



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

April 21, 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

April 21, 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 Gambrell

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 **05 13, 2025.**

+Items reviewed will be considered by City Council as early as **04 22, 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. March 17, 2025

I. Public Hearings**

- A. Annex approx. 39.50 acres near Lollie Rd (ANN-0325-0046)+
- B. Annex approx. 294.74 acres near Lollie Rd (ANN-0325-0047)+
- C. Rezone property on Lollie Rd from A-1 to I-3 (REZ-0425-0052)+
- D. Rezone property SE of the intersection of Donnell Ridge Rd & Old Military Rd from R-1 to R-2 (REZ-0325-0037)
- E. Rezone property at 1 Laura Ln from R-1 to R-2 (REZ-0325-0038)
- F. Rezone property at 2011 Meadowlake Rd from R-1 & C-2 to R-2 (REZ-0325-0041)
- G. Planned Unit Development major modification denial appeal at the SE corner of Prince St and Reedy Rd (PUD-0325-0032)
- H. Conditional Use Permit for a home occupation at 9 Water Oak Dr (CUP-0325-0034)

II. Subdivision Review*

- A. Subdivision waiver request for Lot-3 Mayor's Place Replat at 1550 Dave Ward Dr (SUB-0425-0053)

Call to Order [Board of Zoning Adjustment] and Roll Call.

III. Variance Review**

- A. Reduce the lot width requirement for property located at 1614 Independence St & 1403/1405 Clifton St (VAR-0225-0024)
- B. Reduce the front yard setback at 2090 Old Morrilton Hwy (VAR-0225-0030)
- C. Reduce the side yard setback for an outbuilding located at 515 Center St (VAR-0325-0043)
- D. Reduce the side yard setback for an outbuilding located at 511 Center St (VAR-0325-0044)

Announcements/Additional Business

- A. Items as decided by the Commission

Adjourn.

**The following is for consideration by
the CONWAY PLANNING COMMISSION**

Approx 1,320ft E of Lollie Rd & 947ft S of Cooper Ln

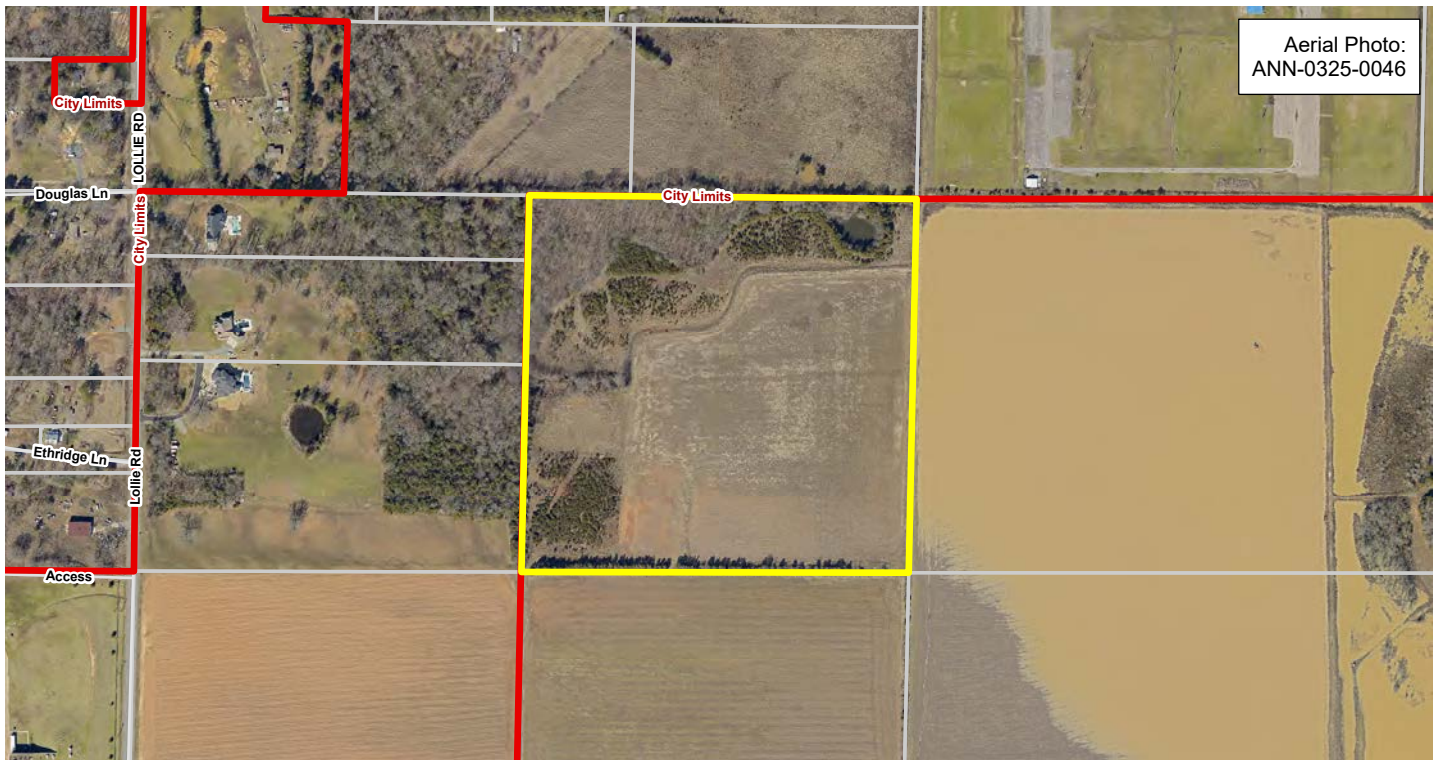
APPLICANT/AUTHORIZED AGENT

Jenifer Kendrick

Chamber of Commerce
908 W Oak St
Conway, AR 72032

OWNER

Lynda Culberson Trust c/o Conway
Development Corporation
109 Culberson Rd
Mayflower, AR 72106

**SITE DATA**

Location. This property lies roughly 1,320 linear feet west of Lollie Rd and 947 linear feet south of Coper Ln. Address points to the west of this property include 1300, 1320, 1350, and 1396 Lollie Rd.

Site Area. 39.05 acres +/-.

Current Zoning. N/A (Outside City).

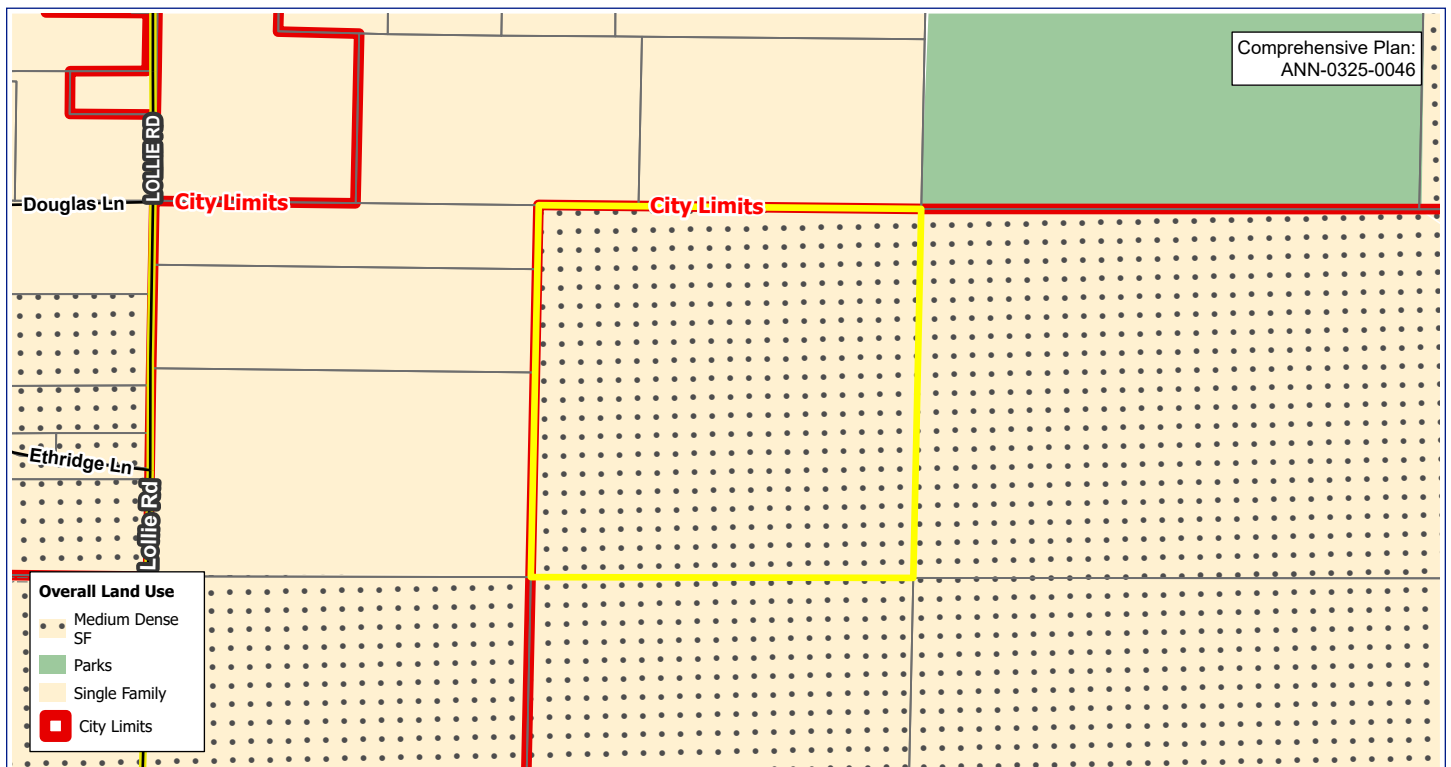
Requested Zoning. I-3 (Intensive Industrial District); Staff concurs with requested zoning.

Adjacent Zoning. North, West: A-1 (Agricultural District); South, East: Outside city limits.

Existing Structures. None.

Overlay. None.

Comprehensive Plan. Medium Density Single Family.



Approx 1,320ft E of Lollie Rd & 947ft S of Cooper Ln

Projected Traffic Impact. Depending on use and facility size, traffic impact in this location could vary. A large industrial development could generate several hundred trips per day where something such as a data center would generate much less. Additional allowed-by-right potential uses include general office, animal clinic/hospital, mobile home sales, service, and manufacturing, commercial parking lot, truck, bus, or train terminals, outside warehousing, etc.

Flood/Drainage. The western portion of the lot lies within the 500-year floodplain. The eastern portion of the lot lies within the 100-year floodplain.

Utilities. Applicant will need to coordinate with Conway Corporation for extension of utilities if they are able to service this site.

Street Conditions. The developer will be required to connect to the existing street/drainage network. Additional streets and drainage to be installed by developer if further subdivided.

STAFF COMMENTS

- A petition has been provided from the County Court of Faulkner County releasing the land for annexation into the City of Conway.
- Documentation has been received from the Department of Transformation and Shared Services showing the applicant has coordinated with that office.
- Per the City of Conway Annexation Guidelines and Procedures, as established through state statute A.C.A § 14-38-101—108 and 14-38-114—116 and City of Conway Ordinance #O-22-77, all areas to be annexed must be contiguous to and adjoin lands which are included with the City of Conway, Arkansas. This condition is met with this annexation request.
- The City of Conway's Comprehensive Plan states, in Section 8 – Annexation Strategies, annexation should be encouraged to square off municipal boundaries and to avoid islands within the County that are surrounded by municipal boundaries. This condition is met with this annexation request.
- I-3 zoning appears appropriate for the area. There is a portion of land zoned I-3 to the immediate southwest of this property.
- This is for annexation only. Any future development may require further rezoning or a conditional use permit which would require future Planning Commission and City Council meetings.
- The applicant is requesting police protection, fire protection, street maintenance, sanitation, and the ability to connect to Conway Corp Utilities.

RECOMMENDATIONS

- Fire Department: Recommends Annexation
- Conway Corporation: Recommends Annexation
- Planning and Development Department: Recommends Annexation
- Transportation Department: Recommends Annexation

Approx 1,320ft E of Lollie Rd & 947ft S of Cooper Ln

FILED

TIME: 10:46 am

APR 03 2025

MARGARET DARTER
FAULKNER COUNTY CLERK
By Matter DC

IN THE COUNTY COURT OF FAULKNER COUNTY, ARKANSAS

Lynda Culberson, Trustee for the Lynda H. Culberson Revocable Trust, Petitioner

CC-25-002

ORDER

Comes now before the Court the above-styled case, and after having been presented the facts and circumstances, and having considered the relevant laws, this Court finds and orders the following:

1. A petition of annexation was filed March 17, 2025. A supplement was filed March 27, 2025.
2. All appropriate signatures were affixed to the Petition, as required by A.C.A. 14-40-609.
3. The proposed site to be annexed was adequately described and further displayed a map of the proposed site.
4. The appropriate documentation was provided under A.C.A. 14-40-609.
5. Based on the above premises, the Petitioner's prayer is right and proper.

WHEREFORE, this Court finds that the area described in Exhibit A should be, and hereby is, released for annexation into the City of Conway:

IT IS SO ORDERED.

Allen DodsonHON. Allen Dodson
Faulkner County JudgeDated April 1, 2025

We verify that the above referenced Petition complies with A.C.A. 14-40-609.

Margaret Darter
Margaret Darter, ClerkKrissy Lewis
Krissy Lewis, Assessor



Department of Transformation and Shared Services

Governor Sarah Huckabee Sanders
Secretary Leslie Fiskien

March 21, 2025

Honorable Mayor Bart Castleberry
1111 Main Street
Conway, AR 72093

RE: City of Conway Annexation Coordination Requirement

Mayor Castleberry,

Thank you for coordinating with our office as you seek to annex property into the City of Conway, located in Section 19, Township 5 North, Range 14 West, Faulkner County, Arkansas. This letter represents confirmation that you have coordinated with our office (Arkansas GIS Office) as specified in § 14-40-101 (Act 914 of 2015) of the 90th General Assembly.

Our office will wait for the completion of additional steps necessary for the proposed boundary change, which normally comes from the Arkansas Secretary of State Elections Division after the appropriate filing by your County Clerk. The status of your proposed annexation can be viewed at <https://gis.arkansas.gov/checkmycity>.

Sincerely,

A handwritten signature in blue ink that reads "Niki Bittle".

Niki Bittle, GIS Analyst

Attachments:

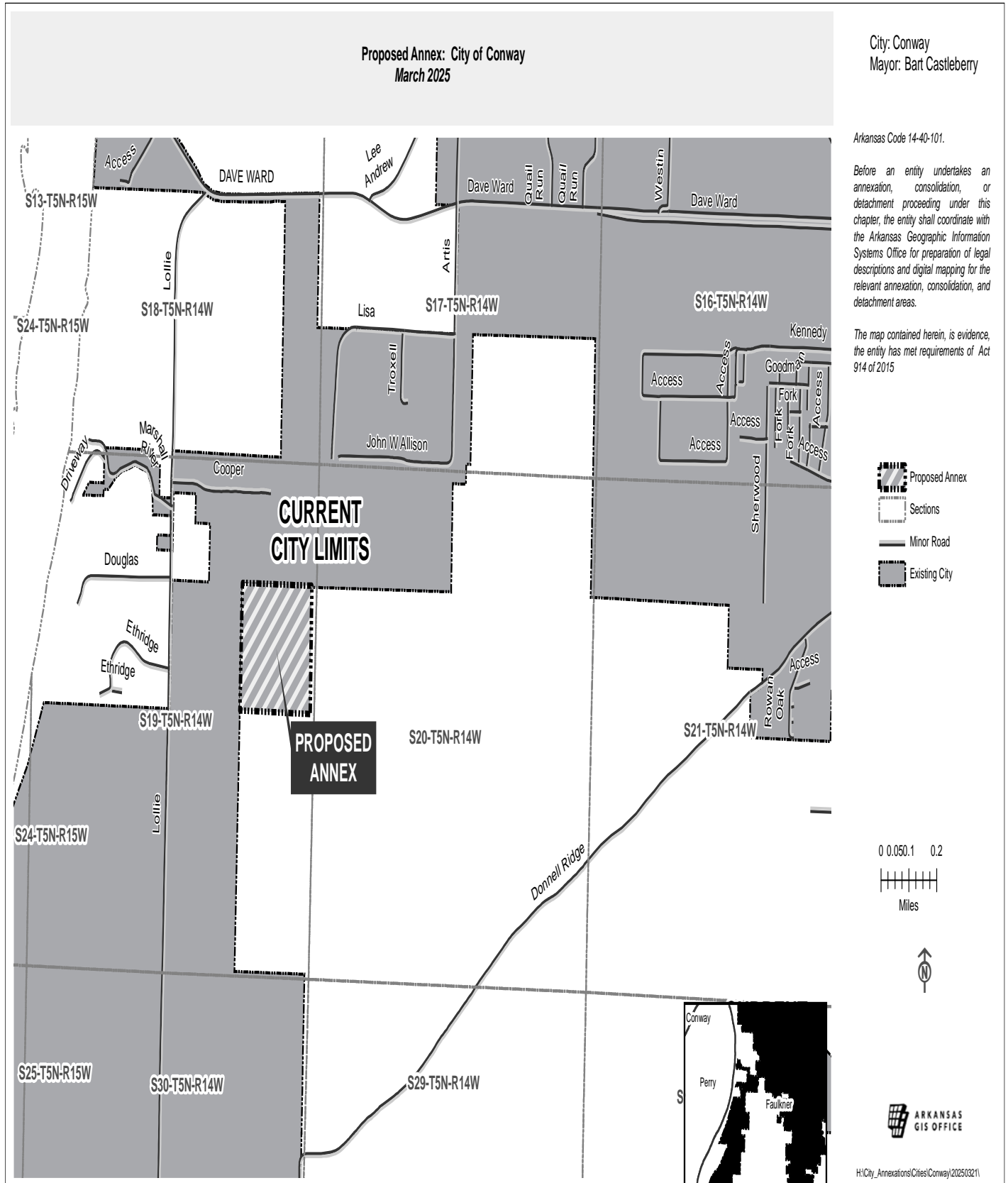
GIS Office Map of Proposed Annexation

Legal Description

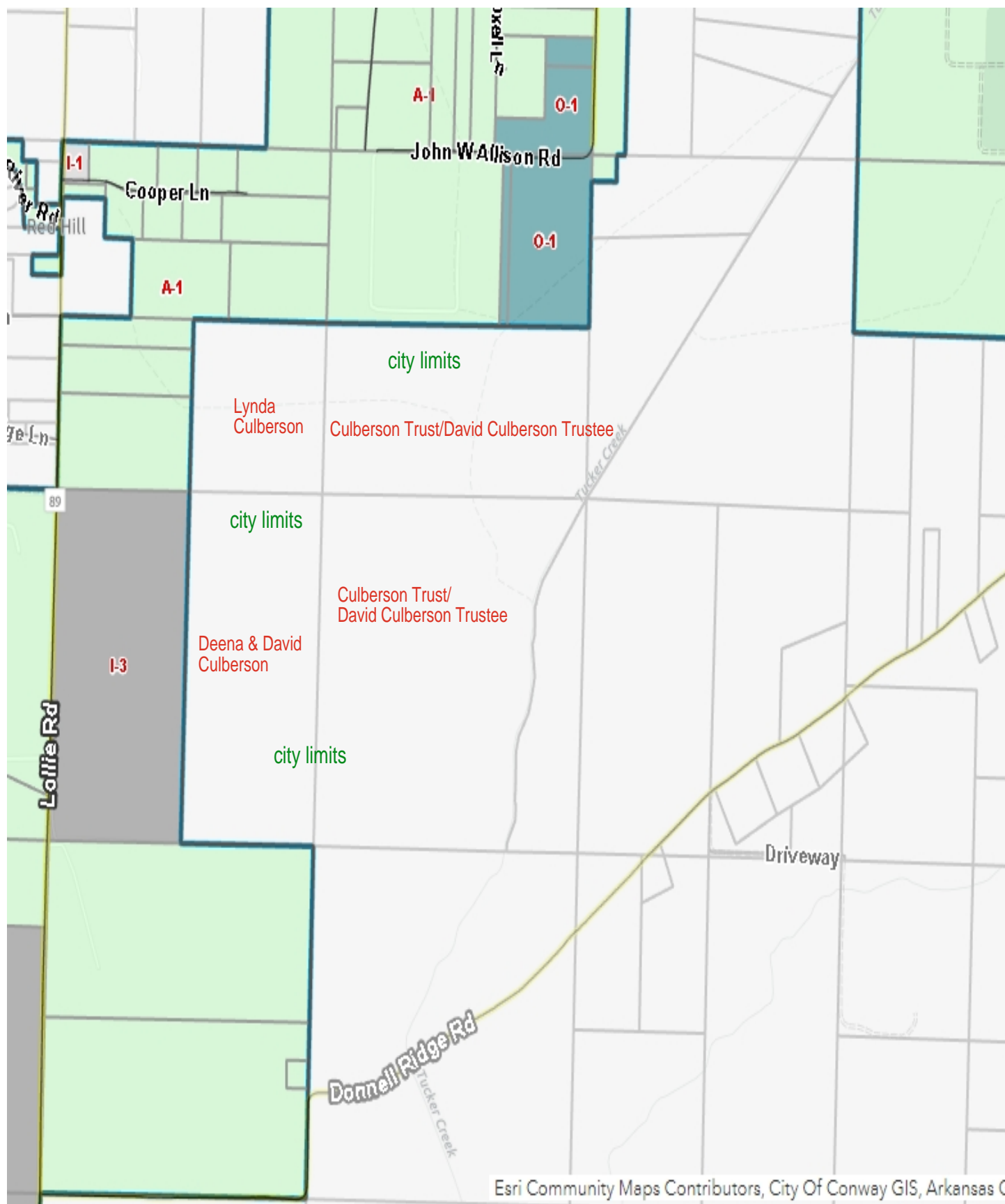
Secretary of State Municipal Change Checklist

H:\City_Annexations\Cities\Conway\20250321\Doc\20250321_Conway_Annexation_Coordination_Letter.docx
x

501 Woodlane St, Ste 201 - Little Rock, AR 72201 - 501-319-6565
transform.ar.gov



Approx 1,320ft E of Lollie Rd & 947ft S of Cooper Ln



Approx 1,320ft E of Lollie Rd & 947ft S of Cooper Ln



View of subject property from Lollie Rd looking E



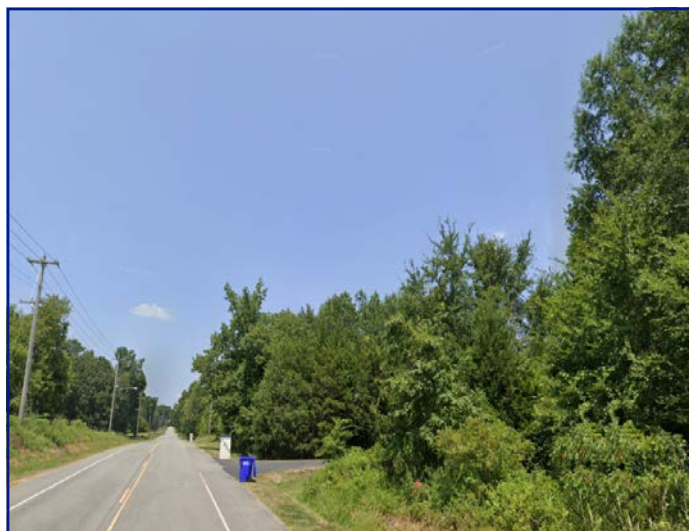
View of subject property looking S from Centennial Soccer Park



View of subject property from Lollie Rd looking SW



Properties adjacent to the W that front on Lollie Rd



Property adjacent to the W that front on Lollie Rd

Approx 1,320ft E of Lollie Rd & 947ft S of Cooper Ln

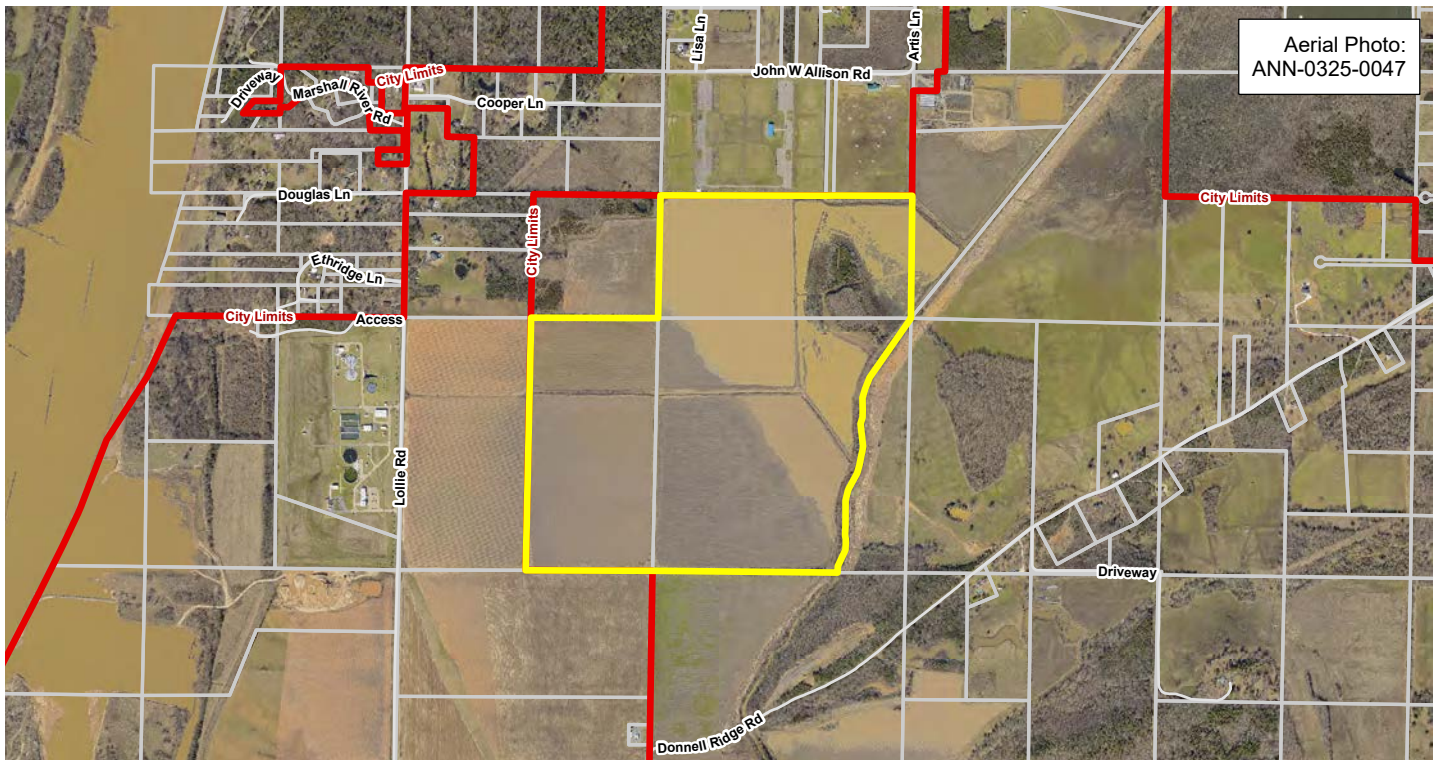
APPLICANT/AUTHORIZED AGENT

Jenifer Kendrick

Chamber of Commerce
908 W Oak St
Conway, AR 72032

OWNER

Culberson Family Joint Revocable Living
Trust c/o Conway Development Corporation
91 Snuggs Cir
Mayflower, AR 72106

**SITE DATA.**

Location. This property lies roughly 1,320 linear feet east of Lollie Rd and 947 linear feet south of Cooper Ln. Address points to the west of this property include 1300, 1320, 1350, and 1396 Lollie Rd.

Site Area. 294.74 acres +/-.

Current Zoning. N/A (Outside City).

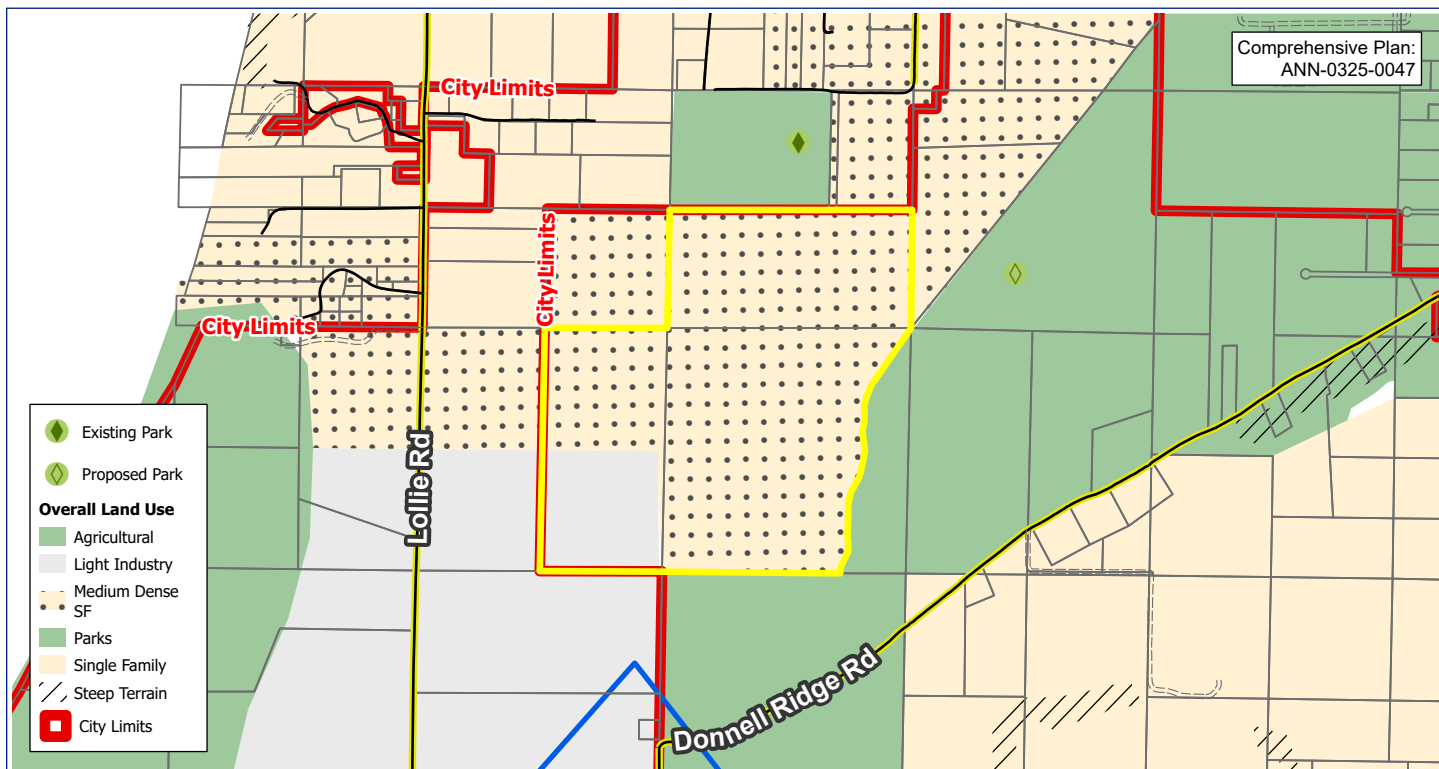
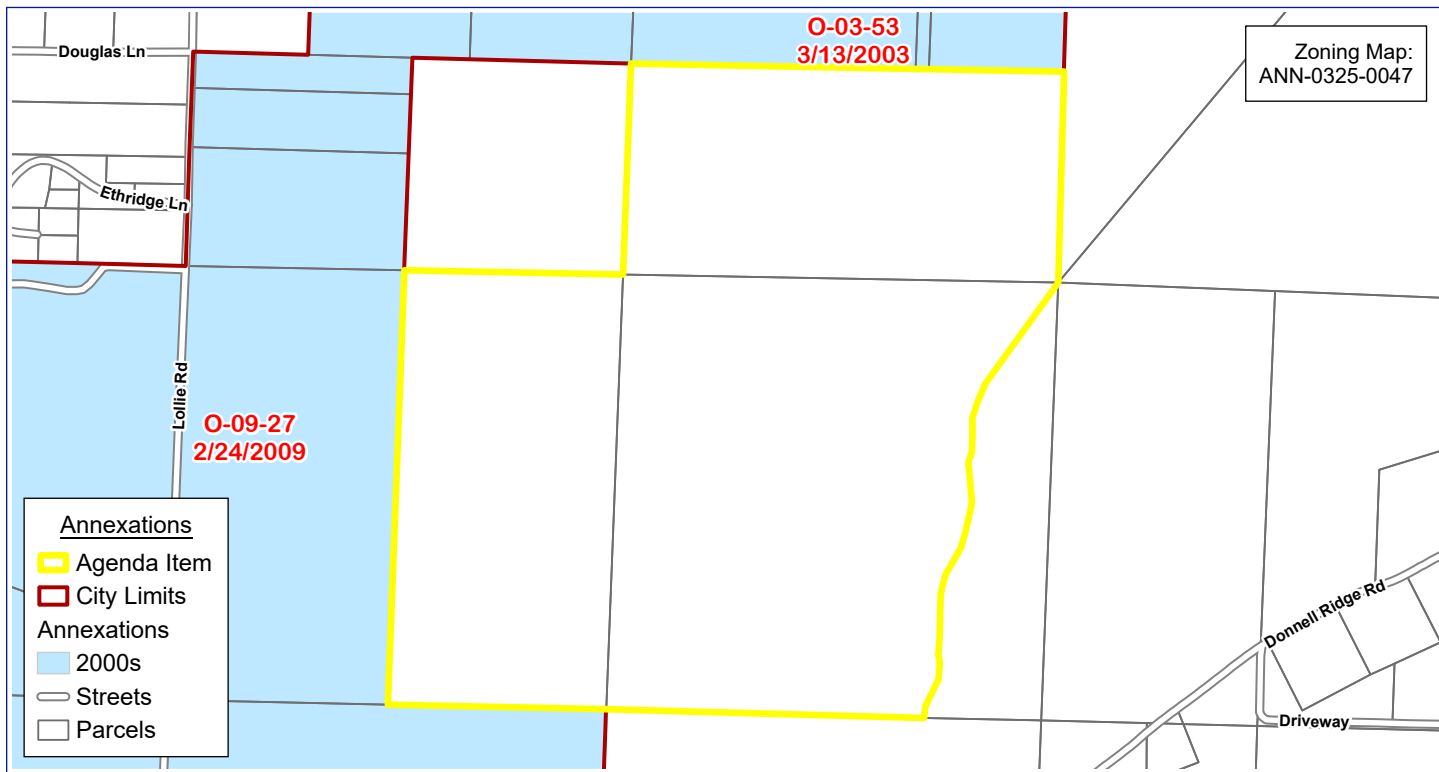
Requested Zoning. I-3 (Intensive Industrial District); Staff concurs with requested zoning.

Adjacent Zoning. North: A-1 (Agricultural District) and O-1 (General Office District); West: This annexation runs concurrently with ANN-0325-0047. The applicant is seeking I-3 zoning of this parcel. South, East: Outside city limits.

Existing Structures. None.

Overlay. None.

Comprehensive Plan. Medium Density Single Family.



Approx 1,320ft E of Lollie Rd & 947ft S of Cooper Ln

Projected Traffic Impact. Depending on use and facility size, traffic impact in this location could vary. A large industrial development could generate several hundred trips per day where something such as a data center would generate much less. Additional allowed-by-right potential uses include general office, animal clinic/hospital, mobile home sales, service, and manufacturing, commercial parking lot, truck, bus, or train terminals, outside warehousing, etc.

Flood/Drainage. The western portion of the lot lies within the 100-year floodplain. The eastern portion of the lot lies within the floodway.

Utilities. Applicant will need to coordinate with Conway Corporation for extension of utilities if they are able to service this site.

Street Conditions. The developer will be required to connect to the existing street/drainage network. Additional streets and drainage to be installed by developer if further subdivided.

STAFF COMMENTS

- A petition has been provided from the County Court of Faulkner County releasing the land for annexation into the City of Conway.
- Documentation has been received from the Department of Transformation and Shared Services showing the applicant has coordinated with that office.
- Per the City of Conway Annexation Guidelines and Procedures, as established through state statute A.C.A § 14-38-101—108 and 14-38-114—116 and City of Conway Ordinance #O-22-77, all areas to be annexed must be contiguous to and adjoin lands which are included with the City of Conway, Arkansas. This condition is met with this annexation request.
- The City of Conway's Comprehensive Plan states, in Section 8 – Annexation Strategies, annexation should be encouraged to square off municipal boundaries and to avoid islands within the County that are surrounded by municipal boundaries. This condition is met with this annexation request.
- I-3 zoning appears appropriate for the area. There is a portion of land zoned I-3 to the immediate southwest of this property.
- This is for annexation only. Any future development may require further rezoning or a conditional use permit which would require future Planning Commission and City Council meetings.
- The applicant is requesting police protection, fire protection, street maintenance, sanitation, and the ability to connect to Conway Corp Utilities.

RECOMMENDATIONS

- Fire Department: Recommends Annexation
- Conway Corporation: Recommends Annexation
- Planning and Development Department: Recommends Annexation
- Transportation Department: Recommends Annexation

Approx 1,320ft E of Lollie Rd & 947ft S of Cooper Ln

FILED
TIME: 10:46 am

APR 03 2025

IN THE COUNTY COURT OF FAULKNER COUNTY, ARKANSAS

MARGARET DARTER
FAULKNER COUNTY CLERK
BY M. Walters DCDavid M. Culberson and Deena D. Culberson, Trustees for the Culberson Family Joint
Revocable Living Trust, Petitioners

CC-25-003

ORDER

Comes now before the Court the above-styled case, and after having been presented the facts and circumstances, and having considered the relevant laws, this Court finds and orders the following:

1. A petition of annexation was filed March 17, 2025. A supplement was filed March 27, 2025.
2. All appropriate signatures were affixed to the Petition, as required by A.C.A. 14-40-609.
3. The proposed site to be annexed was adequately described and further displayed a map of the proposed site.
4. The appropriate documentation was provided under A.C.A. 14-40-609.
5. Based on the above premises, the Petitioner's prayer is right and proper.

WHEREFORE, this Court finds that the area described in Exhibit A should be, and hereby is, released for annexation into the City of Conway:

IT IS SO ORDERED.

Allen Dodson
HON. Allen Dodson
Faulkner County Judge

Dated April 1, 2025

We verify that the above referenced Petition complies with A.C.A. 14-40-609.

Margaret Darter
Margaret Darter, Clerk

Krissy Lewis
Krissy Lewis, Assessor



Department of Transformation and Shared Services

Governor Sarah Huckabee Sanders
Secretary Leslie Fiskien

March 21, 2025

Honorable Mayor Bart Castleberry
1111 Main Street
Conway, AR 72093

RE: City of Conway Annexation Coordination Requirement

Mayor Castleberry,

Thank you for coordinating with our office as you seek to annex property into the City of Conway, located in Sections 19 and 20, Township 5 North, Range 14 West, Faulkner County, Arkansas. This letter represents confirmation that you have coordinated with our office (Arkansas GIS Office) as specified in § 14-40-101 (Act 914 of 2015) of the 90th General Assembly.

Our office will wait for the completion of additional steps necessary for the proposed boundary change, which normally comes from the Arkansas Secretary of State Elections Division after the appropriate filing by your County Clerk. The status of your proposed annexation can be viewed at <https://gis.arkansas.gov/checkmycity>.

Sincerely,

A handwritten signature in blue ink that reads "Niki Bittle".

Niki Bittle, GIS Analyst

Attachments:

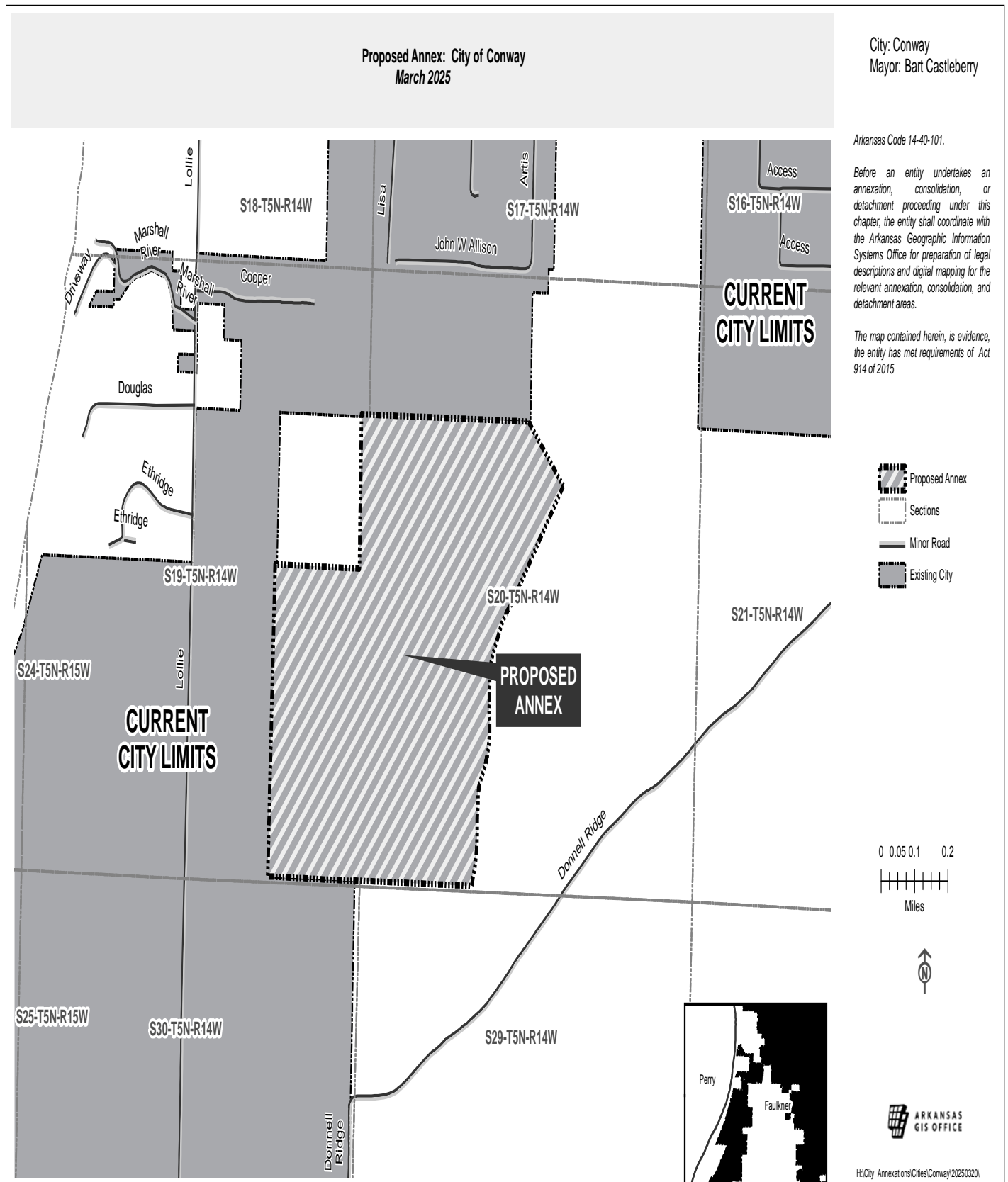
GIS Office Map of Proposed Annexation

Legal Description

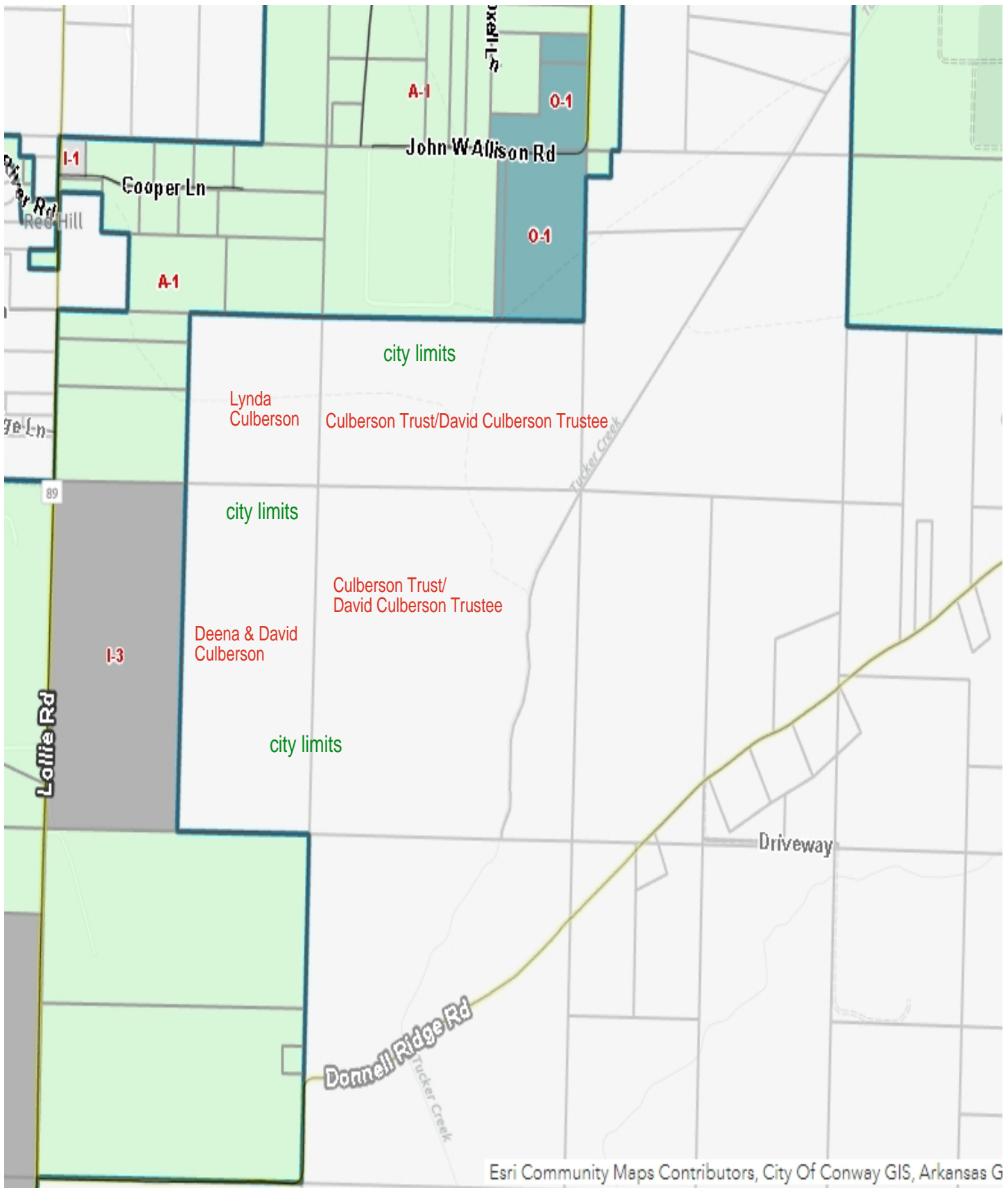
Secretary of State Municipal Change Checklist

H:\City_Annexations\Cities\Conway\20250320\Doc\20250320_Conway_Annexation_Coordination_Letter.docx

501 Woodlane St, Ste 201 - Little Rock, AR 72201 - 501-319-6565
transform.ar.gov



Approx 1,320ft E of Lollie Rd & 947ft S of Cooper Ln



Approx 1,320ft E of Lollie Rd & 947ft S of Cooper Ln



View of subject property from Lollie Rd looking E



View of subject property looking S from Centennial Soccer Park



View of subject property from Lollie Rd looking SW



Properties adjacent to the W that front on Lollie Rd



Property adjacent to the W that front on Lollie Rd

NE intersection of Lollie Rd and Donnell Ridge Rd

APPLICANT/AUTHORIZED AGENT

Jenifer Kendrick
Chamber of Commerce
908 W Oak St
Conway, AR

OWNER

Johnny Adams
PO Box 298
Conway, AR 72032



SITE DATA

Location. Parcel Nos. 712-12714-000 and 712-12715-000. Northeast intersection of Lollie Rd and Donnell Ridge Rd.

Site Area. 160 acres±.

Current Zoning. A-1 (Agricultural District).

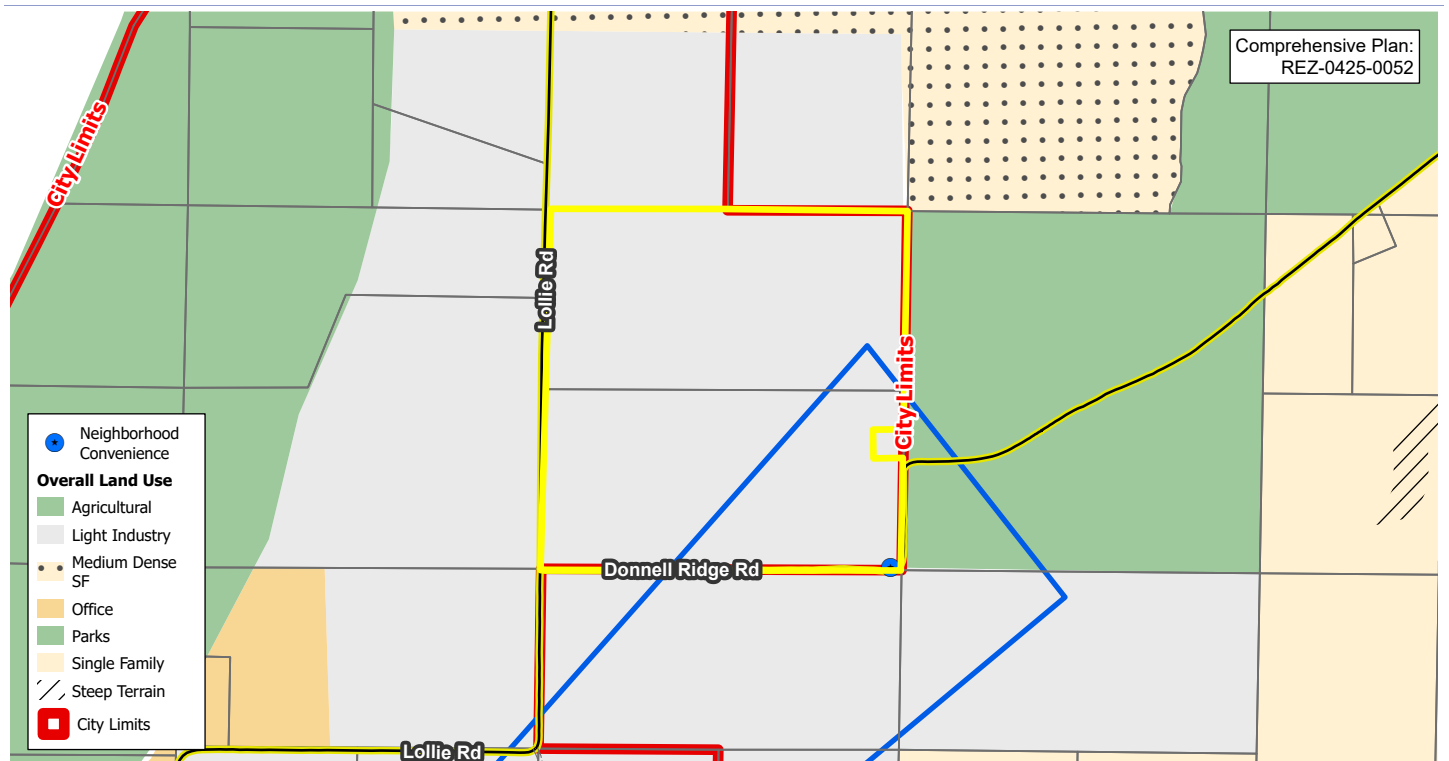
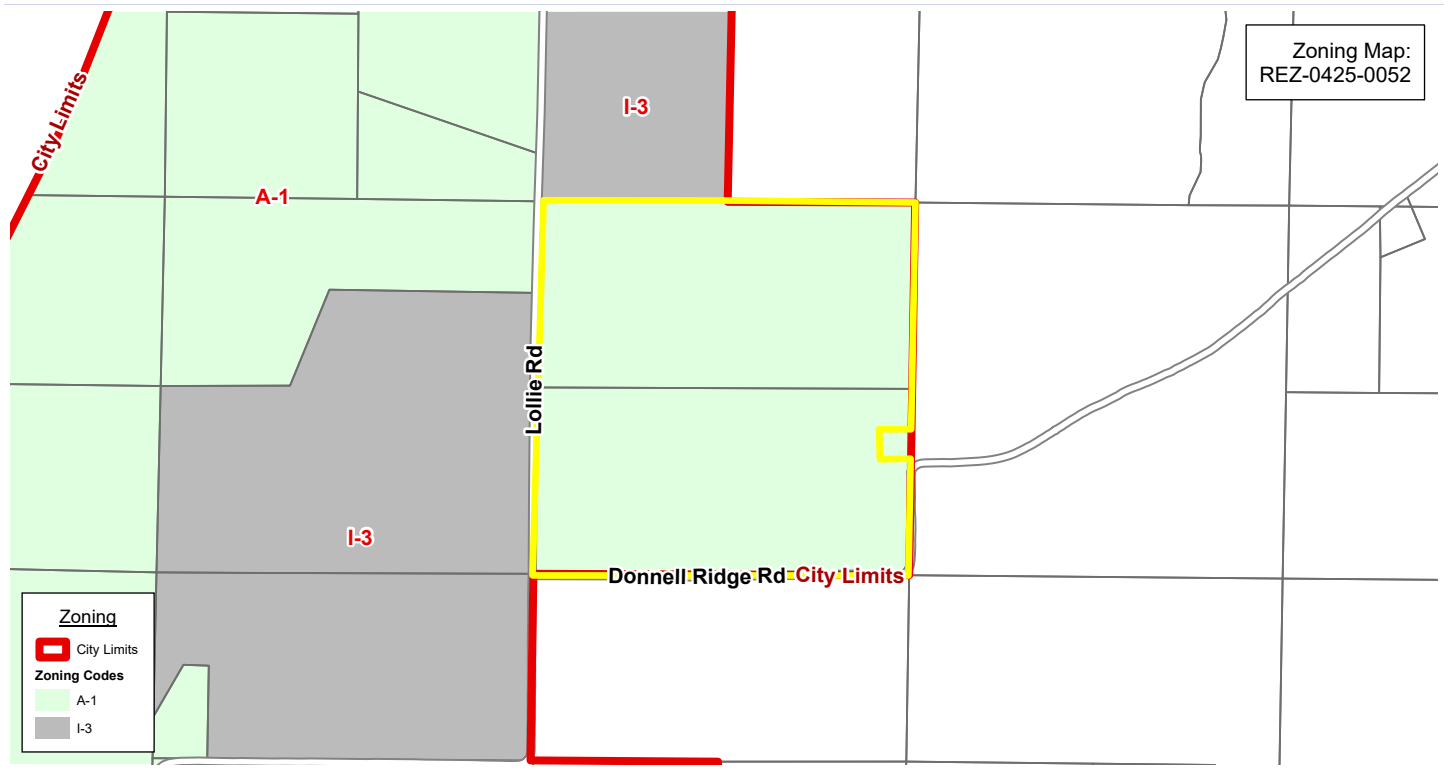
Adjacent Zoning. North: I-3 (Intensive Industrial District), Outside City Limits; South, East: Outside City Limits; West: A-1 (Agricultural District) and I-3.

Existing Structures. None.

Overlay. None.

Requested Rezoning. I-3.

Comprehensive Plan. Light Industry.



NE intersection of Lollie Rd and Donnell Ridge Rd

Projected Traffic Impact. Depending on use and facility size, traffic impact in this location could vary. A large industrial development could generate several hundred trips per day where something such as a data center would generate much less. Additional allowed-by-right potential uses include general office, animal clinic/hospital, mobile home sales, service, and manufacturing, commercial parking lot, truck, bus, or train terminals, outside warehousing, etc.

Current Traffic Counts. Donnell Ridge Rd just east of Lollie Rd intersection: 70 ADT. No other data in the area.

Flood/Drainage. Portions of the property lie within the 100-year floodplain.

Utilities. Applicant will need to coordinate with Conway Corporation for extension of utilities.

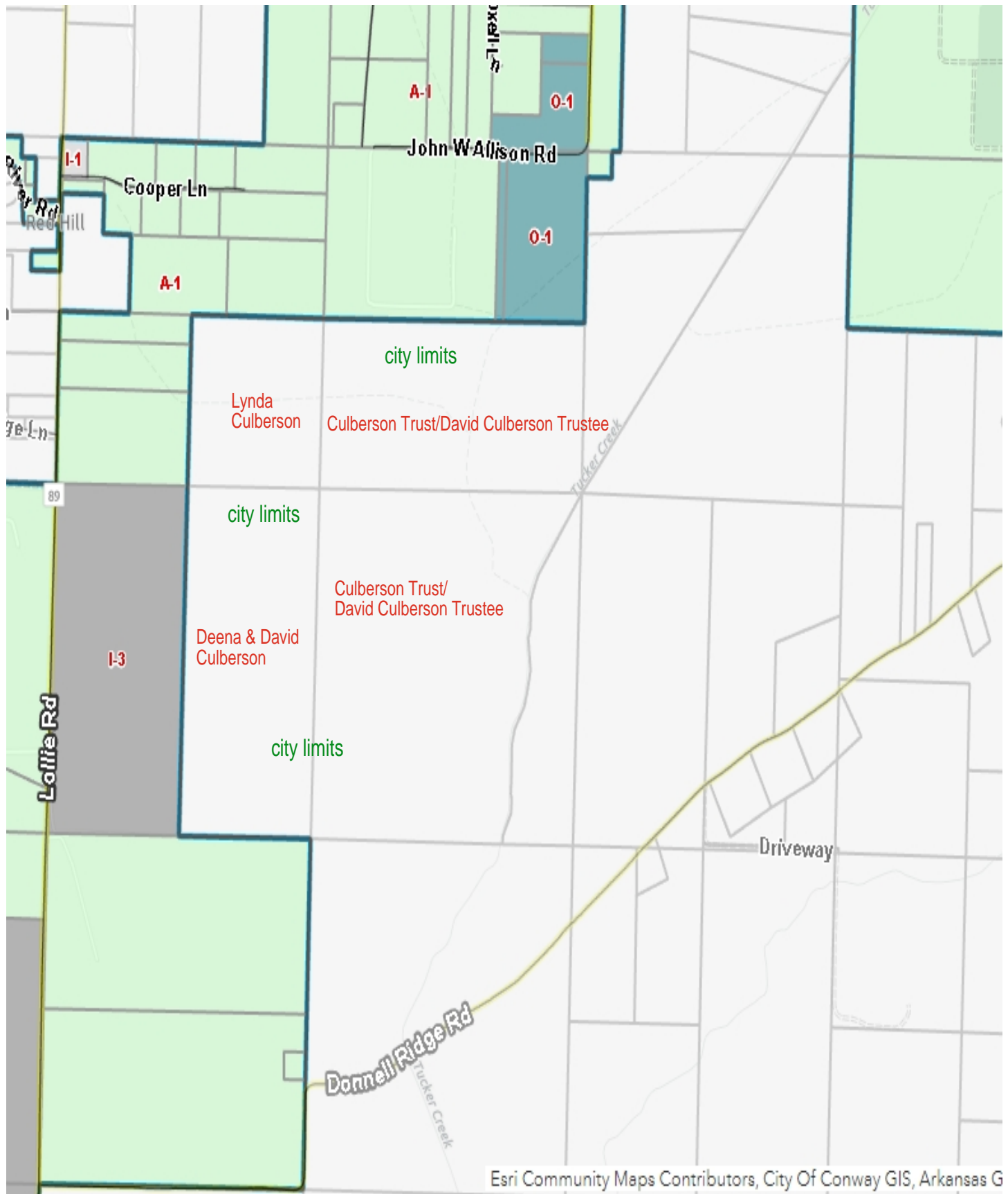
Master Street Plan. Lollie Rd – Minor Arterial (80' ROW); Donnell Ridge Rd – Minor Arterial (80' ROW). There is a proposed Collector street on the Master Street Plan that runs down the eastern portion of this site.

Street Improvement. None known at this time.

STAFF COMMENTS

- A rezoning to I-3 is consistent with the zoning in the area and consistent with the adjacent annexations (ANN-0325-0046, ANN-0325-0047).
- The Comprehensive Plan designates this area as a light industrial. The applicant is applying for an intensive industrial use which is consistent with uses in the area. Given this area has minimal development, it is reasonable to increase the intensity of use from light to intensive.
- This rezoning is appropriate for the area and will not likely harm adjacent property.
- Traffic impact for this development will likely be minimal.

NE intersection of Lollie Rd and Donnell Ridge Rd



NE intersection of Lollie Rd and Donnell Ridge Rd



View of subject property looking E along Donnell Ridge Rd



View of subject property looking N along Lollie Rd



View of subject property looking NE at Lollie & Donnell Ridge Intersection



Across Lollie to the W



Looking N along Lollie Rd



E of site along Donnell Ridge Rd

Approx. 120ft S of the intersection of Donnell Ridge Rd and Old Military Rd

APPLICANT/AUTHORIZED AGENT

Central Arkansas Professional Surveying
1021 Front St
Conway, AR 72032

OWNER

Crafton-Fowler Family Limited Partnership,
LLLP
P.O. Box 10482
Conway, AR 72034



SITE DATA

Location. Approximately 120ft south of the intersection of Donnell Ridge Rd and Old Military Rd fronting 300' along Old Military Rd.

Site Area. ±6.96 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, East: R-1; West: A-1 and MF-1 (Multi-Family District).

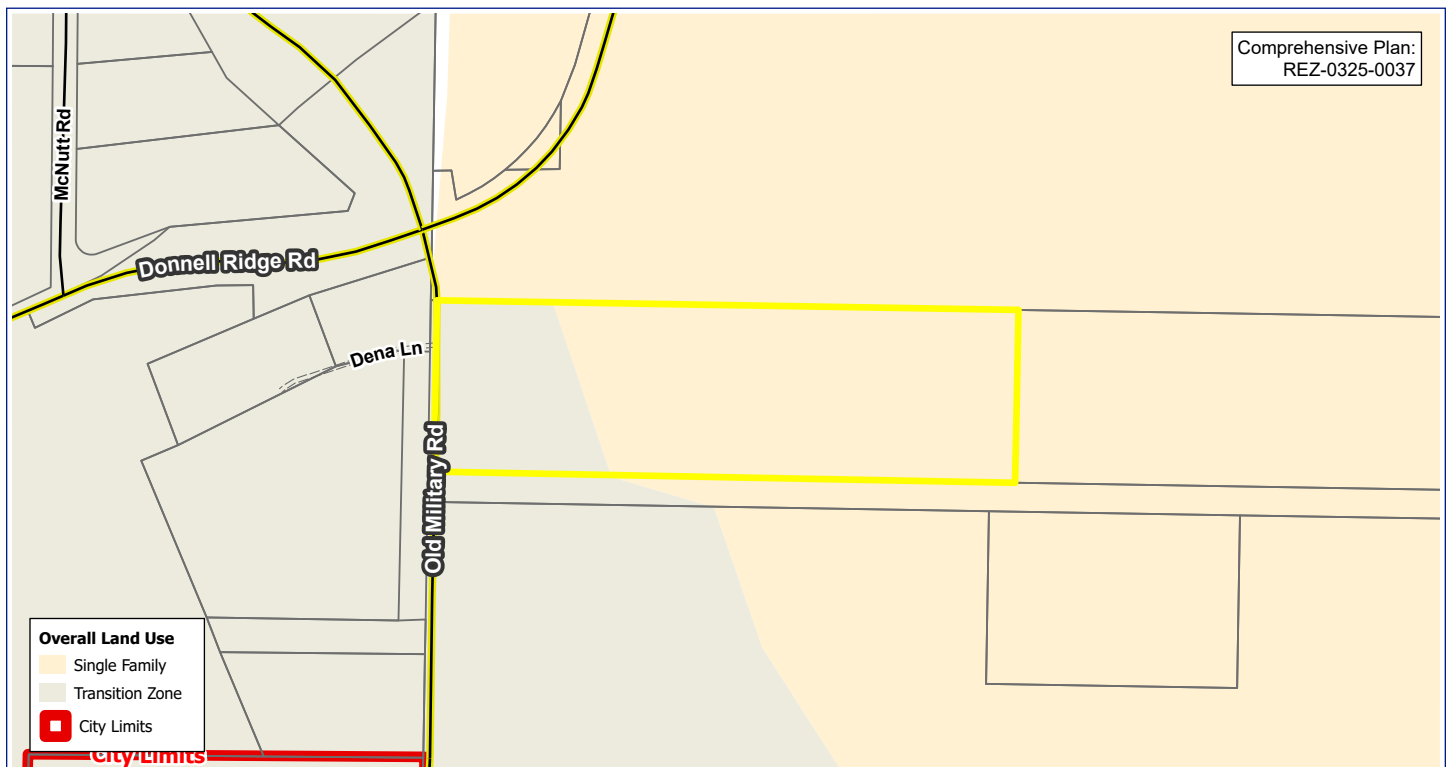
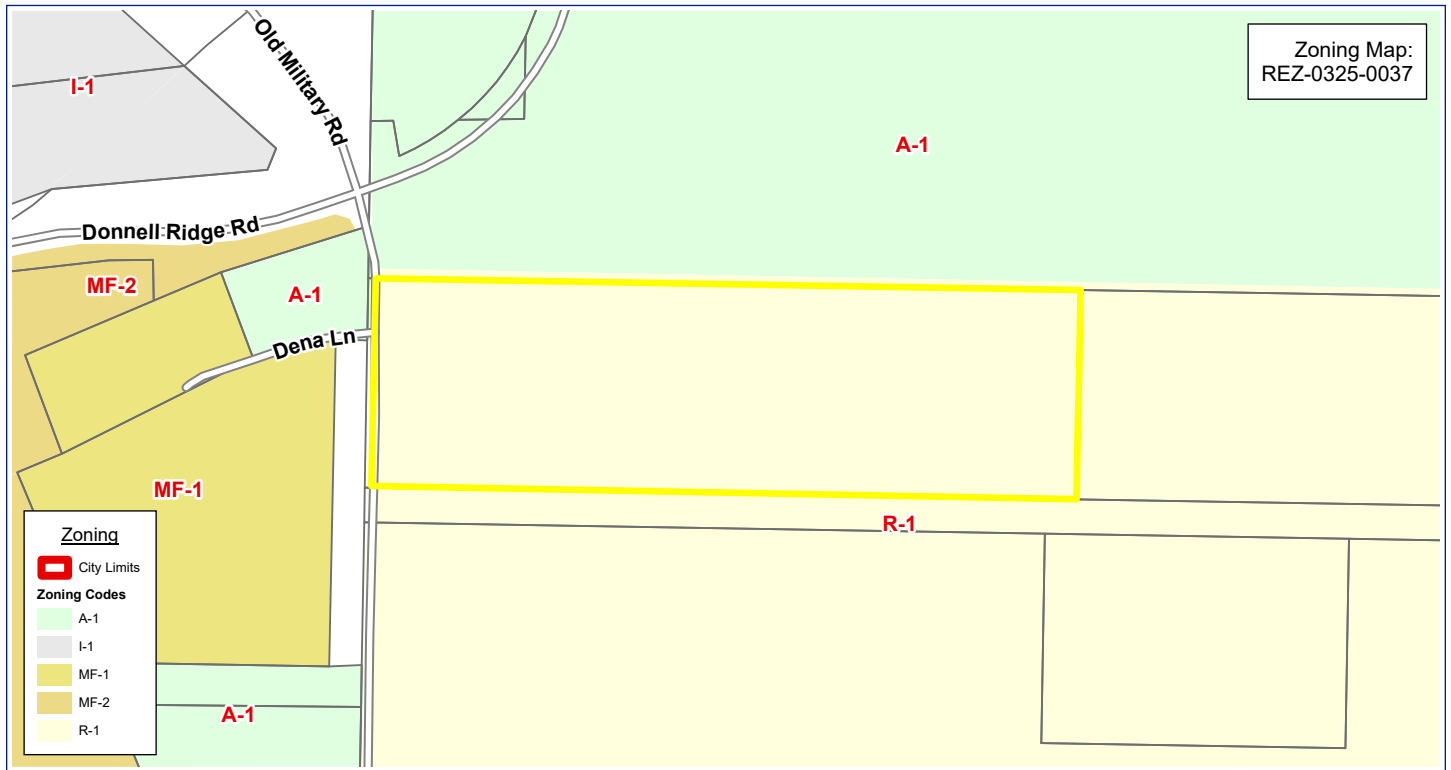
Existing Structures. None.

Overlay. None.

Comprehensive Plan. Transition Zone & 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 36 duplexes, or 72 dwellings. This would generate 518 vehicle trips per weekday.

Approx. 120ft S of the intersection of Donnell Ridge Rd and Old Military Rd



Approx. 120ft S of the intersection of Donnell Ridge Rd and Old Military Rd

Current Traffic Counts. 2,900 ADT at the southwest corner of this rezoning boundary.

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

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

Master Street Plan. Old Military Rd – Major Arterial (100' ROW).

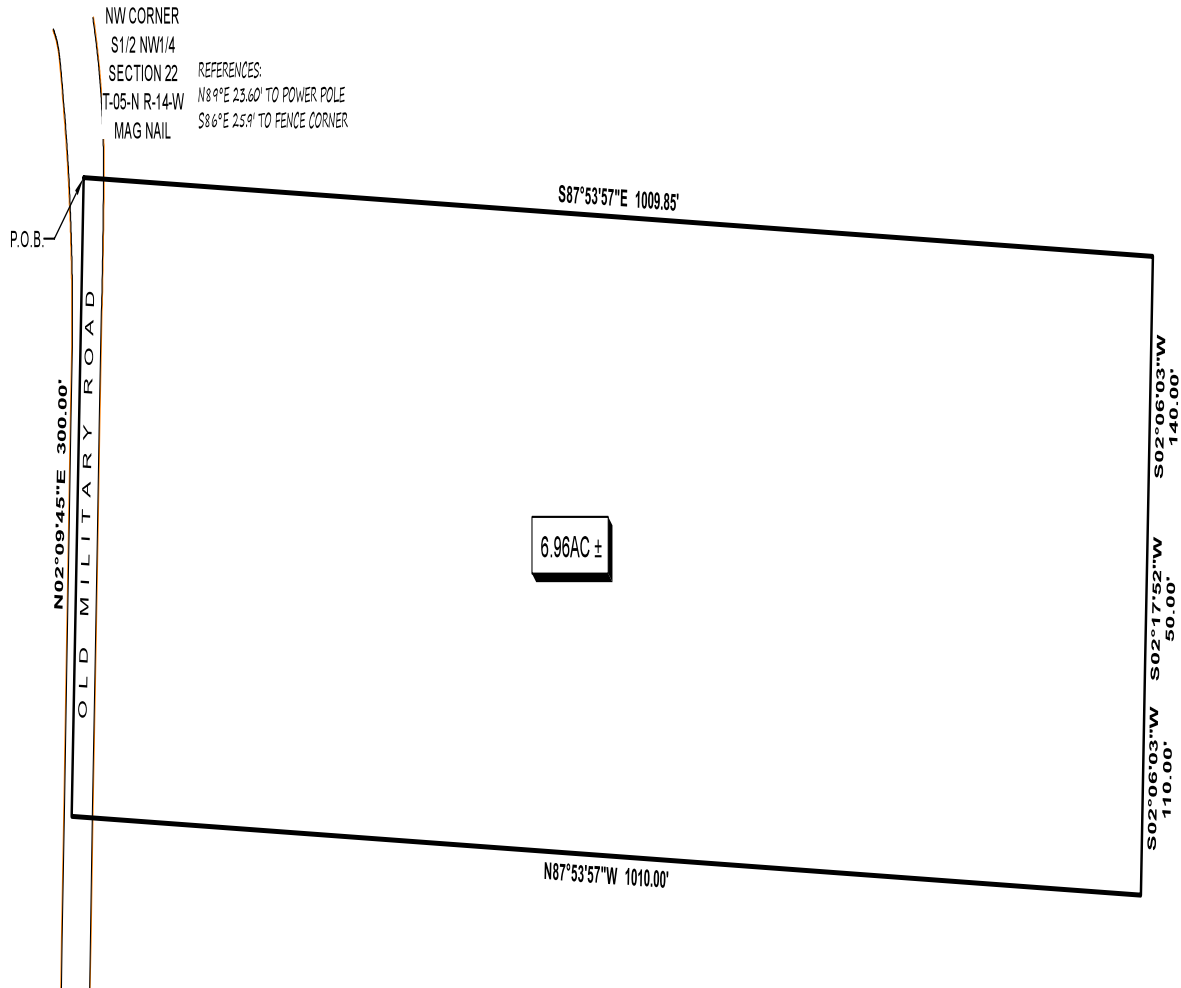
Street Improvement. None proposed at this time.

STAFF COMMENTS

- It is the intent of the applicant to rezone this parcel of land from R-1 to R-2 for duplex development. Later phases of the subdivision are intended for single-family development.
- Platting will be required and shall align with the City of Conway Subdivision Regulations and Conway Zoning Code.
- 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 Comprehensive Plan indicates the western portion of this property as Transition Zone and the eastern portion as Single-Family. The requested zoning aligns with proposed land use both east and west of the property.
- Abutting land uses are predominantly rural, agricultural, and single-family residential. Higher density zoning is prevalent on the west side of Old Military Rd.

Approx. 120ft S of the intersection of Donnell Ridge Rd and Old Military Rd

EXHIBIT "A"



LEGAL DESCRIPTION:

A PART OF THE SW1/4 NW1/4, SECTION 22, T-05-N, R-14-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND MAG NAIL FOR THE NW CORNER OF SAID SW1/4 NW1/4; THENCE ALONG THE NORTH LINE OF SAID SW1/4 NW1/4 S87°53'57"E A DISTANCE OF 1009.85'; THENCE LEAVING SAID NORTH LINE S02°06'03"W A DISTANCE OF 140.00'; THENCE S02°17'52"W A DISTANCE OF 50.00'; THENCE S02°06'03"W A DISTANCE OF 110.00'; THENCE N87°53'57"W A DISTANCE OF 1010.00' TO THE WEST LINE OF SAID SW1/4 NW1/4; THENCE ALONG SAID WEST LINE N02°09'45"E A DISTANCE OF 300.00' TO THE POINT OF BEGINNING, CONTAINING 6.96 ACRES MORE OR LESS.

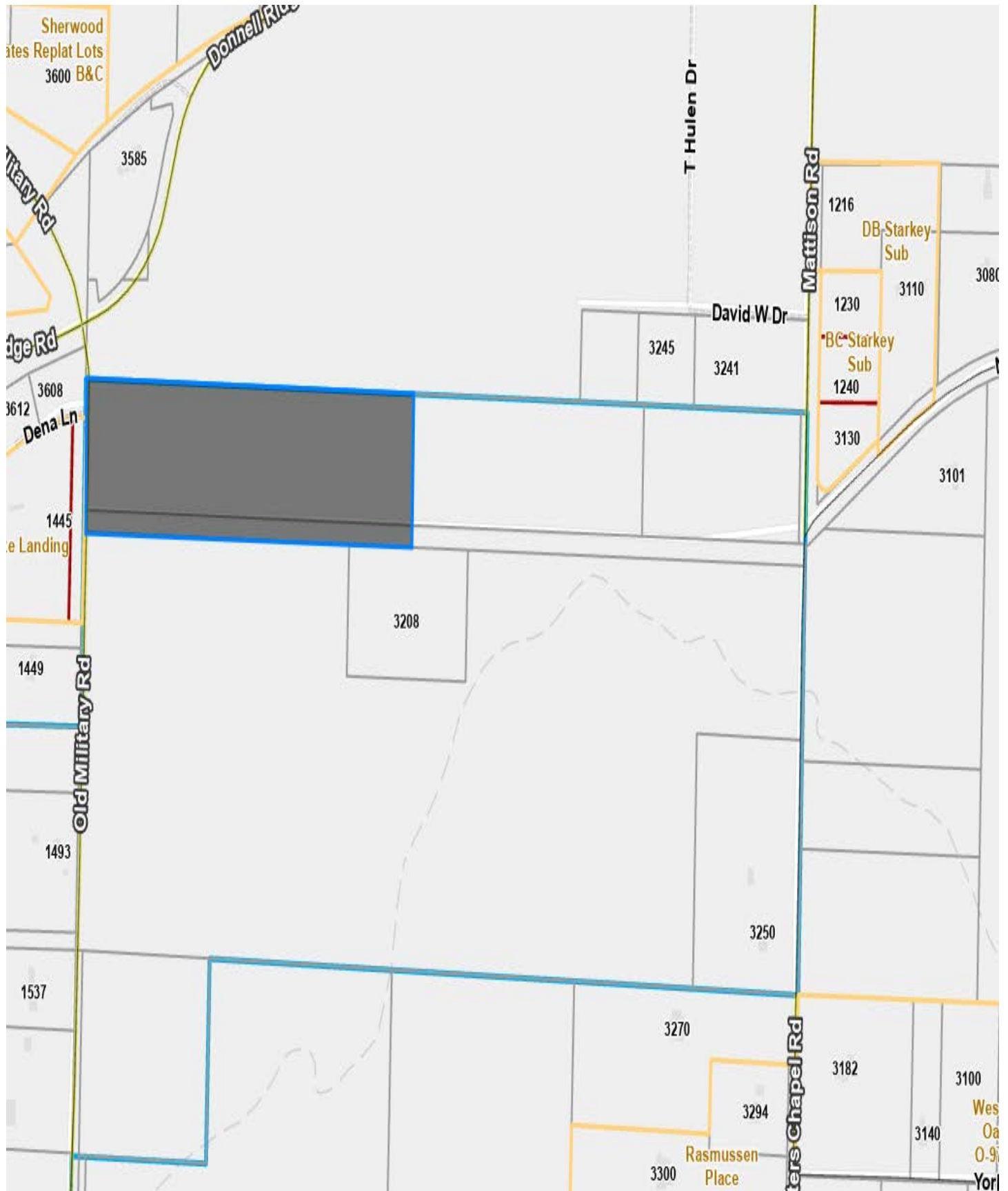


BEARINGS ESTABLISHED BY
STATE PLANE COORDINATES
HARN 97(NAD 83)
ARKANSAS NORTH ZONE



P:\t5nr14w\SEC22\HAL LOTS.dwg

Approx. 120ft S of the intersection of Donnell Ridge Rd and Old Military Rd



Approx. 120ft S of the intersection of Donnell Ridge Rd and Old Military Rd



View of subject property looking NE



View of subject property looking SE



View of subject property looking E



Intersection of Donnell Ridge & Old Military Rd to the N



Property adjacent to the W



Property adjacent to the W

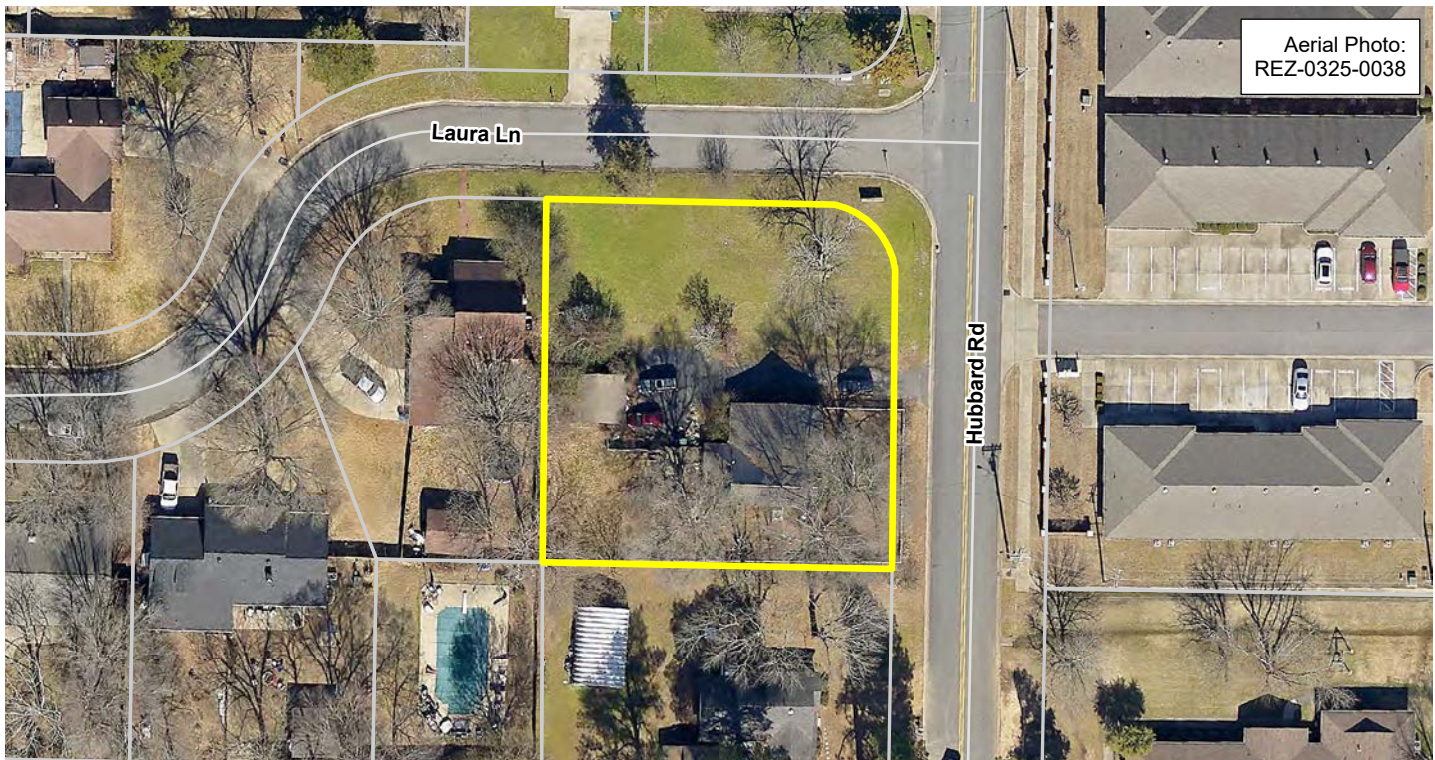
W side of Hubbard Rd approx 600 ft S of College Ave

APPLICANT/AUTHORIZED AGENT

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

OWNER

Conway Quest Developments, LLC ; Ankur Patel
816 E Oak St
Conway, AR 72032



SITE DATA

Location. 1 Laura Ln; Lot 1 Countrywood Addition.

Site Area. ±0.44 acres.

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

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

Adjacent Zoning. North, South: R-2; South, West: R-1; East: R-2 and MF-2 (Multi-Family District).

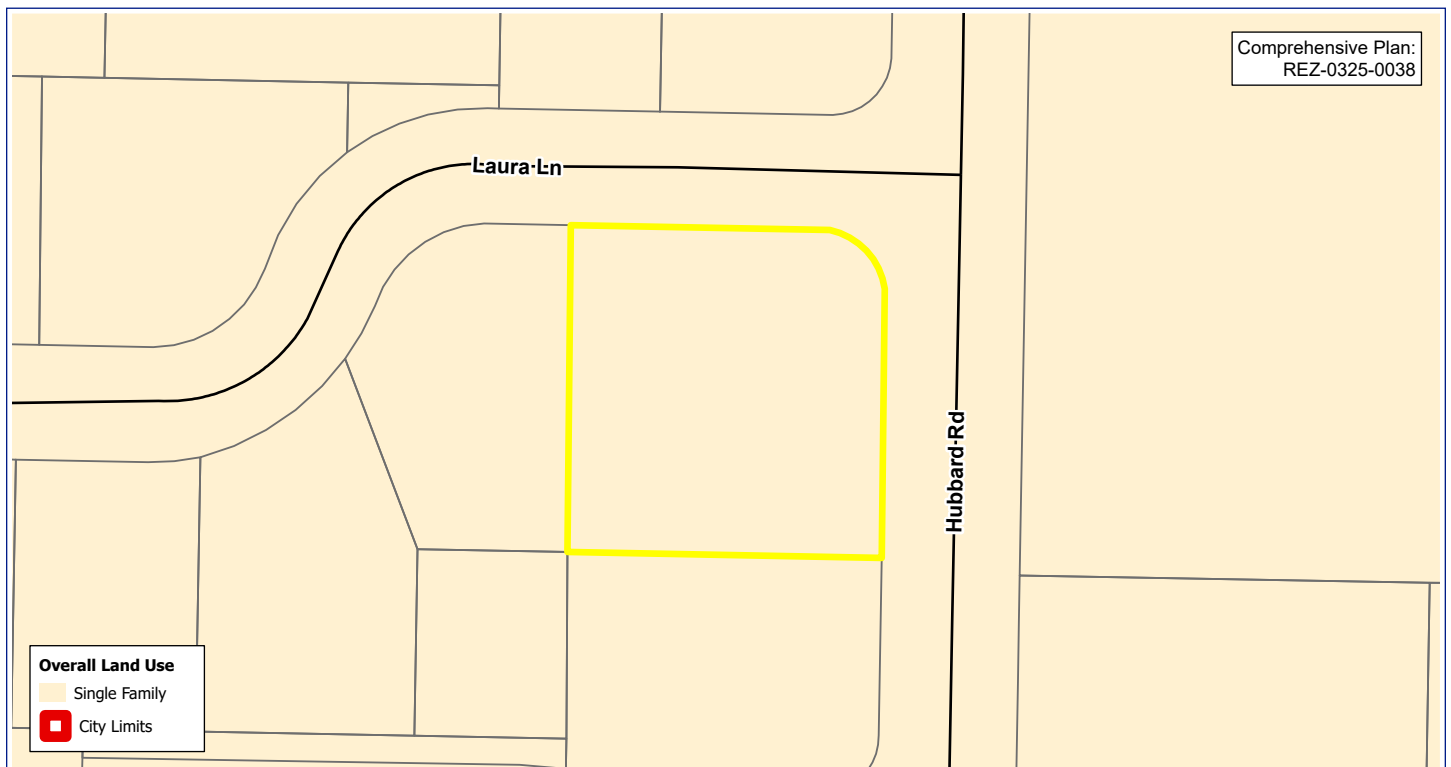
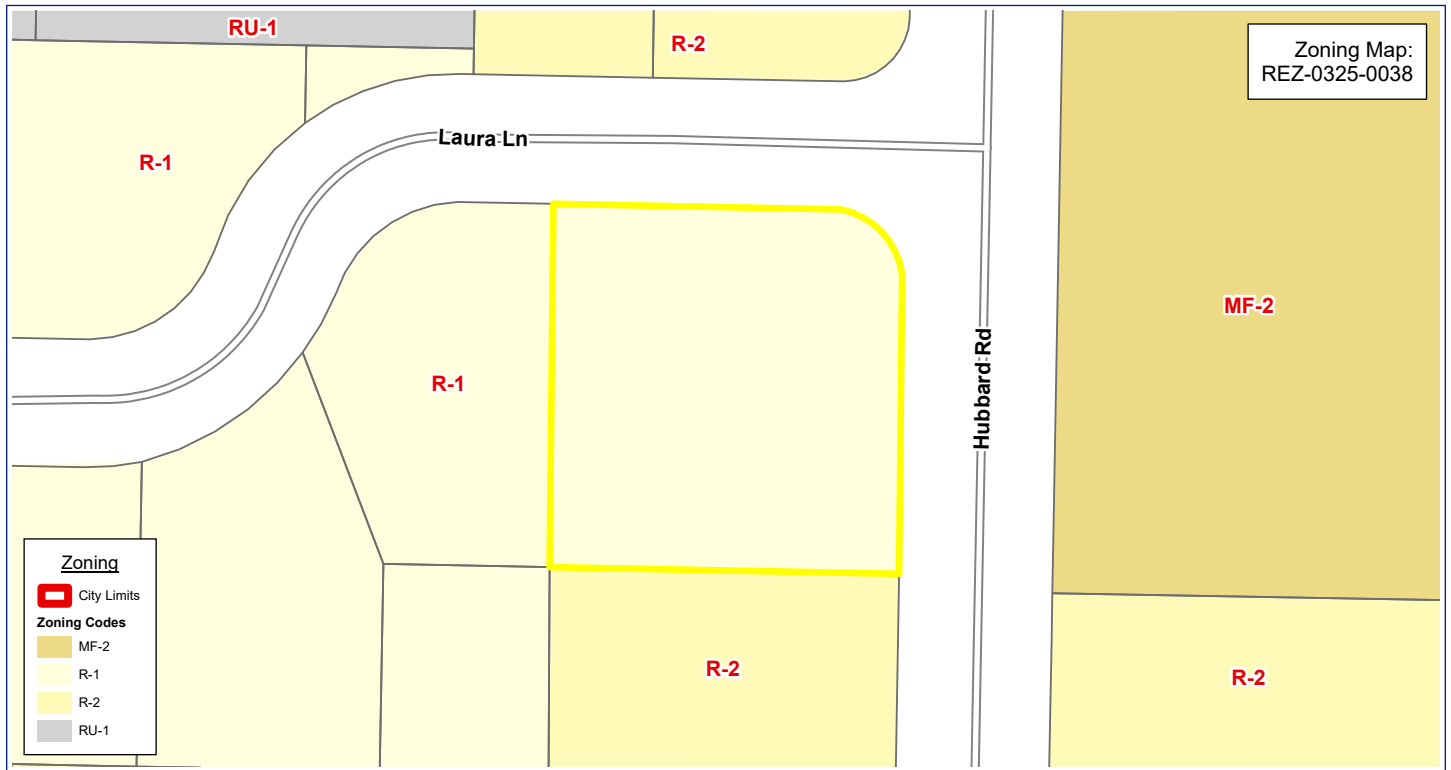
Existing Structures. 1,668sf single-family home and a 192sf outbuilding.

Overlay. None.

Comprehensive Plan. Single-Family.

Projected Traffic Impact. With the applicant requesting the rezoning to R-2, the highest density development, without a conditional use permit, would be duplex development. Duplexes are adjacent to this property on almost all sides. As the lot sits, if rezoned to R-2 could accommodate 2 duplexes (4 units), generating 29 vehicle trips per weekday.

W side of Hubbard Rd approx 600 ft S of College Ave



W side of Hubbard Rd approx 600 ft S of College Ave

Current Traffic Counts. There are no traffic calculations within the vicinity of the site. Nearest ADT are 2,000, 400ft east of the intersection of Hubbard Rd and Bruce St.

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

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

Master Street Plan. Laura Ln – Local Residential (50' ROW) & Hubbard Rd – Collector (60' 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 higher density development.
- Any dividing, reconfiguration, or merging of lots, will require the property be formally replatted and align with the Conway Subdivision Regulations and Conway Zoning Code.
- The Comprehensive Plan indicates this property and all properties in the vicinity as Single-Family. Duplex development is prevalent in the area. The site itself, as well as Laura Dr (Countrywood Addn Subdivision), was historically zoned and platted as R-2, but rezoned to R-1 in 1984.
- 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 Single-Family residential to the west and immediate south. Further south hosts a duplex subdivision along Floyd Dr. There are also 2 duplex developments to the southeast across Hubbard Dr, and north of the site along Hubbard Dr. There is a MF-2 apartment development directly across Hubbard Dr from this property.

W side of Hubbard Rd approx 600 ft S of College Ave



View of subject property from Hubbard Rd facing W



Western portion of site



Interior of site



Adjacent property to the S



Property adjacent to the W



Property adjacent to the E across Laura Ln

SE corner of the intersection of Meadowlake Rd and Donaghey Ave

APPLICANT/AUTHORIZED AGENT

Jason Jones
147 Arkavalley Rd
Greenbrier, AR 72058

OWNER

Larry Clements
2380 Donaghey Ave
Conway, AR 72032



SITE DATA

Location. 2011 Meadowlake Rd. The southeast corner of the intersection of Meadowlake Rd and Donaghey Ave.

Site Area. ±1.35 acres.

Current Zoning. R-1 (One-Family Residential District) & C-2 (Neighborhood Commercial District).

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

Adjacent Zoning. North: C-2; East: C-2 and R-1; South, West: R-1.

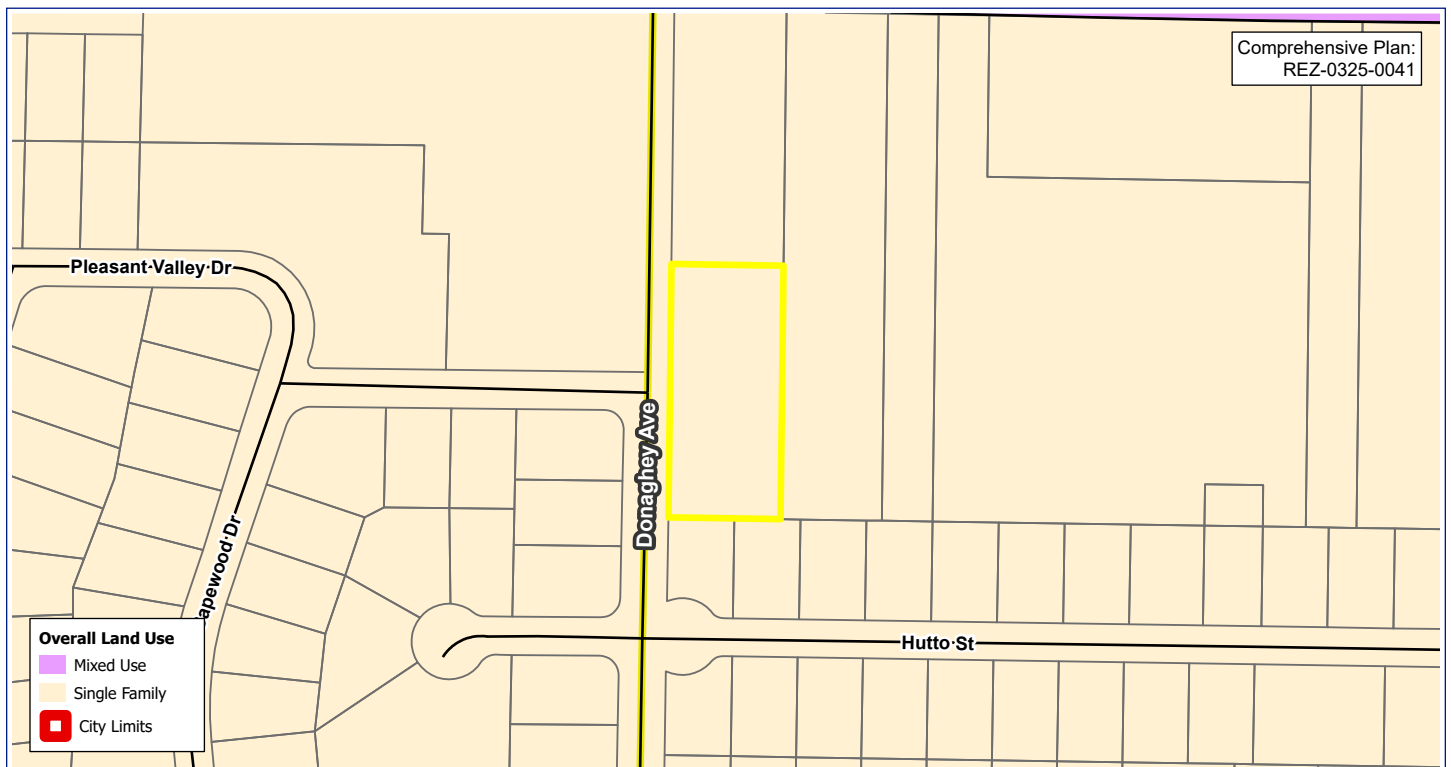
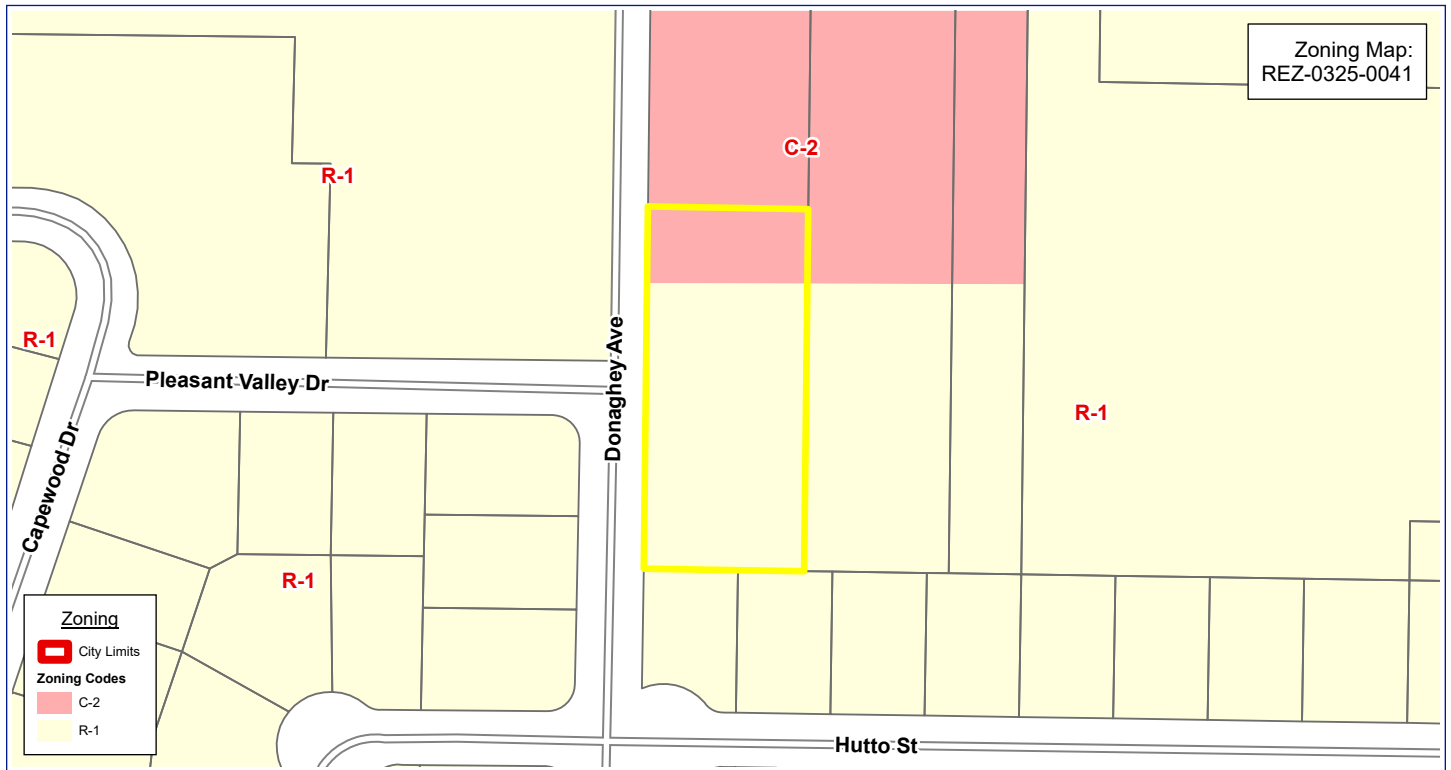
Existing Structures. None on the portion to be rezoned.

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 6 duplexes on individual platted lots, or 12 dwellings. This would generate 86 vehicle trips per weekday directly along this stretch of Donaghey Ave.

Location SE corner of the intersection of Meadowlake Rd and Donaghey Ave



SE corner of the intersection of Meadowlake Rd and Donaghey Ave

Current Traffic Counts. 9,900 ADT on Donaghey Ave just south of Village Court Dr.

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

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

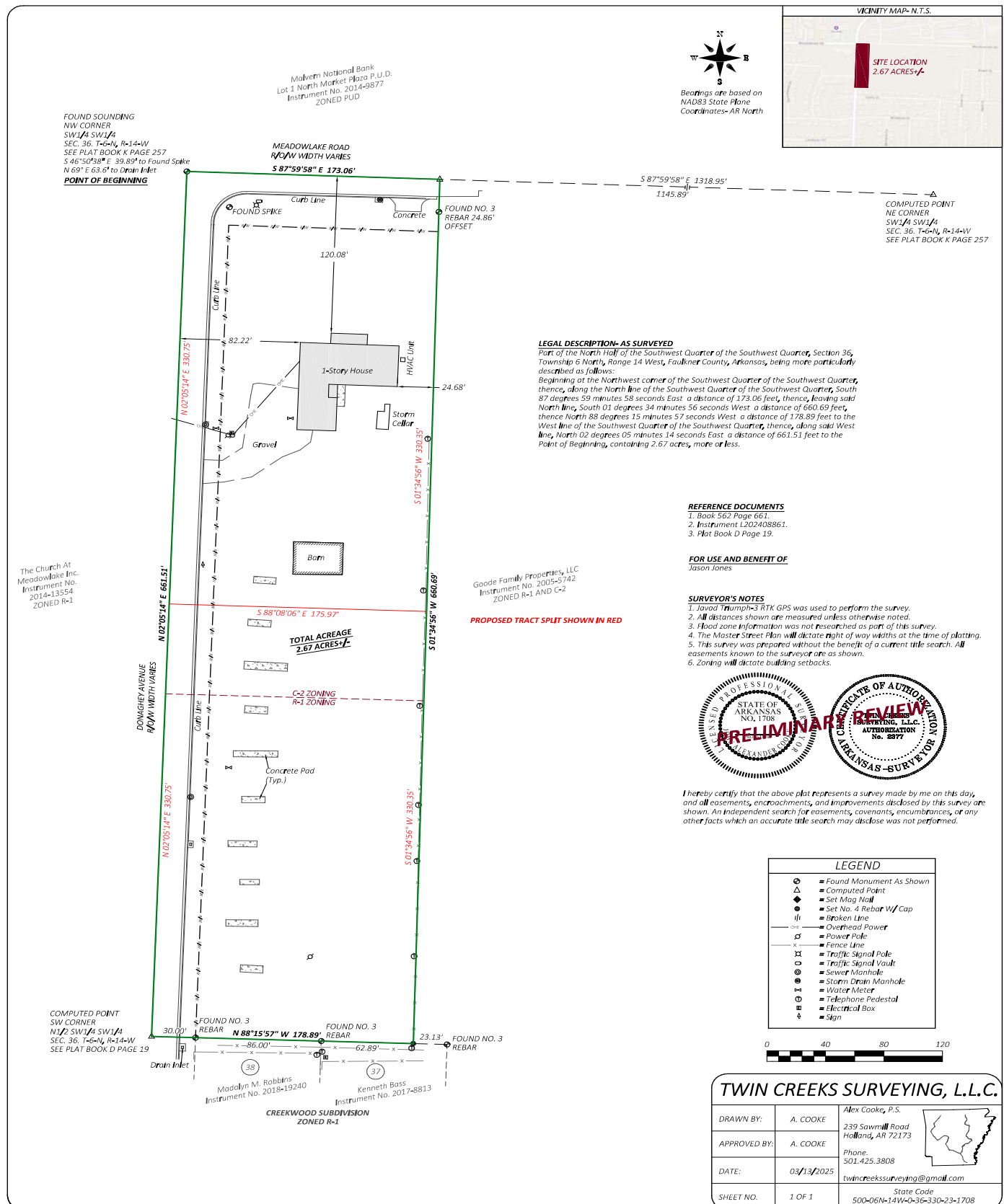
Master Street Plan. Meadowlake Rd – Collector (60' ROW). Donaghey Ave – Minor Arterial (80' ROW).

Street Improvement. None proposed at this time.

STAFF COMMENTS

- It is the intent of the applicant to rezone this portion of land from R-1 to R-2 for duplex development.
- Platting will be required and shall align with the City of Conway Subdivision Regulations and Conway Zoning Code.
- The Comprehensive Plan indicates all property south of Meadowlake Rd as Single-Family. North is a mixture of Multi-Family, Commercial, and Mixed-Use areas.
- 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 to the south and east are Single-Family, a PUD/vacant bank to the north, and the Church at Meadowlake and Pleasant Valley subdivision to the west.
- There is currently a conditional use permit (No. 1320) tied to the northern portion of 2011 Meadowlake and the property adjacent to the east for an Automotive Fueling Station in the C-2 zone that was approved in December of 2012. As that permit is not being observed and will be affected by this rezone, Planning Staff have been coordinating with the owners of this property and the adjacent property to get that permit revoked.

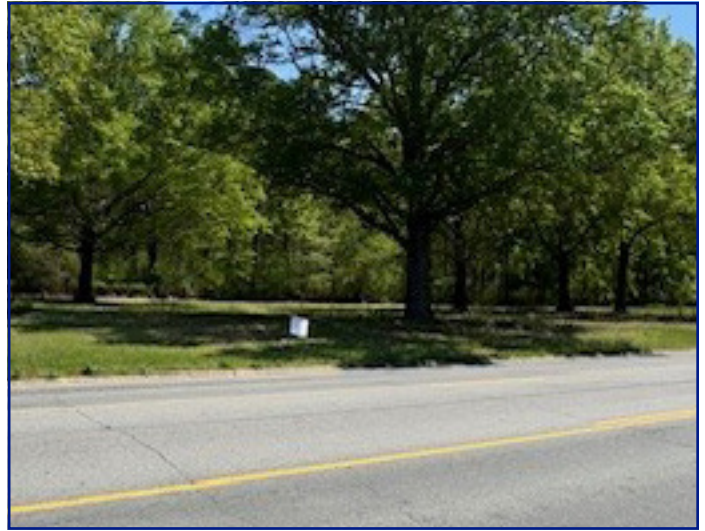
Location SE corner of the intersection of Meadowlake Rd and Donaghey Ave



SE corner of the intersection of Meadowlake Rd and Donaghey Ave



View of subject property looking NE



View of subject property looking SE



Adjacent property to the N



Adjacent property to the W



Property adjacent to the S



Property adjacent to the W

SE corner of Prince St and Reedy Rd. Parcel N of Essex Dr

APPLICANT/AUTHORIZED AGENT

John Pennington
PH LLC or Nickels LLC
PO Box 10382
Conway, AR 72034

OWNER

Sharion Carter
453 Valley Club Cir
Little Rock, AR 72212

**SITE DATA**

Location. Southeast corner of Prince St and Reedy Rd. Parcel north of Essex Dr.

Site Area. (Full PUD) 3 acres \pm . Undeveloped portion is roughly 2.19 acres.

Current Zoning. PUD (Planned Unit Development).

Adjacent Zoning. North: R-1 (One Family Residential District); South: R-1 (One Family Residential District) and Conway Country Club; West: A-1 (Agricultural District); East: PUD (The Terrace PUD).

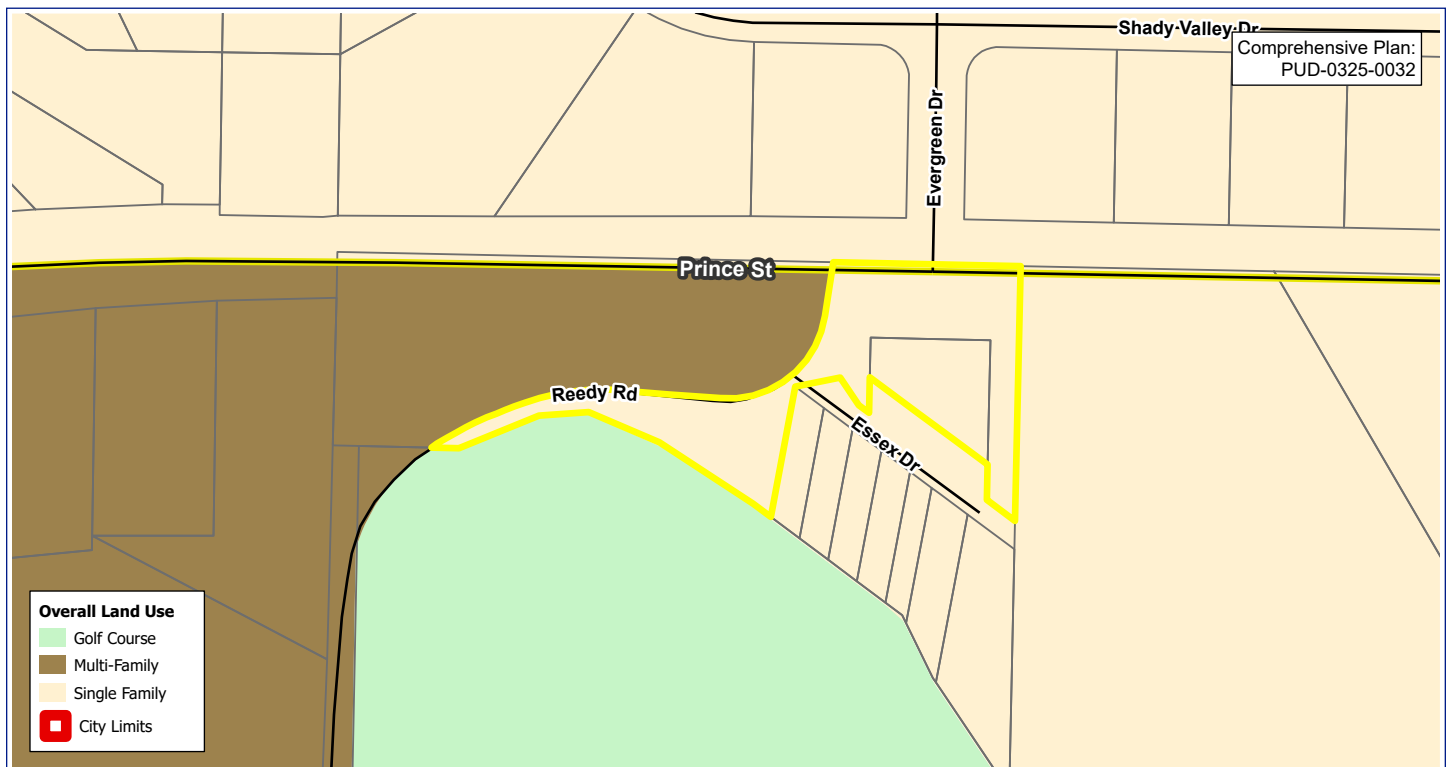
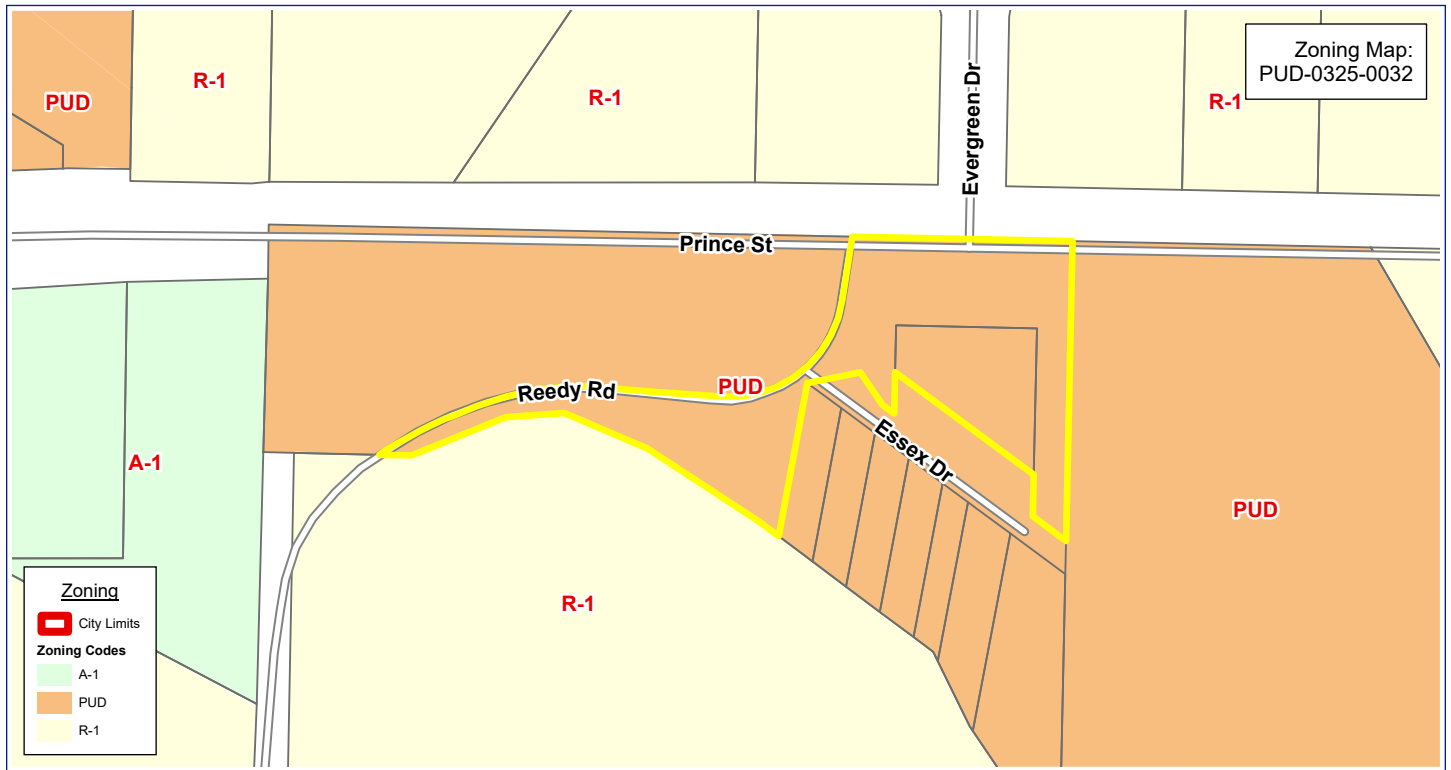
Existing Structures. Area south of Essex Dr currently has six townhomes: 2 two-story (garage on first floor), 4 three-story (garage on first floor). No other development on site.

Overlay. None.

Comprehensive Plan. Single Family.

Projected Traffic Impact. Based on the proposed uses, the average daily trips are approximately 21 ADT for residential use. The live/work component for the 4 units to the north can expect approximately 88 ADT depending on use.

SE corner of Prince St and Reedy Rd. Parcel N of Essex Dr



SE corner of Prince St and Reedy Rd. Parcel N of Essex Dr

Current Traffic Counts. Reedy Rd (West of Conway Country Club): 960 ADT. Prince St and West Haven Dr: 8900 ADT.

Flood\Drainage. The site is not within any FEMA flood zones.

Utilities. All extensions of utilities will need to be coordinated with Conway Corp.

Master Street Plan. Reedy Rd – Collector (60' ROW); Prince St – Major Arterial (100' ROW); Essex Dr – Private Street.

Street Improvement. None scheduled at this time.

Project Description. This Planned Unit Development was originally given approval in August 1985 and allowed for an MF-1 density. Due to the age of the PUD, all additional supporting documentation no longer exists. The applicant is proposing a live/work concept to the north parcel and a continuation of the established development pattern of townhomes for the south parcel.

STAFF COMMENTS

- The proposal would allow for a mixed-use development to the north parcel and townhouse development to the south.
- The original PUD allowed for MF-1 density. MF-1 density allows for no more than twelve (12) units per gross acre in density. This density was followed in the initial phase of this development.
- The request was initially sent to the Planning Director who denied the request. The request was denied due to the age of the original PUD and lack of documentation. It is believed this PUD needs to go back to Planning Commission for a decision and clarification of what is permitted.
- Ingress/Egress will be taken from Prince St for the northern development and from Reedy Rd for the southern development as shown on the site plan.
- This development will face multiple challenges in site development review.
- Nine parking spaces have been established in addition to the garages on the north side of Essex Dr (live/work units). This is roughly two additional spots per unit. An operational plan with expected parking need will be required for each live/work space.
- Any variance requests from Article 10 will be addressed in Site Development Review. If denied, these will come to Planning Commission for review.

STAFF RECOMMENDATIONS

If approved by Planning Commission, staff recommends the following conditions:

1. The site shall be limited to 4 live/work units on the north parcel and 2 townhomes on the south parcel as proposed.
2. All standards and uses other than those defined shall be governed by restrictions of the MF-1 zoning district.
3. Live/work means a dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The 'live' component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by the City of Conway Zoning Ordinance in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.
4. Any use beyond a professional office, artist's workshop, studio, salon, or other similar use will require a modification to the Planned Unit Development.
5. The development shall meet all applicable standards for Article 10 of the Zoning Code.
6. New buildings shall be of the following materials:
 - Brick/stone
 - Cement fiber board (Hardie board)
 - Wood
 - Other materials as approved by the Planning Director
8. Vinyl siding shall be prohibited.
9. All landscaping must meet guidelines found in Article 10 of the Conway Zoning Code, including perimeter landscaping. No exceptions shall be granted.
10. An operational plan with expected parking need will be required for each live/work unit and will require Planning Staff review before being approved.

SE corner of Prince St and Reedy Rd. Parcel N of Essex Dr

10. Setbacks shall be as follows:

	North Parcel	South Parcel
Permitted Uses:	Live/Work, Residential	Residential, Townhouse, Duplex
Setbacks:	Front – 10', Rear – 5', Interior Side- 6', Exterior Side – 10'	Front – 10', Rear – 10', Interior Side – 6', Exterior Side – 10'
Maximum Density	4 live/work units	2 residential units

- 11. Applicant shall plat the property in accordance with the Subdivision Regulations.
- 12. Applicant shall return a signed copy of the final development plan prior to the issuance of building permits.
- 13. A Property Owners' Association or Improvement District shall be required to be formed and operate in perpetuity prior to filing of the final plat, to maintain all common areas and improvements such as private streets, sidewalks, and drainage. If an existing agreement exists, this section of the Planned Unit Development shall agree to join the existing agreement. No existing maintenance agreements shall be violated by this development.



Office 501-327-3630
jpenni@conwaycorp.net
www.penningtoncompanies.net
P.O. Box 10382
Conway, AR 72034

Cover Letter

RE: PUD Major Amendment

Director Tucker:

Please accept this request to initiate a PUD major amendment for 2 parcels located at the Southeast corner of Prince Street and Reedy road. These parcels were zoned PUD 40 years ago, due to the age of the zoning the City has no supporting documentation (Permitted uses, development plan, etc.) that would allow the owner to know what is permissible by right under the current zone. This amendment seeks to clarify this absence of documentation.

The 2 parcels requested for amendment are identified as the northern parcel which is immediately North of Essex Drive (North Parcel) and a smaller parcel immediately east of Reedy Road southwest of the Essex Drive entrance (South Parcel). These parcels are infill development with a small overall footprint.

The North Parcel will be featuring a live/work concept which will be a first of its kind for Conway. The live/work concept allows the owner to both work and live at the same location. Conceptually, the building would be multi-unit and multi-story with a rear loading garage and work unit on the 1st floor, with a residence above. This concept offers many benefits to an owner looking for a separate work space, with the convenience of living above. Our target market who could benefit from this concept include:

- **Professionals:** Attorneys, Architects, Physicians
- **Creatives:** Stylists, photographers, graphic designers
- **Freelancers and Consultants:** Individuals in fields like web development, marketing, content curators, copywriting
- **Small Business Owners:** Entrepreneurs running businesses like home-based retail, e-commerce
- **Therapists and Counselors:** Psychologists, Counselors, Therapists, and other professionals who offer mental health services
- **Tech Startups:** Developers, software engineers, and tech consultants
- **Health and Wellness Practitioners:** Yoga instructors, personal trainers, acupuncturists
- **Educators/Tutors:** Teachers or tutors

The south parcel would not be eligible for the live/work concept due to its limited size. We propose continuing the established development pattern of townhomes abutting this parcel by allowing residential use with a maximum of 2 units for the south parcel. Reduced setbacks of 10' in the both the front and rear, and 6' side setbacks with a minimum 10' separation between buildings. Ingress/Egress would be from Reedy Rd.

SE corner of Prince St and Reedy Rd. Parcel N of Essex Dr



Office 501-327-3630
 jpenni@conwaycorp.net
 www.penningtoncompanies.net
 P.O. Box 10382
 Conway, AR 72034

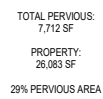
To accomplish this live/work concept the PUD zone offers the flexibility needed to achieve the mixed use. Specifically the major amendment we are requesting is as follows:

	North Parcel	South Parcel
Permitted Uses:	Retail Restricted, Office, Residential	Residential, Townhouse, Duplex
Setbacks:	Front - 15', Rear - 0', Interior Side - 6', Exterior Side - 10'	Front - 10', Rear - 10', Interior Side - 6', Exterior Side - 10'
Maximum Density	4 live/work units	2 residential units

Due to the minimal footprint of the north parcel a zero line rear setback off Essex Drive (Private) and a 15' front setback with side setbacks of 10'. A variance is required for Section 1007.4 B.1.(D.) the 125' separation of curb cuts off Prince Street. We propose the curb cut align with the curb cut of Evergreen Drive directly north of the site, which conforms to Section 1007.4 B.1.(E.).

Respectfully Submitted,

John Pennington, Managing Member
 Alliance Capital LLC



SE corner of Prince St and Reedy Rd. Parcel N of Essex Dr

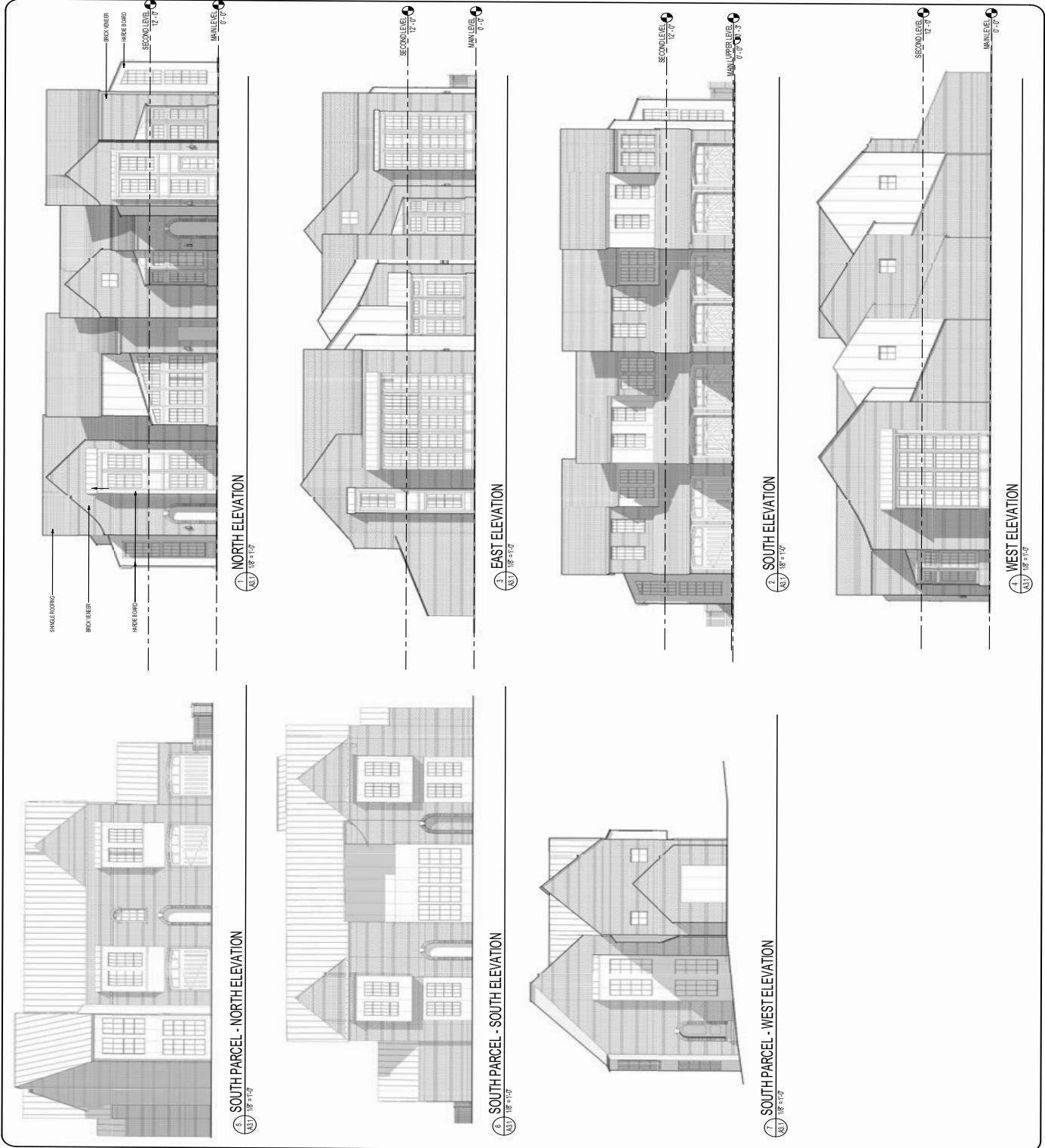
LEWIS ARCHITECTS
ENGINTEERS
501 223 9302 • WWW.LEWISARCH.COM

ELLIOTT • WOODWARD • INCORPORATED
MCMORAN • VADEN

ESSEX PUD
PENNINGTON COMPANIES
CONWAY, ARKANSAS

DATE: 2/20/20
DRAWN BY: JAV
REV: 01

A3.1



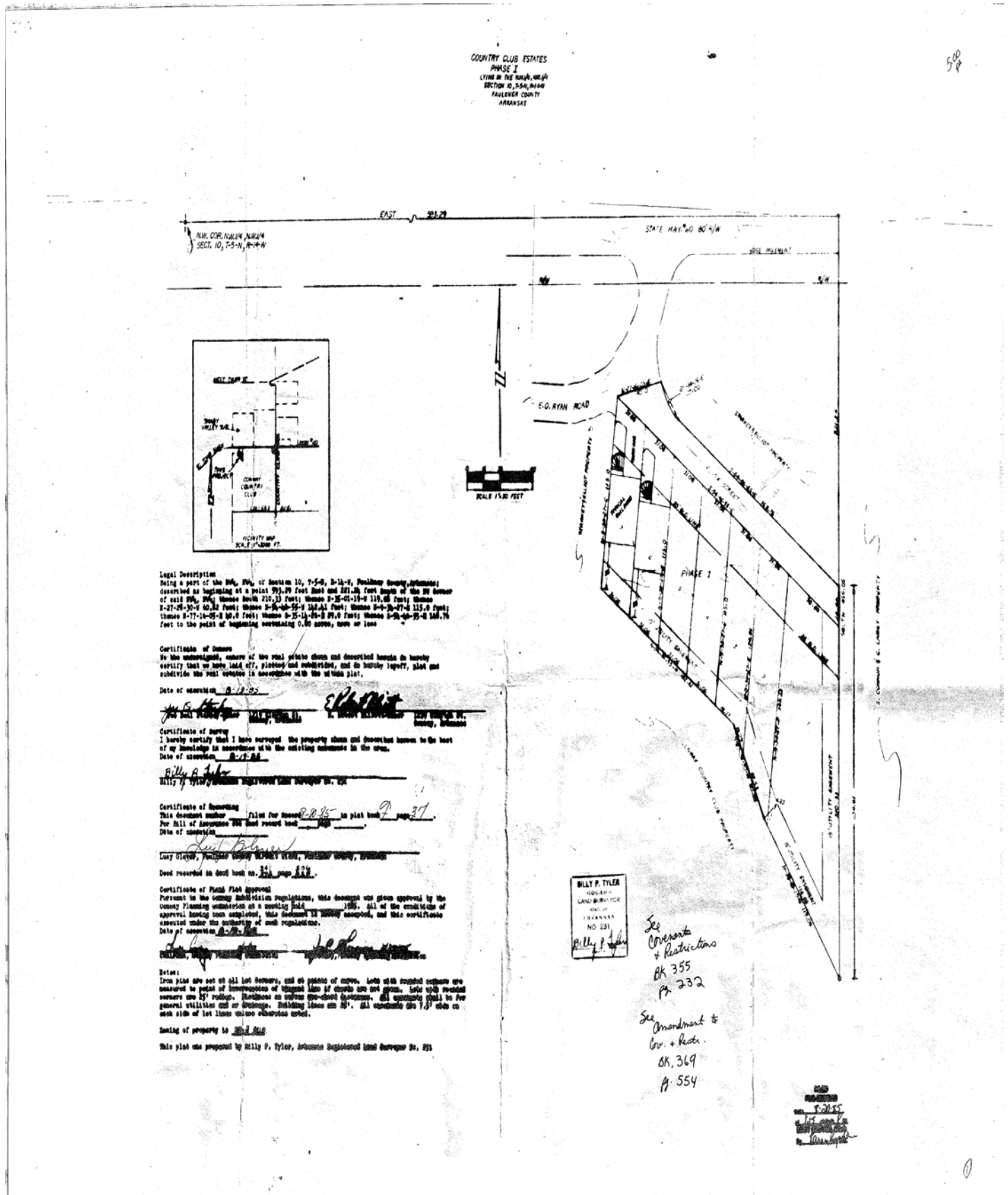
SE corner of Prince St and Reedy Rd. Parcel N of Essex Dr



SE corner of Prince St and Reedy Rd. Parcel N of Essex Dr



SE corner of Prince St and Reedy Rd. Parcel N of Essex Dr



SE corner of Prince St and Reedy Rd. Parcel N of Essex Dr

PAGE FOUR

9. If subdivision is to be developed outside the city limits, the lots will need to each have a minimum of 20,000 sq. ft.
10. Copies of the plat shall be submitted to the telephone and gas company.
11. Certificate of owner shall contain dedication of utility easements.
12. House numbers should be divided into 100, 200, 300 and 400.
13. The following additional easements are needed south 7.5' of lots 8, 14, 18, 36, 37, 43, 47; the north 7.5' of lots 9, 15, 19, 35, 38, 44, 48; the west 7.5' of lot 23.
14. Street rightofway on Sawrie property shall be included in description and boundary of subdivision.
15. If subdivision is developed outside city limits, percolation tests will be required on each lot.

and 3 additional contingencies as follows:

1. The 20' proposed easement on the Sawrie property to become a definite 20' easement in order to give 60' easement for possible street development;
2. That O'Kelley Drive will be a paved dedicated street all the way to Hwy 286;
3. That the easement between lots 50/53 and 51/52 be a dedicated right-of-way for future development.

Mr. Farris seconded the motion and it passed unanimously.

REZ-1985 AUG 06
5/4/10 NW
Mr. Barrett reported that Roger Starkey had contacted him about rezoning to MF-1 of some property in November 1984. Mr. Starkey and Mr. Elliott wish to add the PUD to the rezoning in order for the property owners of the complex to own the lots and streets in the complex. Mr. Barrett explained that the City Council had approved this designation at its last meeting. Mr. Barrett moved to approved to zone as MF-2 PUD. Mr. Farris seconded the motion and it passed unanimously. (Should have been referred to as MF-1 PUD).

Mr. Gordy stated that an annexation request had been submitted by Tommy Lewis and L&S Concrete for approximately 295 acres southeast of the city limits. Mr. Hegeman explained that this property was contiguous to the city limits and would help close a gap of outstanding property presently needed to round out the city limits to the southeast. Mr. Hegeman moved to recommend to the City Council that this annexation be approved. Mr. Greene seconded the motion and it passed unanimously.

Mr. Barrett moved to request the City Council to amend Section 1-5.5 of the Subdivision Regulations to read 15 days before its meeting instead of 10 days because 10 days was not enough time for the Planning Department to properly study subdivision plans. Mr. Farris seconded the motion and it passed unanimously.

Mr. Barrett also moved to request the City Council to amend the exterior side yard setbacks for the C-2 and C-3 zoning to read 25' instead of no setback requirements. Mr. Thessing seconded the motion and it passed unanimously.

There being no further business the meeting was adjourned.

SE corner of Prince St and Reedy Rd. Parcel N of Essex Dr

From: [Anne Tucker](#)
To: [Tara Jackson](#)
Subject: Fw: PUD Modification
Date: Thursday, April 17, 2025 11:08:34 AM

From: Anne Tucker
Sent: Monday, March 24, 2025 9:50 AM
To: John Pennington <jpenni@conwaycorp.net>
Cc: Lauren Hoffman <Lauren.Hoffman@conwayarkansas.gov>; Rebecca Alexander <Rebecca.Alexander@conwayarkansas.gov>
Subject: PUD Modification

John - Per our conversation this morning, I am denying your request for a PUD modification for the property at Reedy Road and Essex Drive. If you'd like to appeal my decision, please notify us today so that we may get this before the Planning Commission at the April meeting. They must be notified no less than 30 days of the appeal and the next meeting is 4-24.

You will need to post signs of a Public Meeting on the site no less than 15 days prior to the Public Meeting at PC. Becca can get those signs done and you can swing by and pick them up later in the week. Just let us know how you'd like to proceed. Thanks!

C. Anne Tucker
Director of Planning and Development
Office phone 501-450-6105

SE corner of Prince St and Reedy Rd. Parcel N of Essex Dr



View of subject property looking N from Essex Dr



View of adjacent property to the SE



Proposed duplex site looking SW



Looking E along property frontage on Prince



Site entrance along Essex Dr



Property adjacent to the N across Prince St

APPLICANT/AUTHORIZED AGENT

Dana Hamilton
9 Water Oak Dr
Conway, AR 72034

OWNER

The Pest Detective AR, LLC; Westley Sullins
21 Stonehedge Dr
Conway, AR 72034

**SITE DATA**

Location. 9 Water Oak Dr. Lot 2, Blk 5 Oak Forrest Subdivision.

Site Area. 0.33 acres \pm .

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

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

Requested Conditional Use. Home Occupation to allow beauty shop services.

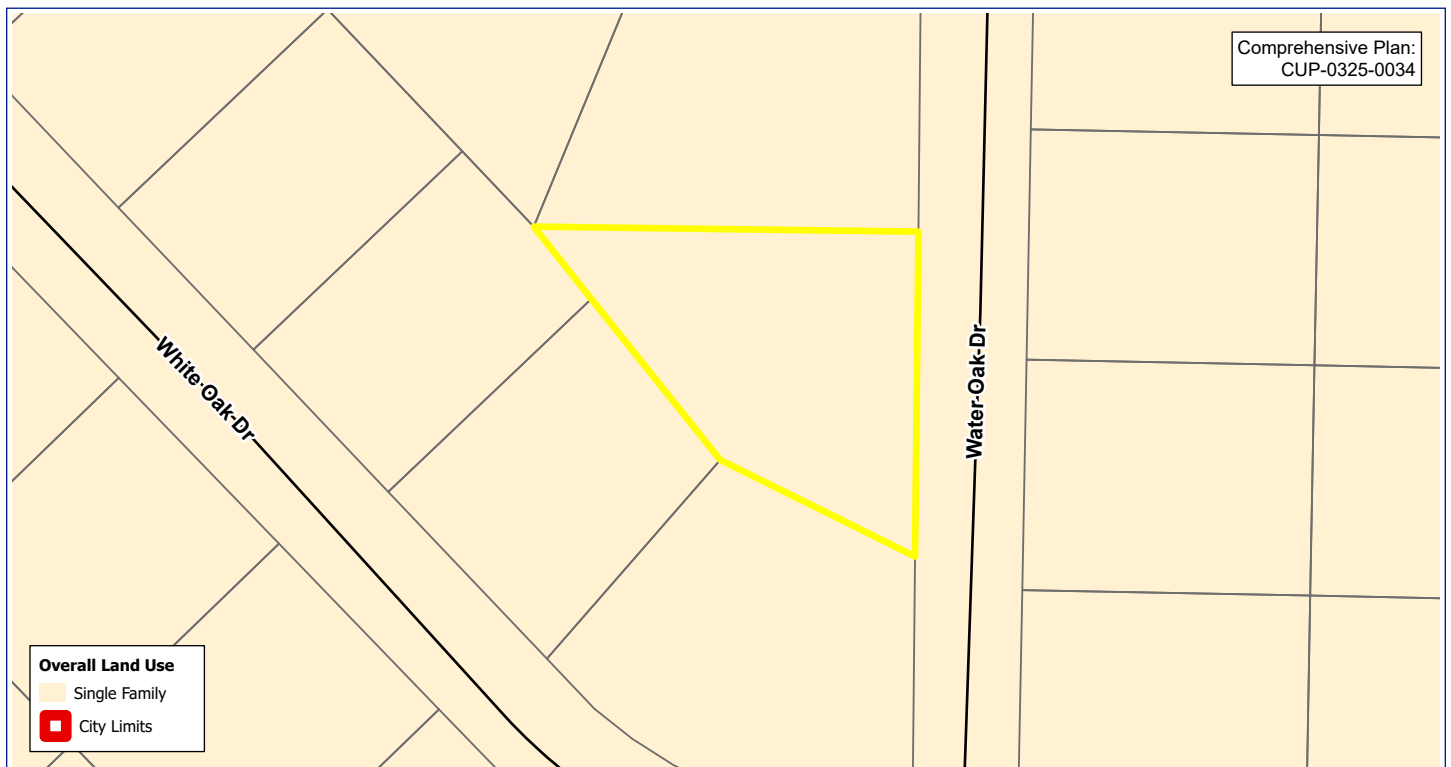
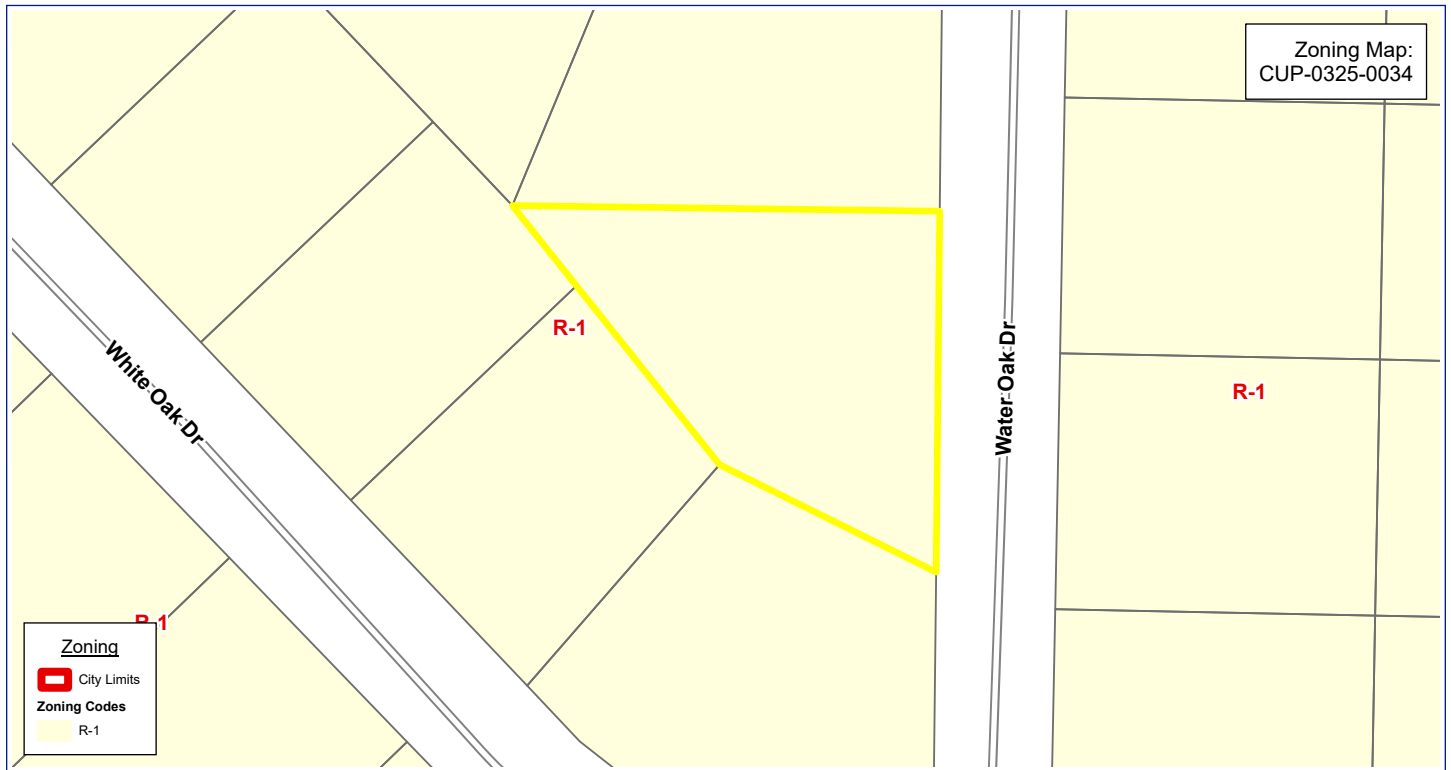
Existing Structures. 1,825 -sf single family dwelling and 1 outbuilding.

Overlay. None.

Comprehensive Plan. Single-Family.

Projected Traffic Impact. A single-family residence generates around 10 vehicle trips per day. The addition of a single-person operation beauty shop, with 30-40 clients per week, would have a slight traffic impact.

W side of Water Oak Dr



Current Traffic Counts. There are no estimates within the vicinity of this property. The closest location is just north of the Salem Rd/ Prince St roundabout and is 14,000 ADT.

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

Utilities. Utilities are currently available on site.

Master Street Plan. Water Oak Dr (Local Residential 50' ROW).

Street Improvement. No improvements planned at this time.

STAFF COMMENTS

- The applicant intends to provide hair salon services with the approval of a Home Occupation within the enclosed carport area of the residence. The applicant is aware the carport must be enclosed to validate the Home Occupation.
- The requested use would adhere to the Zoning Code definition of a beauty shop, *"A facility licensed by the state where hair cutting, hair dressing, shaving, trimming beards, facials, manicures or related services are performed."*
- A beauty shop having facilities to serve no more than one person or to be used by not more than one operator shall be considered a permitted home occupation.
- Home occupation is any occupation or profession carried on by a member of the immediate family residing on the premises, in connection with which there is used no display that will indicate from the exterior that the building is being utilized in whole or in part for any purpose other than that of a dwelling; there is no advertising.
- The resident at the site will be the only staff member and the operation will take up no more than 25% of the gross floor area of the residence.
- The use of the site for home occupation (beauty shop) is not permitted by right in the R-1 zoning district but is allowed via a conditional use permit.
- The Comprehensive Plan indicates this property as Single-Family. The primary use of the property is still single-family residential while also allowing the resident to operate a hair salon from her enclosed carport.

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

1. Operating hours are limited to 9:00am—6:00pm, Monday through Friday.
2. Treatments are limited to that of a hair salon.
3. The carport shall be enclosed for the operation of the hair salon.
4. The home occupation shall not occupy more than twenty- five percent (25%) of the gross floor area of one floor of said dwelling.
5. There shall not be displayed or created outside the building or displayed by means of windows or openings in the structure any external evidence of the operation of the occupation, except for one inanimate, non-illuminated accessory identification sign not more than two (2) square feet in area may be placed flat against a wall or door or displayed in a window. All signage shall be permitted and installed in accordance with the Conway Sign Code.
6. No person is employed other than a member of the immediate family residing on the premises.
7. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses beyond the property line.
8. Client parking shall be limited to the driveway and curb in front of the property.
9. No zoning variance, which could result from the commencement of the conditional use, may be considered.
10. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
11. 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.
12. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.

Dana Hamilton

Hairstylist

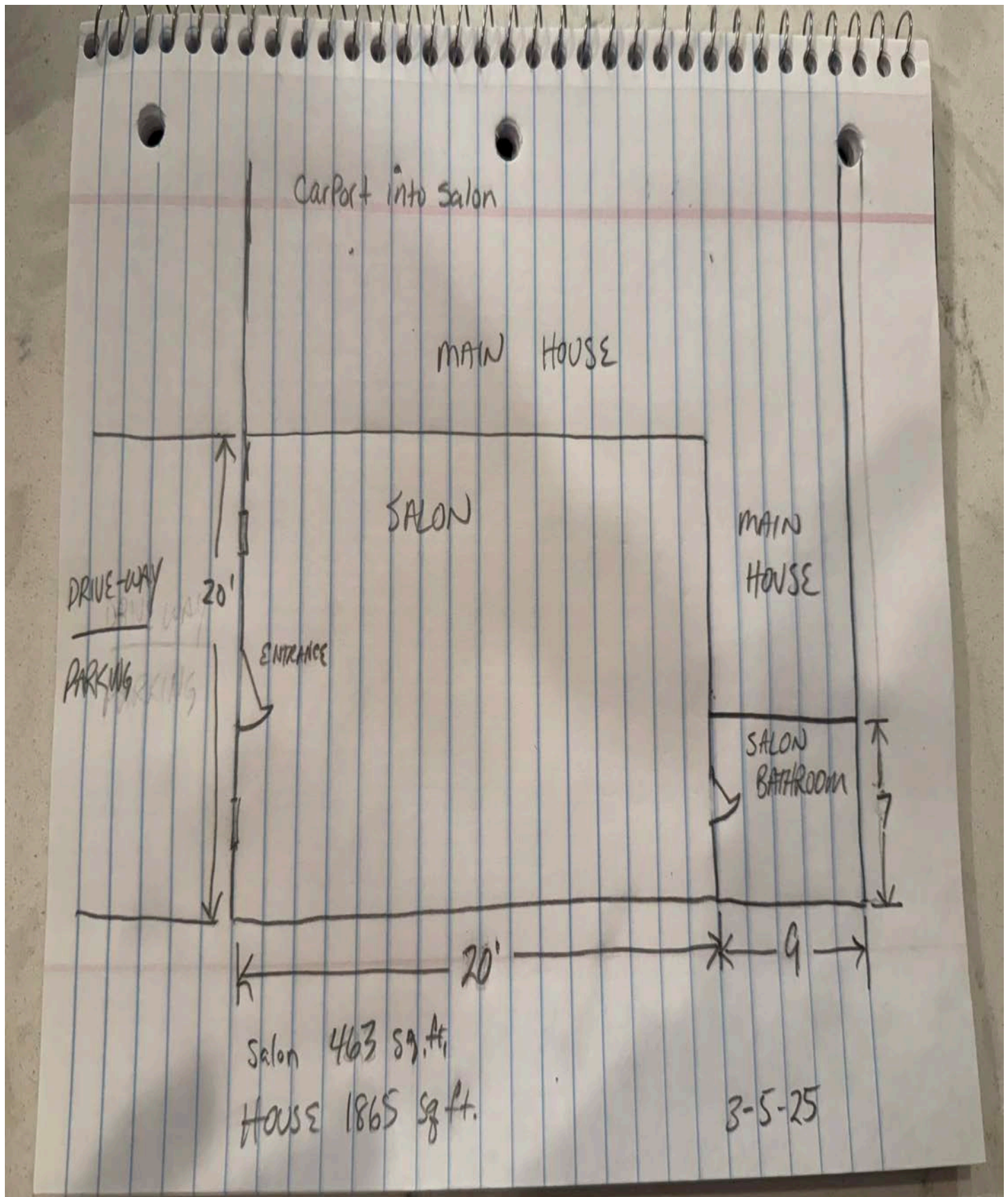


Dear, planning and development
department

5 March, 2025

I am writing to apply for a permit to turn my open carport into a home salon for myself. as of now it's just an open 2 car carport with a utility room. I would like to convert carport into a room and the utility room into a bathroom. At the front of the carport I would add a door that is a separate client entrance into the salon. Thank you so much!

Dana Hamilton
Dana Hamilton



W side of Water Oak Dr



View of subject property from Water Oak Dr looking W



Looking N along Water Oak Dr



Looking SW at site



Adjacent property to the S



Adjacent property to the N



Looking SE across Water Oak Dr

Approx. 1,000ft W of the intersection of E Dave Ward Dr and S East German Ln

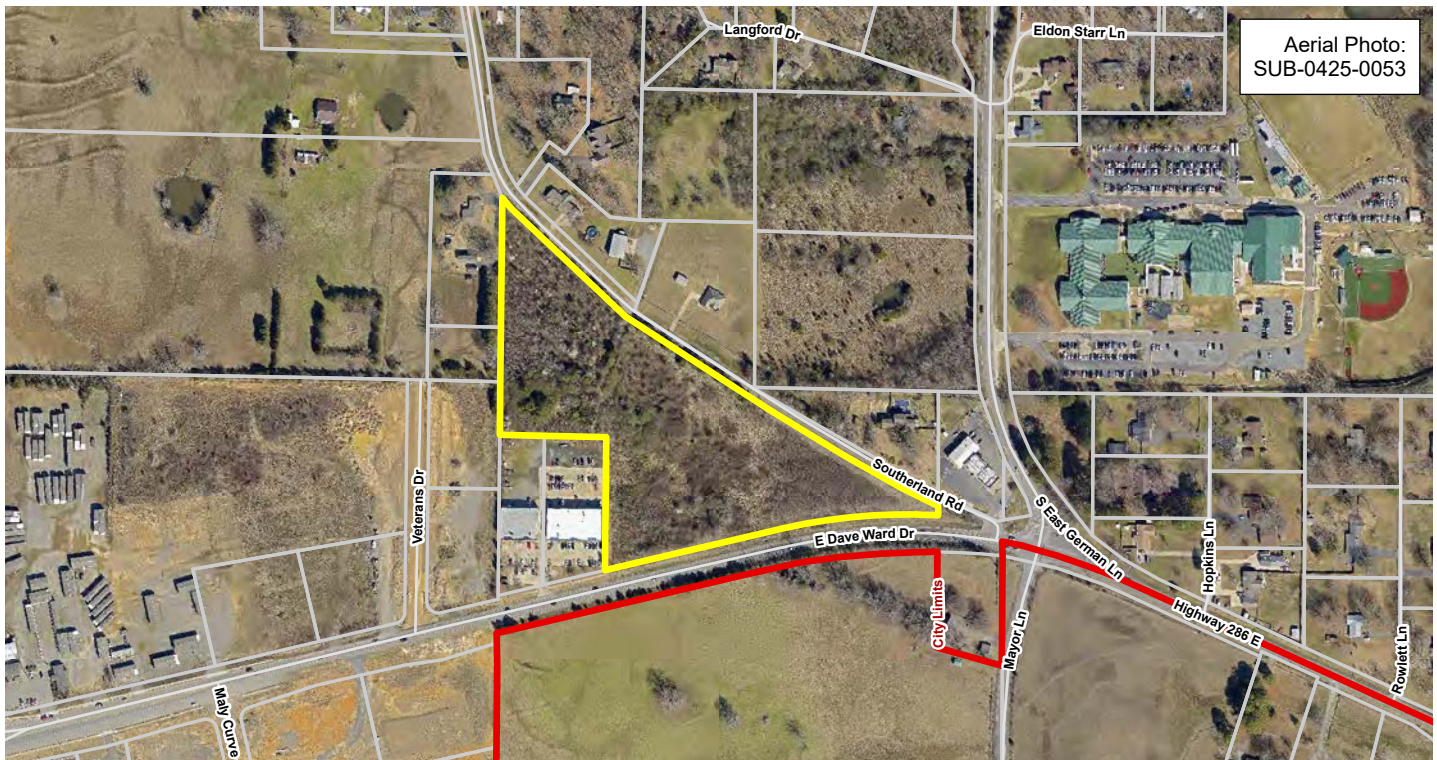
APPLICANT/AUTHORIZED AGENT

Central Arkansas Professional Surveying

1021 Front St
Conway, AR 72032

OWNER

Central Arkansas Professional Surveying
Conway Properties, LLC dba Conway Maly Properties, LLC
650 United Dr, Ste 300
Conway, AR 72032



SITE DATA

Location. 1550 E Dave Ward Dr; a replat of Lot-3 Mayor's Place Replat. Approximately 1,000ft west of the intersection of E Dave Ward Dr and S East German Ln.

Site Area. ±10.54 acres.

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

Exiting Structures. None.

Overlay. None.

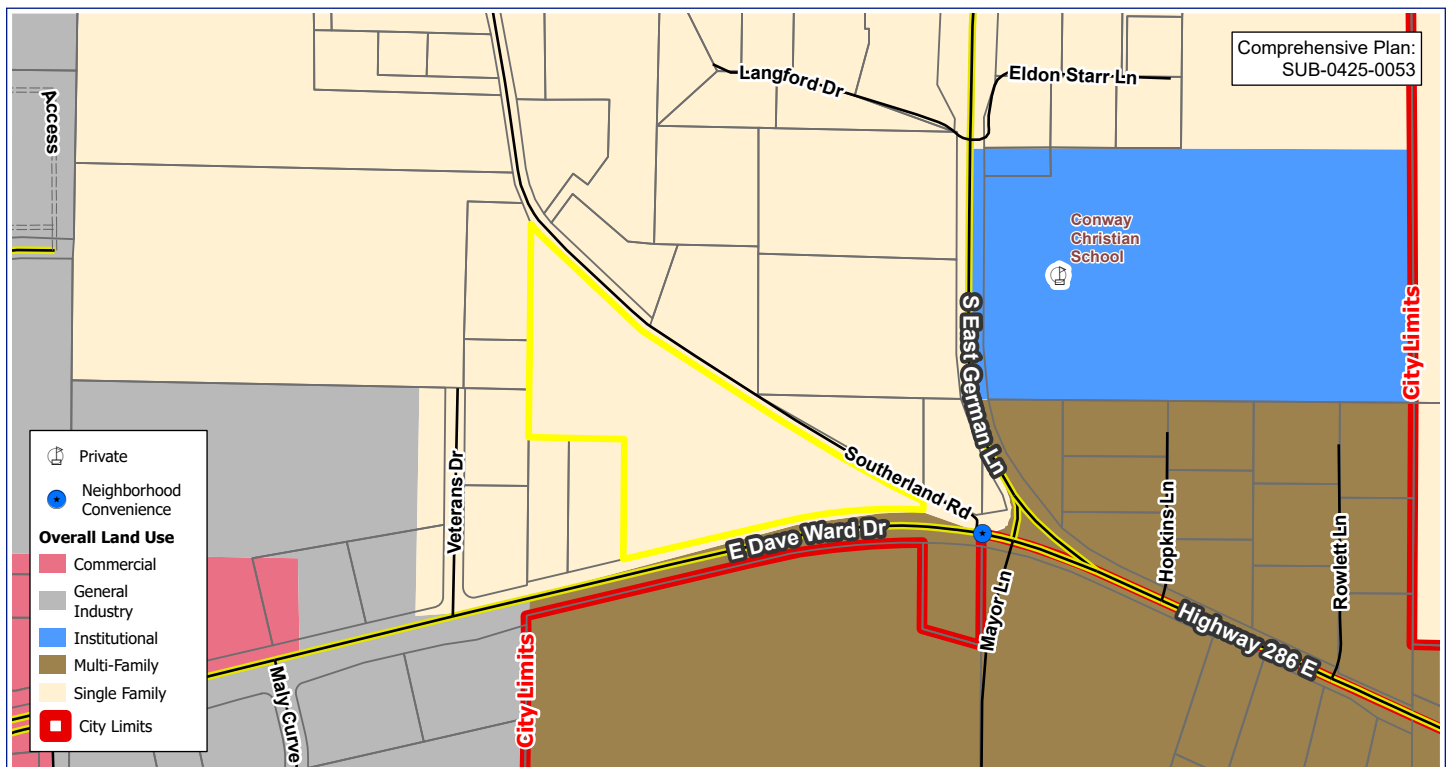
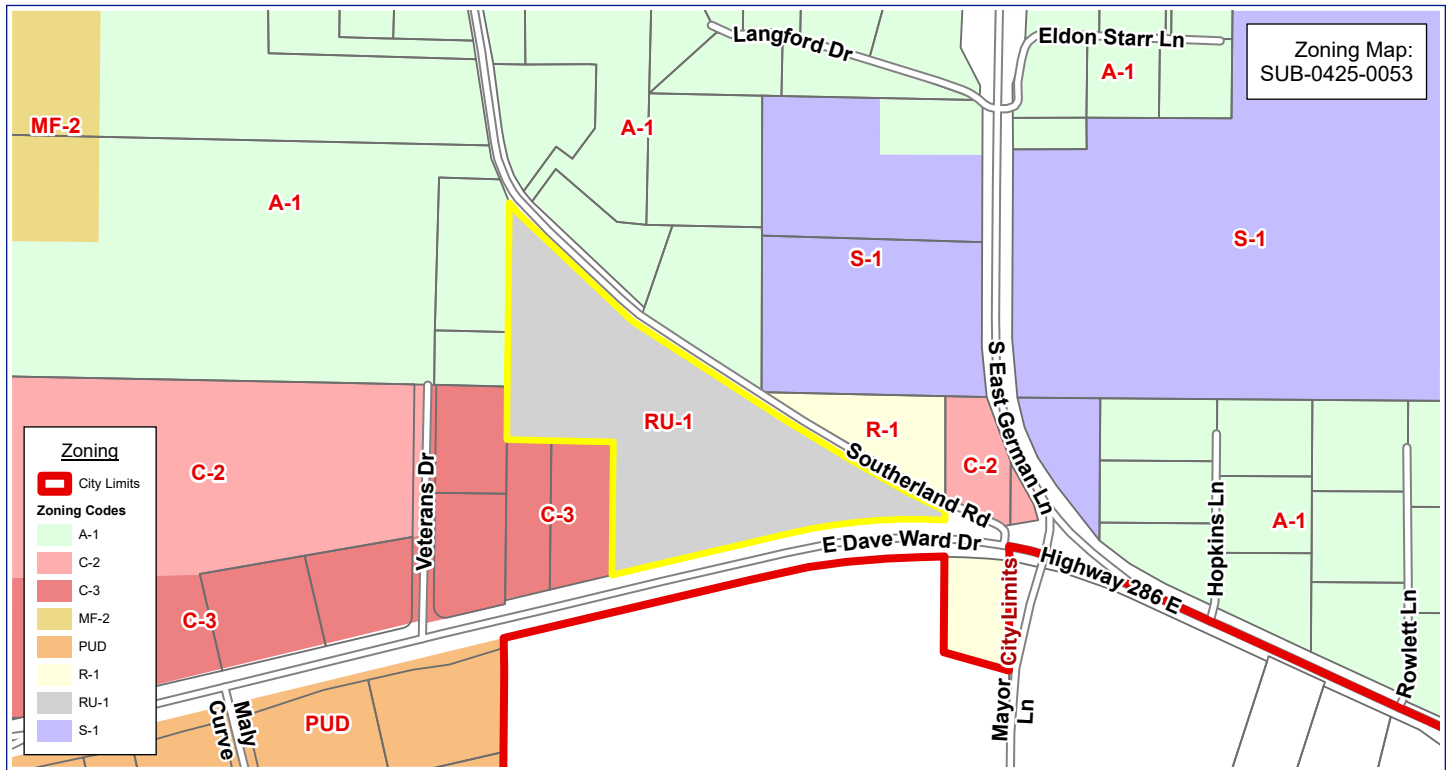
REQUEST

The applicant is requesting a waiver to the Subdivision Regulations to allow the creation of 2 double frontage lots (3B and 3C) as part of a 3-lot minor subdivision. Minor subdivisions, containing 4 or fewer lots and not requiring any new street or drainage construction, are reviewed administratively by Planning Staff. This request is presented to the Planning Commission because it represents a deviation from the regulations of Subdivision Ordinance, as amended (#O-00-03) which requires Commission approval.

Waivers requested; Planning Commission action is required for the following:

To allow the creation of double frontage lots for Lot 3B and Lot 3C and waive the requirement for a planting screen easement (Article IV, §5.F(7)).

Approx. 1,000ft W of the intersection of E Dave Ward Dr and S East German Ln



Approx. 1,000ft W of the intersection of E Dave Ward Dr and S East German Ln

STAFF COMMENTS

- *"Double frontage lots other than corner lots fronting on two streets shall not be platted except under extreme circumstances, as may be approved by the Planning Commission, in which case building lines shall be established for both front and rear lot lines. Double frontage and reverse frontage lots should be avoided except where they are needed...to overcome specific topographic or site constraints." Article IV, §5.F(7).*
- *"Where double frontage exists, a planting screen easement of at least ten feet shall be provided along a portion of the lot abutting the traffic artery or other use where screening is required." Article IV, §5.F(7).*
- The site is an irregular triangular shape and is bound to the north, south, and east by higher classification existing public streets. There are future plans to reconfigure the intersection of East Dave Ward Dr, South E German Ln, and Southerland Rd which makes this waiver request crucial to allow flexibility for development design and access of both of these proposed lots.
- The Comprehensive Plan designates the site as Single-Family.
- Given its proximity to the significant intersection of E Dave Ward Dr (major arterial, 100' ROW), South E German Ln (minor arterial, 80' ROW), and Southerland Rd (collector, 60' ROW), as well as a proposed future widening of E Dave Ward Dr, it is likely that the Southerland Rd frontage will provide a secondary means of egress for any future development of these lots. Without knowing the future roundabout and street widening plans, reconfiguration, or design for this intersection, there is a desire to not hinder the future development of these lots, and for this reason, the planting screen easement requirement should also be waived.
- The secondary frontage, Southerland Rd, is an open ditch collector street that provides additional access to the north to Middle Rd without having to navigate heavier traffic prone areas like E Dave Ward Dr and S Amity Rd. Property along this street consists of rural and agricultural zonings and land uses.

**Central
Arkansas
Professional
Surveying, LLC**

1021 Front Street
Conway, AR 72032
501.513.4800
501.513.0900-fax

April 9, 2025

Re: Mayor's Place Replat Lot 3
1550 E Dave Ward Dr.
Conway, AR 72032

To Whom It May Concern,

Our firm is requesting for the following waiver:

-To allow the creation of double frontage lots for Lot 3B and Lot 3C
and waive the requirement for a planting screen easement (Article
IV, §5.F(7)).

If you have any questions, please call me at 501.513.4800.

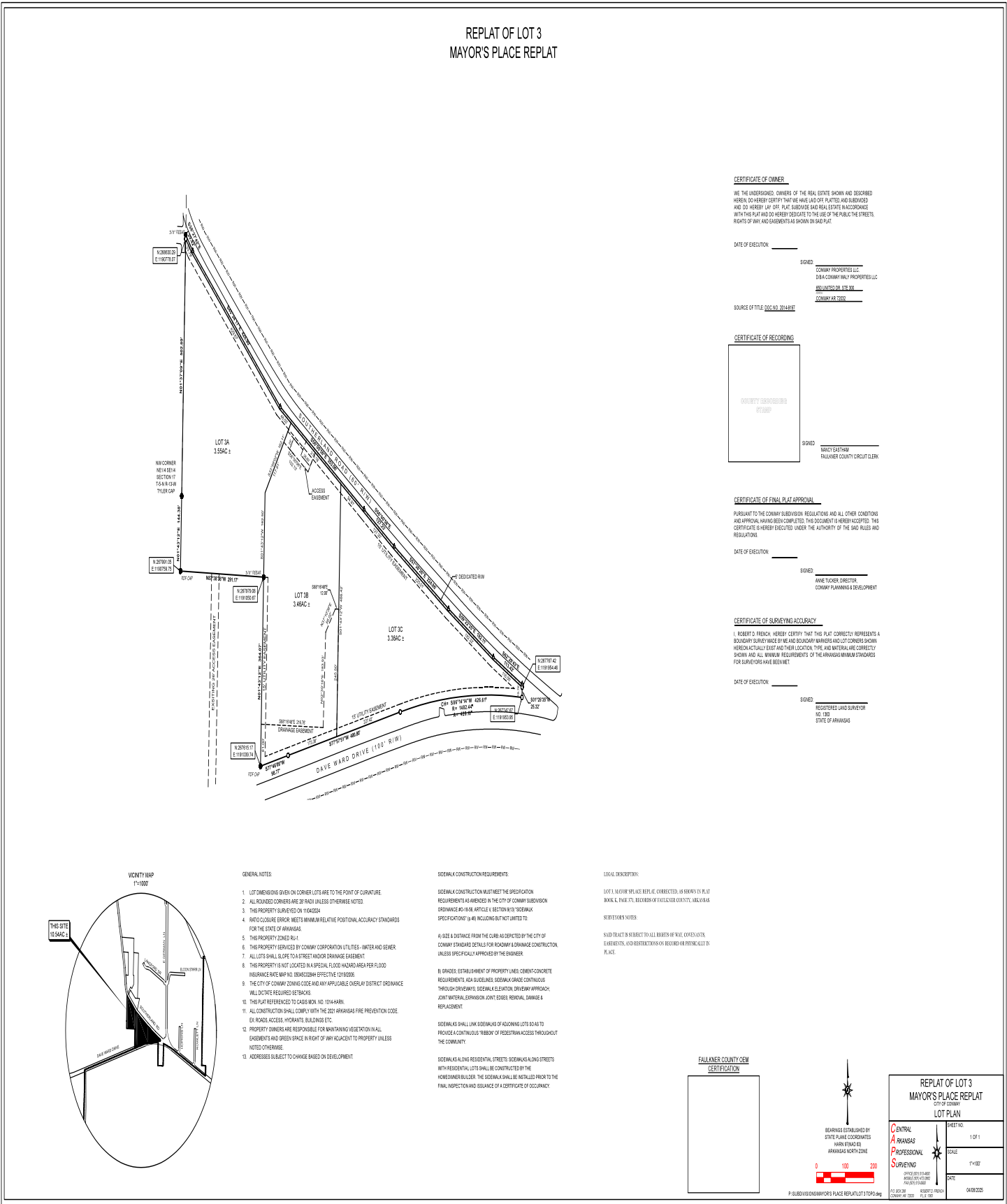
Sincerely,



Robert French, PS 1363

Central Arkansas Professional Surveying, LLC

Approx. 1,000ft W of the intersection of E Dave Ward Dr and S East German Ln



Approx. 1,000ft W of the intersection of E Dave Ward Dr and S East German Ln



View of subject property from DWD



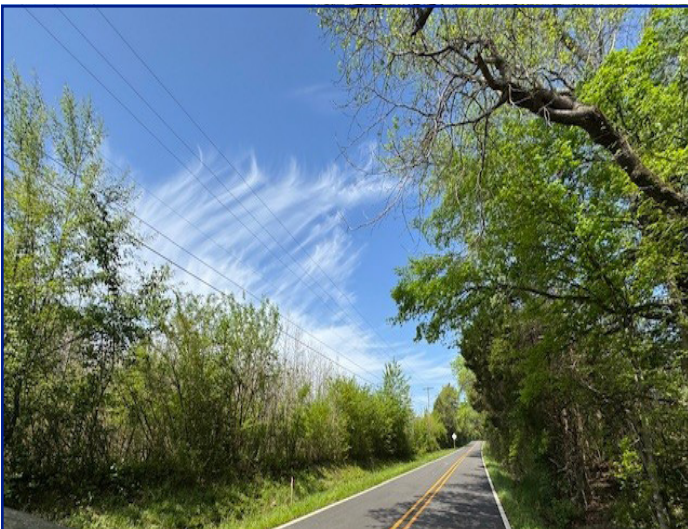
Site looking NE



Intersection looking SW



Intersection looking SE



Looking W down Sutherland Dr



Property to the N on Sutherland Dr

**The following item is for consideration by
the BOARD OF ZONING ADJUSTMENT
consisting of the members of the
Planning Commission**

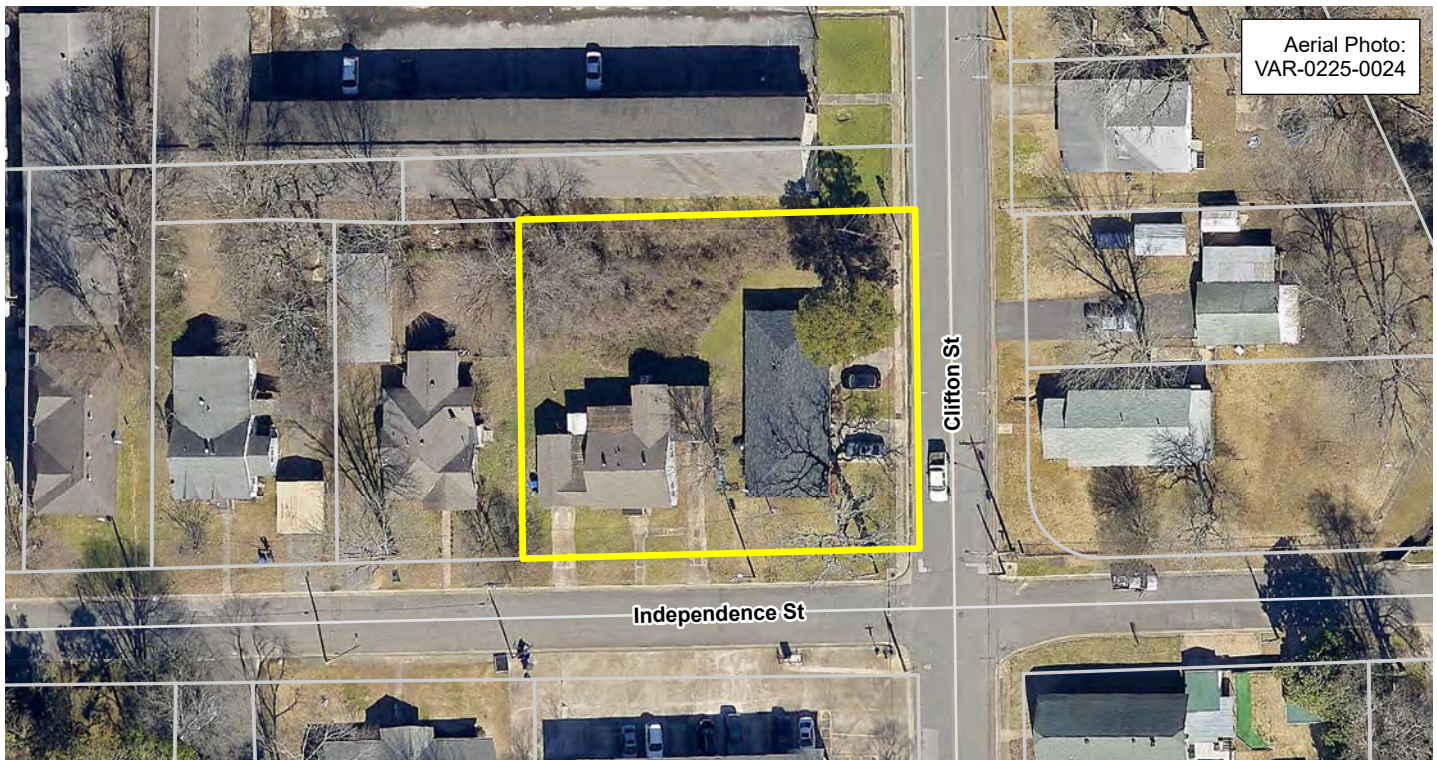
NW corner of intersection of Independence St and Clifton St

APPLICANT/AUTHORIZED AGENT

Robin & Robin Frazier
5345 Burnt Pine Dr
Conway, AR 72034

OWNER

Jennifer Day
6 Cedar Hill Rd
Conway, AR 72032

**SITE DATA**

Location. 1614 Independence St & 1403/1405 Clifton St. The northwest corner of the intersection of Independence St and Clifton St.
1614 Independence St & 1403/1405 Clifton St. The northwest corner of the intersection of Independence St and Clifton St.

Site Area. ±0.44 acres.

Current Zoning. MF-3 (Multi-Family).

Existing Structures. A 1,555-sf single-family home at 1614 Independence St and a 2,100-sf duplex at 1403/1405 Clifton St.

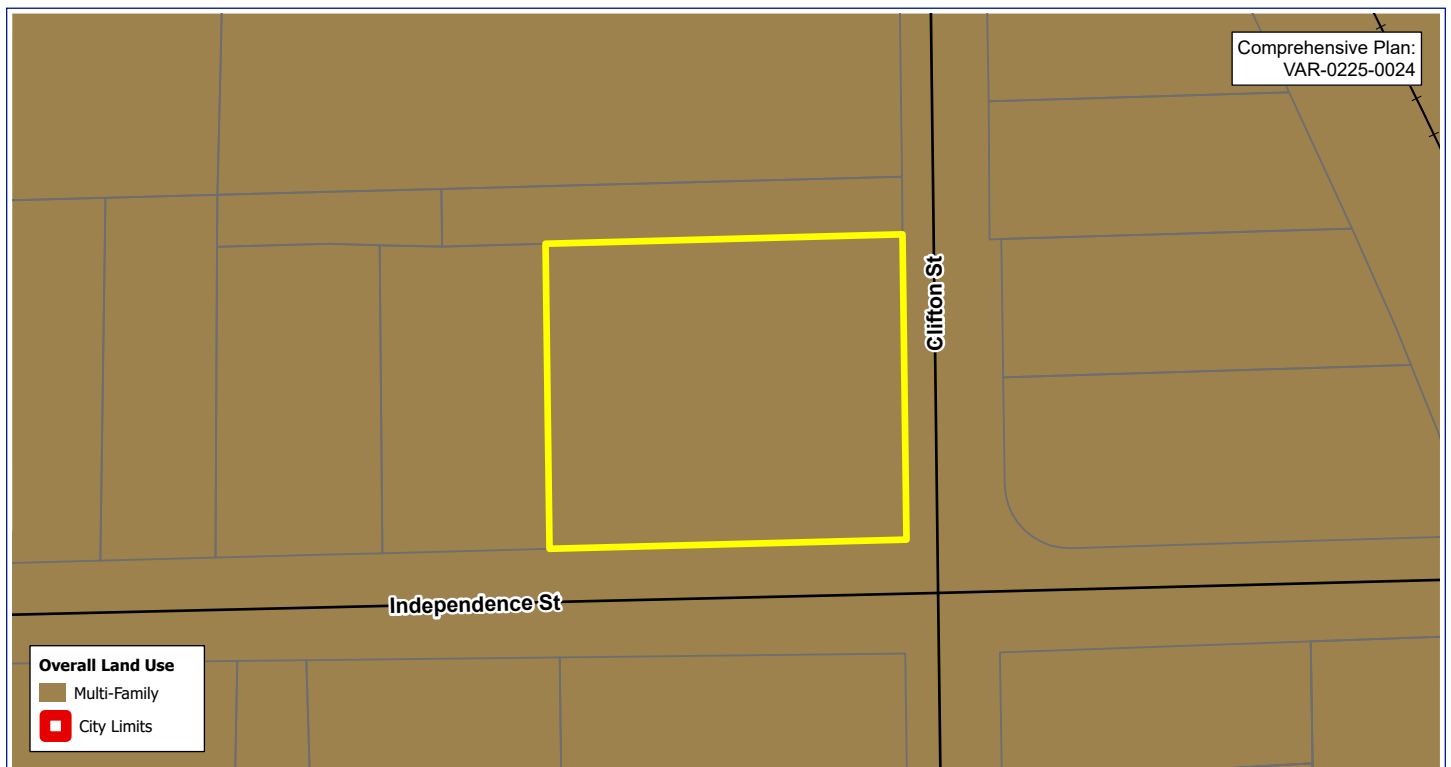
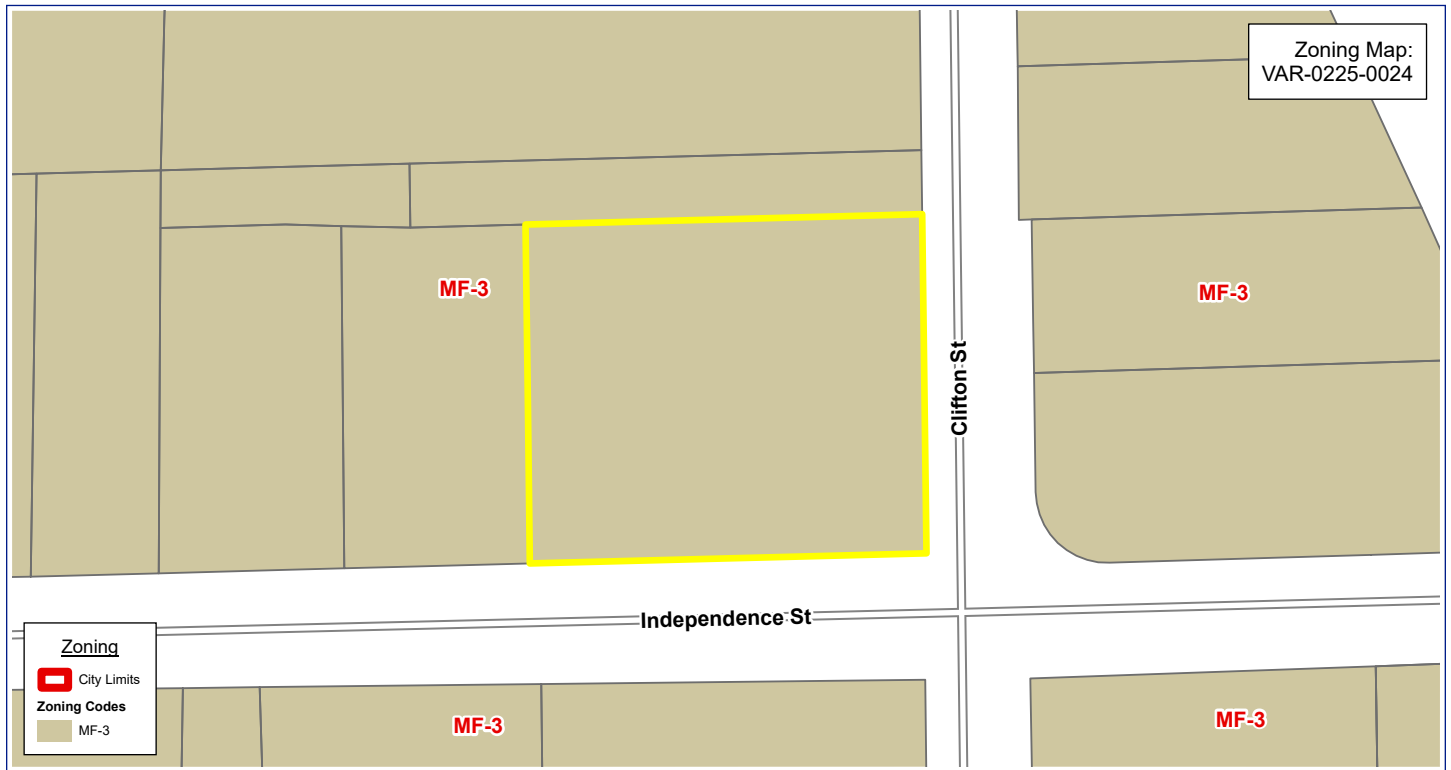
Overlay. Old Conway Design Overlay District- Suburban District.

Requested Zoning Variance.

1. Reduced minimum lot width for corner lot to 63 feet due to proposed replat — 75-foot requirement.

General Overview. The applicant has submitted a minor subdivision application to replat the property (SUB-1224-0153). As there is a legally non-conforming existing single-family home and duplex currently on 1 lot, the uses do not align with the allowances of the Zoning Code. The subdivision of the property makes both structures conform again (as all required setbacks and uses) can conform to those of the Zoning Code and Old Conway Design Overlay standards. Due to the proposed Lot 2 being required to have a 75' lot width, the variance is not able to be granted administratively by Planning staff, based upon the allowance that would be required.

NW corner of intersection of Independence St and Clifton St



NW corner of intersection of Independence St and Clifton St

Zoning Code.

1. Variance request for reduced lot width of corner lot (§305.3(4)), *"Corner lots shall be at least seventy-five (75) feet wide at the building line to allow for side street building lines."*

Basis of Variance Review. In accordance with §702.2 the Zoning Code, the Board of Zoning Adjustment, consisting of the members of the Planning Commission shall, *"Hear and decide variance requests from the literal provisions of the Zoning Code in instances where strict enforcement of the Zoning Code would cause undue hardship because of circumstances unique to the individual property under consideration, and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the Zoning Code."*

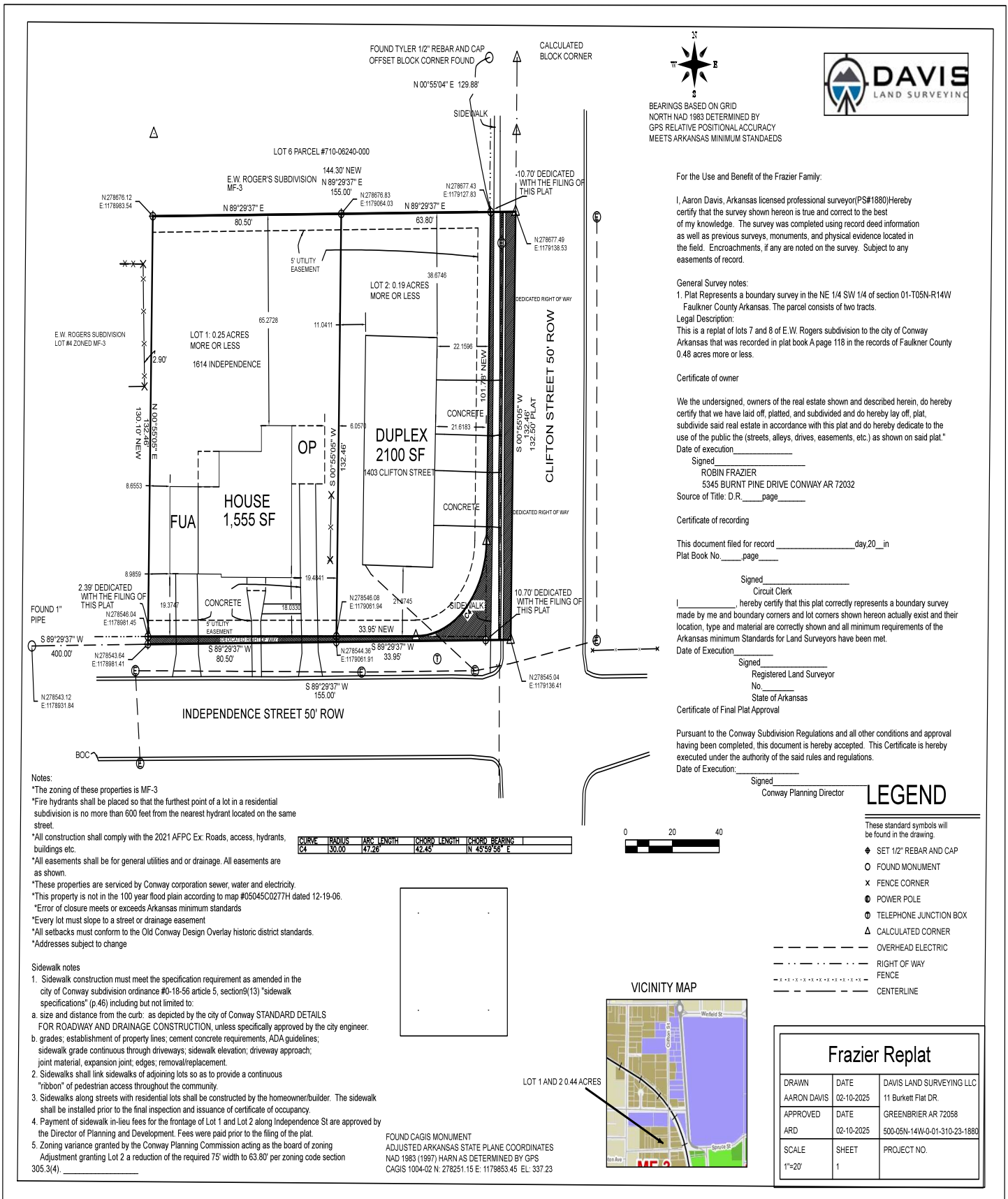
STAFF COMMENTS

- The request for a variance is specifically for Lot 2 (the duplex corner lot) of the proposed Frazier Replat.
- The single-family home was constructed in 1942. No construction information could be found on the duplex, but judging by design and style, was most likely constructed sometime in the late 1970s to mid-1980s.
- Single-family homes and duplexes are both allowed by right uses in the MF-3 zone, however, not on the same lot.
- Due to the fact the existing owner wants to split the parcel for each lot to operate independently, a replat would be required.
- A replat will also allow the legally non-conforming uses to conform again.
- Planning staff can administratively grant numeric waivers up to 10%, however with the right-of-way dedication required long Clifton St with the replat, the request (16%) is greater than staff could grant.
- Both lots, once replatted, can still conform to the required building setbacks established by the Old Conway Design Overlay District regulations.

If the variance is to be considered for approval, Staff would have the Planning Commission consider the suggested conditions below, on the basis that they would allow for the subject properties to remain as such or one day be redeveloped and would not likely result in harm to adjacent property. Suggested conditions of approval:

- 1) The variance granted is specifically for Lot 2 of the proposed Frazier Replat.
- 2) The variance permit shall become effective with the filing of the plat.
- 3) In the event the duplex is removed, any new development shall conform to Old Conway Design Overlay District Standards.

NW corner of intersection of Independence St and Clifton St



NW corner of intersection of Independence St and Clifton St

February 14, 2025

City of Conway
Request for Variance
Letter of Justification
Re: 1614 Independence St, Conway AR

To Whom It May Concern:

Please accept this request for consideration of rezoning for the property located at 1614 Independence Street. Currently the property consists of two separate buildings: one single family residence and one duplex property. The plat needs to be subdivided to allow each structure to exist on its own lot. However, current lot requirements cannot be met due to the arrangement of the structures on the plat. Variance is requested to allow for lot width due to the limitations, so that the plat can be subdivided to allow each structure its own lot.

Thank you in advance for your assistance and consideration.

Sincerely,



Jennifer Day, Authorized Agent

NW corner of intersection of Independence St and Clifton St



View of subject property facing N



View of subject property facing N, close-up



Adjacent property to the W



View of subject property facing W



Adjacent property to the E



Adjacent property to the S

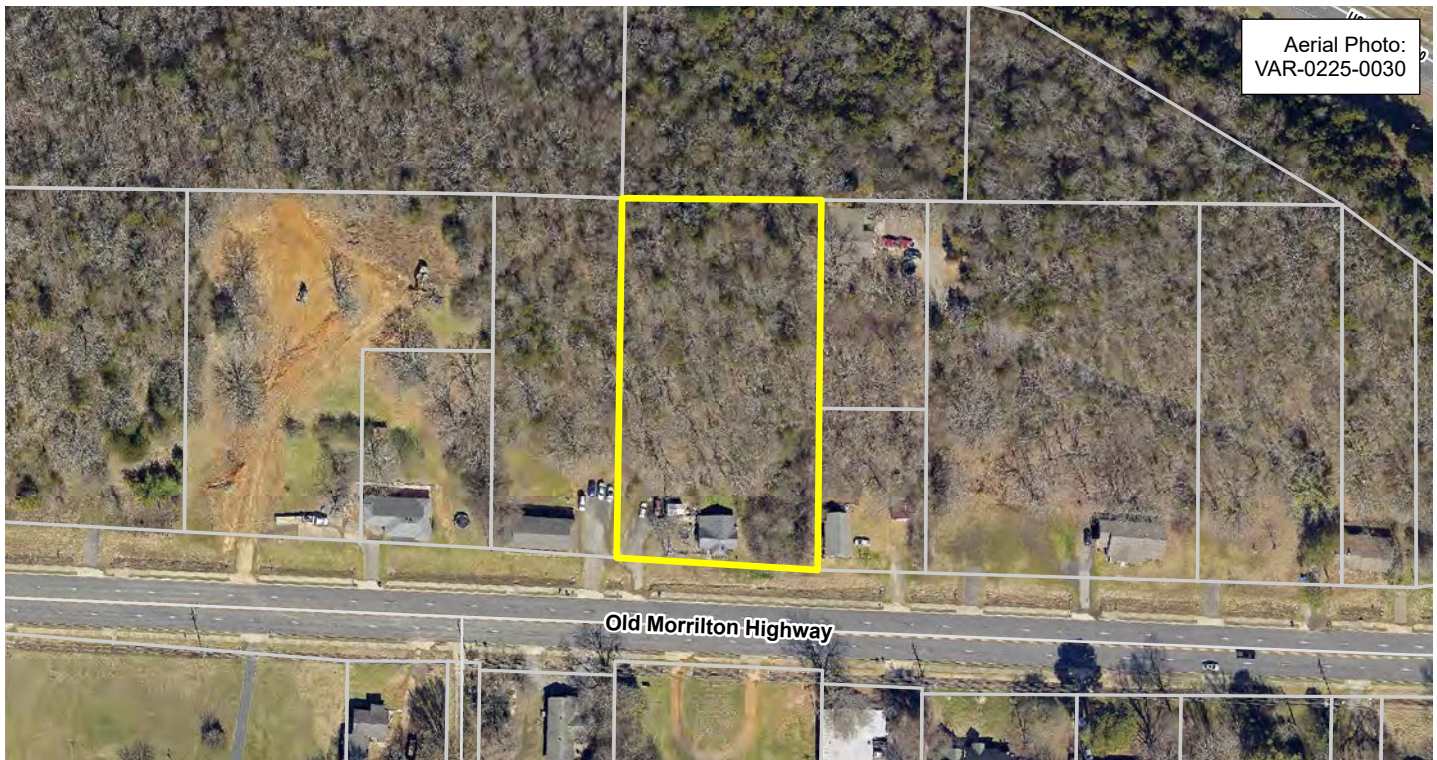
N side Old Morrilton Hwy between Salem Rd and Friendship Rd

APPLICANT/AUTHORIZED AGENT

Tyler Group
240 Skyline Dr
Conway, AR 72032

OWNER

Faustino Hurtado
2130 Old Morrilton Hwy
Conway, AR 72032



SITE DATA

Location. 2090 Old Morrilton Hwy.

Site Area. 0.57 acres +/- .

Current Zoning. MF-1 (Multi-Family District).

Existing Structures. 1029 sf single family home and storm cellar.

Overlay. None.

Requested Zoning Variances:

Allow reduced front setback from 25' to 5.6'. This is a variance of 19.6'.

General Overview. The applicant is replatting 2090 Old Morrilton Hwy into three lots. The existing home was constructed in 1951, prior to the increase in required right-of-way along Old Morrilton Hwy.

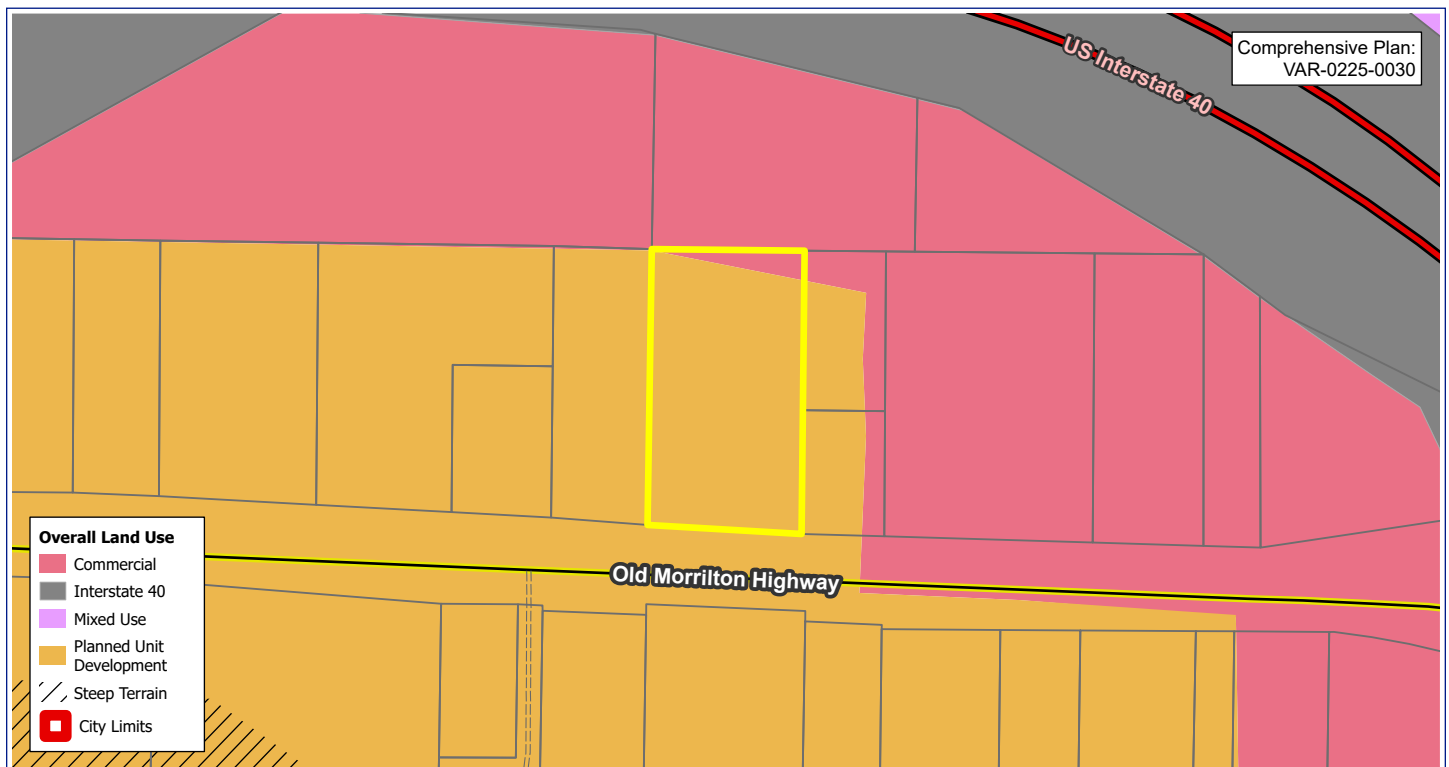
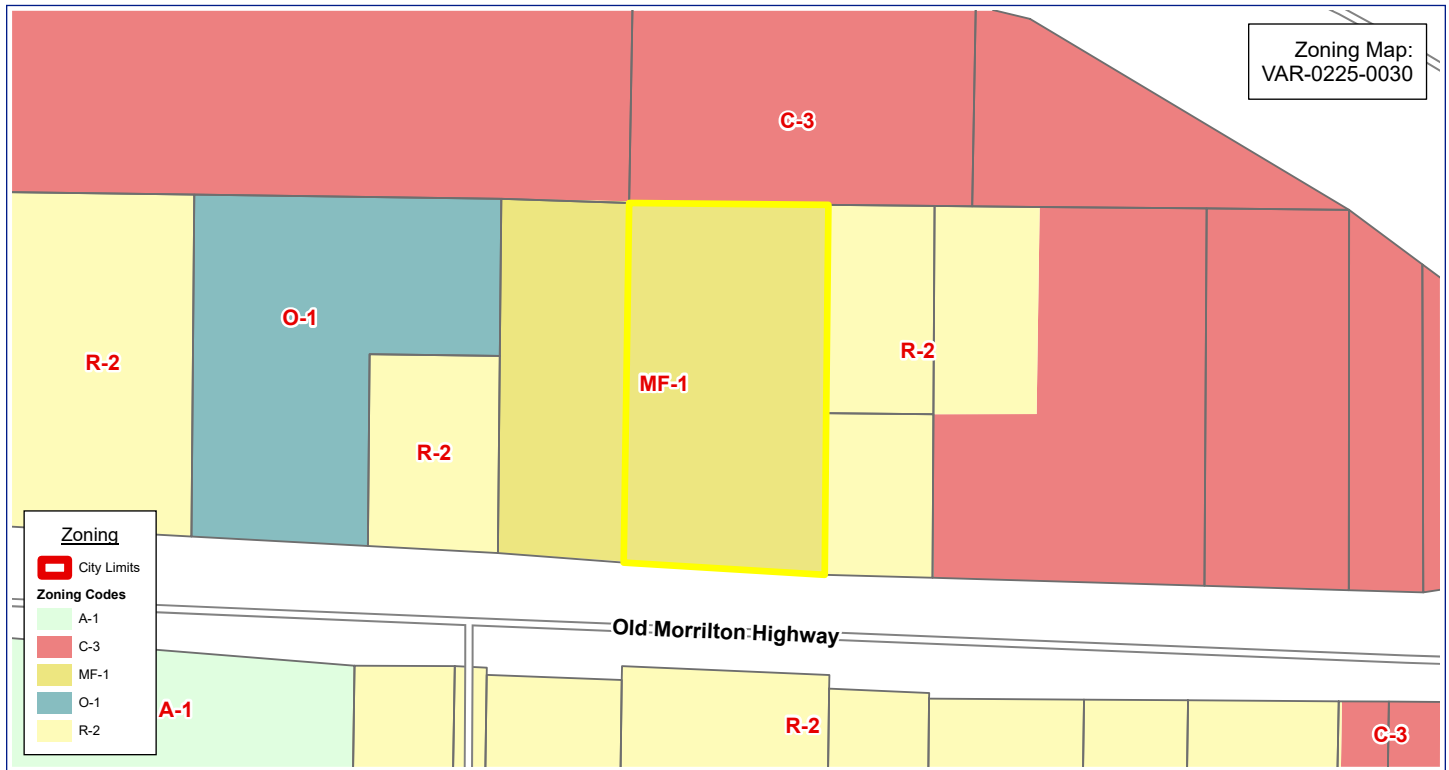
Zoning Ordinance Regulations.

MF-1 zoning district requires:

Minimum Lot Area: Single Family – Detached, 6,000 sf.

Setbacks: Front-25', Interior-6', Exterior-25', Rear-25'

N side Old Morrilton Hwy between Salem Rd and Friendship Rd



Basis of Variance Review

The Planning Commission acting as the Board of Zoning Adjustments, should only grant zoning variances if strict enforcement of the zoning ordinance will cause undue hardship due to circumstances unique to the individual property. Variances should only be granted when it is demonstrated that such action will be in keeping with the spirit and intent of the ordinance. The Commission may impose conditions in granting a variance to ensure compliance and to protect adjacent property.

STAFF COMMENTS

- The necessity for a variance is to bring the lot into conformance and allow for the lot to be replatted into three separate lots.
- The need for a variance is the result of an increase in right-of-way along Old Morrilton Hwy. The home has existed in this location and is not being removed.

Staff expects granting this variance will result in little to no harm for adjacent property.

If the variance is to be considered for approval, Staff would have the Planning Commission consider the suggested conditions below, on the basis that they would allow for the subject properties to remain as such or one day be redeveloped and would not likely result in harm to adjacent property. Suggested conditions of approval:

1. The variance granted is specifically for the home located at 2090 Old Morrilton Hwy.
2. The variance allowed is 19.6'. This will place the home 5.6' from the front setback.
3. The variance permit shall become effective with the filing of the plat.
4. In the event the home is removed, any new development shall conform to all City of Conway codes and ordinances.

BEING A PART OF THE SW1/4 NW1/4 OF SECTION 36, T-6-N, R-14-W
FAULKNER COUNTY, ARKANSAS
FINAL PLAT

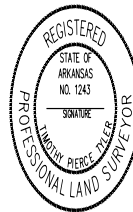
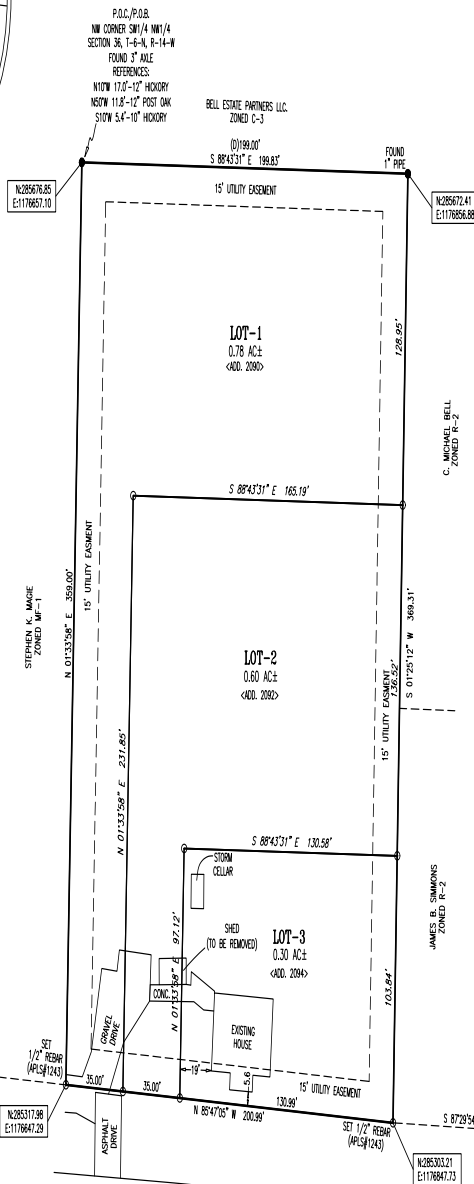
- If, during the construction of a building or any other improvements upon a lot or by any other actions, the sidewalk(s) are damaged, the party responsible for the construction or other actions shall repair the sidewalk(s) to the satisfaction of the City.

PH: 501.329.1400 / Fax: 501.327.3972 / www.tylergroup.net / email: info@tylergroup.net

DATE:	1-17-2025
SCALE:	1 INCH EQUALS 40 FEET
PROJECT JOB NO:	1230668
DRAWN BY:	GEW
REVIEWED BY:	RPG
STATE CODE:	500-06N-14W-0-36-430-23-1243
SHEET NO.	1 OF 1

[illegible]

U. G. H.
ADDITION



LEGEND	
●	FOUND IRON PIN
⊙	SET 1/2" REBAR & CAP
⌘	FIRE HYDRANT

U.S. HIGHWAY #64 WEST
(A.K.A. OLD MORRILTON HIGHWAY)
(R/W VARIES)



BEARINGS BASED ON ARKANSAS GRID NORTH NAD
83 AS DETERMINED BY GPS. RELATIVE POSITIONAL
ACCURACY MEETS ARKANSAS MINIMUM STANDARDS



240 Skyline Drive, Suite 3000 · Conway, Arkansas 72032

(501) 329-1400 office · (501) 327-3972 Fax

Date: February 27th, 2025

Re: SUB-0125-0008 UGH Replat

To whom it may concern,

This letter is to serve as a request to grant a Major Variance for the House Located at #2090 Old Morrilton Highway, Conway, AR. Per Zoning Code for a MF-1 Zoning, the building line for our property is 15' (Section 401.4 Sub Section C). The existing residence will not be able to meet this setback requirement. We are seeking a Variance based on the 1951 Construction date for the residence, which was initially constructed when Old Morrilton Highway (Also known as State Highway #64) had a more narrow Right of Way.

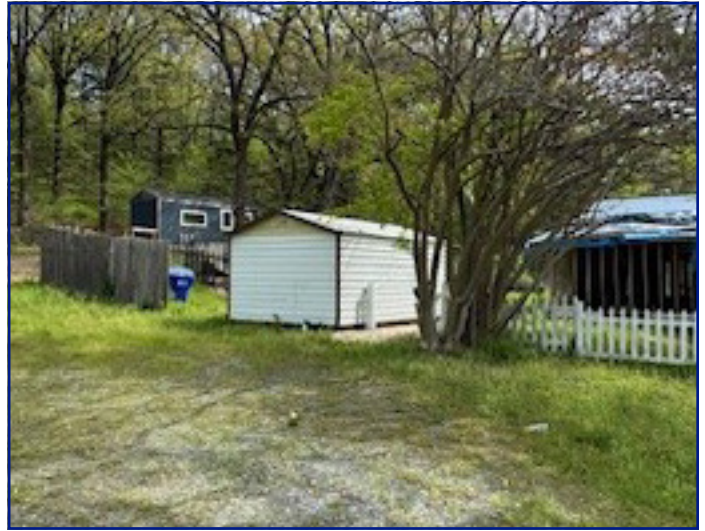
Should you have any questions or need any additional information, please contact me via telephone at (501) 329-1400 or via email at pat@tylergroup.net.

Sincerely,
Patrick Hageman

N side Old Morrilton Hwy between Salem Rd and Friendship Rd



View of subject property looking NW



View of subject property looking NE



Caption



Looking W down Old Morrilton Hwy



Adjacent property to the E



Adjacent property to the W

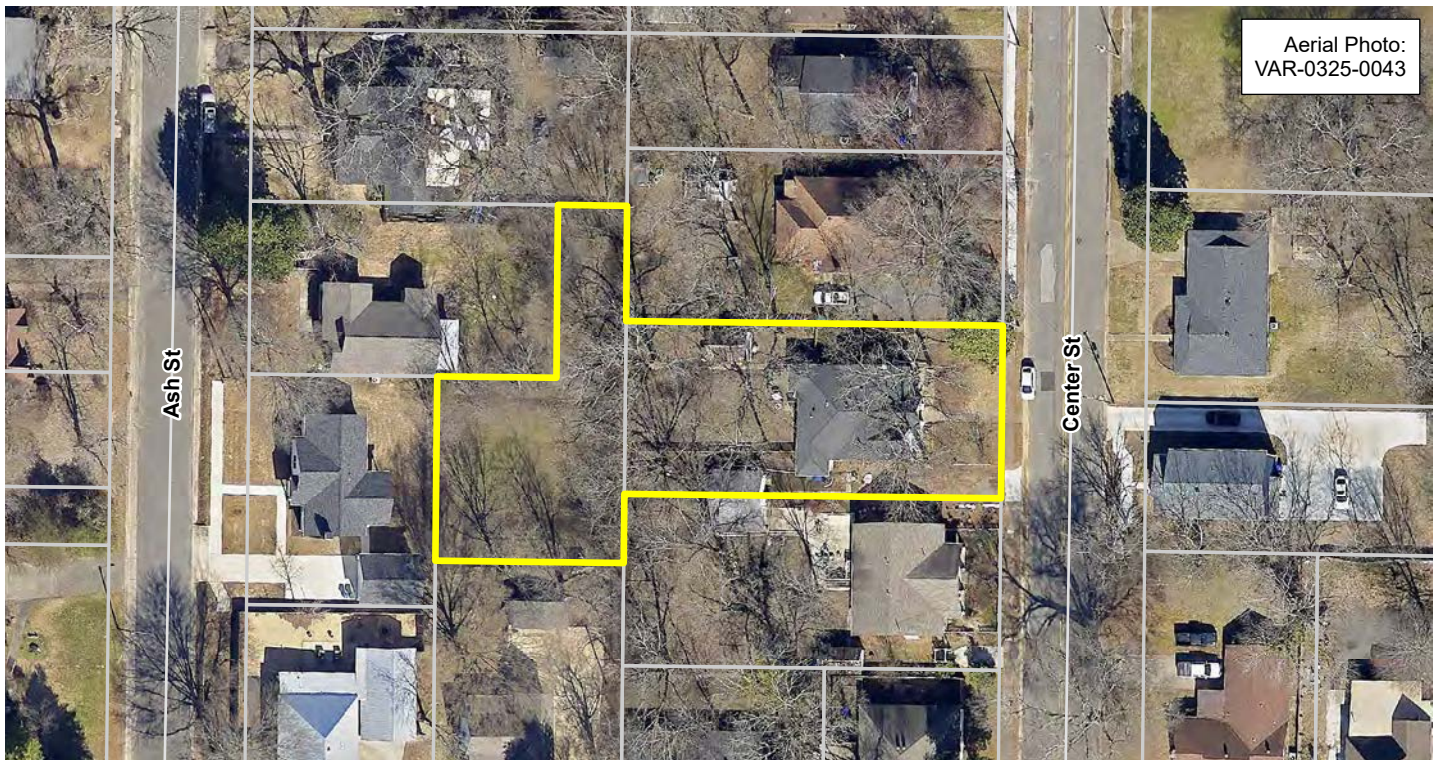
W side of Center St between College Ave and Scott St

APPLICANT/AUTHORIZED AGENT

Brian and Dawn Jackson
515 Center St
Conway, AR 72034

OWNER

Same



SITE DATA

Location. 515 Center St.

Site Area. 0.28 acres +/-.

Current Zoning. R-2A (Two Family Residential District).

Existing Structures. 1752 sf single family home. 480sf and 192sf outbuildings and shared garage.

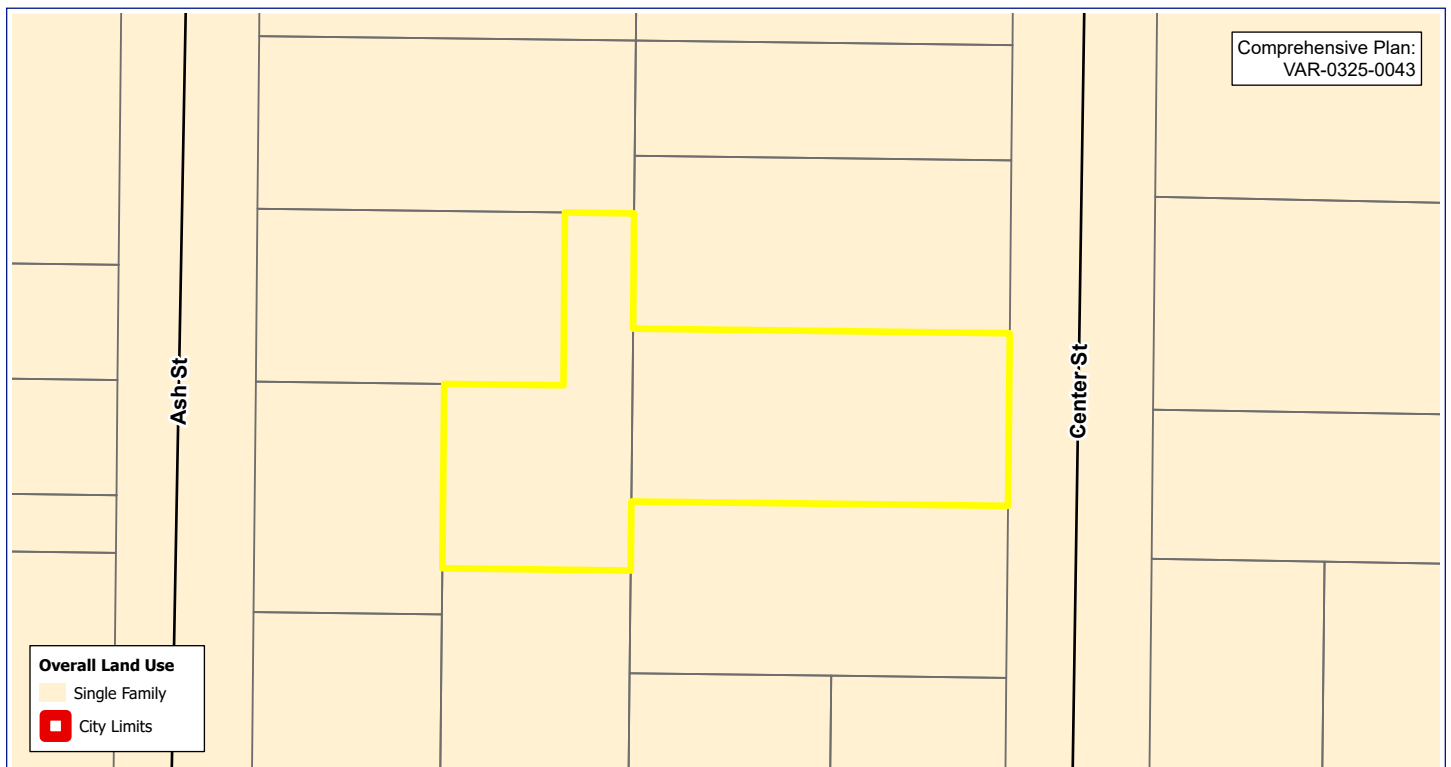
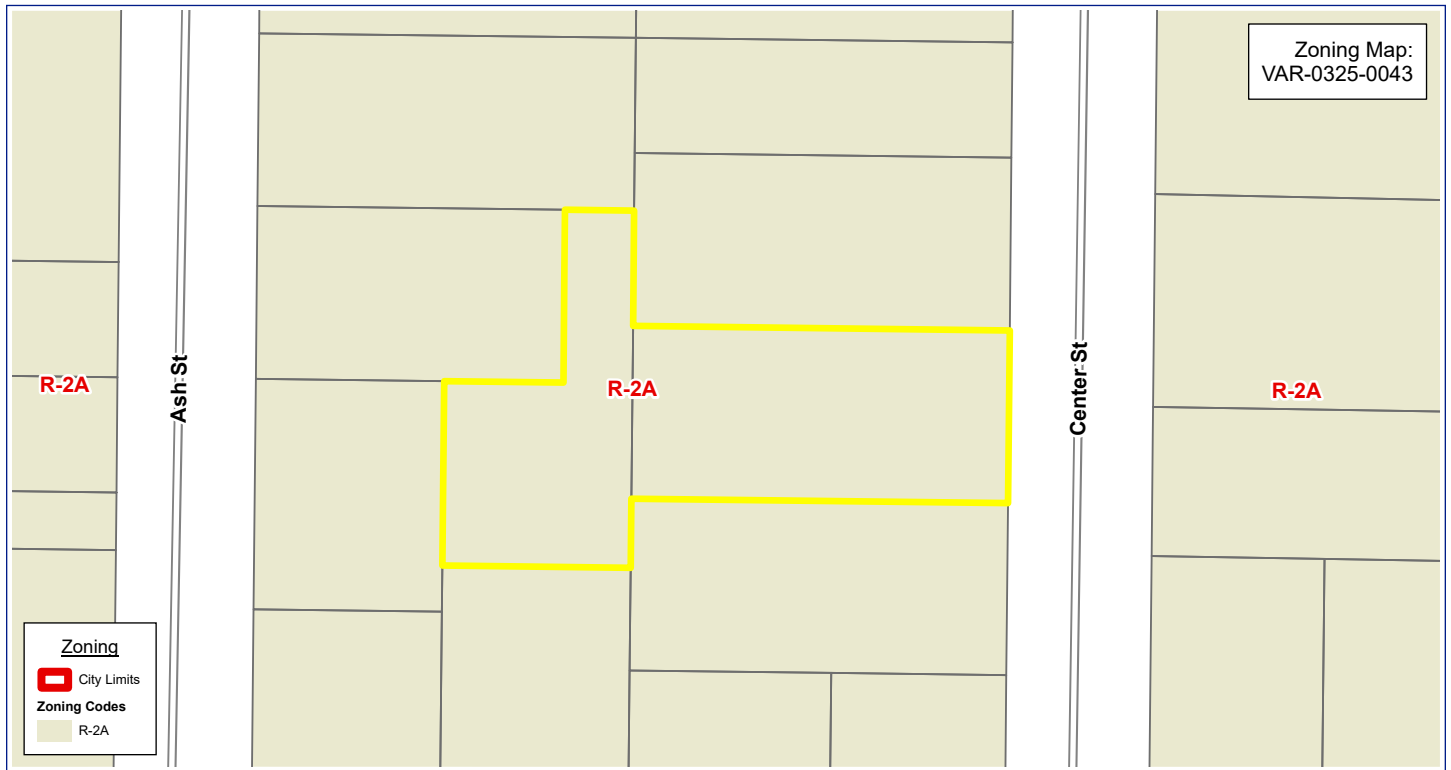
Overlay. Old Conway Design Overlay District – Suburban Zone.

Requested Zoning Variances:

Allow reduced outbuilding side setback from 5' to 1.6'. Setbacks in The Old Conway Design District – Suburban Zone allows for a 5' side setback. This would require a variance of 3.6'.

General Overview. The applicant is replatting 515 and 511 Center Street. The shed has been located in this configuration for approximately 100 years per the applicant. A variance is required to bring the lot into conformance.

W side of Center St between College Ave and Scott St



W side of Center St between College Ave and Scott St**Zoning Ordinance Regulations.**

R-2A zoning district requires:

Minimum Lot Area: Single Family – Detached, 6,000 sf.

Setbacks: Front-25', Interior-6', Exterior-25', Rear-20'

The Suburban Zone overlay allows for a reduction in side setback to 5'.

Basis of Variance Review.

The Planning Commission acting as the Board of Zoning Adjustments, should only grant zoning variances if strict enforcement of the zoning ordinance will cause undue hardship due to circumstances unique to the individual property. Variances should only be granted when it is demonstrated that such action will be in keeping with the spirit and intent of the ordinance. The Commission may impose conditions in granting a variance to ensure compliance and to protect adjacent property.

STAFF COMMENTS

- The necessity for a variance is to bring the lot into conformance and allow for the lot to be replatted.
- Staff expects granting this variance will result in little to no harm for adjacent property.
- Setbacks in the Old Conway Design Overlay District vary slightly from the traditional R-2A setbacks. The side setback in The overlay district is 5'. This would be a variance of 3.6'.

If the variance is to be considered for approval, Staff would have the Planning Commission consider the suggested conditions below, on the basis that they would allow for the subject properties to remain as such or one day be redeveloped and would not likely result in harm to adjacent property. Suggested conditions of approval:

1. The variance granted is specifically for the outbuilding located at 515 Center St.
2. The variance allowed is 3.6'. This will allow conformance with the OCDOD – Suburban Zone side setback standards.
3. The variance permit shall become effective with the filing of the plat.
4. In the event the outbuilding is removed, any new development shall conform to Old Conway Design Overlay District Standards.

W side of Center St between College Ave and Scott St

LOTS 18-R AND 19-R, BEING A REPLAT OF PART OF LOTS 6, 7, 8, 9, 17, 18, 19, AND 20 ALL IN BLOCK 33 OF ROBINSON'S PLAN SUBDIVISION



LOT 19-R:
PART OF LOTS 19, AND 20 ALL IN BLOCK 33 OF ROBINSON'S PLAN SUBDIVISION, AS RECORDED IN FAULKNER COUNTY, ARKANSAS, AS SHOWN ON A PLAT OF RECORD, RECORDS OF THE CIRCUIT CLERK'S OFFICE, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

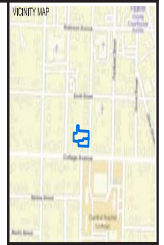
COMMENCING AT A FOUND REBAR, SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTH HALF OF LOT 17 OF BLOCK 33; THENCE S1°47'28"W A DISTANCE OF 73.80 FEET TO A FOUND REBAR, SAID POINT BEING THE POINT OF BEGINNING; THENCE S1°47'28"W A DISTANCE OF 75.80 FEET TO A FOUND PIPE; THENCE N88°21'45"W A DISTANCE OF 163.76 FEET TO A FOUND PIPE; THENCE N1°30'50"E A DISTANCE OF 44.85 FEET TO A FOUND PIPE; THENCE N3°27'06"E A DISTANCE OF 7.77 FEET TO A SET REBAR; THENCE S88°56'04"E A DISTANCE OF 74.13 FEET TO A SET REBAR; THENCE N0°50'01"E A DISTANCE OF 20.33 FEET TO A SET REBAR; THENCE S89°42'24"E A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 0.24 ACRES MORE OR LESS.

LOT 18-R:
PART OF LOTS 6, 7, 8, 9, 17, 18, AND 19, ALL IN BLOCK 33 OF ROBINSON'S PLAN SUBDIVISION, AS RECORDED IN FAULKNER COUNTY, ARKANSAS, AS SHOWN ON A PLAT OF RECORD, RECORDS OF THE CIRCUIT CLERK'S OFFICE, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

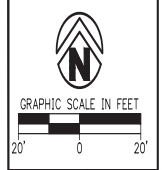
BEGINNING AT A FOUND REBAR, SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTH HALF OF LOT 17 OF BLOCK 33; THENCE S1°47'28"W A DISTANCE OF 73.80 FEET TO A FOUND REBAR; THENCE N88°42'24"W A DISTANCE OF 90.00 FEET TO A SET REBAR; THENCE N0°50'01"W A DISTANCE OF 20.33 FEET TO A SET REBAR; THENCE N88°56'04"W A DISTANCE OF 74.13 FEET TO A SET REBAR; THENCE S3°27'06"W A DISTANCE OF 7.77 FEET TO A FOUND PIPE; THENCE N88°11'33"W A DISTANCE OF 81.67 FEET TO A FOUND PIPE; THENCE N1°37'58"E A DISTANCE OF 80.09 FEET TO A FOUND PIPE; THENCE S89°31'37"E A DISTANCE OF 51.68 FEET TO A SET REBAR; THENCE N1°51'18"E A DISTANCE OF 74.81 FEET TO A FOUND PIPE; THENCE S88°49'25"E A DISTANCE OF 30.59 FEET TO A FOUND REBAR; THENCE S2°18'47"W A DISTANCE OF 50.17 FEET TO A FOUND REBAR; THENCE S87°49'45"E A DISTANCE OF 164.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 0.53 ACRES MORE OR LESS.



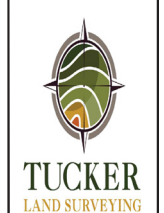
BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 65045C0279H, DATED DECEMBER 19, 2006, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.



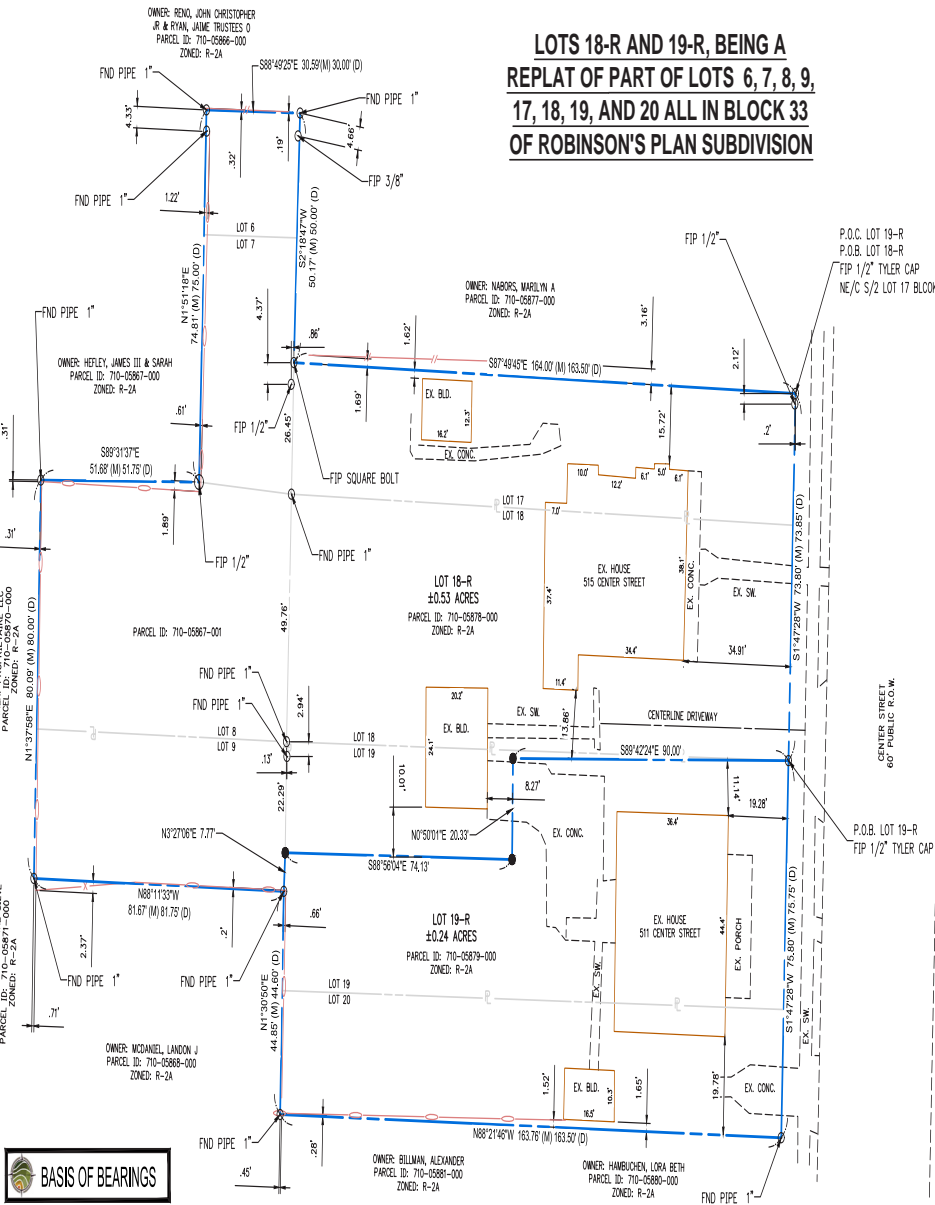
- RECORD INFORMATION
1. GLO NOTES OF RECORD
 2. GLO PLATS OF RECORD
 3. WARRANTY DEED BOOK 2018, PAGE 10148, RECORDS OF CONWAY COUNTY, ARKANSAS.
 4. WARRANTY DEED BOOK 2025, PAGE 02847, RECORDS OF CONWAY COUNTY, ARKANSAS.
 5. SURVEY BY PS 1243, DATED 07/13/2017.



FINAL PLAT - LOTS 18-R AND 19-R
BEING A REPLAT OF PART OF LOTS 6, 7, 8, 9, 17, 18, AND 20, BLOCK 33
OF ROBINSON'S PLAN SUBDIVISION
511 & 515 CENTER STREET
PREPARED FOR:
JOSEPH BRIAN JACKSON AND DAWN JACKSON
CONWAY, FAULKNER COUNTY ARKANSAS



PROJECT NO.	24-0414
ISSUE DATE	3/17/2025
DRAWN BY	JM
APPROVED BY	NT/CJOF
SHEET NO.	1 OF 1



STATE PLANE COORDINATES
ARKANSAS NORTH ZONE, NAD 1983
U.S. SURVEY FOOT
BEARING: GRID
DISTANCE: GROUND
SCALE FACTOR: 1.000202876883
CONVERGENCE ANGLE: -2° 31' 38.30170037"
VALUES TAKEN AT P.O.C. SURVEY

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 OWNER

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE (STREETS, ALLEYS, DRIVES, EASEMENTS, ETC.) AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____ SIGNED _____
JACKSON, JOSEPH BRIAN & DAWN,
515 CENTER STREET,
CONWAY, AR 72034
SOURCE OF TITLE: D.R. 2018 PAGE 10148
D.R. 2025 PAGE 02847

OWNER
JACKSON, JOSEPH BRIAN & DAWN
515 CENTER STREET
CONWAY, AR 72034

CERTIFICATE OF RECORDING

THIS DOCUMENT FILED FOR RECORD _____ DAY, 20__ IN
PLAT BOOK NO. _____ PAGE _____

SIGNED _____
CIRCUIT CLERK

CERTIFICATE OF SURVEYING ACCURACY

I, NICHOLAS B. TUCKER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____ SIGNED _____
REGISTERED LAND SURVEYOR
NO. 1755
STATE OF ARKANSAS

STATE PLAT CODE: PLATTED SUBDIVISION



W side of Center St between College Ave and Scott St

City of Conway Arkansas

Attn: City Planning Department

3/20/2025

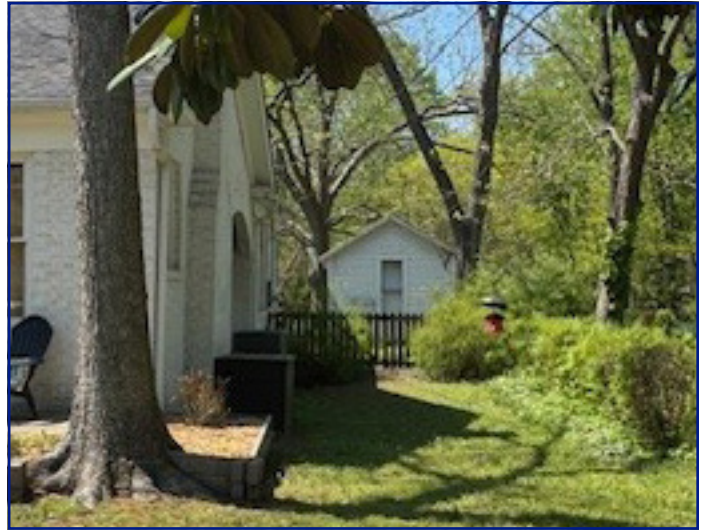
Attached please find the replatte of 515 and 511 Center Street in downtown Conway. The replatte is being submitted prior to the 3/21/25 deadline for consideration by the planning commission. The Minor variance is a small shed that is located on the north property line of 515 Center that is 1.6ft from the property line and has been there for approximately 100 years

Brian and Dawn Jackson

W side of Center St between College Ave and Scott St



View of subject property



View of outbuilding



View of property line



Property adjacent to the N



Property adjacent to the S



Property adjacent to the E

APPLICANT/AUTHORIZED AGENT

Brian and Dawn Jackson
515 Center St
Conway, AR 72034



SITE DATA

Location. 511 Center St.

Site Area. 0.28 acres +/- .

Current Zoning. R-2A (Two Family Residential District).

Existing Structures. 1584 sf single family home. 160sf outbuilding and shared garage.

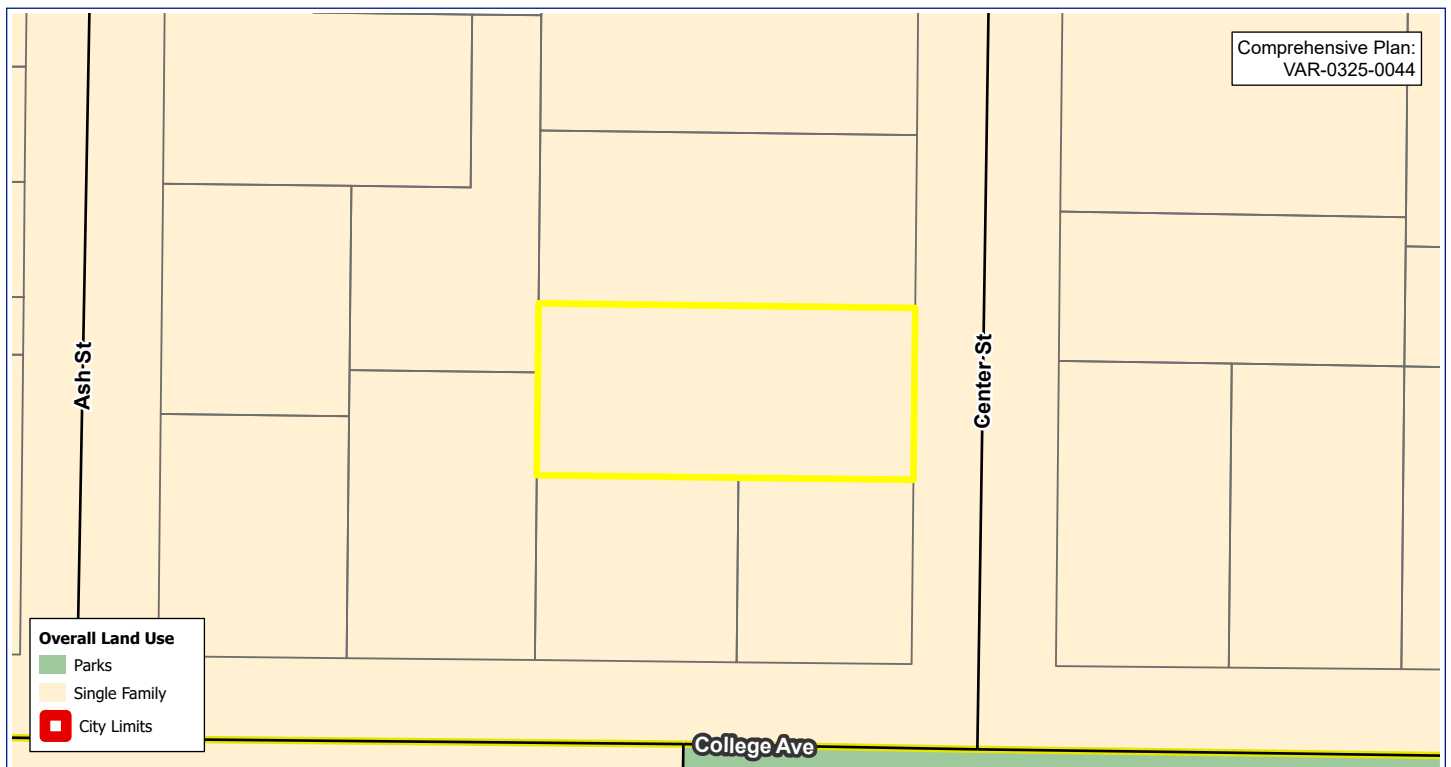
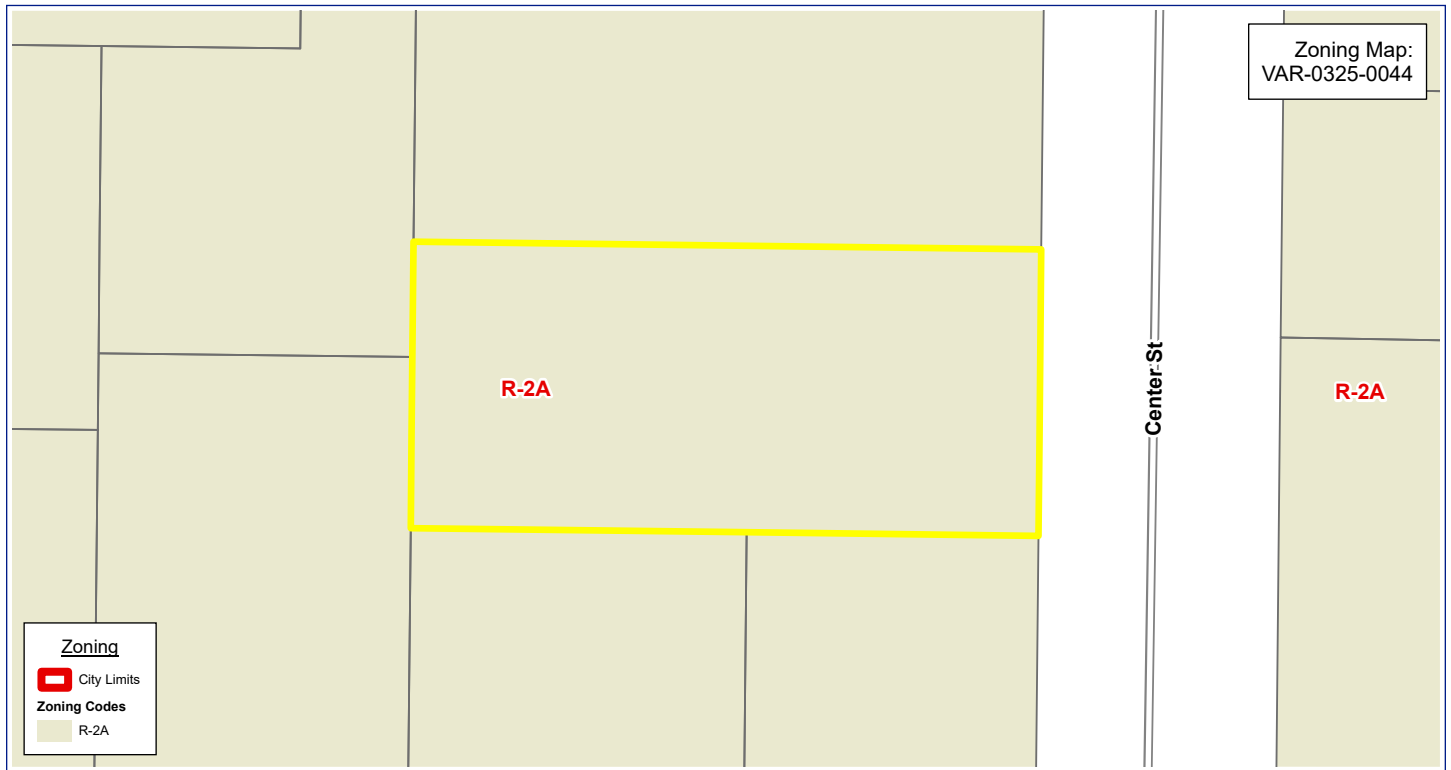
Overlay. Old Conway Design Overlay District – Suburban Zone.

Requested Zoning Variances:

Allow reduced outbuilding side setback from 5' to 1.6'. Setbacks in The Old Conway Design District – Suburban Zone allows for a 5' side setback. This would require a variance of 3.6'.

General Overview. The applicant is replatting 515 and 511 Center Street. The shed has been located in this configuration for approximately 100 years per the applicant. A variance is required to bring the lot into conformance.

Location W side of Center St between College Ave and Scott St



W side of Center St between College Ave and Scott St**Zoning Ordinance Regulations.**

R-2A zoning district requires:

Minimum Lot Area: Single Family – Detached, 6,000 sf.

Setbacks: Front-25', Interior-6', Exterior-25', Rear-20'

The Suburban Zone overlay allows for a reduction in side setback to 5'.

Basis of Variance Review

The Planning Commission acting as the Board of Zoning Adjustments, should only grant zoning variances if strict enforcement of the zoning ordinance will cause undue hardship due to circumstances unique to the individual property. Variances should only be granted when it is demonstrated that such action will be in keeping with the spirit and intent of the ordinance. The Commission may impose conditions in granting a variance to ensure compliance and to protect adjacent property.

STAFF COMMENTS

1. The necessity for a variance is to bring the lot into conformance and allow for the lot to be replatted.
2. Staff expects granting this variance will result in little to no harm for adjacent property.

Setbacks in the Old Conway Design Overlay District vary slightly from the traditional R-2A setbacks. The side setback in The overlay district is 5'. This would be a variance of 3.6'.

If the variance is to be considered for approval, Staff would have the Planning Commission consider the suggested conditions below, on the basis that they would allow for the subject properties to remain as such or one day be redeveloped and would not likely result in harm to adjacent property. Suggested conditions of approval:

1. The variance granted is specifically for the outbuilding located at 511 Center St.
2. The variance allowed is 3.6'. This will allow conformance with the OCDOD – Suburban Zone side setback standards.
3. The variance permit shall become effective with the filing of the plat.
4. In the event the outbuilding is removed, any new development shall conform to Old Conway Design Overlay District Standards.

**LOTS 18-R AND 19-R, BEING A
REPLAT OF PART OF LOTS 6, 7, 8, 9,
17, 18, 19, AND 20 ALL IN BLOCK 33
OF ROBINSON'S PLAN SUBDIVISION**

BEGINNING AT A FOUNDBEAR, SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTH HALF OF LOT 17 OF BLOCK 33, THENCE $N1^{\circ}47'28''E$ A DISTANCE OF 73.80 FEET TO A FOUNDBEAR, THENCE $N89^{\circ}42'24''W$ A DISTANCE OF 90.00 FEET TO A SET REBAR, THENCE $S0^{\circ}50'11''W$ A DISTANCE OF 20.33 FEET TO A SET REBAR, THENCE $N68^{\circ}56'04''W$ A DISTANCE OF 74.13 FEET TO A SET REBAR, THENCE $S3^{\circ}27'06''W$ A DISTANCE OF 7.77 FEET TO A FOUNDBEAR, THENCE $N88^{\circ}11'33''W$ A DISTANCE OF 81.67 FEET TO A FOUNDBEAR, THENCE $N1^{\circ}37'58''E$ A DISTANCE OF 80.09 FEET TO A FOUNDBEAR, THENCE $S89^{\circ}31'37''E$ A DISTANCE OF 51.68 FEET TO A SET REBAR, THENCE $N15^{\circ}51'18''E$ A DISTANCE OF 74.81 FEET TO A FOUNDBEAR, THENCE $S88^{\circ}49'25''E$ A DISTANCE OF 30.59 FEET TO A FOUNDBEAR, THENCE $S2^{\circ}18'47''W$ A DISTANCE OF 50.17 FEET TO A FOUNDBEAR, THENCE $S87^{\circ}49'45''E$ A DISTANCE OF 164.00 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 0.53 ACRES MORE OR LESS.

 FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05045C0279H, DATED DECEMBER 19, 2006, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

RECORD INFORMATION

1. GLO NOTES OF RECORD
2. GLO PLATS OF RECORD
3. WARRANTY DEED BOOK
2018, PAGE 10148,
RECORDS OF CONWAY
COUNTY, ARKANSAS.
4. WARRANTY DEED BOOK
2025, PAGE 02847,
RECORDS OF CONWAY
COUNTY, ARKANSAS.
5. SURVEY BY PS 1243, DATED
07/13/2017.



GRAPHIC SCALE IN FEET

A horizontal scale bar with a central point labeled '0'. To the left of '0', there is a tick mark labeled '20\''. To the right of '0', there is a tick mark labeled '20\''. The bar is divided into segments by vertical lines.

FINAL PLAT - LOTS 18-R AND 19-R
BEING A REPLAT OF PART OF LOTS 7, 8, 9, 17, 18, 19, AND 20, BLOCK 23
ROBINSON'S PLAN SUBDIVISION
511 & 515 CENTER STREET
PREPARED FOR:
JOSEPH BRIAN JACKSON AND DAWN JACKSON
CONWAY, FAULKNER COUNTY ARKANSAS



TUCKER
LAND SURVEYING

PROJECT NO:		24-0414
ISSUE DATE:		3/17/2025
DRAWN BY:		JM
APPROVE BY:		KLUCKER
SHEET NO:		
DESCRIPTION:		
DATE:		

P.O. Box 10219
 Clinton, MS 39216
 Phone: 662.288.1138
www.mwengr.com

© 2023
 TUCKER LAND SURVEYING, INC.

1 OF 1

1 OF 1 |



BASIS OF BEARINGS

STATE PLANE COORDINATES
ARKANSAS NORTH ZONE, NAD 1983
U.S. SURVEY FOOT
BEARING: GRID
DISTANCE: GROUND
SCALE FACTOR: 1.000202876883
CONVERGENCE ANGLE: -2° 31' 38.30170037"
VALUES TAKEN AT P.O.C. SURVEY



LEGEND AS NOTED

PROPERTY LINE
CENTERLINE ROAD
EXISTING LOTS
EXISTING BUILDING
EXISTING ASPHALT/CONCRETE/GRAVEL
EXISTING CHAIN LINK FENCE
EXISTING WOOD FENCE

- ☒ SET MONUMENT (1/2" REBAR W/CAP)
- ☐ FOUND STONE (AS NOTED)
- ☐ FOUND IRON PIN (AS NOTED)
- ☒ CALCULATED POINT

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 OWNER

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE (STREETS, ALLEYS, DRIVES, EASEMENTS, ETC.) AS SHOWN ON SAID PLAT."

DATE OF EXECUTION: _____ SIGNED: _____
JACKSON, JOSEPH BRIAN & DAWN,
515 CENTER STREET,
CONWAY, AR 72034
SOURCE OF TITLE: D.R. 2018 PAGE 10148
D.R. 2025 PAGE 02847

OWNER
JACKSON, JOSEPH BRIAN & DAWN
515 CENTER STREET
CONWAY, AR 72034

CERTIFICATE OF RECORDING

THIS DOCUMENT FILED FOR RECORD _____ DAY, 20__ IN
PLAT BOOK NO. _____, PAGE _____.

CIRCUIT CLERK

CERTIFICATE OF SURVEYING ACCURACY

I, NICHOLAS B. TUCKER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____ SIGNED _____
REGISTERED LAND SURVEYOR
NO. 1755
STATE OF ARKANSAS

STATE PLAT CODE: PLATTED SUBDIVISION



W side of Center St between College Ave and Scott St

City of Conway Arkansas

Attn: City Planning Department

3/20/2025

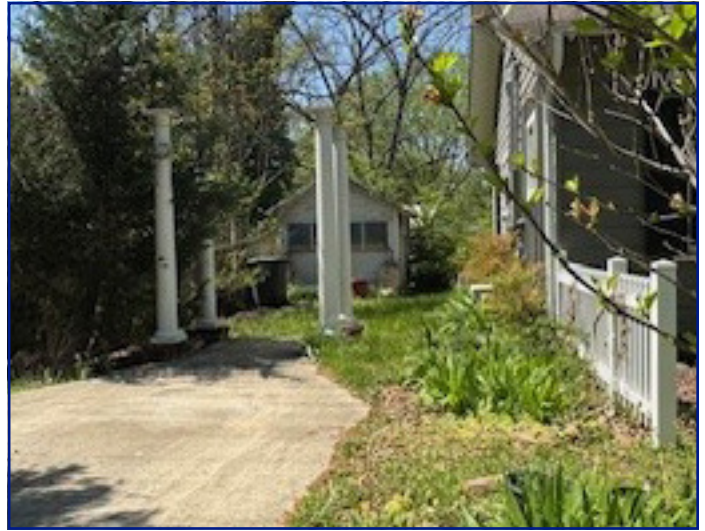
Attached please find the replatte of 515 and 511 Center Street in downtown Conway. The replatte is being submitted prior to the 3/21/25 deadline for consideration by the planning commission. The Minor variance is a small shed that is located on the north property line of 515 Center that is 1.6ft from the property line and has been there for approximately 100 years

Brian and Dawn Jackson

W side of Center St between College Ave and Scott St



View of subject property



Shed near property line



Property line



Adjacent property to the S



Subject property looking NW



Adjacent property to the E

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-1124-0142) Anchor Retail Center at 1190 S Amity Rd
- (SDR-1224-0148) Tilk Hanger at 3250 JW and Pat Brown Blvd
- (SDR-1224-0149) Clayton Homes at 901 McNutt Rd
- (SDR-0125-0006) The Estates of Conway at 1810 Rich Smith Ln

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

- (P2025-00018) Red Oak Replat
- (P2020-00021) Clayton Homes Replat
- (P2000-00022) Replat of Lot 10 Replat Lewis Crossing Addition