



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

June 15, 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

June 15, 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 **06 23, 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. May 18, 2026

I. Public Hearings**

A. Request for a conditional use permit to allow a Bookstore/Stationery Store in an O-3 zoning district for property located at 703 Donaghey Ave (CUP-0526-0066).

II. Announcements/Additional Business

A. Items as decided by the Commission

Adjourn.

NW corner of Donaghey Ave and Louvenia Ave

APPLICANT/AUTHORIZED AGENT

Eric Kindsfater, Uptown Stationers
703 Donaghey Ave
Conway, AR 72034

OWNER

Conway Regional Medical Center, Inc.
2302 College Ave
Conway, AR 72034



SITE DATA

Location. 703 Donaghey Avenue.

Site Area. ±0.25 acres.

Current Zoning. O-3 (Restricted Office District) with an existing Conditional Use Permit allowing the Child Care Facility use.

Adjacent Zoning. North: O-3 (Restricted Office District); East: R-1 (One-Family Residential District); South: R-2A (Two Family Density Residential District); West: S-1 (Institutional District).

Requested Conditional Use. Bookstore/Stationery Store in O-3 zone.

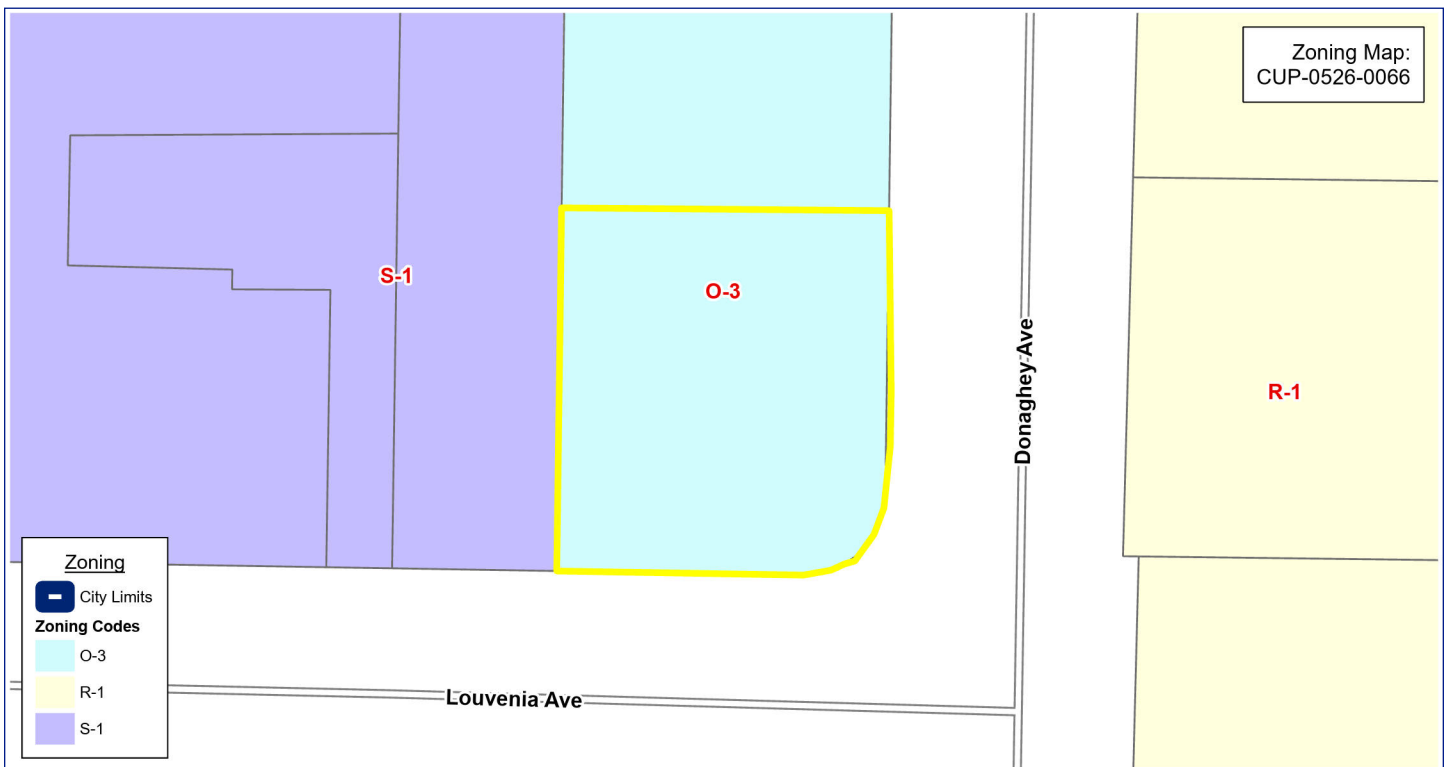
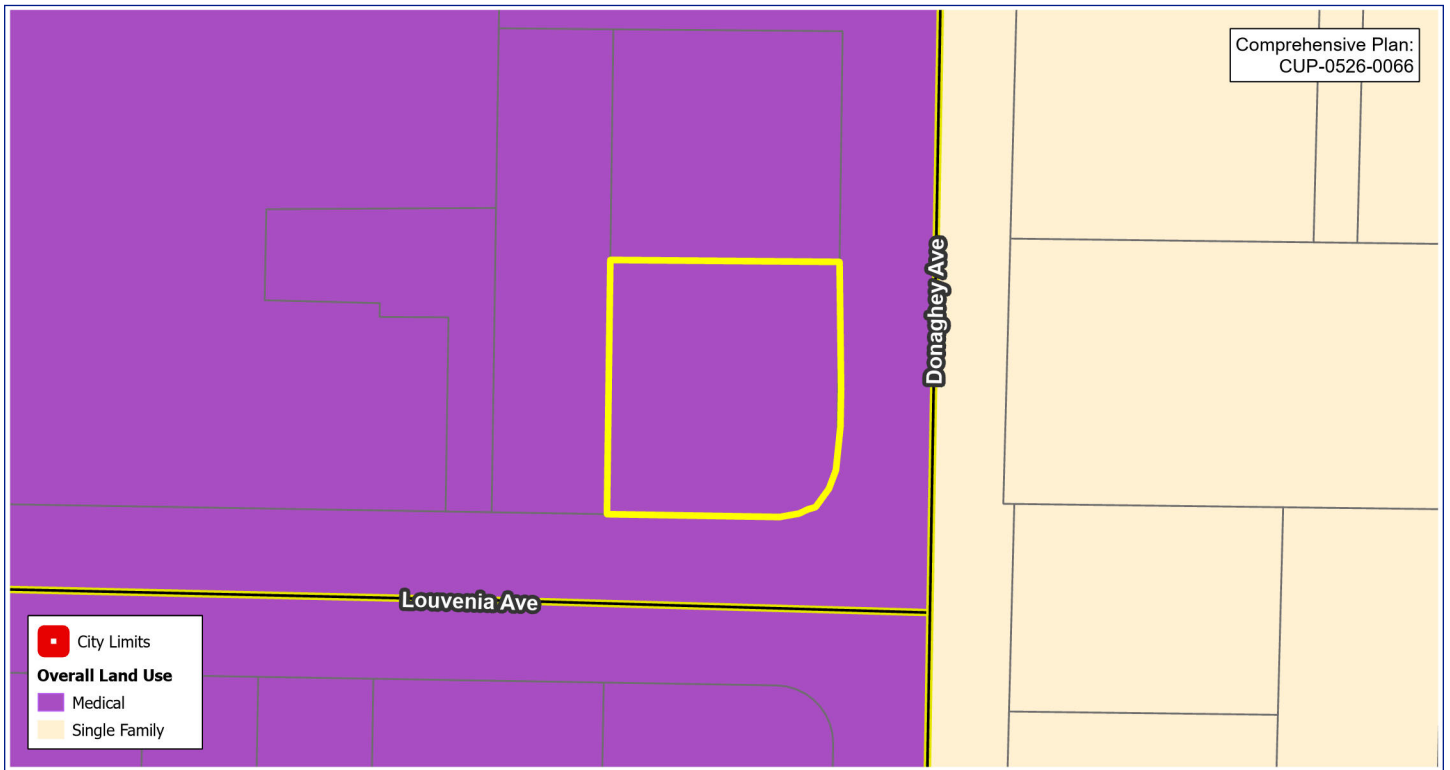
Existing Structures. ±2,006-sf office building with a ±352-sf detached garage/storage structure and parking lot.

Overlay. Old Conway Design Overlay District – Suburban.

Comprehensive Plan. Medical.

Projected Traffic Impact. The applicant estimates 20-30 visitors per day. Trip generation data estimates a comparable use would generate approximately 56 vehicle trips per day. The site has previously operated as a daycare/preschool, with an estimated 48 vehicle trips per day. The projected traffic impact is comparable to the historic use at the site and would not likely negatively impact the area.

NW corner of Donaghey Ave and Louvenia Ave



NW corner of Donaghey Ave and Louvenia Ave

Current Traffic Counts. 14,000 ADT along Donaghey Avenue between Robinson Avenue and College Avenue.

Flood/Drainage. The subject property is not located within any FEMA zone.

Utilities. Utilities are currently available on site.

Master Street Plan. Donaghey Avenue and Louvenia Avenue: Minor Arterial (80' Right-of-Way).

Street Improvement. There are no known current or future street improvement projects near this location.

STAFF COMMENTS

- The site has been used as a child care facility/preschool since 2020; prior to that, it was used as a medical clinic since at least 2007 according to available street view data.
- The Stationery Store and Bookstore uses are not allowed by right in the O-3 zone but are allowed via conditional use permit.
- There is an existing conditional use permit (No. 1396, USE2020JAN01) at the site granting the Childcare Facility use with 3 conditions that was approved by City Council on January 28, 2020. This conditional use permit will be voided and replaced with this new permit.
- The Zoning Code definition for Book and Stationery Store is, *"A facility for the sale of books, pamphlets, paper, pens, ink, and associated items; not involving wholesale distribution."*
- The Comprehensive Plan identifies this property as Medical. Most of the uses in the area to the West and South are Medical uses. This property has operated as a non-medical use since 2020, and the abutting property to the North since at least 2015.

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

1. Operating hours are limited to 8:00 AM – 8:00 PM, Monday through Saturday.
2. Development standards not addressed through CUP-0526-0066 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-0526-0066. All signage shall conform to the Conway Sign Code.
3. No zoning variance which would be required due to the commencement of the conditional use may be considered.
4. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
5. The conditional use approval shall become null and void if the use is not commenced within 18 months from the date of approval of this permit.
6. The conditional use permit shall expire if the use ceases for a consecutive period greater than 18 months.

NW corner of Donaghey Ave and Louvenia Ave

Applicant: Eric Kindsfater/Uptown Stationers, LLC

Location: 703 Donaghey Ave, Conway, AR 72034

Date: 5/6/26

Site Plan:

Business Overview

The proposed stationery store will operate as a neighborhood-serving retail establishment, offering products such as notebooks, greeting cards, journals, pens, paper, and related accessories. The business will emphasize a calm, experiential shopping environment with minimal noise and limited delivery activity.

Hours of Operation (subject to change)

Monday through Saturday: 10:00 AM – 7:00 PM

These hours are designed to align with typical retail activity while avoiding early morning or late-night impacts on surrounding properties.

Staffing

Total Employees: Approximately 3

Number of employees per Shift: Typically, 1–2 staff members on-site at any given time

Staffing levels may increase slightly during holiday seasons or special events

Customer Traffic

Estimated Visitors per Day: 20-30 customers

Estimated Visitors per Week: 120-180 customers

Customer visits are expected to be relatively short in duration, with steady but low-intensity foot traffic typical of a specialty retail shop. Peak periods may occur during weekends, special events, and/or holiday seasons.

Parking and Access

The business will utilize ample existing on-site parking and will not require additional parking infrastructure. Customer arrivals are expected to be staggered, minimizing any traffic congestion or parking demand issues.

Deliveries and Operations

- Deliveries will occur 2-3 times per week via small parcel carriers (e.g., UPS/FedEx)
- No large truck deliveries or activity is anticipated
- Operations will occur indoors; no outdoor storage is proposed

Noise, Lighting, and Community Impact

The nature of the business is inherently low impact:

- No loud equipment will be used
- Lighting will be consistent with typical retail use and directed inward
- No late-night activity is proposed

Community Benefit

This stationery store will provide a unique retail offering that supports creativity, educational endeavors, and intentional living within the community. It is expected to complement nearby uses of the Donaghey Corridor and contribute positively to the local economy without generating adverse impacts.

Conclusion

The proposed use is compatible with surrounding properties and consistent with the intent of conditional use standards. The scale, hours, and operational characteristics of the business ensure minimal impact on traffic, noise, and infrastructure.

Thank you for your consideration of this application. Please feel free to contact me with any questions or requests for additional information.

Eric Kindsfater
Uptown Stationers, LLC
uptownstationers@gmail.com
501-730-8208

NW corner of Donaghey Ave and Louvenia Ave

703 Donaghey Ave
Conway, AR 72034



NW corner of Donaghey Ave and Louvenia Ave



View of subject property from Donaghey Ave facing W



View of subject property facing SE



Adjacent property to the S



Property adjacent to the E, across Donaghey Ave



Adjacent property to the SW



Adjacent property to the N

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.

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

- (P2026-00028) Plant Outlet Replat
- (P2026-00030) Prince Street Plaza Lots 1, 2, & 3
- (P2026-00031) Lobo Properties Replat