



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

June 16, 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

June 16, 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 **06 24, 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. May 19, 2025

I. Public Hearings**

A. Request to rezone property at 332 S East German Ln from A-1 to S-1.

II. Announcements/Additional Business

A. Items as decided by the Commission

Adjourn.

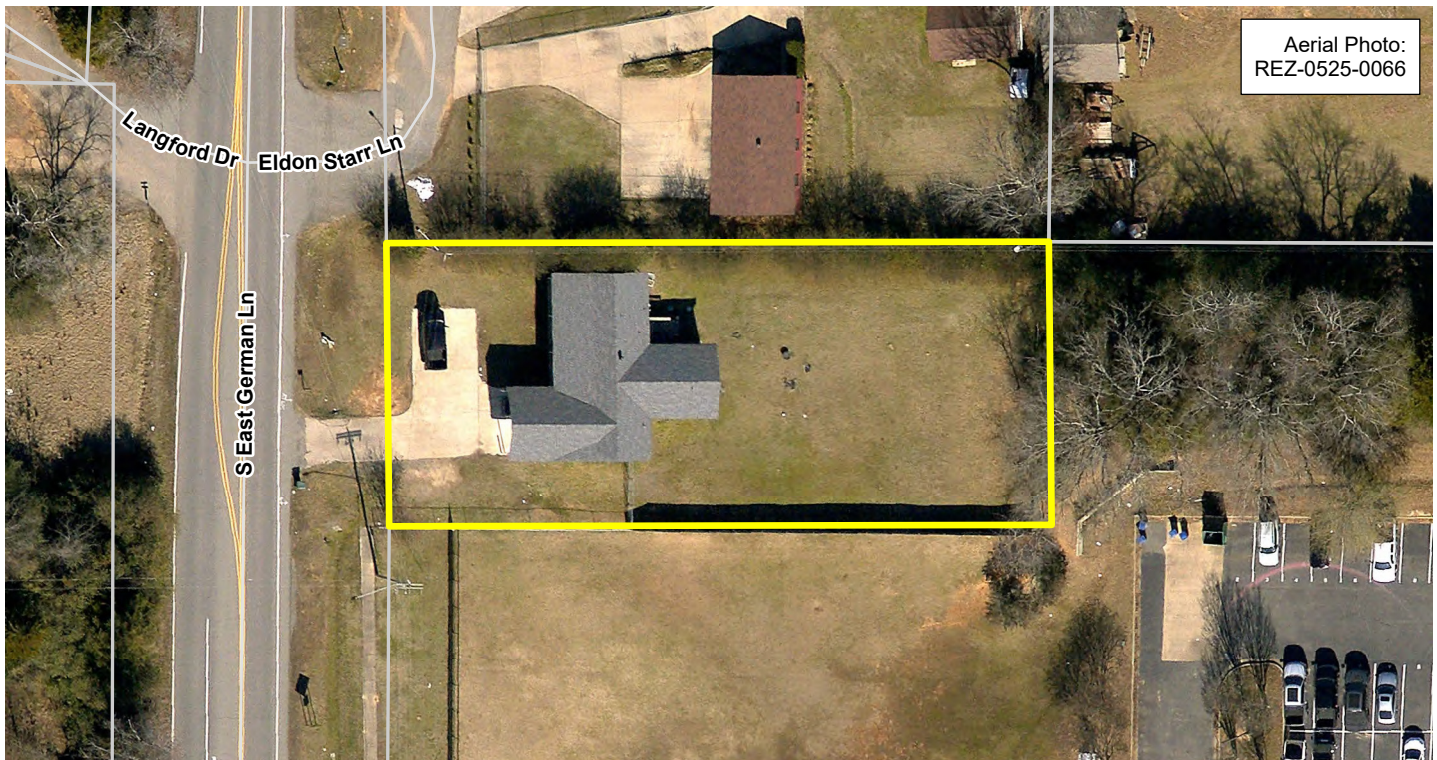
S East German Ln immediately north of the Conway Christian School campus

APPLICANT/AUTHORIZED AGENT

Sowell Ferris Architects
1315 North St
Conway, AR 72034

OWNER

Raymond Nabholz
14 Bluebird Ln
Conway, AR 72032



SITE DATA

Location. 332 S East German Ln; fronting on S East German Ln immediately north of the Conway Christian School campus.

Site Area. ±0.40 acres.

Current Zoning. A-1 (Agricultural District).

Requested Rezoning. S-1 (Institutional District).

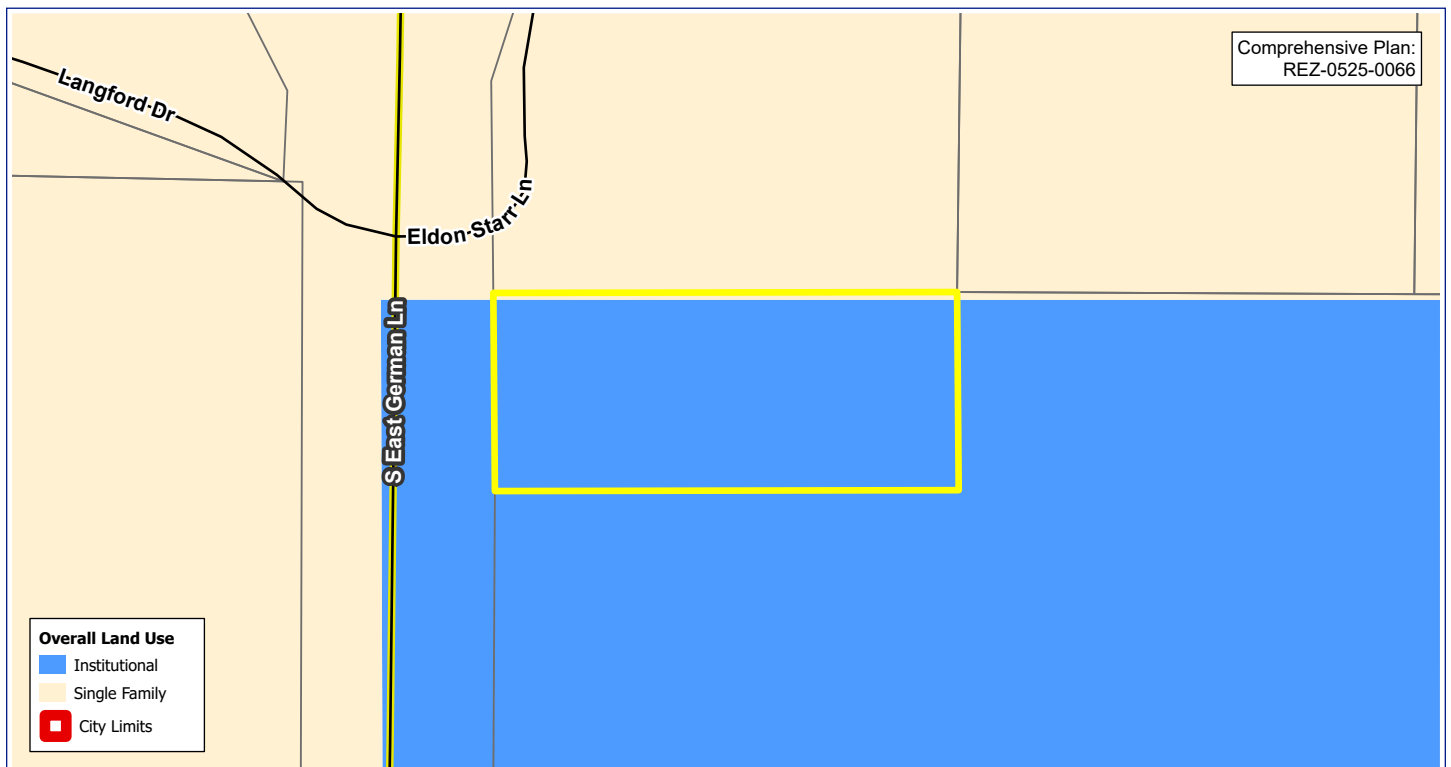
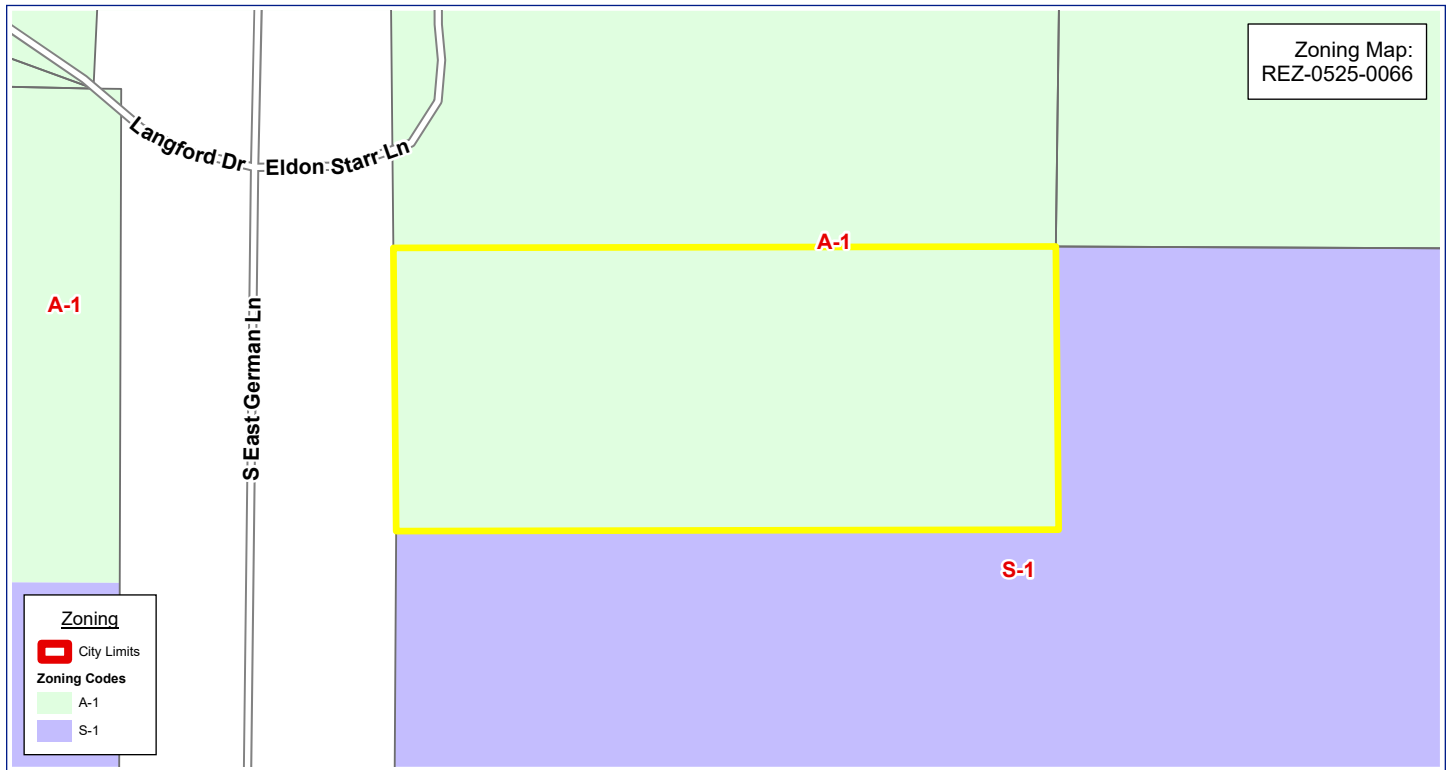
Adjacent Zoning. North, West: A-1; South, East: S-1.

Existing Structures. 1,080-sf single family residence.

Overlay. None.

Comprehensive Plan. Institutional.

S East German Ln immediately north of the Conway Christian School campus



S East German Ln immediately north of the Conway Christian School campus

Projected Traffic Impact. With a rezoning from A-1 to S-1, for a lot this size, traffic impact will be minimal. The highest traffic generating use allowed in S-1 is a hospital which couldn't be accommodated at a site this size. The intent of the rezone is to merge this lot into the greater Conway Christian campus via platting and to be used as a daycare for school staff. Access to the site is directly from S East German Ln. The current site as a single-family home most likely generates around 10 trips per typical weekday. For a daycare at the site, explicitly for the children of staff who are already traveling to the campus for school, there is a small increase to 51 trips per weekday.

Current Traffic Counts. 8,600 ADT just north of the intersection of S East German Ln, Langford Dr, and Eldon Star Ln.

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

Utilities. Electricity and water are available on the site. The extension of any new or existing services will need to be coordinated with Conway Corporation.

Master Street Plan. S East German Ln – Minor Arterial (80' ROW).

Street Improvement. None at this location.

STAFF COMMENTS

- It is the intent of the applicant to rezone this parcel to S-1 for a daycare for children under the age of 2 for Conway Christian staff. Although daycare use is allowed via a conditional use permit in the A-1 zone, knowing the property is to be purchased by, and used as an ancillary use for the school and campus, a rezone request is more appropriate.
- S-1 zones are required to be a minimum of 1 acre. Platting this parcel in with the school campus fulfills that requirement and legitimizes the requested use.
- The Comprehensive Plan designates the area as Institutional.
- Abutting area uses are agricultural, residential, and institutional and consist of rural, A-1 zoned single-family homes to the north and Conway Christian Schools to the east and south.
- The Conway Zoning Code Section 310.1 describes the S-1 District as follows, *"The regulations for the institutional zoning districts are designed to provide for unified and orderly development of major cultural, educational, medical, and governmental facilities. Such developments should meet proper requirements for integration with surrounding neighborhoods. This type of development could be in an undeveloped area or facilitate expansion of a present facility. Limited retail and service uses are permitted as accessories to the principal use."*
- *"The S-1 Institutional District is designed to provide a use area for large developments involving schools other than regionally accredited colleges, churches, and other institutional uses and for limited retail and service uses that are accessories to the principal use."*
- The site is currently unplatted and will have to undergo light site development review due to the change of residential use to non-residential. The property will need to be platted alongside the Conway Christian campus prior to the issuance of a certificate of occupancy. New addresses will be assigned at the time of site development and subdivision review.

S East German Ln immediately north of the Conway Christian School campus



View of subject property facing E



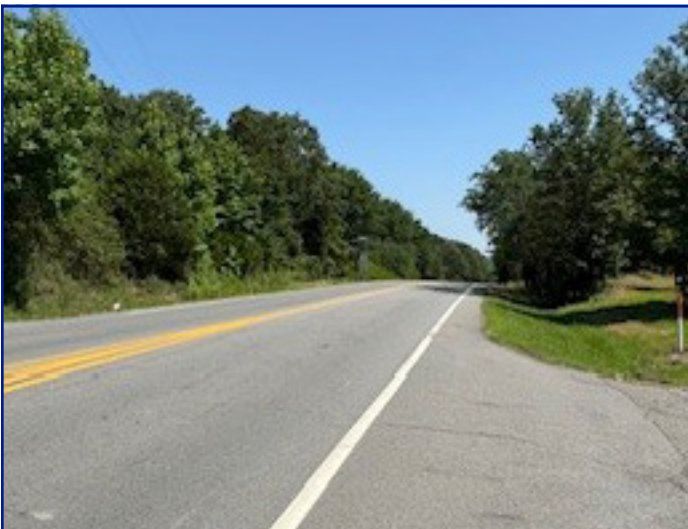
View of adjacent Conway Christian campus to the S



Adjacent property to the N



Property adjacent to the W across SE German Ln



Looking N along SE German Ln



Looking S along SE German Ln

APPENDIX

The following items represent on-going Planning staff projects which will be presented to the Planning Commission at a future date for consideration.

On-Going Planning Staff Projects

- Revisions Zoning Code Article 4 and Article 10-Advisory Committee meetings for revision draft review

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-0225-0027) Wholesale Electric Supply at 1405 Hartje Ln
- (SDR-0325-0049) Nabholz Conway Campus at 1140 Harkrider St
- (SDR-0425-0058) Paladino Duplex Post-SDR review at 2341 Matthews Meadows Ln
- (SDR-0525-0062) Wholesale Electric Supply Post-SDR review at 1405 Hartje Ln
- (SDR-1224-0154) Conway Christian Addition at 500 S East German Ln

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

- (P2025-00036) Jackson Addition