



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

July 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

July 20, 2026

PLANNING COMMISSION

Ethan Reed, Chair
Alexander Baney, Vice-Chair
Mark Ferguson, Secretary
Jensen Thielke
Brooks Davis
Keena Haygood
Cassidy D Cook
Kevin Gambrell
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 **07 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. June 15, 2026

I. Public Hearings**

- A. Rezone property at Donnell Ridge Rd & Old Military Rd from R-1 to R-2 (REZ-0626-0082)
- B. Rezone property at 32 Eve Ln from A-1 to R-1 (REZ-0626-0083)
- C. Rezone property at 141 Conway Blvd from S-1 to R-2 (REZ-0626-0086)
- D. Rezone property at 125 Conway Blvd from S-1 to R-2 (REZ-0626-0084)
- E. Rezone property at 113 Conway Blvd from S-1 and R-2A to R-2 (REZ-0626-0085)
- F. Rezone property at 800 S Donaghey Ave from S-1 to C-2 (REZ-0626-0089)
- G. Conditional use permit to allow Automobile Wash Service use in a C-2 zoning district for property located at 800 S Donaghey Ave (CUP-0626-0090)
- H. Conditional use permit to allow Retail-High Impact use in a RU-1 zoning district for property located at 1550 E Dave Ward Dr (CUP-0626-0088)

II. Announcements/Additional Business

- A. Items as decided by the Commission

Adjourn.

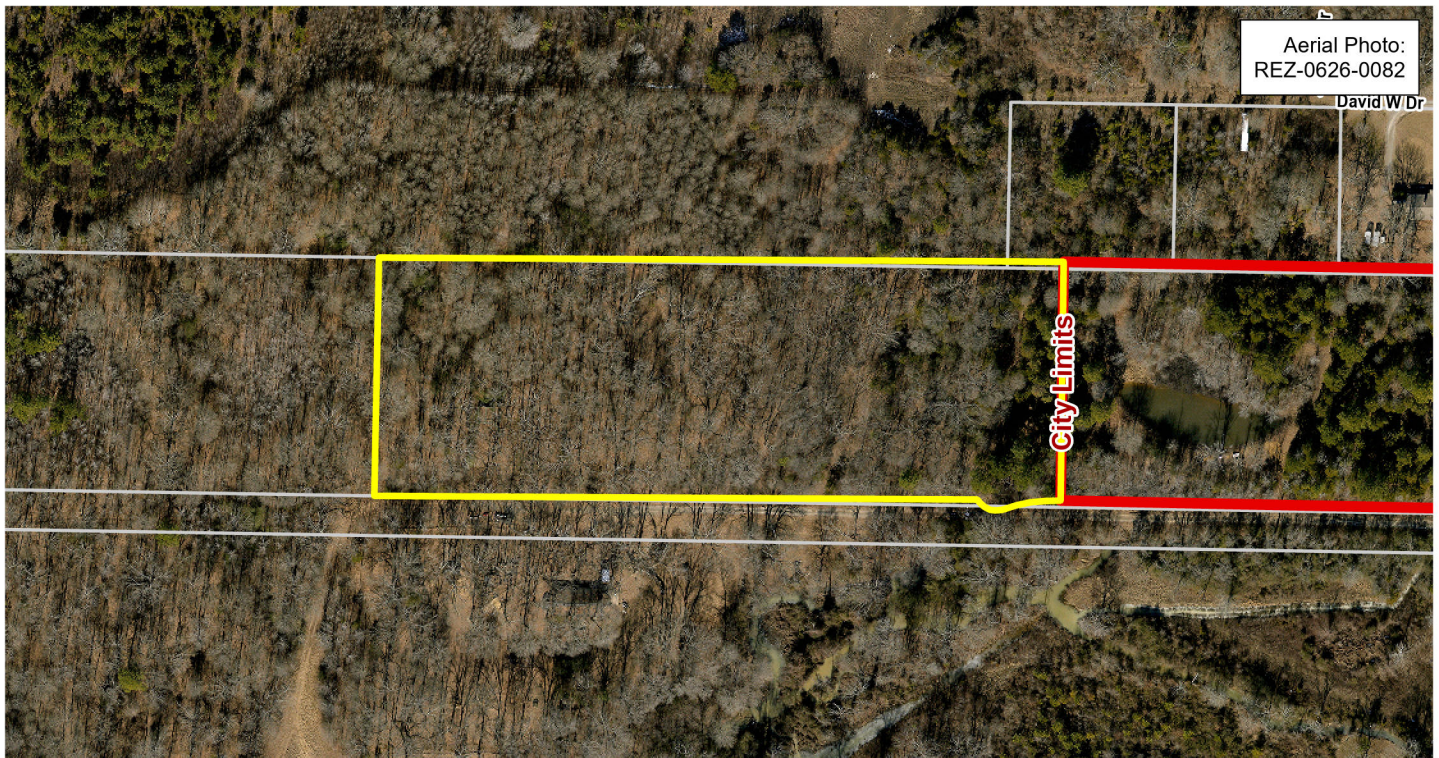
SE of the intersection of Donnell Ridge Rd & Old Military Rd

APPLICANT/AUTHORIZED AGENT

Central Arkansas Professional Surveying
1021 Front St
Conway, AR 72032

OWNER

Crafton-Fowler Family Limited Partnership, LLP
PO Box 10482
Conway, AR 72034



SITE DATA

Location. Landlocked; southeast of the intersection of Donnell Ridge Rd and Old Military Rd; tying directly into Fox Ridge Subdivision, Ph 1 to the east via Fox Ridge Dr.

Site Area. ±5.99 acres.

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

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

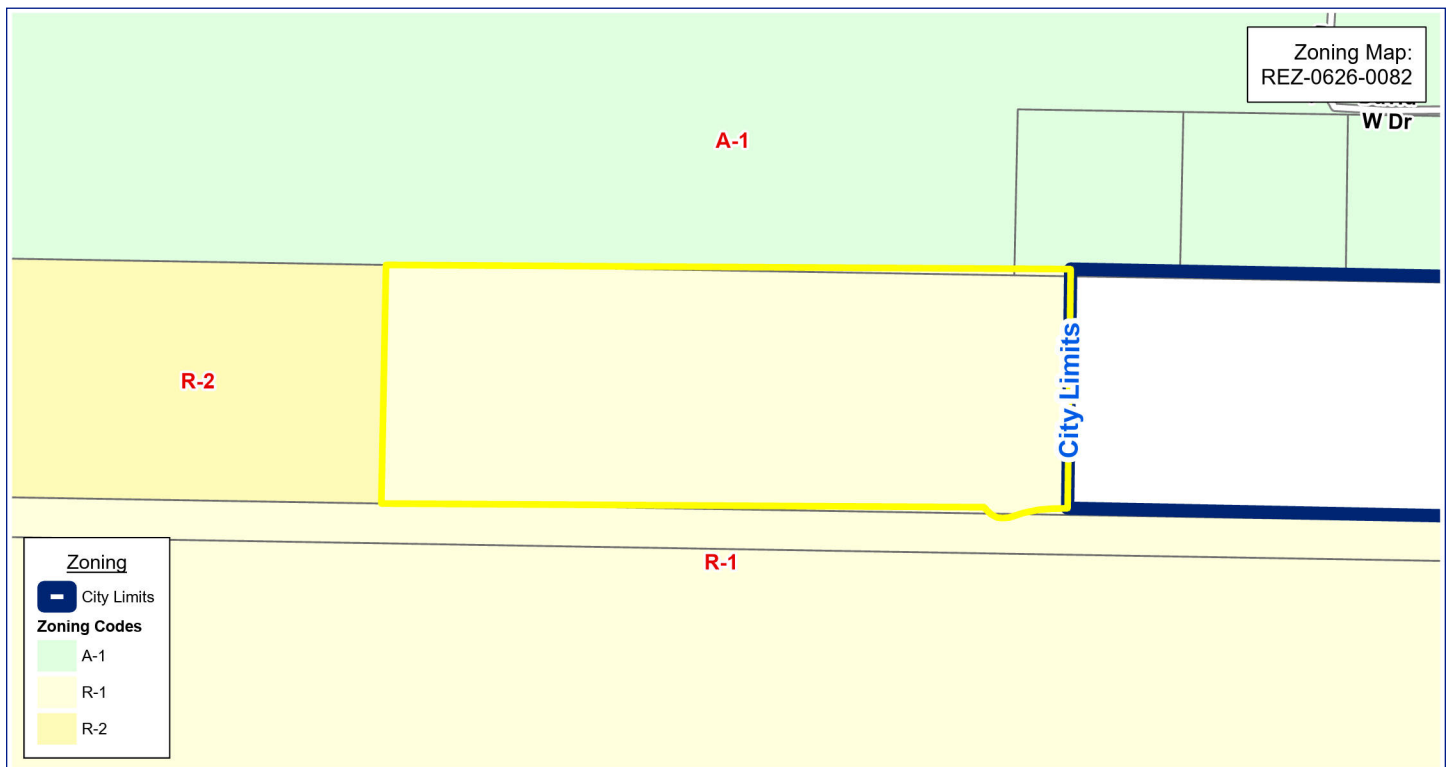
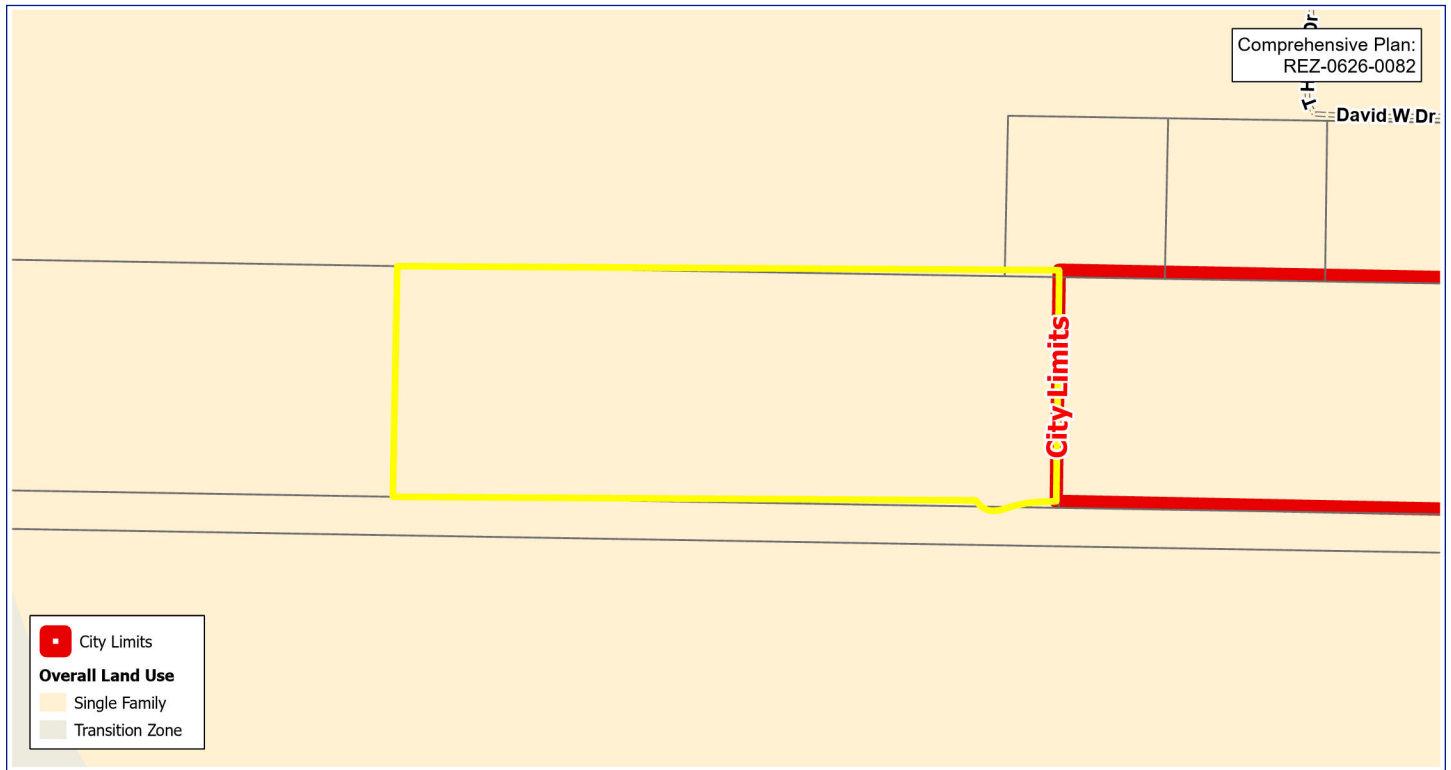
Adjacent Zoning. North: A-1 (Agricultural District); South: R-1; West: R-2; East: no zoning- out of city limits.

Existing Structures. None.

Overlay. None.

Comprehensive Plan. Single-Family.

SE of the intersection of Donnell Ridge Rd & Old Military Rd



Projected Traffic Impact. With the applicant requesting the rezoning to R-2 there are two types of potential future development. If developed for single-family use, the highest density that could be achieved would be 36 dwellings. This would generate 339 vehicle trips per weekday.

If developed for two-family duplex use, the highest density that could be achieved would be 32 duplexes, or 64 dwellings. This would generate 461 vehicle trips per weekday.

Current Traffic Counts. 2,900 ADT at the southwest corner of Ph 1 of Fox Ridge Subdivision; 860 ADT approximately 675' north of the intersection of Mattison Rd and Nutters Chapel Rd to the east.

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

Utilities. All utilities are being installed currently on Ph 1 to the west. The applicant will need to coordinate the extension of utilities with Conway Corporation to this phase. An existing water line runs along the northern boundary of this property, with an existing sewer main close to the southeast corner.

Master Street Plan. Fox Ridge Dr – Local Residential (50' ROW).

Street Improvement. No street improvements are planned currently. The tying into and creation of new streets for this phase will be reviewed as a part of preliminary plat review.

STAFF COMMENTS

- It is most likely the intent of the applicant to rezone this parcel of land from R-1 to R-2 for duplex development. Later phases of the subdivision are intended for additional single-family development.
- 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 by Planning Commission is required prior to infrastructure improvements.
- The current rezoning request, which was included as a part of a larger annexation, was annexed into the city limits of Conway as R-1 at the February 25, 2025, City Council meeting. The portion of Fox Ridge Subdivision Ph 1 that was rezoned to R-2 was approved by the City Council at their May 13, 2025, meeting.
- Abutting land uses are predominantly rural, agricultural, and a 94-lot single-family residential subdivision proposed to the west with other rural single-family residences in the vicinity. Higher density zoning is prevalent on the west side of Old Military Rd.
- The Comprehensive Plan indicates the parcels as Single-Family. The requested zoning conforms.

**Central
Arkansas
Professional
Surveying, LLC**

1021 Front Street
Conway, AR 72032
501.513.4800
501.513.0900-fax

June 16, 2026

Re: Fox Ridge II

The intent of this submission is to rezone proposed Fox Ridge Ph
2 from R-1 to R-2

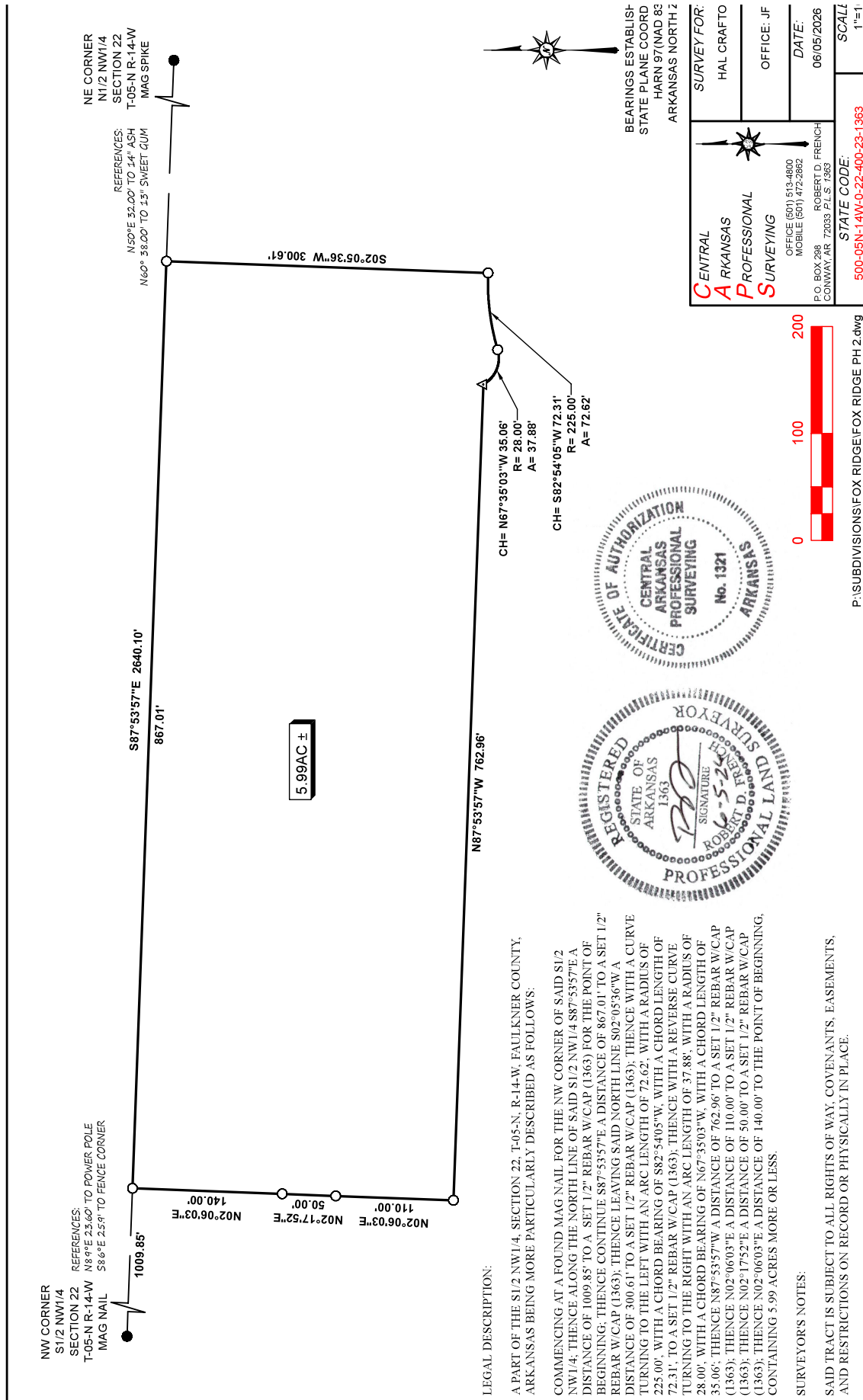
If you have any questions, please call me at 501-472-2862.

Sincerely,

Robert D. French, P.S. 1363

Central Arkansas Professional Surveying

SE of the intersection of Donnell Ridge Rd & Old Military Rd





View of subject property from Old Military Rd facing E



View of subject property facing NE



Adjacent property to the W across Old Military Rd



View of subject property facing W



Property adjacent to the W across Old Military Rd



View of subject property facing SE

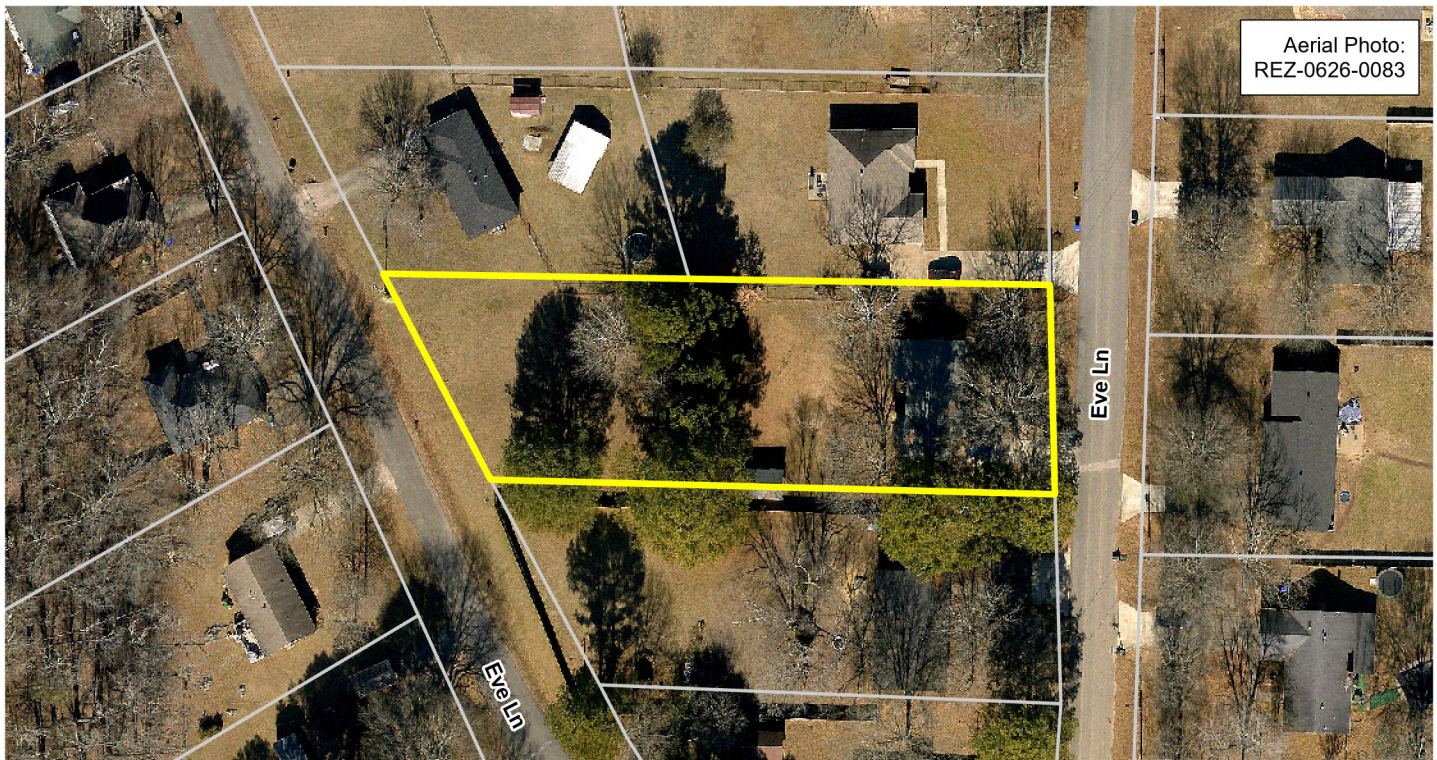
Golden Meadow Subdivision, approx. 1900ft S of the intersection of Eve Ln and Tyler St

APPLICANT/AUTHORIZED AGENT

Central Arkansas Professional Surveying
1021 Front St
Conway, AR 72032

OWNER

Gregory Best
32 Eve Ln
Conway, AR 72034



SITE DATA

Location. 32 Eve Ln; Lot 30, Blk 2 Golden Meadow Subdivision.

Site Area. ±0.67 acres.

Current Zoning. A-1 (Agricultural District).

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

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

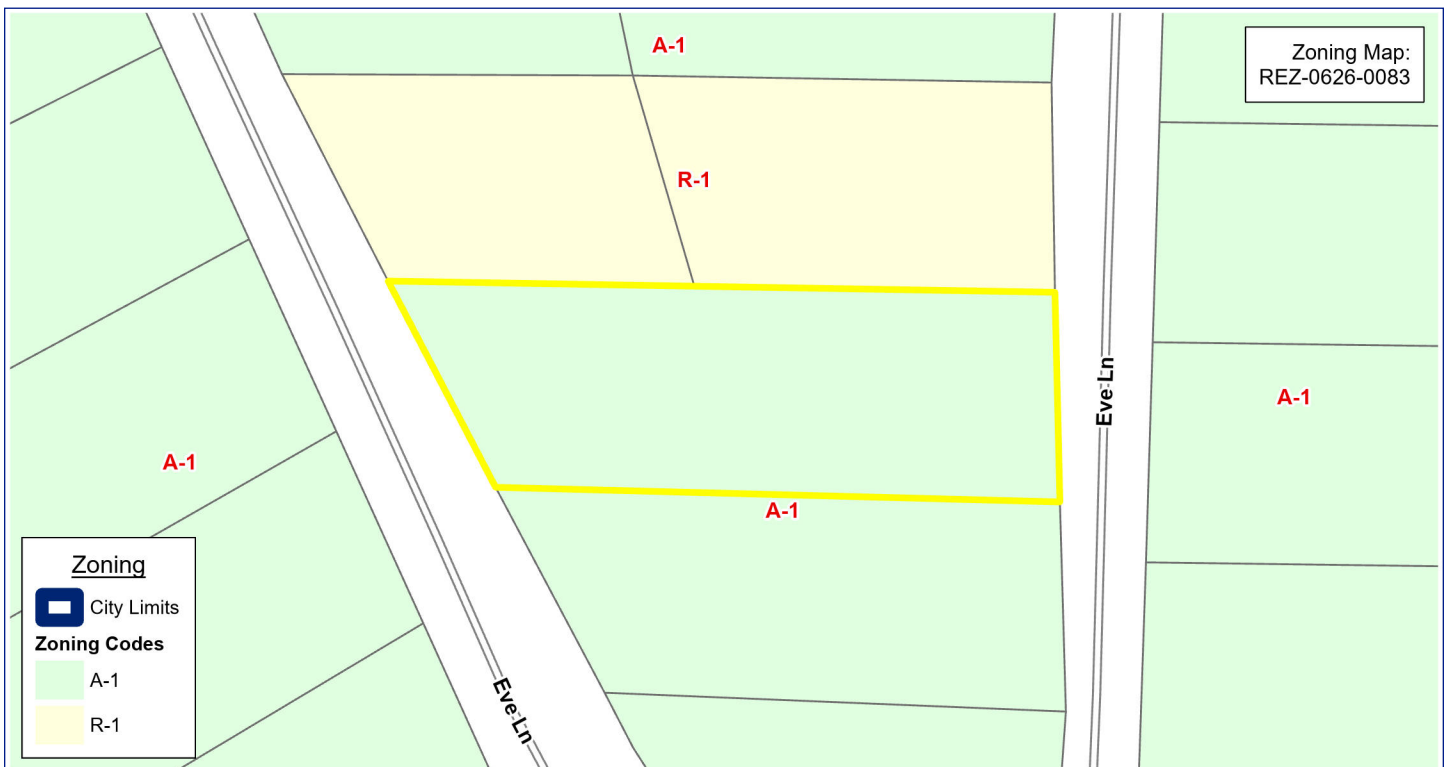
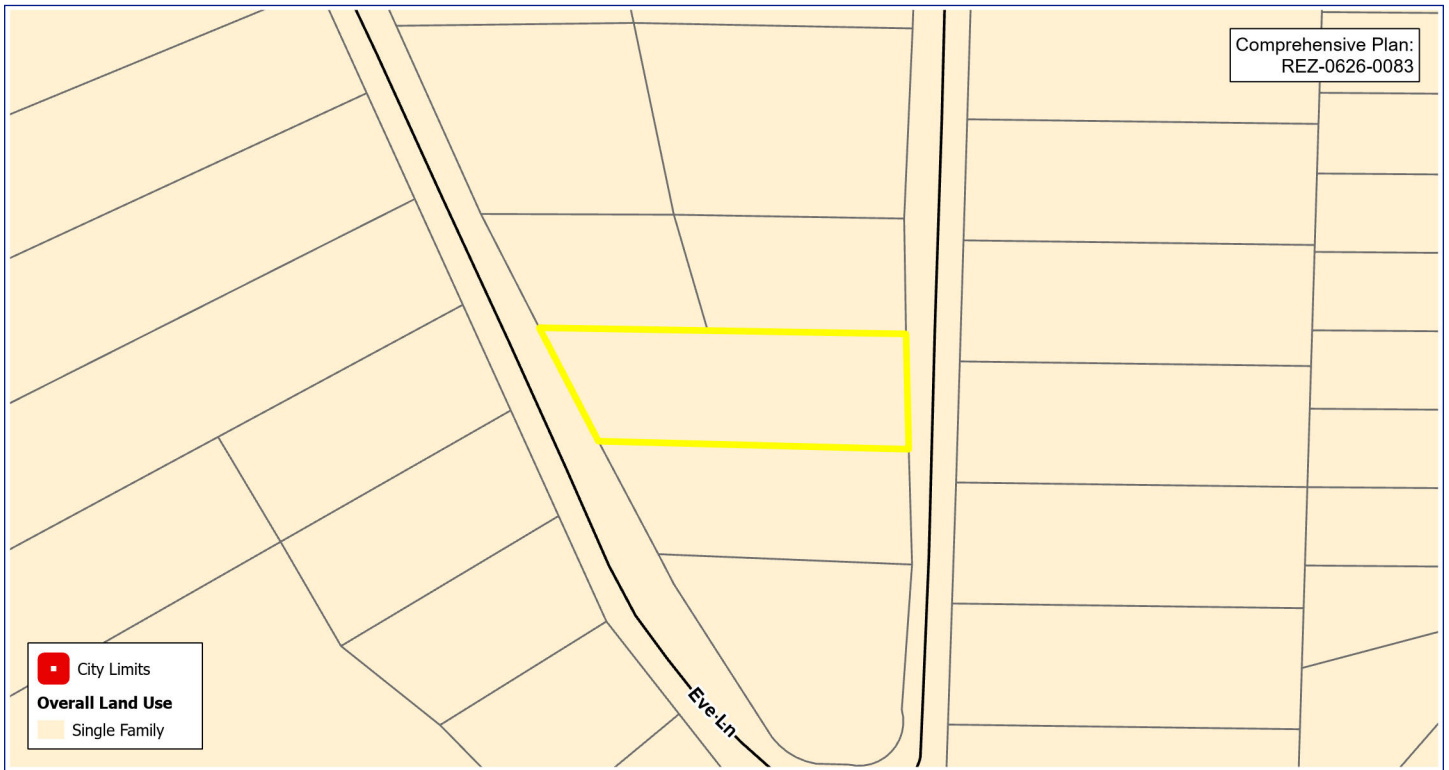
Existing Structures. 1,300-sf single family home and an outbuilding.

Overlay. None.

Comprehensive Plan. Single-Family.

Projected Traffic Impact. With the applicant requesting a rezoning to R-1, the intent is most likely to split the lot and create another single-family lot that would generate 10 additional vehicle trips per weekday.

Current Traffic Counts. There are no current traffic data counts on Tyler St west of the roundabout at Tyler St and Salem Rd which is 7,900 ADT.



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

Utilities. Currently water and overhead electricity run along both frontages, with sewer extending to the southwest corner of the property. The applicant will need to coordinate the extension of utilities with Conway Corporation.

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

Street Improvement. Within the last 10 years, the city has improved portions along the east side of Eve Ln. The plan is to improve the western portion of Eve Ln, including an overlay and widening.

STAFF COMMENTS

- It is the intent of the applicant to rezone this platted lot from A-1 to R-1 and replat to create 2 lots.
- The current parcel is ± 0.67 acres and zoned A-1. The final plat for Golden Meadow Subdivision was filed May 24, 1984. This subdivision was included in a ± 974 -acre annexation into the City of Conway on December 26, 1989, zoned A-1 by O-89-38 and predates the modern Zoning Code and Subdivision Regulations.
- Rezoning this lot to R-1 requires 60' street frontage and 6,000-sf lot minimums for both newly created lots. Both new lots can meet these standards.
- A similar rezoning request was made in 2017 when the abutting northern landowner rezoned to R-1 and split the lot to create a second lot. That rezone was approved by O-17-09.
- Abutting land uses are all single family.
- The Comprehensive Plan indicates the property as Single-Family. The request conforms.
- Platting 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

June 16, 2026

Re: Golden Meadows Lot 30 Blk 2

The intent of this submission is to rezone Golden Meadows Lot 30
Blk 2 aka 32 Eve Lane.

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

Sincerely,

Robert D. French, P.S. 1363

Central Arkansas Professional Surveying





View of subject property from Eve Ln looking W



View of subject property facing E



Looking N along Eve Ln



Adjacent property to the S



Adjacent property to the NW



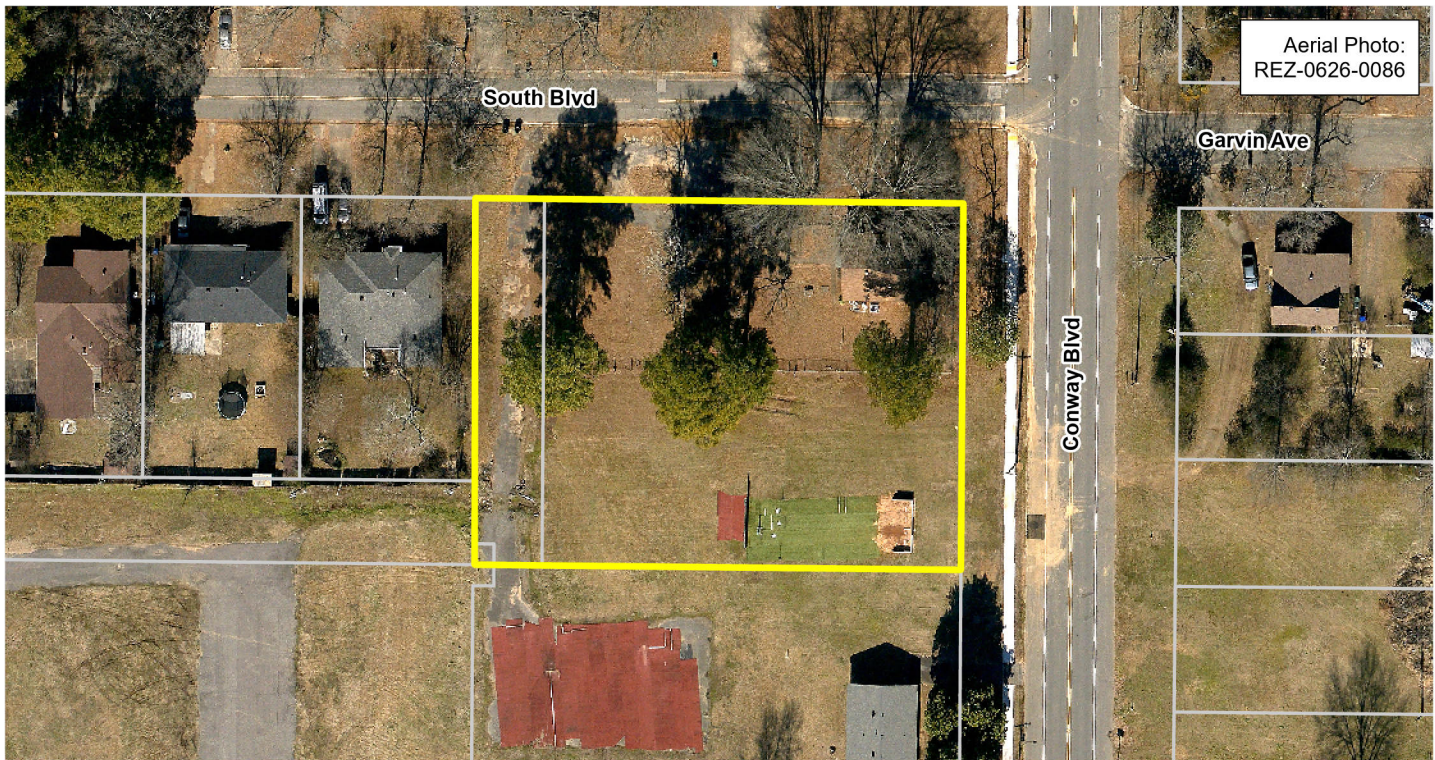
Adjacent property to the E

APPLICANT/AUTHORIZED AGENT

Central Arkansas Professional Surveying
1021 Front St
Conway, AR 72032

OWNER

Central Baptist College Inc.
1501 College Ave
Conway, AR 72034

**SITE DATA**

Location. 141 Conway Blvd. Lots 14 through 18, Block 79, with northern 10' of Closed Alley to the south and 10' of Closed Alley to the west, of the Boulevard Addition to the City of Conway. At the southwest corner of the intersection of Conway Blvd and South Blvd.

Site Area. ±.93 acres.

Current Zoning. S-1 (Institutional District).

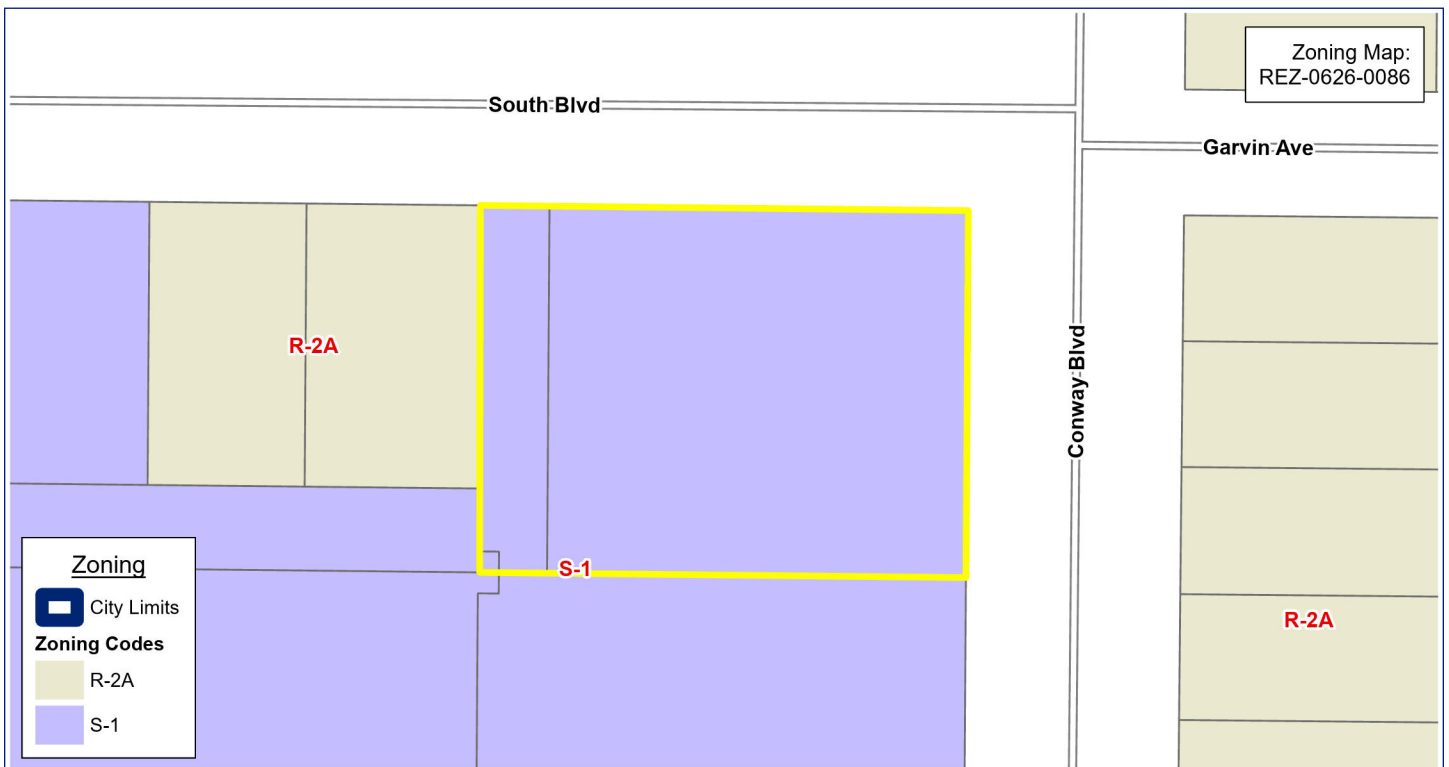
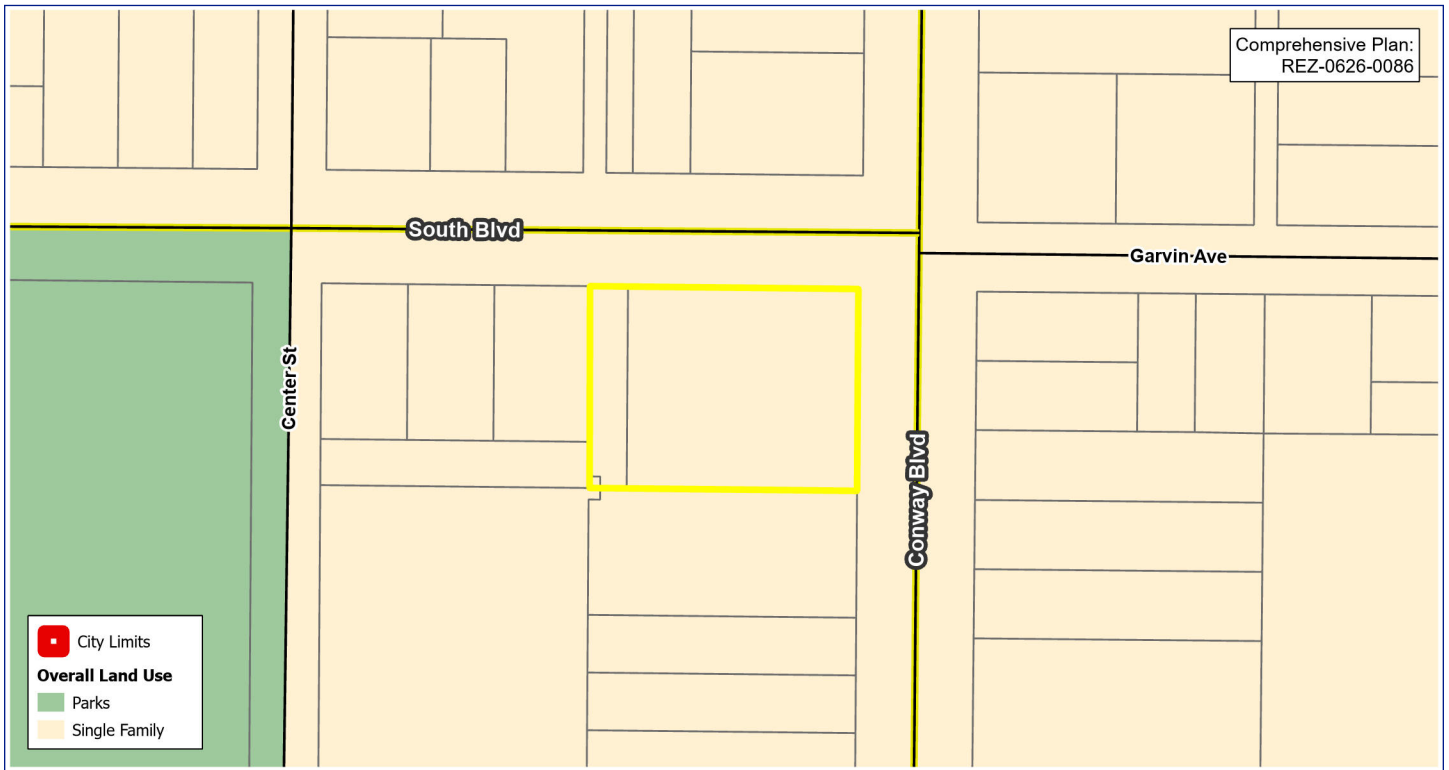
Requested Rezoning. R-2 (Low Density Residential District).

Adjacent Zoning. North: R-2A (Two-Family Residential District) and S-1; East: R-2A; South: S-1; West: R-2A and S-1.

Existing Structure. ±1,479sf single-family dwelling.

Overlay. Old Conway Design Overlay District—Transition Zone.

Comprehensive Plan. Single Family.



Projected Traffic Impact. A rezone to R-2 allows the possibility for the property owner to subdivide the property into 5 lots, allowing a single-family residence or duplex on each individual lot.

With 5 duplexes, the development could generate an estimated 72 vehicle trips per typical weekday distributed primarily onto South Blvd. With 5 single-family homes, the development could generate an estimated 47 vehicle trips per typical weekday distributed primarily onto South Blvd. As such, the development would have an impact on traffic, as the site presently has one single-family home on site.

Current Traffic Counts. 1,800 ADT approximately 400ft to the north along Conway Blvd.

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

Utilities. It appears Water, Sewer, and Electric are present on-site. The extension of any new/additional utilities to the site will require coordination with Conway Corporation.

Master Street Plan. Conway Blvd and South Blvd – Major Arterial (100' ROW). A Shared Use Path as part of the Connect Conway project is proposed to run along both South Blvd and Conway Blvd.

Street Improvement. No current improvement plans.

STAFF COMMENTS

- These properties were historically zoned R-2A but were rezoned in October 2015 to S-1 (O-15-107) by Central Baptist College (CBC) for the purpose of using the site for the College's activities, such as athletics practice areas. As that site has not undergone any permanent development to make the site a part of the college's campus and CBC has sold the property, the requested rezone to R-2 is appropriate.
- The properties do not meet the requirements for their current S-1 zoning, which require a minimum lot size of one acre.
- Adjacent uses include a single-family residence to the north, east, and west; and a duplex to the south; To the southeast, across Conway Blvd, are three R-2A lots which are under a Conditional Use Permit allowing up to 12 units per acre (CUP-0825-0102); development for that use has not yet begun.
- Lots on this block were historically platted as 11,150sf, with 50' of street frontage; this is comparable to the R-2 zone under current zoning standards. (Some lots, including Lot 14 of this request, were as small as 23' wide.)
- The zoning in this area is mostly S-1 and R-2A; the nearest R-2 zoning can be found at the diagonally adjacent block to the southwest. A rezone to R-2A would be more consistent with the zoning in the area; however, the R-2A zone requires lots for duplexes to be a minimum of 100' wide, whereas R-2 requires only 50'.
- Development in the area has trended slightly towards higher-density residential developments; within the adjacent block to the east, there are three developments under Conditional Use Permits allowing between 12 and 18 units per acre (one of which is the aforementioned development which has not started).
- Should there be any intention to construct a new structure(s), the site will have to undergo Historic District Commission review prior to the issuance of building permit(s).
- Construction of any additional primary dwellings would require the property to be subdivided in accordance with the Conway Subdivision Ordinance.

**Central
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Professional
Surveying, LLC**

1021 Front Street
Conway, AR 72032
501.513.4800
501.513.0900-fax

June 16, 2026

Re: Boulevard Addition Lots 14-18 Blk 79/ 141 Conway Blvd

The intent of this submission is to rezone Boulevard Addition Lots

14-18 Block 79 aka 141 Conway Blvd.

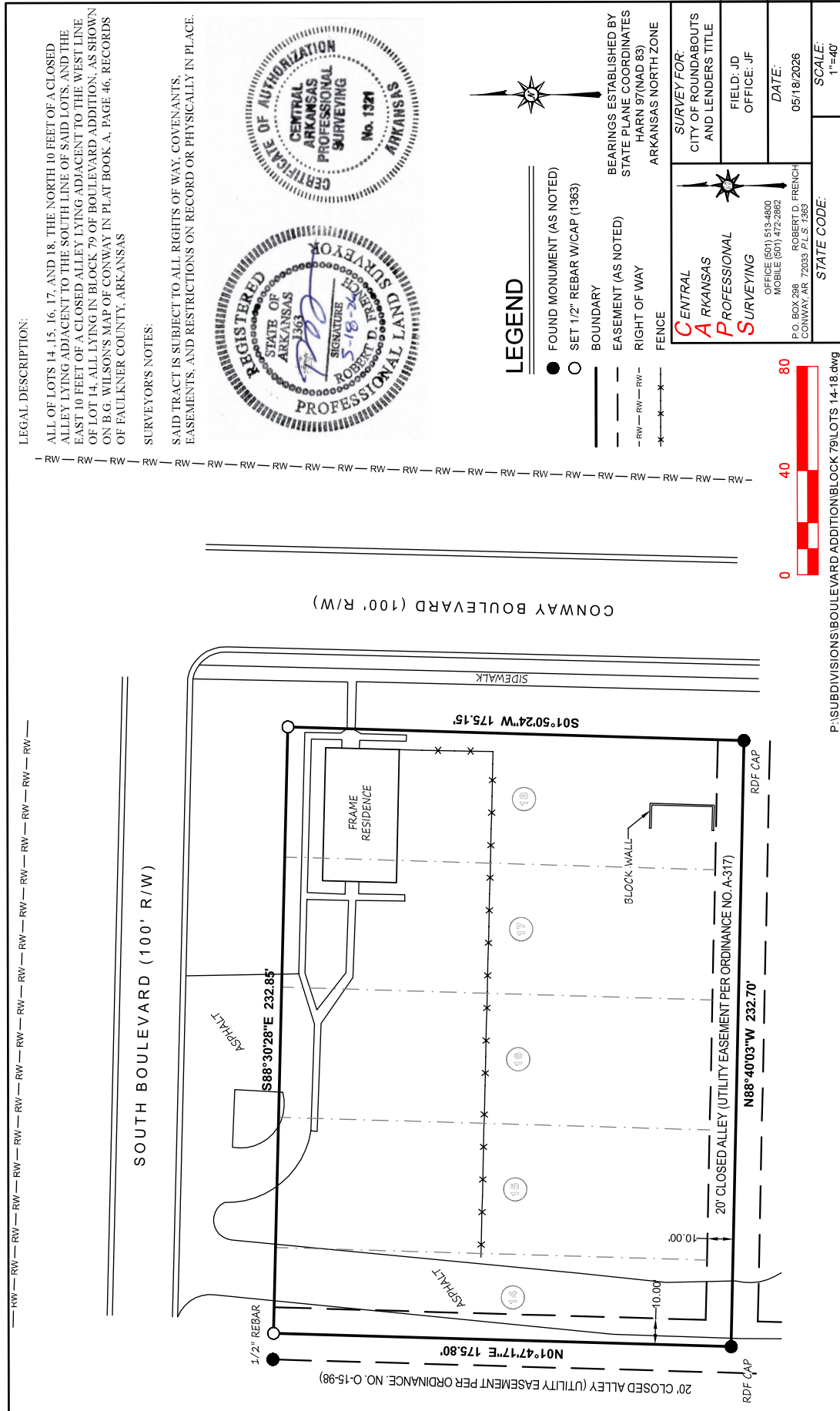
If you have any questions, please call me at 501-472-2862.

Sincerely,

Robert D. French, P.S. 1363

Central Arkansas Professional Surveying

SW corner of South Blvd and Conway Blvd





View of subject property from Conway Blvd looking W



View of subject property facing E



Adjacent property to the N across South Blvd



Looking N along Conway Blvd



Properties adjacent to the E across Conway Blvd



Property adjacent to the W

Rezone property from S-1 to R-2

REZ-0626-0084

I.D

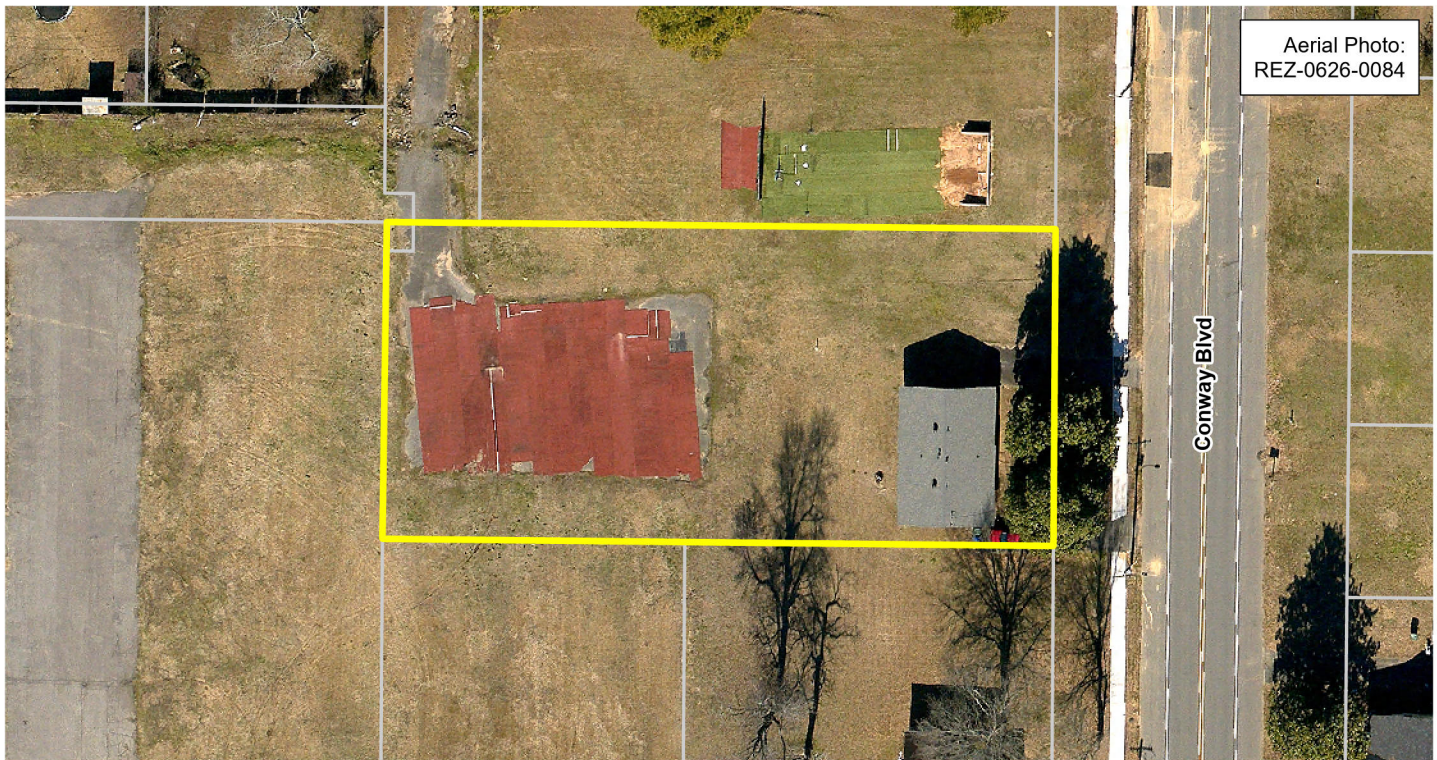
W side of Conway Blvd approx. 330ft N of the intersection of Robins St and Conway Blvd

APPLICANT/AUTHORIZED AGENT

Central Arkansas Professional Surveying
1021 Front St
Conway, AR 72032

OWNER

Ankur Patel, City of Roundabouts Development, LLC
816 E Oak St
Conway, AR 72032



SITE DATA

Location. 125 Conway Blvd. Lots 19 and 20, Block 79, with southern 10' of Closed Alley to the North and 10' of Closed Alley to the West, of the Boulevard Addition to the City of Conway. Approximately 330ft north of the intersection of Conway Blvd and Robins St.

Site Area. ±.59 acres.

Current Zoning. S-1 (Institutional District).

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

Adjacent Zoning. North, West: S-1; East: R-2A (Two-Family Residential District); South: S-1, R-2A.

Existing Structure. ±1,125sf Duplex.

Overlay. Old Conway Design Overlay District—Transition Zone.

Comprehensive Plan. Single Family.

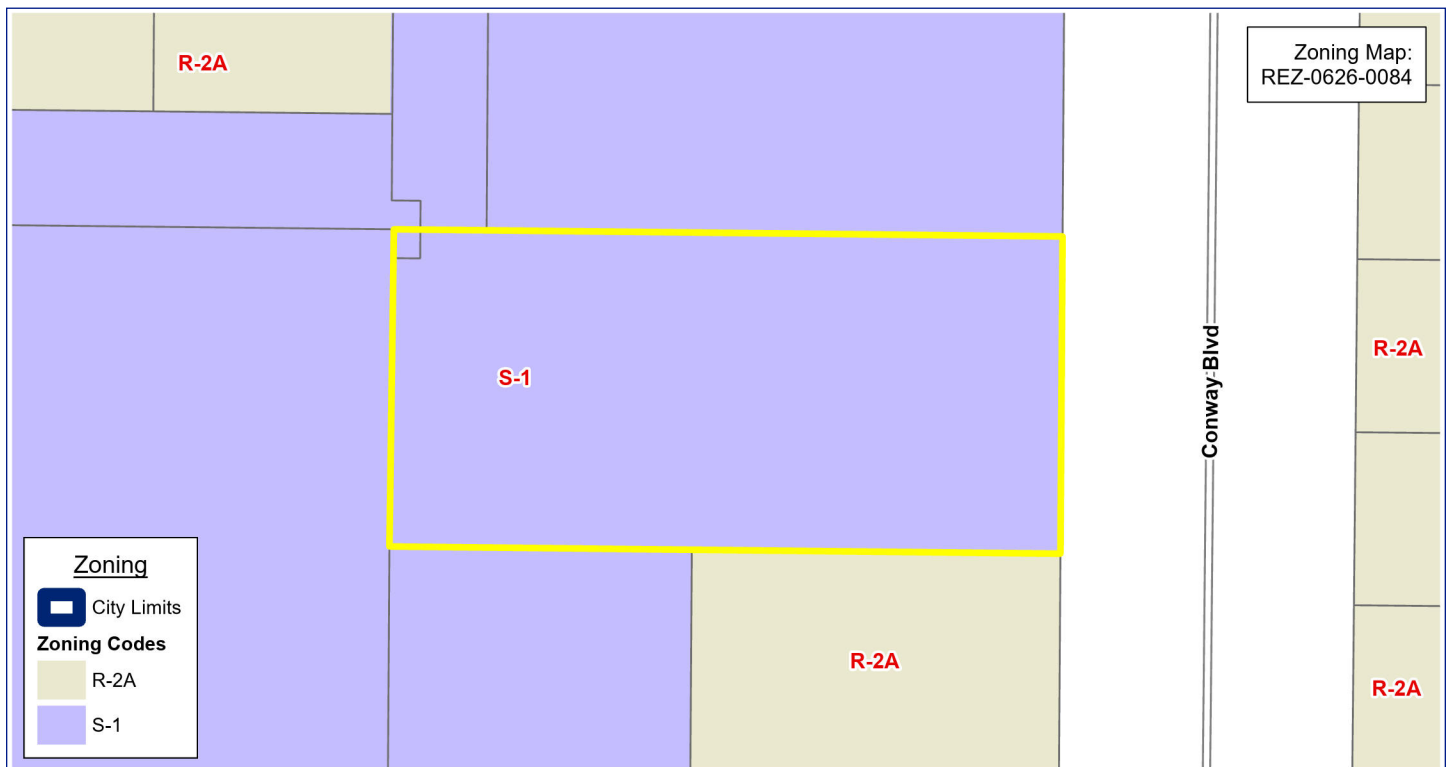
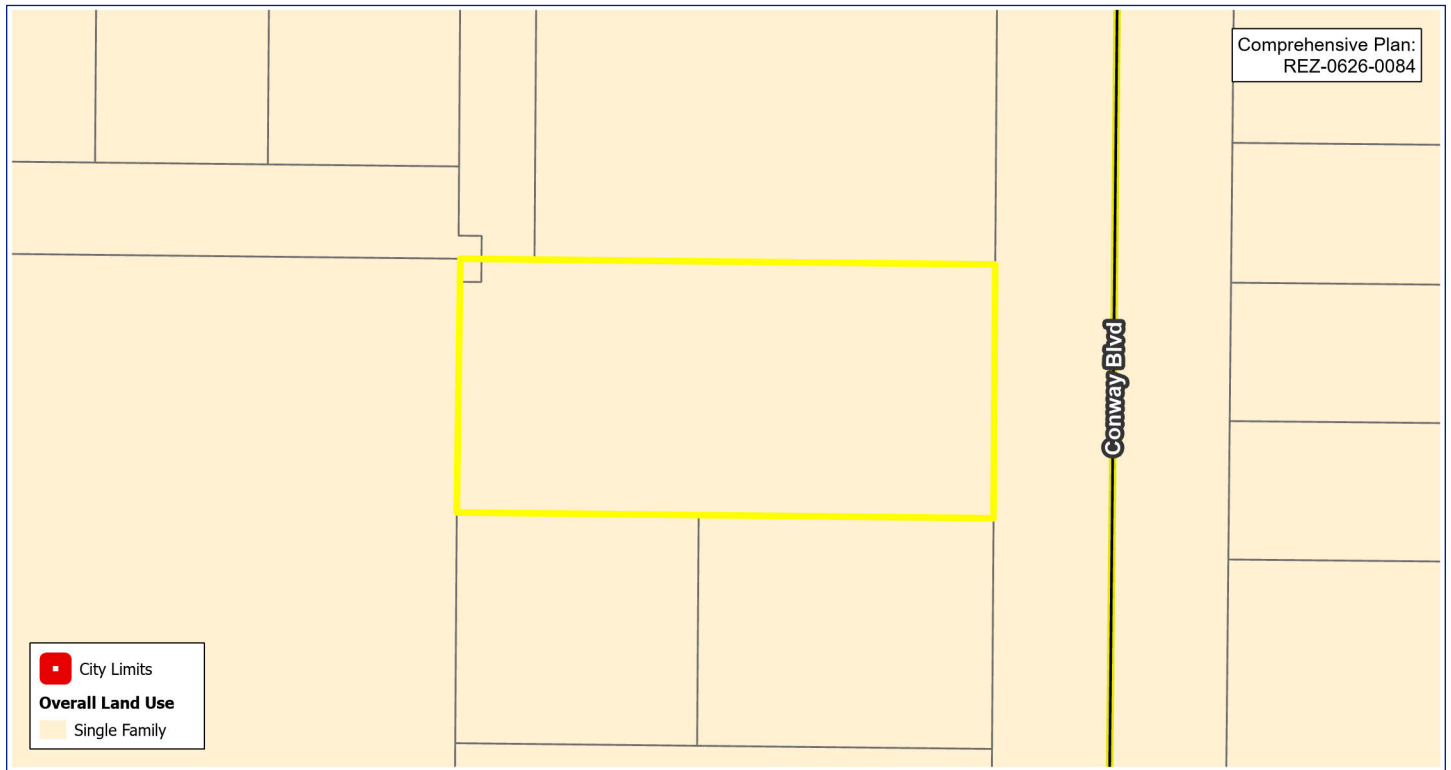
Projected Traffic Impact. A rezone to R-2 allows the possibility for the property owner to subdivide the property into two lots, with one duplex constructed on each. If developed at that density, being 4 dwelling units total, the development would generate an estimated 29 vehicle trips per typical weekday distributed onto Conway Blvd. As such, the development would have an impact on traffic, as the site presently has one duplex on site.

Rezone property from S-1 to R-2

REZ-0626-0084

I.D

W side of Conway Blvd approx. 330ft N of the intersection of Robins St and Conway Blvd



W side of Conway Blvd approx. 330ft N of the intersection of Robins St and Conway Blvd

Current Traffic Counts. 1,800 ADT approximately 400ft to the north along Conway Blvd.

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

Utilities. It appears Water, Sewer, and Electric are present on-site. The extension of any new/additional utilities to the site will require coordination with Conway Corporation.

Master Street Plan. Conway Blvd – Major Arterial (100' ROW). A Shared Use Path as part of the Connect Conway project is proposed to run along Conway Blvd.

Street Improvement. No current improvement plans.

STAFF COMMENTS

- This property was historically zoned R-2A but was rezoned in October 2015 to S-1 (O-15-107) by Central Baptist College (CBC) for the purpose of using the site for the College's activities, such as athletics practice areas. As the site has not undergone any permanent development to make it a part of the college's campus and CBC has sold the property, the requested rezone to R-2 is appropriate.
- The property does not meet the requirements for its current S-1 zoning, which requires 150' of street frontage and a minimum lot size of one acre.
- Adjacent uses include a single-family residence to the north; a single-family home to the south; vacant property to the west. To the east, across Conway Blvd, are three R-2A lots which are under a Conditional Use Permit allowing up to 12 units per acre (CUP-0825-0102); development for that use has not yet begun.
- Lots on this block were historically platted as 11,150sf, with 50' of street frontage; this is comparable to the R-2 zone under current zoning standards.
- The zoning in this area is mostly S-1 and R-2A; the nearest R-2 zoning can be found at the diagonally adjacent block to the southwest. A rezone to R-2A would be more consistent with the zoning in the area; however, the R-2A zone requires lots for duplexes to be a minimum of 100' wide, whereas R-2 requires only 50'. A rezone to R-2 will grant the possibility for the site to be subdivided and support two duplexes.
- Development in the area has trended slightly towards higher-density residential developments; within the adjacent block to the east, there are three developments under Conditional Use Permits allowing between 12 and 18 units per acre (one of which is the aforementioned development which has not started). Given the existing prominence of duplexes in the area, as well as the location's proximity to downtown, a duplex development under R-2 standards is an appropriate use of the site.
- Construction of a second duplex or single-family home under R-2 standards would require the property be subdivided in accordance with the Conway Subdivision Ordinance. Because this property is within the OCDOD Transition Zone, there are no side setback requirements (O-25-108, Section 7B). As such, the existing duplex could remain as long as fire separation requirements can be met.
- Should there be any intention to construct a new structure(s), the site will have to undergo Historic District Commission review prior to the issuance of building permit(s).

**Central
Arkansas
Professional
Surveying, LLC**

1021 Front Street
Conway, AR 72032
501.513.4800
501.513.0900-fax

June 16, 2026

Re: Boulevard Addition Lots 19 & 20 Blk 79

The intent of this submission is to rezone Boulevard Addition Lots

19 & 20 Block 79 aka 125 & 127 Conway Blvd.

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

Sincerely,

Robert D. French, P.S. 1363

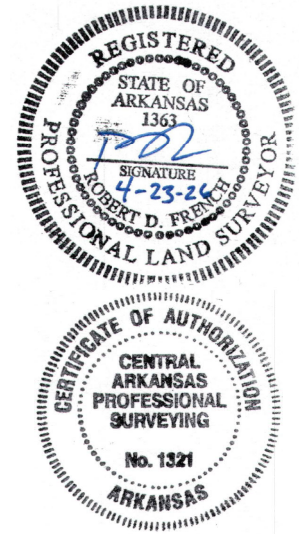
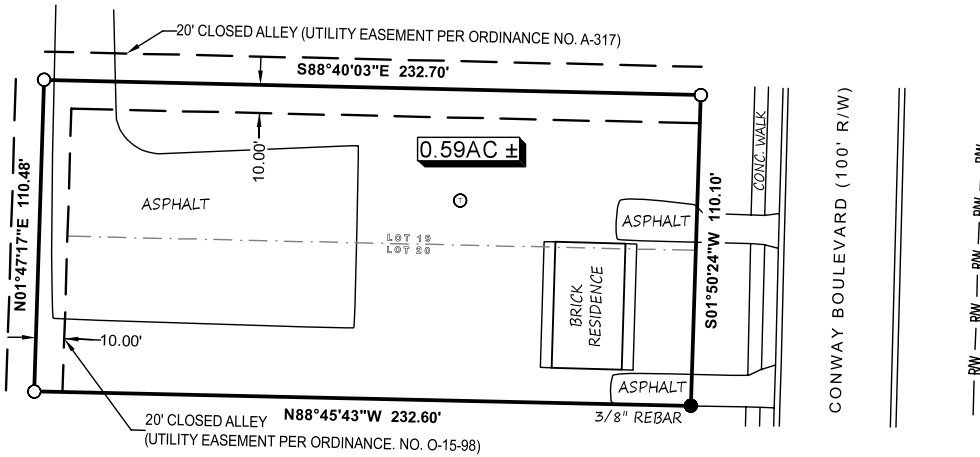
Central Arkansas Professional Surveying

Rezone property from S-1 to R-2

REZ-0626-0084

I.D

W side of Conway Blvd approx. 330ft N of the intersection of Robins St and Conway Blvd



LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR W/CAP (1363)
- TELEPHONE PEDESTAL
- BOUNDARY
- - - EASEMENT (AS NOTED)
- - - RIGHT OF WAY

LEGAL DESCRIPTION:

LOTS 19 AND 20, BLOCK 79, BOULEVARD ADDITION TO THE CITY OF CONWAY, ARKANSAS. ALSO THE SOUTH 10' OF A CLOSED 20' ALLEY LYING ADJACENT TO THE NORTH LINE OF LOT 19, AND THE EAST 10' OF A CLOSED 20' ALLEY LYING ADJACENT TO THE WEST LINE OF LOTS 19 AND 20.

SURVEYOR'S NOTES:

SAID TRACT IS SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS, AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE.

BEARINGS ESTABLISHED BY
STATE PLANE COORDINATES
HARN 97(NAD 83)
ARKANSAS NORTH ZONE



P:\SUBDIVISIONS\BOULEVARD ADDITION\BLOCK 79\LOTS 19-20.dwg

C ENTRAL A RKANSAS P ROFESSIONAL S URVEYING OFFICE (501) 513-4800 MOBILE (501) 472-2862 P.O. BOX 298 ROBERT D. FRENCH CONWAY, AR 72033 P.L.S. 1363		SURVEY FOR: CITY OF RABS & LENDERS TITLE
		FIELD: JC & KT OFFICE: KT
	DATE: 04/23/2026	
STATE CODE:		SCALE: 1"=50'

W side of Conway Blvd approx. 330ft N of the intersection of Robins St and Conway Blvd



View of subject property from Conway Blvd looking W



View of subject property looking W



Adjacent property to the N



Adjacent property to the W



Adjacent property to the E



Adjacent property to the SW

Rezone property from S-1 & R-2A to R-2

REZ-0626-0085

I.E

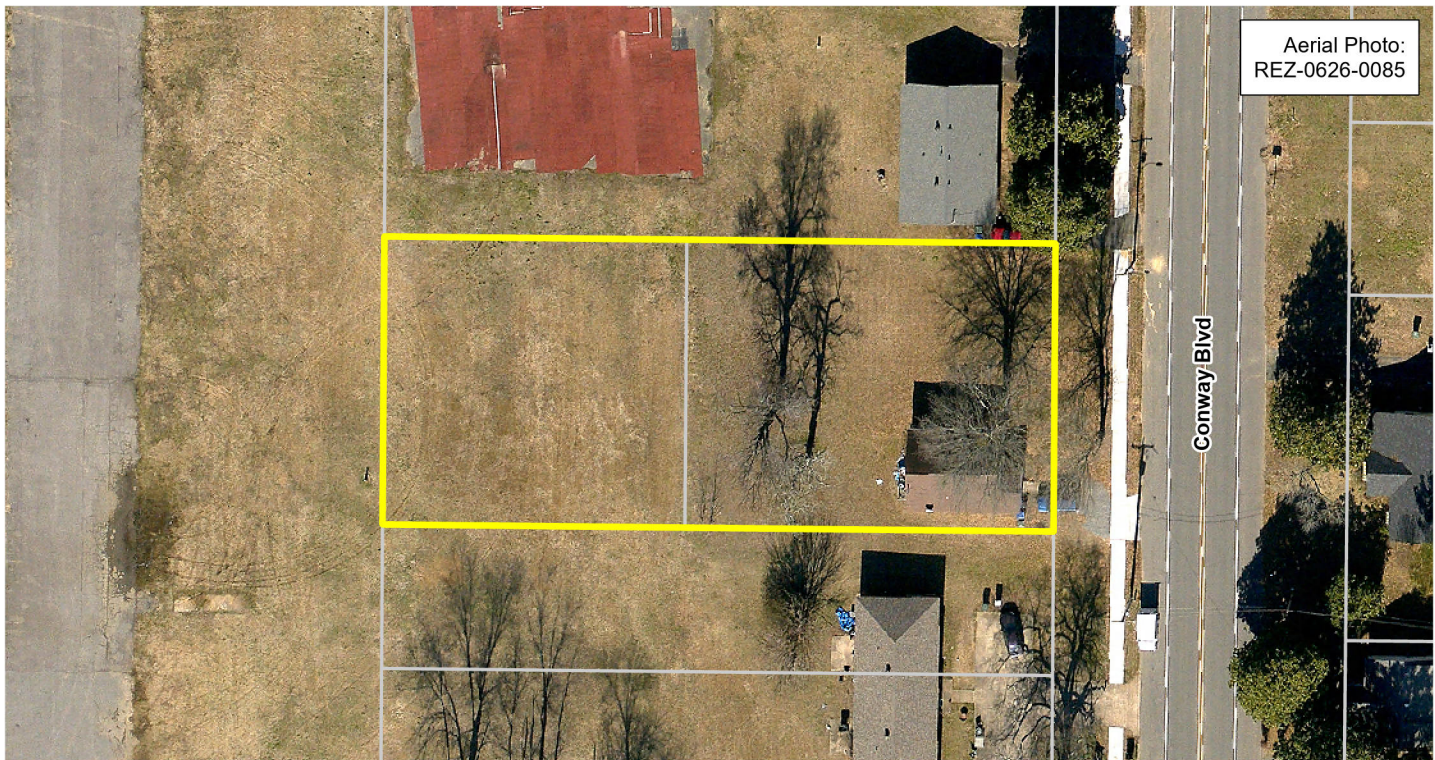
W side of Conway Blvd approx. 236ft N of the intersection of Robins St and Conway Blvd

APPLICANT/AUTHORIZED AGENT

Central Arkansas Professional Surveying
1021 Front St
Conway, AR 72032

OWNER

John Russell Johnson
2101 SW Wildwood Ave
Vilonia, AR 72173



SITE DATA

Location. 113 Conway Blvd and a vacant lot. Lots 21 and 22, with 10' of a closed easement to the west, Block 79 of the Boulevard Addition to the City of Conway. Approximately 236ft north of the intersection of Conway Blvd and Robins St.

Site Area. ±.53 acres (.24 and .29 acres).

Current Zoning. S-1 (Institutional District) and R-2A (Two-Family Residential District).

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

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

Existing Structure. ±923sf single-family dwelling.

Overlay. Old Conway Design Overlay District—Transition Zone.

Comprehensive Plan. Single Family.

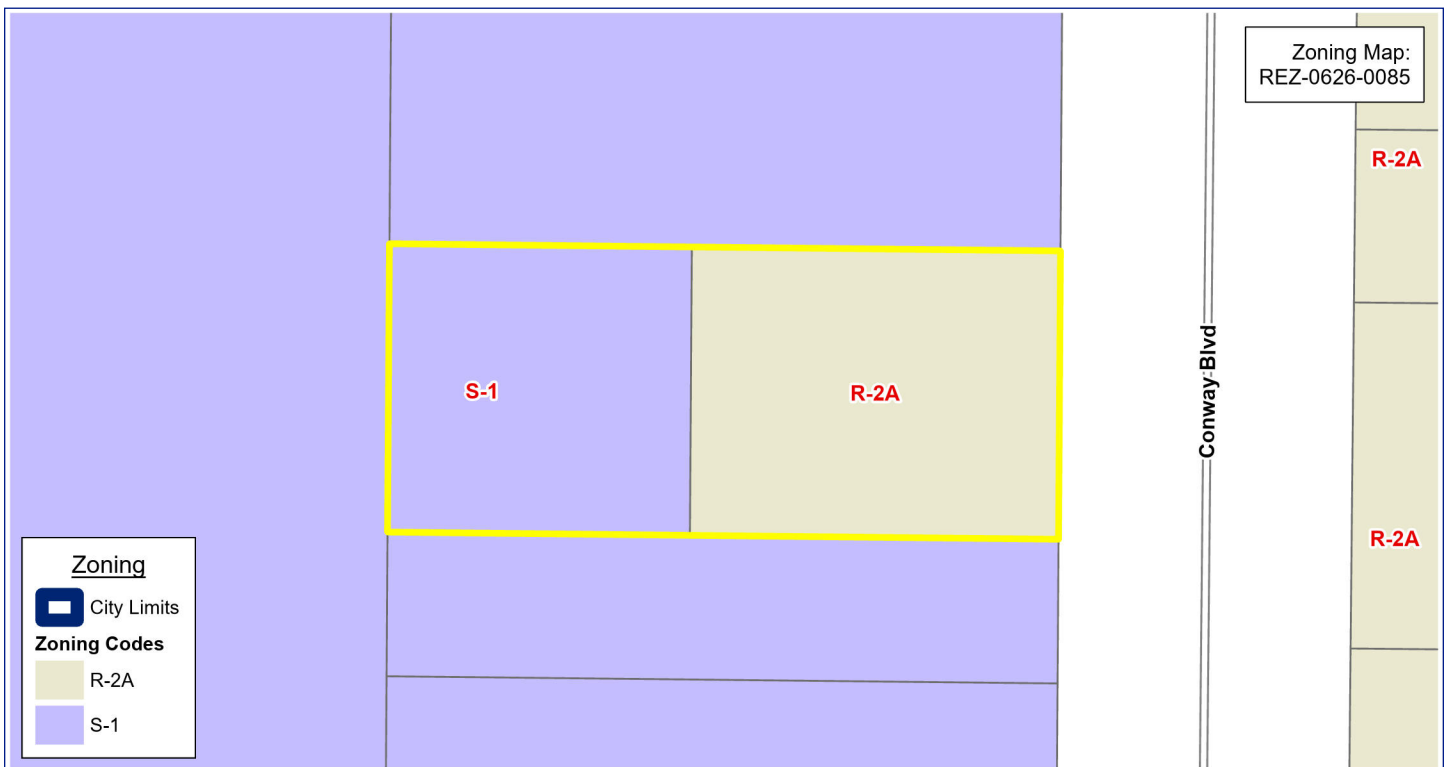
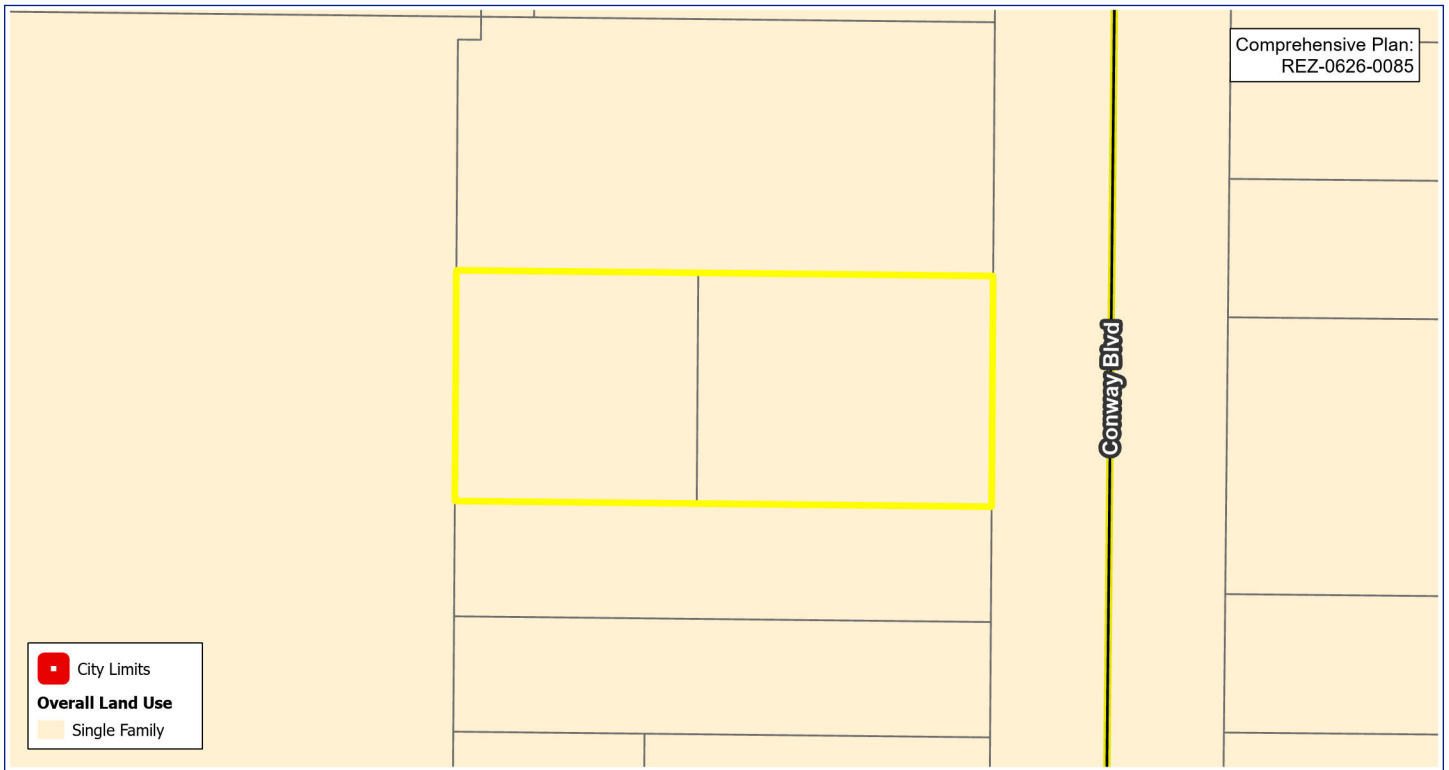
Projected Traffic Impact. A rezone to R-2 allows the possibility for the property owner to subdivide the property into two lots, with one duplex constructed on each. If developed at that density, being 4 dwelling units total, the development would generate an estimated 29 vehicle trips per typical weekday distributed onto Conway Blvd. As such, the development would have an impact on traffic, as the site presently has one single-family dwelling.

Rezone property from S-1 & R-2A to R-2

REZ-0626-0085

I.E

W side of Conway Blvd approx. 236ft N of the intersection of Robins St and Conway Blvd



W side of Conway Blvd approx. 236ft N of the intersection of Robins St and Conway Blvd

Current Traffic Counts. 1,800 ADT approximately 400ft to the north along Conway Blvd.

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

Utilities. It appears Water, Sewer, and Electric are present on-site. The extension of any new/additional utilities to the site will require coordination with Conway Corporation.

Master Street Plan. Conway Blvd – Major Arterial (100' ROW). A Shared Use Path as part of the Connect Conway project is proposed to run along Conway Blvd.

Street Improvement. No current improvement plans.

STAFF COMMENTS

- These properties are in their historic configuration, with Lot 21 to the north and Lot 22 to the south; until recently, the lots were merged via deed and later split again into a west parcel and an east parcel. What was previously the east parcel has maintained its historic R-2A zoning; what was the west parcel was rezoned in October 2015 to S-1 (O-15-107) by Central Baptist College (CBC) for the purpose of using the site for the College's activities, such as athletics practice areas. As that site has not undergone any permanent development to make the site a part of the college's campus and CBC has sold the property, the requested rezone to R-2 is appropriate.
- These properties are presently split-zoned; for both lots, the eastern 128' is zoned R-2A and the western 105' is zoned S-1. The properties do not meet the requirements for S-1 zoning, which requires 150' of street frontage and a minimum lot size of one acre.
- Adjacent uses include a duplex to both the north and south, and vacant property to the west. To the east, there is a single-family home. To the northeast, there are three R-2A lots which are under a Conditional Use Permit allowing up to 12 units per acre (CUP-0825-0102); development for that use has not yet begun.
- Lots on this block were historically platted as 11,150sf, with 50' of street frontage; this is comparable to the R-2 zone under current zoning standards.
- The zoning in this area is mostly S-1 and R-2A; the nearest R-2 zoning can be found at the diagonally adjacent block to the southwest. A rezone to R-2A would be more consistent with the zoning in the area; however, the R-2A zone requires lots for duplexes to be a minimum of 100' wide, whereas R-2 requires only 50'. A rezone to R-2 will grant the possibility for the site to be subdivided and support two duplexes.
- Development in the area has trended slightly towards higher-density residential developments; within the adjacent block to the east, there are three developments under Conditional Use Permits allowing between 12 and 18 units per acre (one of which is the aforementioned development which has not started).
- Should there be any intention to construct a new structure(s), the site will have to undergo Historic District Commission review prior to the issuance of building permit(s).

**Central
Arkansas
Professional
Surveying, LLC**

1021 Front Street
Conway, AR 72032
501.513.4800
501.513.0900-fax

June 16, 2026

Re: Boulevard Addition Lots 21 & 22 Block 79/ aka 113 Conway Blvd.

The intent of this submission is to rezone Boulevard Addition Lots

21 & 22 Block 79 (aka 113 Conway Blvd) from S1 to R2.

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

Sincerely,

Robert D. French, P.S. 1363

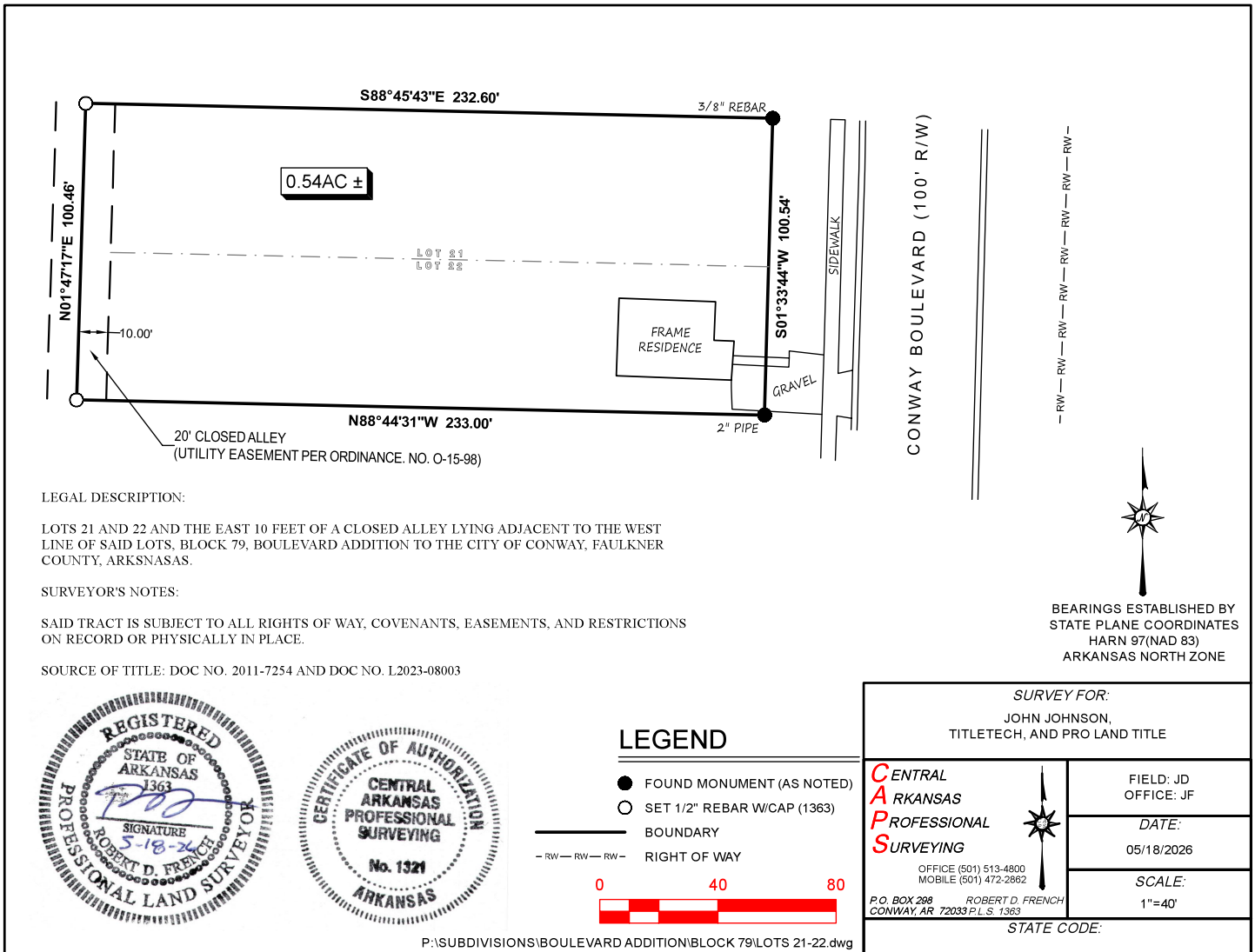
Central Arkansas Professional Surveying

Rezone property from S-1 & R-2A to R-2

REZ-0626-0085

I.E

W side of Conway Blvd approx. 236ft N of the intersection of Robins St and Conway Blvd



W side of Conway Blvd approx. 236ft N of the intersection of Robins St and Conway Blvd



View of subject property from Conway Blvd looking W



View of subject property looking SW



Adjacent property to the N



Adjacent property to the S



Adjacent property to the SE



Looking N along Conway Blvd

SE corner of Dave Ward Dr and S Donaghey Ave

APPLICANT/AUTHORIZED AGENT

Emma Butler, Cochran
8 East Main St
Wentzville, MO 63385

OWNER

Peace Lutheran Church of Conway Inc.

**SITE DATA**

Location. 800 S Donaghey Ave; At the southeast corner of the intersection of Dave Ward Dr (DWD) and S Donaghey Ave.

Site Area. ±4.11 acres.

Current Zoning. S-1 (Institutional District).

Requested Rezoning. C-2 (Neighborhood Commercial District).

There is a concurrent subdivision review application (SUB-0626-0087) with a proposal to split the parcel into two lots. There is also a concurrent conditional use permit application (CUP-0626-0090) to allow an Automobile Wash Service in a C-2 district on proposed Lot 1 of the above subdivision.

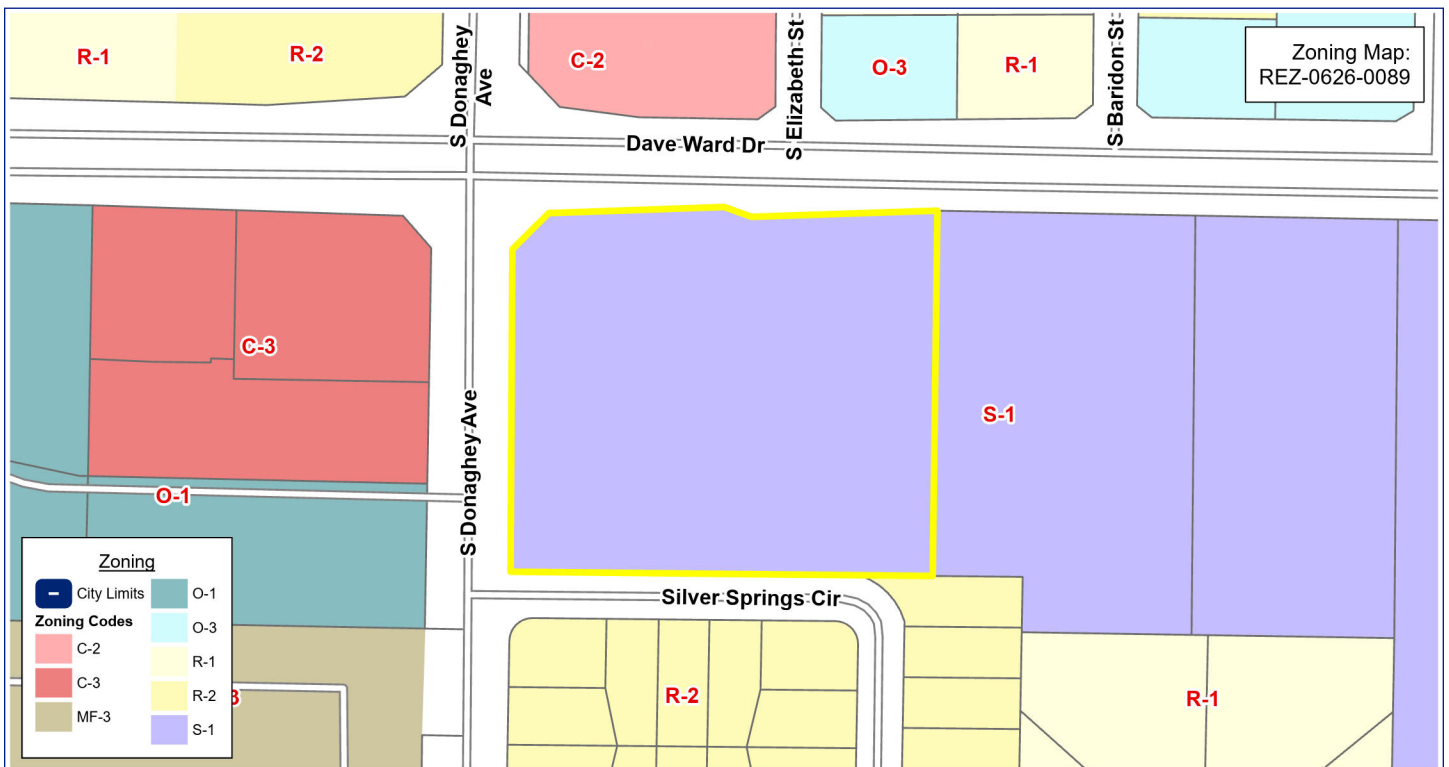
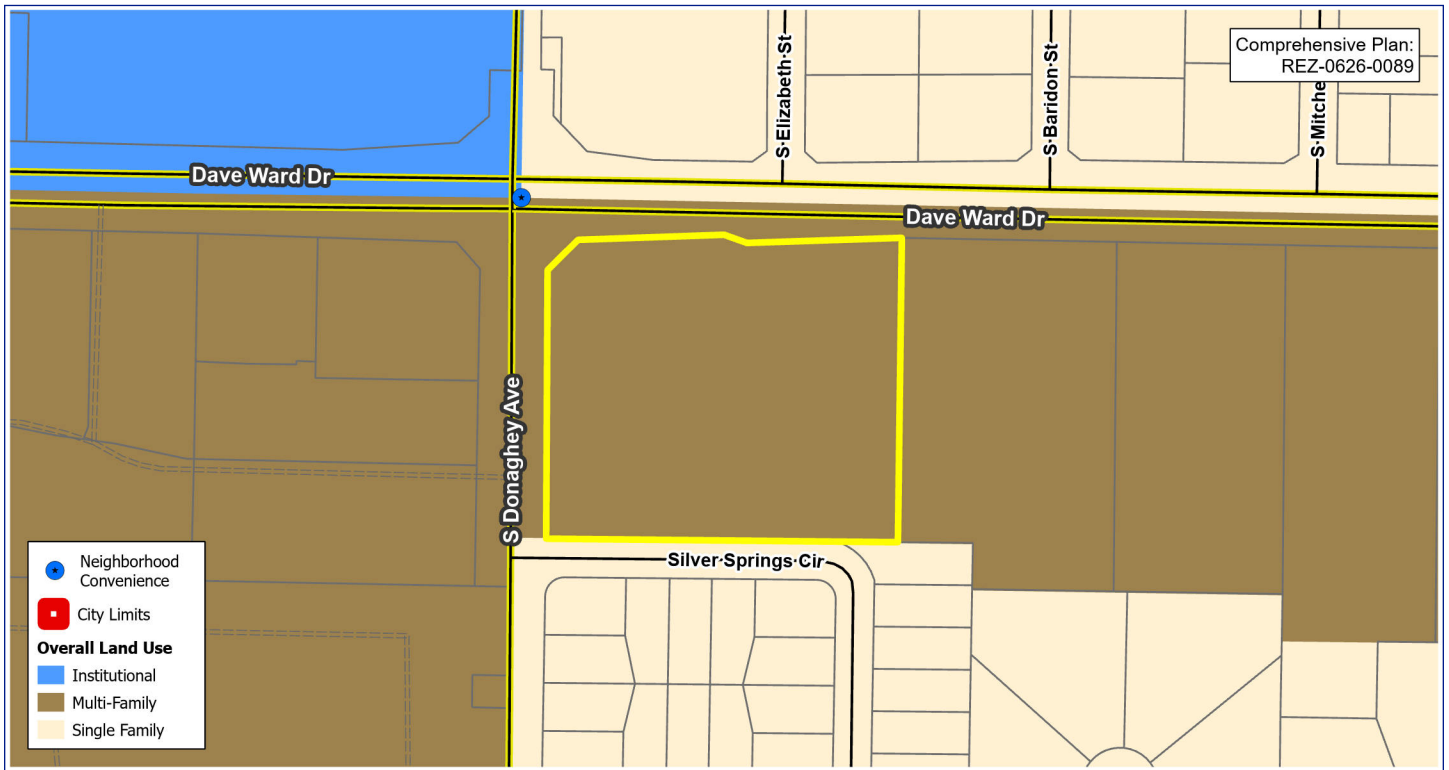
Adjacent Zoning. North (across Dave Ward Dr): C-2 & O-3 (Restricted Office); East: S-1; South (across Silver Springs Cir): R-2 (Low Density Residential District); West (across S Donaghey Ave): C-3 (Highway Commercial) & O-1 (General Office).

Existing Structures. An approximately 10,000sf metal church building and an outbuilding.

Overlay. None.

Special Plan. Dave Ward Drive Access Management Plan.

SE corner of Dave Ward Dr and S Donaghey Ave



SE corner of Dave Ward Dr and S Donaghey Ave

Comprehensive Plan. Multi-Family with a Neighborhood Convenience node at the intersection of DWD and Donaghey Ave.

Projected Traffic Impact. With a rezoning to C-2 and a two-lot subdivision, the traffic impact will be significant. The highest, allowed by right, traffic generating use in the C-2 zone is a restaurant or medical clinic. A sit-down restaurant could generate around 107 vehicle trips per weekday and a medical clinic could generate an average of 376 average daily trips based upon a 10,000sf structure.

If approved for a conditional use to operate an Automobile Wash Service use in a C-2 district, it is estimated that an average of 71 trips would be generated per typical weekday.

Current Traffic Counts. 31,000 ADT on DWD between S Farris Rd and S Donaghey Ave.

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

Utilities. Services are available at the site. Sewer runs east/west along the southern property line; electric runs along a portion of the southern property line, north/south along S Donaghey Ave and east/west along Dave Ward Dr; water runs north/south along S Donaghey Ave and east/west along Dave Ward Dr. The applicant will need to coordinate connectivity with Conway Corporation.

Master Street Plan. Dave Ward Dr and S Donaghey Ave – Major Arterial (100' ROW); Silver Springs Cir – Local Residential (50' ROW).

Street Improvement. No current improvement plans.

STAFF COMMENTS

- The 4.11-acre site sits on the corner of the intersection of two major arterial roads, Dave Ward Dr and S Donaghey Ave.
- Historically, the site was used for religious activities. Religious activities are allowed by right in the S-1 district. Approximately 1 acre of the site was used by the church for its building and parking. The building is now vacant as the parish has relocated to another site on the same block.
- The Comprehensive Plan designates the site as multi-family. The current S-1 zoning is not in conformance with the Comprehensive Plan. Much of this area south of Dave Ward Dr is reserved for multi-family use by the Comprehensive Plan, however the plan does not reflect the extent of commercial development which has occurred along this portion of Dave Ward Dr in recent years.
- The site was zoned Institutional in 1987. The Institutional zoning was applied through a Zoning Map amendment, (O-87-24). At that time, the adjacent districts were zoned to R-1 (One-Family Residential), O-2 (Quiet Office District) and R-2.
- The adjacent property to the east is zoned S-1 and a church operates on site.
- One property to the north across DWD was zoned to C-2 in 2012. A Maverick service station and convenience store currently operates at this location via a Conditional Use Permit.
- The O-3 zoned property to the north was rezoned from R-1 in 2021.
- The C-3 district to the west was rezoned from R-1 to C-3 in 1996 and the western O-1 district was rezoned from R-1 in 1998. There is a CUP associated with the O-1 district to allow Retail General and Hotel; Multi-family (24 units/acre). Currently these sites are occupied by a bank, clinic, and mixed-use development.
- The R-2 zoning district across Silver Springs Road was given this designation via O-87-24. This is the same ordinance which established the subject property's current Institutional zoning designation.
- The applicant wishes to rezone the property to C-2.
- According to the Zoning Code, commercial districts are:
 - Designed to encourage stable and efficient areas to meet the needs for commercial goods and services
 - Shall provide sufficient space, at appropriate locations near established residential areas for retail and service trade
 - Cater to receiving shopping needs of occupants of nearby residential area
 - Provide sufficient and appropriate space to meet anticipated future need for planned commercial developments
- Specifically, the C-2 district:
 - Provides use areas for retail trade and personal service enterprises designed to serve surrounding residential neighborhoods
 - Should depend on neighborhood business and less on larger service areas outside the neighborhood

SE corner of Dave Ward Dr and S Donaghey Ave

- Shall generally be located at arterial or collector street intersections and should be within walking distance of area neighborhoods
- There should be a mixture of uses (residential and commercial) to aid integration with established developments
- Given the mix of commercial and residential uses in the area and the proximity to major arterials, a zoning designation of C-2 is in conformance with the intent of C-2 district per the Zoning Code
- If developed for commercial activities, development standards shall be governed by the City of Conway Zoning, Subdivision and Building Code regulations

cochraneng.com



St. Louis | Kansas City | Union | Wentzville | Ozark | Osage Beach | Farmington

June 12, 2026

City of Conway
1111 Main Street
Conway, AR 72032

RE: Statement of Intended Use
Club Carwash
800 S. Donaghey Ave.
Conway, AR

Dear City Staff:

Please accept this letter as our statement of intended use to accompany the conditional use permit application on the above reference project site.

The intent of this project is to construct a fully automated carwash with vacuum bays at 800 S. Donaghey Ave. in the southeast corner of the intersection of S. Donaghey Ave. and Dave Ward Dr. The carwash will only occupy the western approximately 1.5 ac. of the project site. The remaining property will be made available for other businesses to occupy. There currently are no other users identified for the remaining property. The future users will be required to be uses allowed in the C2 zoning district and will be required to submit applications and plans to City staff, planning commission and city council as needed for review and approval.

If you have any questions or need anything else please feel free to let us know.

Sincerely,

A handwritten signature in blue ink, appearing to read 'E S Kirchner'.

Eric S. Kirchner, P.E.
Engineering Manager | Partner
Cochran
8 E. Main St.
Wentzville, MO 63385
(636)332-4574

cochraneng.com



St. Louis | Kansas City | Union | Wentzville | Ozark | Osage Beach | Farmington

June 12, 2026

City of Conway
1111 Main Street
Conway, AR 72032

RE: Statement of Non-Conflict with Surrounding Areas
Club Carwash
800 S. Donaghey Ave.
Conway, AR

Dear City Staff:

Please accept this letter as our statement of non-conflict with surrounding areas to accompany the rezoning application on the above reference project site to rezone from S-1 to C-2.

The intent of this project is to construct a fully automated carwash with vacuum bays at 800 S. Donaghey Ave. in the southeast corner of the intersection of S. Donaghey Ave. and Dave Ward Dr. The carwash will only occupy the western approximately 1.5 ac. of the project site. The remaining property will be made available for other businesses to occupy. There currently are no other users identified for the remaining property. The future users will be required to be uses allowed in the C2 zoning district and will be required to submit applications and plans to City staff, planning commission and city council as needed for review and approval.

The project will be located along a corridor for a two four (4) lane roadways. The northeast corner of this intersection, which is zoned C2, contains a Maverik Adventure First Stop convenience store and fueling station. The southwest corner of the intersection, which is zoned C3, contains businesses such as banks, retail, fast food restaurants, etc.

Based on the roadway corridors in this area, proximity to a major four (4) way intersection and existing zoning/uses of the other two corners of the same intersection the proposed zoning fits within the area and would not cause conflict with the surrounding areas.

If you have any questions or need anything else please feel free to let us know.

Sincerely,

A handwritten signature in blue ink, appearing to read 'E S Kirchner'.

Eric S. Kirchner, P.E.
Engineering Manager | Partner
Cochran
8 E. Main St.
Wentzville, MO 63385
(636)332-4574

Civil Engineering | Land Surveying | Architecture | Geotechnical Engineering | Inspection & Materials Testing

Rezone property from S-1 to C-2

SE corner of Dave Ward Dr and S Donaghey Ave

REZ-0626-0089

I.F



OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND HEREBY PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SUPERVISOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAN, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS THE "CLUB CAR WASH SUBDIVISION PLAT".

ALL EASEMENTS SHOWN ON THIS PLAN, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY GRANTED TO THE CITY OF CONWAY, ARKANSAS, ITS SUCCESSORS AND ASSIGNS, AND PUBLIC UTILITY PROVIDERS, THE RIGHT AND EXEMPTION TO BUILD, MAINTAIN, AND REPLACE PUBLIC INFRASTRUCTURE AND RELATED IMPROVEMENTS AND TO USE CONVENIENTLY REASONABLE ADDITIONAL SPACE ADJACENT TO THE EASEMENTS, AS MAY BE REQUIRED FOR MOVING ROOM DURING THE PERIOD OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OR REPAIR OF SAID PUBLIC INFRASTRUCTURE, INCLUDING THE ABILITY AND RIGHT OF ACCESS TO THE EASEMENT, WITH THE EXCEPTION OF SURFACE PARKING LOT PAVEMENT OR SURFACE SLOPING PAVEMENT, NO OTHER PERMANENT STRUCTURE SHALL BE ERRECTED UPON THE EASEMENT, AND THE GRADE SHALL NOT BE MATERIALLY CHANGED TO THE DETRIMENT OF THE PUBLIC INFRASTRUCTURE. THE CITY OF CONWAY MAY FROM TIME TO TIME ENTER UPON SAID EASEMENT TO CONSTRUCT, RECONSTRUCT, MAINTAIN, OR REPAIR THE AFORESAID PUBLIC UTILITIES, AND MAY ASSIGN ITS RIGHTS HEREIN TO THE STATE OF ARKANSAS, COUNTY OF FAULKNER, OR OTHER POLITICAL SUBDIVISIONS OF THE STATE.

THE 40' WIDE CROSS ACCESS EASEMENT IS HEREBY DEDICATED TO THE LOT OWNERS OF LOT 1 OF THE CLUB CAR WASH SUBDIVISION PLAT, THEIR SUCCESSORS AND ASSIGNS, GUESTS AND VISITORS.

SETBACK LINES ARE HEREBY ESTABLISHED:

SOURCE OF TITLE: D.R. _____ PAGE _____

TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL. IN WITNESS WHEREOF, WE HAVE HEREONTO SET OUR HANDS THIS _____ DAY OF _____, 2008.

NAME: _____

TITLE: _____

BY: (SIGN NAME) _____

STATE OF _____)
) S.S.
COUNTY OF _____)
ON THIS _____ DAY OF _____, 2008, BEFORE ME PERSONALLY
APPEARED TO ME

KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT _____ EXECUTED THE SAME AS
HEREIN TO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND THE YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES: _____

NOTARY PUBLIC: _____

LENDOR'S CERTIFICATION:

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN DOCUMENT _____ OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS OFFICE, HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS "CLUB CAR WASH SUBDIVISION PLAT".

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT ON THIS _____ DAY OF _____, 2008.

LENDER: _____

PRINT NAME: _____

TITLE: _____

STATE OF _____)
) S.S.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2008, BEFORE ME PERSONALLY APPEARED
TO ME PERSONALLY KNOWN AND WHO BEING BY ME
DULY SHOWN, DO SAY THAT THEY ARE _____ AND THAT THE
FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION AND SAID
_____ KNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND
DEED OF SAID CORPORATION.

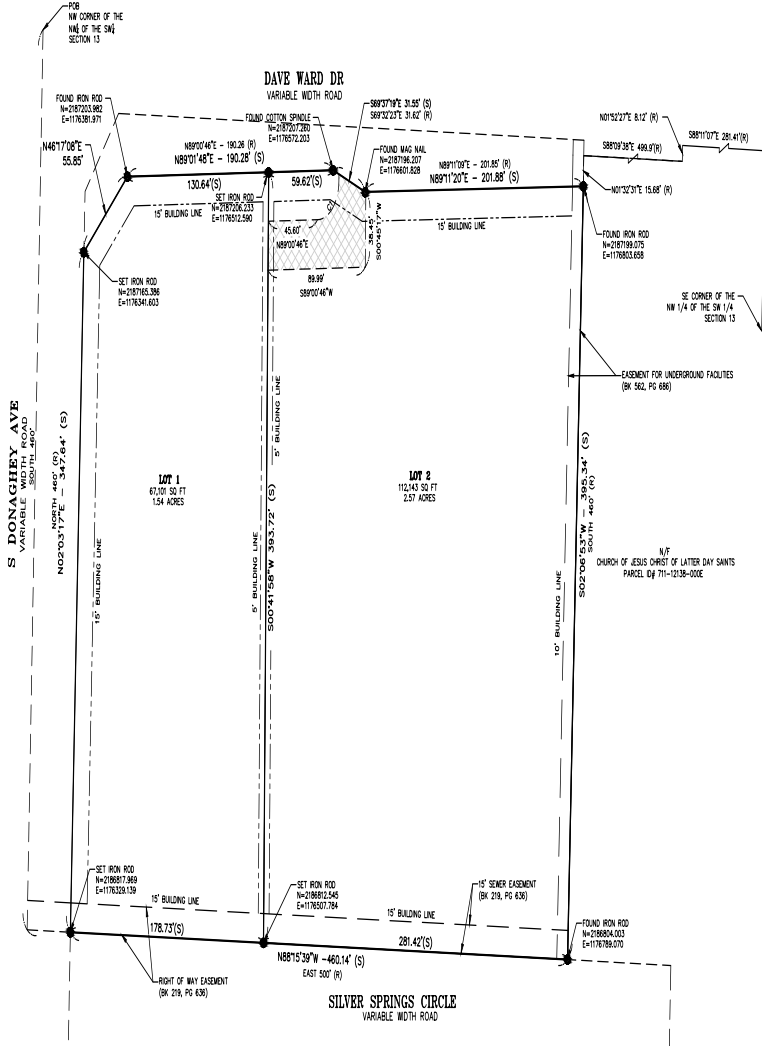
IN TESTIMONY WHEREOF, I HAVE HEREONTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL ON THE DAY
AND YEAR FIRST ABOVE WRITTEN IN THE STATE AND COUNTY AFORESAID.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

PREPARED FOR:
CLUB CAR WASH OPERATING, LLC
1591 PRATHERSVILLE ROAD
COLUMBIA, MO 65202

BEING PART OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER, LOCATED IN
SECTION 13, TOWNSHIP 5 NORTH, RANGE 14 WEST,
CITY OF CONWAY, FAULKNER COUNTY, ARKANSAS



LEGEND

ADJOURNER
BOUNDARY
EASEMENT
SETBACK
CROSS ACCESS EASEMENT

SURVEY CODE:
500-029-118-0-08-330-40-1007

CERTIFICATE OF FINAL PLAT APPROVAL:
PURSUANT TO THE CONWAY SUBDIVISION REGULATIONS AND ALL
OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED,
THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS
HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES
AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED: _____
CONWAY PLANNING COMMISSION
CHAIRMAN

CERTIFICATE OF SURVEYING ACCURACY:
I, JARRETT C. LANIER, HEREBY CERTIFY THAT THIS PLAN
CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME
AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON
ACTUALLY EXIST AND THEIR LOCATION, TIME AND MATERIAL ARE
CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE
ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYS HAVE
BEEN MET.

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 3462
STATE OF ARKANSAS

CERTIFICATE OF RECORDING
THIS DOCUMENT FILED FOR RECORD _____ DAY, 2008 IN PLAT
BOOK NO. _____ PAGE _____

SIGNED: _____
CIRCUIT CLERK

SURVEY NOTES:

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS HEREON ASSUMES
RESPONSIBILITY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO A.C.A.
17-4-103) ANY RESPONSIBILITY FOR ALL OTHER PLATS, SPECIFICATIONS, ESTIMATES,
REPORTS, OR THEIR DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED
PROFESSIONAL RELATING TO, OR INTENDED TO BE USED FOR ANY PART OF THE PROJECT
TO WHICH THIS PAGE REFERS.

PROPERTY CURRENTLY KEPT IN THE NAME OF PEACE LUTHERAN CHURCH OF CONWAY,
INC. AS RECORDED IN DEED BOOK 435, PAGE 420 OF THE FAULKNER COUNTY,
ARKANSAS RECORDS.

PROPERTY IS ZONED: C-2 NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING SETBACKS:

FRONT YARD SETBACK: 15 FEET

SIDE YARD SETBACK: 5 FEET

REAR YARD SETBACK: 10 FEET

THE SURVEYED BEARINGS SHOWN ON THIS PLAN WERE ESTABLISHED FROM GRID NORTH
OF THE "ARKANSAS COORDINATE SYSTEM OF 1983" AND ELEVATIONS REFERENCED TO
NAVD 88 BY UTILIZING GNSS RECEIVER INSTRUMENTATION, THE ARKANSAS RTK
NETWORK, AND MONUMENT FOR STATION (710-001) OF THE ARKANSAS GEOGRAPHIC
REFERENCE SYSTEM.

EMBEDDINGS SURVEYED IN THE FIELD SHOWN HEREON ARE IDENTIFIED WITH A FOLLOWING
(S) DIMENSIONS OF RECORD SHOWN HEREON ARE IDENTIFIED WITH A FOLLOWING (R).
DIMENSIONS ARE SURVEY AND RECORD UNLESS OTHERWISE NOTED.

THIS BOUNDARY SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND
SURVEYOR. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY.
WHILE THE REQUIREMENT OF CERTIFICATE OF ENGINEERING ACCURACY IS ACKNOWLEDGED,
THIS FINAL PLAT IS TO ESTABLISH LOT LINES AND DOES NOT NECESSITATE ADDITIONAL
ENGINEERING.

ERROR OF CLOSURE 1"=80.00'
ALL SET MONUMENTS SHOWN HEREON WILL BE SET WITHIN SIX MONTHS OF THE
RECORDING DATA OF THIS DOCUMENT.

COORDINATES SHOWN HEREON ARE ARKANSAS COORDINATE SYSTEM OF 1983 NORTH
ZONE PROJECTION. UNITS ARE U.S. SURVEY FEET.

SITE FALLS WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA FLOOD
INSURANCE RATE MAP, FAULKNER COUNTY, ARKANSAS AND INCORPORATED AREAS, MAP
NUMBER 024540270A, MAP EFFECTIVE DATE OF DECEMBER 18, 2006.

SUBDIVISION DESCRIPTION:

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 14 WEST OF THE CITY OF
CONWAY, FAULKNER COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 13, THENCE SOUTH 460 FEET TO A POINT, THENCE
SOUTH 80 DEGREES 14 MINUTES 30 SECONDS EAST 40 FEET TO THE POINT OF
BEGINNING OF THE TRACT OF LAND SECURED HEREIN, THENCE ALONG THE EAST LINE
OF SOUTH DONAGHEY AVENUE, A PUBLIC ROADWAY, NORTH 02 DEGREES 03 MINUTES
17 SECONDS EAST 347.64 FEET TO A POINT, THENCE NORTH 46 DEGREES 17 MINUTES
08 SECONDS EAST 50.86 FEET TO A FOUND IRON ROD ON THE SOUTH LINE OF DAVE
WARD DRIVE, A PUBLIC ROADWAY, NORTH 89 DEGREES 01 MINUTES 48 SECONDS EAST
190.18 FEET TO A FOUND COTTON POCKET SPINDLE, THENCE CONTINUING ALONG SAID
SOUTH LINE, SOUTH 69 DEGREES 37 MINUTES 10 SECONDS EAST 315.50 FEET TO A
FOUND IRON ROD, THENCE NORTH 69 DEGREES 11 MINUTES 20 SECONDS EAST 201.88
FEET TO A FOUND IRON ROD, SAID IRON ROD BEING ON THE WEST LINE OF PARCEL
NUMBER 711-0238-0002 OF THE CITY OF CONWAY, THENCE ALONG SAID WEST LINE,
SOUTH 02 DEGREES 00 MINUTES 53 SECONDS WEST 365.56 FEET TO A FOUND IRON
ROD ON THE AFORESAID NORTH LINE OF SILVER SPRINGS CIRCLE, THENCE
ALONG SAID NORTH LINE, NORTH 88 DEGREES 15 MINUTES 39 SECONDS WEST 460.14
FEET BACK TO THE POINT OF BEGINNING, AND THIS TRACT OF LAND CONTAINING
170,244 SQUARE FEET OR 4.11 ACRES.

SUBDIVISION'S CERTIFICATE:

WE, COLEMAN ENGINEERING, HAVE, DURING THE MONTH OF JUNE, 2008, BY DEED OF CLUB CARWASH OPERATING, LLC,
MADE A PROPERTY BOUNDARY SURVEY AND RECORD MAP OF A TRACT OF LAND BEING PART OF THE NORTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 14 WEST OF THE CITY OF CONWAY,
FAULKNER COUNTY, ARKANSAS. THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT. THIS SURVEY MEETS
CURRENT ARKANSAS STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 17TH OF JUNE, 2008.

PRELIMINARY

COLEMAN ENGINEERING
COA 3457

JARRETT C. LANIER, P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. 1907



View of subject property from DWD looking S



Interior of site looking N



Adjacent property to the S



Adjacent property to the E



Adjacent property to the W



Adjacent property to the W

SE corner of Dave Ward Dr and S Donaghey Ave

APPLICANT/AUTHORIZED AGENT

Lauren Doll, Cochran
8 East Man St
Wentzville, MO 63385

OWNER

Justin Barnes, Club Carwash

DESIGN PROFESSIONAL

Peace Lutheran Church

**SITE DATA**

Location. 800 S Donaghey Ave; At the southeast corner of the intersection of Dave Ward Dr (DWD) and S Donaghey Ave.

Site Area. ±4.11 acres.

Current Zoning. S-1 (Institutional District). There is a concurrent application (REZ-0626-0089) to rezone the property from S-1 to C-2 (Neighborhood Commercial District). ***The applicability and authority of this conditional use permit is dependent upon approval of the rezone from S-1 to C-2.***

Adjacent Zoning. North (across Dave Ward Dr): C-2 & O-3 (Restricted Office); East: S-1; South (across Silver Springs Cir): R-2 (Low Density Residential District); West (across S Donaghey Ave): C-3 (Highway Commercial) & O-1 (General Office).

Requested Conditional Use. Automobile Wash Service in a C-2 zone.

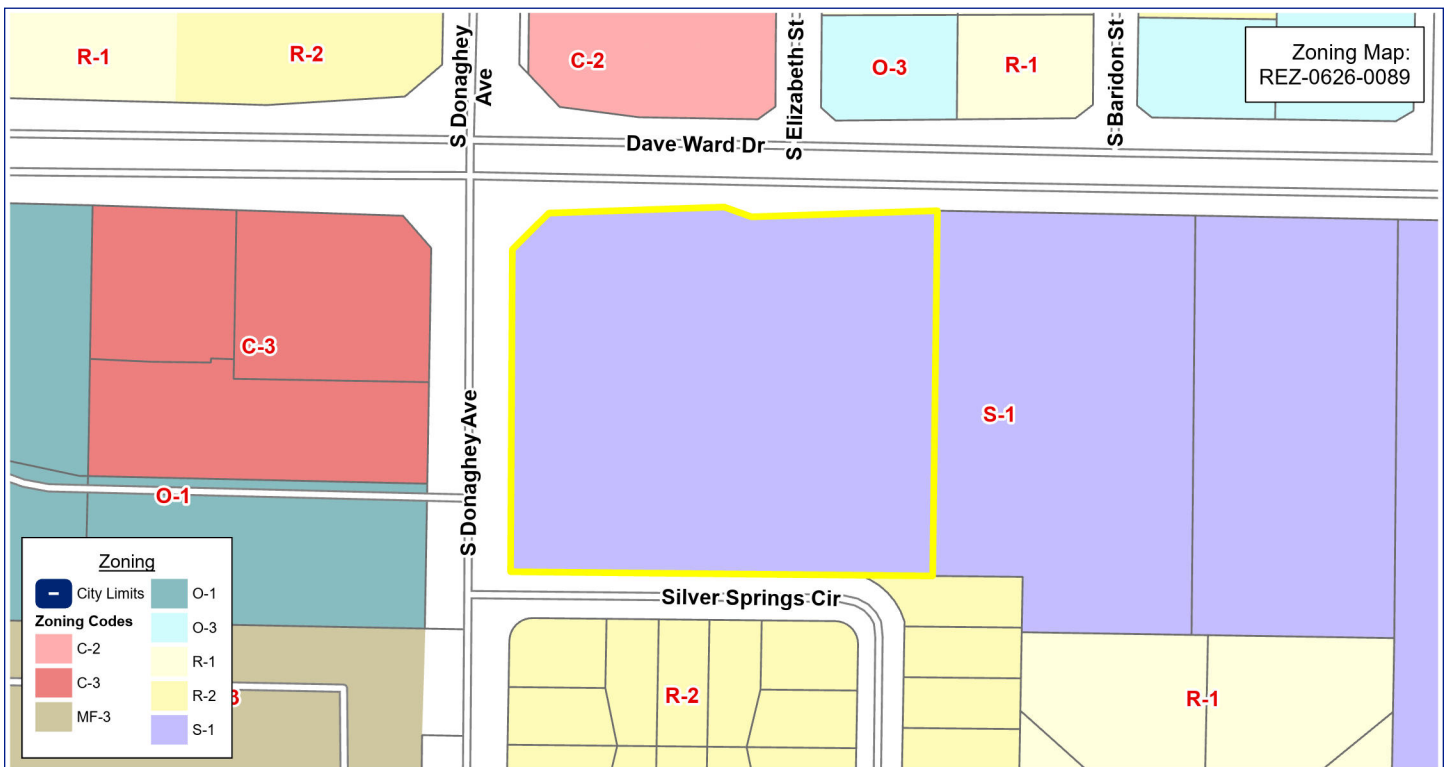
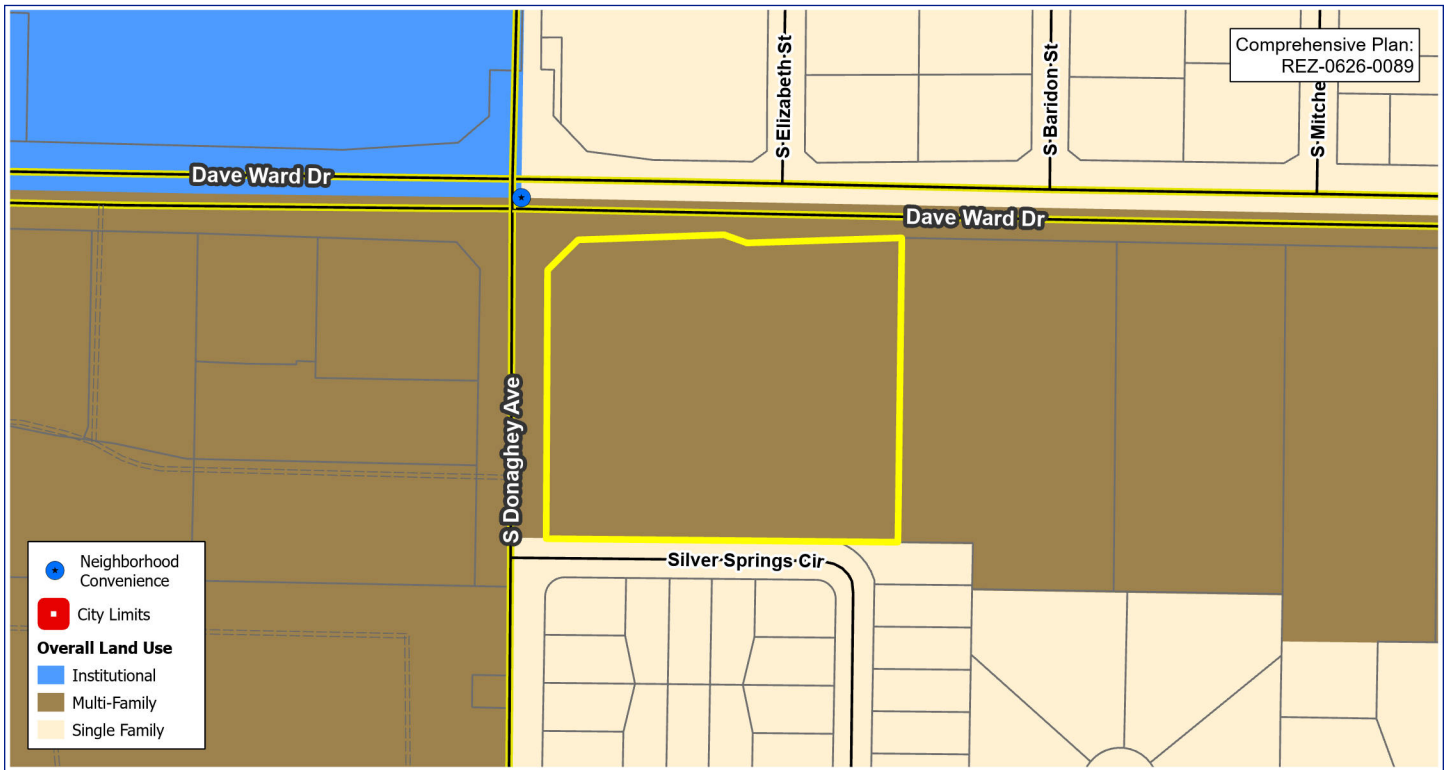
Existing Structures. An approximately 10,000sf metal church building and an outbuilding.

Overlay. None.

Special Plan. Dave Ward Drive Access Management Plan.

Comprehensive Plan. Multi-Family with a Neighborhood Convenience node at the intersection of DWD and S Donaghey Ave.

SE corner of Dave Ward Dr and S Donaghey Ave



SE corner of Dave Ward Dr and S Donaghey Ave

Projected Traffic Impact. An Automobile Wash Service is estimated to have an average of 71 trips per typical weekday based upon aggregate data. The applicant has indicated that 350 cars per day are anticipated. Per the applicant: "Since the carwash will [be] gaining it's customers from the existing traffic, the impact to the traffic in the area will not cause negative impacts."

Current Traffic Counts. 31,000 ADT on DWD between S Farris Rd and S Donaghey Ave.

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

Utilities. Services are available at the site. Sewer runs east/west along the southern property line; electric runs along a portion of the southern property line, north/south along S Donaghey Ave and east/west along Dave Ward Dr; water runs north/south along S Donaghey Ave and east/west along Dave Ward Dr. The applicant will need to coordinate connectivity with Conway Corporation.

Master Street Plan. Dave Ward Dr and S Donaghey Ave – Major Arterial (100' ROW); Silver Springs Cir – Local Residential (50' ROW).

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

STAFF COMMENTS

- An Automobile Wash Service is not allowed by right in a C-2 district. It is allowed via a Conditional Use Permit.
- The Comprehensive Plan designates the site as multi-family. Much of this area south of Dave Ward Dr is reserved for multi-family use by the Comprehensive Plan, however the plan does not reflect the extent of commercial development which has occurred along this portion of DWD in recent years.
- There is a concurrent minor subdivision application review in process (SUB-0626-0087). The applicant has proposed splitting the 4.11 acres into two lots:
 - Lot 1 (1.54 acres)
 - Lot 2 (2.57 acres)
- The site is located along the Dave Ward Drive Access Management Plan. Per the plan:
 - All intersections must be 300 feet apart
 - This applies to driveways, public streets, and private streets
 - The applicant has indicated retention of an existing curb cut along DWD
 - The curb cut is approximately 200ft from the intersection of DWD and S Donaghey Ave
- To utilize the existing DWD curb cut, the applicant must apply for an amendment to the DWD Access Management Plan. This requires concurrence from the City of Conway Planning Department, Metroplan, and the Arkansas Department of Transportation.
- Access is further regulated by Article IX of the Conway Zoning Code which stipulates that along Major Arterials, driveways shall be placed at least 250 feet from other driveways or intersections and that no driveways may be placed within 125 feet of a property line adjoining another property, unless placed at the property line and subject to a joint access agreement. Additionally, properties with less than 300 feet of street frontage along a major arterial shall be required to have joint access with an adjoining property. When properties abut 2 public streets, access from the public street of lower classification shall be utilized unless the property has at least 250 feet or more of street frontage along the major arterial.
 - DWD and S Donaghey Ave are both Major Arterials. Silver Springs Circle is the public street of lower classification. Access is proposed on both DWD and Silver Springs Circle.
 - The site has 190.28' of frontage along DWD.
 - The closest driveway to the east of the proposed access on DWD is 214'.
 - The site has 347.64' of frontage along S Donaghey Ave. Because it has only 347' of frontage on S Donaghey, it is not feasible to place a driveway 250' from both the intersection of DWD and S Donaghey and the intersection of S Donaghey Ave and Silver Springs Circle.
 - The applicant is not proposing any access from S Donaghey Ave.
 - The applicant is proposing cross-access along DWD through SUB-0626-0087 (approval pending).
 - The Zoning Code prescribes the following for the Automobile Wash Service Use, "Automobile wash service establishments shall provide paved parking space on the lot for not less than five (5) automobiles plus stacking space for no less than ten (10) vehicles. Where any such use is located on a zoning lot abutting an R district and where any part shall be built along such line, any entrance to such establishment, or exist therefrom shall be by way of a major street"

SE corner of Dave Ward Dr and S Donaghey Ave

- The proposed site is separated from an R-2 district by Silver Springs Circle.
- The change in use from a church to an Automobile Wash Service will be significant in terms of traffic within the site. However, due to the current traffic counts in the area and the commercial uses on adjacent properties, it is not anticipated that the proposal will not have a significant impact on the area.

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

1. Development is limited to an automated Automobile Wash Service.
2. Hours of operations shall be from 7 a.m. to 8 p.m. Monday through Saturday and 8 a.m. to 8 p.m. on Sundays.
3. The carwash and vacuums shall only operate during business hours while employees are present.
4. An access easement shall be recorded from the existing curb cut along DWD on Lot 2 of SUB-0626-0087. It shall connect and provide access to Lot 1.
5. There shall be a cross-access easement along the southern portion of Lot 1 to provide additional access to Lot 2 and mitigate the need for any further curb cuts along Silver Springs Circle.
6. The existing curb cut on S Donaghey Ave shall be closed.
7. All signage shall conform to the Conway Sign Code.
8. A DWD Access Management amendment for access from DWD must be approved prior to issuance of building permits.
9. Vacuum bays and parking shall face the interior of the site (east) and the carwash building shall face the public streets (west & north).
10. Existing mature, significant (trees over 8" in diameter at breast height) shall be incorporated into landscape plans to maintain the existing street canopy.
11. Screening measures shall be implemented between vacuum bays and the eastern property line.
12. Development standards not addressed through [CUP-0626-0087] 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-0626-0087].
13. This CUP is associated with Lot 1 of SUB-0626-0087 (not yet recorded). Should SUB-0626-0087 not be filed, this CUP becomes null and void.
14. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.
15. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
16. 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.

SE corner of Dave Ward Dr and S Donaghey Ave

cochraneng.com



St. Louis | Kansas City | Union | Wentzville | Ozark | Osage Beach | Farmington

June 12, 2026

Revised June 18, 2026

City of Conway
1111 Main Street
Conway, AR 72032

RE: Statement of Intended Use
Club Carwash
800 S. Donaghey Ave.
Conway, AR

Dear City Staff:

Please accept this letter as our statement of intended use to accompany the conditional use permit application on the above reference project site.

The intent of this project is to construct a fully automated carwash with vacuum bays at 800 S. Donaghey Ave. in the southeast corner of the intersection of S. Donaghey Ave. and Dave Ward Dr. The carwash will only occupy the western approximately 1.5 ac. of the project site. The remaining property will be made available for other businesses to occupy. There currently are no other users identified for the remaining property. The future users will be required to be uses allowed in the C2 zoning district and will be required to submit applications and plans to City staff, planning commission and city council as needed for review and approval.

The Club Carwash facility will operate from 7 a.m. to 8 p.m. Monday through Saturday and 8 a.m. to 8 p.m. on Sundays. The typical employee number will be between 3 and 5 employees per shift. The carwash is predicted to see an average of 350 cars per day. The carwash is located near and intersection to thrive off of the existing traffic flow on S. Donaghey Ave. and Dave Ward Dr. Since the carwash will be gaining its customers from the existing traffic, the impact to the traffic in the area will not cause negative impacts.

Club Carwash is a membership based carwash while also providing service for cash customers. The receiving lane closest to the paybooth is for cash customers while the other lane is for members only. Once the customers exit the tunnel wash they have the option to self vacuum or leave the site. Customers can also utilize the vacuums without actually washing their vehicle. The carwash is only available for a carwash or vacuum during business hours while employees are present. Outside of business hours the vacuum turbines do not run to allow someone to vacuum and the tunnel wash is closed.

If you have any questions or need anything else please feel free to let us know.

Sincerely,

A handwritten signature in blue ink, appearing to read 'E S Kirchner'.

Eric S. Kirchner, P.E.
Engineering Manager | Partner
Cochran
8 E. Main St.
Wentzville, MO 63385
(636)332-4574

Civil Engineering | Land Surveying | Architecture | Geotechnical Engineering | Inspection & Materials Testing

[illegible]

PROVIDE STACKING

TOTAL SPACES RI
TOTAL SPACES PI

SE corner of Dave Ward Dr and S Donaghey Ave



View of subject property from Silver Springs Cir facing N



Property adjacent to the S across Silver Springs Cir



View of subject property facing N



Treeline along S Donaghey Ave



Adjacent property to the W



Looking S along S Donaghey Ave

APPLICANT/AUTHORIZED AGENT

Liza Moriconi Maris, Rickett Moriconi Engineering, Inc.
P.O. Box 7383
Little Rock, AR 72217

OWNER

uStorage LLC
1014 Front St
Conway, AR 72032

**SITE DATA**

Location. 1550 E Dave Ward Dr; Lot 3B Maly Properties Replat. Approximately 1,000ft west of the intersection of E Dave Ward Dr and S East German Ln.

Site Area. ±3.46 acres.

Current Zoning. RU-1 (Restricted Use District).

Adjacent Zoning. North: A-1 (Agricultural District); West: C-3 (Highway Service and Open Display District) and RU-1, East: RU-1; South: not zoned, out of City Limits.

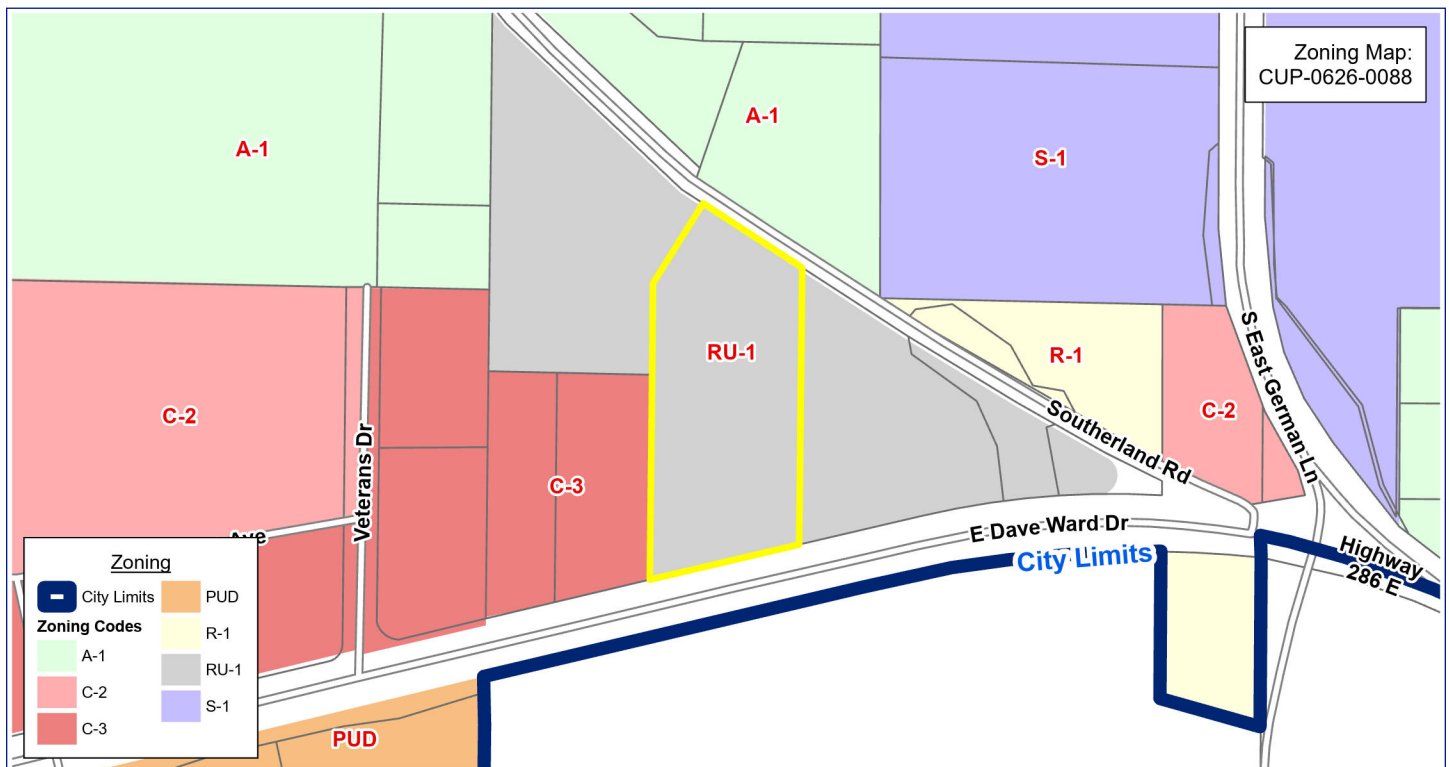
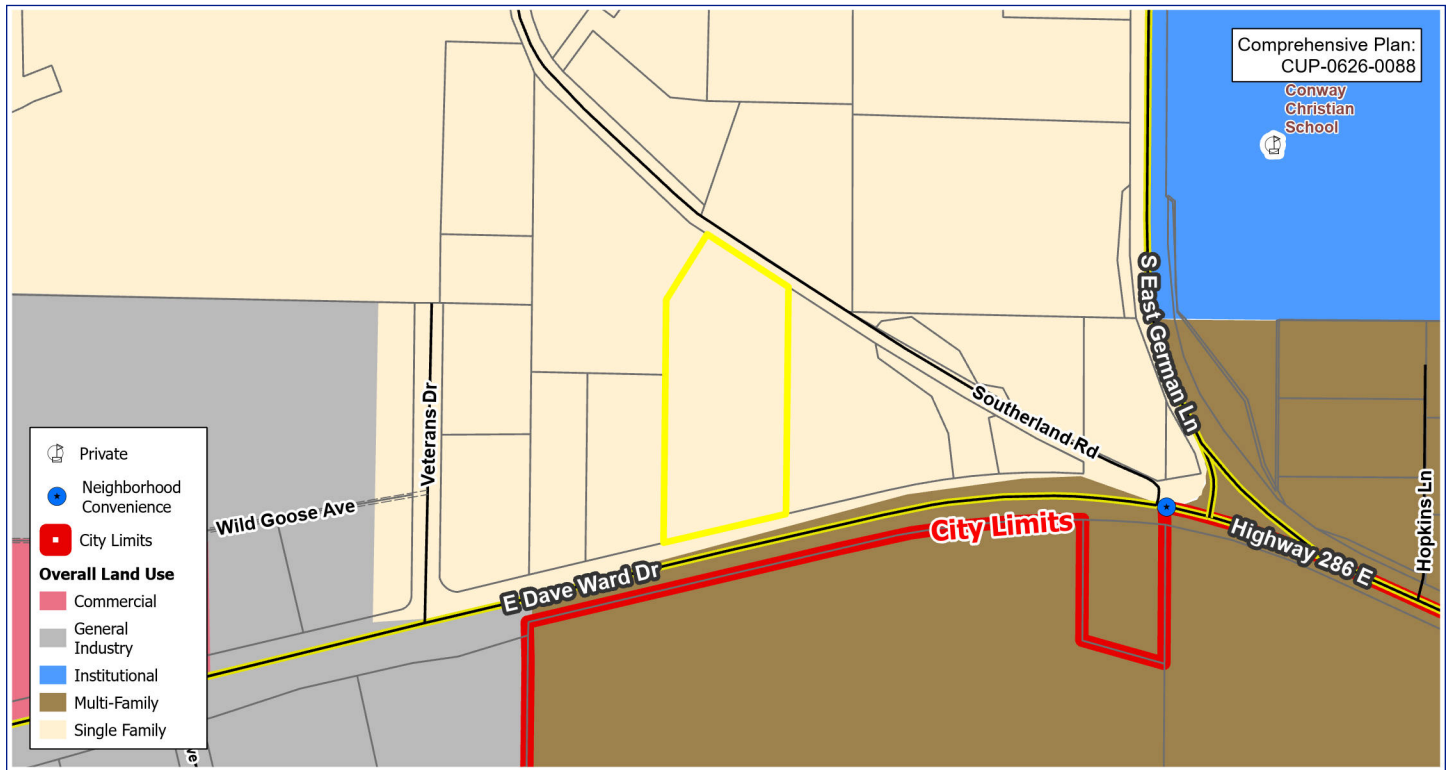
Requested Conditional Use. Retail – High Impact.

Existing Structures. None.

Overlay. None.

Comprehensive Plan. Single Family.

N side of DWD, approx 775ft W of the intersection of DWD, Southerland Rd, Mayor Ln & SE German Ln



Projected Traffic Impact. The highest generating traffic use allowed by right in the RU-1 zone would be a Clinic or Office, which could generate up to 376 trips a day (based upon a 10,000sf structure). Trips would be directly distributed onto E Dave Ward Dr and Southerland Rd. The applicant is proposing the primary use of mini-warehouse for RV storage and a 10,000sf flex tenant space. It is anticipated that the proposed RV mini storage development would generate 42 vehicle trips per typical weekday. It is more difficult to determine traffic patterns for the flex space due to variations in what each tenant space could be used for. With 7 leasable spaces enclosed in 10,000sf, based on numerous uses, the max daily traffic could increase by another 123 to 171 trips daily.

Current Traffic Counts. 18,000 ADT at the southwest corner of the parcel.

Flood/Drainage. The subject property is not within any FEMA regulated flood hazard zones.

Utilities. Overhead electricity runs along both E Dave Ward Dr and Southerland Rd. Water comes from the west down Southerland Rd and borders the eastern property line of this lot. Additional water and the sewer main terminate at the southwest corner of the lot. The extension of any new or existing services will need to be coordinated with Conway Corporation.

Master Street Plan. E Dave Ward Dr – Major Arterial (100' ROW) and Southerland Rd – Collector (60' ROW).

Street Improvement. Future widening and intersection modifications proposed at E Dave Ward Dr and S East German Ln.

STAFF COMMENTS

- There is an existing Conditional Use Permit (CUP-1124-0141) issued to the site granting mini-warehouse in the RU-1 zoning district (issued January 28, 2025). That conditional use permit is set to expire July 28, 2026, as building permitting has not commenced (condition #14).
- Site development review on this project was originally applied for in January of 2025, but due to inactivity with the review, the applicant withdrew that application. In March of this year the applicant reached out about reconvening the project with changes in design and updating the land use to allow flex tenant rental space.
- Conditional Use Permit (CUP-1124-0141) will be revoked in the event this property receives the requested use permit approval.
- The applicant intends to develop the site with ±41,233-sf of enclosed RV mini-storage across 4 buildings with 10,000sf of flex space proposed along E Dave Ward Dr.
- Storage units will be accessible 24 hours a day and the tenant flex space hours will be limited to 7:30am to 8:00pm, daily.
- Mini-warehouse & Retail-High Impact uses are not allowed by right in the RU-1 zone but are allowed with a conditional use permit. The Zoning Code defines Retail – High Impact as, *“A facility and surrounding yard providing sale of retail products or personal services to the general public. Such facilities are generally located along major highways and are designed to serve people in automobiles. Special display and outdoor storage requirements may be required.”*
- The Comprehensive Plan designates the area as Single-Family.
- The Conway Zoning Code defines the RU-1 District as, *“A restricted manufacturing zone for clean and quiet industries that are in proximity to residential development. The regulations are intended to provide structures and operations that completely confine noise, odor, dust and glare of operation within an enclosed building. The uses in this zone do not create excessive demands for facilities for sewage, water, gas, electricity, and similar services.”*
- Abutting area uses are agricultural, residential, or commercial and consist of a single-family home to the north across Southerland Rd, vacant land to the east and out of City Limits to the south, and commercial development to the west in the form of office space.

Should the Planning Commission approve the requested use, Planning staff propose the following conditions:

1. Mini-storage buildings shall only be allowed for enclosed mini-storage use.
2. For Retail – High Impact uses located within the flex tenant building fronting E Dave Ward Dr, the **following uses are prohibited:**
 - Aircraft parts: sales, service rental, or repair, including air frames and engines
 - Armored car service
 - Auto glass or muffler shop
 - Automobile accessory tire or battery stores without tire recapping
 - Automobile body shop

N side of DWD, approx 775ft W of the intersection of DWD, Southerland Rd, Mayor Ln & SE German Ln

- Automobile service station, not including motor repair or painting
 - Automobile wash service, including self-service
 - Bus garage and equipment maintenance
 - Taxicab garaging & maintenance
 - Tire recapping
3. Any outside storage of vehicles, boats, trailers, RVs, etc. shall be prohibited. Automotive and truck renting is not allowed.
 4. No outside display of any retail products or personal services is permissible.
 5. No noise, odor, or vibration shall be emitted so that it constitutes a nuisance which substantially exceeds the general level of noise, odor or vibration emitted by uses adjacent to or immediately surrounding the site.
 6. Office hours will be limited to 7:30am to 8:00pm, daily. Storage units will be accessible 24 hours a day.
 7. Development standards not addressed through [CUP-0626-0088] 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-0626-0088].
 8. Proposed fencing shall be masonry or ornamental metal materials. Fencing type and placement shall be approved by Planning Staff prior to installation.
 9. Landscaping shall meet all requirements of Article 10 of the Zoning Code. This shall additionally include a minimum of one canopy tree planted every 15 feet along the Southerland Rd frontage.
 10. All signage shall be permitted and installed in accordance with the Conway Sign Code. No illuminated signage shall be installed along or facing Southerland Rd.
 11. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
 12. 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.
 13. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.



June 18, 2026

City of Conway
Planning & Development Department
1111 Main Street
Conway, Arkansas 72032
(501) 450-6105
www.conwayarkansas.gov

Re: UStorage
1550 E. Dave Ward Drive
Conway, Arkansas 72032

Please accept the enclosed information for consideration by the City of Conway for the following purposes:

1. Conditional Use request for the property located at 1550 East Dave Ward Drive to support multiple uses as defined as Retail - High Impact.
 - The anticipated purpose of Building A is to house multiple personal services to the general public that is consistent with the uses under Retail - High Impact. This use allows for more flexibility in what businesses are allowed, conditionally, to serve the community in this location.

The information below is or will be included in this submittal packet or submitted at a later date to support these requests:

1. One copy of the completed Conditional Use Application.
2. Letter of Authorization from the property owner.
3. Copy of the Notification Letter that will be sent to all land ownerships within 200' of the subject property.
4. Certificate of Mailing will be provided to Conway Planning & Development on or before July 5, 2026, 15 calendar days before the 07/20/26 Planning Commission Meeting.
5. Affidavit of publication in the Log Cabin Democrat or the Arkansas Democrat Gazette will be provided on or before July 5, 2026.
6. Preliminary site plan showing the intended use of the site.
7. Filing Fee for Conditional Use Application - \$325.00 (Will be paid by applicant)

Rickett Moriconi Engineering, Inc.
P.O. Box 7383
Little Rock, AR 72217
TEL (501) 690-6068
www.rickettmoriconi.com



Conditional Use Permit

Plan Case Number: CUP-1124-0141

City Council Approval: January 28, 2025

Property Address / Location / Description: 1550 E Dave Ward Dr

Legal Description: PART OF THE NE ¼, SE ¼, AND PART OF THE SE ¼, NE ¼, SECTION 17, T-5-N, R-13-W, FAULKNER COUNTY, ARKANSAS; BEGINNING AT THE NW CORNER OF SAID NE ¼, SE ¼, THENCE S 01°43'12" W ALONG THE EAST LINE OF SAID NE ¼, SE ¼, 144.38'; THENCE S 87°38'38" E 291.17' TO A NEW POINT OF BEGINNING; THENCE N 10°06'14" E 333.03' TO THE SOUTH RIGHT OF WAY OF SOUTHERLAND ROAD; THENCE S 56°00'58" E 317.50' ALONG THE SAID SOUTH RIGHT OF WAY; THENCE LEAVING SAID RIGHT OF WAY S 33°55'55" W 99.0'; THENCE S 12°07'53" E 364.49' TO THE NORTH RIGHT OF WAY OF EAST DAVE WARD DRIVE; THENCE S 77°57'51" E 263.22' ALONG THE SAID NORTH RIGHT OF WAY; THENCE CONTINUE ON SAID NORTH RIGHT OF WAY S 77°46'09" E 98.77'; THENCE N 01°43'12" E 364.07' TO THE NEW POINT OF BEGINNING, CONTAINING 3.94 ACRES MORE OR LESS.

Zoning: RU-1

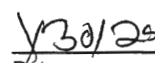
Conditional Use Permitted:

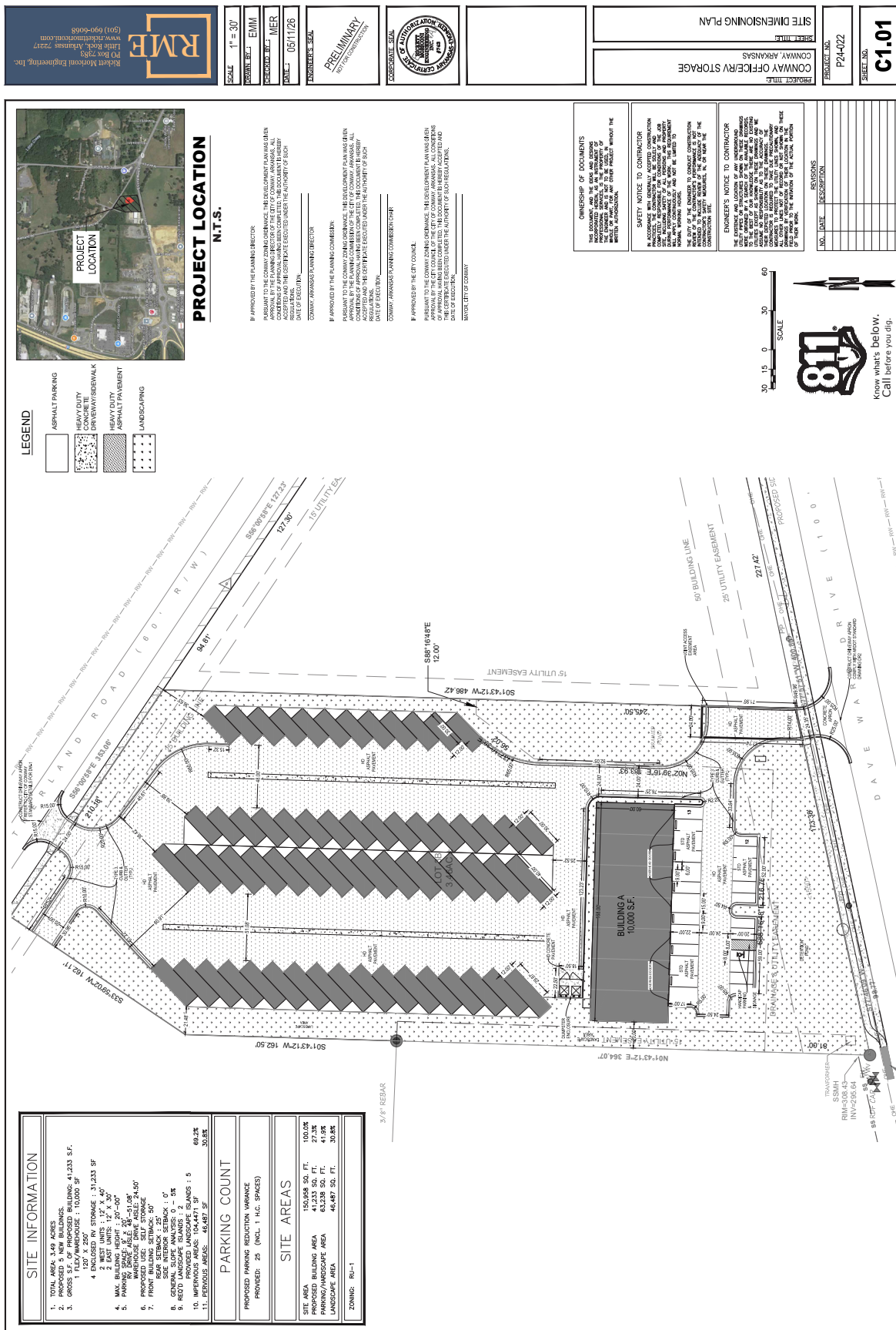
Mini-warehouse (self-storage facility)

Conditions of Approval:

1. The development shall be built in a manner that's consistent with the zoning for the site and operational plan included in this application. Significant deviation will require modification to the Conditional Use Permit.
2. Office hours will be limited to 8:00am to 5:30pm, Monday through Friday and 8:00am to 4:00pm on Saturdays. The office will be closed on Sundays. Units will be accessible 24 hours a day.
3. The development shall be subject to site development review in accordance with Article 10 of the Zoning Code and replatted in accordance with the Conway Subdivision Ordinance, prior to the issuance of any building permits.
4. All exterior lighting shall be inward, downcast, and shrouded to prevent light trespass onto adjacent properties and shall comply with Article 10 of the Zoning Code.
5. Proposed fencing shall be masonry or ornamental metal materials. Fencing type and placement shall be approved by Planning Staff prior to installation.
6. Landscaping shall be provided in excess of that required by Article 10 of the Zoning Code. This shall include a minimum of one canopy tree planted every 15 feet along the Southerland Rd frontage.
7. The storage of hazardous chemicals, petroleum products, or explosives is prohibited.
8. The operation of spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, and other similar equipment is prohibited.
9. No storage unit may be used for the purpose of operating a business except for the purpose of providing storage for a business which is located off-site.
10. Any outside storage of vehicles, boats, trailers, RVs, etc. shall be prohibited. Automotive and truck renting is not allowed.
11. All signage shall be permitted and installed in accordance with the Conway Sign Code. No illuminated signage shall be installed along or facing Southerland Rd.
12. No zoning variance, required as a result of the commencement of the conditional use, may be requested.
13. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
14. 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.
15. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.


Mayor


Date



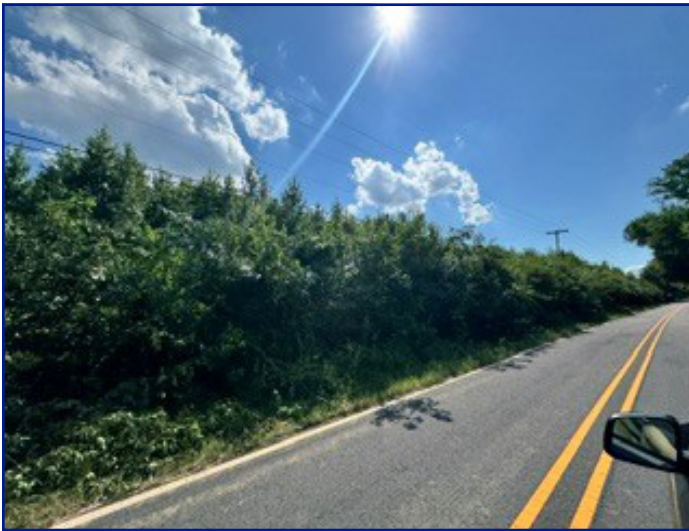
N side of DWD, approx 775ft W of the intersection of DWD, Southerland Rd, Mayor Ln & SE German Ln



View of subject property from DWD facing NE



View of subject property facing S from Southerland Rd



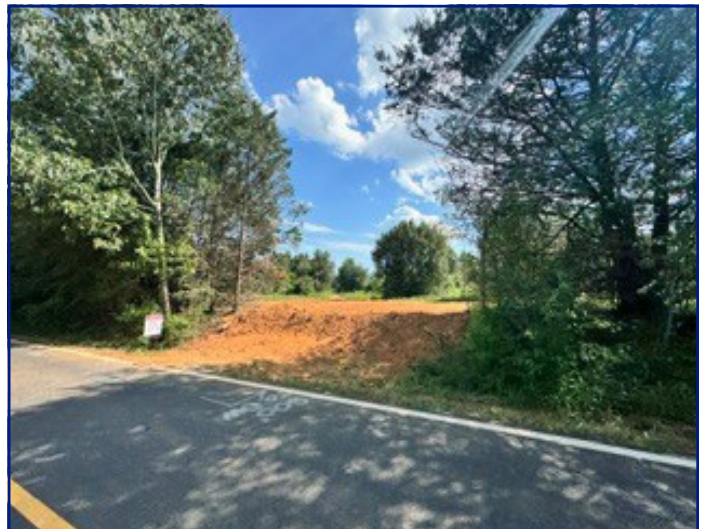
Looking W along Southerland Rd



Adjacent property to the S across DWD



Adjacent property to the W



View of subject property facing W along Southerland Rd

APPENDIX

Development Review Approvals

- (SDR-0323-0043) Las Delicias at 714 Harkrider St
- (SDR-0526-0061) Covington Warehouses at 1319 Covington Park Dr

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

- (P2026-00032) Oak Grove PUD
- (P2026-00033) Lisa Landing Lot 3 Replat
- (P2026-00034) Reedy Road Estates