

April 20, 2026

The regular meeting of the Conway Planning Commission was held, in person, Monday, April 20th at the Conway City Hall. The following members, being a quorum, were present and acting: Ethan Reed, Alexander Baney, Mark Ferguson, Brooks Davis, Keena Haygood, Cassidy Cook, Kevin Gambrill, and Grace Rains. Lori Quinn was absent. Jensen Thielke was present for the Public Hearing items.

Minutes from the February 17th meeting were approved on a motion made by Kevin Gambrill and seconded by Grace Rains. Passed 8-0, with the chairman voting.

I. Subdivision Review

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

Tara Jackson, Assistant Director, explained the subdivision is undergoing Minor Subdivision review for a replat of Lot 4 in the Orchard Hills Phase 4 subdivision. The applicant is requesting a waiver to **Article IV, Section 5.F.3** of the Subdivision Ordinance, *"No lot shall be more than four times as deep as it is wide"*. The area is characterized by large lots (greater than one acre). Despite being large lots, the topography limits the buildable area. The length of the lot is $\pm 629'$ and the width is $\pm 154'$ resulting in a length to width ratio of four, thereby necessitating the need for a waiver. Due to the overall size of the lot, a residence can be accommodated with appropriate setbacks without further waivers or variances.

Patrick Hageman (240 Skyline Dr, Conway, AR) represented the applicant.

A motion to approve the preliminary plat made by Alexander Baney and seconded by Keena Haygood passed 8-0, with the chairman voting.

II. Public Hearings

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

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

Bobby French (1021 Front St, Conway, AR) spoke in favor of the request.

Bobby Kelly (1320 Clarence Dr, Conway, AR) spoke in opposition to the request.

The public hearing was closed and presented to the Commission for discussion to which they concluded to approve the request. A motion to approve made by Alexander Baney and seconded by Grace Rains passed 8-1, with the chairman voting.

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

April 20, 2026

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

Bobby French (1021 Front St, Conway, AR) spoke in favor of the request.

There was no opposition to the request.

The public hearing was closed and presented to the Commission for discussion to which they concluded to approve the request. A motion to approve made by Cassidy Cook and seconded by Kevin Gambrill passed 9-0, with the chairman voting.

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

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

Bobby French (1021 Front St, Conway, AR) spoke in favor of the request.

April 20, 2026

There was no opposition to the request.

The public hearing was closed and presented to the Commission for discussion to which they concluded to approve the request. A motion to approve made by Jensen Thielke and seconded by Grace Rains passed 9-0, with the chairman voting.

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

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

David Fontes (750 9th Ave, Conway, AR) spoke in favor of the request.

There was no opposition to the request.

The public hearing was closed and presented to the Commission for discussion to which they concluded to approve the request. A motion to approve the Conditional Use Permit with the below conditions was made by Grace Rains and seconded by Cassidy Cook passed 9-0, with the chairman voting.

CONDITIONS

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

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

April 20, 2026

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

JT Dixon (1200 Covington Way Apt 708, Conway, AR) spoke in favor of the request.

There was no opposition to the request.

The public hearing was closed and presented to the Commission for discussion to which they concluded to approve the request. A motion to approve the Conditional Use Permit with the below conditions was made by Grace Rains and seconded by Alexander Baney passed 9-0, with the chairman voting.

CONDITIONS

1. This approval is for single-family use. Any other use on site requiring a conditional use permit in the O-2 district shall require a new or amended conditional use permit.
2. The conditional use approval shall become null and void if construction for the use does not commence within 18 months from the date of approval of this permit.
3. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.
4. Should the use revert to those permitted by right in the O-2 district, this Conditional Use Permit will be considered withdrawn.

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

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

Patrick Hageman (240 Skyline Dr, Conway, AR) spoke in favor of the request.

April 20, 2026

There was no opposition to the request.

The public hearing was closed and presented to the Commission for discussion to which they concluded to approve the request. A motion to approve made by Alexander Baney and seconded by Cassidy Cook passed 9-0, with the chairman voting.

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

Anne Tucker, Director, explained the applicant is appealing the denial of a major modification to a PUD. The applicant submitted a request to modify the agreed upon design and material for Phase II of the Fontaine Bleu. The request was denied on the basis of the change in the character of the neighborhood by the Director.

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

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

Development Timeline: Fontaine Bleu is Phase I of the Central Landing PUD. The Central Landing PUD was approved via Ordinance No. O-14-75. Fontaine Bleu was approved as a fourteen building, single phase multi-family development through the Site Development Review (SDR) process on December 19, 2018. SDR is a component of commercial development and is also embedded in the Zoning Code PUD regulations: *Upon approval of both the Final Development PUD Plan and the Final Plat, the applicant may submit the project to the Planning and Development Department for development review. The development review process must be completed before the applicant can apply for or obtain any building permits from the City of Conway.*

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

April 20, 2026

development was functionally complete, and Phase I operated under a Temporary Certificate of Completion for approximately two years. Phase I was officially finalized in January of 2024. The project commenced again in Phase II (SDR-0224-0027) starting February 20, 2024. At the time of application, the applicant requested the PUD modification for building height with a letter stating: These buildings were designed to match Phase I of this project which has already been constructed. Phase I was approved and built with fully bricked facades and ornate detailing in the form of balcony railings, light sconces and wrought iron doors. Phase II SDR plans showed identical elevations to those of Phase I which supported their Minor Modification statement above. Building permits were issued. The applicant commenced construction of Phase II without alerting either Permits or Planning staff of their intent to use different materials than were previously approved. This was in violation of the PUD modification, the approved SDR plans and the issued building permits. The applicant requested that final inspections be completed for Buildings G and H of Phase II and applied for a Temporary Certificate of Occupancy so that they could start leasing in the completed buildings. Staff went to inspect the project site and discovered the difference between designs. Zoning Code Section 1003.6D.3 states, *"No Certificate of Completion or Certificate of Occupancy shall be granted for improvements associated with a development that has not been completed in a manner consistent with and following the approved Development Review application."* The applicant was notified that a final would not be issued by Planning Staff.

Post TCO Request Review: The applicant applied for post-SDR review (SDR-0326-0025) showing 33% brick and 67% Allura cement board siding. It was determined that Planning Staff could not review SDR-0326-0025 as the submitted document was not in conformance with the PUD plan and subsequent amendments. The applicant was advised that before an approval could be made, they would be required to apply for a PUD modification to align with what was currently built. They submitted the request, which was subsequently denied due to the lack of cohesiveness, change in character of the neighborhood, as well as failure to build as approved. The Major Modification request included the following statement dated March 17, 2026 from ABC Block + Brick to Mr. John Burkhalter: *"The brick color previously used on the referenced project is no longer available, and that the original brick size is also no longer available for purchase or reorder. Due to this limitation, our team evaluated the available options and determined that attempting to closely match the original brick could result in noticeable inconsistencies in appearance. In our professional experience, slight variations in brick tone can create an undesirable visual contrast when placed adjacent to existing materials. To ensure the best overall aesthetic outcome for the project, we recommended a complementary accent brick instead of pursuing an exact match. This approach allows for a more intentional and cohesive design, avoiding the potential for mismatched materials to detract from the finished appearance."* It is the applicant's assertion that the brick used on Phase I was no longer available so rather than trying to match it with another and risk a noticeable difference, they decided to change the style completely to a more modern aesthetic using a cement fiber board with brick only along the lower portion of the first floor.

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

John Burkhalter (30 Chenal Cir, Little Rock, AR), Bill Wiedower (7325 Rockwood Rd, Little Rock, AR) and Ryan Lausten (3018 Coldwater Dr, Benton, AR) spoke in favor of the request.

There was no opposition to the request.



April 20, 2026

The public hearing was closed and presented to the Commission for discussion to which they concluded to overturn the denial. A motion to uphold made by Alexander Baney and seconded by Brooks Davis failed 4-5, with the chairman voting.

III. ANNOUNCEMENTS/ADDITIONAL BUSINESS

A. Next Meeting

The next Planning Commission meeting will be at 5:30 PM on May 18th at Conway City Hall.

ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

A. Development Review Approvals

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

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

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

Adjournment

There being no further business to conduct, the meeting was adjourned by unanimous vote on a motion made by Cassidy Cook and seconded by Grace Rains.

Approved:

2026 Chairman, Ethan Reed