City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

Conditional Use Permit Application

Applicants are advised to read the Conditional Use Permit section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 10/25/2022

Applicant or Designee:

Name KANNON PORTER

Address P.O. Box 732 (72089)

Phone 501-680-0549

Email Address: KPORTERREALESTATE@GMAIL.COM

Project Location:

Property Address 2512 LAVERN

Parcel Number 840-07794-000

Zoning Classification _____

Property Owner (If different from Applicant):

Name _____

Phone _____

Address _____

Email Address _____

Additional Information:

Legal Description (Attach description if necessary)

LOT 7, PIKEWOOD SUBDIVISION #2
CITY OF BRYANT, AR

Description of Conditional Use Request (Attach any necessary drawings or images)

CONSTRUCTION OF NEW DUPLEX

Proposed/Current Use of Property CURRENT: SINGLE FAMILY HOME

Application Checklist

Requirements for Submission

- ☐ Letter stating request of Conditional Use and reasoning for request
- ☐ Completed Conditional Use Permit Application
- ☐ Submit Conditional Use Permit Application Fee ($125)
- ☐ Submit Copy of completed Public Notice
- ☐ Publication: Public Notice shall be published at least one (1) time fifteen (15) days prior to the public hearing at which the variance will be heard. Once published please provide a proof of publication to the Community Development office.
- ☐ Posting of Property: The city shall provide a sign to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- ☐ Submit eight (8) Copies of the Development Plan (Site Plan) showing:
    - Location, size, and use of buildings/signs/land or improvements
    - Location, size, and arrangement of driveways and parking. Ingress/Egress
    - Existing topography and proposed grading
    - Proposed and existing lighting
    - Proposed landscaping and screening
    - Use of adjacent properties
    - Scale, North Arrow, Vicinity Map
    - Additional information that may be requested by the administrative official due to unique conditions of the site.

Once the application is received, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will then go before the Development and Review Committee (DRC) for a recommendation to the Planning Commission. A public hearing will be held at this meeting for comments on the Conditional Use. After the public hearing, the Planning Commission will make a decision on the use.

Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.

READ CAREFULLY BEFORE SIGNING

I _____, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes and that it is my responsibility to obtain all necessary permits required.

10/25/2022

I would like to apply for a Conditional Use permits with the City of Bryant for the construction of 2 new duplexes at current address of 2512 Lavern in Bryant.

Lot 6, Pikewood Subdivision #2
Lot 7, Pikewood Subdivision #2

Thanks

Kannon Porter
PO Box 732
Bryant, AR 72089
501-680-0549
Kporterrealestate@gmail.com

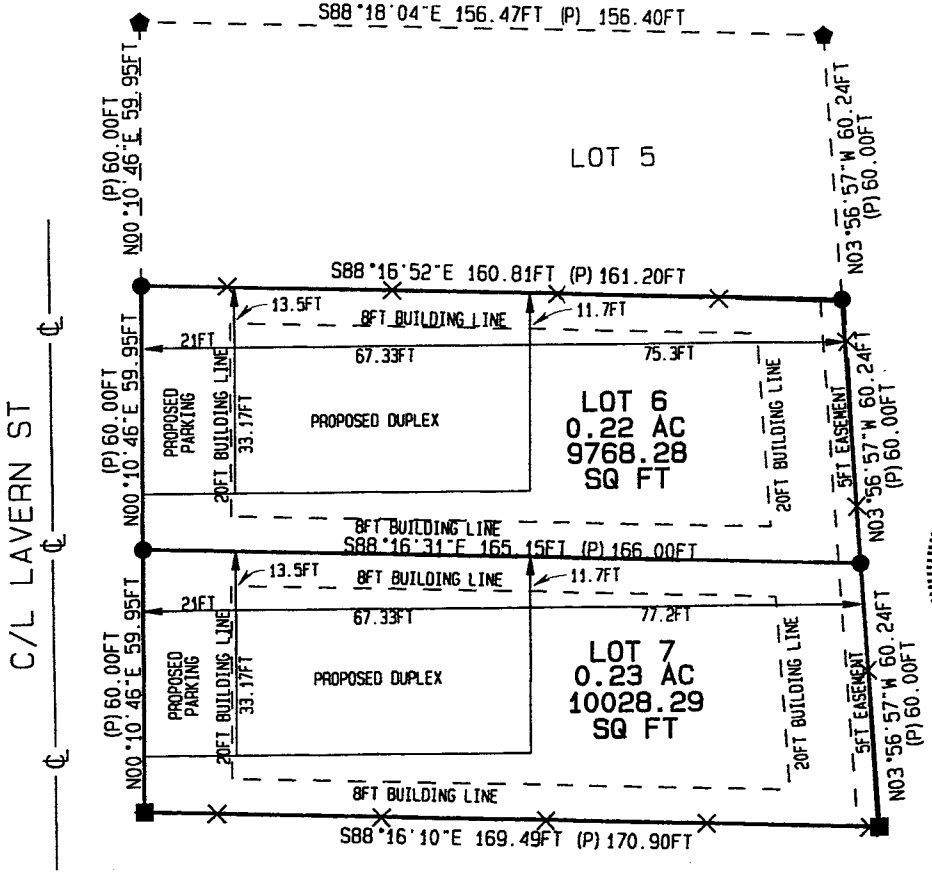
NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, _____ at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline County, for the purpose of public comment on a conditional use request at the site of 2512 LAVERN, BRYANT, AR 72022 (address).

A legal description of this property can be obtained by contacting the Bryant Department of Community Development.

Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant

This notice is to be run in the legal notices section of the Saline Courier no less than 15 days prior to the public hearing.



LEGAL DESCRIPTION:
Lot 6, Pikewood Subdivision #2, to the City of Bryant Saline County, Arkansas

LEGAL DESCRIPTION:
Lot 7, Pikewood Subdivision #2, to the City of Bryant Saline County, Arkansas

I hereby certify that the hereon plat and described survey was completed under my supervision to the best of my professional knowledge and ability.

Brian J Watson
BRIAN J. WATSON
P.L.S. #1864

No investigation or other search was performed for easements or other records that an accurate and current title search may disclose

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1864
Brian J Watson
SIGNATURE
09-30-22
BRIAN J WATSON

CERTIFICATE OF AUTHORIZATION
WATSON SURVEYING LLC
No. 3955
ARKANSAS

N
W E
S

BEARINGS BASED ON GRID NORTH BY GPS OBSERVATION

SCALE 1"=40'

0 40 80

Symbol	Description
●	PIPE
■	FOUND REBAR
●	SET REBAR
——℄——	CENTER LINE
——×——	FENCE (X) LINE
———	PROPERTY LINE

WATSON LAND SURVEYING
501-529-1940
10700 HWY. 35N SHERIDAN, AR.

DATE: 30 SEPT. 2022
JOB#22-253
SCALE: 1IN.=40FT.
DRAWN BY: BW

FOR THE USE AND BENEFIT OF
KANNON PORTER