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: 12/6/2022

Applicant or Designee:

Name Kelly Tucker
Address 9020 Chicot Road
Phone (501)912-7964
Email Address: kellytucker50@gmail.com

Project Location:

Property Address 3113 Whispering Oak Street Bryant, AR 72022
Parcel Number 840-08686-000
Zoning Classification _____

Property Owner (If different from Applicant):

Name Kelly Tucker
Phone (501)912-7964
Address 9020 Chicot Road, Little Rock, AR 72209
Email Address kellytucker50@gmail.com

Additional Information:

Legal Description (Attach description if necessary)
Lot 17, Block 3, Sherwood Estates in the City of Bryant

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

Proposed/Current Use of Property vacant lot

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 Kelly Tucker, 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.

Kelly Tucker

9020 Chicot Road

Little Rock, AR 72209

To: Bryant Development and Review Committee

We are requesting a Conditional Use Permit at the Property located at 3113 Whispering Oak Drive in Bryant Arkansas. We are going to build a 3 bedroom 2 bath duplex at that location. If you need any other information, please call me at 501-912-7964.

Sincerely,



Kelly Tucker

Kellytucker50@gmail.com

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, 6/10/2023 at 6:00 P.M. at the Bryant City Complex, 210 Southwest 3 Street. City of Bryant. Saline County, for the purpose of public comment on a conditional use request at the site of 3113 Whispering Oak Bryant, AR 72022. A legal description of the property can be obtained by contacting the Bryant Department of Community Development.

Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant

LAHA ENGINEERS, INC.
6602 Baseline Road Suite E
P. O. Box 190251
Little Rock, Arkansas 72219
501-565-7384
Fax 501-562-5467
e-mail: lahaengrls@sbcglobal.net

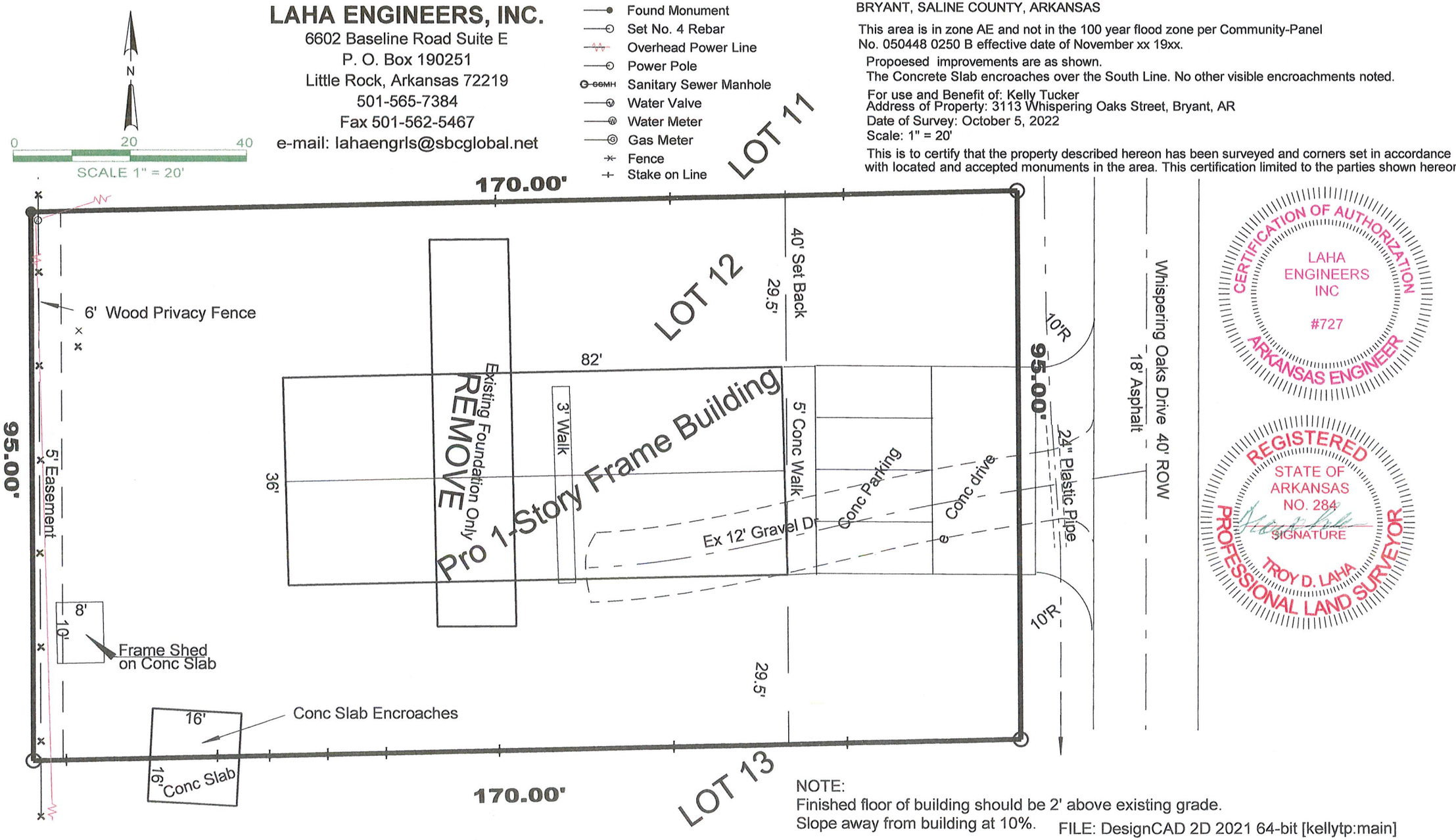
LEGAL DESCRIPTION: LOT 11 BLOCK 3 SHERWOOD ESTATES
BRYANT, SALINE COUNTY, ARKANSAS

This area is in zone AE and not in the 100 year flood zone per Community-Panel No. 050448 0250 B effective date of November xx 19xx.

Propoesed improvements are as shown.
The Concrete Slab encroaches over the South Line. No other visible encroachments noted.

For use and Benefit of: Kelly Tucker
Address of Property: 3113 Whispering Oaks Street, Bryant, AR
Date of Survey: October 5, 2022
Scale: 1" = 20'

This is to certify that the property described hereon has been surveyed and corners set in accordance with located and accepted monuments in the area. This certification limited to the parties shown hereon.



CERTIFICATION OF AUTHORIZATION
LAHA ENGINEERS INC
#727
ARKANSAS ENGINEER

REGISTERED
STATE OF ARKANSAS
NO. 284
SIGNATURE
TROY D. LAHA
PROFESSIONAL LAND SURVEYOR

NOTE:
Finished floor of building should be 2' above existing grade.
Slope away from building at 10%.

FILE: DesignCAD 2D 2021 64-bit [kellytp:main]