



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

October 19, 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

October 19, 2026

PLANNING COMMISSION

Ethan Reed, Chair
Alexander Baney, Vice-Chair
Mark Ferguson, Secretary
Jensen Thielke
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 **10 27, 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. September 21, 2026

I. Subdivision Review*

Old Business

Request for preliminary plat approval for Barro Bend District (SUB-0726-0105) **Withdrawn**
Request for preliminary plat approval for Barro Bend Terrace (SUB-0726-0106) **Withdrawn**

New Business

A. Request for preliminary plat approval for Encore Subdivision Phase II (SUB-0926-0141)

II. Public Hearings**

Old Business

Request to annex 120 acres +/- located at Skunk Hollow Rd, to be zoned R-1 and MF-1 (ANN-0726-0107) **Withdrawn**

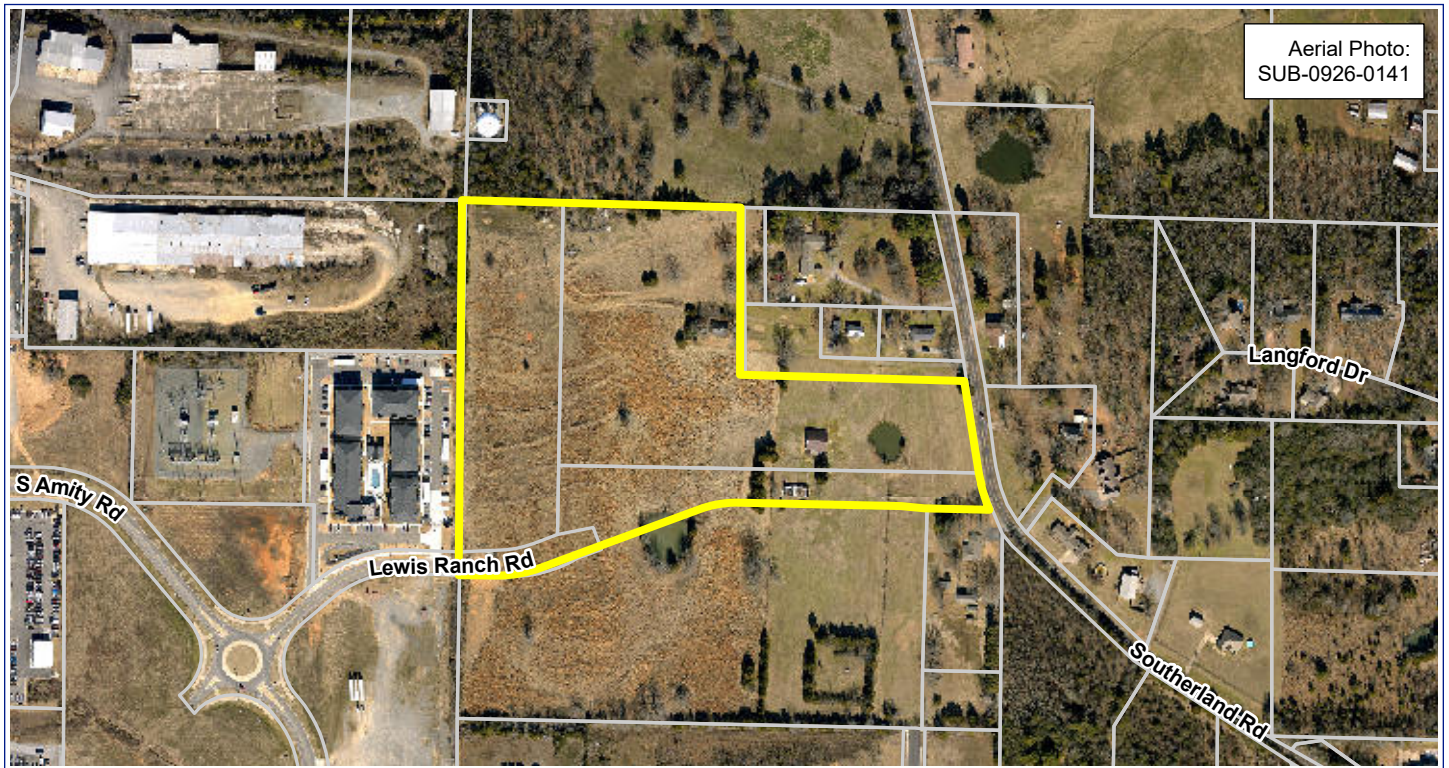
New Business

A. Request for conditional use permit to allow Community Recreation Facilities in a R-2 zoning district for property located at 424 E 6th St (CUP-0926-0138)

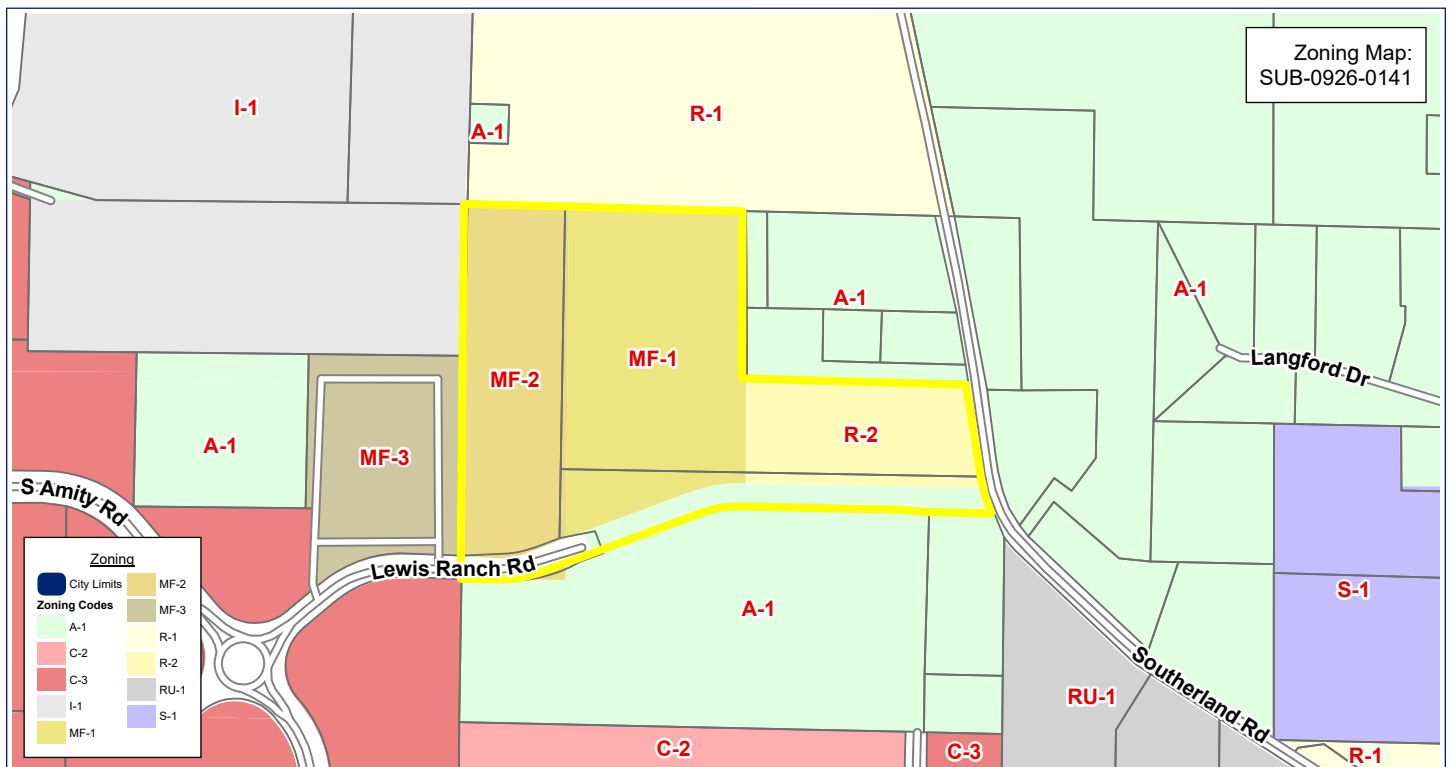
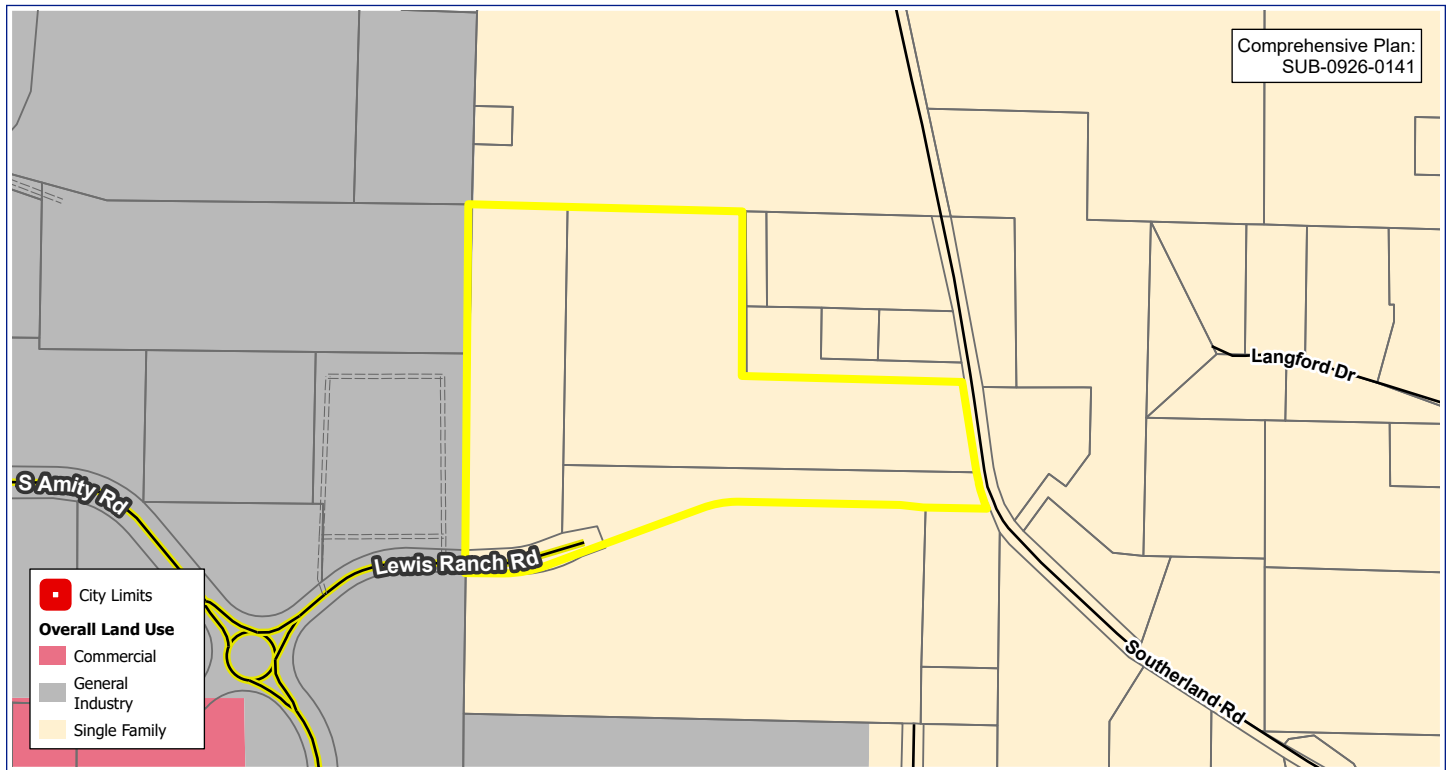
III. Announcements/Additional Business

A. Items as decided by the Commission

Adjourn.



NE terminus of Lewis Ranch Rd, E side of Encore Sub Phase I



<u>APPLICANT/AUTHORIZED AGENT</u>	<u>OWNER</u>
Central Arkansas Professional Surveying	Trinity Development Co, Inc.
1021 Front Street	P.O Box 1735
Conway, AR 72032	Conway, AR 72033

SITE DATA

Location. Property northeast of the terminus of Lewis Ranch Rd abutting Encore Sub Ph1 (Encore Apartments Ph2) proposing an eastern connection via a new city street to intersect with Southerland Rd.

Site Area. ±18.39 acres.

Current Zoning. MF-2 (Multi-Family District 18 units/acre), MF-1 (12 units/acre) and R-2 (Low Density Residential District).

Comprehensive Plan. Single-Family.

Master Street Plan. Lewis Ranch Rd – Collector (60' ROW) & Southerland Rd – Collector (60' ROW). Master Street & Trail plan indicates an extension of Lewis Ranch Rd with future connection to Southerland Rd. Veterans Dr – Collector (60' ROW) is a north/south constructed street that currently terminates approximately 570' south perpendicular to Lewis Ranch Rd. This street will be constructed and utilized in future development to the south.

Existing Structures. In the developed Encore Apartments Phase 2 development there are 5 apartment buildings hosting 92 dwelling units with multiple detached parking canopies and maintenance buildings. On the undeveloped portions of land there is an 816-sf single family home and various outbuildings.

Overlay. None.

REQUEST

The applicant is requesting preliminary approval of a 2-lot, split zoned subdivision located between the Encore at Lewis Ranch Apartments Ph2 development and Southerland Rd. The lots range in size from a ±3.26-acre R-2 lot and a ±13.30 acre split zoned MF-2 and MF-1 lot. Both lots conform with the zoning requirements of their zoning districts. Lot 1 will be split zoned and replatted with the Encore Subdivision Ph1 (Encore Apartment Ph2 development) and will be a continuation of the multi-family development to the west, Encore Apartments at Lewis Ranch. Lot 2 is zoned R-2 which will accommodate either single or two-family development in the future. Both lots will gain access via the proposed extension of Lewis Ranch Rd (Collector; 60' ROW) with a tie into Southerland Rd to the east. The extension of Lewis Ranch Rd shall have 8-foot sidewalks with 4' greenspace as required for Collector streets.

No variances were requested as part of this application.

STAFF COMMENTS

- The applicant is proposing a 2-lot subdivision, with 1 new street being proposed to extend from the existing termination of Lewis Ranch Rd to Southerland Rd.
- Lot 1 will consist of the merging of the Encore at Lewis Ranch Apartments Phase 2 on the western portion, with phase 3 proposed within the remaining portion of the lot. Lot 2 is proposed for residential duplex construction.
- The applicant has indicated that all utilities will be provided by Conway Corporation.
- 60' of right-of-way shall be dedicated along Lewis Ranch Rd.
- Both lots conform to the zoning district requirements based upon acreage, street frontages, and access.
- Addresses will be established prior to the submittal of the Final Plat.
- The developer shall be responsible for the construction of 8' sidewalks along the entirety of Lewis Ranch Rd and portions of Southerland Rd along with the installation of all handicap ramps.
- The Conway Comprehensive Plan indicates developments of this nature should:
 - *"Provide opportunities for a variety of housing choices both suitable and affordable situated throughout the City in desirable surroundings which reflect the needs for all citizens."*
 - *"Protect established residential areas from encroachment of incompatible uses and provide a high standard for development and redevelopment of residential areas."*

CORRECTIONS NEEDED ON THE PLAT

1. Corrections as noted on the Preliminary Plat and Street & Drainage Plans as provided to the applicant in staff review.
2. Show hydrants on plat.
3. Corrections within notes section as relayed to applicant.

CONDITIONS

1. The Street and Drainage Plans/Drainage Report shall be modified to meet the requirements necessary for approval by the City Engineer prior to final approval of the Preliminary Plat and issuance of an Authorization to Proceed for the installation of improvements. **The developer is not authorized to proceed with any installation of improvements until street and drainage plans have been approved by the City Engineer.**
2. Preliminary Plat approval from all reviewing agencies shall be obtained prior to work commencing.
3. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is not more than 600 feet, or 400 feet in a commercial subdivision, from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
4. Utility easements as required by Conway Corporation are needed.
5. Drainage easements as required by the City Engineer are needed.
6. Sidewalks along Lewis Ranch Rd and portions of Southerland Rd frontage shall be constructed by the developer/subdivider.
7. Wheelchair ramps shall be installed by the developer/subdivider in accordance with the City of Conway Transportation Department Standard Details.
8. If applicable, a draft Bill of Assurance/Covenants and Restrictions proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property shall be provided to Planning and Development staff for review prior to the Planning Commission Chairman signing the Preliminary Plat.
9. All other applicable provisions of the City of Conway Subdivision Ordinance (O-00-03) shall be satisfied and accounted for prior to issuance of authorization to proceed.
10. Receipt of an approved, signed copy of the Preliminary Plat along with approved Street & Drainage Plans shall constitute authorization by the Planning Commission for the developer to proceed with installation of improvements and preparation of the Final Plat.





View of subject property looking NE



View of subject property looking SE



Adjacent property to the E across Southerland Rd



Adjacent property to the W

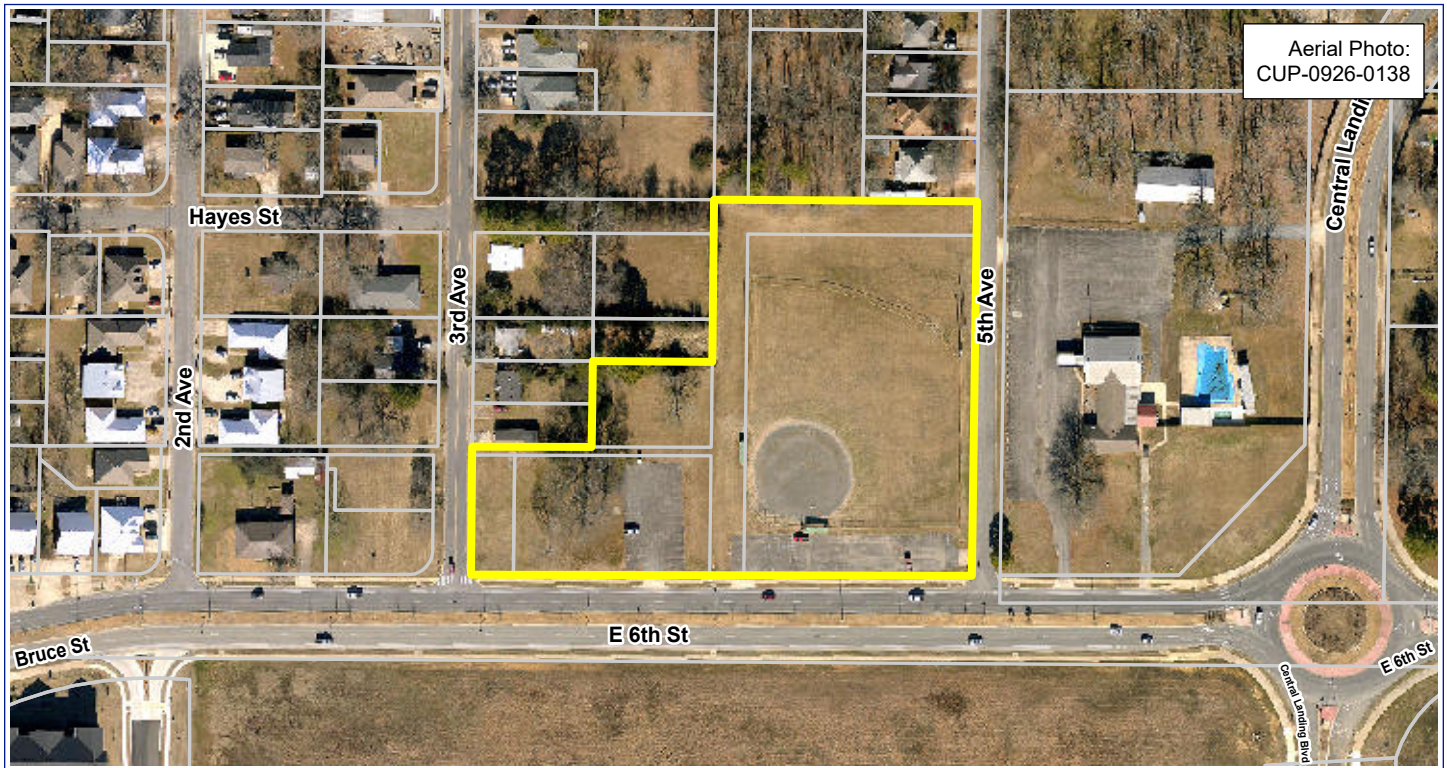


Adjacent property to the N

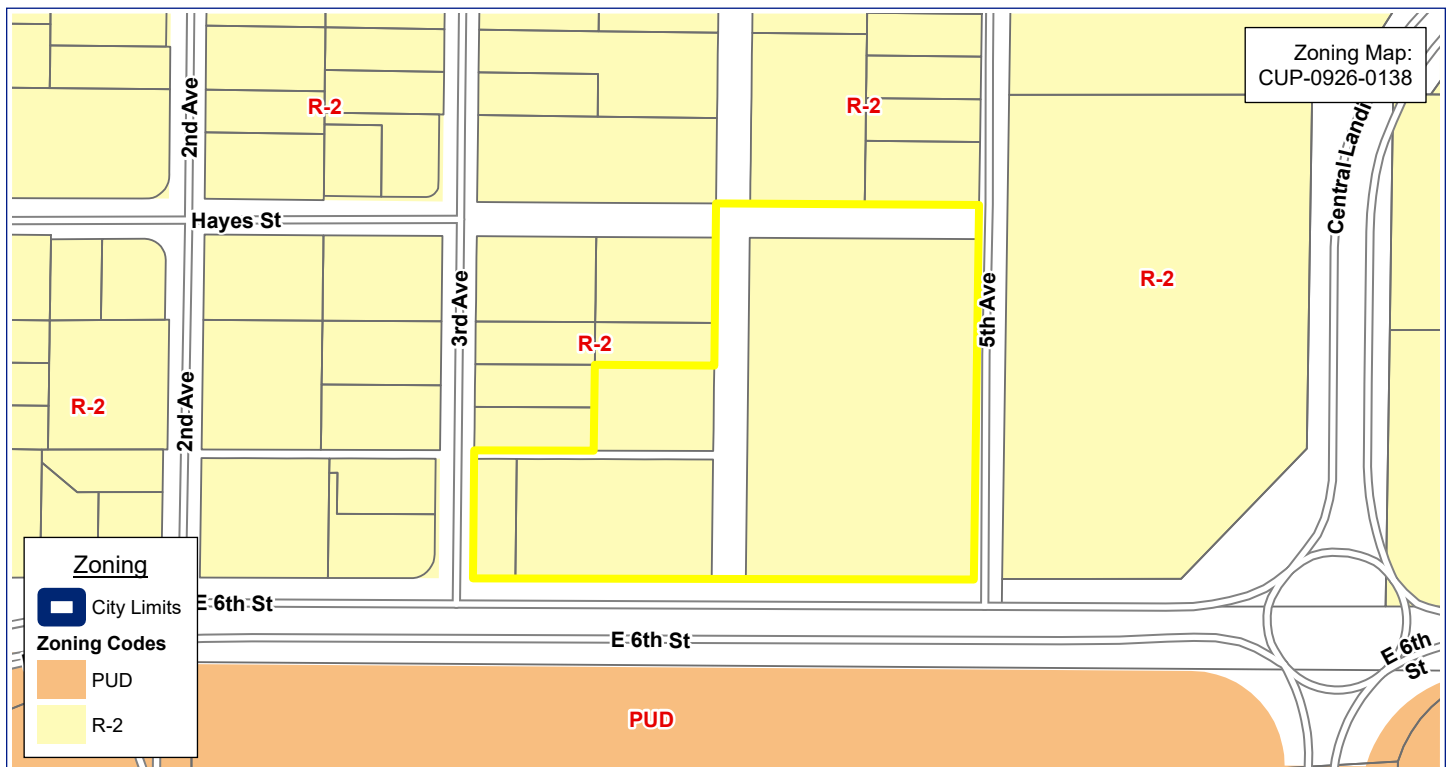
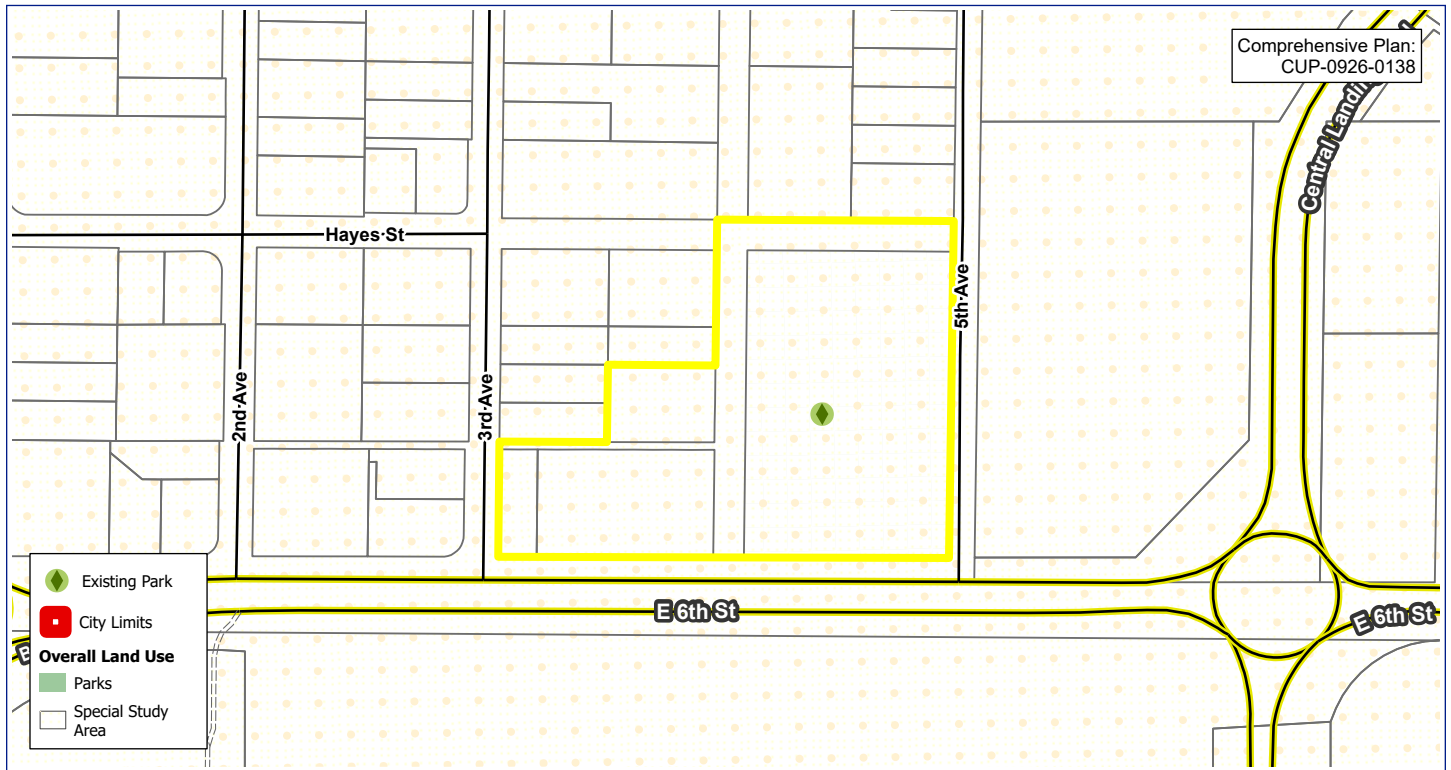


Looking W from Southerland Rd

On the N side of 6th St between 3rd Ave and 5th Ave



On the N side of 6th St between 3rd Ave and 5th Ave



On the N side of 6th St between 3rd Ave and 5th Ave

OWNER

City of Conway
1111 Main St
Conway, AR 72032

APPLICANT

Troy Rice, City of Conway
1111 Main St
Conway, AR 72032

SITE DATA

Location. 424 E 6th St; or all of Block 21 and Lots 11 through 25 of Block 22 of the RL Hayes Addition.

Site Area. ±3.67 acres.

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

Adjacent Zoning. North, West, East: R-2; South: PUD (Planned Unit Development – Central Landing PUD).

Requested Conditional Use. Community Recreation Facilities.

Existing Structures. Two approximately 155sf open-air bench coverings/dugouts.

Overlay. None.

Comprehensive Plan. Parks.

Projected Traffic Impact. While the redevelopment may encourage more visitors than the area has had in recent years, the overall traffic impact will likely be minimal. The use of the site, a public park, is not changing and the number of proposed parking spots (40 standard and 4 accessible) is fewer than the number of existing (approximately 58 standard and 4 accessible).

It may be said that the traffic impact will be shifting rather than increasing or decreasing. The site presently has two parking lots; the westernmost lot takes access solely from E 6th St and the easternmost lot takes access from both E 6th St and 5th Ave. The proposed redevelopment still has two parking lots, but access is no longer taken off E 6th St; instead, the western lot is proposed to take access from 3rd Ave while the eastern lot is proposed to take access from 5th Ave. As a result, 3rd Ave and 5th Ave may experience an increase in traffic in the area of the park. However, the proposed removal of access from E 6th St, a highly trafficked major arterial street, to the calmer 3rd and 5th Avenues, both local residential streets, is safer and in alignment with our Zoning Code requirements.

Current Traffic Counts. Nearest available data is at the Bruce St/1st Ave/6th St roundabout; at that location, which is approximately 690' west of the western property line of the subject property; data indicates 14,000 vehicle trips per day.

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

Utilities. Overhead electricity runs through the northeast portion of the property. Water lines run along the E 6th St and 5th Ave frontages. Any extension of utilities will need to be coordinated with Conway Corporation.

Master Street Plan. 3rd Ave, 5th Ave: Local Residential (50' Right-of-Way); E 6th St: Major Arterial (100' Right-of-Way). Right-of-way dedication exists for unconstructed portions of Hayes St (west-east) and 4th Ave (north-south); the former borders the site while the latter bisects the site. This project will not encroach within either right-of-way.

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

STAFF COMMENTS

- Recreational Facilities are categorized as Community or Commercial; this project is considered Community. Commercial Recreation Facilities are not allowed in the R-2 zone by right nor by conditional use permit. The following uses are considered Community Recreational Facility uses:
 - Bathing beach, public
 - Country club, golf course, swimming pool, or other private recreational uses usually associated with a social country club or subdivision association operated for mutual recreation of members and not for profit.
 - Day camp, community
 - Park, playground, or tot lot
 - Swimming pool, public
 - Tennis court, public
- The site will undergo Site Development Review as an “Addition to/Change of Vehicular Access” Development Type, in accordance with the Sec. 1002.4 table of the Conway Zoning Code.
- Certain structures, such as dugouts, grandstands, pavilions, and/or restroom facilities, are considered customary in public parks.
 - The City of Conway Zoning Code requires a Variance for commercial accessory structures exceeding 160 square feet.
 - The nature of the proposed park does not feature a “primary” structure by which to have an “accessory” structure.
 - As such, said customary structures are considered neither primary nor accessory and will not require a variance permit.
 - Customary structures are limited in their function. A restroom facility is customary whereas a concession facility with restrooms and eating areas requires more consideration and would be considered a primary structure. Such a structure may require both site development review and a variance.

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

1. The following Community Recreational Facility uses, as defined in the Conway Zoning Code, shall not be permitted as part of this conditional use permit:
 - Bathing beach
 - Country club, golf course, or private swimming pool
2. The development shall be subject to site development review in accordance with Articles 9 and 10 of the Conway Zoning Code.
3. Vehicular access to the site shall not come directly from 6th St.
4. Customary park structures, such as dugouts, grandstands, open-air pavilions, and/or restroom facilities, shall abide by all adopted building, fire, and zoning code standards; such structures shall be allowed as part of this conditional use permit and will not require a variance.
5. Signage shall be allowed to conform to Section 1205.3 – Commercial, Office, Institutional, and Industrial Zones of the Conway Zoning Code.
6. No zoning variance, which could result from the commencement of the conditional use, may be considered.
7. Development of this site is intended to be in two phases. Any expansion of the approved use, within the boundaries established by this conditional use permit, shall not require an amended or new conditional use permit. Any new use(s) not covered by the “Recreational Facilities, Community” use and/or any future expansion to new or additional property shall require an amended or new conditional use permit.
8. This conditional use permit shall become null and void if the ownership changes from the City of Conway or a related public entity.
9. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.

On the N side of 6th St between 3rd Ave and 5th Ave

September 17, 2026

City of Conway Planning Department
1111 Main Street
Conway, AR 72032



To Whom It May Concern:

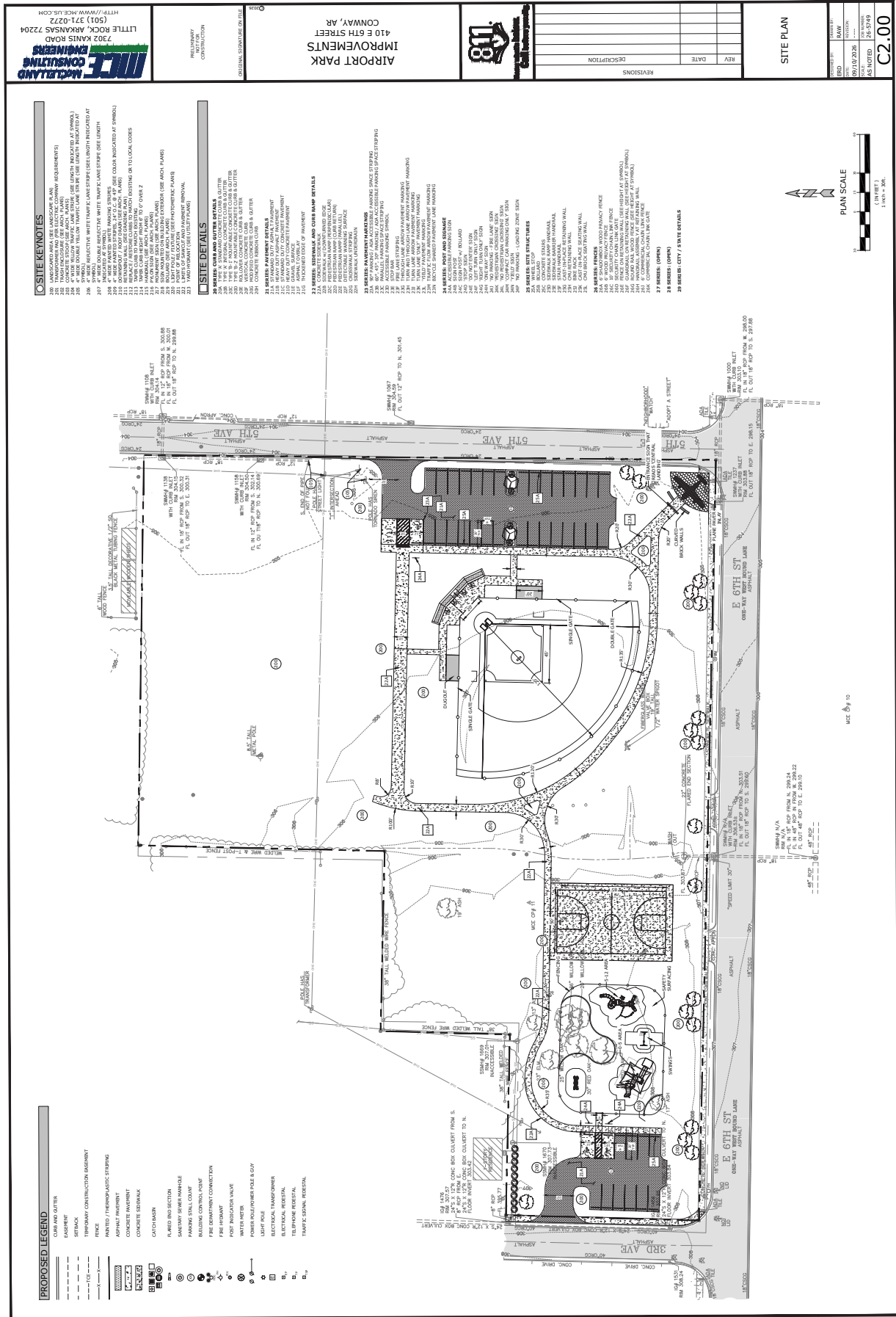
Airport Park, located at the corner of Central Landing Blvd and 6th Avenue, is a city-owned property that has been in its current configuration for more than 30 years. Plans are underway to renovate the park to benefit the citizens of Conway, Arkansas.

The property is currently zoned R-2 which does not allow community recreation facilities by right. We are requesting the required Conditional Use Permit to bring the project into compliance with the Zoning Code of the City of Conway. The scope of work will be completed in two phases.

Thank you,

Troy Rice
Business Services Coordinator
1111 Main Street
Conway, AR 72032

On the N side of 6th St between 3rd Ave and 5th Ave



On the N side of 6th St between 3rd Ave and 5th Ave



View of subject property from 6th St looking N



View of subject property looking NE



Adjacent property to the N



Adjacent property to the E



Adjacent property to the S



Subject property looking W

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-0726-0114) Truck Parking Lot Expansion at 1500 S Amity Rd

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

- (P2026-00045) Cox Subdivision
- (P2000-00046) Best Replat of Lot 30, Block 2
- (P2000-00048) Replat of Lots 5-8, Block 11 R.L. Hayes Addition