



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

May 19, 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

May 19, 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 **05 27, 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. April 21, 2025

I. Public Hearings-OLD BUSINESS**

A. Rezone property at 1 Laura Ln from R-1 to R-2 (REZ-0325-0038).

B. Planned Unit Development major modification denial appeal at the SE corner of Prince St and Reedy Rd (PUD-0325-0032).

Announcements/Additional Business

A. Items as decided by the Commission

Adjourn.

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).

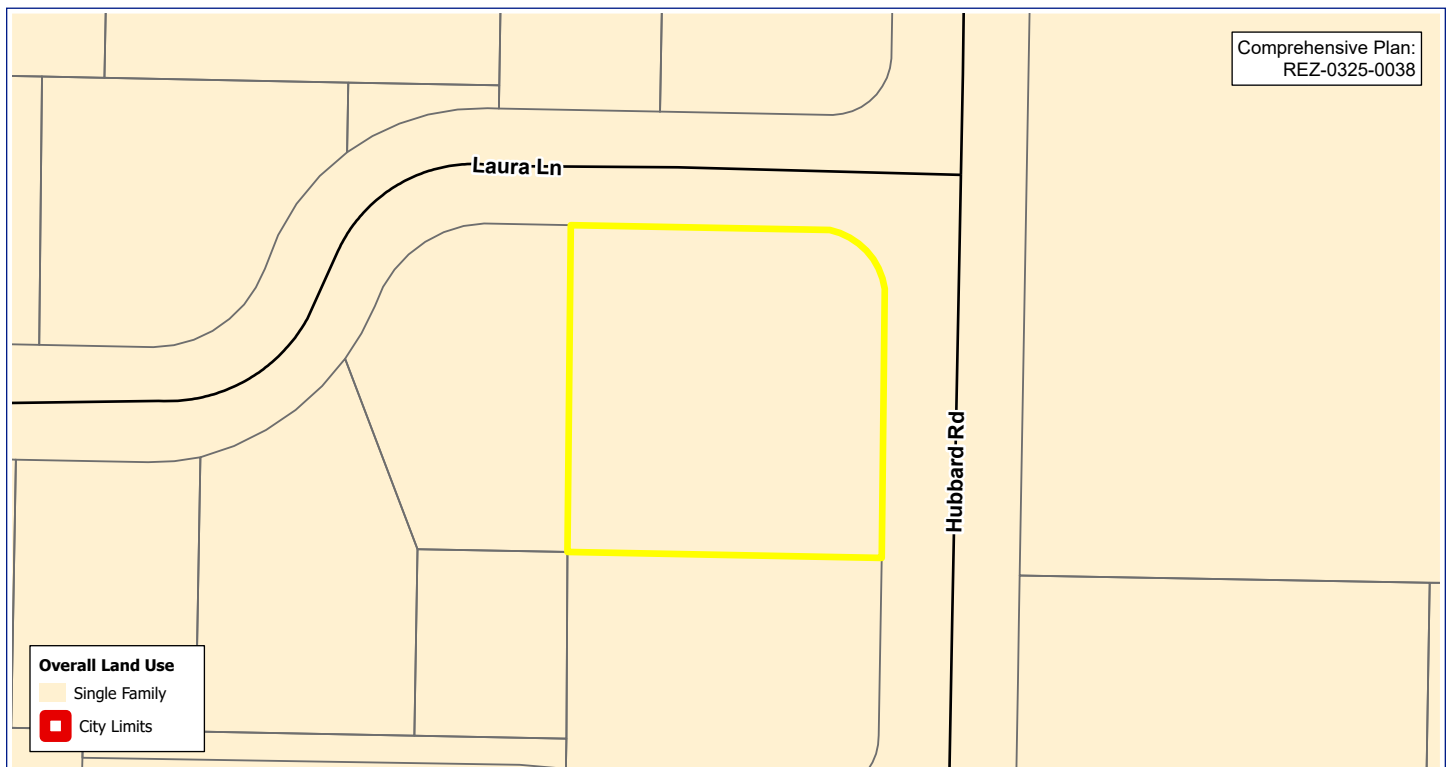
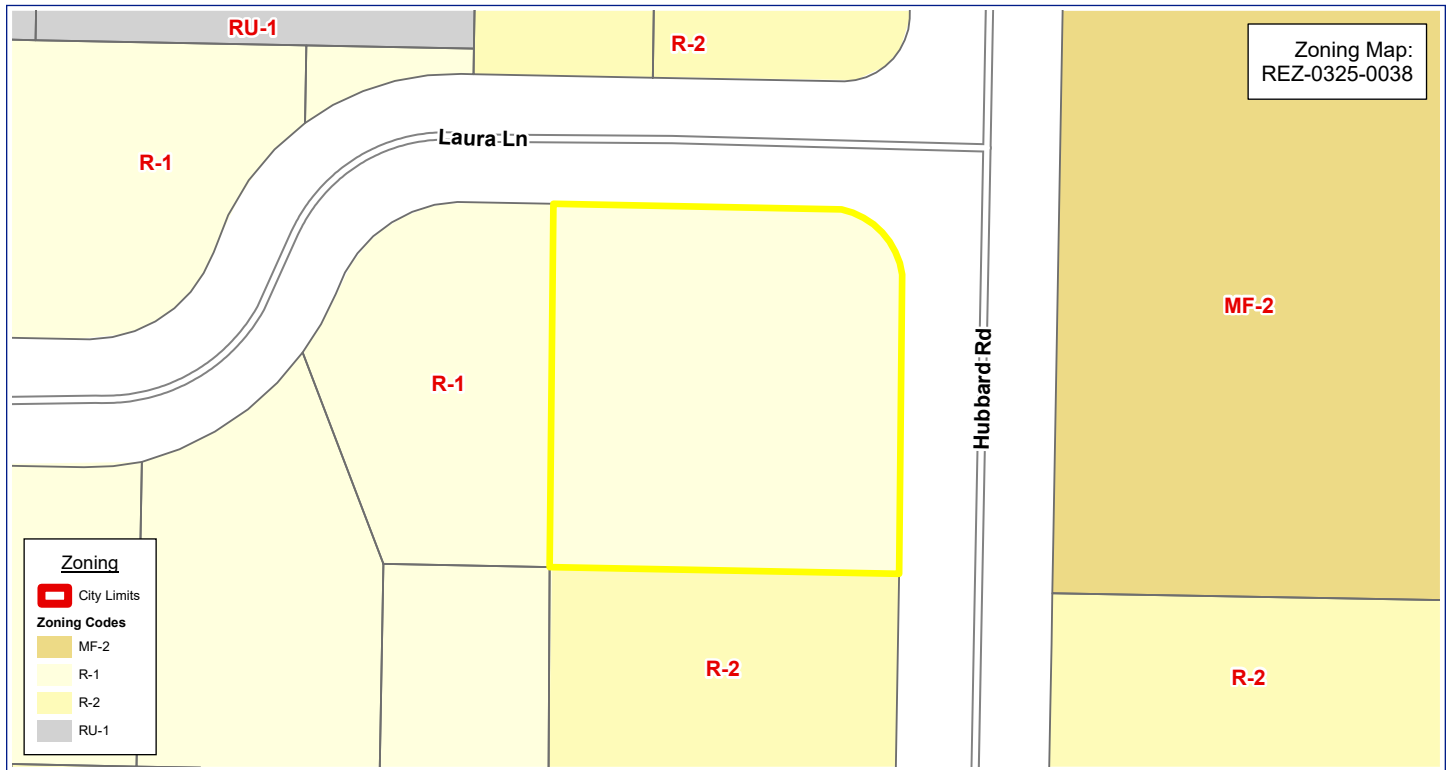
Existing Structures. 1,668sf single-family home and a 192sf outbuilding.

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 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).

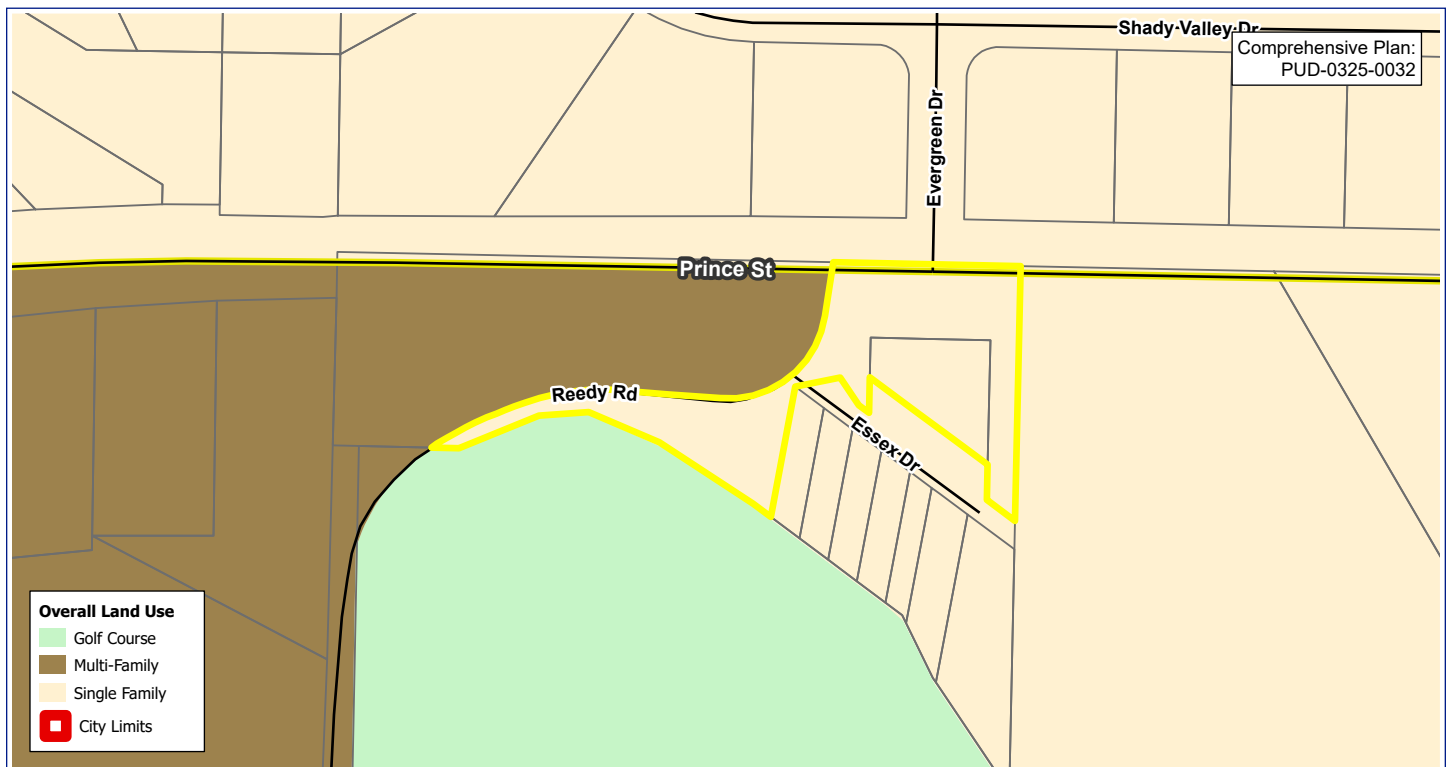
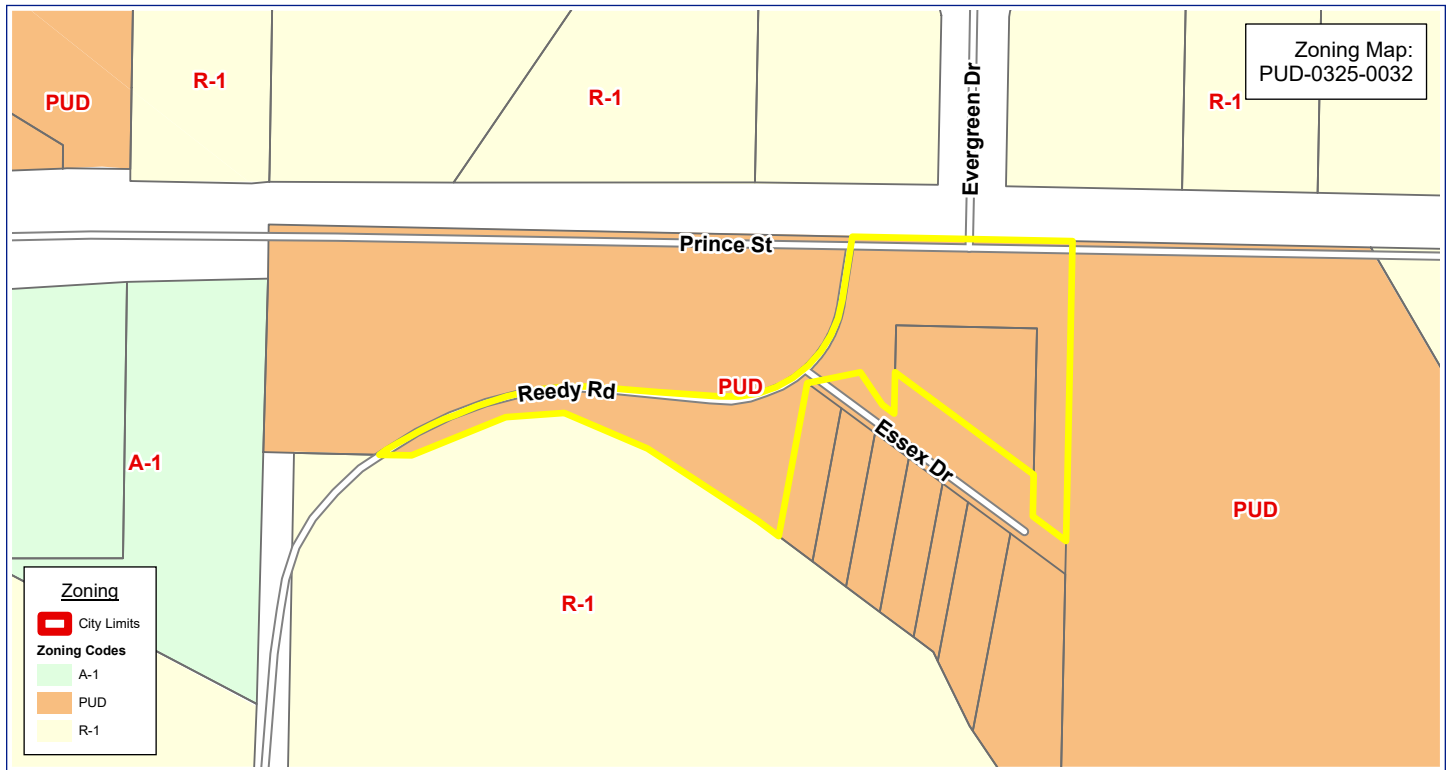
Existing Structures. Area south of Essex Dr currently has six townhomes: 2 two-story (garage on first floor), 4 three-story (garage on first floor). No other development on site.

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.



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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



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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:

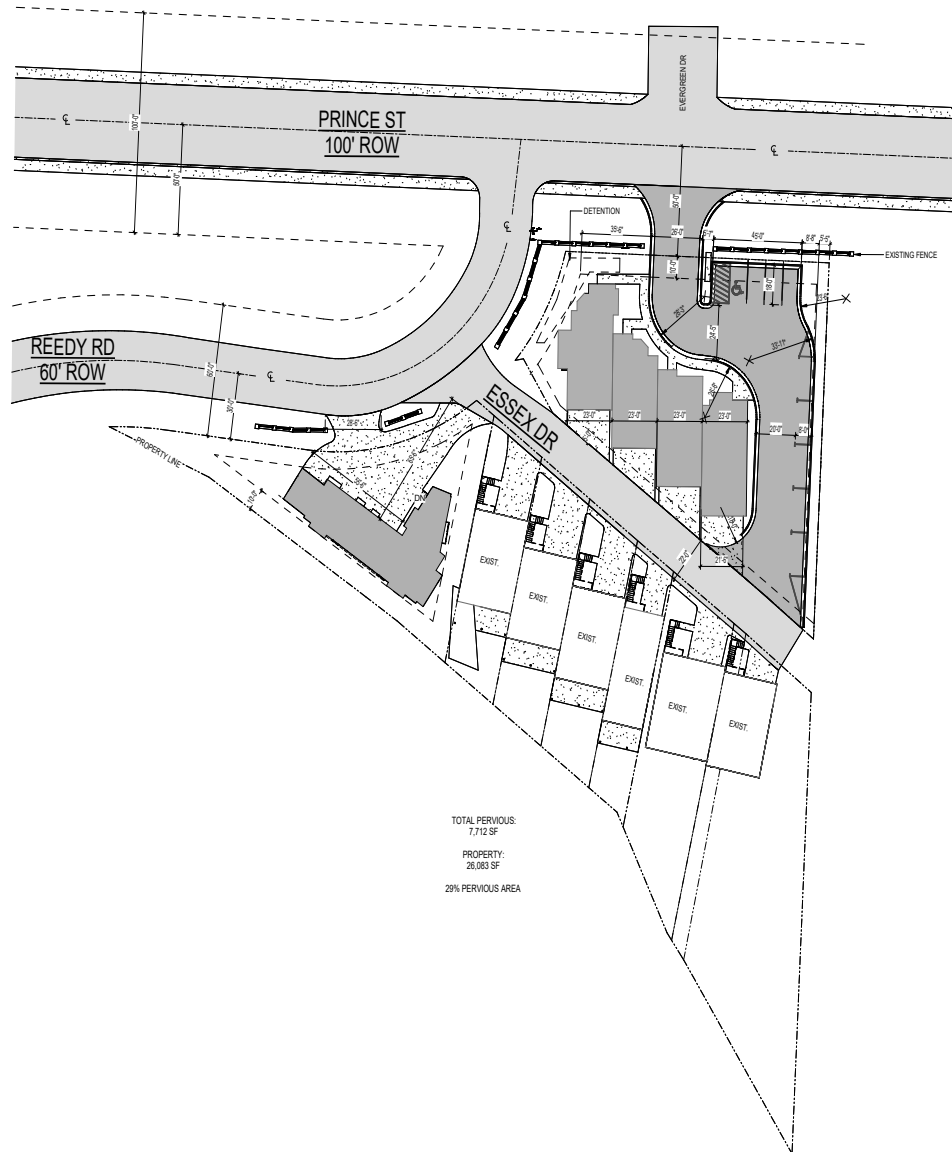
	North Parcel	South Parcel
Permitted Uses:	Retail Restricted, Office, Residential	Residential, Townhouse, Duplex
Setbacks:	Front - 15', Rear - 0', Interior Side - 6', Exterior Side - 10'	Front - 10', Rear - 10', Interior Side - 6', Exterior Side - 10'
Maximum Density	4 live/work units	2 residential units

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



TOTAL PERVIOUS:
7,712 SF
PROPERTY:
26,083 SF
29% PERVIOUS AREA



PROPOSED SITE PLAN

ELLIOTT • MCMORRAN • VADEN
RAGSDALE • WOODWARD • INCORPORATED
501 223 9302 • WWW.LEMVRW.COM

LEWIS
ARCHITECTS
ENGINEERS

ESSEX PUD
PENNINGTON COMPANIES
CONWAY, ARKANSAS

DATE: 2025 04 04
PROJECT NO: 24091
DRAWN BY: RPLUR
REV:

A0.1

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

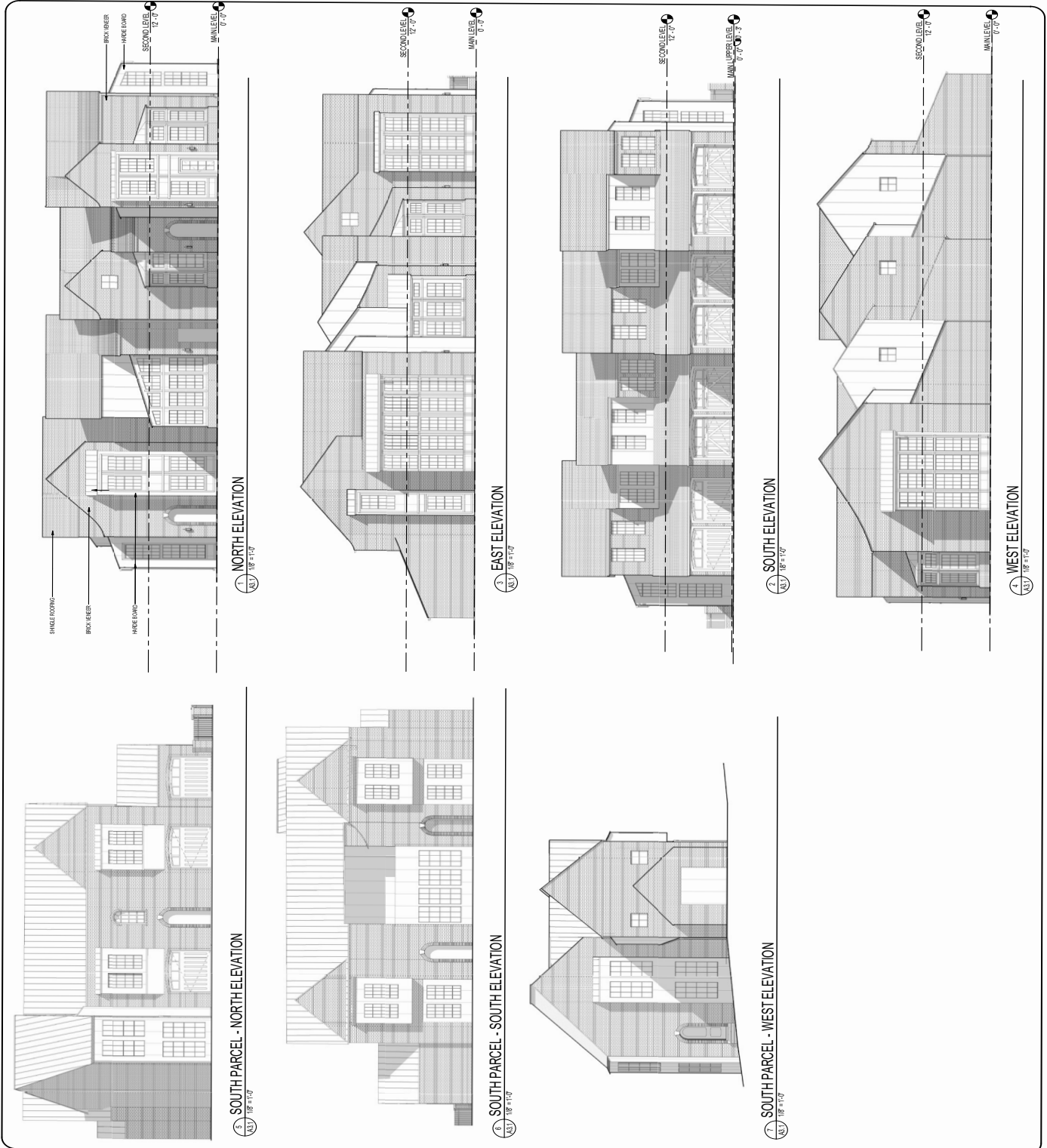
LEWIS ARCHITECTS
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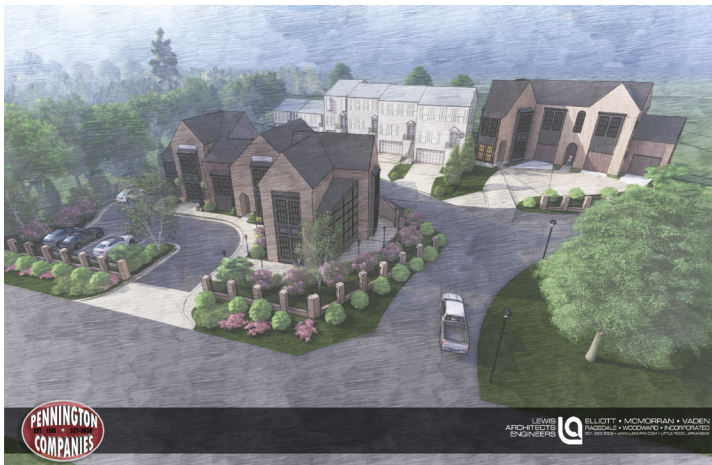
ESSEX PUD
PENNINGTON COMPANIES
CONWAY, ARKANSAS

DATE: 05/11/20
DRAWN BY: JRM
REV: 01

A3.1

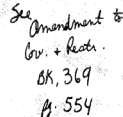


SE corner of Prince St and Reedy Rd. Parcel N of Essex Dr



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

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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.

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.

REZ-1985 AUG 06
51410 NW

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

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-0225-0031) Dunkin Drive Thru at 2405 Dave Ward Dr

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

- (P2025-00026) Pilcher Properties LLC
- (P2025-00029) Rotolo's Addition
- (P2025-00030) Generation Replat Lot 4A
- (P2025-00031) HDZ Replat