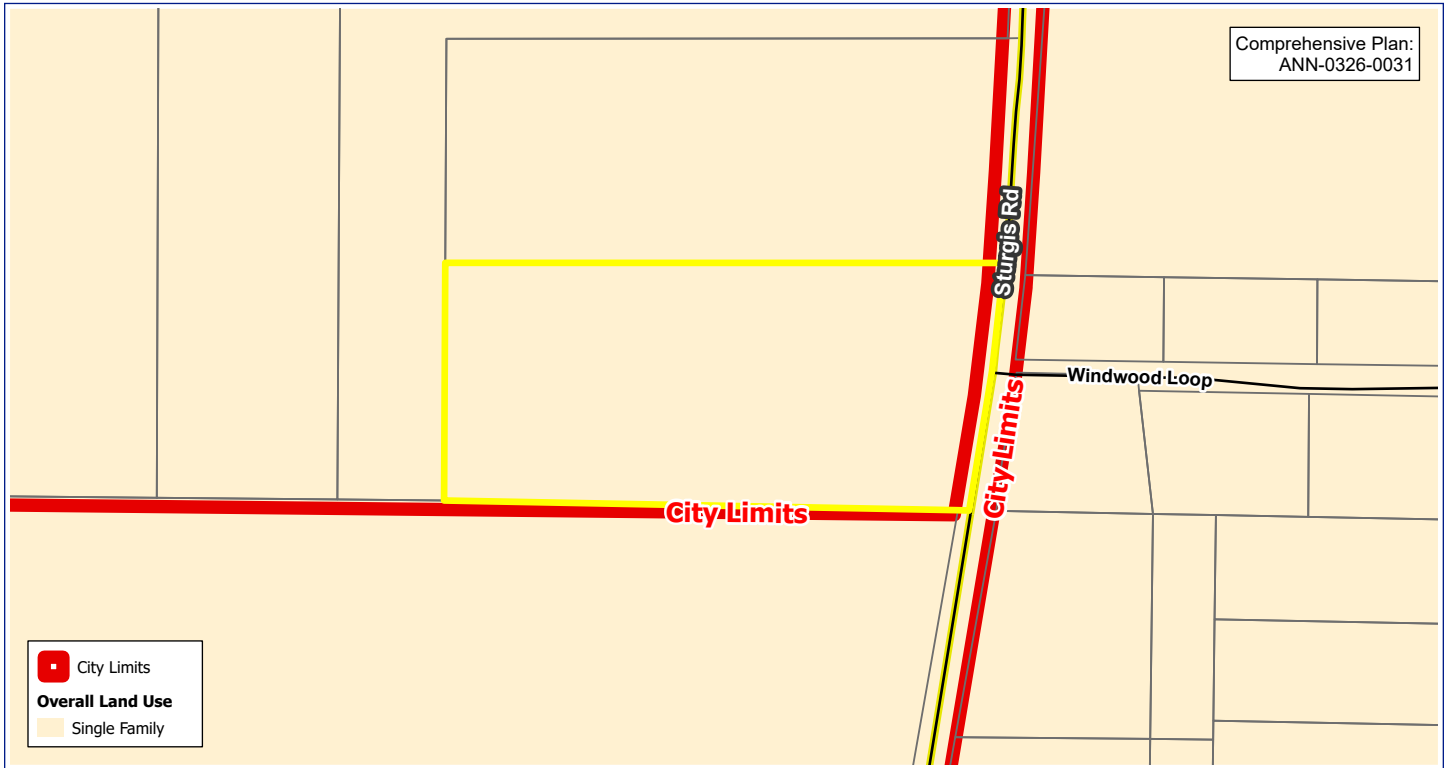
**Existing Structures.** An approximately 1,200sf manufactured single family residence and an approximately 240sf accessory building have been removed from the site.

**Overlay.** None.

**Comprehensive Plan.** Single Family.

**Projected Traffic Impact.** Based on the proposed zoning, the traffic impact of the development will be greatly increased as the site previously consisted of 1 single-family home. In the R-1 zone, with ±5.34 acres, a gross total of 31 single family lots could be developed. This would generate an estimated 292 vehicle trips per typical weekday.

W side of Sturgis Rd at the intersection of Sturgis Rd and Windwood Loop



W side of Sturgis Rd at the intersection of Sturgis Rd and Windwood Loop

**Current Traffic Counts.** Between 4,900 and 5,400 ADT along the portion of Sturgis Road that runs between Executive Center Blvd and W Brannon Dr.

**Flood/Drainage.** No portion of the property is located within a FEMA Special Flood Hazard zone.

**Utilities.** The extension of any new or existing services will need to be coordinated with Conway Corporation.

**Master Street Plan.** Sturgis Rd – Minor Arterial (80' ROW).

**Street Improvement.** None at this time. Streets and drainage to be installed by developer in the event of further subdivision.

**STAFF COMMENTS**

- An Order from the Faulkner County Attorney's Office releasing the land to the City of Conway has been obtained as of March 31, 2026 (CC-26-02).
- Documentation has been provided showing the applicant has coordinated with the Arkansas Department of Shared Administrative Services (previously the Department of Transformation and Shared Services).
- An annexation abutting this property occurred recently; on February 11, 2025, 43.05 acres were annexed into the City, which abut this property to the south (ANN-1024-0135). A proposed R-1 subdivision of 75 single-family lots, currently named Gold Creek Falls Phase 1, is in preliminary plat review by staff (SUB-0425-0060). Gold Creek Falls will have a street stub out to the north which will connect to this future development.
- For the land to be subdivided, formal platting will be required and shall align with the City of Conway Subdivision Regulations and Conway Zoning Code.
- The requested R-1 zoning is appropriate for the property and consistent with other properties in the area.
- The annexation request complies with the requirements of ordinance #O-22-77 specifying procedures for annexations.
- The application is consistent with the Comprehensive Plan.
- The applicant is requesting police protection, fire protection, street maintenance, and the ability to connect to Conway Corp Utilities.

**RECOMMENDATIONS**

- Fire Department: Recommends Annexation
- Conway Corporation: Recommends Annexation
- Planning and Development Department: Recommends Annexation
- Transportation Department: Recommends Annexation
- Police Department: Approves Annexation
- Sanitation Department: Approves Annexation

W side of Sturgis Rd at the intersection of Sturgis Rd and Windwood Loop



Department of Shared Administrative Services  
Governor Sarah Huckabee Sanders  
Secretary Leslie Fiskien

March 4, 2026

Honorable Mayor Bart Castleberry  
1111 Main St,  
Conway, AR

RE: City of Conway Annexation Coordination Requirement

Mayor Castleberry,

Thank you for coordinating with our office as you seek to annex property into the City of Conway, located in Section 30, Township 5 North, Range 13 West, Faulkner County, Arkansas. This letter represents confirmation that you have coordinated with our office (Arkansas GIS Office) as specified in § 14-40-101 (Act 914 of 2015) of the 90<sup>th</sup> General Assembly.

Our office will wait for the completion of additional steps necessary for the proposed boundary change, which normally comes from the Arkansas Secretary of State Elections Division after the appropriate filing by your County Clerk.

Sincerely,

A handwritten signature in blue ink that reads "Niki Bittle".

Niki Bittle, GIS Analyst  
Attachments:  
GIS Office Map of Proposed Annexation  
Legal Description  
Secretary of State Municipal Change Checklist

H:\City\_Annexations\Cities\Conway\20260304\Doc\20260304\_Conway\_Annexation\_Coordination\_Letter.docx

501 Woodlane St, Ste 201 - Little Rock, AR 72201 - 501-319-6565  
transform.ar.gov

W side of Sturgis Rd at the intersection of Sturgis Rd and Windwood Loop

Sample Petition for Annexation to be submitted, typewritten, to the County Court of Faulkner County, Arkansas with all required supporting documents outlined in Procedure [1] or Procedure [2] as applicable.

FILED

(Printed name of Petitioner) XS Holdings, LLC

No. CC-26-002

MAR 16 2026

MARGARET DARTER  
FAULKNER COUNTY CLERK

BY Pat Highfill DC

PETITION OF ANNEXATION

XS Holdings, LLC for its petition for annexation of certain lands into the City of Conway, Arkansas, states:

- 1. Petitioner is the owner of all following described lands in Faulkner County, Arkansas: [enter legal description for all property to be annexed]
2. Said lands are contiguous to and adjoin lands which are included within the city limits of the City of Conway, Arkansas; said lands are adaptable for residential purposes; an accurate map of said lands is attached to this petition; the limits of the territory to be annexed have been accurately described herein; all other requirements of the law for the annexation of said lands into the City of Conway, Arkansas, have been met; and said lands should be annexed unto the City of Conway, Arkansas, and become part thereof.

WHEREFORE, Petitioner prays that this Court enter its order abandoning unto the City of Conway, Arkansas, for annexation, the aforesaid lands.

All petitioners must sign

Petitioner XS Holdings, LLC

Address 2930 Brewer Rd

City, State, Zip Edgemont, AR 72044

Signature: Brooke Stone

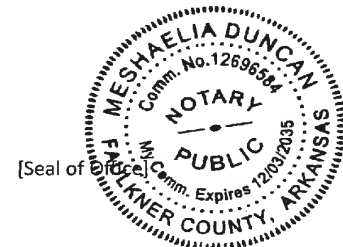
State of Arkansas, County of Faulkner

Subscribed and sworn to before me on this 4 day of March, 20 26 by

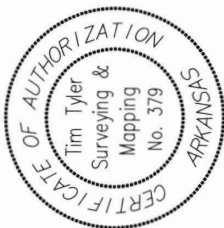
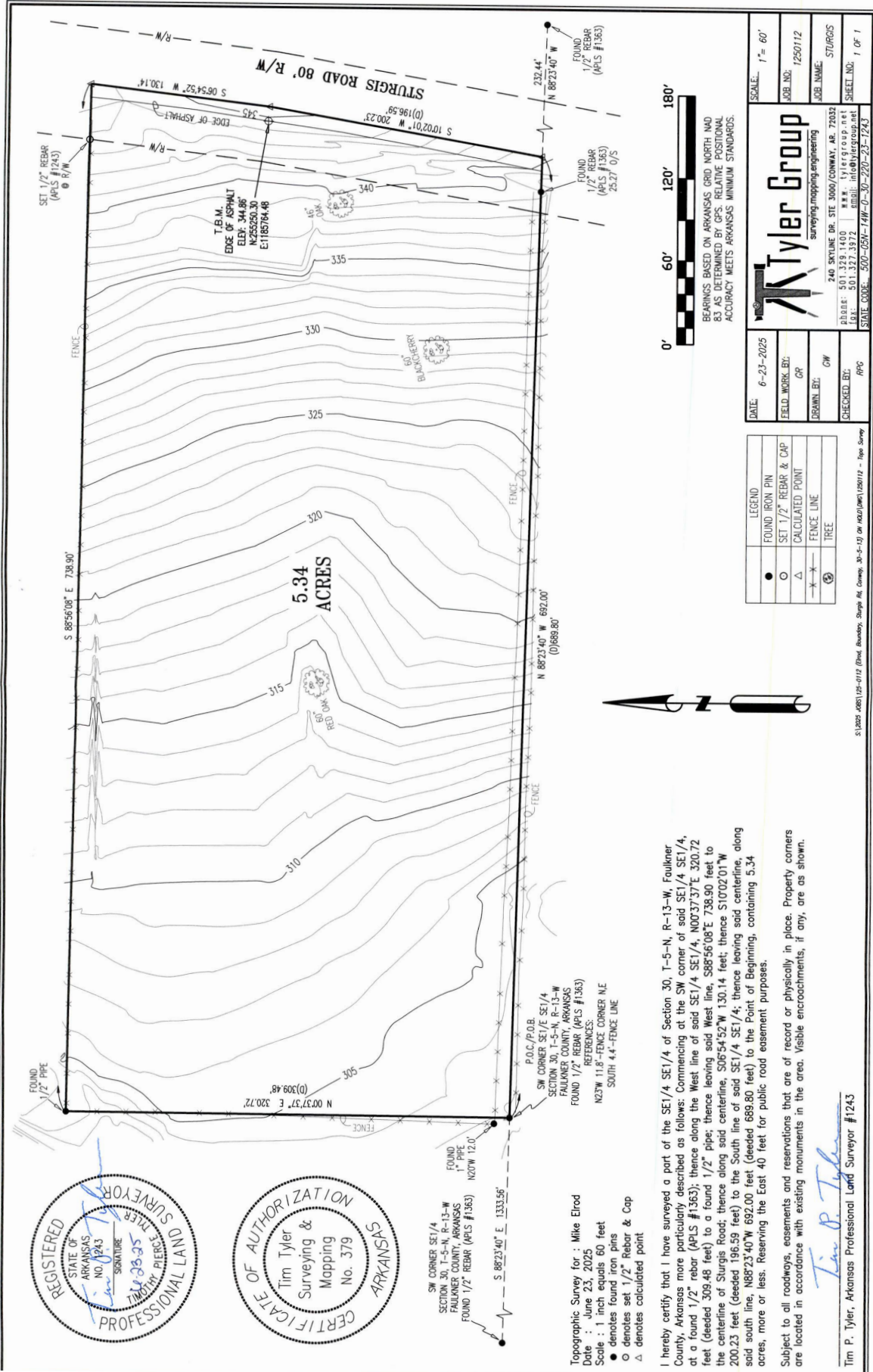
Brooke Stone (petitioner).

Signature of Notary Public Meshaelia Duncan

My commission expires: 12/3/35



W side of Sturgis Rd at the intersection of Sturgis Rd and Windwood Loop



SW CORNER SE1/4 SECTION 30, T-5-N, R-13-W FALLKNER COUNTY, ARKANSAS FOUND 1/2\"/>

Topographic Survey for : Mike Elrod  
 Date : June 23, 2025  
 Scale : 1 inch equals 60 feet  
 ● denotes found iron pins  
 ○ denotes set 1/2\"/>

I hereby certify that I have surveyed a part of the SE1/4, SE1/4 of Section 30, T-5-N, R-13-W, Faulkner County, Arkansas more particularly described as follows: Commencing at the SW corner of said SE1/4 SE1/4, at a found 1/2\"/>

Subject to all roadways, easements and reservations that are of record or physically in place. Property corners are located in accordance with existing monuments in the area. Visible encroachments, if any, are as shown.

Tim P. Tyler, Arkansas Professional Land Surveyor #1243

LEGEND	
●	FOUND IRON PIN
○	SET 1/2\"/>

DATE: 6-23-2025	SCALE: 1" = 60'
FIELD WORK BY: CR	JOB NO: 125012
DRAWN BY: GW	JOB NAME: STURGIS
CHECKED BY: RJC	SHEET NO: 1 OF 1
Tyler Group surveying, mapping, engineering 240 SKYLINE DR. STE 3000/CONWAY, AR. 72032 PH: 501.329.1400 FAX: 501.327.1972 WWW.tylergroup.net EMAIL: info@tylergroup.net STATE CODE: 500-050-KAR-0-220-23-7243	

S:\2025\086125-012 (Dred, Boundary, Sturgis Rd, Conwy, 30-5-13) DW 4021086125012 - Top Survey

W side of Sturgis Rd at the intersection of Sturgis Rd and Windwood Loop



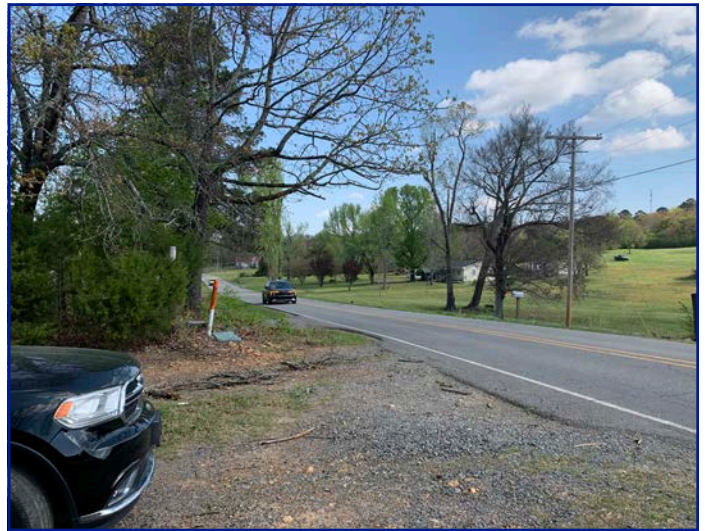
View of subject property facing N



View of subject property facing W



Adjacent property to the E



Adjacent property to the N



Adjacent property to the S



Looking S down Sturgis Rd

Approx. 300ft S of the intersection of 6th St and Ingram St

**APPLICANT/AUTHORIZED AGENT**

Brent Kornegay  
26 Collins Industrial Place  
North Little Rock, AR 72113

**OWNER**

King Air FBC, LLC  
Same



**SITE**

**Location.** 300 Bruce Street; Fontaine Bleu.

**Site Area.** ±8.3 acres for Phase II; the entire development is ±18.70 acres.

**Current Zoning.** Planned Unit Development (PUD) – Multi-Family.

**Request.** Appeal to the denial of a major modification to a PUD. Applicant submitted a request to modify the agreed upon design and material for Phase II of the Fontaine Bleu. The request was denied on the basis of the change in the character of the neighborhood by the Director.

**Adjacent Zoning.** North & East: PUD; South: Highway Service and Open Display (C-3) & Single-family residential (R-1); West: C-3.

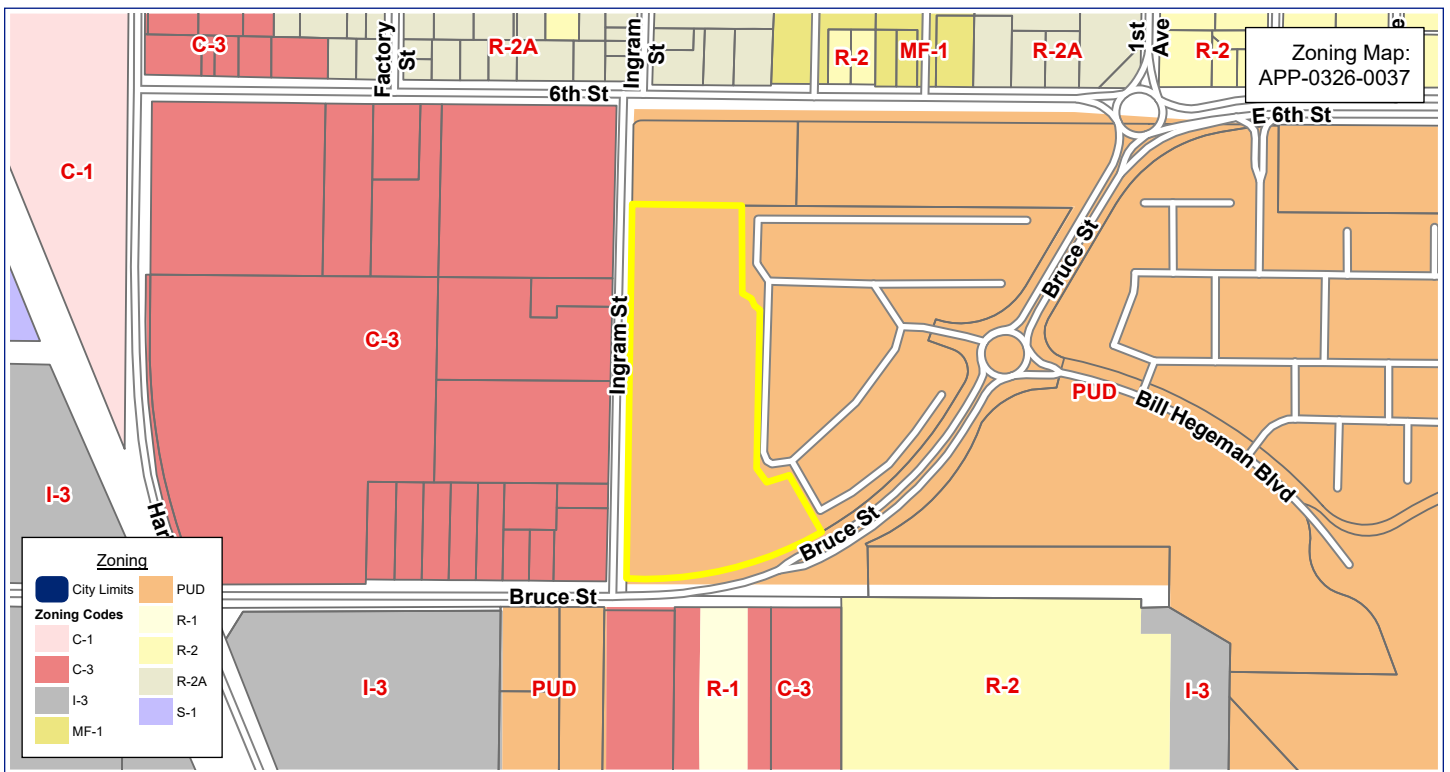
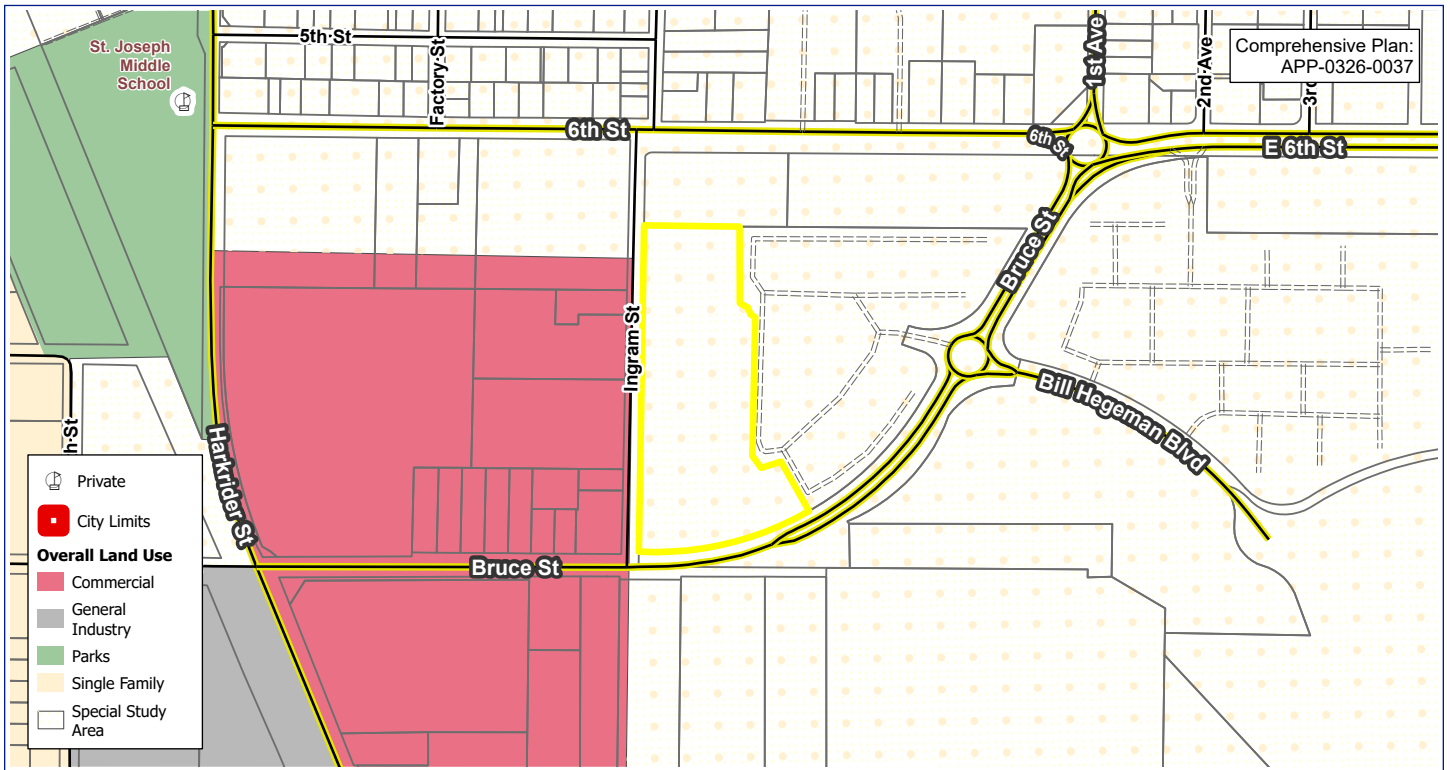
**Existing Structures.** Phase I of Fontaine Bleu has been completed. Each building in Phase II is in some level of development with 2 of the buildings complete. Others are near completion or facades have been completed.

**Overlay.** None.

**Comprehensive Plan.** Special Study Area.

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

Approx. 300ft S of the intersection of 6th St and Ingram St



Approx. 300ft S of the intersection of 6th St and Ingram St

**Utilities.** On site.

**Master Street Plan.** Ingram St – Local Residential (50' ROW); Bruce St – Minor Arterial (80' ROW). Conway Connect Trail will include an area along Ingram.

**Street Improvement.** No street improvements at this time. A portion of Ingram adjacent to this site will eventually include the Conway Connect Trail.

**General Description of a Planned Unit Development**

*The Planned Unit Development (PUD) district is intended to accommodate developments that might otherwise be impractical or impossible to implement through traditional zoning. Through a coordinated effort involving public participation, a PUD district offers the developer and opportunity to create a unique project that also provides an appropriate level of compatibility with surrounding development.*

**Basis for PUD Major Modification Denial**

*A modification that would result in any of the following will be deemed major: expansion of the types of land uses specifically allowed in the approved Final PUD plan, change in the character or function of driveways or streets approved in the Final PUD plan, foreseeable significant increase in traffic volume or foreseeable negative impacts on traffic flow, reduction in the amount and/or distribution of common space or green/pervious space, or **any significant change to the nature or character of the approved development. Additionally, the Director of Planning and Development may elect to follow the method for major modification approval for any modification of a lesser magnitude, particularly if such modification is deemed to be in the public interest. (Conway Zoning Code 300.4)***

**STAFF COMMENTS**

**Development Timeline:**

- Fontaine Bleau is Phase I of the Central Landing PUD. The Central Landing PUD was approved via Ordinance No. O-14-75.
- Fontaine Bleau was approved as a fourteen building, single phase multi-family development through the Site Development Review (SDR) process on December 19, 2018.
- SDR is a component of commercial development and is also embedded in the Zoning Code PUD regulations:

*Upon approval of both the Final Development PUD Plan and the Final Plat, the applicant may submit the project to the Planning and Development Department for development review. The development review process must be completed before the applicant can apply for or obtain any building permits from the City of Conway.*

**Site Development Review**

- SDR plans expire within two years of stamping date. The project was not completed within that two-year time frame. As a result, the project is now phased.
  - What has been constructed is Phase I
  - What is currently being constructed is Phase II
- O-14-75 did not prescribe design requirements and defers to the Conway Zoning Code for design standards for the specific zone designated on the plan.
  - As a multi-family development, the height restriction according to the Conway Zoning Code is 35'. The applicant wished to exceed this height and requested a modification to the PUD plan to prescribe a height limitation of 50'. Due to the expiration of the SDR plans and the resulting phasing of the development, there are two modifications related to height for the development:
    - The first modification was granted in 2018 for Phase I (at that time, the entire project consisted of one phase and the modification applied to a single phased project).
    - The second modification was granted in 2024 for Phase II (Due to the original project not being completed in a single phase, a second modification for height was necessary in order for it to apply to a now two-phased development).
- Phase I of Fontaine Bleau was completed using all of the approved materials which were agreed upon through the stamped SDR plans and issued building permits. However, initially only a portion of the development was functionally complete, and Phase I operated under a Temporary Certificate of Completion for approximately two years. Phase I was officially finalized in January of 2024.

Approx. 300ft S of the intersection of 6th St and Ingram St

- The project commenced again in Phase II (SDR-0224-0027) starting February 20, 2024. At the time of application, the applicant requested the PUD modification for building height with a letter stating:

*These buildings were designed to match Phase I of this project which has already been constructed.*

- Phase I was approved and built with fully bricked facades and ornate detailing in the form of balcony railings, light sconces and wrought iron doors. Phase II SDR plans showed identical elevations to those of Phase I which supported their Minor Modification statement above. Building permits were issued.
- The applicant commenced construction of Phase II without alerting either Permits or Planning staff of their intent to use different materials than were previously approved. This was in violation of the PUD modification, the approved SDR plans and the issued building permits.
- The applicant requested that final inspections be completed for Buildings G and H of Phase II and applied for a Temporary Certificate of Occupancy so that they could start leasing in the completed buildings. Staff went to inspect the project site and discovered the difference between designs. Zoning Code Section 1003.6D.3 states, *"No Certificate of Completion or Certificate of Occupancy shall be granted for improvements associated with a development that has not been completed in a manner consistent with and following the approved Development Review application."* The applicant was notified that a final would not be issued by Planning Staff.

**Post TCO Request Review**

- The applicant applied for post-SDR review (SDR-0326-0025) showing 33% brick and 67% Allura cement board siding. It was determined that Planning Staff could not review SDR-0326-0025 as the submitted document was not in conformance with the PUD plan and subsequent amendments.
- The applicant was advised that before an approval could be made, they would be required to apply for a PUD modification to align with what was currently built. They submitted the request, which was subsequently denied due to the lack of cohesiveness, change in character of the neighborhood, as well as failure to build as approved.
- The Major Modification request included the following statement dated March 17, 2026 from ABC Block + Brick to Mr. John Burkhalter:

*"The brick color previously used on the referenced project is no longer available, and that the original brick size is also no longer available for purchase or reorder.*

*Due to this limitation, our team evaluated the available options and determined that attempting to closely match the original brick could result in noticeable inconsistencies in appearance. In our professional experience, slight variations in brick tone can create an undesirable visual contrast when placed adjacent to existing materials.*

*To ensure the best overall aesthetic outcome for the project, we recommended a complementary accent brick instead of pursuing an exact match. This approach allows for a more intentional and cohesive design, avoiding the potential for mismatched materials to detract from the finished appearance."*

- It is the applicant's assertion that the brick used on Phase I was no longer available so rather than trying to match it with another and risk a noticeable difference, they decided to change the style completely to a more modern aesthetic using a cement fiber board with brick only along the lower portion of the first floor.

Approx. 300ft S of the intersection of 6th St and Ingram St

**Basis for Major Modification denial by Planning Director**

- Notably, the character of the development is disrupted by the change in materials and style making it appear to be two separate multi-family complexes. However, both Phases use the same entrance and exit, and both are identified as Fontaine Bleau.
- Due to the allowance of increased height of the buildings, they are quite visible and change the character of the neighborhood.
- At this time, the applicant has not presented any alternative designs or attempts to mitigate the differences in the two phases of the development.
- This is a significant change to the nature and character of the approved development.
- It is in the public's interest that development be built according to approved PUD and SDR plans, as well as issued building permits. To allow development to commence not in conformance with the approved plans without the benefit of a public hearing undermines public trust and city accountability.

**Planning Commission action options:**

1. **Should the Planning Commission overturn** the Planning Director's denial of the major modification request, the Major Modification is approved and any additional conditions as imposed by the Planning Commission shall go into effect.
2. **Should the Planning Commission uphold** the Planning Director's denial of the major modification request, the applicant may appeal the decision to the City Council. This would be completed through the submission of a notice of appeal to the Planning Department no less than 30 business days from the date of this meeting. The appeal shall be placed on the agenda of the next scheduled meeting of the City Council. The City Council's decision is final.

Approx. 300ft S of the intersection of 6th St and Ingram St

14117

16



Doc#2014- 13879  
Date 09/25/2014  
08:28:13 AM  
Filed & Recorded in  
Official Records of 404465  
Faulkner County  
RHONDA WHARTON  
FAULKNER COUNTY CIRCUIT CLERK  
Fees \$98.00  
by \_\_\_\_\_ D. C.

City of Conway, Arkansas  
Ordinance No. O-14-75

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY KNOWN AS OLD CANTRELL FIELD LOCATED AT SOUTH OF SIXTH STREET, WEST OF I-40, AND EAST OF HARKRIDDER STREET FROM I-3 TO PUD:**

**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 I-3 symbols and indications as shown on the Zoning District Boundary Map in an area described as follows and shown on Exhibit "A":

(See Attached Exhibit A.)

to those of PUD, and a corresponding use district is hereby established in the area described in Exhibit "A" and said property is hereby rezoned subject to the following modifications:

- A. The requirements for impervious surface contained in the ordinance, including Section 1101.7 may be met in part by inclusion of sidewalks and impervious areas within the City rights of way provided that such landscaped areas are to be maintained by applicant, its successors and assigns or a landowners association.
- B. Bike lanes and/or paths shall only be required where indicated on Exhibit "G".
- C. Signage will be addressed as a regional scale development and Petitioner will work with Planning and Development Department on applicable signage regulations.
- D. The streets shown on the attached exhibits are still conceptual. Petitioner will work with the City to finalize the location of all streets.
- E. Building setbacks will be 20 feet from front lot lines and 10 feet from side and rear lot lines. Any variances shall be addressed at platting of the various parcels.
- F. The use of the term "retail" shall be deemed to include but not be limited to all establishments conducting sales or providing services to the public provided those uses listed on Exhibit "J" shall not be permitted.
- G. Until such time as the airport is decommissioned and closed, the airport shall be entitled to continue to operate under this zoning.
- H. This zoning shall revert to I-3, Intensive Industrial District in the event that applicant or its successors and assigns do not close the purchase of the Property described in Exhibit A but only as to any parcel not so purchased.
- I. North South Traffic Movement: North/South movement from Equity to Ingram when such connections are made to Equity and Ingram, shall not be signalized or stop controlled and shall have no more than 2 major intersections.
- J. Robins to Equity Avenue: A right of way from Robins Street to the future Equity Avenue shall be provided in a reasonable, mutually agreed upon location to ensure additional East/West connectivity.
- K. Oak Grove Cemetery: The City shall accept the offer made by Jim Wilson and Associates of the extension of the 100 foot by 800 foot cemetery parcel west to the future Bruce Street. Future Equity Avenue alignment shall be developed to create cemetery viewsheds where practical and appropriate.

EXHIBIT A: Original Ordinance

Approx. 300ft S of the intersection of 6th St and Ingram St

- L. Exhibits "B"- "J" consist of pages showing the following:
  - B Development Phasing Plan
  - C Overall Master Plan
  - D Overall P.U.D. Master Plan-uses of each parcel are noted thereon
  - E Overall P.U.D. Master Plan-uses and proposed allowable unit counts and square footages are noted thereon
  - F Retail Site Plan
  - G Connectivity Master Plan
  - H City Area Zoning Map
  - I Aerial View
  - J Prohibited Uses

**Section 2:** All ordinances in conflict herewith are repealed to the extent of the conflict and this ordinance shall take effect upon its passage, approval and publication.

**PASSED** this 9<sup>th</sup> day of September, 2014.

**Approved:**

  
\_\_\_\_\_  
**Mayor Tab Townsend**

**Attest:**

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

Approx. 300ft S of the intersection of 6th St and Ingram St

EXHIBIT A

TRACT 1:

A TRACT OF LAND SITUATED IN THE SE 1/4 OF SECTION 7; THE NE 1/4 OF THE SW 1/4 OF SECTION 7; THE NW 1/4 OF THE SW 1/4 OF SECTION 7; THE NW 1/4 OF THE SW 1/4 OF SECTION 8; THE SW 1/4 OF THE NW 1/4 OF SECTION 8; THE NW 1/4 OF THE NE 1/4 OF SECTION 18 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 13 WEST, CITY OF CONWAY, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7, BEING A FOUND 2" PIPE; THENCE ALONG THE SOUTH LINE OF SAID SE 1/4 OF SECTION 7, N88°46'39"W A DISTANCE OF 1390.96 FEET TO A FOUND 1" PIPE AND THE POINT OF BEGINNING; THENCE S03°29'24"W A DISTANCE OF 1420.53 FEET TO A FOUND 3/8" REBAR; THENCE N86°28'19"W A DISTANCE OF 499.44 FEET TO A SET 5/8" REBAR; THENCE N03°00'44"E A DISTANCE OF 102.80 FEET TO A FOUND 3/4" PIPE; THENCE N03°00'44"E A DISTANCE OF 1299.52 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 7; THENCE CONTINUING N03°00'44"E A DISTANCE OF 585.41 FEET TO A SET 5/8" REBAR, PASSING THROUGH A FOUND 1/2" REBAR AT 557.42 FEET; THENCE N41°19'49"W A DISTANCE OF 708.48 FEET TO A SET 5/8" REBAR; THENCE N01°20'02"E A DISTANCE OF 113.12 FEET TO A FOUND 1/2" REBAR; THENCE N57°27'51"W A DISTANCE OF 184.26 FEET TO A SET 5/8" REBAR; THENCE N01°07'25"E A DISTANCE OF 60.00 FEET TO A SET 5/8" REBAR AND THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF BRUCE STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE N88°51'21"W A DISTANCE OF 1449.69 FEET TO A SET 5/8" REBAR ON THE EAST RIGHT OF WAY LINE OF INGRAM STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE N02°24'10"E A DISTANCE OF 1254.45 FEET TO A SET 5/8" REBAR ON THE SOUTH RIGHT OF WAY LINE OF 6TH STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE S88°26'38"E A DISTANCE OF 896.63 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S88°51'15"E A DISTANCE OF 2989.98 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S88°09'49"E A DISTANCE OF 98.86 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S88°09'49"E A DISTANCE OF 316.07 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S88°29'32"E A DISTANCE OF 135.59 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N72°10'35"E A DISTANCE OF 346.78 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S89°48'50"E A DISTANCE OF 69.48 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S57°29'01"E A DISTANCE OF 23.70 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S39°30'03"E A DISTANCE OF 388.73 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S25°31'03"E A DISTANCE OF 131.17 FEET TO A SET 5/8" REBAR; THENCE LEAVING SAID RIGHT OF WAY LINE N88°21'10"W A DISTANCE OF 1186.60 FEET TO A SET 5/8" REBAR ON THE EAST LINE OF SAID SECTION 7; THENCE ALONG SAID SECTION LINE S02°07'02"W A DISTANCE OF 938.65 FEET TO A SET MAG NAIL; THENCE LEAVING SAID SECTION LINE N87°53'35"W A DISTANCE OF 1357.09 FEET TO A SET 5/8" REBAR; THENCE S03°29'24"W A DISTANCE OF 1406.77 FEET

EXHIBIT A: Original Ordinance

Approx. 300ft S of the intersection of 6th St and Ingram St

TO THE POINT OF BEGINNING, CONTAINING 151.49 ACRES, MORE OR LESS. LESS AND EXCEPT ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

TRACT 2:

A TRACT OF LAND SITUATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 13 WEST, CITY OF CONWAY, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND PK NAIL BEING THE SOUTH 1/4 CORNER OF SAID SECTION 7, THENCE ALONG SOUTH LINE OF SAID SECTION 588°31'06"E A DISTANCE OF 248.27 FEET TO A SET MAG NAIL AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SECTION LINE S88°31'06"E A DISTANCE OF 462.99 FEET TO A SET 5/8" REBAR; THENCE LEAVING SAID SECTION LINE N03°00'44"E A DISTANCE OF 585.41 FEET TO A SET 5/8" REBAR; THENCE N41°19'49"W A DISTANCE OF 708.48 FEET TO A SET 5/8" REBAR; THENCE S01°20'02"W A DISTANCE OF 1104.94 FEET TO THE POINT OF BEGINNING, CONTAINING 9.20 ACRES MORE OR LESS. LESS AND EXCEPT ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

TRACT 3:

A TRACT OF LAND SITUATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 13 WEST, CITY OF CONWAY, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" IRON PIPE BEING THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE ALONG THE EAST LINE OF SAID SECTION 7 N02°07'02"E A DISTANCE OF 1384.88 FEET TO A SET 5/8" REBAR; THENCE CONTINUING ALONG SAID SECTION LINE N02°07'02"E A DISTANCE OF 319.83 FEET TO A SET 5/8" REBAR; THENCE LEAVING SAID SECTION LINE N87°53'35"W A DISTANCE OF 1349.42 FEET TO A SET 5/8" REBAR; THENCE S03°29'24"W A DISTANCE OF 319.92 FEET TO A SET 5/8" REBAR; THENCE S87°53'35"E A DISTANCE OF 1357.09 FEET TO THE POINT OF BEGINNING, CONTAINING 9.94 ACRES MORE OR LESS. LESS AND EXCEPT ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

TRACT 4:

A TRACT OF LAND SITUATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 13 WEST, CITY OF CONWAY, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" IRON PIPE BEING THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE ALONG THE SOUTH LINE OF SAID SECTION 7 N88°46'39"W A DISTANCE OF 1390.96 FEET TO A FOUND 1" IRON PIPE; THENCE LEAVING SAID SECTION LINE N03°29'24"E A DISTANCE OF 899.24 FEET TO A SET 5/8"

Approx. 300ft S of the intersection of 6th St and Ingram St

REBAR; THENCE S88°01'35"E A DISTANCE OF 1369.25 FEET TO THE EAST LINE OF SAID SECTION 7 AND A SET 5/8" REBAR; THENCE ALONG SAID SECTION LINE 502°07'02"W A DISTANCE OF 880.69 FEET TO THE POINT OF BEGINNING, CONTAINING 28.19 ACRES MORE OR LESS. LESS AND EXCEPT ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.



Approx. 300ft S of the intersection of 6th St and Ingram St

EXHIBIT C

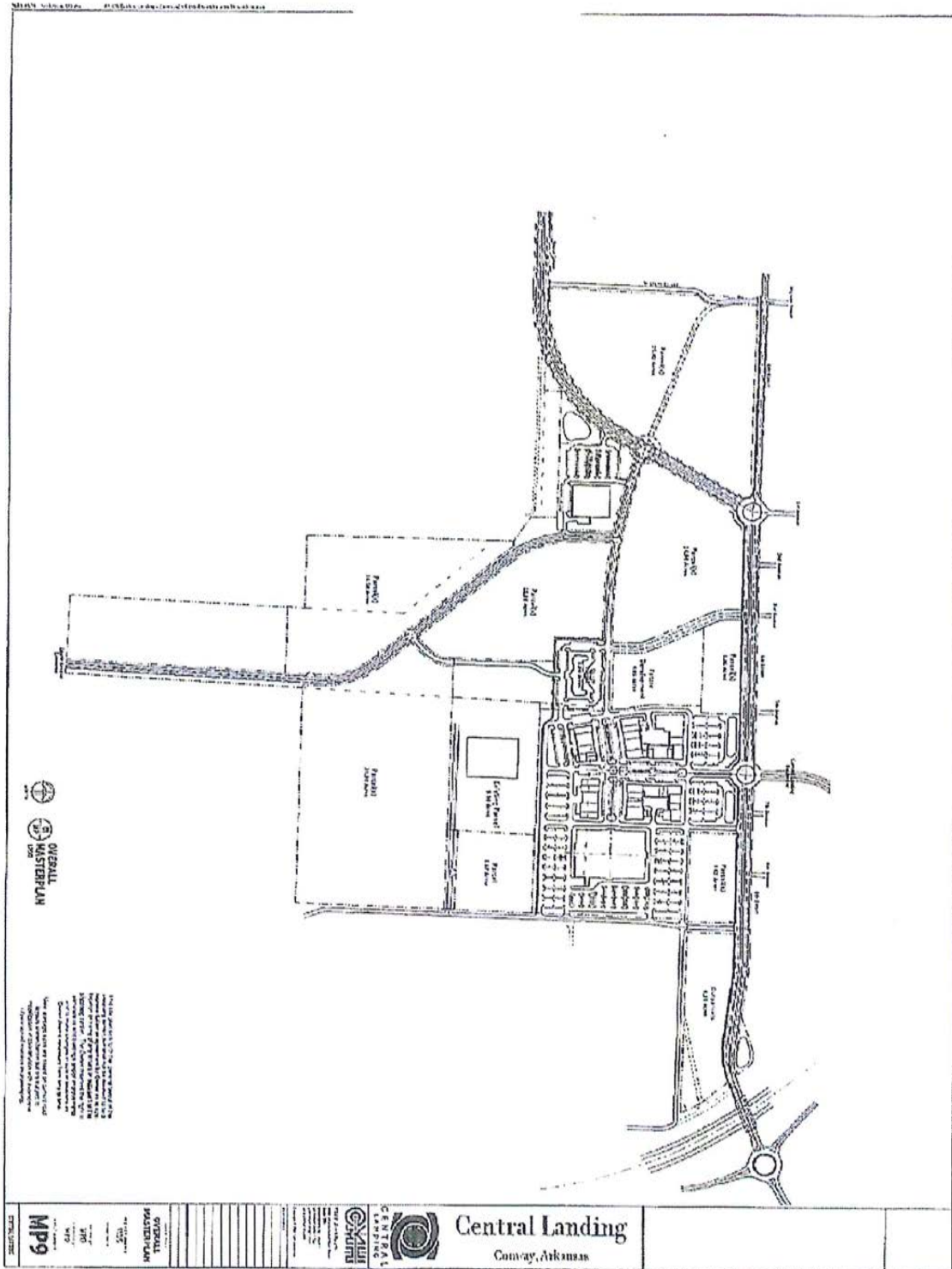


EXHIBIT A: Original Ordinance

Approx. 300ft S of the intersection of 6th St and Ingram St

EXHIBIT D

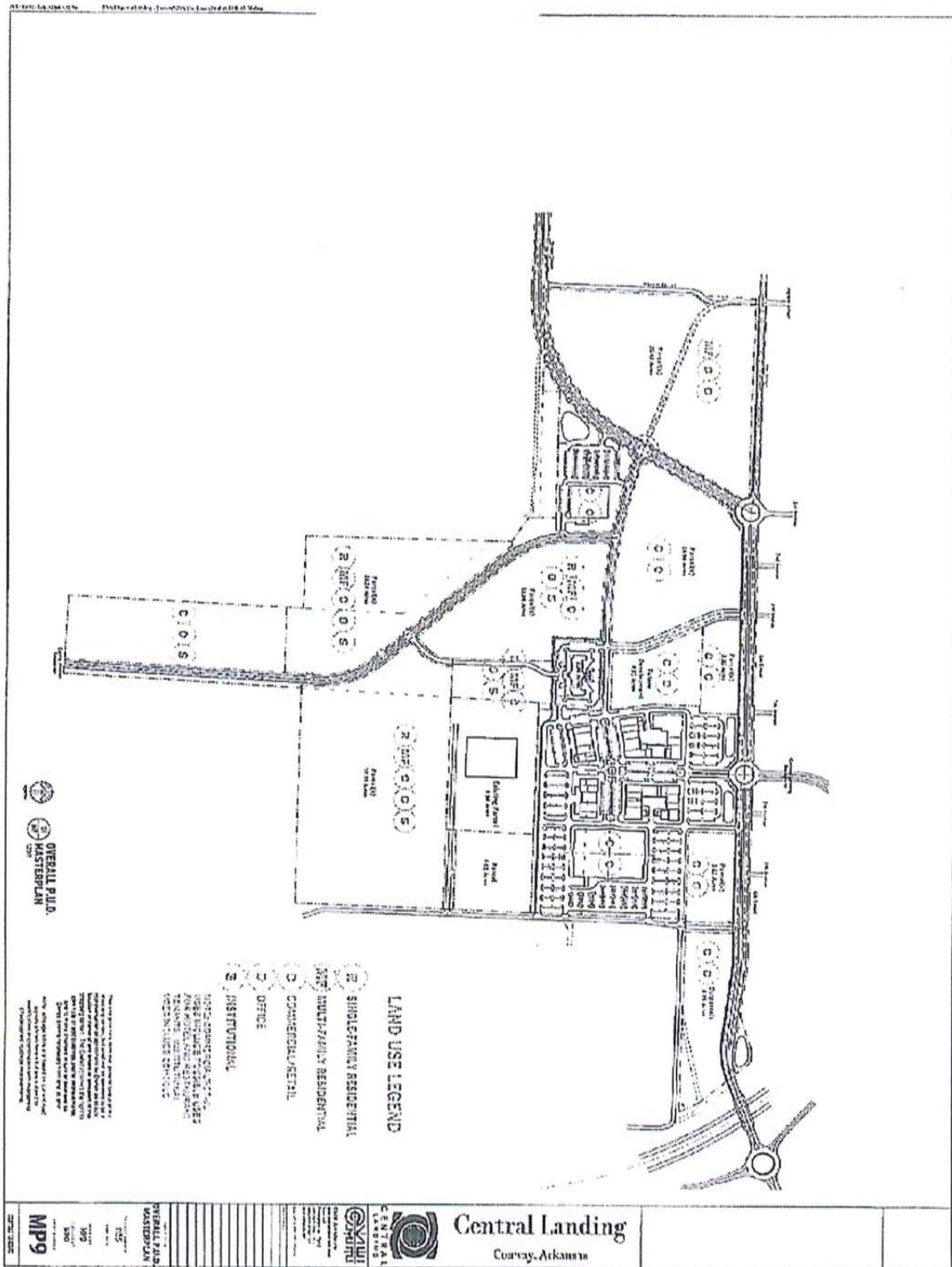


EXHIBIT A: Original Ordinance

Approx. 300ft S of the intersection of 6th St and Ingram St

EXHIBIT E

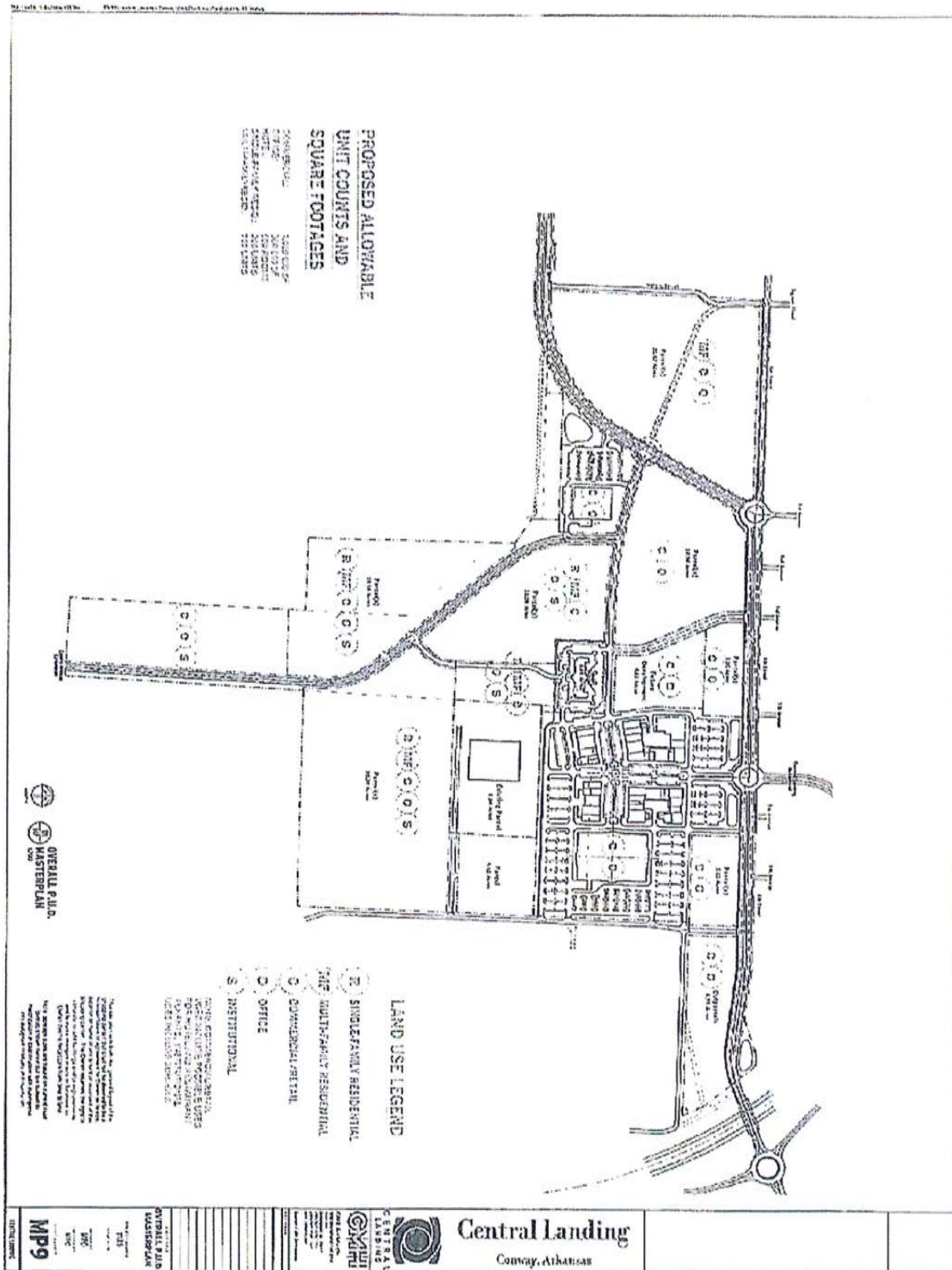


EXHIBIT A: Original Ordinance

Approx. 300ft S of the intersection of 6th St and Ingram St

EXHIBIT F

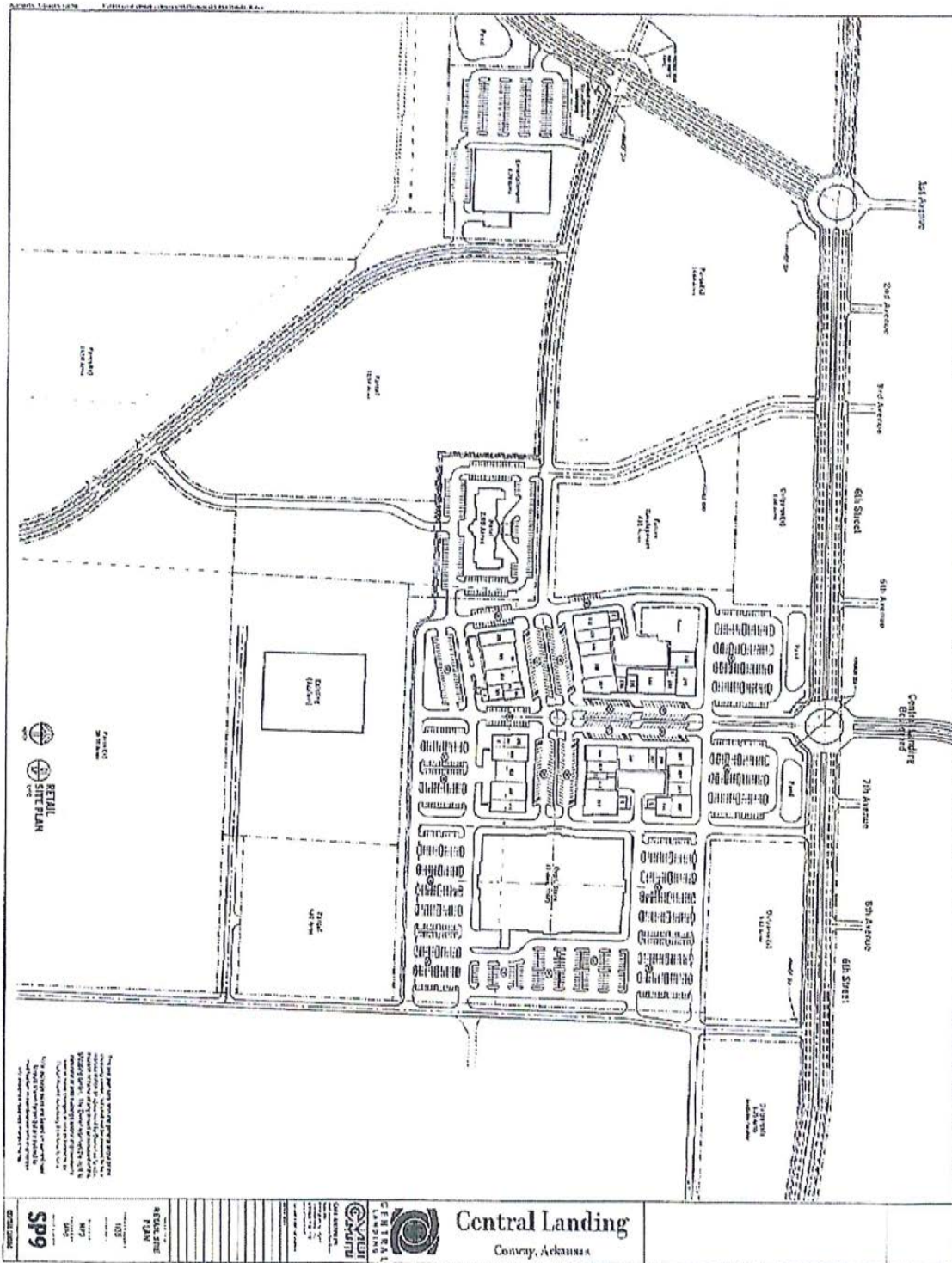


EXHIBIT A: Original Ordinance

Approx. 300ft S of the intersection of 6th St and Ingram St

EXHIBIT G

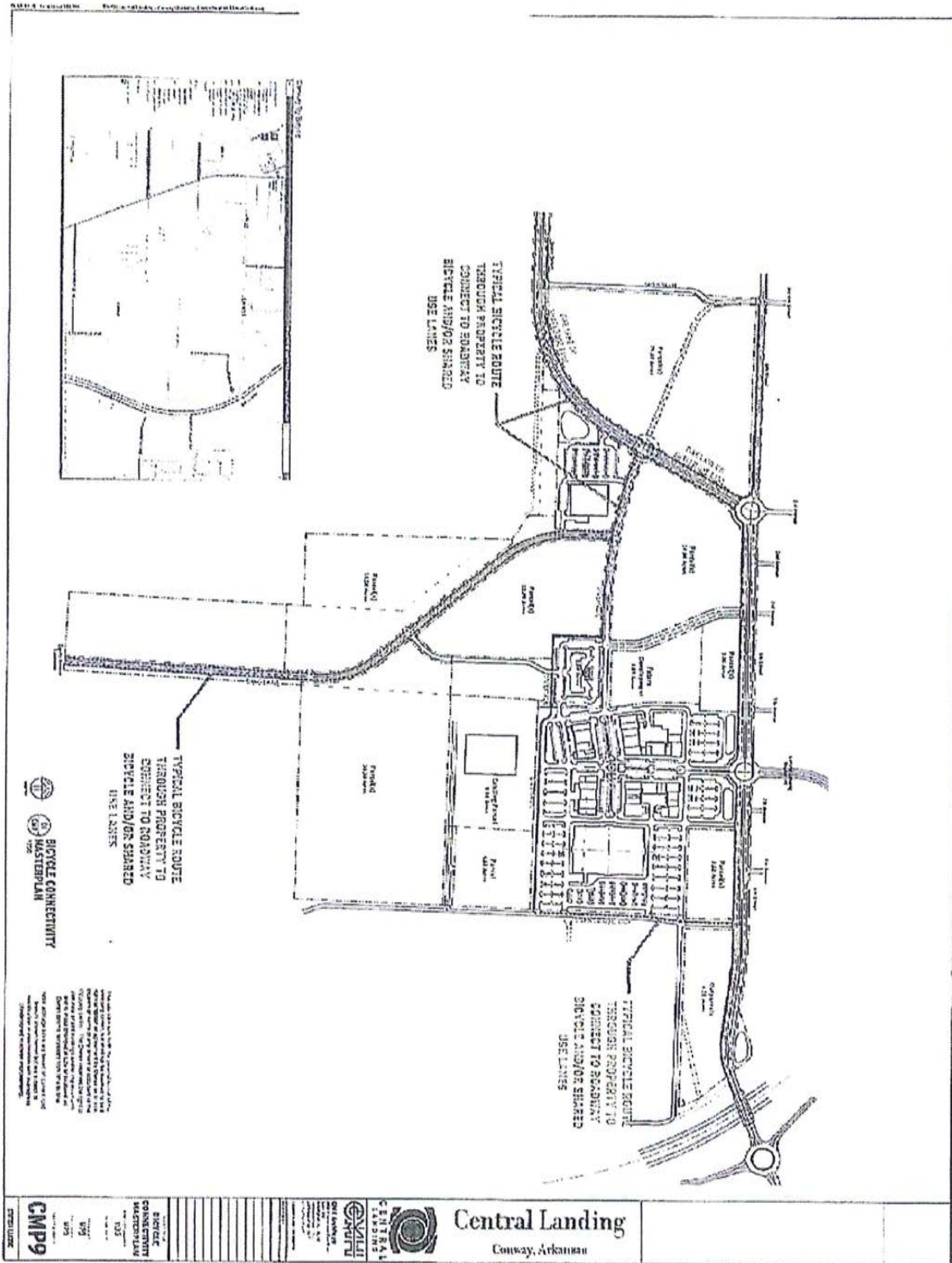


EXHIBIT A: Original Ordinance

Approx. 300ft S of the intersection of 6th St and Ingram St

EXHIBIT H

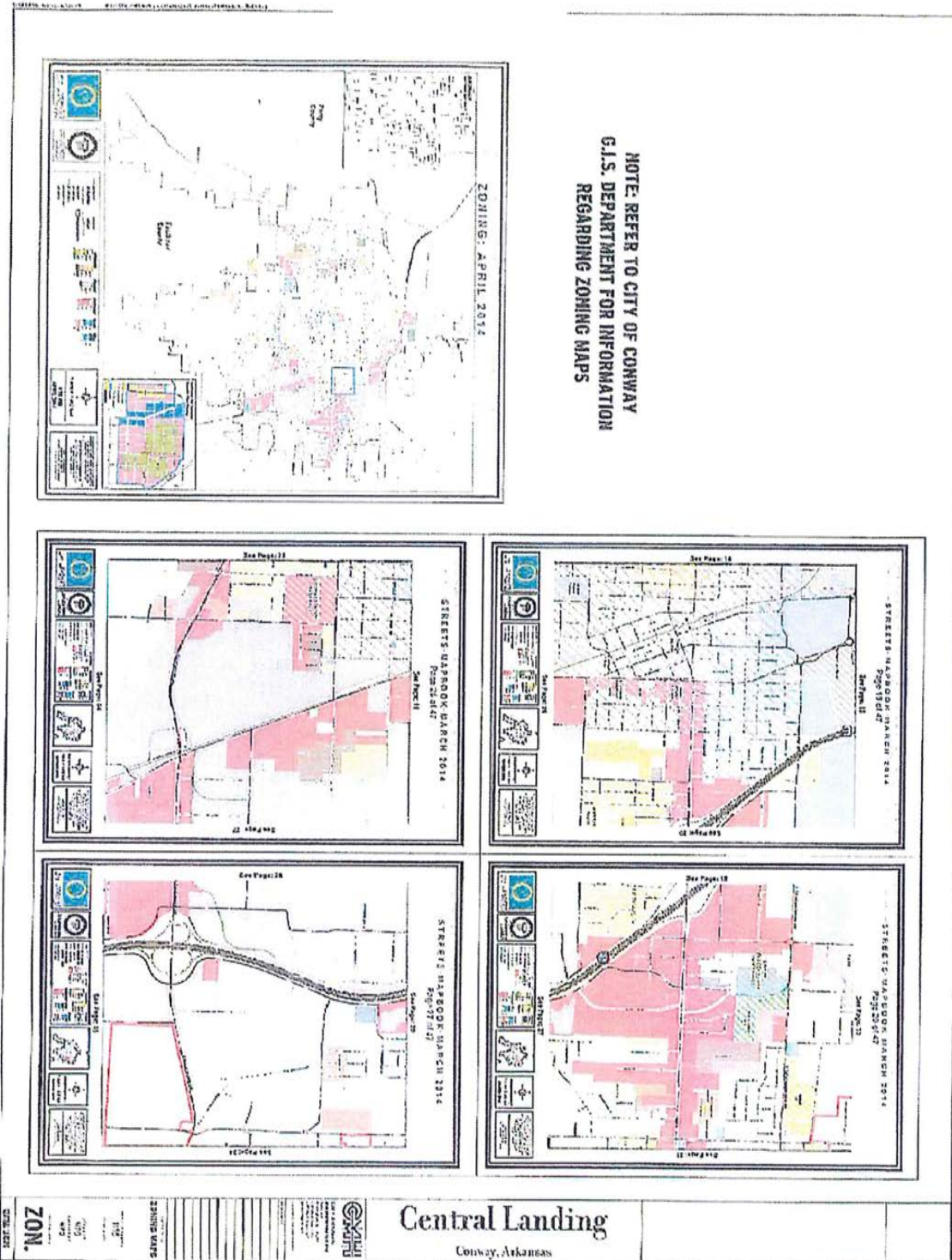


EXHIBIT A: Original Ordinance

Approx. 300ft S of the intersection of 6th St and Ingram St

EXHIBIT I

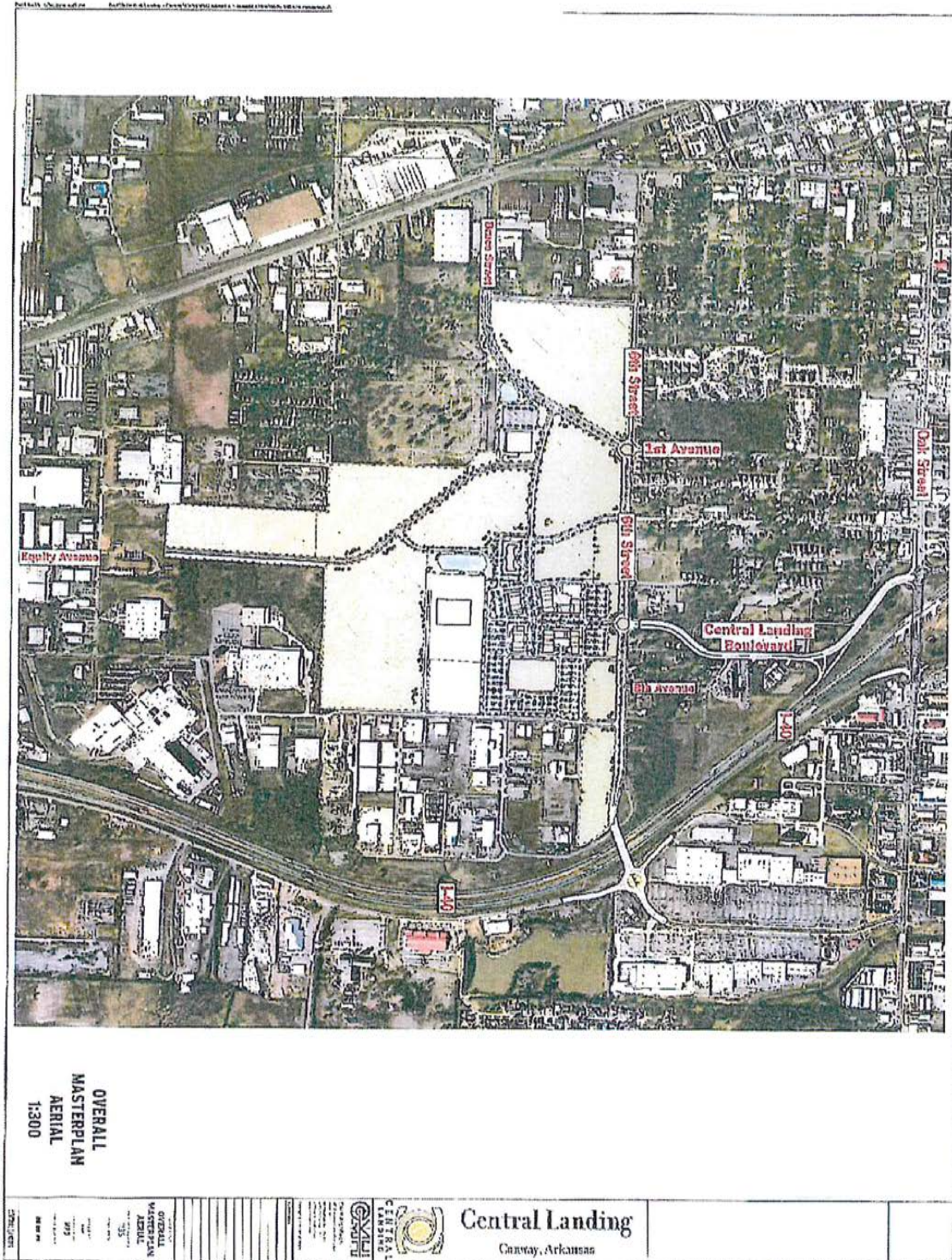


EXHIBIT A: Original Ordinance

EXHIBIT JProhibited Uses

As used herein, the term “*Prohibited Uses*” shall mean any of the following uses:

(1) Any mobile home park, trailer court, labor camp, junkyard, or stockyard (except that this provision shall not prohibit the temporary use of construction trailers during periods of construction, reconstruction, or maintenance);

(2) Any central laundry, dry cleaning plant, or laundromat (except that a drop-off dry cleaner that performs all dry cleaning off site shall be permitted,);

(3) Any body and fender repair operation for automobiles, trucks, trailers, boats, or other vehicles; provided this shall not prohibit an automotive repair shop, or any business servicing motor vehicles in any respect, including, without limitation, any quick lube oil change service, tire center or gasoline or service station;

(4) Any mortuary or funeral home;

(5) Any “Pornographic Use”, which shall include, without limitation: (x) a store displaying for sale or exhibition books, magazines or other publications containing any combination of photographs, drawings or sketches of a sexual nature, which are not primarily scientific or educational [provided, however, that the sale of books, magazines and other publications by a national or regional bookstore of the type normally located in first-class retail shopping centers shall not be deemed a “pornographic use” hereunder]; or (y) a store offering for exhibition, sale or rental video cassettes or other medium capable of projecting, transmitting or reproducing, independently or in conjunction with another device, machine or equipment, an image or series of images, the content of which has been rated or advertised generally as NC-17 or “X” or unrated by the Motion Picture Rating Association, or any successor thereto [provided, however, that the sale or rental of such videos by a national or regional video store of the type normally located in first-class retail shopping centers shall not be deemed a “pornographic use” hereunder]; or massage parlor [except for therapeutic massages given in connection with the operation of a day spa or health club or other similar facilities normally located in first class shopping center];

(6) Any so-called “head shop”, or other establishment primarily selling or exhibiting drug-related paraphernalia or merchandise commonly used or intended for use with or in the consumption of any dangerous drug or other controlled substance, provided this shall not prohibit the operation of a pharmacy, drugstore or medical office;

(7) Any flea market;

(8) Any discotheque, dance hall or topless bar;

(9) Any gambling facility or operation, including but not limited to: off-track or sports betting parlor; table games such as black-jack or poker; slot machines; video poker/black-jack/keno machines or similar devices; or bingo hall. Notwithstanding the foregoing, this

prohibition shall not apply to governmental sponsored gambling activities, or charitable gambling activities, so long as such governmental and/or charitable activities are incidental to the business operation being conducted by the occupant:

- (10) Any tattoo parlor or skin/body piercing facilities;
- (11) Any carnival, amusement park or circus;
- (12) any warehouse operation (except incidental to the sale of goods in a retail facility).

Approx. 300ft S of the intersection of 6th St and Ingram St



CITY OF CONWAY  
Planning and Development

1201 Oak Street  
Conway, AR 72032

T 501.450.6105  
F 501.450.6144

www.conwayplanning.org

November 14, 2018

Jamie Gates  
Conway Development Corporation  
900 Oak Street  
Conway AR 72032

Jamie,

This letter shall serve as a Minor Modification to the Central Landing Planned Unit Development approved by the City Council on September 9, 2014 (O-14-75). The following modifications will apply to Lot 1 Central Landing Addition, Phase 1.

1. Building Height - Building height shall be limited to 3 stories and 50 feet of height.  
*The PUD final development plan (O-14-75) did not contain any height regulations. With none, typical zoning ordinance height regulations would come into play. The zoning ordinance limits multifamily to 3 stories and 35 feet of height.*
2. Landscape Buffer - A landscaping strip of 10 feet shall be allowed around the perimeter of the property.  
*Submitted site plans show 10 foot landscaping strips between the parking lots and property lines. Development Review Regulation require a minimum of 10 feet or 5% of the average lot depth.*
3. Streets - The dashed street connecting the roundabout at Bruce/1st Avenue Extended to Ingram Street as shown on the approved Final Development Plan (O-14-75) shall be removed.  
*The Central Landing PUD Final Development Plan states: D. The streets shown on the attached exhibits are still conceptual. Petitioner will work with the City to finalize the location of all streets.*
3. North South Traffic Movement - The wording of I: North /South movement shall be changed to:  
North South Traffic Movement: North/South movement from Equity to Bruce/1st Avenue when such connections are made to Equity and Bruce/1st Avenue, shall not be signalized or stop controlled and shall have no more than 3 major intersections.  
*The approved Final Development Plan (O-14-75) stated: North/South movement from Equity to Ingram when such connections are made to Equity and Ingram, shall not be signalized or stop controlled and shall have no more than 2 major intersections.*
4. Project Phasing - Lot 1 Central Landing Addition, Phase 1 is shown as Phase 4 in the Central Landing Final Development Plan. This project will be recognized as the first phase of the Central Landing PUD. Phasing exhibits as shown on the PUD Final Development Plan (O-14-75) shall be eliminated.

Sincerely,

Bryan Patrick  
Director of Planning and Development

Approx. 300ft S of the intersection of 6th St and Ingram St

L:\2018\2018-009 Fountaine Bleu Conway -- Burkhalter\_Construction\CoverSheet2018-009.pro  
 12/18/2018 10:06 AM  
 4:15:09PM

# Cover Sheet – Civil Construction Plans Fountaine Bleu Conway

an addition to the City of Conway, Faulkner County, Arkansas  
 Dec 18, 2018

**GENERAL NOTES:**

The drawings consist of construction plans for the site work and related site improvements for a proposed residential development. The drawings were prepared by Holloway Engineering, Inc. and are the property of Holloway Engineering, Inc. No part of these drawings shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Holloway Engineering, Inc. All rights reserved. These drawings and the associated construction contract documents are to be used for the project only and are not to be used for any other project. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

The location and type of existing utilities shown on these drawings are approximate and should be verified by the contractor prior to construction. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

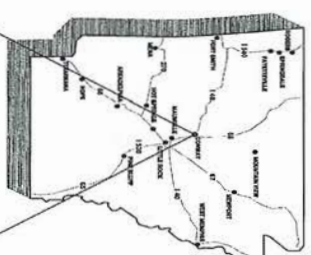
The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.



THIS PROJECT



Pursuant to the Conway Zoning Ordinance, this site plan was given approval by the Planning Director or the City of Conway, Arkansas. All conditions of approval having been completed, this document is hereby accepted and this certificate executed under the authority of such regulations.  
 Date of execution: 12.19.2018  
 Bryan Patrick  
 Conway, Arkansas Planning Director



**SHEET INDEX**

00.00	COVER SHEET
01.00	SITE PLAN
02.00-04	GRADING PLAN
03.00-04	DRAINAGE PLAN & PROFILES
04.00	EROSION CONTROL PLAN
05.00	PAVING PLAN
06.00-02	SANITARY SEWER PLAN & PROFILE
07.00	DOMESTIC WATER PLAN
08.00-01	CONSTRUCTION DETAILS
09.00	LIGHTING PLAN

C0.00

dwg by: JEH  
 checked: JGG  
 date: 12/18/2018  
 scale: N.T.S.

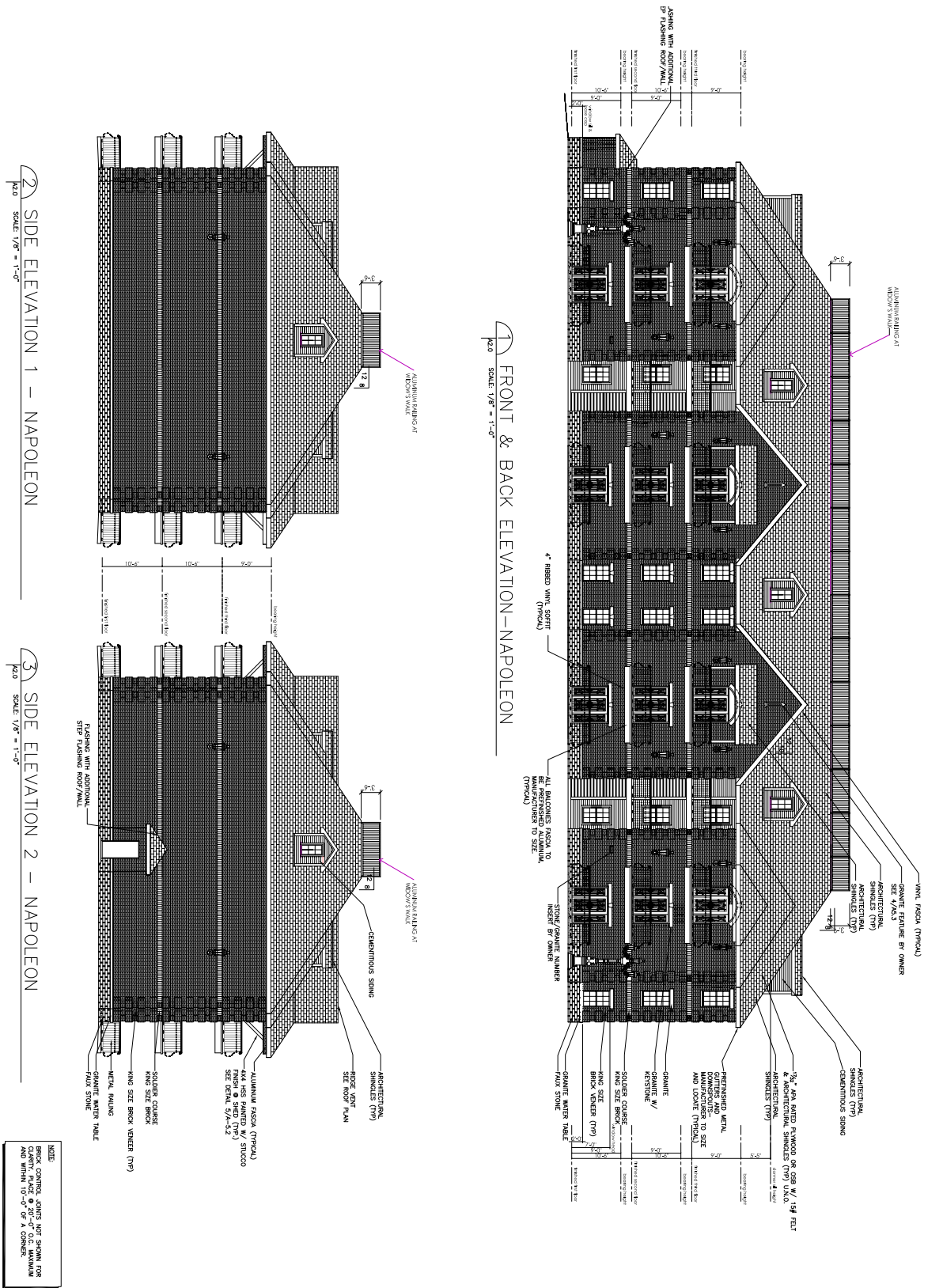
DATE	REVISIONS	INT.

Cover Sheet - Civil Construction Plans for  
 Fountaine Bleu Conway  
 Conway, Faulkner Co., Arkansas  
 for: King Air FBC, LLC

**HOLLOWAY ENGINEERING**  
 Surveying, & Civil Design, PLLC  
 200 Casey Dr 100  
 Maumelle, Arkansas 72113  
 (501) 851-3366  
 aed@holloway-eng.com



Approx. 300ft S of the intersection of 6th St and Ingram St



<p><b>A2.0</b></p>	<p>Sheet No.</p>	<p>Project No. <b>HW-18-731</b></p>	<p>Date: <b>OCTOBER 1, 2018</b></p>	<p>Drawn By: <b>NAPOLEON</b></p>	<p>319 Pine Clawn Avenue Little Rock, AR 72201 (501) 521-0118</p>	<p><b>H+W</b> Hebble+Weddower Architects</p>	<p><b>FOUNTAIN BLEAU APARTMENTS</b></p>	<p>100 BRUCE STREET CONWAY, ARKANSAS</p>	<p>REV</p>	<p>DATE</p>	<p>DESCRIPTION</p>

Approx. 300ft S of the intersection of 6th St and Ingram St

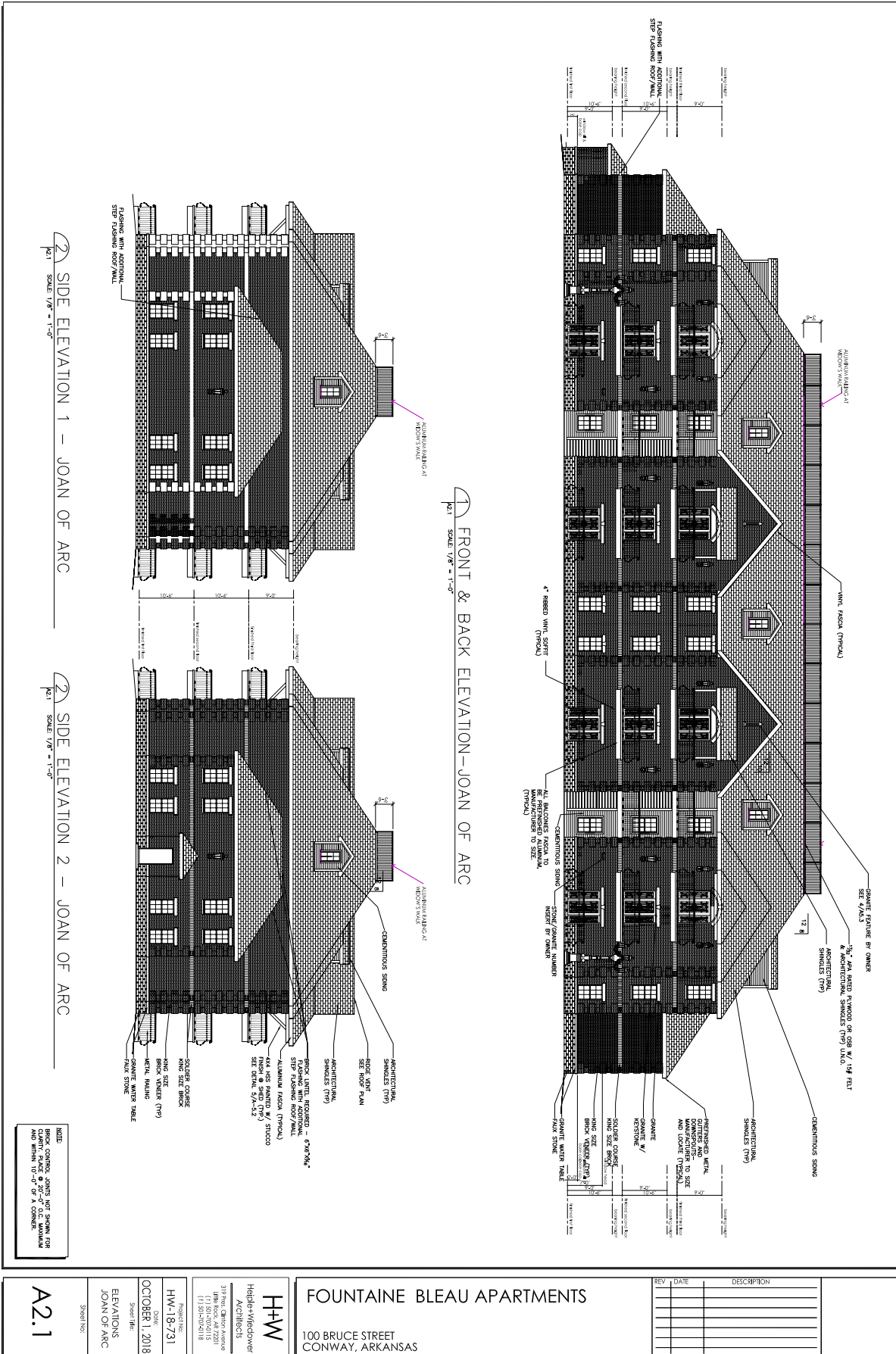
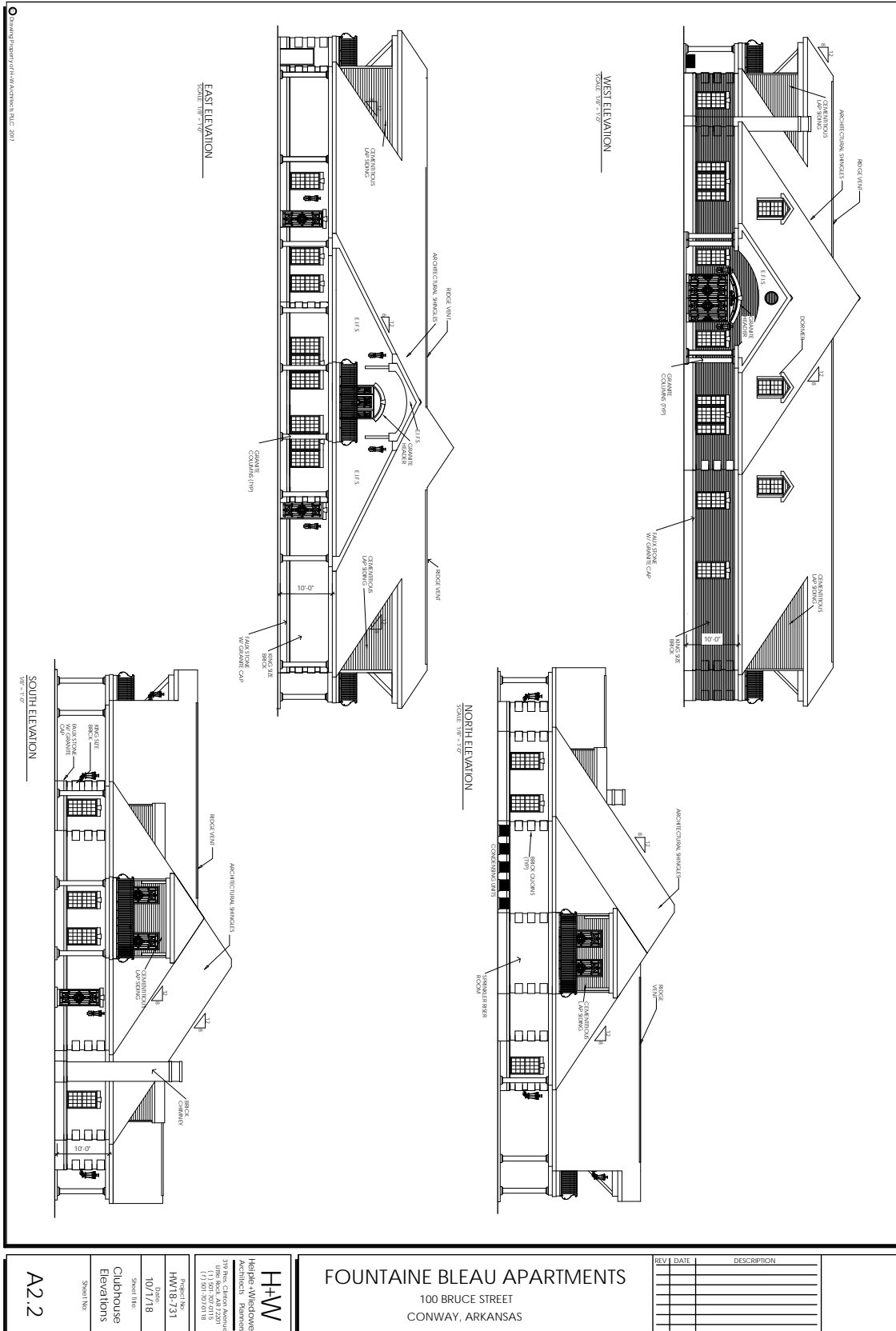


EXHIBIT C: Stamped 2018 SDR Plans

Approx. 300ft S of the intersection of 6th St and Ingram St



<b>A2.2</b>
-------------

**H+W**  
Heiple-Windchower  
Architects - Partners  
378 S.W. CHERRY AVENUE  
LEWIS, MO, 64720  
(417) 501-7018

**FOUNTAIN BLEU APARTMENTS**  
100 BRUCE STREET  
CONWAY, ARKANSAS

REV	DATE	DESCRIPTION

EXHIBIT C: Stamped 2018 SDR Plans

Approx. 300ft S of the intersection of 6th St and Ingram St



CITY OF CONWAY  
Planning and Development

1201 Oak Street  
Conway, AR 72032

T 501.450.6105  
F 501.450.6144

[www.conwayplanning.org](http://www.conwayplanning.org)

August 16, 2024

Mr. Dustin Welch  
Holloway Engineering  
200 Casey Drive  
Maumelle, AR 72113

Re: Fontaine Bleu Phase II

Dear Mr. Welch,

This letter shall serve as a Minor Modification to the Planned Unit Development approved by the City Council on September 9, 2014 (O-14-75). The following modifications will apply to Lot 2, Central Landing Addition, Phase II.

**Building Height shall be limited to 3 stories and 50 feet of height.**

(The final development plan did not contain any height regulations. With none, typical zoning ordinance height regulations would be applied limiting them to 3 stories and 35 feet of height.)

Should you have any questions or require further modifications, do not hesitate to contact me.

Sincerely,

C. Anne Tucker  
Director of Planning and Development



**HOLLOWAY ENGINEERING**  
**SURVEYING & CIVIL DESIGN**

---

200 Casey Drive, Maumelle, AR 72113 | Work: 501.851.3366

June 24, 2024

Honorable Mayor of Conway and City Council  
City of Conway, Arkansas  
1111 Main Street  
Conway, AR 72032

RE: Fontain Bleau  
Building Height Variance Request  
Fountain Bleau Phase II, Conway, Arkansas

Mr. Jones,

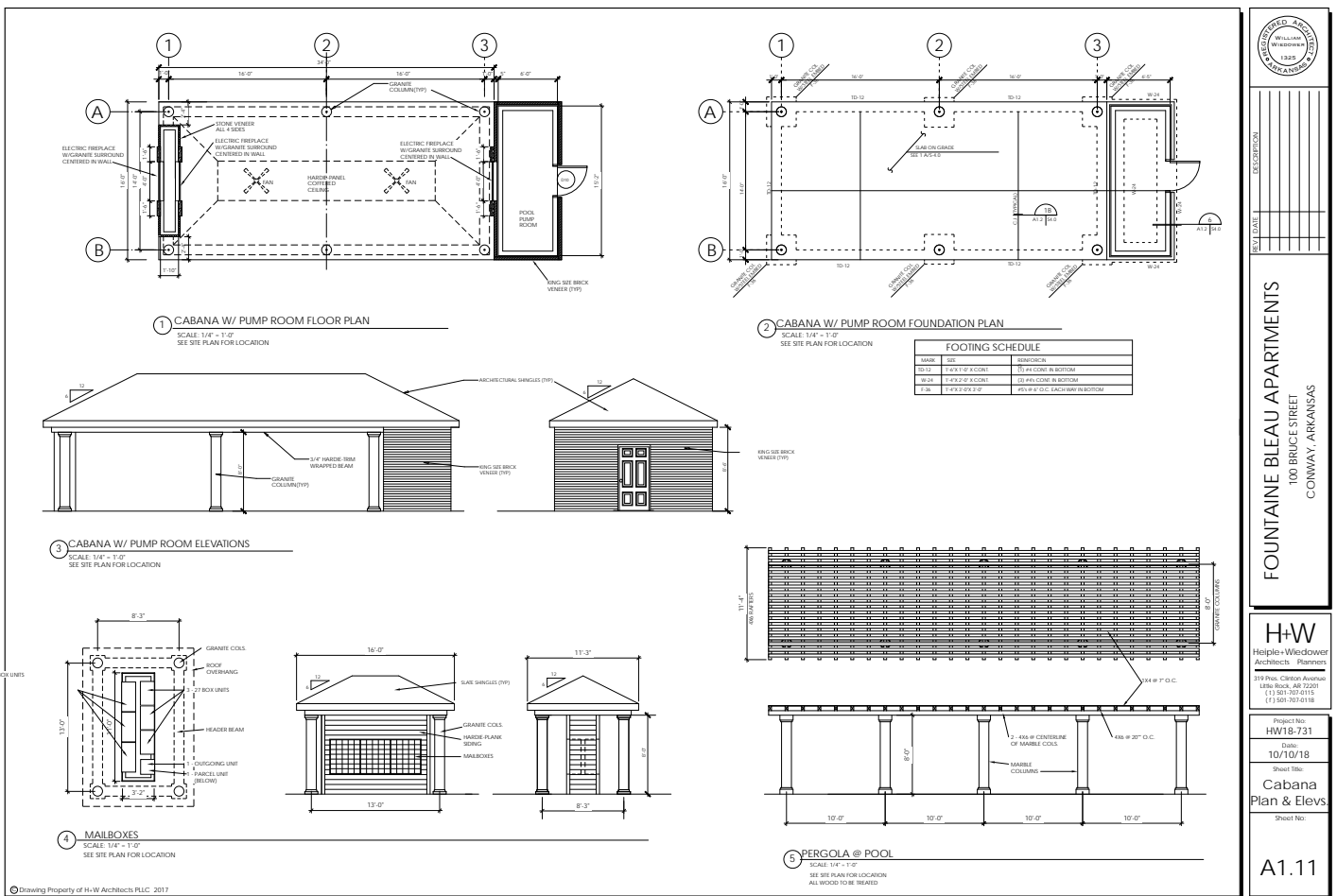
Please accept this letter to serve as my official request for a variance to *section 305.3 – Lot, Yard, and Height Regulations of the City of Conway Zoning Code* which states that multi-family structures are limited to a max building height of 35'. I'm requesting a variance allowing a max height of 50' for the parcel of the above referenced project which has buildings at a height of 30.5' at the eaves and 45.5' at the ridge. These buildings were designed to match phase I of this project which has already been constructed. Phase 1 passed the same variance request in November of 2018. If there are any questions or concerns regarding this project, please do not hesitate to contact me at 501-851-3366 or [Dustin@Holloway-eng.com](mailto:Dustin@Holloway-eng.com).

Thank you for your assistance.

Sincerely,

Dustin Welch, EI, AC

Approx. 300ft S of the intersection of 6th St and Ingram St



REGISTERED ARCHITECT  
WILLIAM WIEDOWER  
1325  
ARKANSAS

DESCRIPTION

SEAL DATE

**FOUNTAIN BLEAU APARTMENTS**  
100 BRUCE STREET  
CONWAY, ARKANSAS

**H+W**  
Heiple+Wiedower  
Architects Planners  
319 Pines, Clinton Arkansas  
Little Rock, AR 72201  
(501) 581-7050  
(501) 581-7070

Project No.  
**HW18-731**

Date  
**10/10/18**

Sheet Title  
**Cabana  
Plan & Elevs**

Sheet No.  
**A1.11**

Approx. 300ft S of the intersection of 6th St and Ingram St

**1 FRONT & BACK ELEVATION - NAPOLEON**  
SCALE: 1/8" = 1'-0"

**2 SIDE ELEVATION 1 - NAPOLEON**  
SCALE: 1/8" = 1'-0"

**3 SIDE ELEVATION 2 - NAPOLEON**  
SCALE: 1/8" = 1'-0"

**FOUNTAINE BLEAU APARTMENTS**  
100 BRUCE STREET  
CONWAY, ARKANSAS

REV	DATE	DESCRIPTION

**H+W**  
Heiple-Windover  
ARCHITECTS  
319 Hwy. 422 West  
Unit 100, Conway, AR 72034  
Phone: 501-326-1118  
Fax: 501-326-1118

**HW-18-731**  
Sheet Title:  
10/10/2018  
ELEVATIONS  
NAPOLEON

Sheet No:  
**A2.0**

**NOTES:**  
1. SEE GENERAL NOTES AND SPECIFICATIONS FOR MATERIALS AND FINISHES.  
2. GRANITE: QUANT. SHOWN NOT QUANT. FOR GRANITE. QUANT. SHOWN FOR GRANITE. QUANT. SHOWN FOR GRANITE. QUANT. SHOWN FOR GRANITE.  
3. ARCHITECTURAL SHINGLES: QUANT. SHOWN NOT QUANT. FOR ARCHITECTURAL SHINGLES. QUANT. SHOWN FOR ARCHITECTURAL SHINGLES. QUANT. SHOWN FOR ARCHITECTURAL SHINGLES. QUANT. SHOWN FOR ARCHITECTURAL SHINGLES.

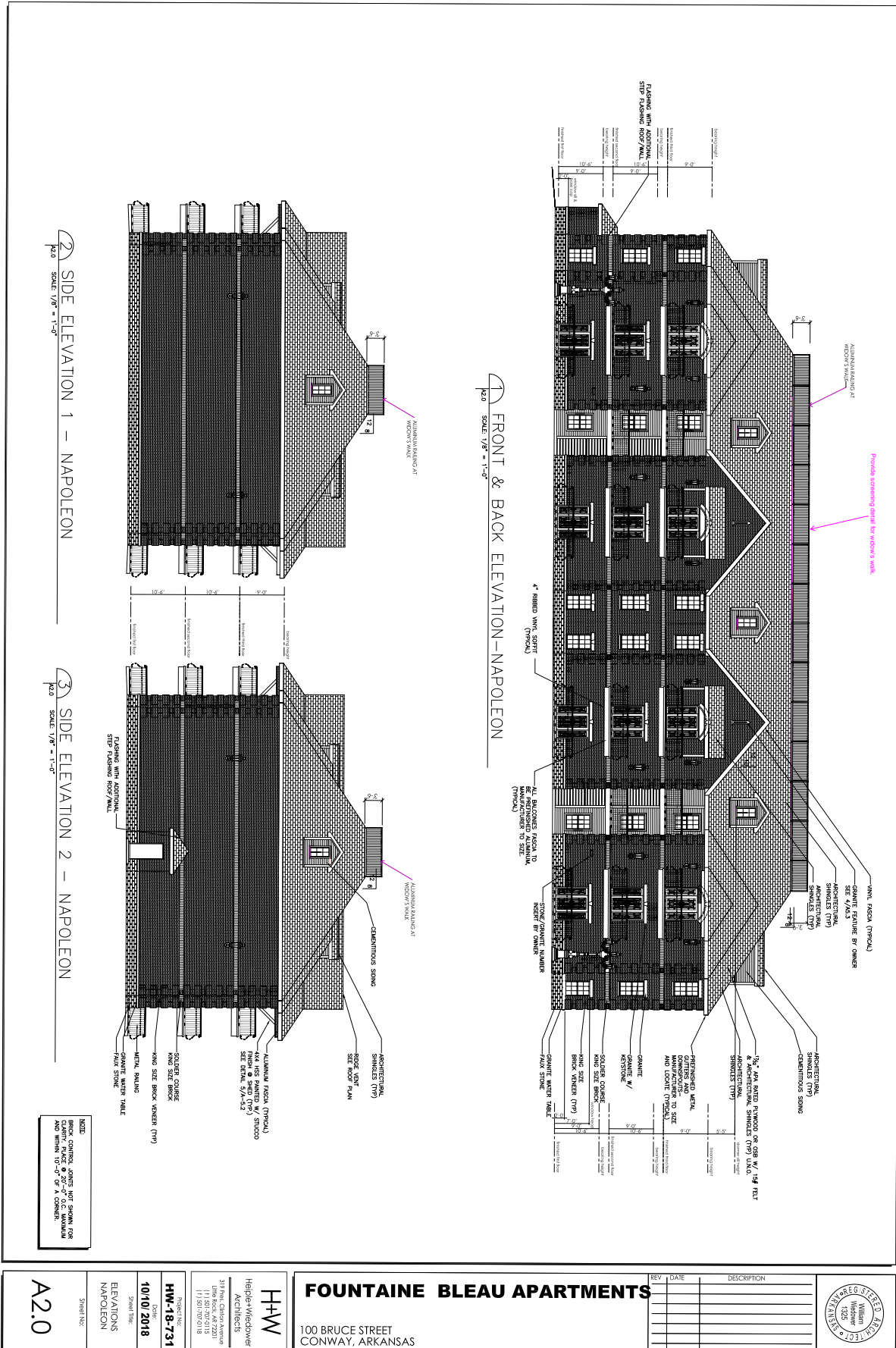




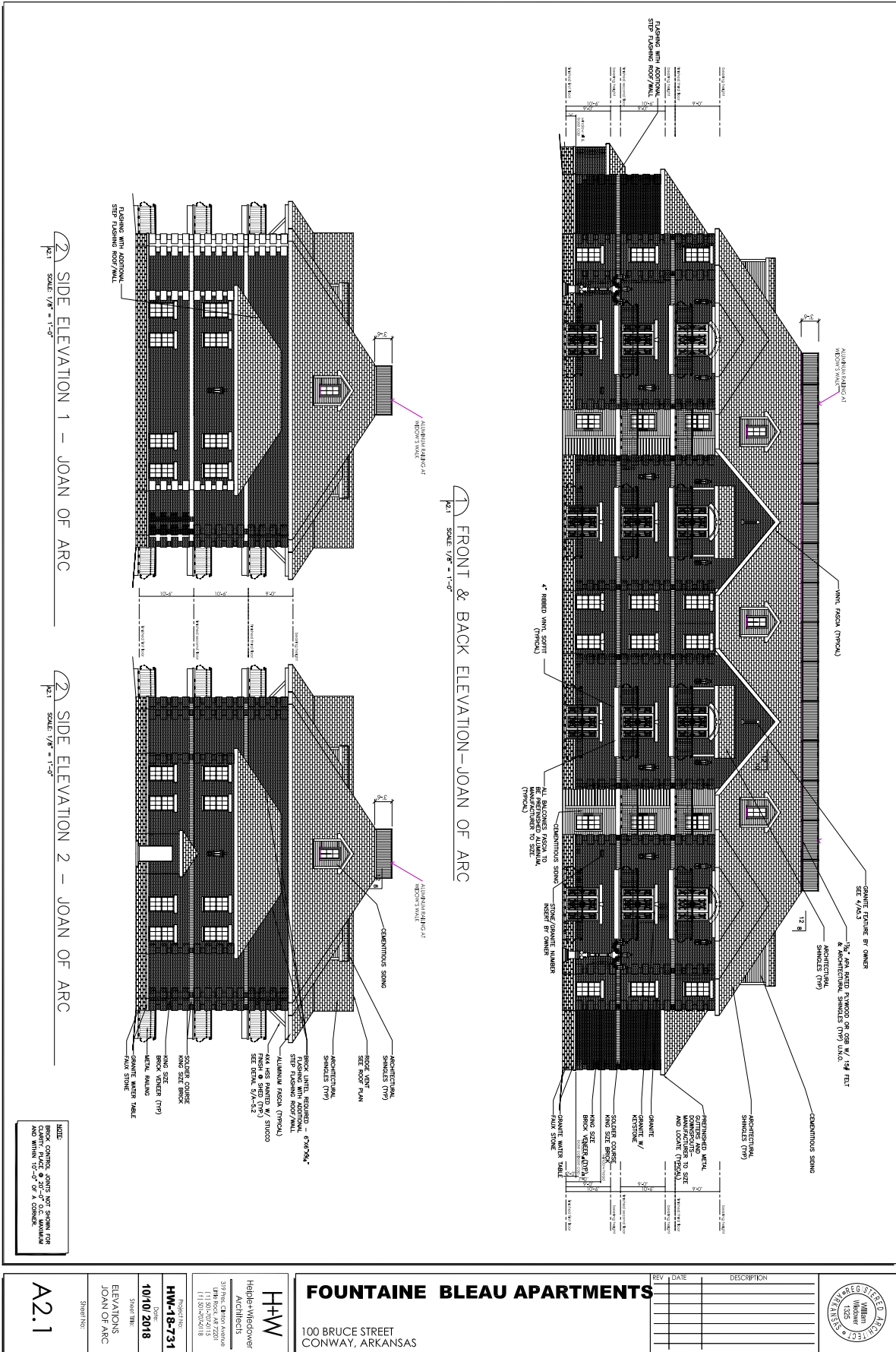




Approx. 300ft S of the intersection of 6th St and Ingram St



Approx. 300ft S of the intersection of 6th St and Ingram St



Approx. 300ft S of the intersection of 6th St and Ingram St



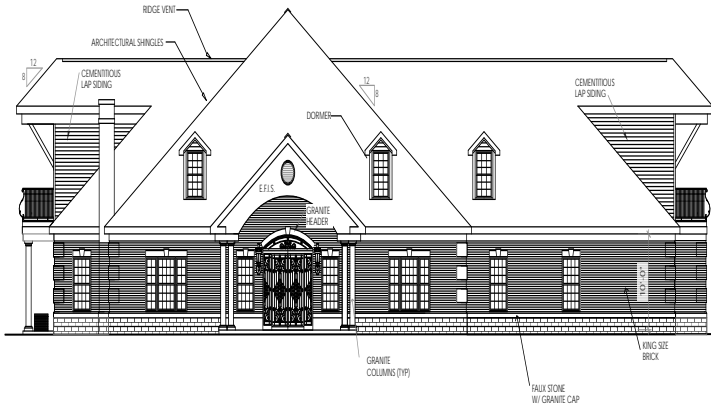
REV.	DATE	DESCRIPTION

**FONTAINE BLEAU APARTMENTS**  
 100 BRUCE STREET  
 CONWAY, ARKANSAS

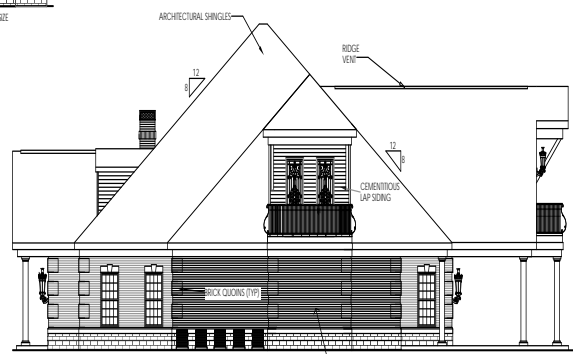
**H+W**  
 Heiple + Wiedower  
 Architects Planners  
 319 Pres. Clinton Avenue  
 Little Rock, AR 72201  
 (501) 707-0115  
 (501) 707-0118

Project No:  
**HW18-731**  
 Date:  
 10/10/18  
 Sheet Title:  
**Clubhouse Elevations**  
 Sheet No:

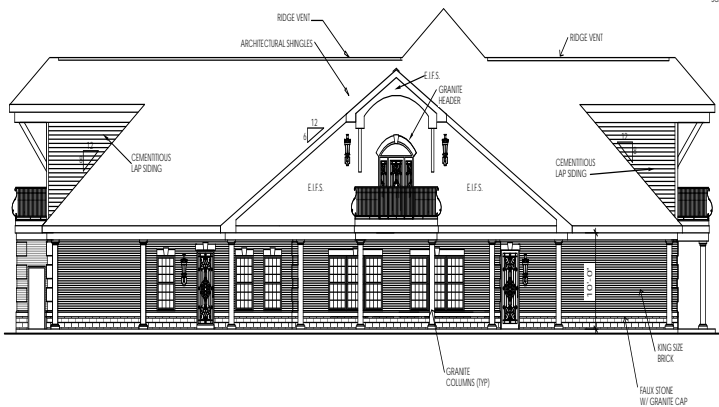
**A2.2**



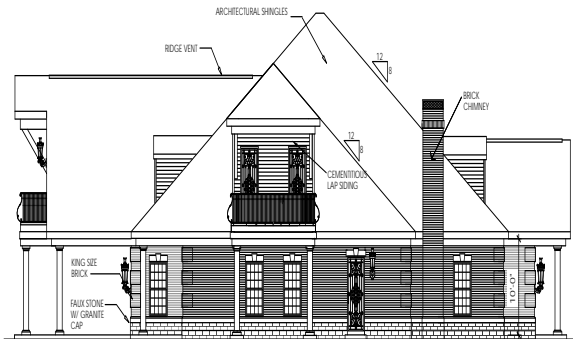
WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"



EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
 1/8" = 1'-0"

© Drawing Property of H+W Architects PLLC, 2017

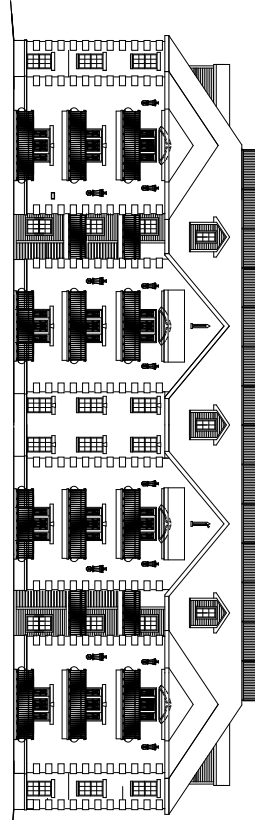


Approx. 300ft S of the intersection of 6th St and Ingram St

# FOUNTAIN BLEAU APARTMENTS

## 100 BRUCE STREET CONWAY, ARKANSAS

### PHASE TWO



### BUILDING CODE REQUIREMENTS

2021 IBC/ANSI AS THE PREVENTION CODE, VOL. II

**CHAPTER 10. BUILDING CODE REQUIREMENTS**

**1001.1. GENERAL OCCUPANCY**

1001.1.1. GENERAL OCCUPANCY

1001.1.2. GENERAL OCCUPANCY

1001.1.3. GENERAL OCCUPANCY

1001.1.4. GENERAL OCCUPANCY

1001.1.5. GENERAL OCCUPANCY

1001.1.6. GENERAL OCCUPANCY

1001.1.7. GENERAL OCCUPANCY

1001.1.8. GENERAL OCCUPANCY

1001.1.9. GENERAL OCCUPANCY

1001.1.10. GENERAL OCCUPANCY

1001.1.11. GENERAL OCCUPANCY

1001.1.12. GENERAL OCCUPANCY

1001.1.13. GENERAL OCCUPANCY

1001.1.14. GENERAL OCCUPANCY

1001.1.15. GENERAL OCCUPANCY

1001.1.16. GENERAL OCCUPANCY

1001.1.17. GENERAL OCCUPANCY

1001.1.18. GENERAL OCCUPANCY

1001.1.19. GENERAL OCCUPANCY

1001.1.20. GENERAL OCCUPANCY

1001.1.21. GENERAL OCCUPANCY

1001.1.22. GENERAL OCCUPANCY

1001.1.23. GENERAL OCCUPANCY

1001.1.24. GENERAL OCCUPANCY

1001.1.25. GENERAL OCCUPANCY

1001.1.26. GENERAL OCCUPANCY

1001.1.27. GENERAL OCCUPANCY

1001.1.28. GENERAL OCCUPANCY

1001.1.29. GENERAL OCCUPANCY

1001.1.30. GENERAL OCCUPANCY

1001.1.31. GENERAL OCCUPANCY

1001.1.32. GENERAL OCCUPANCY

1001.1.33. GENERAL OCCUPANCY

1001.1.34. GENERAL OCCUPANCY

1001.1.35. GENERAL OCCUPANCY

1001.1.36. GENERAL OCCUPANCY

1001.1.37. GENERAL OCCUPANCY

1001.1.38. GENERAL OCCUPANCY

1001.1.39. GENERAL OCCUPANCY

1001.1.40. GENERAL OCCUPANCY

1001.1.41. GENERAL OCCUPANCY

1001.1.42. GENERAL OCCUPANCY

1001.1.43. GENERAL OCCUPANCY

1001.1.44. GENERAL OCCUPANCY

1001.1.45. GENERAL OCCUPANCY

1001.1.46. GENERAL OCCUPANCY

1001.1.47. GENERAL OCCUPANCY

1001.1.48. GENERAL OCCUPANCY

1001.1.49. GENERAL OCCUPANCY

1001.1.50. GENERAL OCCUPANCY

1001.1.51. GENERAL OCCUPANCY

1001.1.52. GENERAL OCCUPANCY

1001.1.53. GENERAL OCCUPANCY

1001.1.54. GENERAL OCCUPANCY

1001.1.55. GENERAL OCCUPANCY

1001.1.56. GENERAL OCCUPANCY

1001.1.57. GENERAL OCCUPANCY

1001.1.58. GENERAL OCCUPANCY

1001.1.59. GENERAL OCCUPANCY

1001.1.60. GENERAL OCCUPANCY

1001.1.61. GENERAL OCCUPANCY

1001.1.62. GENERAL OCCUPANCY

1001.1.63. GENERAL OCCUPANCY

1001.1.64. GENERAL OCCUPANCY

1001.1.65. GENERAL OCCUPANCY

1001.1.66. GENERAL OCCUPANCY

1001.1.67. GENERAL OCCUPANCY

1001.1.68. GENERAL OCCUPANCY

1001.1.69. GENERAL OCCUPANCY

1001.1.70. GENERAL OCCUPANCY

1001.1.71. GENERAL OCCUPANCY

1001.1.72. GENERAL OCCUPANCY

1001.1.73. GENERAL OCCUPANCY

1001.1.74. GENERAL OCCUPANCY

1001.1.75. GENERAL OCCUPANCY

1001.1.76. GENERAL OCCUPANCY

1001.1.77. GENERAL OCCUPANCY

1001.1.78. GENERAL OCCUPANCY

1001.1.79. GENERAL OCCUPANCY

1001.1.80. GENERAL OCCUPANCY

1001.1.81. GENERAL OCCUPANCY

1001.1.82. GENERAL OCCUPANCY

1001.1.83. GENERAL OCCUPANCY

1001.1.84. GENERAL OCCUPANCY

1001.1.85. GENERAL OCCUPANCY

1001.1.86. GENERAL OCCUPANCY

1001.1.87. GENERAL OCCUPANCY

1001.1.88. GENERAL OCCUPANCY

1001.1.89. GENERAL OCCUPANCY

1001.1.90. GENERAL OCCUPANCY

1001.1.91. GENERAL OCCUPANCY

1001.1.92. GENERAL OCCUPANCY

1001.1.93. GENERAL OCCUPANCY

1001.1.94. GENERAL OCCUPANCY

1001.1.95. GENERAL OCCUPANCY

1001.1.96. GENERAL OCCUPANCY

1001.1.97. GENERAL OCCUPANCY

1001.1.98. GENERAL OCCUPANCY

1001.1.99. GENERAL OCCUPANCY

1001.1.100. GENERAL OCCUPANCY

**ARCHITECT:**  
WILLIAM WIEDOWER ARCHITECT  
7325 ROCKWOOD ROAD  
LITTLE ROCK, ARKANSAS 72207  
(501) 661-1031

**STRUCTURAL ENGINEER:**  
JOHN BURKHALTER PE  
26 COLLINS INDUSTRIAL PLACE  
NORTH LITTLE ROCK, ARKANSAS 72113  
(501) 753-6400

**MECHANICAL AND ELECTRICAL ENGINEERS:**  
NATIONAL ENGINEERING SERVICES  
3807 WOODLAND HEIGHTS, SUITE 125-D  
LITTLE ROCK, ARKANSAS 72113  
(501) 725-3270

**CIVIL ENGINEER:**  
HOLLOWAY ENGINEERING  
1000 W. 10TH STREET  
MAMMOTH, ARKANSAS 72113  
(501) 951-3366

**CONTRACTOR:**  
BURKHALTER INDUSTRIAL PLACE  
26 COLLINS INDUSTRIAL PLACE  
NORTH LITTLE ROCK, ARKANSAS 72113  
(501) 753-6400

**CITY OF CONWAY CONSTRUCTION CODES**

- BUILDING CODE: 2021 IBC/ANSI AS THE PREVENTION CODE
- MECHANICAL CODE: 2020 IMV CONSTRUCTION CODE
- ELECTRICAL CODE: 2017 IBC/ANSI AS THE PREVENTION CODE
- ENERGY CODE: 2014 IBC/ANSI AS THE PREVENTION CODE
- AMERICANS WITH DISABILITIES ACT: 2010
- IBC/ANSI AS THE PREVENTION CODE

### INDEX OF DRAWINGS

NO.	TITLE	NO.	TITLE
T1.1	TITLE COVER SHEET INDEX	S1.1	THE LOUVER 3-FLOOR FRAMING PLAN
C1.0	SECTION	S1.2	MECHANICAL NOTES
C1.1	SECTION	S1.3	MECHANICAL NOTES
C1.2	SECTION	S1.4	MECHANICAL NOTES
C1.3	SECTION	S1.5	MECHANICAL NOTES
C1.4	SECTION	S1.6	MECHANICAL NOTES
C1.5	SECTION	S1.7	MECHANICAL NOTES
C1.6	SECTION	S1.8	MECHANICAL NOTES
C1.7	SECTION	S1.9	MECHANICAL NOTES
C1.8	SECTION	S1.10	MECHANICAL NOTES
C1.9	SECTION	S1.11	MECHANICAL NOTES
C1.10	SECTION	S1.12	MECHANICAL NOTES
C1.11	SECTION	S1.13	MECHANICAL NOTES
C1.12	SECTION	S1.14	MECHANICAL NOTES
C1.13	SECTION	S1.15	MECHANICAL NOTES
C1.14	SECTION	S1.16	MECHANICAL NOTES
C1.15	SECTION	S1.17	MECHANICAL NOTES
C1.16	SECTION	S1.18	MECHANICAL NOTES
C1.17	SECTION	S1.19	MECHANICAL NOTES
C1.18	SECTION	S1.20	MECHANICAL NOTES
C1.19	SECTION	S1.21	MECHANICAL NOTES
C1.20	SECTION	S1.22	MECHANICAL NOTES
C1.21	SECTION	S1.23	MECHANICAL NOTES
C1.22	SECTION	S1.24	MECHANICAL NOTES
C1.23	SECTION	S1.25	MECHANICAL NOTES
C1.24	SECTION	S1.26	MECHANICAL NOTES
C1.25	SECTION	S1.27	MECHANICAL NOTES
C1.26	SECTION	S1.28	MECHANICAL NOTES
C1.27	SECTION	S1.29	MECHANICAL NOTES
C1.28	SECTION	S1.30	MECHANICAL NOTES
C1.29	SECTION	S1.31	MECHANICAL NOTES
C1.30	SECTION	S1.32	MECHANICAL NOTES
C1.31	SECTION	S1.33	MECHANICAL NOTES
C1.32	SECTION	S1.34	MECHANICAL NOTES
C1.33	SECTION	S1.35	MECHANICAL NOTES
C1.34	SECTION	S1.36	MECHANICAL NOTES
C1.35	SECTION	S1.37	MECHANICAL NOTES
C1.36	SECTION	S1.38	MECHANICAL NOTES
C1.37	SECTION	S1.39	MECHANICAL NOTES
C1.38	SECTION	S1.40	MECHANICAL NOTES
C1.39	SECTION	S1.41	MECHANICAL NOTES
C1.40	SECTION	S1.42	MECHANICAL NOTES
C1.41	SECTION	S1.43	MECHANICAL NOTES
C1.42	SECTION	S1.44	MECHANICAL NOTES
C1.43	SECTION	S1.45	MECHANICAL NOTES
C1.44	SECTION	S1.46	MECHANICAL NOTES
C1.45	SECTION	S1.47	MECHANICAL NOTES
C1.46	SECTION	S1.48	MECHANICAL NOTES
C1.47	SECTION	S1.49	MECHANICAL NOTES
C1.48	SECTION	S1.50	MECHANICAL NOTES
C1.49	SECTION	S1.51	MECHANICAL NOTES
C1.50	SECTION	S1.52	MECHANICAL NOTES
C1.51	SECTION	S1.53	MECHANICAL NOTES
C1.52	SECTION	S1.54	MECHANICAL NOTES
C1.53	SECTION	S1.55	MECHANICAL NOTES
C1.54	SECTION	S1.56	MECHANICAL NOTES
C1.55	SECTION	S1.57	MECHANICAL NOTES
C1.56	SECTION	S1.58	MECHANICAL NOTES
C1.57	SECTION	S1.59	MECHANICAL NOTES
C1.58	SECTION	S1.60	MECHANICAL NOTES
C1.59	SECTION	S1.61	MECHANICAL NOTES
C1.60	SECTION	S1.62	MECHANICAL NOTES
C1.61	SECTION	S1.63	MECHANICAL NOTES
C1.62	SECTION	S1.64	MECHANICAL NOTES
C1.63	SECTION	S1.65	MECHANICAL NOTES
C1.64	SECTION	S1.66	MECHANICAL NOTES
C1.65	SECTION	S1.67	MECHANICAL NOTES
C1.66	SECTION	S1.68	MECHANICAL NOTES
C1.67	SECTION	S1.69	MECHANICAL NOTES
C1.68	SECTION	S1.70	MECHANICAL NOTES
C1.69	SECTION	S1.71	MECHANICAL NOTES
C1.70	SECTION	S1.72	MECHANICAL NOTES
C1.71	SECTION	S1.73	MECHANICAL NOTES
C1.72	SECTION	S1.74	MECHANICAL NOTES
C1.73	SECTION	S1.75	MECHANICAL NOTES
C1.74	SECTION	S1.76	MECHANICAL NOTES
C1.75	SECTION	S1.77	MECHANICAL NOTES
C1.76	SECTION	S1.78	MECHANICAL NOTES
C1.77	SECTION	S1.79	MECHANICAL NOTES
C1.78	SECTION	S1.80	MECHANICAL NOTES
C1.79	SECTION	S1.81	MECHANICAL NOTES
C1.80	SECTION	S1.82	MECHANICAL NOTES
C1.81	SECTION	S1.83	MECHANICAL NOTES
C1.82	SECTION	S1.84	MECHANICAL NOTES
C1.83	SECTION	S1.85	MECHANICAL NOTES
C1.84	SECTION	S1.86	MECHANICAL NOTES
C1.85	SECTION	S1.87	MECHANICAL NOTES
C1.86	SECTION	S1.88	MECHANICAL NOTES
C1.87	SECTION	S1.89	MECHANICAL NOTES
C1.88	SECTION	S1.90	MECHANICAL NOTES
C1.89	SECTION	S1.91	MECHANICAL NOTES
C1.90	SECTION	S1.92	MECHANICAL NOTES
C1.91	SECTION	S1.93	MECHANICAL NOTES
C1.92	SECTION	S1.94	MECHANICAL NOTES
C1.93	SECTION	S1.95	MECHANICAL NOTES
C1.94	SECTION	S1.96	MECHANICAL NOTES
C1.95	SECTION	S1.97	MECHANICAL NOTES
C1.96	SECTION	S1.98	MECHANICAL NOTES
C1.97	SECTION	S1.99	MECHANICAL NOTES
C1.98	SECTION	S1.100	MECHANICAL NOTES

<p><b>Project No:</b> WMA 24-03 <b>Date:</b> 6/30/24</p> <p><b>Sheet Title:</b> Title/Codes/Sheet Index</p> <p><b>Sheet No:</b> T1.1</p>	<p><b>William Wiedower Architect</b></p> <p>7325 Rockwood Road Little Rock, AR 72207 (501) 661-1031</p>	<p style="text-align: center;"><b>FOUNTAIN BLEAU CONWAY PHASE TWO</b></p> <p style="text-align: center;">100 BRUCE STREET CONWAY, ARKANSAS</p>	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION									
REV	DATE	DESCRIPTION													





Approx. 300ft S of the intersection of 6th St and Ingram St

**1 FRONT & BACK ELEVATION - NAPOLEON**  
SCALE 1/8" = 1'-0"

**2 SIDE ELEVATION 1 - NAPOLEON**  
SCALE 1/8" = 1'-0"

**3 SIDE ELEVATION 2 - NAPOLEON**  
SCALE 1/8" = 1'-0"

**LEGEND:**  
BRICK CORNER JOINTS NOT SHOWN FOR APPROXIMATE POSITION AND ORIENTATION TO 1/2" OF CORNER.

**PROJECT INFO:**  
PROJECT NO: WMA 24-03  
DATE: 6/30/24  
SHEET NO: A2.0

**ARCHITECT:**  
William Wiedowier Architect  
7726 Rockwood Road  
Little Rock, AR 72207  
(501) 681-7081

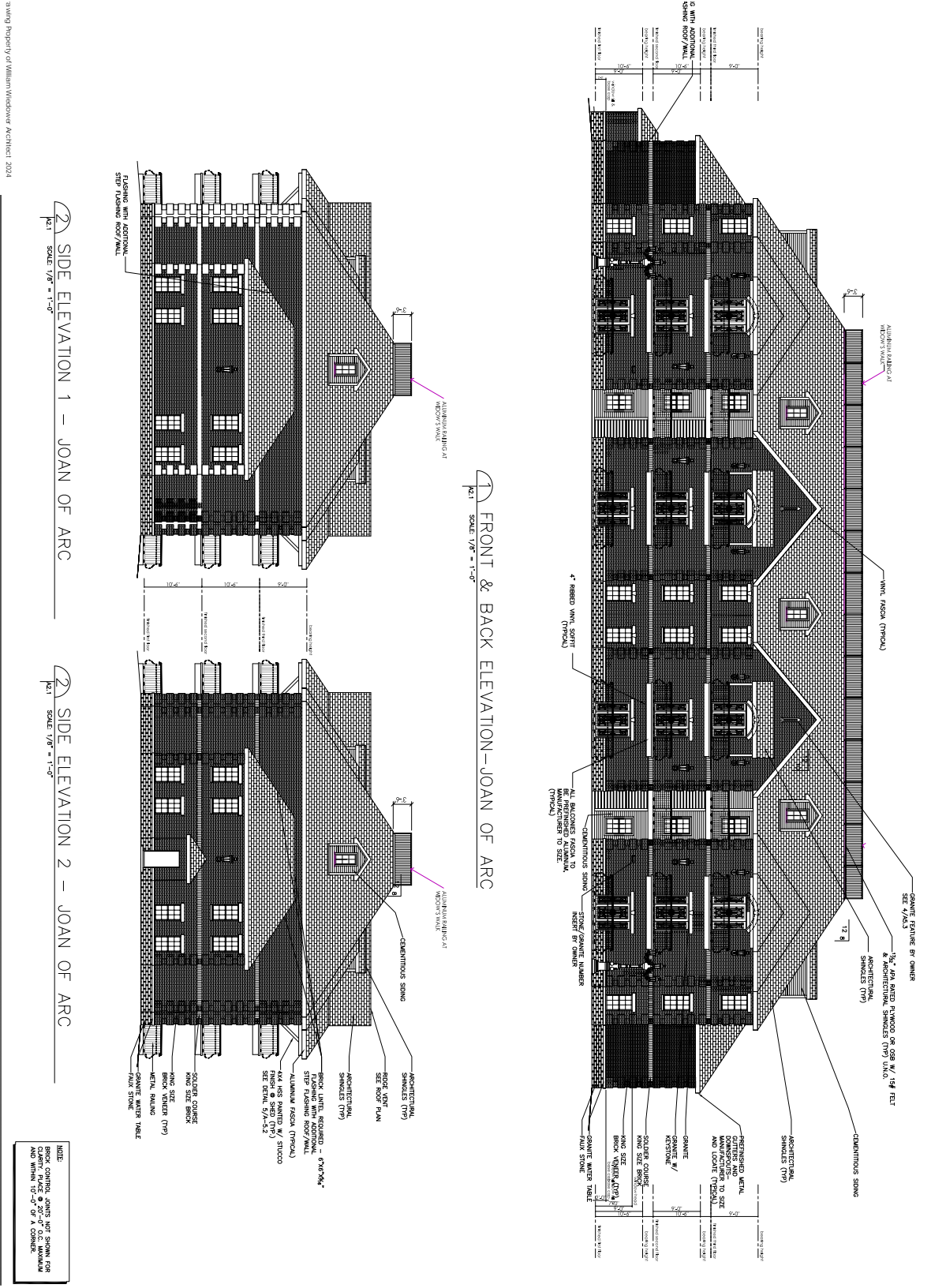
**FOUNTAINE BLEU CONWAY PHASE II**  
100 BRUCE STREET CONWAY, ARKANSAS

REV	DATE	DESCRIPTION

REGISTERED ARCHITECT  
WILLIAM WIEDOWIER  
1938  
6/30/24

Approx. 300ft S of the intersection of 6th St and Ingram St

Drawing Property of William Wiedower Architect, 2024



**NOTE:** BRICK CORNER JOINTS NOT SHOWN FOR AND WITHIN 10'-0" OF A CORNER.

<p><b>PROJECT NO.</b> WVA 24-03</p> <p><b>DATE:</b> 6/30/24</p> <p><b>SHEET TITLE:</b> Joan of Arc Elevations</p> <p><b>SHEET NO.</b> A2.1</p>	<p><b>William Wiedower Architect</b></p> <p>1225 Rosewood Forest Little Rock, AR 72202 (501) 681-7031</p>	<p><b>FOUNTAINBLEU CONWAY PHASE II</b></p> <p>100 BRUCE STREET CONWAY, ARKANSAS</p>		<p>REV. DATE DESCRIPTION</p>	<p>REGISTERED ARCHITECT WILLIAM WIEDOWER No. 332 6/30/24</p>
		<p>100 BRUCE STREET CONWAY, ARKANSAS</p>		<p>REV. DATE DESCRIPTION</p>	

Approx. 300ft S of the intersection of 6th St and Ingram St

**FRONT & BACK ELEVATION—LOUVRE**  
SCALE 1/8" = 1'-0"

**SIDE ELEVATION 1 — LOUVRE**  
SCALE 1/8" = 1'-0"

**SIDE ELEVATION 2 — LOUVRE**  
SCALE 1/8" = 1'-0"

**NOTES:**  
BRICK CORNER JOINTS NOT SHOWN FOR THIS ELEVATION.  
AND WITHIN 10'-0" OF A CORNER.

**PROJECT TO:** WWA 24-03  
**DATE:** 6/30/24  
**THE LOUVRE ELEVATIONS**

**William Wiedower Architect**  
7325 Rockwood Road  
Little Rock, AR 72207  
(501) 881-1251

**FOUNTAIN BLEU CONWAY PHASE II**  
100 BRUCE STREET CONWAY, ARKANSAS

REV	DATE	DESCRIPTION

REGISTERED ARCHITECT  
WILLIAM WIEDOWER  
1321  
6/30/24

Approx. 300ft S of the intersection of 6th St and Ingram St



Approx. 300ft S of the intersection of 6th St and Ingram St



EXHIBIT G: As built Phase I

Approx. 300ft S of the intersection of 6th St and Ingram St



EXHIBIT H: As built Phase II

Approx. 300ft S of the intersection of 6th St and Ingram St



EXHIBIT H: As built Phase II

3-3-2026

To: Anne Tucker, Conway Planning and Development

Ref: Fountaine Bleau Apartments Phase II (Letter Dated 2-18-2026)

Tara, we are writing this letter in response to the TCO letter for bldg 12 or G.

1. Due to the Phase I brick not being available at the time construction started the decision was made to not try to match the existing brick but to contrast the elevations between the two phases. Therefore, we did a different look on the apartment buildings and parking garages. See the attached elevation drawing for the apartment buildings and for the garages.
2. We have completed the parking island on the west side of building 12. We have paved on the north end and west side of building 12 to allow the tenants to have access to the parking on the East and West side of building 12. This will provide the required 36 parking places.
3. The garages that surround building 12 are currently being painted inside and outside. The garage overhead doors are on order and will be installed when they arrive. See the attached revised Garage elevations.

1b. The sidewalks have been installed per the plans around buildings 12 and 14.

2b. The missing island on the west side of building 12 has been constructed per the site plan.

3b. We are requesting that the trees and shrubs be deferred until planting season in May.

Best regards,

Brent Kornegay, PM

Burkhalter Technologies Inc.

Approx. 300ft S of the intersection of 6th St and Ingram St

Drawing Property of WEDOWER ARCHITECTS PLLC 2024



Project No: WMA 24-03	Date: 10-10-2024	Sheet No: A2.1 rev 1
Architect: William Wedower 7228 Rockwood Road Conway, AR 72034 501-681-7031	Client: TYPICAL BUILDING ELEVATION	

**FOUNTAIN BLEAU CONWAY PHASE II**  
300 BRUCE STREET  
CONWAY ARKANSAS

REV	DATE	DESCRIPTION
1	2-28-2026	FACADE CHANGES

APPROVED

6-17-18

1256

CONWAY ARKANSAS

Approx. 300ft S of the intersection of 6th St and Ingram St

**GARAGE - END ELEVATION**

SCALE 1/4" = 1'-0"

Allura Cement Board Siding  
Overhead Door  
Black Brick

**GARAGE - FRONT ELEVATION**

SCALE 1/4" = 1'-0"

2/27/2026

9'-0" TYPICAL  
REPLACE WRUGHT IRON WALL LANTERN WITH LED WALL PACK FIXTURE AT EACH LOCATION

**GARAGE - BACK ELEVATION**

SCALE 1/4" = 1'-0"

Ridge Vent  
Architectural Shingles  
Allura Cement Board Siding painted medium gray  
Black Brick

**FOUNTAINE BLEAU CONWAY PHASE II**  
300 BRUCE STREET  
CONWAY ARKANSAS

REV	DATE	DESCRIPTION
1	2-18-2026	BRICK AND SIDING

Project No: WWA 24.03  
Date: 10-10-2024  
Sheet Title: TYPICAL GARAGE ELEVATION  
Sheet No: A5.4 REV 1

William Wiedower Architect  
7325 Rockwood Road  
Dumas, AR 71613  
(501) 661-7333

Professional Engineer  
Arkansas  
1926  
627-18

Approx. 300ft S of the intersection of 6th St and Ingram St



CITY OF CONWAY Planning and Development	1111 Main Street Conway, AR 72032 T 501.450.6105 F 501.450.6144 www.conwayarkansas.gov
--	--

## MEMO

To: Mr. Brent Kornegay  
Burkhalter Construction

From: Anne Tucker  
Date: March 11, 2026

Re: Central Landing Planned Unit Development, Fountain Bleu Phase II Modification

---

On August 16, 2024, Fontaine Bleu Phase II was approved for a minor modification to the governing PUD plan to allow three (3) stories and fifty (50) feet of height. Fifty (50) feet of height exceeds multi-family height standards by fifteen (15) feet. All other multi-family zones in the City require thirty-five (35) feet of height.

This modification to allow increased height was based upon a request in which the applicant stated the following:

*I'm requesting a variance allowing a max height of 50' for the parcel...which has building at a height of 30.5' at the eaves and 45.5' at the ridge. **These buildings were designed to match phase I of this project which has already been constructed.***

Included in the PUD modification document are elevations which show fully bricked facades and ornate doors and balconies, which match Fontaine Bleu Phase I construction. When Phase II underwent Site Development Review (SDR-0224-0027), Planning Staff referenced the PUD plan to confirm that the submitted elevations matched the PUD plan and modifications. They were fully brick with specific detailing on wall sconces, doors, and balcony railings.

There is currently a request for a Temporary Certificate of Occupancy (TCO) at Fontaine Bleu Phase II. Planning Staff are unable to support the TCO as the buildings have not been constructed in accordance to the PUD modification. They do not match Fontaine Bleu Phase I or any elevation approved by Planning Staff.

Burkhalter has applied for post-SDR (SDR-0326-0025). The material percentage breakdown and types are not provided on the "Typical Front & Back Elevations" and the "Typical End Elevations" submitted, however, it appears to be 20-30% brick and the remainder being a type of fiber cement board, windows, shingles, and utility equipment screening.

EXHIBIT J: Post-SDR review denial

Approx. 300ft S of the intersection of 6th St and Ingram St

Planning Staff cannot review SDR-0326-0025 at this time as the submitted document is not in conformance with the PUD plan and subsequent amendments.

The requested design modification is incongruent with Phase I of Fountain Bleu. Due to the height of the structures granted through PUD modifications, this incongruity is highly visible. As such, a Major Modification to the PUD Plan is required.

Per Section 311.4 – Procedures for Amending a PUD Plan, Major Modifications:

*A modification that would result in any of the following will be deemed major: expansion of the types of land uses specifically allowed in the approved Final PUD Plan, change in the character or function of driveways or streets approved in the Final PUD Plan, foreseeable significant increase in traffic volume or foreseeable negative impacts on traffic flow, reduction in the amount and/or distribution of common space or green/pervious space, **or any significant change to the nature or character of the approved development**. Additionally, the Director of Planning and Development may elect to follow the method for major modification approval of any modification of any lesser magnitude, particularly if such modification is deemed to be in the public interest.*

It is our position that the façade changes are a significant change to the character of the approved development, and it is in the public's interest to ensure that developments are built in accordance with approved PUD and SDR plans to ensure transparency and accountability of the City.

Should you wish to pursue the design as constructed as applied for through SDR-0326-0025 (post-SDR, as-built), please submit an official request for a PUD modification. Based upon the information currently available, as Director, I will not preliminarily approve this PUD modification, and you may appeal any denial by the Planning Director per Sec.311.4.B.2.a.-c.

*2. Major Modification Denied by Director of Planning and Development:*

*The Director of Planning and Development may deny the major modification request. The Director's decision may be appealed to the Planning Commission by notifying the Planning Commission of such appeal no less than thirty (30) working days from the date of the Director's decision to deny the major modification request.*

- a. Public Notice of Planning Commission Hearing: Prior to the Planning Commission's review of the PUD modification request, sufficient notice of a public hearing for rezoning shall be furnished in accordance with state law and per the public hearing procedure outlined in Section 802.3 of the Conway Zoning Ordinance.*
- b. Planning Commission Approval: After reviewing the major modification request, the Planning Commission may grant the request.*
- c. Planning Commission denial: After reviewing the major modification request, the Planning Commission may deny the request. If the Planning Commission denies the major modification request, the applicant may appeal the decision to the City Council by submitting a notice of appeal to the Planning and Development Department no less than thirty (30) working days from the date of the Planning Commission's decision. The appeal shall be placed on the agenda of the next scheduled meeting of the City Council. The City Council's decision is final.*

Planning Staff will not sign off on a TCO for Phase II until they are built in accordance with the approved plans, or a PUD modification is approved.

Approx. 300ft S of the intersection of 6th St and Ingram St

Be advised that the next submittal deadline for Planning Commission is March 20<sup>th</sup> and the meeting will be held on April 20<sup>th</sup>. Please let us know how you would like to proceed and feel free to reach out with any questions.

Sincerely,

A handwritten signature in blue ink that reads "C. Anne Tucker". The signature is written in a cursive style with a large initial "C".

C. Anne Tucker  
Director of Planning & Development



7720 Interstate 30, Little Rock Arkansas 72209  
Phone: (501) 455-2027 Fax: (501) 455-5124

---

17 March 2026

John Burkhalter

RE: Conway Apartments

This letter is to confirm that the brick color previously used on the referenced project is no longer available, and that the original brick size is also no longer available for purchase or reorder.

Due to this limitation, our team evaluated the available options and determined that attempting to closely match the original brick could result in noticeable inconsistencies in appearance. In our professional experience, slight variations in brick tone can create an undesirable visual contrast when placed adjacent to existing materials.

To ensure the best overall aesthetic outcome for the project, we recommended a complementary accent brick instead of pursuing an exact match. This approach allows for a more intentional and cohesive design, avoiding the potential for mismatched materials to detract from the finished appearance.

If you have any questions or need additional information, please do not hesitate to contact us.

Thank you for your business,

A handwritten signature in black ink that reads 'Zac Corbitt'.

Zac Corbitt  
ABC Block & Brick Sales Rep

Approx. 300ft S of the intersection of 6th St and Ingram St

March 18, 2026

Anne Tucker  
Director of Planning & Development  
City of Conway  
1111 Main Street  
Conway, Arkansas 72032

Dear Ms. Tucker:

I was the architect for the design of the Fountaine Bleu Apartments in Conway. I am writing regarding the changes made to the exteriors of the Phase Two buildings currently under construction. As stated in the letter Mr. Burkhalter has forwarded to you from ABC Block + Brick, the changes made to the exterior were precipitated by the inability to get the same brick that was used throughout on Phase One. We made the decision to change to a façade of a different complementary brick and a Hardi plank painted siding to differentiate Phase Two from Phase One, while still maintaining the overall design of the buildings. Our only problem was that we did not realize that this change would require us to revise the PUD plan to show these changes. We took the verbiage of the PUD requirements for "Major Modifications" to mean more significant redesign of the buildings than changing the exterior brick/siding. We didn't feel that the changes we made were a "significant change to the nature or character" of the project.

We are hoping that we can get these changes to the PUD plan approved by the Planning Commission. I will be available for any questions that you or any Commission member may have. Thank you for your consideration to this matter.

Sincerely,



William Wiedower AIA

EXHIBIT K: Applicant's response

Approx. 300ft S of the intersection of 6th St and Ingram St

3/19/2026

King Air FBC II, LLC  
26 Collins Industrial Place  
North Little Rock, AR 72113

Anne Tucker, Director  
City of Conway Planning & Development  
111 Main Street  
Conway, AR 72032

Re: Central Landing planned Unit Development Fountaine Bleau Conway Phase II (modification)

Dear Anne,

This letter is in regard to Fountaine Bleau Conway Phase 2 and the denial from Planning and Development of the submitted changes (façade materials of building). We are asking that this issue be moved to the Planning Commission board for their review and vote to approve the façade (elevations) as they have been built at their April 20, 2026 meeting. The changes to the façade of the buildings (combination of brick and cement board, updated fixtures and doors) in Phase 2 compared to Phase 1 were made for the following reasons:

- The brick manufacturer no longer produced the same brick color and size. There was not a suitable match that was similar enough to not have it noticeable that it was not the same brick. It made it necessary to choose an entirely different brick that would not seem like we tried to match the current and failed, so a completely different style/color was chosen. The lower 1/3 of the elevation is brick. See attached letter from ABC our brick supplier dated March 17, 2026.
- A portion of the building (approximately 2/3 of the elevation) was changed to Allura cement board (which has a 30 year warranty). Also, to help differentiate the building and offset the new brick that was chosen was done with the help of our brick supplier and our architect. See attached letter from our architect dated March 18, 2026.
- The approved plans show a brick façade, but due to the availability of the brick that was used for phase one of the project, it was decided to contrast the appearance with the first phase in lieu of trying to match the brick, which would only make it obvious that it was not a good match.
- Due to extremely high tariffs imposed during construction and previous supplier issues, we made a change to a light fixture and door that was more readily available.

All these different items are what drove these changes that have been made to the buildings since the original submission. We would like the Planning Commission to review our modification submission and approve the buildings as they are currently built. There are other multifamily development properties around town that use the similar elevation of brick/siding. We have received positive feedback of the new facade from our tenants, potential tenants, and other members of the community. It would be an extreme financial hardship if this was not approved as the buildings are currently built, brick and Allura cement board are fully installed. We are currently preleasing building G (12) and H (14) with buildings I (9) and J (8) to complete before the next planning commission meeting of April 20, 2026. Our elevation changes are considered a minor modification by our architect and owner per the PUD.

We are striving to complete this project by July 2026. Without approval this will set the project back several months, with no viable elevation except how we have built them.

3/19/2026

We submitted new elevations of the building and the garages to help provide a visual aid. Our quality and attention to detail is at the top of the apartment market in Arkansas. We welcome you and the Planning Commission members to come to our development to see the apartments from the outside and inside. Our company has gone the extra mile to create for our tenants and for the City of Conway a Luxury Class A community.

Sincerely,



John Burkhalter, P.E.  
Managing Member

Approx. 300ft S of the intersection of 6th St and Ingram St

**From:** [Anne Tucker](#)  
**To:** [Lauren Hoffman](#)  
**Subject:** Fw: Plan PUD-0326-0038  
**Date:** Thursday, April 16, 2026 11:03:30 AM

---

---

**From:** EnerGov@conwayarkansas.gov <EnerGov@conwayarkansas.gov>  
**Sent:** Friday, March 20, 2026 11:03 AM  
**To:** ryanl@burkhalterinc.com <ryanl@burkhalterinc.com>; jcb.burkhalterinc@sbcglobal.net <jcb.burkhalterinc@sbcglobal.net>; bkornegay@burkhalterinc.com <bkornegay@burkhalterinc.com>  
**Cc:** Anne Tucker <anne.tucker@conwayarkansas.gov>  
**Subject:** Plan PUD-0326-0038

Good morning Gentlemen,  
After visiting the site and studying the submitted elevations, I must deny your request for the PUD modification. In my estimation, the entire character of Phase II is just too different from what the governing PUD document stated when this project started. Color notwithstanding, the doors no longer have the wrought iron fixtures and the railings are much different from the original. It looks like a completely different complex from the first phase. I understand that the brick was not available but feel as though something similar in nature exists or had it been a deeper or lighter shade but complimentary to Phase I would have been a better compromise.  
I am not comfortable granting the request without public input as it does change the character of the neighborhood. Your appeal will be heard at the April 20 Planning Commission meeting. If some sort of compromise can be met or plan to mitigate some of the differences, plan to present that at the meeting and feel free to call me should you have any questions.  
Thank you!  
Anne Tucker  
[Access your record online here](#)

This is a no-reply e-mail address. To contact us, please send an e-mail to [anne.tucker@conwayarkansas.gov](mailto:anne.tucker@conwayarkansas.gov)

Approx. 300ft S of the intersection of 6th St and Ingram St



View of subject property facing S (Phase II)



View of subject property (Phase I) and adjacent property to the N



View of subject property facing N, Phase I & II



View of subject property facing N from Bruce St (Phase II)



Adjacent property to the S



Looking S down Ingram St

## 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-1025-0127) SunAuto Tire & Service at 1610 Old Morrilton Hwy
- (SDR-1225-0144) Valvoline at 2170 Harkrider St
- (SDR-0126-0001) Centerstone Mobile Food Vendor at 2285 Moix Blvd

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

- (P2026-00010) Campbell's Corner Replat
- (P2026-00011) Gunderman Replat
- (P2026-00012) Turney Replat
- (P2026-00013) Lot 3R Burgin Replat
- (P2026-00014) Country Club Estates Phase 2 PUD
- (P2026-00016) Miller's Creek Major Subdivision
- (P2026-00018) H.F. Langford Subdivision Lot 2 Replat