



# CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

March 17, 2025 • 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

March 17, 2025

### PLANNING COMMISSION

Lori Quinn, Chair  
Ethan Reed, Vice-Chair  
Mark Ferguson, Secretary  
Alexander Baney  
Jensen Thielke  
Jay Winbourne  
Brooks Davis  
Teneicia Roundtree  
Cassidy D Cook  
Kevin Gambrill

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 **03 25, 2025**.

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. January 21, 2025

#### I. Subdivision Review\*

A. Request for preliminary plat approval of the Estates Phase 1 (SUB-0125-0011)

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

A. Request to rezone property at 1375 S Harkrider St from A-1 to C-3 (REZ-0125-0007)

B. Request to rezone property at 708 S Baridon St from R-2 to O-3 (REZ-0225-0019)

C. Request to rezone property at 3455 Dave Ward Dr from A-1 to O-1 (REZ-0225-0020)

D. Request for conditional use permit to allow MF-1 density in an O-1 zoning district for property located at 3455 Dave Ward Dr (CUP-0225-0022)

E. Request to rezone property at Jason Jones E Siebenmorgen from R-1 to R-2 (REZ-0225-0021)

F. Request to rezone property at 643 Reedy Rd from A-1 to O-3 (REZ-0225-0025)

G. Request for conditional use permit at 643 Reedy Rd to allow a childcare facility in O-3 (CUP-0225-0023)

#### III. Announcements/Additional Business

A. Items as decided by the Commission

Adjourn.

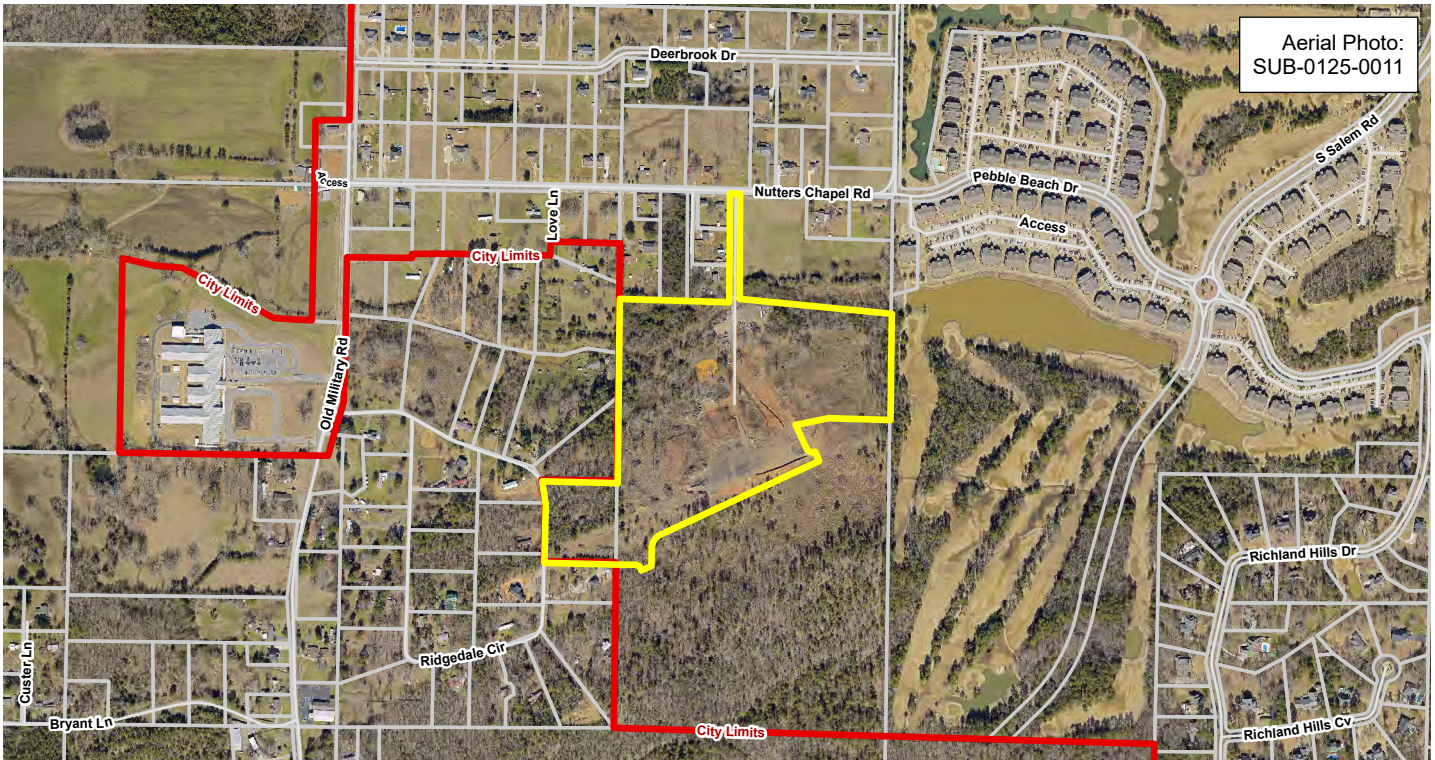
Approx 800ft SW of the intersection of Nutters Chapel Rd and Pebble Beach Dr

**APPLICANT/AUTHORIZED AGENT**

Tyler Group  
240 Skyline Drive, Suite 300  
Conway, AR 72032

**OWNER**

Files Development, LLC  
C.O. Tim Files  
45 River Estates Cove  
Little Rock, AR 72223



**SITE DATA**

**Location.** Approximately 800 feet southwest of the intersection of Nutters Chapel Rd and Pebble Beach Dr.

**Site Area.** 29.13 acres +/-.

**Current Zoning.** Planned Unit Development (PUD).

**Comprehensive Plan.** Single-family.

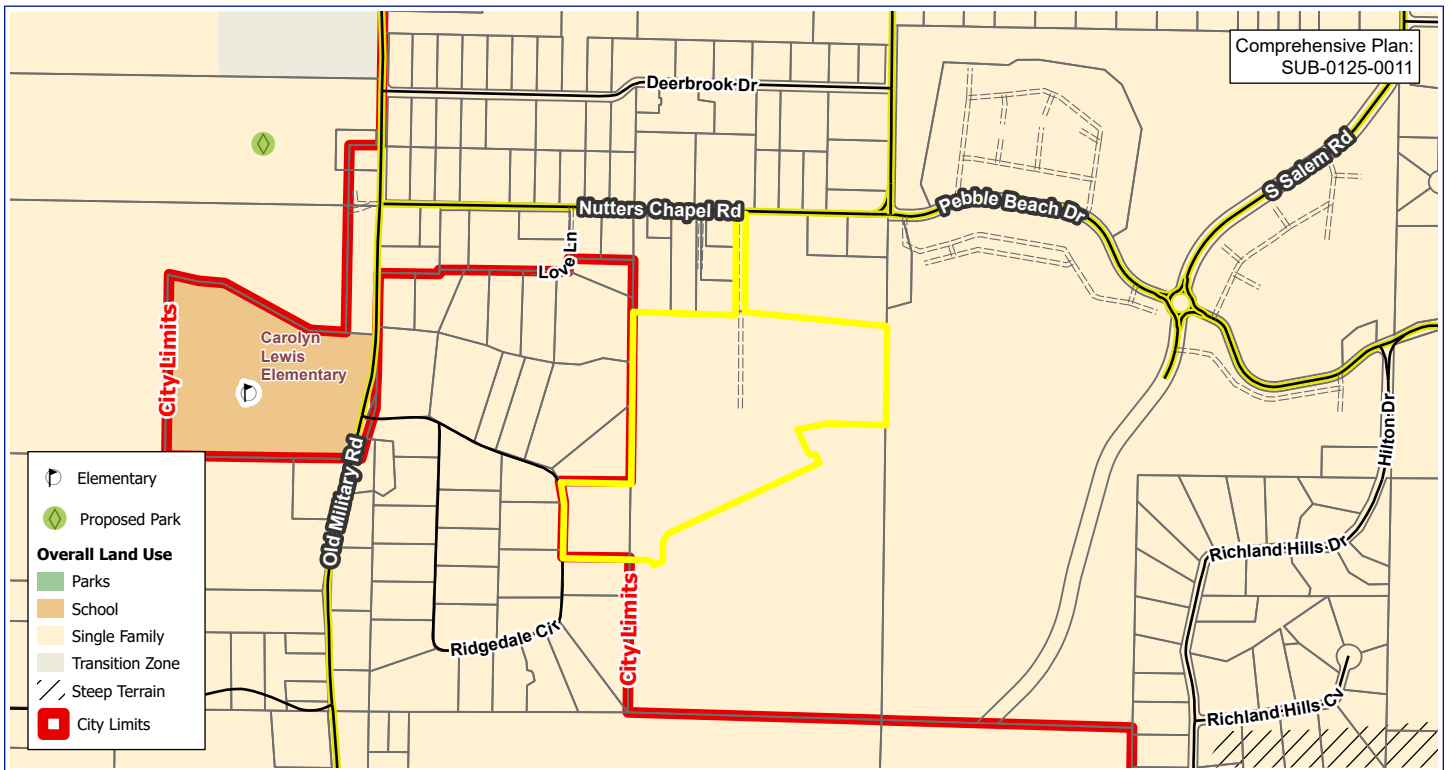
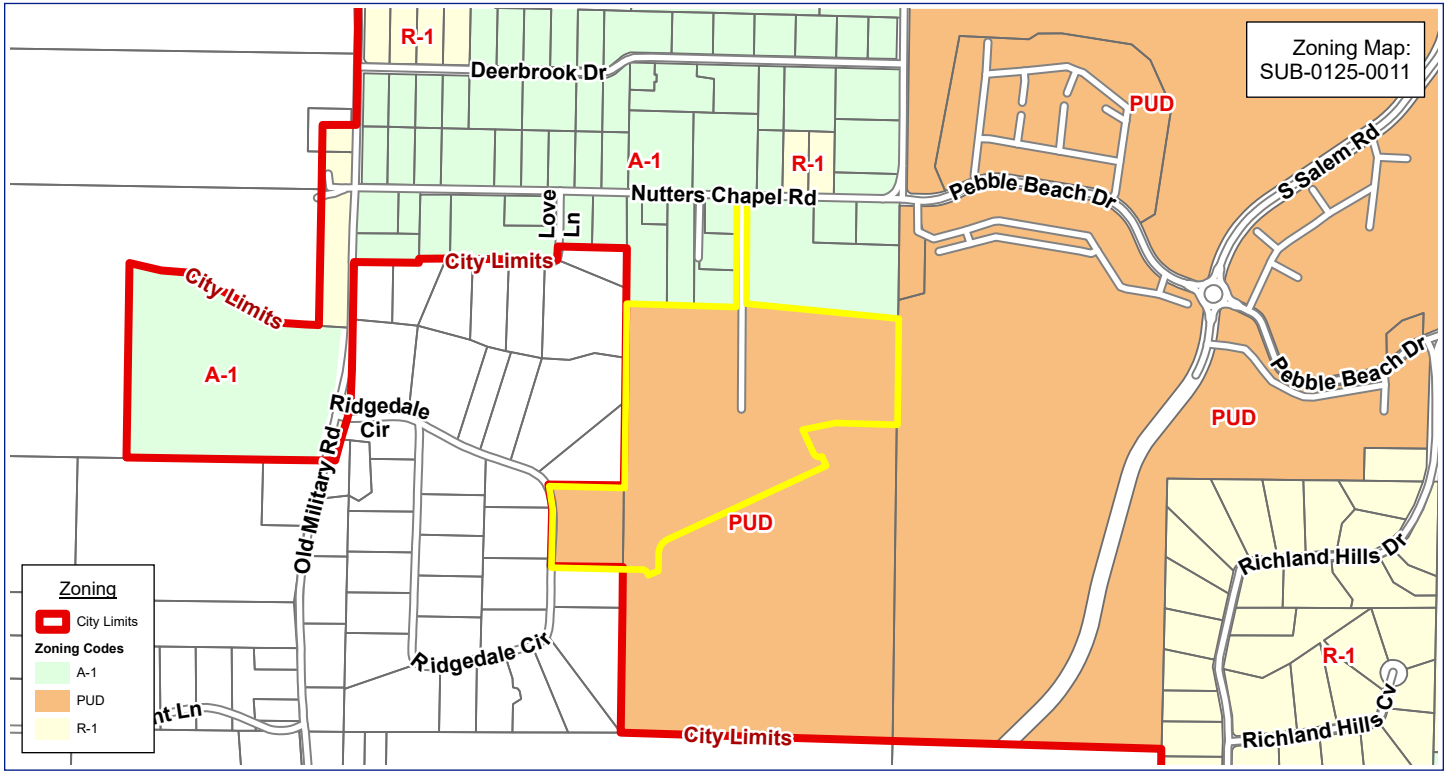
**Master Street Plan.** Nutters Chapel Road (Minor Arterial, 80' ROW); Pebble Beach Drive (Minor Arterial, 80' ROW); Ridgedale Circle (Local Residential, 50' ROW).

**Existing Structures.** One single-family residence.

**Overlay.** None.



Approx 800ft SW of the intersection of Nutters Chapel Rd and Pebble Beach Dr



Approx 800ft SW of the intersection of Nutters Chapel Rd and Pebble Beach Dr

**REQUEST:**

The applicant is requesting preliminary approval of a 51-lot subdivision located approximately 800 feet southwest of the intersection of Nutters Chapel Road and Pebble Beach Drive. The development represents phase 1 of the Estates Subdivision. The property is currently zoned as a Planned Unit Development. The subdivision proposes access via a new street from Nutters Chapel Road and through a second new street to be constructed from the subdivision to the west along Ridgedale Circle. A series of internal, private streets are proposed to provide access to the majority of the lots. All proposed streets will require 5-foot sidewalks with a 6.5 foot green space.

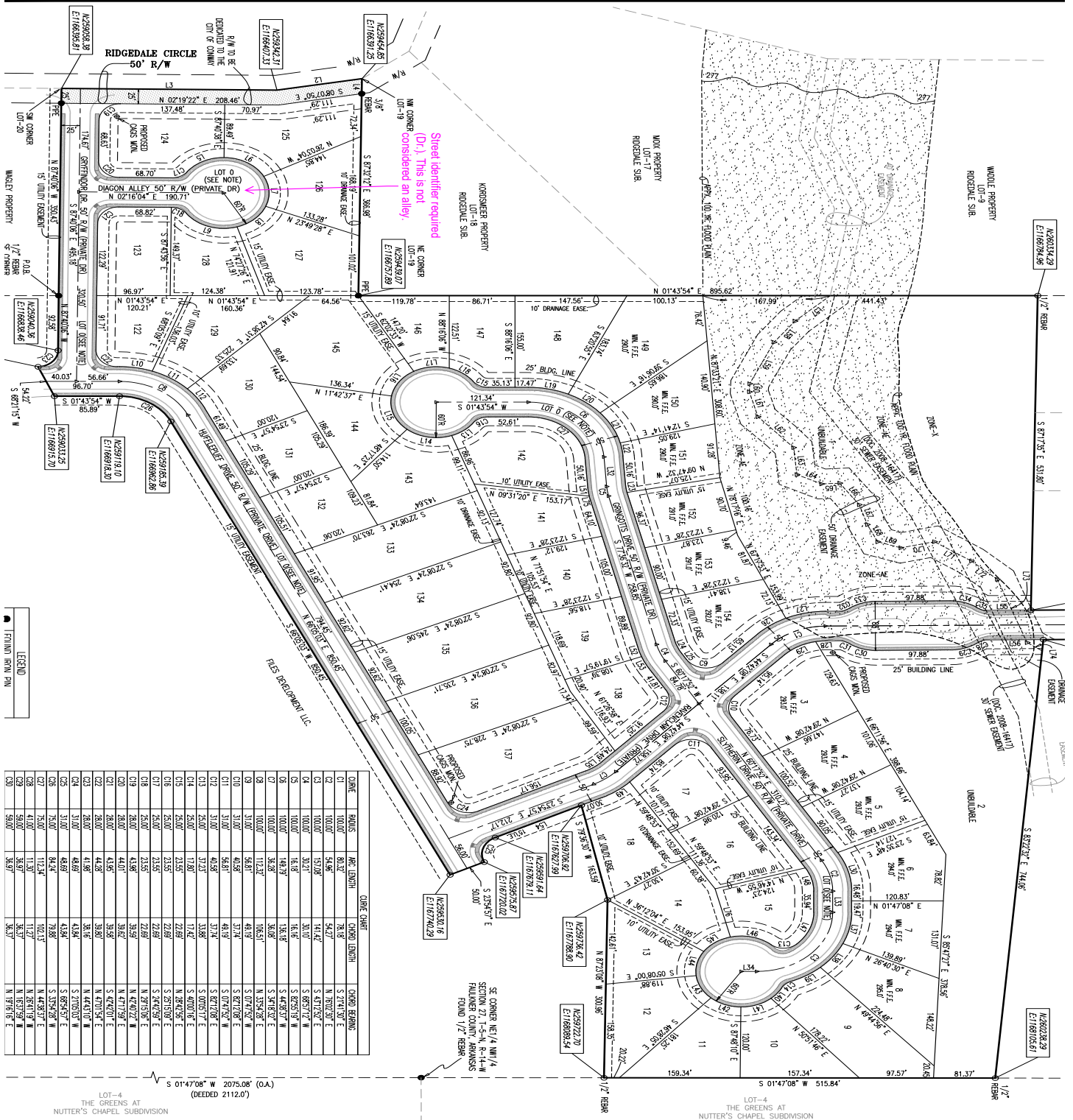
**CORRECTIONS NEEDED ON THE PLAT**

1. XY coordinate required for Point of Beginning (POB).
2. Diagon Alley will need a street identifier (Diagon Alley Dr.) This street is not considered an alley.
3. ROW to be removed from plat. All streets are private. However, please show street widths.
4. Provide all lot dimensions.
5. Additional corrections as noted on Preliminary Plat.

**CONDITIONS**

1. Preliminary Plat approval from all reviewing agencies shall be obtained.
2. Wheelchair ramps shall be provided by the developer in accordance with the City of Conway's Standard Details.
3. All property abutting Ravenclaw Dr cannot be denied access to the same.
4. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is no more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
5. Utility easements as required by Conway Corporation are needed.
6. Drainage easements as required by the City Engineer are needed.
7. All other applicable provisions of the City of Conway Subdivision Ordinance (O-00-03) shall be satisfied and accounted for prior to Preliminary Plat approval.
8. Receipt of an approved copy of the Preliminary Plat along with approved Street and Drainage Plans shall constitute authorization of the Planning Commission for the developer to proceed with the preparation of the Final Plat.

Approx 800ft SW of the intersection of Nutters Chapel Rd and Pebble Beach Dr





Approx 800ft SW of the intersection of Nutters Chapel Rd and Pebble Beach Dr



View of subject property looking N



View of subject property from Nutters Chapel Rd looking S



W side of property along Ridgedale Cir



Looking N along Ridgedale Cir



Looking N from site



Looking S along Ridgedale Cir



West side of Harkrider near the intersection with Landmark Dr

**APPLICANT/AUTHORIZED AGENT**

Luyet Albertine Family Trust  
187 Sturgis Rd  
Conway, AR 72034

**OWNER**

Same



**SITE DATA**

**Location.** 1375 S Harkrider Dr.

**Site Area.** 1.00 acres±.

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

**Adjacent Zoning.** North, East: C-3 (Highway Service and Open Display District); South: A-1; West: I-3, across railroad tracks, (Intensive Industrial District).

**Existing Structures.** Existing driveway and slab. No existing structures.

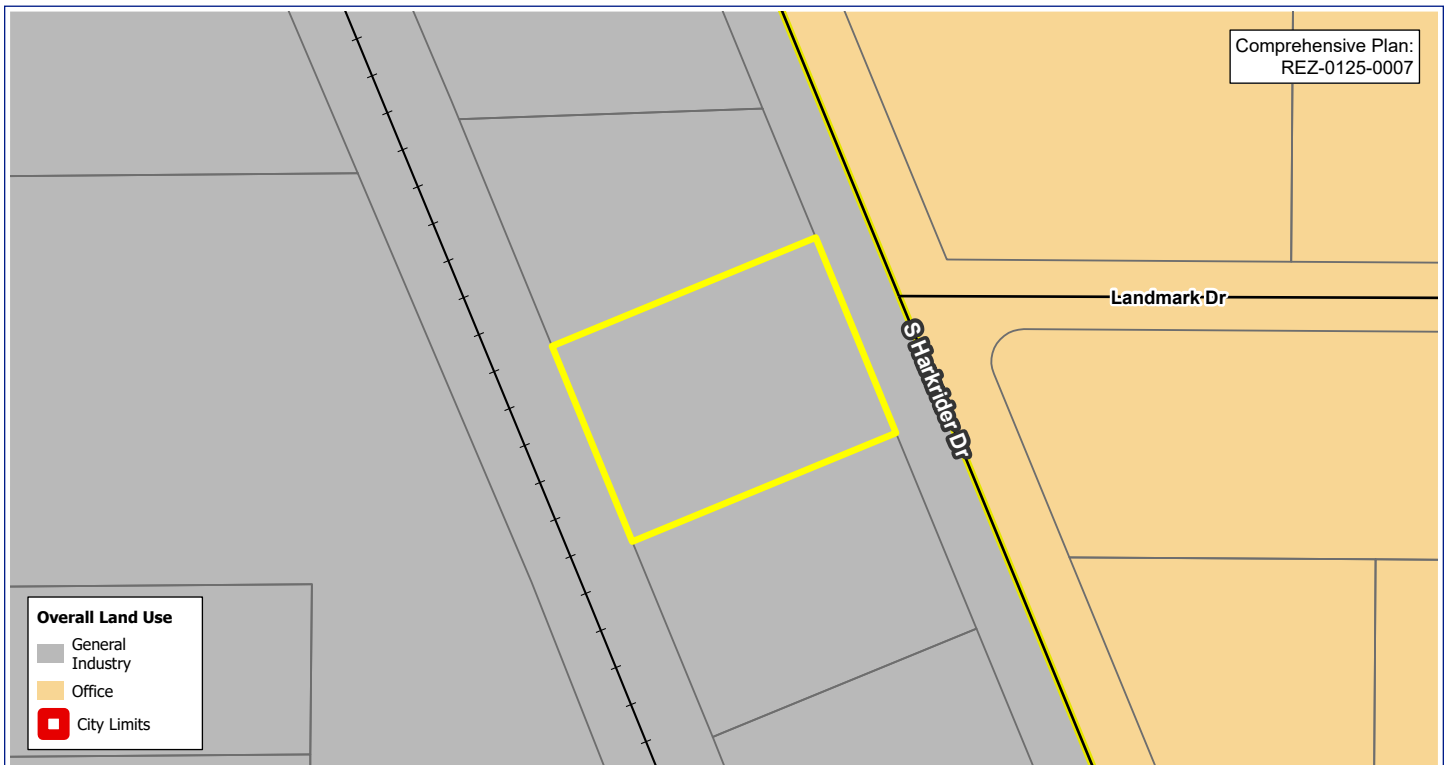
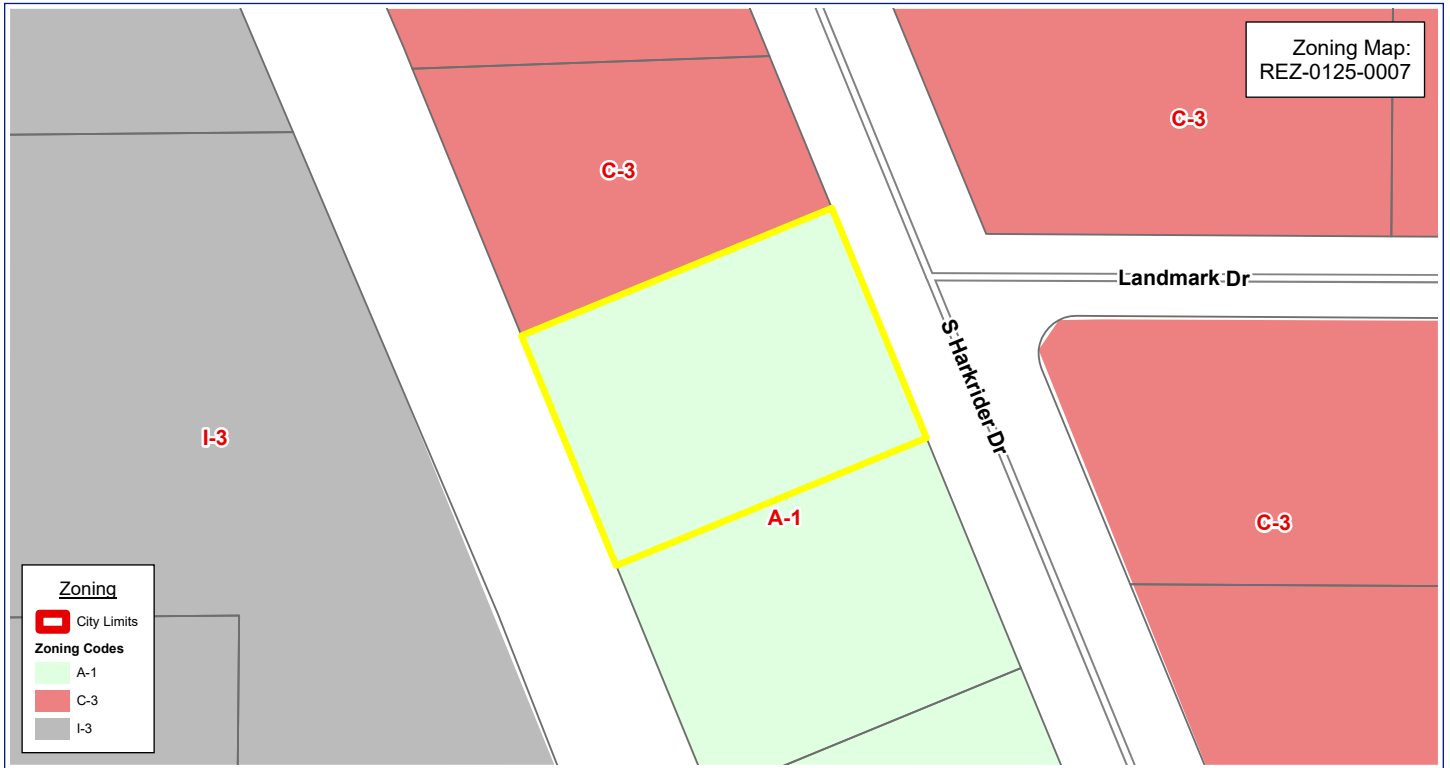
**Overlay.** None.

**Requested Rezoning.** C-3 (Highway Service and Open Display District).

**Comprehensive Plan.** General Industry.



West side of Harkrider near the intersection with Landmark Dr



**West side of Harkrider near the intersection with Landmark Dr**

**Projected Traffic Impact.** With a rezone to C-3, the highest traffic generating use allowed is an Eating Place with Drive-thru (2,805 ADT given a 6,000 sqft building).

However, the purpose of this rezone, per the applicant, is to have a new location for Hiegel H&S Glass, Inc. The applicant is estimating a new building that is roughly 6,000 sqft. At this size, the average daily trips would be 48 ADT (24 entry, 24 exit). Traffic impact would be minimal.

**Current Traffic Counts.** Southern intersection of Dave Ward Dr and Harkrider St: 9,800 ADT. 0.13 miles south of the Harkrider St and Sturgis Rd intersection: 3,200 ADT.

**Flood/Drainage.** The site is not within any regulated floodplains or floodways.

**Utilities.** The site will be served by Conway Corp for all utilities.

**Master Street Plan.** S Harkrider Dr – Major Arterial (100' ROW); Landmark Dr – Local Nonresidential (50' ROW).

**Street Improvement.** None.

**STAFF COMMENTS**

- A rezoning to C-3 is consistent with the zoning in the area.
- The Comprehensive Plan designates this area as General Industry given the proximity to the railroad. However, the area east of the railroad track has developed into more of a commercial use.
- This rezone is appropriate for the area and will not likely harm adjacent property.
- Traffic impact for this development will likely be minimal.

West side of Harkrider near the intersection with Landmark Dr



January 15, 2025

To Whom It May Concern:

I am seeking to rezone the property located at 1375 Highway 365 South to build a new location for my business Hiegel H&S Glass, Inc.

Sincerely,

John Luyet  
Owner  
Hiegel H&S Glass, Inc.

**Hiegel H&S Glass, Inc.**  
**1056 Markham | Conway, AR 72032**  
**(501) 327-7759**

West side of Harkrider near the intersection with Landmark Dr



View of subject property from Harkrider St looking W



Property adjacent to the E across Harkrider St



Property adjacent to the NE



Property adjacent to the SE



Approx. 700ft E of the intersection of Donaghey Ave and Dave Ward Dr

**APPLICANT/AUTHORIZED AGENT**

Massey Development Group, LLC  
45 Nabco Dr  
Conway, AR 72032

**OWNER**

Conway Question Development, LLC  
816 E Oak St  
Conway, AR 72032



**SITE DATA**

**Location.** 708 S Baridon St.

**Site Area.** 0.41 acres±.

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

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

**Existing Structures.** 2,108 sf single family dwelling with 6' wood privacy fence.

**Overlay.** None.

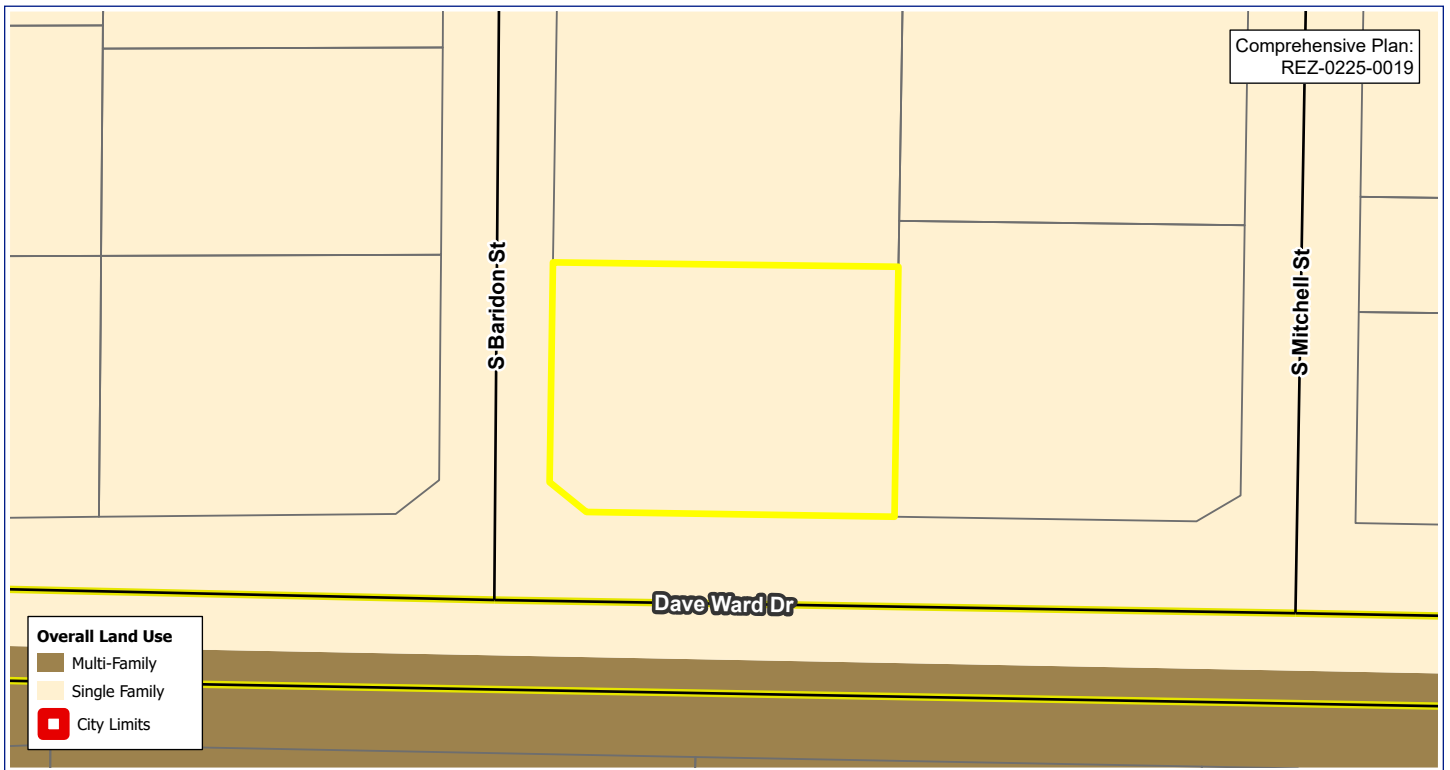
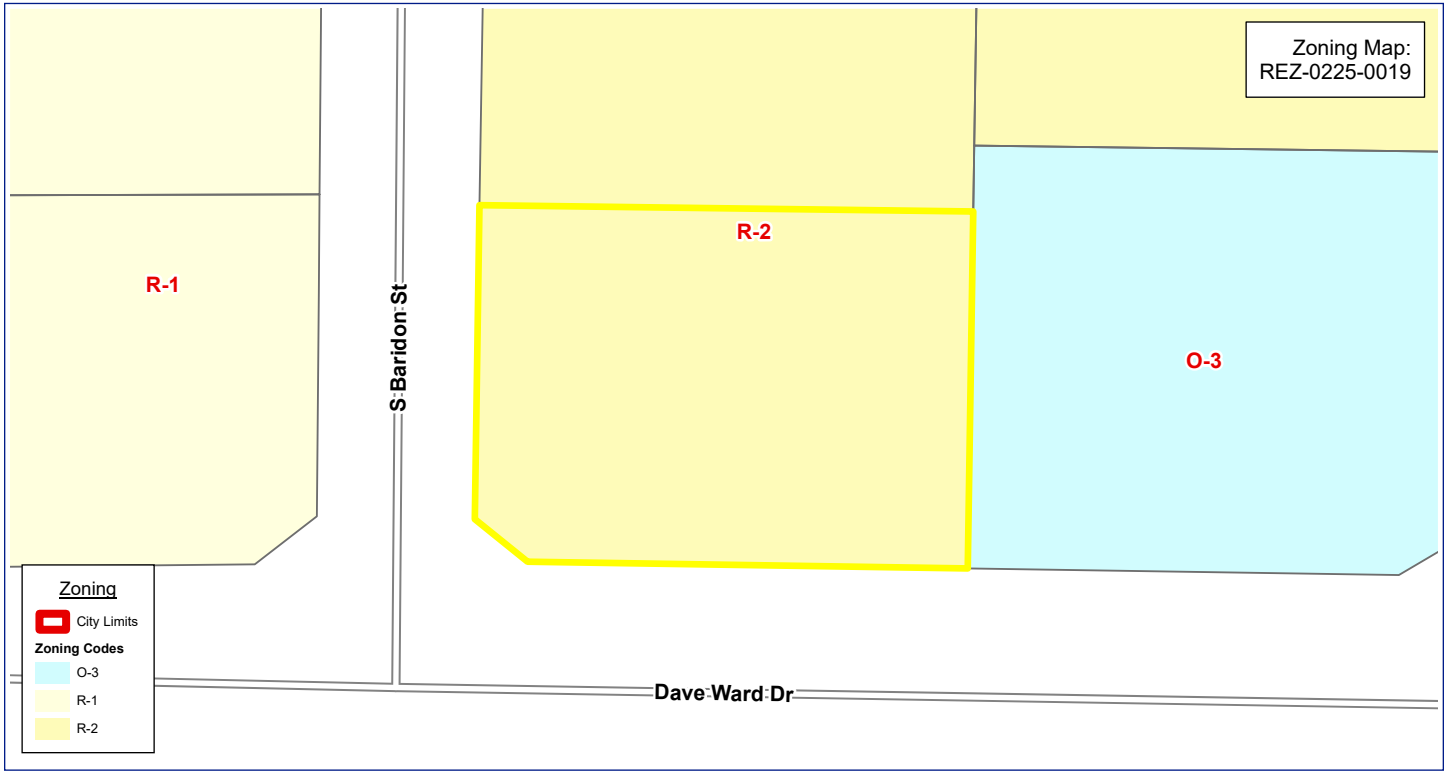
**Requested Rezoning.** O-3 (Restricted Office District).

**Comprehensive Plan.** Single Family.

**Projected Traffic Impact.** The applicant intends to use the existing building and driveway with no expansions planned. As a restricted office use under its current configuration, this site would generate approximately 30 ADT. Traffic impact would be minimal.



Approx. 700ft E of the intersection of Donaghey Ave and Dave Ward Dr



Approx. 700ft E of the intersection of Donaghey Ave and Dave Ward Dr

**Current Traffic Counts.** Dave Ward Dr at the Stone Dam Creek Trail intersection: 32,000 ADT. No other data in the area.

**Flood/Drainage.** The site is not within any regulated floodplains or floodways.

**Utilities.** The site will be served by Conway Corp for all utilities.

**Master Street Plan.** Dave Ward Dr – Major Arterial (100' ROW); S Baridon St – Local Residential (50' ROW).

**Street Improvement.** None.

**STAFF COMMENTS**

- A rezoning to O-3 is consistent with other recent rezonings in the area.
- The Comprehensive Plan designates this area as Single Family. However, given the frontage on Dave Ward Dr, it is reasonable this site be converted to office use. The adjacent property to the east is zoned O-3 (2002 Dave Ward Dr) and there is another O-3 zoning two lots to the west (1972 Dave Ward Dr).
- This rezoning is appropriate for the area and will not likely harm adjacent property.
- Traffic impact for this development will likely be minimal.
- Access to this site is taken off S Baridon St which should help with traffic flow along Dave Ward Dr.

Approx. 700ft E of the intersection of Donaghey Ave and Dave Ward Dr

February 12, 2025

Ms. Anne Tucker, Director  
City of Conway Planning and Development  
1111 Main Street  
Conway, Arkansas 72032

Re: 708 S Baridon Street,  
Conway, AR 72034

Dear Ms. Tucker:

Please accept this letter with attachments as our formal request for a rezone of the referenced property, from its current zoning of R-2 to the planned zoning of O-3.

The owner would like to make this zoning change, due to this property has been a residential rental property for several years and always having complaints about the noise from Dave Ward Drive. Similarly, the owner decided to try and sell the property and again the noise level and proximity to the busy hub of Dave Ward in Conway dispelled a lot of potential buyers. For these reasons, the owner feels he can retain the property with the new desired zoning and have better local term tenants who can utilize the great location and ease and use the property for business matters.

Considering that the property touches another property to the East of the subject tract is presently zoned O-3, this request should be more than conducive to the neighborhood. Whereas this is an existing structure we do not anticipate any changes to the property or parking at this time. Please contact me if I can be of further assistance.

Sincerely,

Lance Massey  
Massey Development Group  
5014283866  
Masseydevelopmentgroup@hotmail.com

## 708 S Baridon St, CONWAY, ARKANSAS

Proposed Land Use: O-3 Quiet Office



Approx. 700ft E of the intersection of Donaghey Ave and Dave Ward Dr



View of subject property looking NE



View of subject property looking E



Property adjacent to the N



Property to the S across DWD



Adjacent property to the W



Property adjacent to the E



South side of DWD between McNutt Rd and Mattison Rd

**APPLICANT/AUTHORIZED AGENT**

Massey Development Group, LLC  
45 Nabco Dr  
Conway, AR 72032

**OWNER**

Matthew Manning  
240 Merlot Dr  
Conway, AR 72034



**SITE DATA**

**Location.** 3455 Dave Ward Dr.

**Site Area.** 0.86 acres±.

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

**Adjacent Zoning.** North: O-1 (General Office District); East, West: A-1; South: R-1 (One Family Residential District).

**Existing Structures.** None.

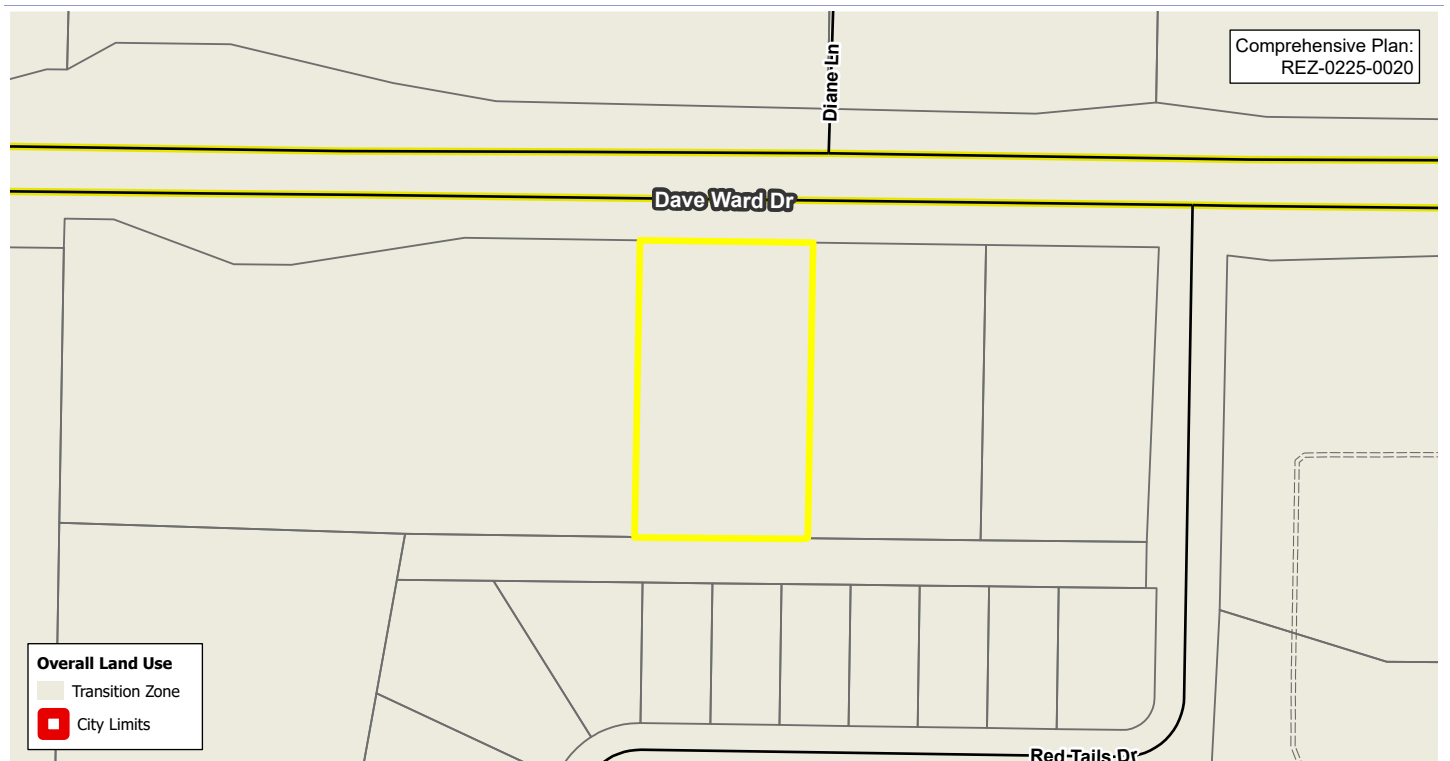
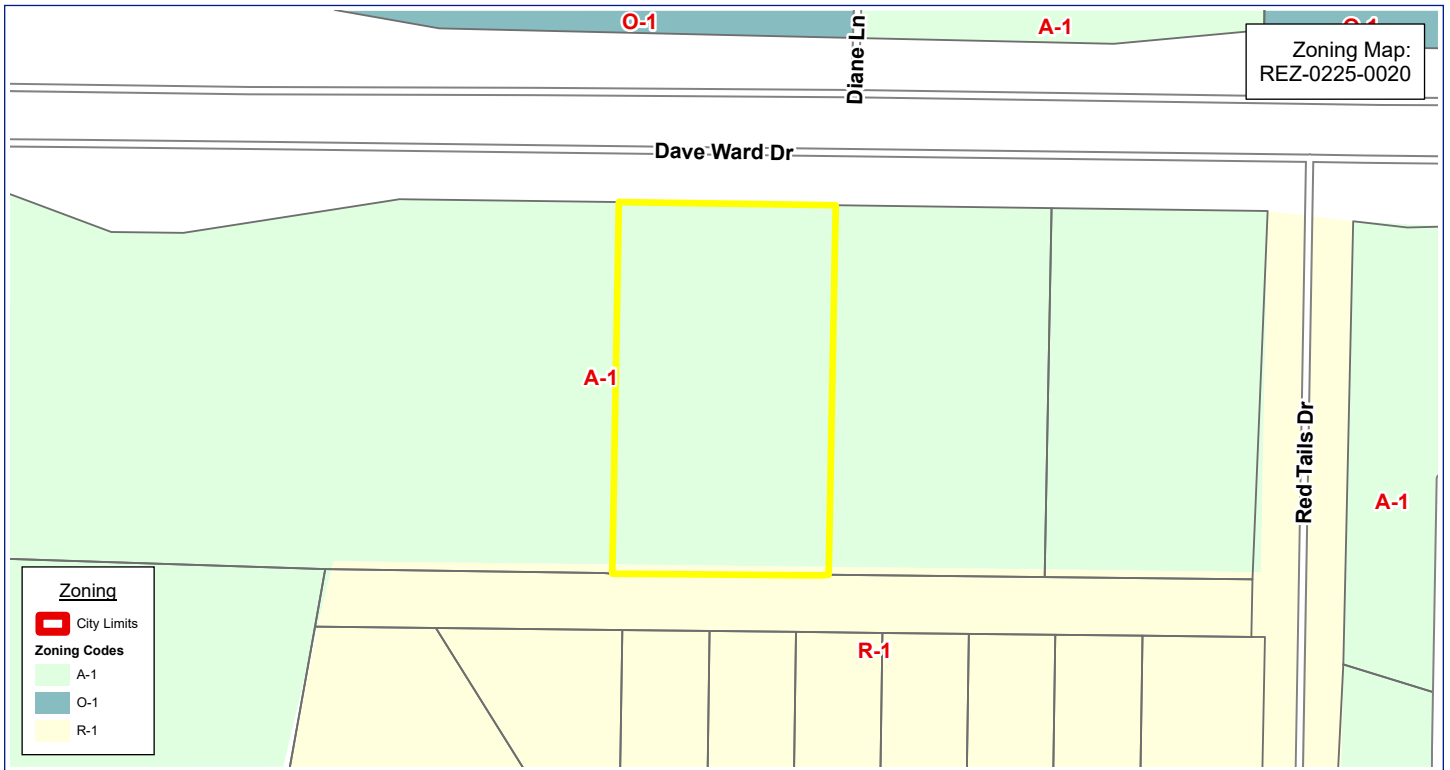
**Overlay.** None.

**Requested Rezoning.** O-1 (General Office District).

**Comprehensive Plan.** Transition Zone.



South side of DWD between McNutt Rd and Mattison Rd



**South side of DWD between McNutt Rd and Mattison Rd**

**Projected Traffic Impact.** With a rezoning to O-1, the traffic impact could be significant. The highest traffic generating uses permitted by right in O-1 are associated with institutional uses such as schools and churches. Depending on the type and level of school, this could yield more than 1,000 vehicle trips per typical weekday.

However, the purpose of this rezone, per the applicant, is to develop a two-story building with approximately five quiet office units on the first floor and five apartments on the second floor. Based on the estimated size provided by the applicant, the average daily trips would be 144 ADT.

**Current Traffic Counts.** McNutt Rd south of the Dave Ward Dr intersection: 5,100 ADT. No other data in area.

**Flood/Drainage.** The site is not within any regulated floodplains or floodways.

**Utilities.** The site will be served by Conway Corp for all utilities.

**Master Street Plan.** Dave Ward Dr – Major Arterial (100' ROW); Red Tails Dr – Local Residential (50' ROW).

**Street Improvement.** None.

**STAFF COMMENTS**

- A rezoning to O-1 is consistent with the zoning in the area.
- The Comprehensive Plan designates this area as a Transition Zone. The Transition Zone allows for more intense uses only when sensitivity to adjoining residential areas is considered. Given this project is mixed-use in nature, it is appropriate for this area.
- This rezone is appropriate for the area and will not likely harm adjacent property.
- Traffic impact for this development will likely be minimal.

February 12, 2025

Ms. Anne Tucker, Director  
City of Conway Planning and Development  
1111 Main Street  
Conway, Arkansas 72032

Re: 3455  
Dave Ward Drive,  
Conway, AR 72034

Dear Ms. Tucker:

Please accept this letter with attachments as our formal request for a rezone of the referenced property, from its current zoning of A-1 to the planned zoning of O-1 with conditional use for multi-family.

We would like to develop and construct a two story facility with the bottom use being quiet office and the top being luxury studio apartments. We have not began designs for the structure but we anticipate 5 lower offices on the first floor, and potentially 5 studio apartments on second floor.

Please contact me if I can be of further assistance.

Sincerely,

Lance Massey  
Massey Development Group  
5014283866  
Masseydevelopmentgroup@hotmail.com

## **3455 Dave Ward Drive, CONWAY, ARKANSAS**

Proposed Land Use: O-1 with Multi Family Conditional Use

South side of DWD between McNutt Rd and Mattison Rd



View of subject property from DWD looking S



Subject property looking W along DWD



Subject property looking E along DWD



Adjacent home, 2 lots to the E



Adjacent home to the W



Property adjacent to the N across DWD



South side of DWD between McNutt Rd and Mattison Rd

**APPLICANT/AUTHORIZED AGENT**

Massey Development Group, LLC  
45 Nabco Dr  
Conway, AR 72032

**OWNER**

Matthew Manning  
240 Merlot Dr  
Conway, AR 72034



**SITE DATA**

**Location.** 3455 Dave Ward Dr.

**Site Area.** 0.86 acres±.

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

**Adjacent Zoning.** North: O-1 (General Office District); East, West: A-1; South: R-1 (One Family Residential District).

**Existing Structures.** None.

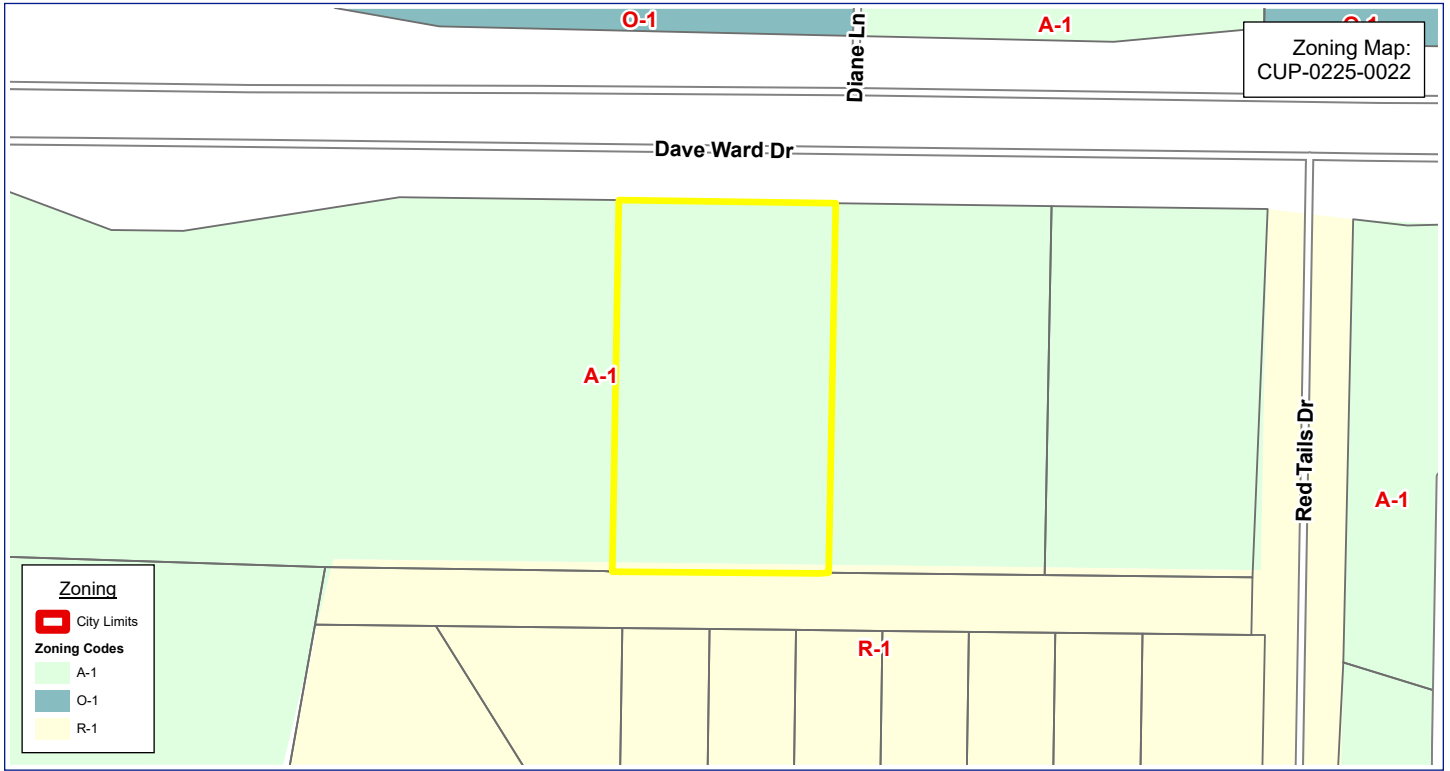
**Overlay.** None.

**Requested Conditional Use Permit.** To allow for MF-1 density in the O-1 zoning district.

**Comprehensive Plan.** Transition Zone.



South side of DWD between McNutt Rd and Mattison Rd



South side of DWD between McNutt Rd and Mattison Rd

**Projected Traffic Impact.** With the concurrent rezoning to O-1, the traffic impact could be significant. The highest traffic generating uses permitted by right in O-1 are associated with institutional uses such as schools and churches. Depending on the type and level of school, this could yield more than 1,000 vehicle trips per typical weekday.

However, the purpose of this rezone, per the applicant, is to develop a two-story building with approximately five quiet office units on the first floor and five apartments on the second floor. Based on the estimated size provided by the applicant, the average daily trips would be 144 ADT.

**Flood/Drainage.** The site is not within any regulated floodplains or floodways.

**Utilities.** The site will be served by Conway Corp for all utilities.

**Master Street Plan.** Dave Ward Dr – Major Arterial (100' ROW); Red Tails Dr – Local Residential (50' ROW).

**Street Improvement.** None.

## DESCRIPTION OF PROJECT

This applicant is requesting mixed use/multifamily use in an O-1 zoning district. The applicant is proposing a 2-story building with quiet office on the first floor and apartment units on the second floor. This request runs concurrently with the rezoning case, REZ-0025-0020.

## STAFF COMMENTS

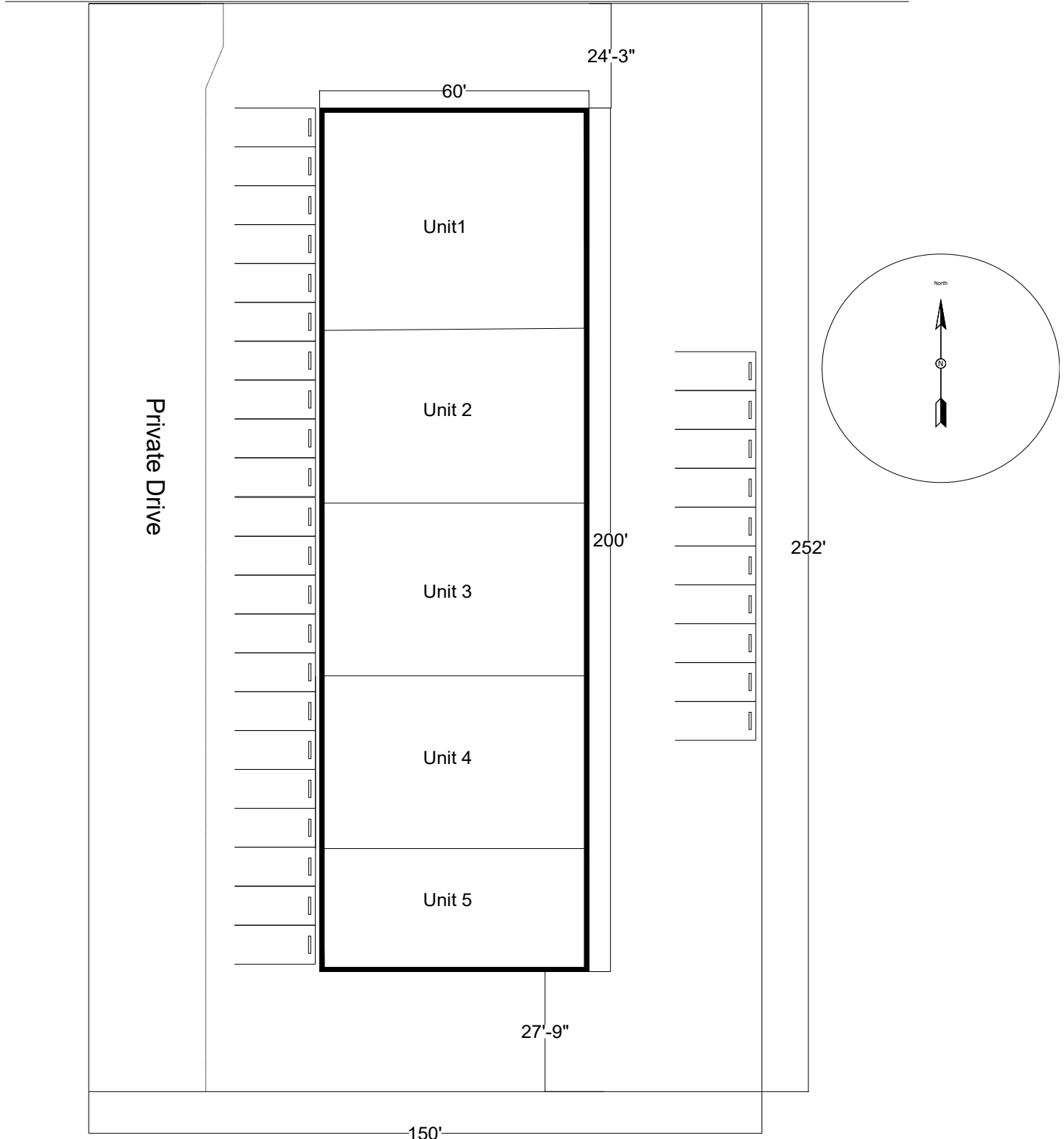
- The applicant is proposing a mixed-use development with quiet office located on the first floor and apartments on the second floor.
- The Comprehensive Plan designates this area as a Transition Zone. The Transition Zone allows for more intense uses only when sensitivity to adjoining residential areas is considered. Given this project is mixed-use in nature, it is appropriate for this area.
- Given that Dave Ward Dr is a major arterial with office to the north and residential to the south of this parcel, it reasonable to consider a mixed-use for this location.
- As conditioned, the Conditional Use Permit would likely not negatively impact adjacent properties and will allow for appropriate redevelopment of the property.

***Should the Commission recommend approval of the request,*** Staff suggests the following conditions:

1. The development is limited to quiet office on the first floor and apartments on the second floor.
2. No retail uses shall be allowed in this development.
3. This development is limited to two stories and a maximum height of 25'.
4. The building's primary exterior shall be composed of brick, rock, or a cement fiber board product.
5. Vinyl siding as a primary cladding material shall be prohibited; vinyl siding/shingles may only be used on gables and dormers.
6. The development shall be subject to site development review in accordance with Article 10 of the Zoning Code.
7. The property shall be platted in accordance with the Subdivision Ordinance.
8. Enhanced landscaping shall be provided along all parking areas facing agricultural and residential uses with additional shrubs, installed in the form of a hedgerow, required to screen parking, mechanical equipment, and/or dumpster/trash enclosure.
9. A permanent opaque screening fence or wall shall be constructed along the eastern and rear property lines. The height of the fence, wall or other durable opaque barrier shall be not less than 6 feet.
10. Access to be determined during Site Development Review with input from ARDOT and Metroplan.
11. The conditional use approval shall become null and void if construction for the use is not commenced within 18 months from the date of approval of this permit.
12. All signage shall be permitted and installed in accordance with the Conway Sign Code.
13. No zoning variance, required as a result of the commencement of the conditional use, may be requested.
14. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
15. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.

South side of DWD between McNutt Rd and Mattison Rd

Dave Ward Drive





South side of DWD between McNutt Rd and Mattison Rd



View of subject property from DWD looking S



Subject property looking W along DWD



Subject property looking E along DWD



Adjacent home, 2 lots to the E



Adjacent home to the W



Property adjacent to the N across DWD



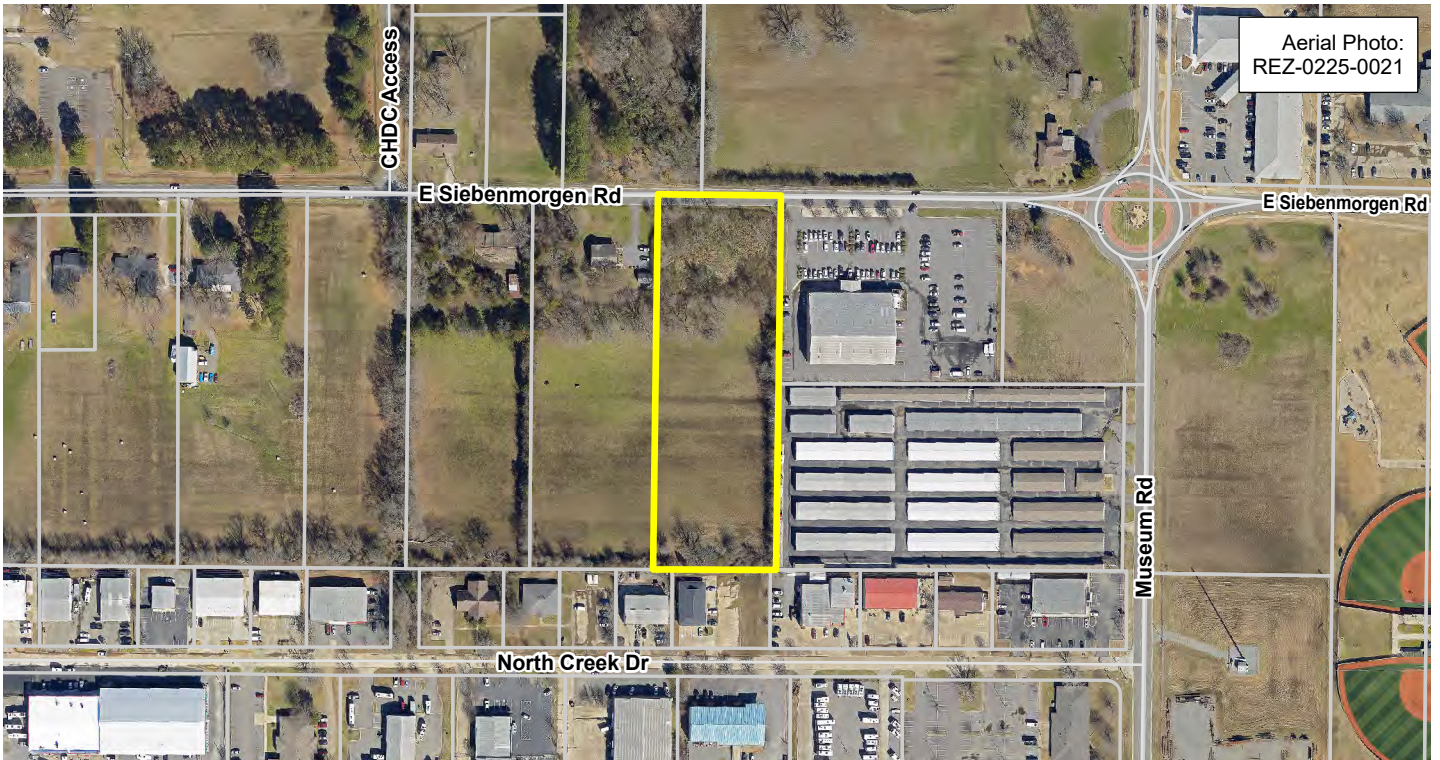
Approx. 620ft W of the roundabout at Museum Rd and E Siebenmorgen Rd

**APPLICANT/AUTHORIZED AGENT**

Jason Jones  
611 Court St, Ste 7  
Conway, AR 72032

**OWNER**

Same



**SITE DATA**

**Location.** Approximately 620ft west of the roundabout at Museum Rd and E Siebenmorgen Rd. Abutting the Ola & John Hawks Senior Center to the west.

**Site Area.** ±3.36 acres.

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

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

**Adjacent Zoning.** North, West: R-1 (Agricultural District); South, East: C-3 (Highway Service & Open Display District).

**Existing Structures.** None.

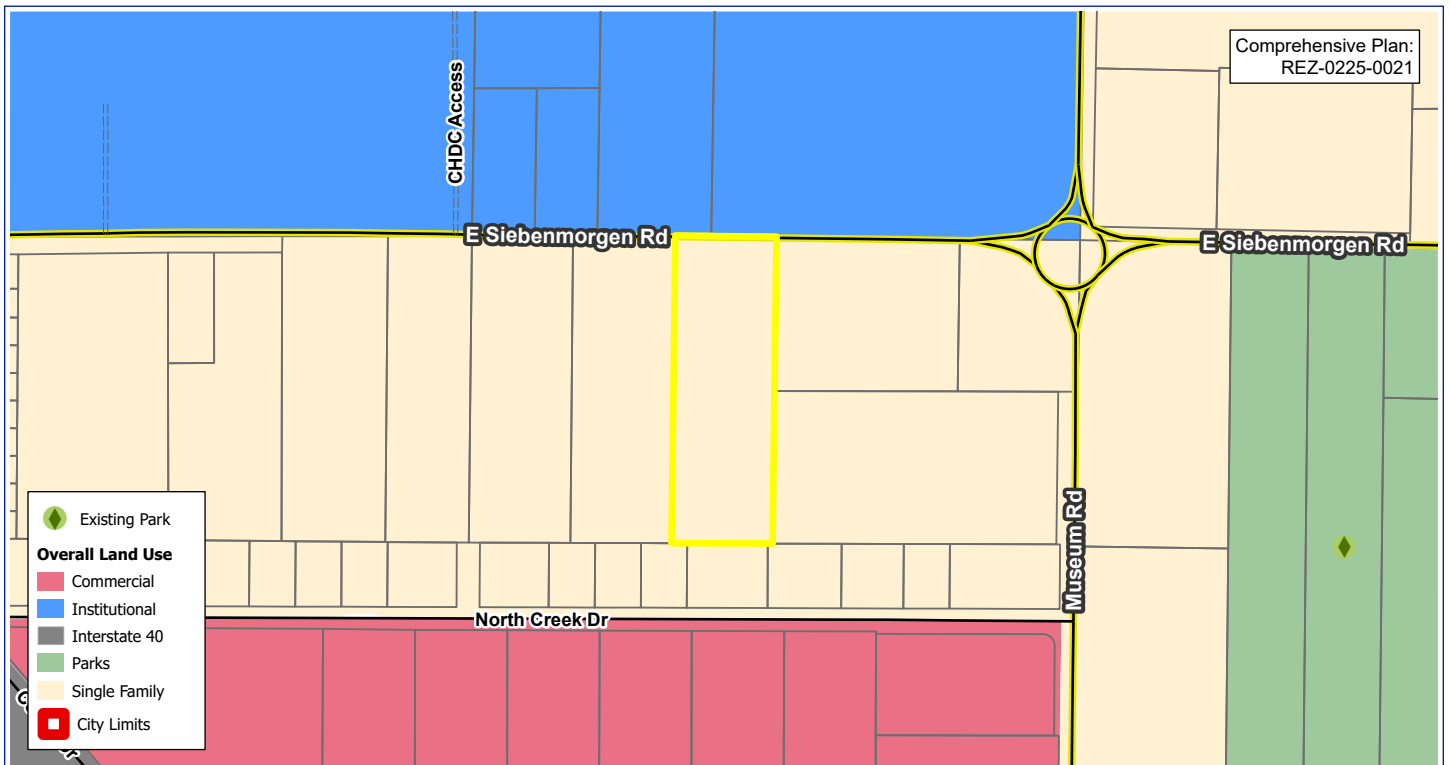
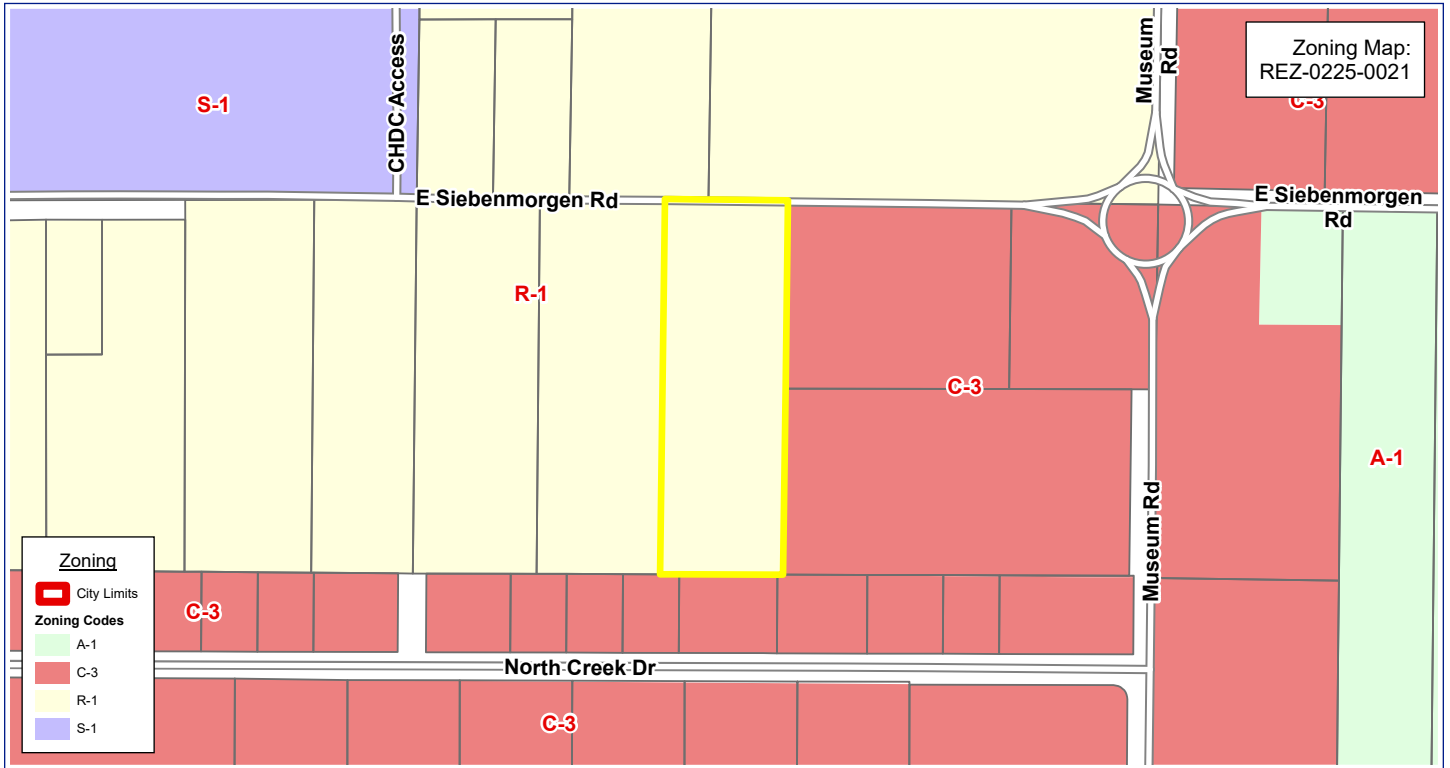
**Overlay.** None.

**Comprehensive Plan.** Single-Family.

**Projected Traffic Impact.** With the applicant requesting the rezoning to R-2 for the future development of duplexes, the highest density that could be achieved would be 17 duplexes, or 34 dwellings. This would generate 122 vehicle trips per weekday.

**Current Traffic Counts.** 10,000 ADT approximately 700ft to the west along E Siebenmorgen Rd.

Approx. 620ft W of the roundabout at Museum Rd and E Siebenmorgen Rd





Approx. 620ft W of the roundabout at Museum Rd and E Siebenmorgen Rd

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

**Utilities.** The applicant will need to coordinate the extension of all utilities with Conway Corporation.

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

**Street Improvement.** None proposed at this time.

### STAFF COMMENTS

- It is the intent of the applicant to rezone this parcel of land from R-1 to R-2 for phased duplex development.
- Phase I will consist of 3 lots (2 duplex lots fronting on E Siebenmorgen Rd) and a large third lot that will be Phase II. The second phase of the project is intended to construct a public city street down the eastern portion of the property with duplexes fronting this new street.
- Platting of both phases will be required and shall align with the City of Conway Subdivision Regulations.
- The current parcel was annexed as A-1 (Agricultural District) in 1961 and rezoned to R-1 sometime after.
- The Comprehensive Plan indicates this property and all properties to the west, south, and east to be Single-Family. Seeing as the land to the east and south are both zoned C-3, a higher density single-family zone would be appropriate.
- The R-2 district encourages the same basic restrictions as the R-2A (Two-Family Residential District) and permits a slightly higher population density area for family living protected from all commercial and industrial activity.
- Abutting land uses are predominantly large lot Single-Family residential to the west, vacant Single-Family zoned land to the north, the Ola & John Hawks Senior Center and mini storage to the east, and commercial retail/sales uses to the south along North Creek Dr.



Approx. 620ft W of the roundabout at Museum Rd and E Siebenmorgan Rd



View of subject property from Siebenmorgan looking S



View of subject property looking SW



Adjacent property to the E



Adjacent property to the W



Adjacent property to the NE



Adjacent property to the N



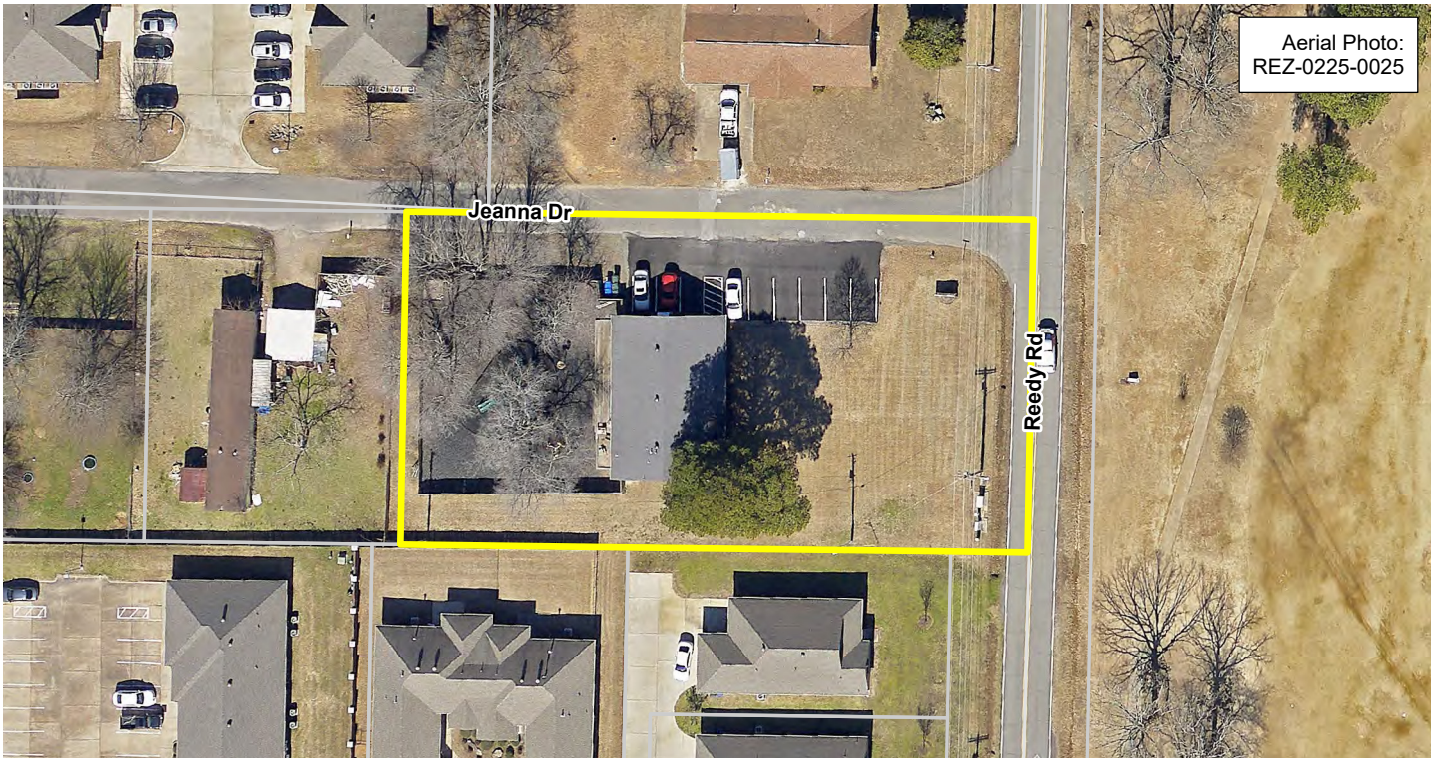
Approx. 1,000ft N of the intersection of College Ave and Reedy Rd

**APPLICANT/AUTHORIZED AGENT**

Keisha Jefferson  
3445 Blacksmith Dr  
Conway, AR 72034

**OWNER**

Smart Start Academy, LLC  
298 Pickwicket Dr  
Conway, AR 72034



**SITE DATA**

**Location.** 643 Reedy Rd. Approximately 1,000ft north of the intersection of College Ave and Reedy Rd.

**Site Area.** ±0.73 acres.

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

**Requested Rezoning.** O-3 (Restricted Office District). There is a concurrent conditional use request for Childcare Facility on this agenda, CUP-0025-0023.

**Adjacent Zoning.** North: A-1 and MF-2 (Multi-Family District), West: A-1, South: R-1 (One-Family Residential District) and R-2 (Low Density Residential District), and East: R-1(Conway Country Club).

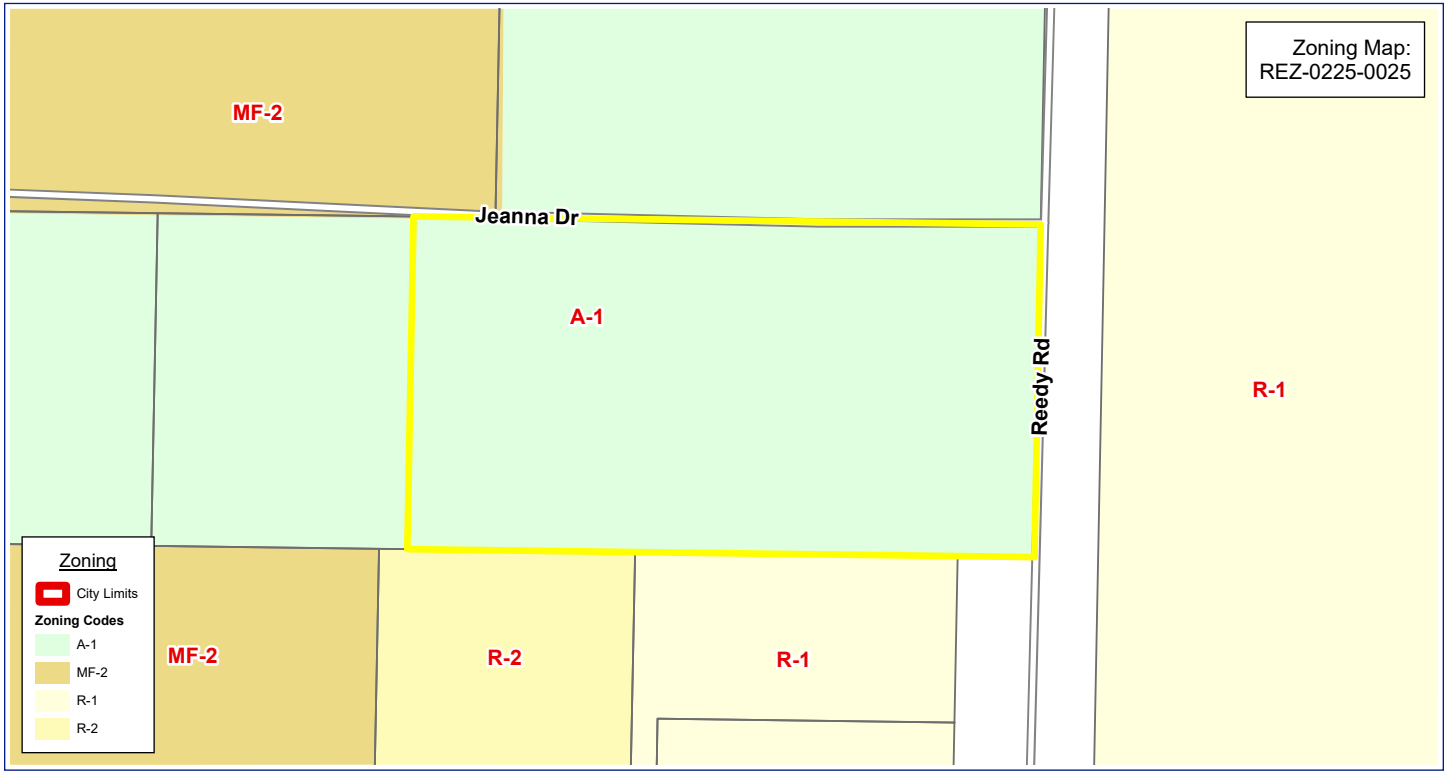
**Existing Structure.** 2,400-sf childcare facility with playground area to the west of the structure.

**Overlay.** None.

**Comprehensive Plan.** Single Family.



Approx. 1,000ft N of the intersection of College Ave and Reedy Rd



Approx. 1,000ft N of the intersection of College Ave and Reedy Rd

**Projected Traffic Impact.** With a rezoning to O-3 and the use/pupil number being unchanged, the traffic impact shouldn't change. In the event the daycare ever ceases to operate, the highest traffic generating use allowed by right in O-3 is a clinic (with the same size as what currently exists on site) could yield 35 vehicle trips per typical weekday. Trips would be directly distributed onto Jeanna Dr. The applicant is proposing to continue with their Childcare Facility use with a concurrent conditional use permit application to add a 608-sf addition to the northeastern side of the building. With the size of the addition and the existing structure, traffic is generated at 143 vehicle trips per typical weekday.

**Current Traffic Counts.** 960 ADT approximately 775ft along Reedy Rd north of the property.

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

**Utilities.** The extension of any new utilities to the site will require coordination with Conway Corporation.

**Master Street Plan.** Reedy Rd – Collector (60' ROW) and Jeanna Dr – Local Residential (50' ROW).

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

### **STAFF COMMENTS**

- The existing use of the site as a daycare is legally non-conforming as a daycare cannot operate in the A-1 zone without a conditional use permit. The need to add additional space for their staff to the existing structure is what is initiating the establishment of a formal CUP for the site.
- A conditional use permit could not be sought in the current A-1 zone due to zoning requirements for A-1 zoned properties that could not be met at the current property. Additionally, platting would further cause A-1 zoning to not be applicable.
- It is the intent of the applicant to construct a 608-sf addition along the northeastern corner of the existing childcare facility, Smart Start Academy.
- Childcare Facility use is not allowed by right in the O-3 zone without a conditional use permit. The applicant has submitted a concurrent conditional use permit application, CUP-0225-0023.
- The Comprehensive Plan designates the area as Single-Family.
- Adjacent area uses are agricultural, residential, or multi-family and consist of single-family homes on A-1 zoned lots to the north and west, multi-family apartments to the northwest and southwest, and 1 duplex and single-family homes to the south.
- The purpose of the O-3 district is to provide conversion of older structures no longer useful, serviceable, or desirable in present use to office use and to provide appropriate locations for offices which are in proximity to both residential and nonresidential zones. Such offices will have minimal to no negative impact on the residential areas.
- The site is currently unplatted and will have to undergo both site development and subdivision review prior to the issuance of building permits for the new building addition.

Approx. 1,000ft N of the intersection of College Ave and Reedy Rd



View of subject property looking W



View of subject property looking SE



View of subject property looking SW



Adjacent property to the S



Adjacent property to the W



Property adjacent to the E



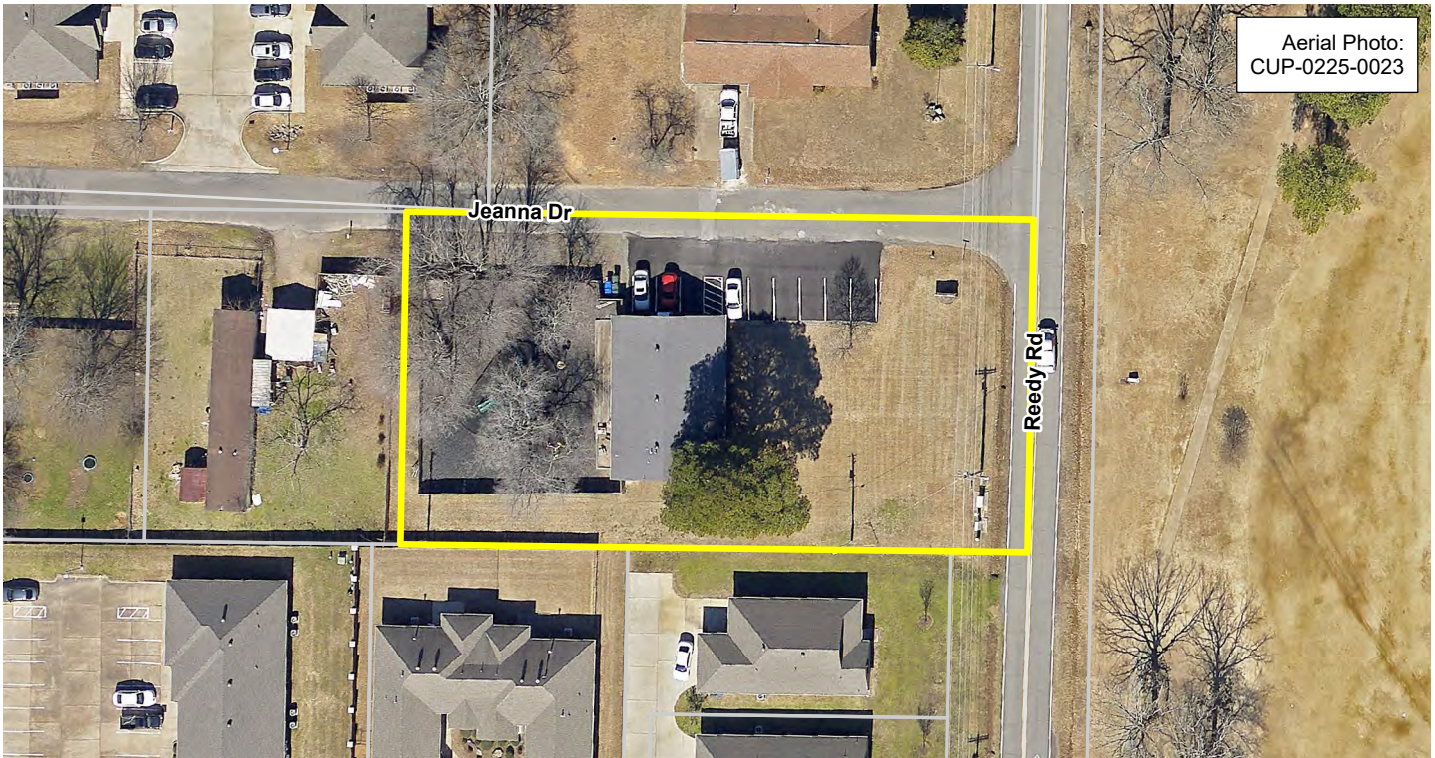
Approx. 1,000ft N of the intersection of College Ave and Reedy Rd

**APPLICANT/AUTHORIZED AGENT**

Keisha Jefferson  
3445 Blacksmith Dr  
Conway, AR 72034

**OWNER**

Smart Start Academy, LLC  
298 Pickwicket Dr  
Conway, AR 72034



**SITE DATA**

**Location.** 643 Reedy Rd. Approximately 1,000ft north of the intersection of College Ave and Reedy Rd.

**Site Area.** ±0.73 acres.

**Current Zoning.** A-1 (Agricultural District). There is a concurrent rezoning request from A-1 to O-3 (Restricted Office District) on this agenda, REZ-0225-0025.

**Adjacent Zoning.** North: A-1 and MF-2 (Multi-Family District), West: A-1, South: R-1 (One-Family Residential District) and R-2 (Low Density Residential District), and East: R-1(Conway Country Club).

**Requested Conditional Use.** Childcare Facility.

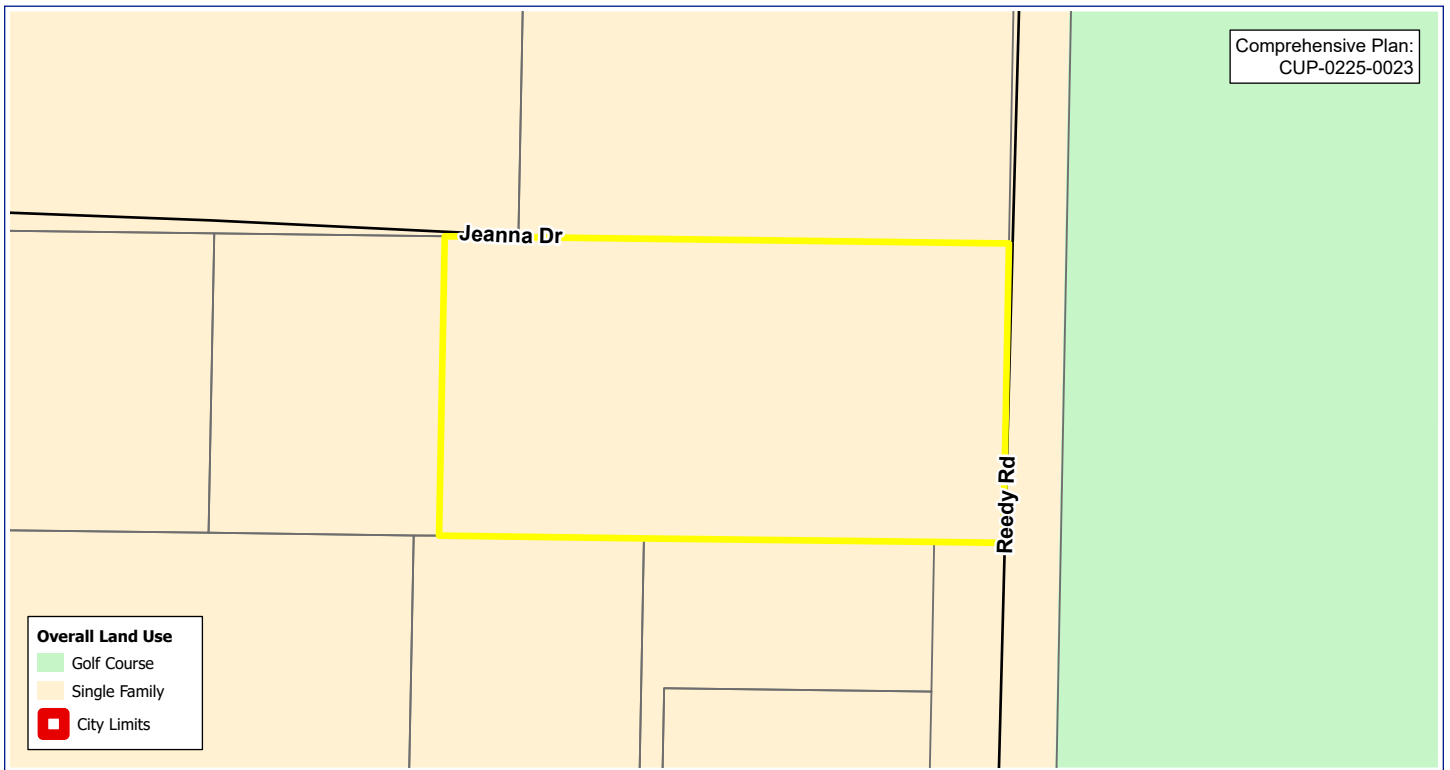
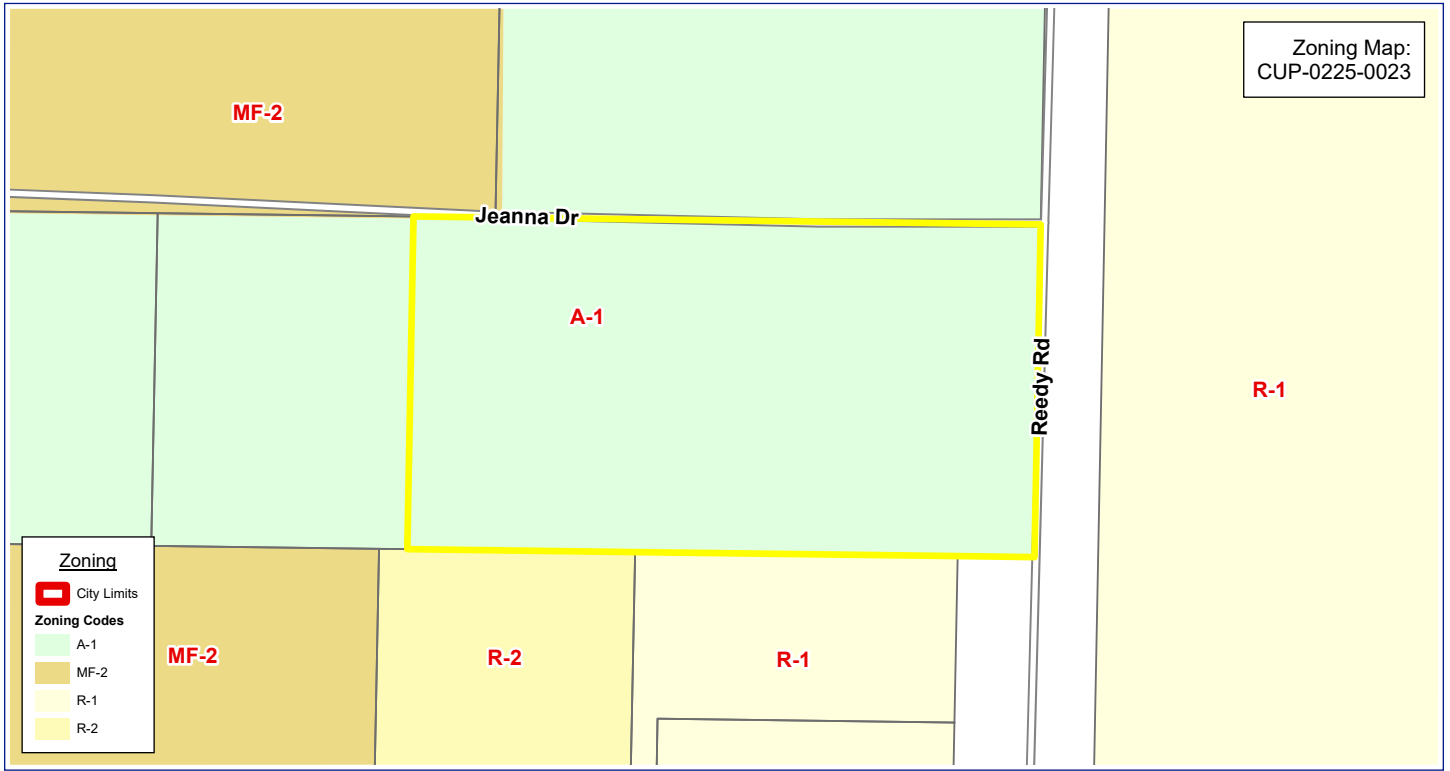
**Existing Structures.** 2,400-sf childcare facility with playground area to the west of the structure.

**Overlay.** None.

**Comprehensive Plan.** Single Family.

**Projected Traffic Impact.** Due to the use and pupil/staff number not increasing, traffic shouldn't be impacted. Trips are directly distributed onto Jeanna Dr. With the size of the current structure with the addition, traffic is calculated at 143 vehicle trips per typical weekday.

Approx. 1,000ft N of the intersection of College Ave and Reedy Rd



Approx. 1,000ft N of the intersection of College Ave and Reedy Rd

**Current Traffic Counts.** 960 ADT approximately 775ft along Reedy Rd north of the property.

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

**Utilities.** The extension of any new utilities to the site will require coordination with Conway Corporation.

**Master Street Plan.** Reedy Rd – Collector (60' ROW) and Jeanna Dr – Local Residential (50' ROW).

**Street Improvement.** No improvements planned at this time.

### **STAFF COMMENTS**

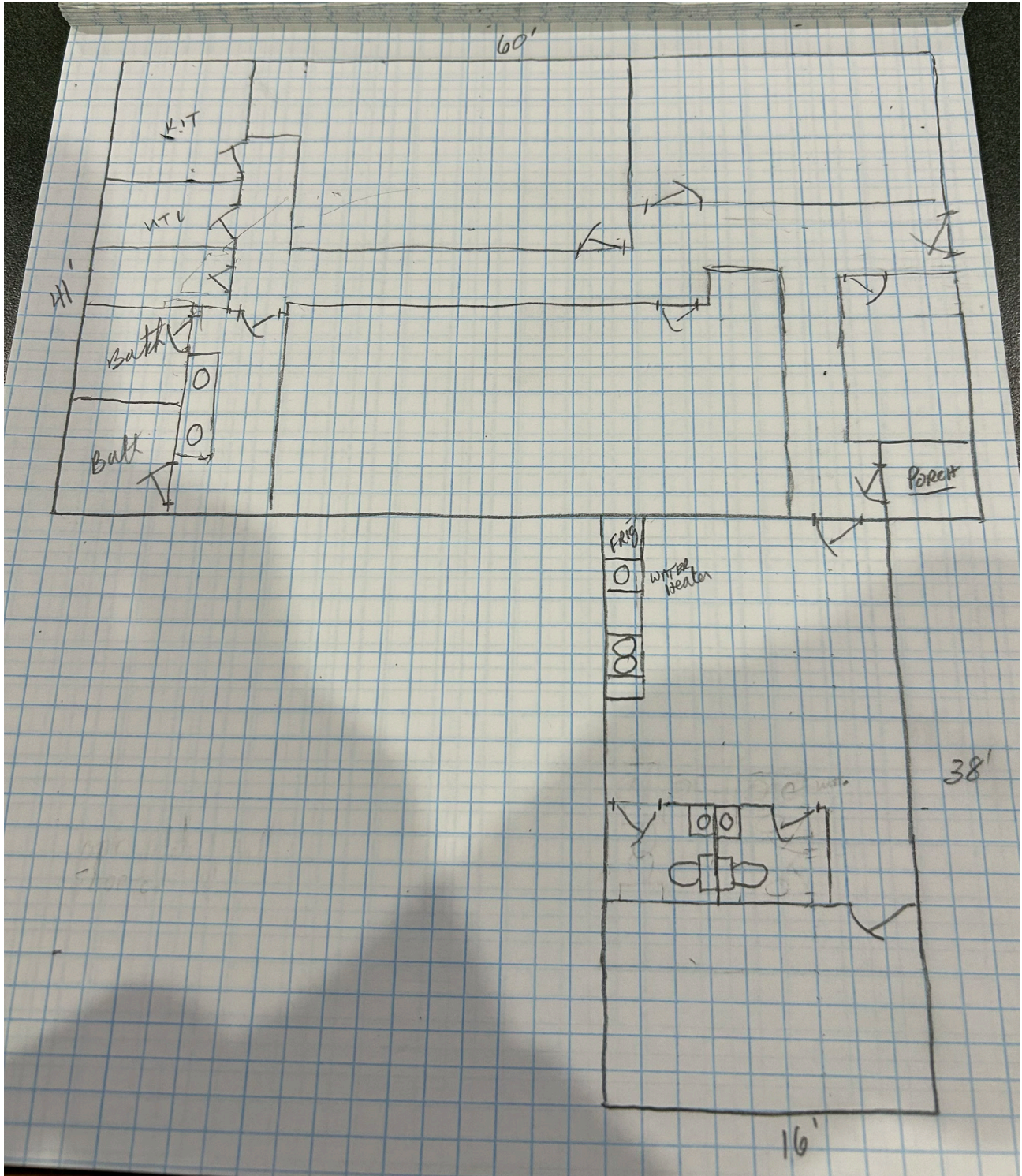
- Per Assessor records, the structure was constructed in 1989 and the use for a school changed sometime in the early 2000's. The site was operating under a different childcare facility in the early 2010's. The structure was internally remodeled in 2018 and at that time, the use was grandfathered due to the remodel type. With the requested expansion, the sites legally non-conforming, or grandfathered, use must come into use conformance.
- The addition will consist of office/conference space and a lounge/workroom for staff. This area will also be used for parents and visitors. Services such as speech therapy, occupational therapy and physical therapy will also be offered for students.
- Childcare Facility use is not allowed by right in the O-3 zone without a conditional use permit.
- The Comprehensive Plan designates the area as Single-Family.
- Adjacent area uses are agricultural, residential, or multi-family and consist of single-family homes on A-1 zoned lots to the north and west, multi-family apartments to the northwest and southwest, and 1 duplex and single-family homes to the south.
- The site is currently unplatted and will have to undergo both site development and subdivision review prior to the issuance of building permits for the new building addition.

***Should the Commission recommend approval of the request,*** Staff suggests the following conditions:

1. Operating hours will be limited to 7:00am to 5:00pm, Monday through Friday.
2. The addition shall be built in a manner that is consistent with the zoning for the site and operational plan included in this application. Significant deviation will require modification to the Conditional Use Permit.
3. The addition shall be subject to site development review in accordance with Article 10 of the Zoning Code, and the property shall be platted in accordance with the Conway Subdivision Ordinance prior to the issuance of building permits.
4. The playground area is currently enclosed by a 6-foot wooden privacy fence. For any additional fencing in the future, fencing type and placement shall be approved by Planning Staff prior to installation.
5. The 20-foot existing landscape buffer along the southern property boundary is to remain undisturbed. No additional structures are to be installed within 20-feet from the western property boundary. This area is retained solely for playground use. Any new landscaping requirements shall comply with Article 10 of the Zoning Code.
6. Any new signage shall be permitted and installed in accordance with the Conway Sign Code.
7. No zoning variance, required as a result of the commencement of the conditional use, may be requested.
8. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
9. 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.
10. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.



Approx. 1,000ft N of the intersection of College Ave and Reedy Rd





Approx. 1,000ft N of the intersection of College Ave and Reedy Rd



View of subject property looking W



View of subject property looking SE



View of subject property looking SW



Adjacent property to the S



Adjacent property to the W



Property adjacent to the E

## APPENDIX

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*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-0923-0141) Multi-family residential project at 301 Bruce St.
- (SDR-0225-0029) Freyaldenhoven Warehouse Remodel at 1157 Parkway Ave.
- (SDR-0524-0080) Freyaldenhoven Warehouse Remodel-Post Approval Review at 1157 Parkway Ave.

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

- (P2025-00005) Longing 3rd Avenue Replat (403 & 407 3rd Ave).
- (P2025-00006) Orchard Hill Subdivision Phase 4 (367 Old Military Rd).
- (P2025-00009) Conway Cold Storage Subdivision (1300 Mayor Ln).
- (P2025-00010) Orchard Hill Subdivision Phase 4 Correction Plat (367 Old Military Rd).
- (P2025-00011) Mill Pond Acres Replat (2285 Mill Pond Rd).
- (P2025-00012) Conway Regional Health & Fitness Subdivision (700 Salem Rd).

### **Administrative Waivers**

- (SUB-0724-0101) Willow Ridge Subdivision, Lot Depth Reduction permitting 91' lot depth at 1811 Meadowlake Rd.