Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: https://www.youtube.com/c/bryantarkansas

Date: March 10, 2025 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 2/10/2025

- 2025-02-10 Planning Commision Meeting Minutes.pdf

Announcements

DRC Report

2. 501 Prints - 307 Bryant Ave - Sign Permit

Arkansas Sign & Neon - Requesting Sign Permit Approval - STAFF APPROVED

- 93400-SGNAPP-01.pdf

3. Little Caesars - 1315 N Reynolds Road - Sign Permit

Arkansas Sign & Neon - Requesting Sign Permit Approval - STAFF APPROVED

- 93401-SGNAPP-01.pdf

Old Business

New Business

4. Proposed RFQ for New Comprehensive Growth Plan

Ted Taylor - Review and Approval to Proceed on RFQ for a New Comprehensive Growth Plan for the City.

- RFQ_ Comprehensive Growth Plan.pdf

Adjournments

Bryant Planning Commission Meeting Minutes

Monday, February 10, 2025
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

- Chairman Lance Penfield calls the meeting to order.
- Commissioners Present: Statton, Johnson, Penfield, Edwards, Erwin, Speed
- Commissioners Absent: Hooten

ANNOUNCEMENTS

Mayor Chris Treat gave a brief presentation on the We AR Bryant 2025-2026 Strategic Plan.

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 1/16/2025**

   Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Edwards. Voice Vote, 6 Yays, 0 nays, 1 Absent.

Chairman Penfield read the DRC Report.

DRC REPORT

2. **2714 Lavern Dr- Conditional Use Permit**
   Vanessa Guerra - Requesting Recommendation for Approval of Conditional Use Permit for Duplex - RECOMMENDED APPROVAL based on completing Public Hearing Requirements.

3. **2711 Springhill Road- Rezoning C-1 to C-2**
   Mohammad Tariq - Requesting Recommendation for Rezoning from C-1 to C-2 - RECOMMENDED APPROVAL, based on completing Public Hearing Requirements.

4. **2711 Springhill Road- Conditional Use Permit**
   Mohammad Tariq - Requesting Recommendation for Approval of CUP for the use of Automobile Sales & Leasing - Small Lot RECOMMENDED APPROVAL based on completing Public Hearing Requirements.

5. **Panera Bread - 23146 I-30- Site Plan**
   Crafton Tull - Requesting Site Plan Approval - APPROVED, Contingent upon remaining comments being addressed

6. **D1 Training - 1800 N Reynolds Road- Sign Permit**
   Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED

7. **Empire Vape & Smoke Shop - 319 Bryant Ave- Sign Permit**
   Aero Signs - Requesting Sign Permit Approval - STAFF APPROVED

8. **Sherwin Williams - 4000 Hwy 5 N Ste 1- Sign Permi**t
   Arkansas Sign & Neon - Requesting Sign Permit Approval - STAFF APPROVED

PUBLIC HEARING

9. **2714 Lavern Dr- Conditional Use Permit**

   Vanessa Guerra - Requesting Approval for Conditional Use Permit for Duplex.

   Ms Guerra is needing this duplex so she can take care of a family member. A condition was placed on the permit approval that there must be one additional hard surface parking space added to the site. This would make for a total of four parking spaces.

   After brief discussion on the item, Chairman Penfield called for a roll call vote to approve. 6 yays, 0 nays, 1 Absent.

10. **2711 Springhill Road- Rezoning C-1 to C-2**

    Mohammad Tariq - Requesting Approval for Rezoning from C-1 to C-2.

    There was a brief discussion on the proposed rezoning and use. Mr Ted Taylor said there would be no oil changes, detailing, or maintenance performed at this location. Mr Tariq stated that the location would be for selling vehicles only and that they would have 15-20 at a time.

    Chairman Penfield asked for anyone in the public that wanted to speak for or against to come forward to the podium.

    Mac Edwards, Springhill Road - Concerns on the appeal of C-2 uses with proximity to surrounding neighborhood areas and safety concerns. ***Against***

    Brande Henderson - Springhill Road - Concerns over safety and the appeal of a car lot on Springhill Road. ***Against***

After another brief discussion on the item, Chairman Penfield called for a roll call vote to approve. 0 yays, 6 nays, 1 Absent.

Due to the request for rezoning not passing, the following time was removed from the agenda.

~~**11.2711 Springhill Road- Conditional Use Permit**~~

~~Mohammad Tariq - Requesting Approval for CUP for the use of Automobile Sales & Leasing - Small Lot~~

NEW BUSINESS

A motion was made to add the item "GenWealth - Request for Non-Standard Building Approval" by Commissioner Johnson, seconded by Statton. Voice Vote, 7 Yays, 0 Nays, 1 Absent.

12. GenWealth - Bryant Parkway - Non-standard Building

AHA - Requesting Approval for Non-standard building

After brief discussion on the item, Chairman Penfield called for a roll call vote to approve. 6 yays, 0 nays, 1 Absent.

ADJOURNMENT

Motion to Adjourn made by Commissioner Statton, Seconded by Commissioner Speed. Voice Vote, 6 Yays, 0 nays, 1 Absent. The meeting was adjourned.

_____ _____

Chairman, Lance Penfield *Date*

_____ _____

Secretary, Tracy Picanco *Date*

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

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Date: 01/17/2025

Sign Co. or Sign Owner

Name ARKANSAS SIGN & NEON
Address 8525 DISTRIBUTION DR
City, State, Zip LITTLE ROCK AR 72209
Phone 501.562.3942
Email Address lora@arkansassign.com

Property Owner

Name 501 PRINTS
Address 307 BRYANT AVE SUITE 3
City, State, Zip BRYANT AR
Phone
Email Address

GENERAL INFORMATION

Name of Business 501 PRINTS
Address/Location of sign 307 BRYANT AVE SUITE 3 BRYANT AR
Zoning Classification

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted**. Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar ($35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars ($100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I Lora A. Rand, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	WALL	2' X 10'	20	17	15	
B						
C			COSTS = 4250.00			
E						
F						
G						

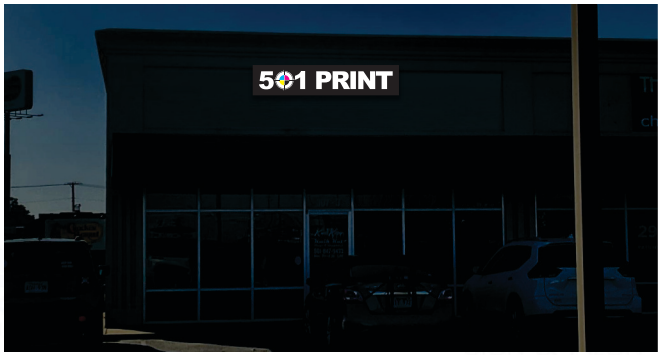


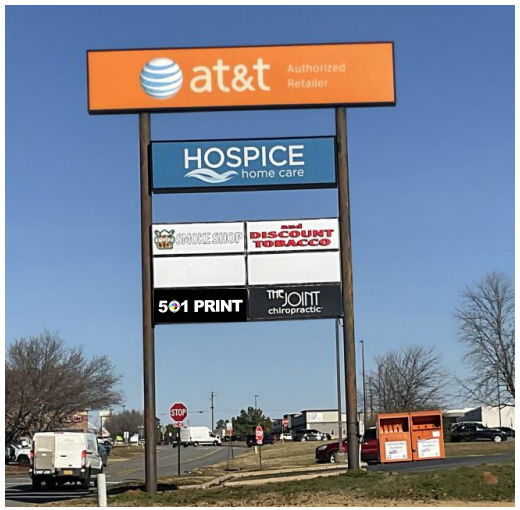
specs:
remove existing wall sign, seal penetrations
fabricate and install cloud-channel sign
led illuminated, black returns, black trimcap
polycarb face w/ vinyl print



(2) new lexan panels w/ graphics
(will survey for exact measurements for fabrication)











ARKANSAS SIGN & NEON
8525 DISTRIBUTION DR.
LITTLE ROCK, AR 72209
501.562.3942 (P)
501.562.6651 (F)
arkansassign.com

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CLIENT: 501 PRINT
307-3 BRYANT AVE, BRYANT AR
REP:
KEVIN HONEA
DATE:
12/20/2024 - DWG1

rev2

REQUIRES CLIENT APPROVAL AND LANDLORD APPROVAL FOR PERMITTING AND PRODUCTION

LANDLORD APPROVAL

SIGNATURE _____

ADDRESS _____

_____

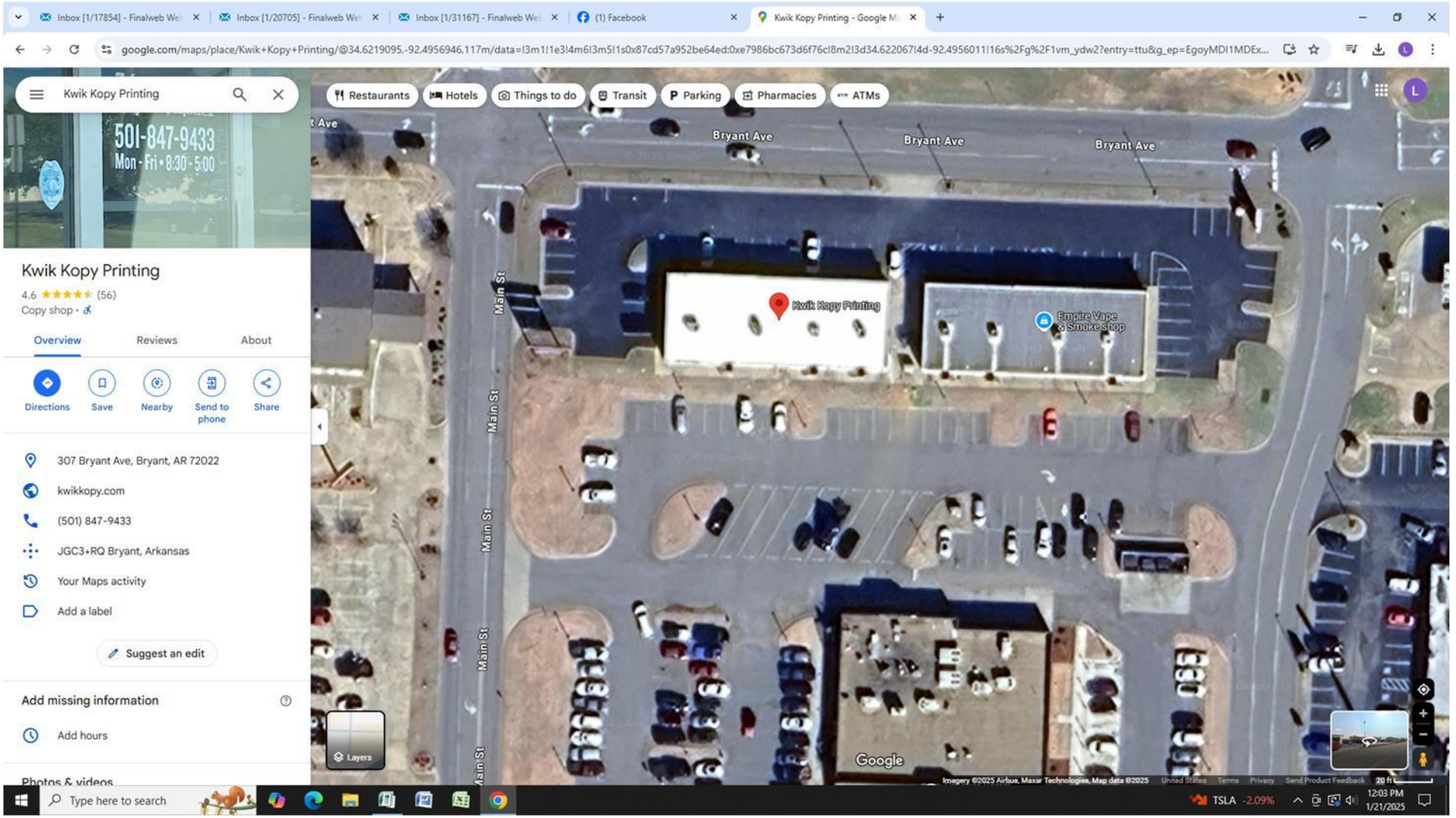
_____ ***DATE:***

Client Approval

Signature _____

Date _____

NOTE: ANY NEEDED WALL REPAIRS ARE NOT ASN RESPONSIBILITY. ANY VIEWS SHOWING REPAIRS ARE FOR VIEWING ONLY.


Inbox [1/17854] - Finalweb Web
Inbox [1/20705] - Finalweb Web
Inbox [1/31167] - Finalweb Web
(1) Facebook
Kwik Kopy Printing - Google Maps
google.com/maps/place/Kwik+Kopy+Printing/@34.6219095,-92.4956946,117m/data=!3m1!1e3!4m6!3m5!1s0x87cd57a952be64ed:0xe7986bc673d6f76c!8m2!3d34.622067!4d-92.4956011!16s%2Fg%2F1vm_ydw2?entry=ttu&g_ep=EgoyMDI1MDEx...
Kwik Kopy Printing
501-847-9433
Mon - Fri • 8:30 - 5:00
Kwik Kopy Printing
4.6 (56)
Copy shop
Overview
Reviews
About
Directions
Save
Nearby
Send to phone
Share
307 Bryant Ave, Bryant, AR 72022
kwikkopy.com
(501) 847-9433
JGC3+RQ Bryant, Arkansas
Your Maps activity
Add a label
Suggest an edit
Add missing information
Add hours
Photos & videos
Restaurants
Hotels
Things to do
Transit
Parking
Pharmacies
ATMs
Bryant Ave
Bryant Ave
Bryant Ave
Main St
Main St
Main St
Main St
Kwik Kopy Printing
Empire Vape & Smoke shop
Layers
Google
Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025
Type here to search
TSLA -2.09%
12:03 PM
1/21/2025

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

SIGN PERMIT APPLICATION

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Date: 02/04/2025

Sign Co. or Sign Owner

Name ARKANSAS SIGN & NEON
Address 8525 DISTRIBUTION DR
City, State, Zip LITTLE ROCK AR 72209
Phone 501.562.3942
Email Address lora@arkansassign.com

Property Owner

Name LITTLE CAESARS
Address 1315 N REYNOLDS RD
City, State, Zip B RYANT AR 72022
Phone
Email Address

GENERAL INFORMATION

Name of Business LITTLE CAESARS
Address/Location of sign 1315 N REYNOLDS RD BRYANT AR 72022
Zoning Classification

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted**. Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar ($35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars ($100). Additional documentation may be required by Sign Administrator.

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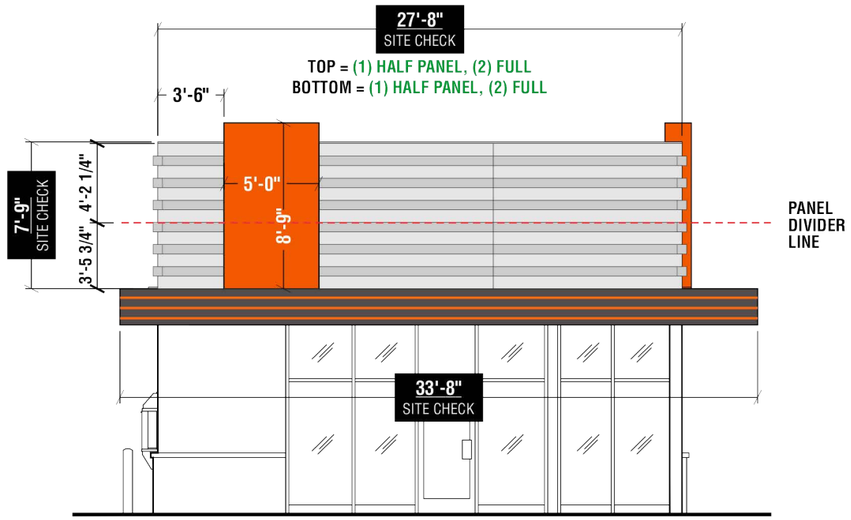
that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

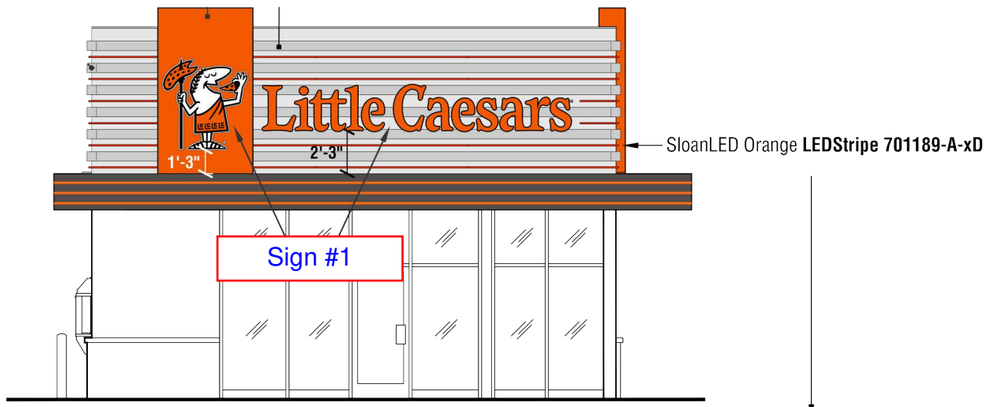
SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	FACADE-SOUTH ELEV	4'10 X 21'7	62.9	18'5	13'7	
B	FACADE-EAST ELEV	4'10 X 21'7	62.9	18'5"	13'7"	
C						
E						
F		JOB COSTS - 20000.00				
G						

Sign Placement/ Installation Guide (FRONT ELEVATION)

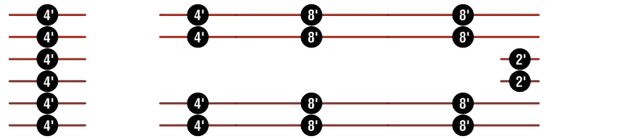
Scale: 1/8" = 1'=0"



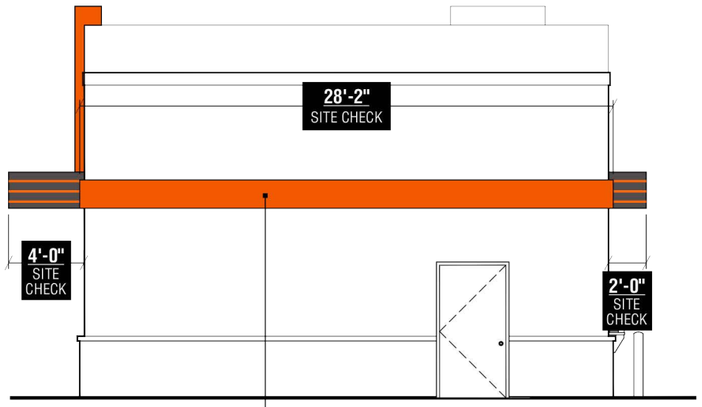
PANEL INSTALL DETAIL



GRAPHIC / LED TUBE DETAIL



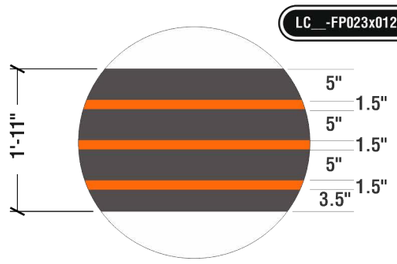
SloanLED Orange LEDStripe TOTAL =
(2) 2'
(10) 4'
(0) 6'
(8) 8'



REAR ELEVATION

LC__-FP018x0239.000A

.080 formed aluminum band (3" deep) to be primed and painted **Orange SIGN31683 High Gloss**



.080 aluminum constructed clad to be primed and painted Pre-Mix "**Little Caesars Bronze**" Note
Stripes to be Avery Bright Orange SC9180-O

FABRICATION NOTE:
INCLUDE 3 EXTRA VINYL STRIPES 5'-0" LONG HAVE 5" SPACING AS PER USUAL SET-UP

Drawing No.
LC__-SP07022.000A1

SITE CHECK REQUIRED
VECTOR ART REQUIRED
COLOUR REQUIRED

December 3, 2024 8:06 PM
M.Auclair
Removed DT Awning

Preliminary Artwork
Approved for Production

Project ID: 00000

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255 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM

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1315 N Reynolds Road
Bryant, Arkansas, USA

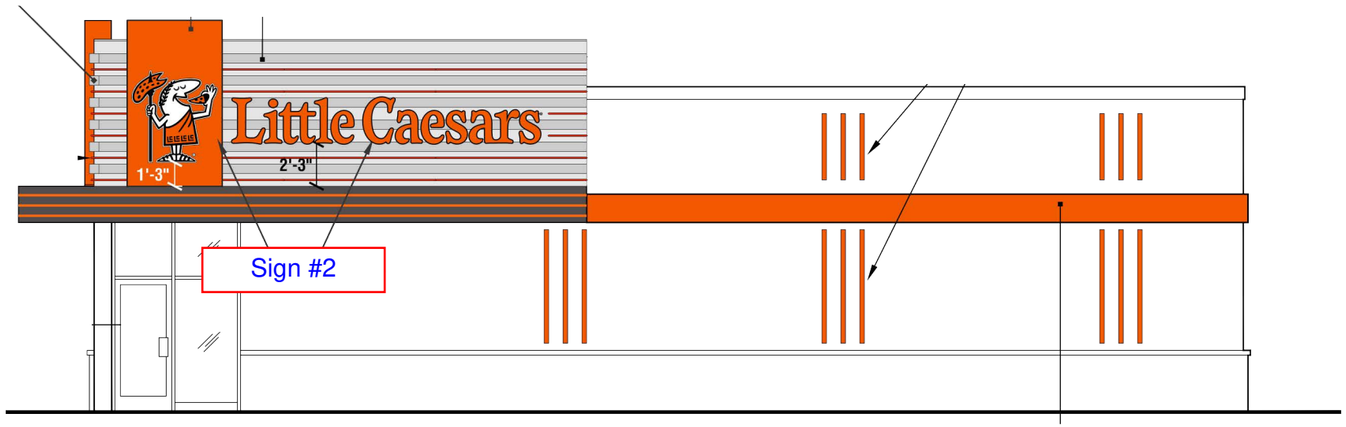
Little Caesars

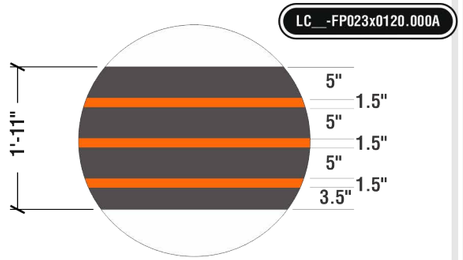
DRAWN BY: T. Dodge
DATE: September 26, 2024

Graphic rendition is representative of specific signage. Colour / dimensional / material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for inherent variations caused by display and / or print variations.

Sign Placement/ Installation Guide (RIGHT ELEVATION)

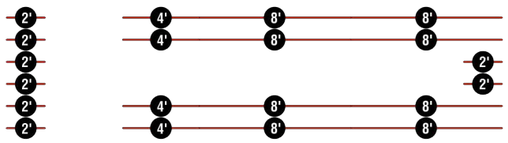
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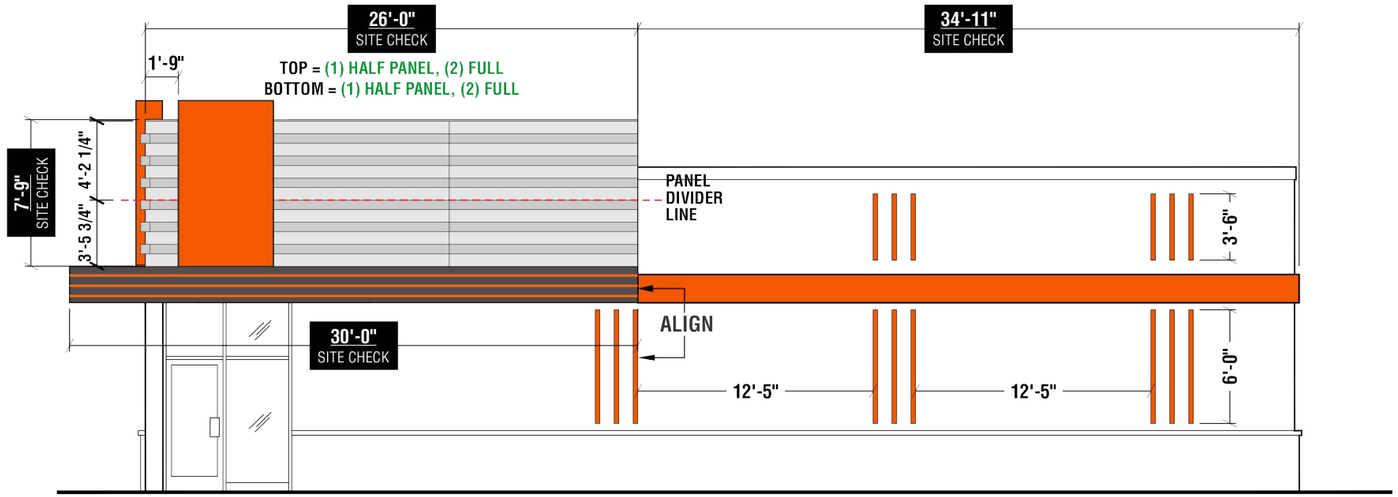


.080 aluminum constructed clad to be primed and painted Pre-Mix "**Little Caesars Bronze**" Note
Stripes to be Avery Bright Orange SC9180-O

FABRICATION NOTE:
INCLUDE 3 EXTRA VINYL STRIPES 5'-0" LONG HAVE 5" SPACING AS PER USUAL SET-UP



SloanLED Orange LEDStripe TOTAL =
(8) 2'
(4) 4'
(0) 6'
(8) 8'



Drawing No.
LC__-SP07022.000B1

SITE CHECK REQUIRED
VECTOR ART REQUIRED
COLOUR REQUIRED

Preliminary Artwork

Approved for Production

Project ID: 00000

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1315 N Reynolds Road
Bryant, Arkansas, USA

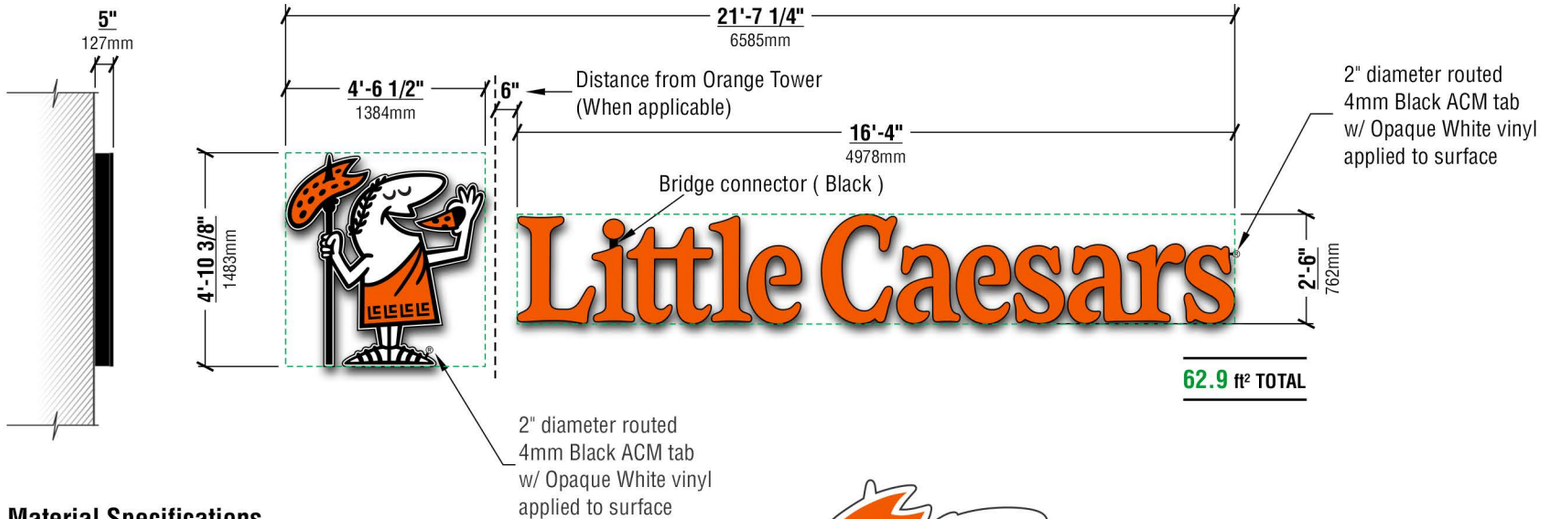
Little Caesars

DRAWN BY: T. Dodge
DATE: September 26, 2024

Graphic rendition is representative of specific signage. Colour / dimensional / material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for inherent variations caused by display and / or print variations.

Illuminated Channel Logo & Letters (2 Required)

Scale: 1/4" = 1'-0"



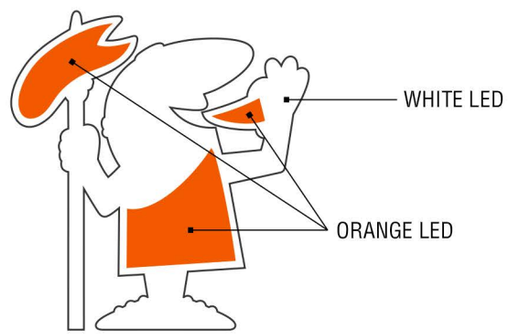
Material Specifications

Logo

- Pre finished Black aluminum letter coil returns
- 3/16" Orange 2119 and White 7328 acrylic face with 3/4" Black trim cap
- Orange and White LED illumination

Little Caesars

- Pre finished Black aluminum letter coil returns
- 3/16" Orange 2119 acrylic faces with 3/4" Black trim cap
- Orange LED illumination



COLOR TRAP DETAIL

NOTE:
Orange Led Enclosed In A Separate 4" Channel (White Coil)

Drawing No.
LC__-CL058x0259.120A

Electrical Requirements

120v 277v 347v

CHANNEL LETTERS

Sign #1 & Sign#2
Sign Area
62.9 sq ft
Each

Preliminary Artwork

Approved for Production

November 22, 2018 T. Dodge

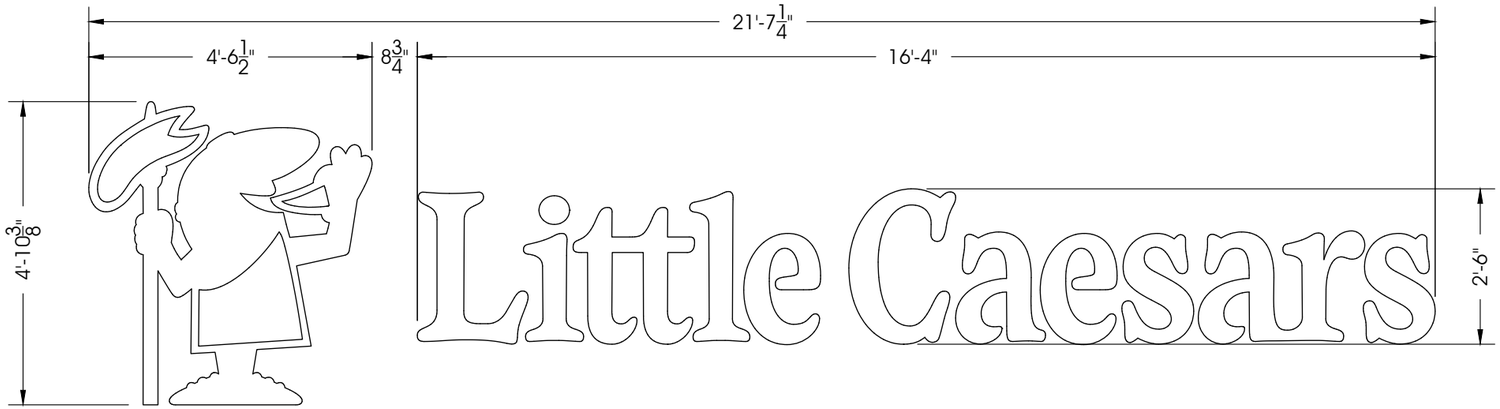
PRIDE SIGNS
255 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM

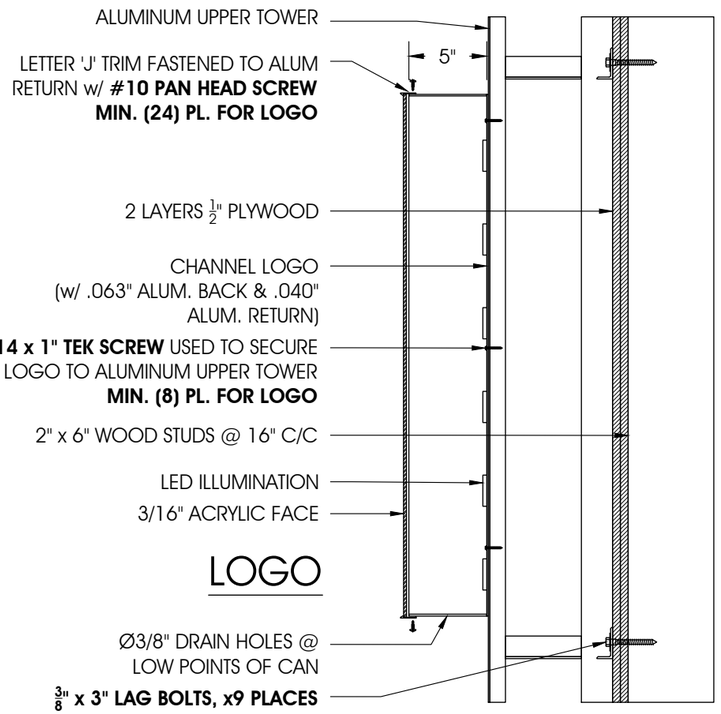
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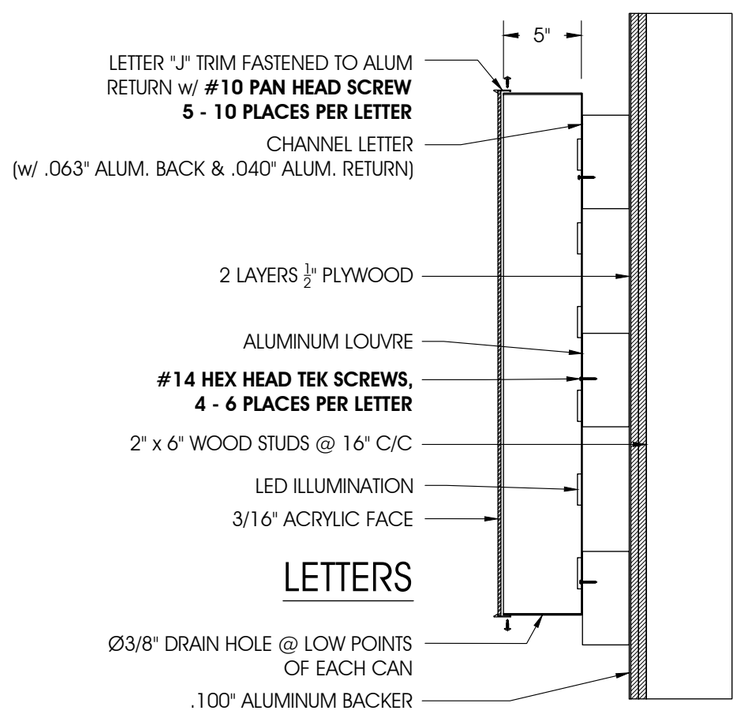
Little Caesars

DRAWN BY: T. Dodge
DATE: August 2, 2018

Graphic rendition is representative of specific signage. Colour / dimensional / material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for inherent variations caused by display and / or print variations.







DESIGN NOTES:
LOADS AS PER ASCE 7-10 FOR BRYANT, AR AREA:
RISK CATEGORY II BUILDING AND STRUCTURES EXPOSURE: 115 MPH

GENERAL WELD NOTE:
1/8" FILLET WELD REQUIRED UNLESS OTHERWISE STATED

ATTENTION:
FIELD ASSEMBLY OF THIS SECTIONAL SIGN IS SUBJECT TO THE ACCEPTANCE OF THE LOCAL AUTHORITY

LES ENSEIGNES MODULAIRES MONTS SUR PLACE PEUVENT ETRE VERIFIEES EN TOUT TEMPS PAR LE SERVICE D'INSPECTION LOCAL

PRIDE SIGNS. INTERNATIONAL SIGN ASSOCIATION sac ace c UL us

THIS STRUCTURAL DRAWING IS THE PROPERTY OF PRIDE SIGNS LIMITED AND MAY NOT BE USED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT FROM PRIDE SIGNS LIMITED. © 2023
255 PINEBUSH ROAD, CAMBRIDGE, ON, CANADA N1T 1B9 - TEL: 519.622.4040 - WWW.PRIDESIGNS.COM

UL FILE # E500193

DRAWN BY: F. BERGER 26-Sep-18
CHECKED BY: S. POWER 03-Oct-18
CUT FILE: 24-Sep-18 WEIGHT: 95 LBS.

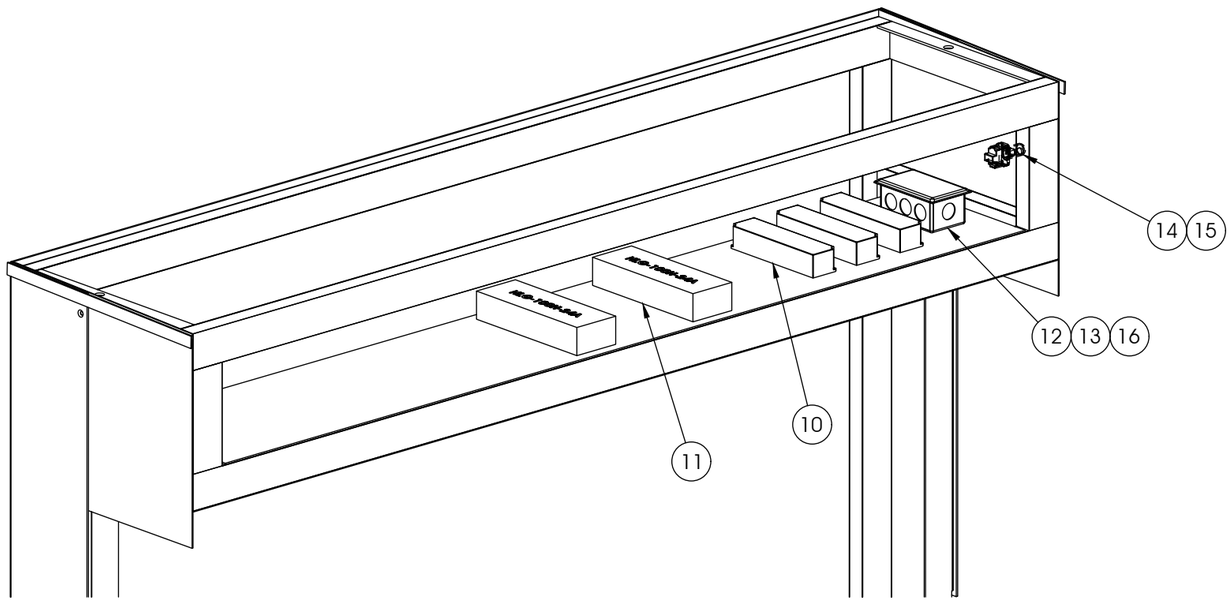
Little Caesars
1315 NORTH REYNOLDS ROAD
BRYANT, AR

ILLUMINATED CHANNEL LETTERS

03 ADDED POWER SUPPLY DETAILS S. POWER 08-May-24

UL REQUIREMENTS:
SIGN PROGRAM: SECTION LABEL 12
AMP DRAW: 6.0 A @ 120V
ENVIRONMENTAL LOCATION: DAMP 01
DISCONNECT SWITCH: YES 01

ELECTRICAL INSTALLATION INSTRUCTIONS



RIGHT ELEVATION

NOTES:

1) SILICONE LED's TO BACK
2) LPV-60-12V POWER SUPPLIES
   TO BE PLACED IN UPPER TOWER
3) LOGO INSTALLED ON TOWER
   LC__-FP105x0060.000A
4) TOGGLE SWITCH w/ BOOT IS
   SECURED TO UPPER TOWER ASSEMBLY
5) SECTIONAL STICKER TO BE PLACED
   ON CAESAR LOGO

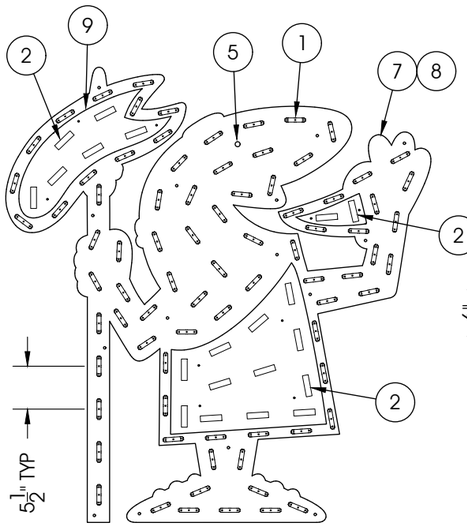
ELECTRICAL NOTE:
75 MOD / POWER SUPPLY
FOR SLOAN PRISM LED's
1.2A / POWER SUPPLY

LC__-CL058x0259.120A R03
SHEET #: 2B OF 3

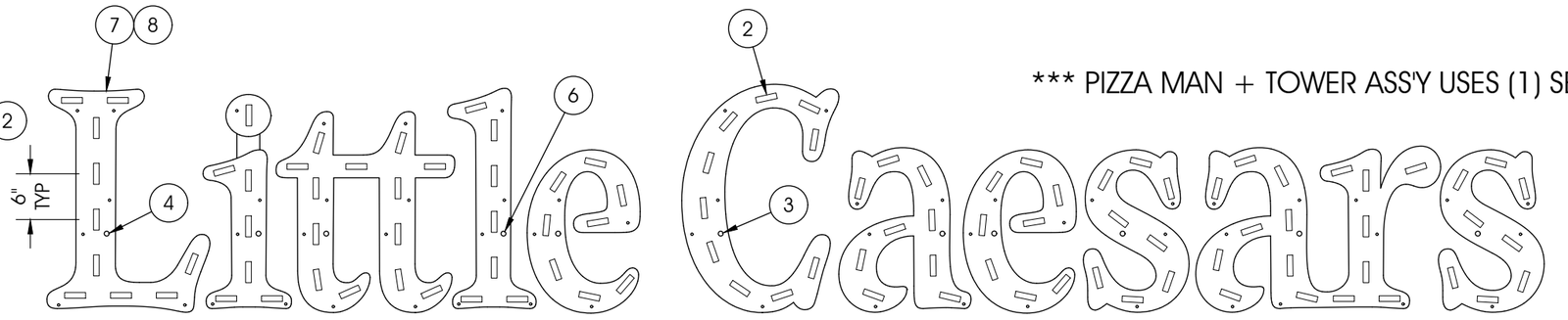
BILL OF MATERIALS

REF#	DESCRIPTION	QTY	LENGTH
1	WHITE GOQ-3 LED	81	
2	ORANGE SLOAN PRISM LED (LED645)	124	
3	18GA LOW VOLTAGE WIRE	1	20'
4	18GA LOW VOLTAGE WIRE	1	10'
5	18GA LOW VOLTAGE WIRE	1	6'
6	18GA LOW VOLTAGE WIRE	9	3'
7	.063" ROUTED ALUM BACK	15	
8	.040" x 5" ALUM RETURN	1	155'
9	.040" x 4" ALUM RETURN	1	14'
10	LPV-60 60W-12V POWER SUPPLY	3	
11	MEANWELL HLG-100W-24V P.S.	2	
12	120V UTILITY BOX	1	
13	BLANK COVER	1	
14	TOGGLE SWITCH w/ RUBBER BOOT	1	
15	3/8" HOLOFLEX CABLE	1	2'-0"
16	14/2 Bx CABLE	1	20'-0"

** ITEM 9 TO BE SHEARED FROM 5.33" COIL



81 WHITE LED's (PS1)
20 ORANGE LED's (PS2)



10 ORANGE LED's (PS2) | 7 ORANGE LED's (PS2) | 13 ORANGE LED's (PS2) | 7 ORANGE LED's (PS2) | 8 ORANGE LED's (PS2) | 10 ORANGE LED's (PS3) | 9 ORANGE LED's (PS3) | 8 ORANGE LED's (PS3) | 8 ORANGE LED's (PS3) | 16 ORANGE LED's (PS3) | 8 ORANGE LED's (PS3)

*** PIZZA MAN + TOWER ASS'Y USES (1) SECTIONAL STICKER

ATTENTION:
FIELD ASSEMBLY OF THIS SECTIONAL SIGN IS SUBJECT TO THE ACCEPTANCE OF THE LOCAL AUTHORITY

LES ENSEIGNES MODULAIRES MONTS SUR PLACE PEUVENT ETRE VERIFIEES EN TOUT TEMPS PAR LE SERVICE D'INSPECTION LOCAL

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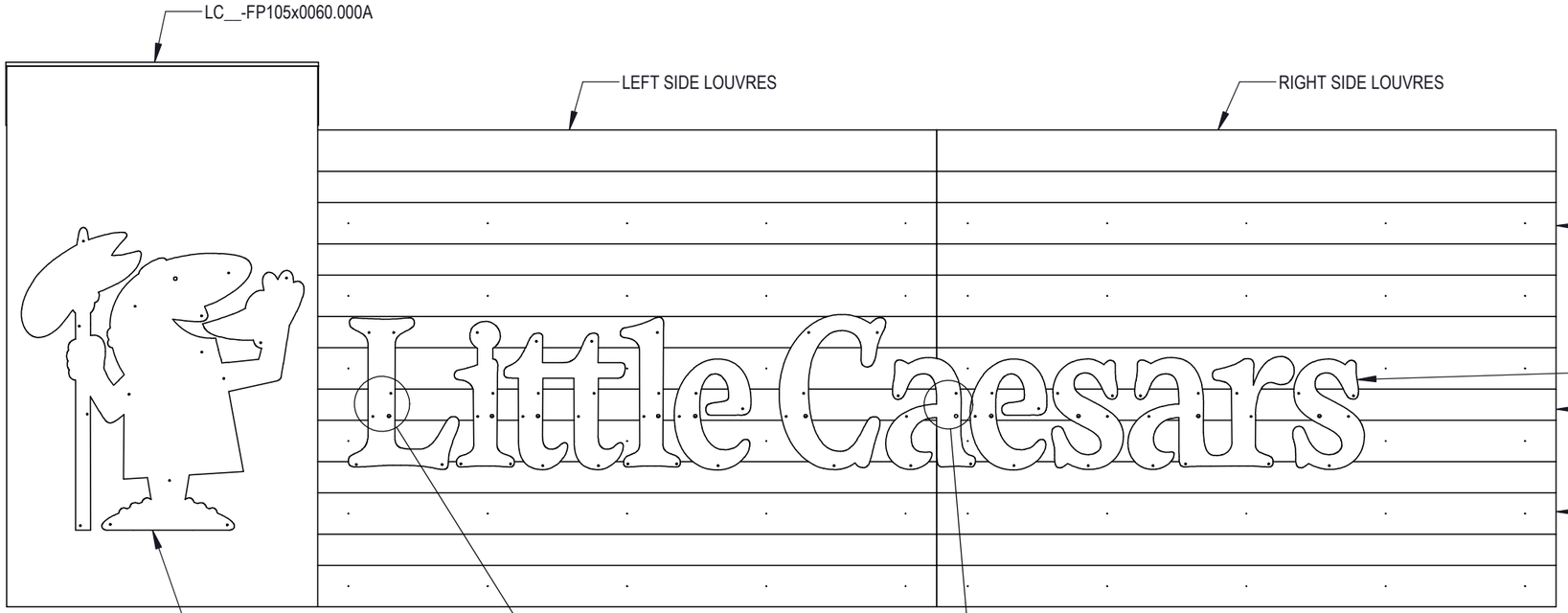
DRAWN BY: F. BERGER 26-Sep-18
CHECKED BY: S. POWER 03-Oct-18
CUT FILE: 24-Sep-18 WEIGHT: 95 LBS.

Little Caesars

VARIOUS

ILLUMINATED CHANNEL LETTERS

03 ADDED POWER SUPPLY DETAILS S. POWER 08-May-24
UL REQUIREMENTS: AMP DRAW: 6.0 A @ 120V
SIGN PROGRAM: SECTION LABEL 12 ENVIRONMENTAL LOCATION: DAMP 01
DISCONNECT SWITCH: YES 01



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UL FILE # E500193

DRAWN BY: F. BERGER 26-Sep-18
CHECKED BY: S. POWER 03-Oct-18
CUT FILE: 24-Sep-18 **WEIGHT: 95 LBS**

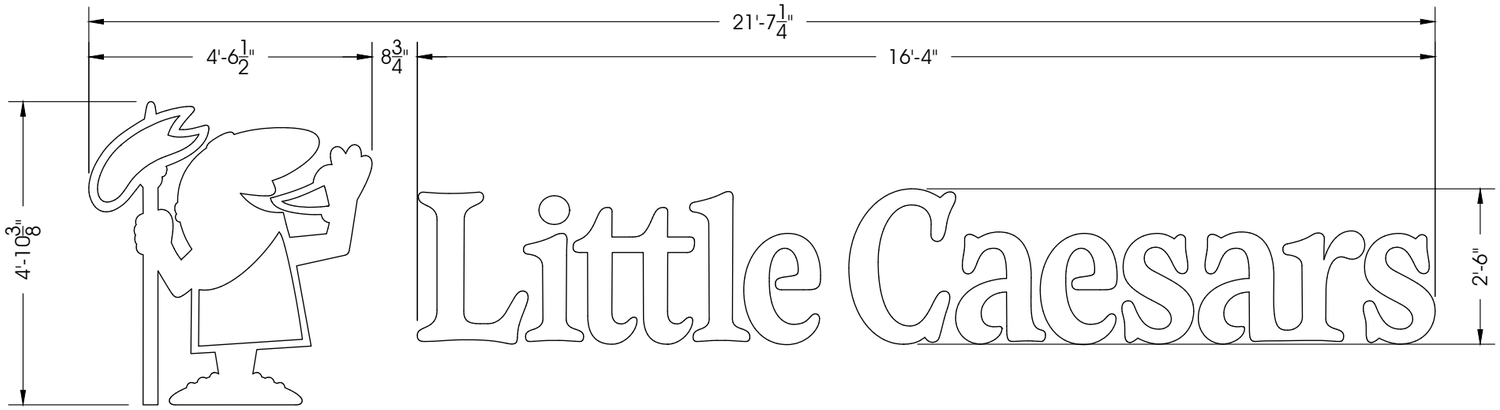
Little Caesars
VARIOUS
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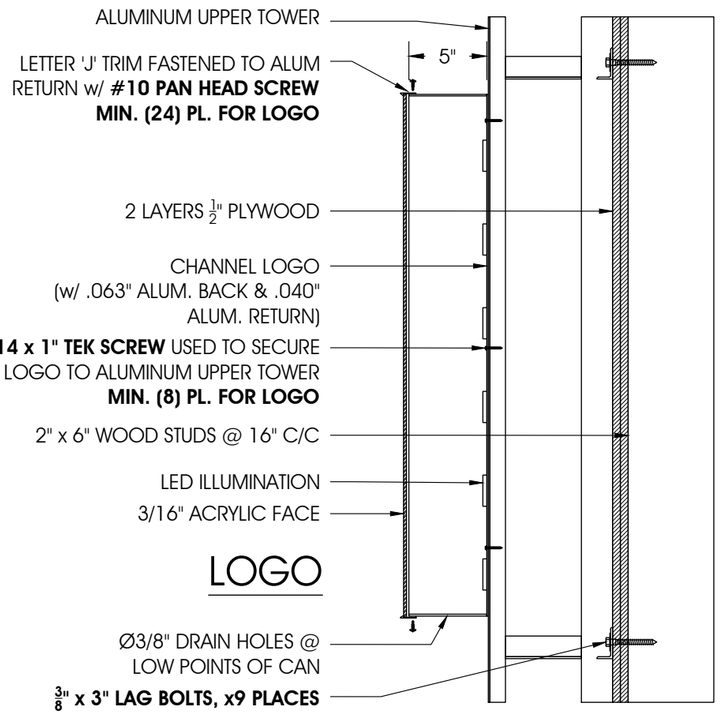
ILLUMINATED CHANNEL LETTERS

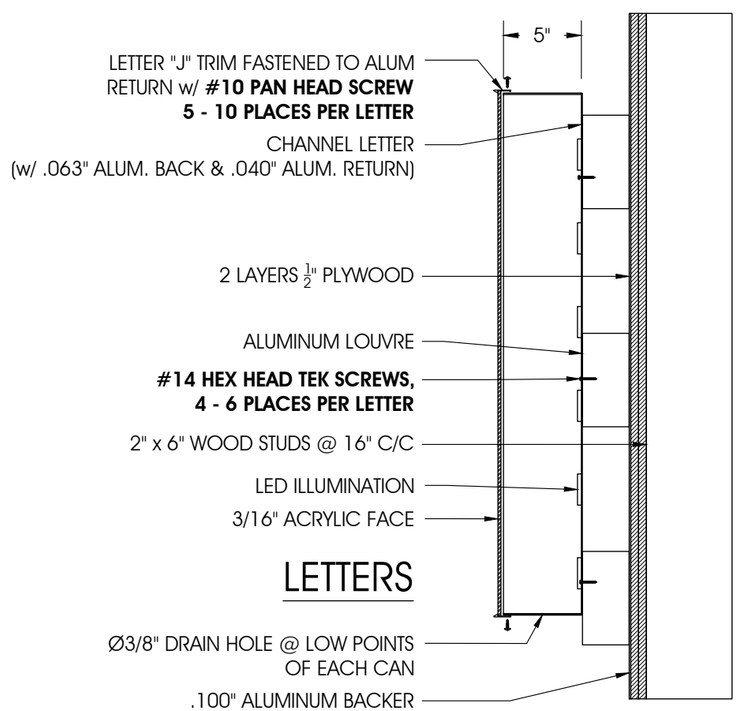
03 ADDED POWER SUPPLY DETAILS S. POWER 08-May-24

UL REQUIREMENT:
SIGN PROGRAM: SECTION LABEL - 12
-

TOTAL AMP DRAW: 6.0 A @ 120 V
ENVIRONMENTAL LOCATION: DAMP - 01
DISCONNECT SWITCH: YES - 01







ATTENTION:
FIELD ASSEMBLY OF THIS SECTIONAL SIGN IS SUBJECT TO THE ACCEPTANCE OF THE LOCAL AUTHORITY

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DRAWN BY: F. BERGER 26-Sep-18
CHECKED BY: S. POWER 03-Oct-18
CUT FILE: 24-Sep-18 WEIGHT: 95 LBS.

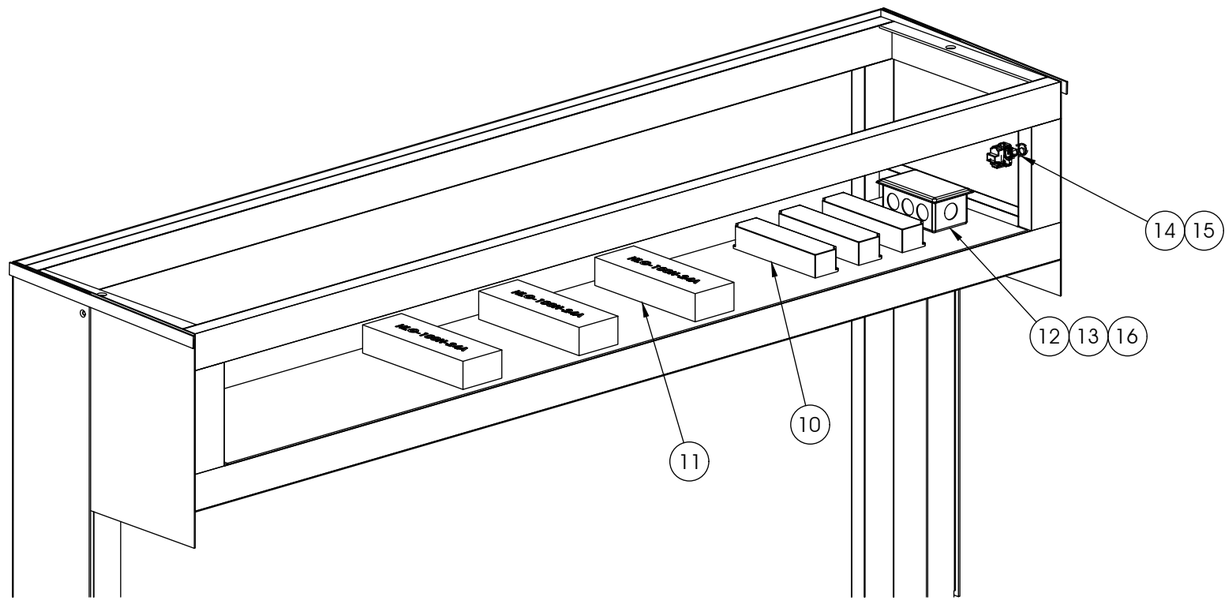
Little Caesars

VARIOUS

ILLUMINATED CHANNEL LETTERS

03 ADDED POWER SUPPLY DETAILS S. POWER 08-May-24
UL REQUIREMENTS: AMP DRAW: 7.2 A @ 120V
SIGN PROGRAM: SECTION LABEL 12 ENVIRONMENTAL LOCATION: DAMP 01
DISCONNECT SWITCH: YES 01

ELECTRICAL INSTALLATION INSTRUCTIONS



FRONT ELEVATION

NOTES:

1) SILICONE LED's TO BACK
2) LPV-60-12V POWER SUPPLIES
   TO BE PLACED IN UPPER TOWER
3) LOGO INSTALLED ON TOWER
   LC__-FP105x0060.000A
4) TOGGLE SWITCH w/ BOOT IS
   SECURED TO UPPER TOWER ASSEMBLY
5) SECTIONAL STICKER TO BE PLACED
   ON CAESAR LOGO

ELECTRICAL NOTE:
75 MOD / POWER SUPPLY
FOR SLOAN PRISM LED's
1.2A / POWER SUPPLY

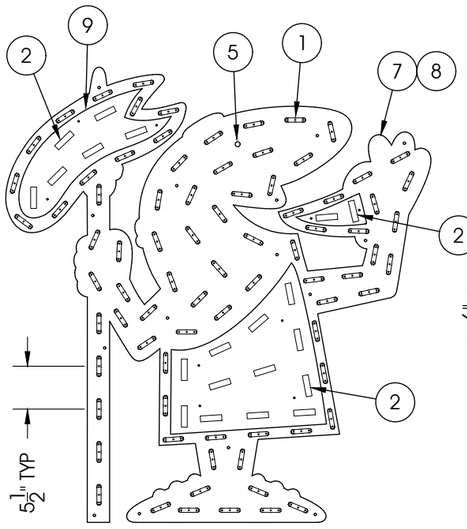
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SHEET #: 2C OF 3

R03

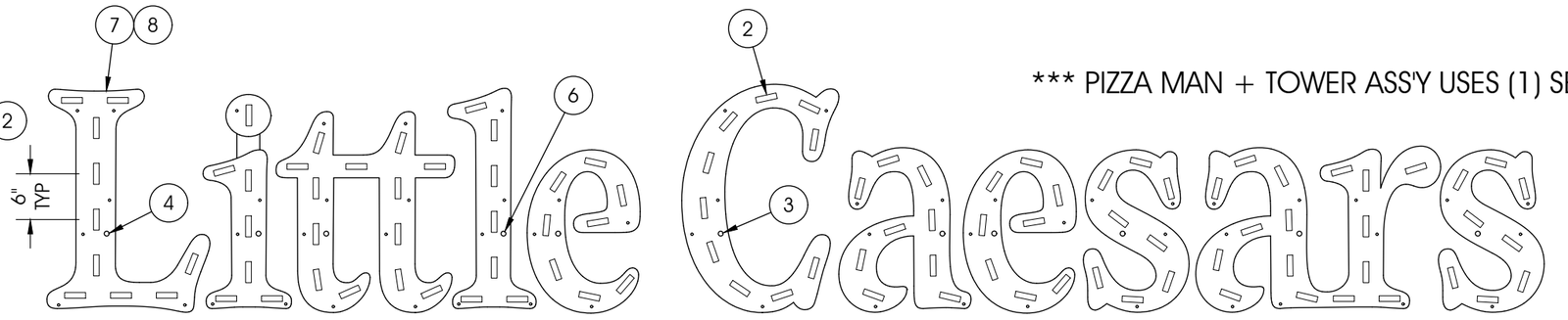
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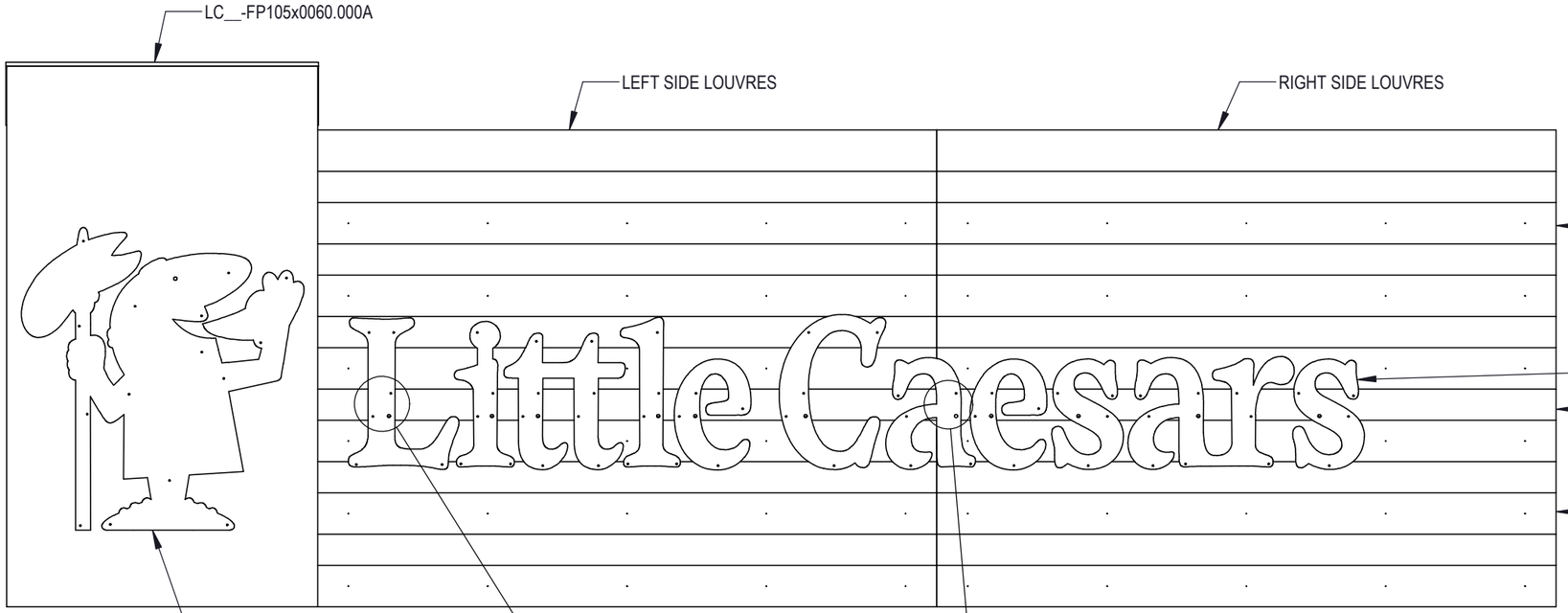
DRAWN BY: F. BERGER 26-Sep-18
CHECKED BY: S. POWER 03-Oct-18
CUT FILE: 24-Sep-18 WEIGHT: 95 LBS.

Little Caesars

VARIOUS

ILLUMINATED CHANNEL LETTERS

03 ADDED POWER SUPPLY DETAILS S. POWER 08-May-24
UL REQUIREMENTS: AMP DRAW: 7.2 A @ 120V
SIGN PROGRAM: SECTION LABEL 12 ENVIRONMENTAL LOCATION: DAMP 01
DISCONNECT SWITCH: YES 01



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UL FILE # E500193

DRAWN BY: F. BERGER 26-Sep-18
CHECKED BY: S. POWER 03-Oct-18
CUT FILE: 24-Sep-18 **WEIGHT: 95 LBS**

Little Caesars
VARIOUS
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ILLUMINATED CHANNEL LETTERS

03 ADDED POWER SUPPLY DETAILS S. POWER 08-May-24

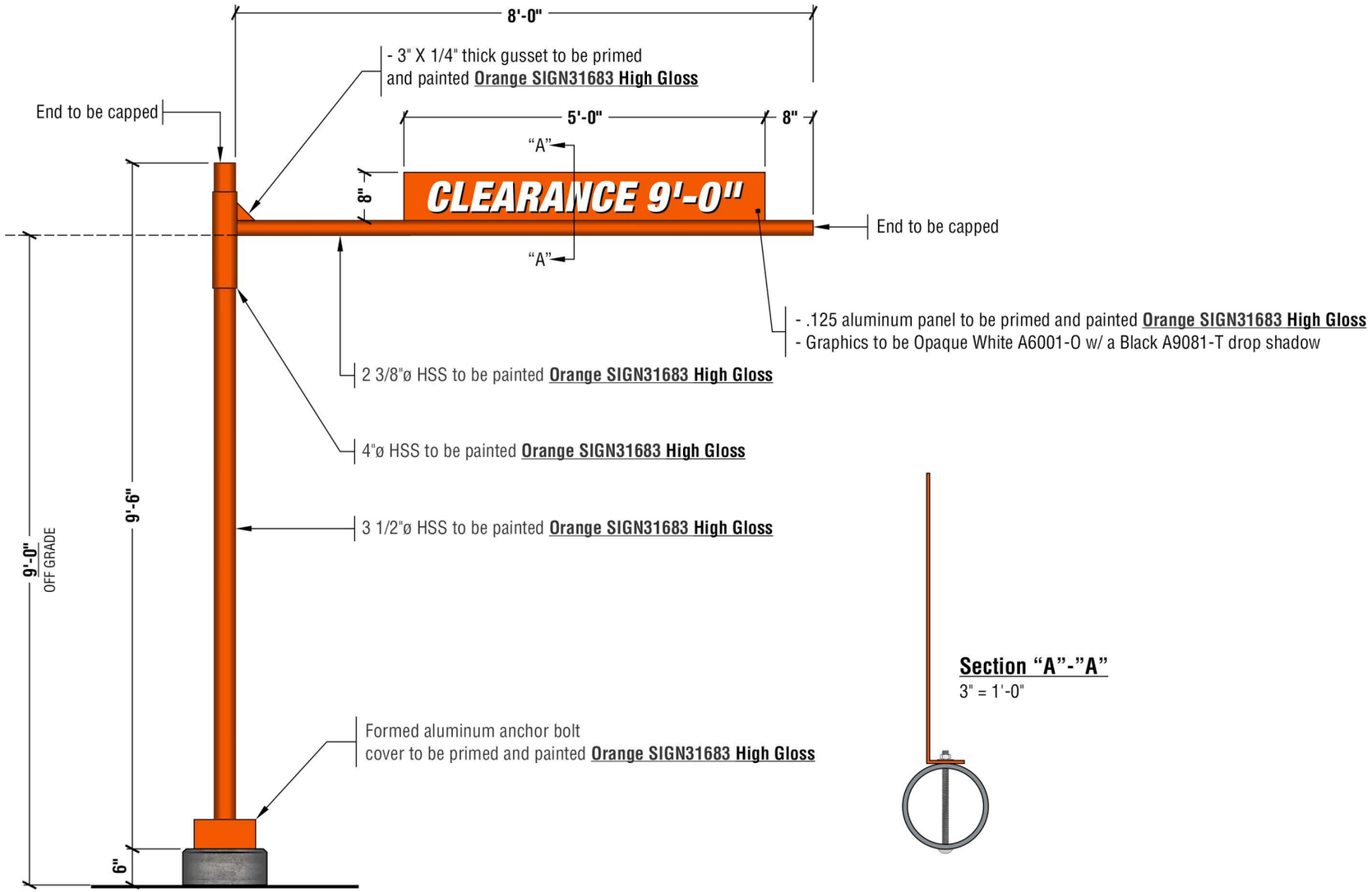
UL REQUIREMENT:
SIGN PROGRAM: SECTION LABEL - 12
-

TOTAL AMP DRAW: 7.2 A @ 120 V
ENVIRONMENTAL LOCATION: DAMP - 01
DISCONNECT SWITCH: YES - 01

Non Illuminated Height Restriction Bar (1 Required)

Scale: 1/2" = 1'-2"

Drawing No.
LC__-PS120x0096.000A



Section "A"-"A"
3" = 1'-0"

Height Restriction Bar

Preliminary Artwork

Approved for Production

November 25, 2018 T. Dodge

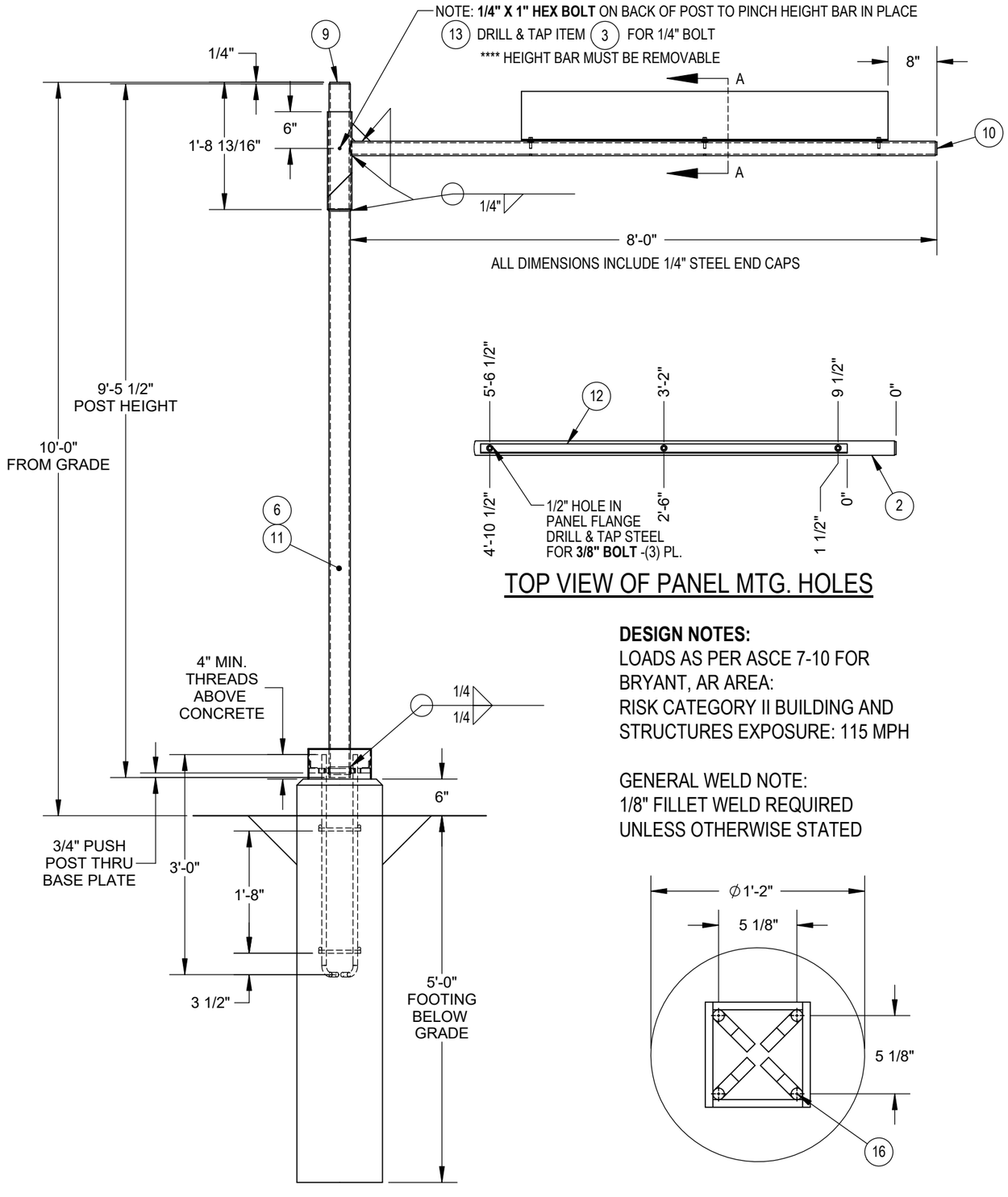
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Little Caesars

DRAWN BY: T. Dodge
DATE: November 25, 2018

Graphic rendition is representative of specific signage. Colour / dimensional / material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for inherent variations caused by display and / or print variations.

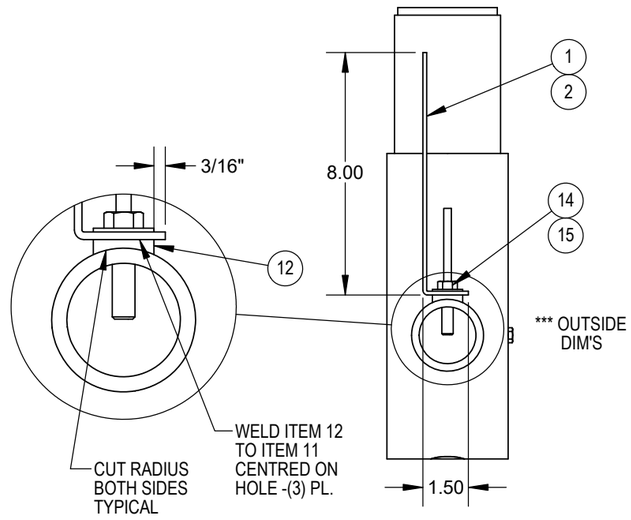


TOP VIEW OF PANEL MTG. HOLES

DESIGN NOTES:

LOADS AS PER ASCE 7-10 FOR BRYANT, AR AREA:
RISK CATEGORY II BUILDING AND STRUCTURES EXPOSURE: 115 MPH

GENERAL WELD NOTE:
1/8" FILLET WELD REQUIRED UNLESS OTHERWISE STATED



SECTION A-A
SCALE 1 : 5

LC__-PS120x0096.000A

SHEET #: 4 OF 6

R01

ITEM NO.	PartNo	QTY.	DESCRIPTION	WIDTH	LENGTH
1	AS051	1	.125" ALUM. FORMED PANEL	5'-0"	9 5/16"
2	AT015	3	1" X 1" X .095" ALUM. TUBE SPACER (TTS)		1/4"
3	HSS212	1	4" OD x.1875" HSS (MOE)		1'-2"
4	HSS212	1	4" OD x.1875" HSS (MOE)		6"
5	HSS212	6	4" OD x .1875" HSS (SEE PG2)		
6	BP366	1	3/4" TH. X 10" DIA. STEEL BASE PLATE		
7	SA005	2	1 1/4"x1 1/4"x1/8" STEEL ANGLE		2"
8	SF015	1	1/4" TH. X 3" STEEL GUSSET		3"
9	BP383	1	1/4" TH. X 3 5/16" DIA. STEEL END CAP		EA
10	BP382	1	1/4" TH. X 2 1/8" DIA. STEEL END CAP		EA
11	ST064	1	3 1/2" OD X .216" STEEL TUBE		9'-5 1/2"
12	ST067	1	2 3/8" OD x.25" STEEL TUBE		7'-11 7/8"
13	BOLT002	1	1/4" X 1" HEX BOLT -STEEL		
14	BOLT120	3	Ø3/8" x 1-1/2" STEEL HEX BOLT		
15	WASH005	3	3/8" STEEL WASHER		
16	AB005	4	Ø3/4" x 36" STEEL ANCHOR BOLT		
17	PAT305	1	PLYWOOD ANCHOR BOLT PATTERN		

NOTE: ITEM #17 IS NOT SHOWN

*** ADDITIONAL DETAILS ON NEXT SHEETS

CONCRETE CAISSON FOUNDATION

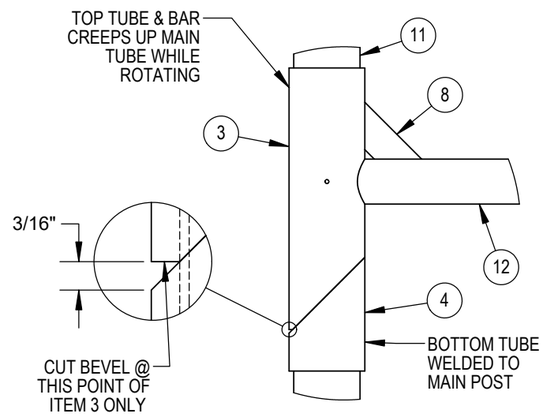
☐ **- Ø3/4" ANCHOR BOLTS (ASTM A307)**

DESIGN NOTES:

1. **PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY: 2000 psf.**
2. **PRESUMPTIVE ALLOWABLE PASSIVE LATERAL SOIL RESISTANCE: 150 psf/ft.**

SPECIFICATIONS:

- ☐ 1. **HSS SECTIONS SHALL CONFORM TO CSA G40.21M-350W.**
- ☐ 2. **STEEL PLATES SHALL CONFORM TO CSA G40.21M-300W**
- ☐ 3. **REINFORCING STEEL SHALL CONFORM TO CSA G30.18-09 GRADE 400.**
- ☐ 4. **ANCHOR BOLTS TO BE MANUFACTURED FROM ASTM A-36 (A307) BAR OR GREATER.**
- ☐ 5. **CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AFTER 28 DAYS OF 25 MPa.**
- ☐ 6. **CONCRETE SHALL HAVE 4" - 5" SLUMP WITH 4% - 7% AIR ENTRAINMENT, VIBRATE DURING PLACEMENT.**
- ☐ 7. **ALL CONCRETE WORK TO BE IN CONFORMANCE WITH CSA-A23.1.**
- ☐ 8. **CONCRETE MUST BE POURED AGAINST UNDISTURBED SOIL, NO BACKFILL AROUND FOUNDATION.**
- ☐ 9. **IF BACKFILL IS REQUIRED, IT IS TO BE PLACED IN SUITABLY COMPACTED LAYERS (DEPTHS SELECTED IN ACCORDANCE WITH THE EQUIPMENT USED), WITH EACH LAYER COMPACTED TO 95% MODIFIED PROCTOR DENSITY.**
- 10. **CONCRETE REQUIRES A MIN. OF 7 DAYS OF CURE TIME PRIOR TO INSTALLATION OF SIGN.**
- 11. **CONNECTION BOLTS FOR SIGN BOXES SHALL CONFORM TO SAE J429 GRADE 5 OR GREATER.**



PIVOT DETAIL

ITEM NO.	PartNo	QTY.	DESCRIPTION	WIDTH	LENGTH
18	AS062	1	.125" ROUTED ALUM TOP PLATE		
19	AS021	1	.080" ALUMINUM RETURN	4 7/8"	1'-4 3/16"
20	AS006	2	.063" FORMED ALUM JOINER BAR	1 1/2"	8 1/16"

NOTE: ITEM #18, 19 & 20 ARE ON SHEET 2

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UL FILE # E500193

DRAWN BY: F. BERGER 02-APR-18
CHECKED BY:
CUT FILE: 31/05/2018 WEIGHT: 153.60 LBS

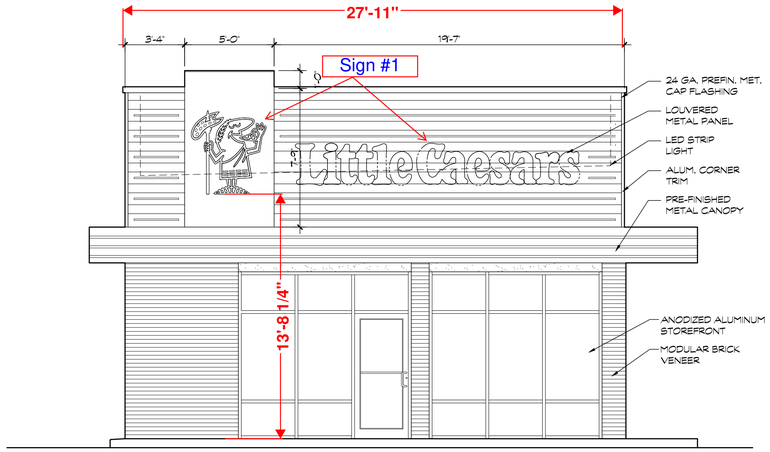
LITTLE CAESARS
1315 NORTH REYNOLDS ROAD
BRYANT, AR

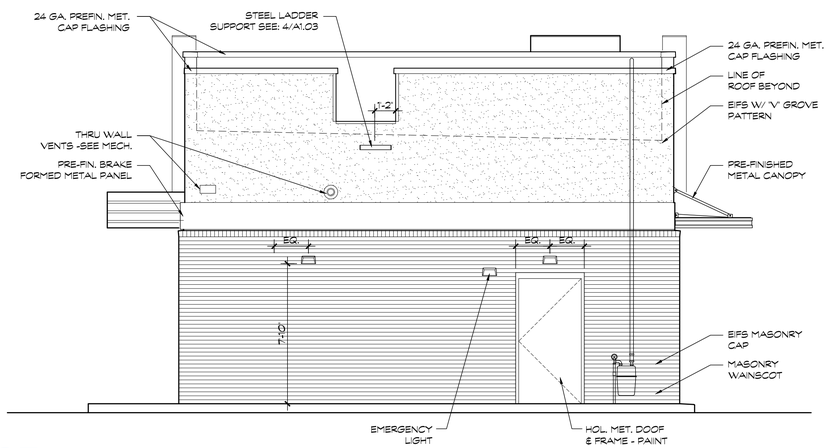
HEIGHT RESTRICTION STRUCTURE

01 RELEASED FOR PRODUCTION F. BERGER 31-JUN-18

UL REQUIREMENT:
SIGN PROGRAM: SIGN LABEL - 00
-

TOTAL AMP DRAW: N/A
ENVIRONMENTAL LOCATION: - 00
DISCONNECT SWITCH: N/A - 00

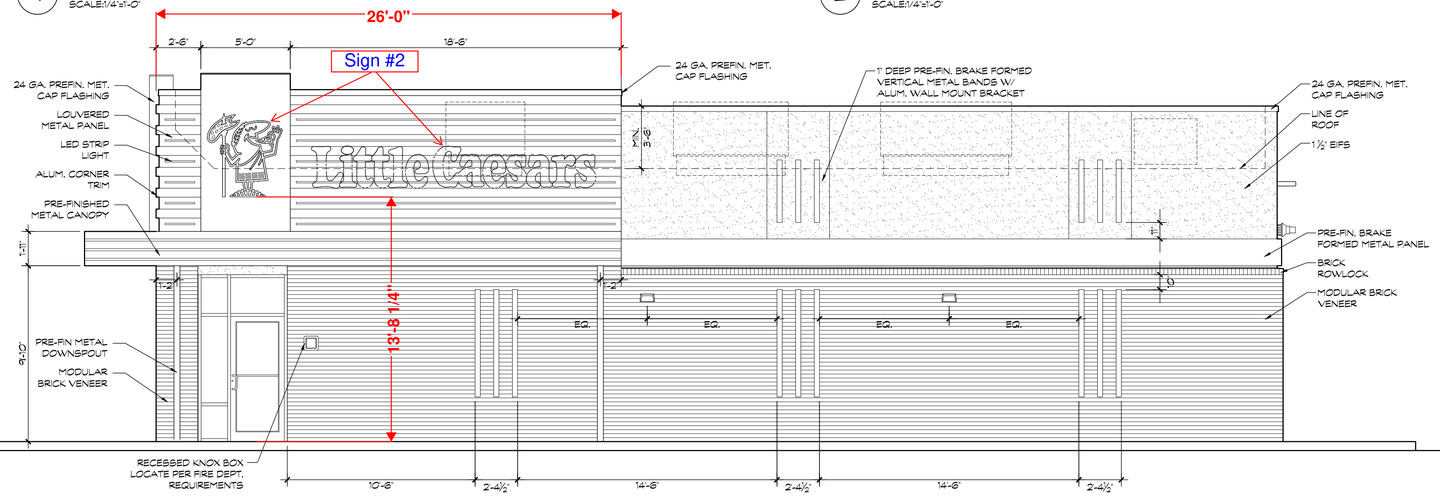


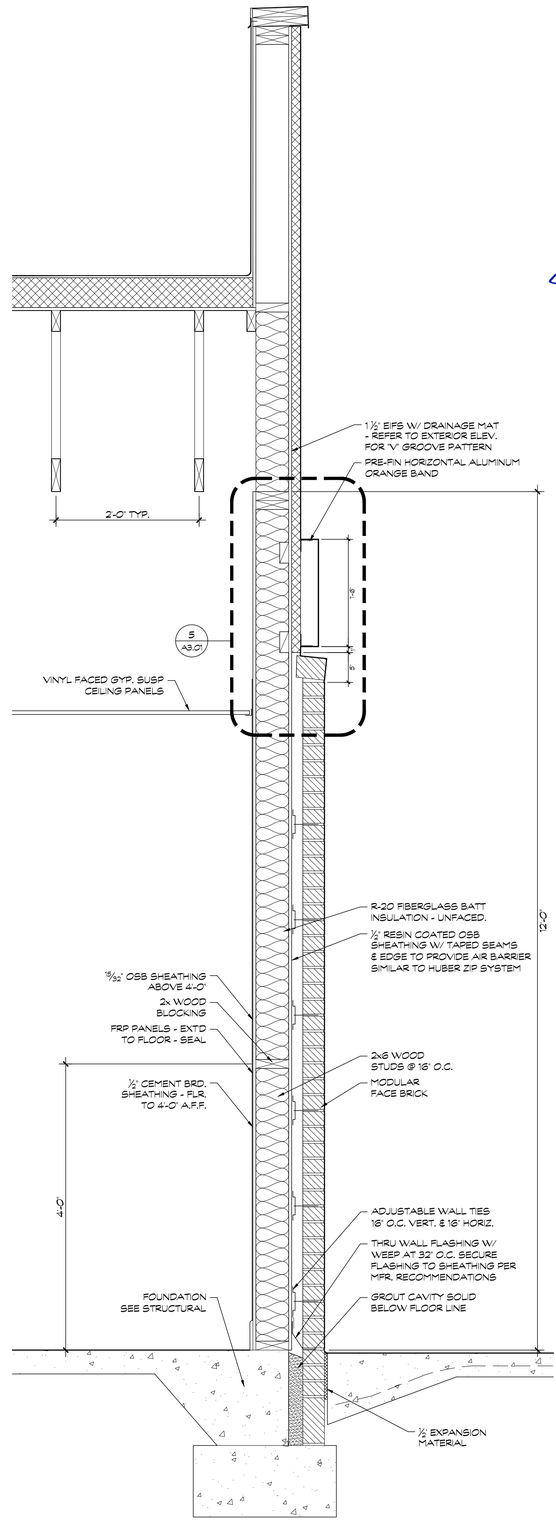


1 SOUTH ELEVATION
SCALE:1/4"=1'-0"

SOUTH ELEVATION = 630.0SF

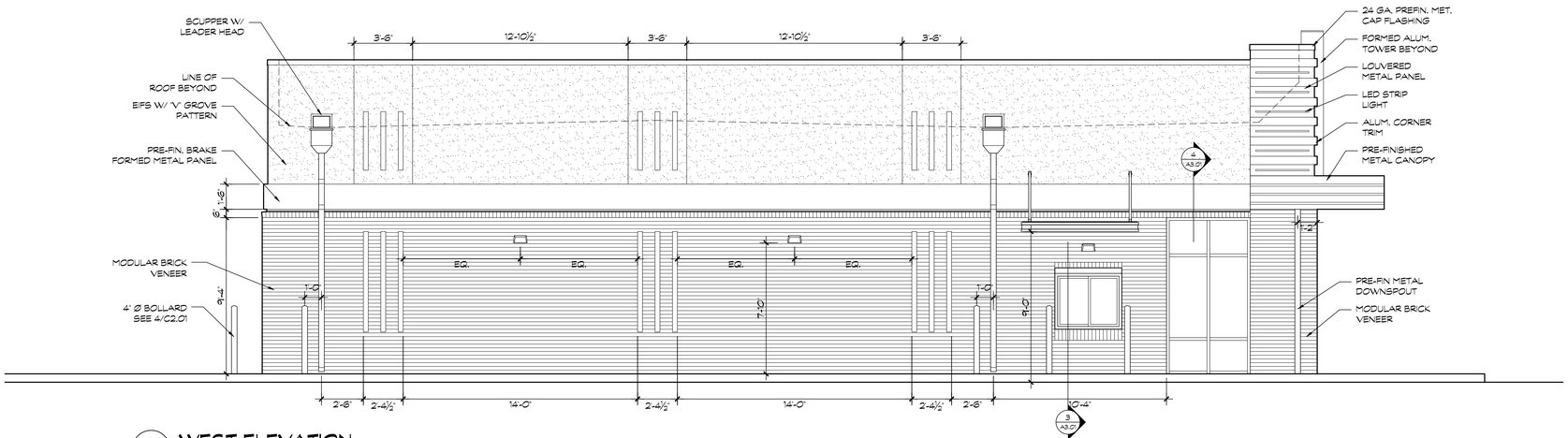
2 NORTH ELEVATION
SCALE:1/4"=1'-0"





3 EAST ELEVATION
SCALE:1/4"=1'-0"

EAST ELEVATION SF = 1203.75



4 WEST ELEVATION
SCALE:1/4"=1'-0"

5 WALL SECTION
SCALE: 1"=1'-0"

P+Sa
PECKHAM + SMITH ARCHITECTS, INC.
2222 Cottondale Ln., Suite 220
Little Rock, Arkansas 72202
(501) 663-3635

PECKHAM SMITH ARCHITECTS, INC. CORPORATE No. 0429 ARKANSAS

LITTLE CAESARS RESTAURANT
1315 N. REYNOLDS ROAD
BRYANT, ARKANSAS

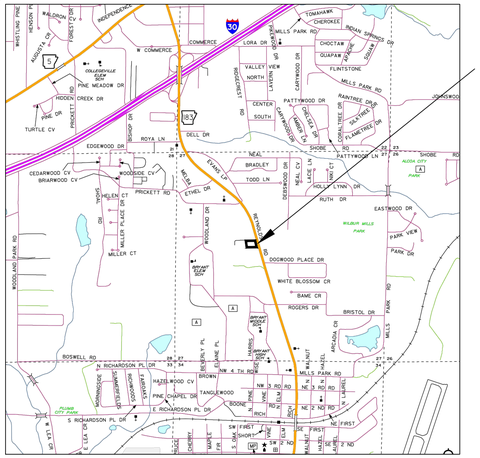
DATE:
AUGUST 8, 2024

PROJECT NUMBER:
23017

REVISION DATE:

SHEET TITLE:
EXTERIOR ELEV.

SHEET NUMBER:
A2.01



VICINITY MAP

GENERAL NOTES:
1. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED. RADII ARE 5 FEET UNLESS OTHERWISE INDICATED.

2. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

4. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH O.S.H.A. AND ANY OTHER APPLICABLE LOCAL, STATE OR FEDERAL SAFETY REGULATIONS, INCLUDING THE USE OF TRENCH SHORING, ETC.

5. REPAIR, REPLACE OR EXTEND EXISTING DAMAGED OR MISSING CURB AND GUTTER, SIDEWALK, RAMPS OR CONCRETE APRONS ON SITE & WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE SITE. REMOVE ABANDONED DRIVEWAYS. ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY STANDARDS AND ADA GUIDELINES.

6. CONTACT BRYANT STREET DEPARTMENT FOR INSPECTIONS OF ANY WORK IN PUBLIC RIGHT-OF-WAY PRIOR TO PLACEMENT OF CONCRETE OR ASPHALT OR FOR CLARIFICATION OF REQUIREMENTS PRIOR TO TO COMMENCING WORK. FAILURE TO DO SO CAN RESULT IN REMOVAL OF ANY IMPROPERLY PLACED CONCRETE OR ASPHALT AT THE EXPENSE OF THE CONTRACTOR.

7. CONTACT BRYANT FIRE DEPARTMENT FOR LOCATION AND REQUIREMENTS FOR FIRE LANE STRIPING ON SITE BEFORE APPLICATION. FIRE LANES WILL BE 4" WHITE LETTERS ON 6" RED TRAFFIC PAINT AT 15' INTERVALS.

SITE PLAN NOTES

1. SITE CONTAINS A PROPOSED DRIVE THRU RESTAURANT.
2. BASIS OF BEARINGS: GPS GRID NORTH.
3. THE PROPERTY IS NOT SHOWN IN THE 100 YEAR FLOOD PLAIN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 050308 0380E, DATED 6/05/20.
4. THIS PROPERTY IS ZONED C-2.
5. ALL ABUTTING PROPERTIES ARE ZONED C-2.
6. THIS TRACT CONTAINS 37,231 S.F. OR 0.855 ACRES, MORE OR LESS.
7. SETBACKS FOR C-2 ZONING ON HWY 183 ARE:
   50' FRONT
   0' SIDE OR 25' ALONG STREET OR RESIDENTIAL
   15' REAR OR 55' ABUTTING RESIDENTIAL
8. BUILDING TO LOT COVERAGE 5.0% (35% MAX.).
   IMPERVIOUS SURFACE AREA TO LOT COVERAGE 65%.

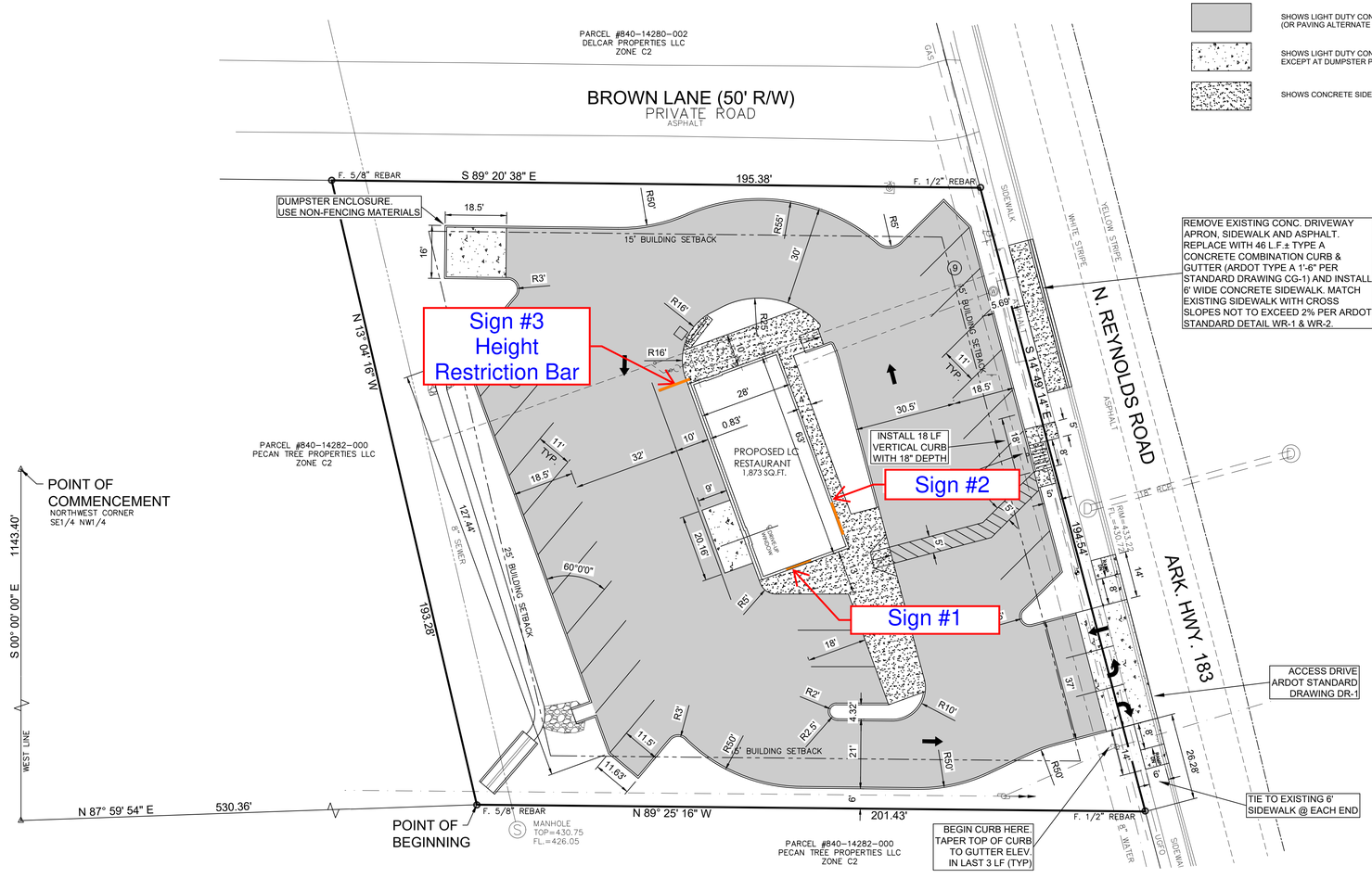
SURVEY LEGAL DESCRIPTION:

PART OF THE SE1/4 NW1/4 OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SE1/4 NW1/4;
THENCE ALONG THE WEST LINE OF THE SAID SE1/4 NW1/4 S 00° 00' 00" E FOR 1143.40 FEET;
THENCE N 87° 59' 54" E FOR 530.36 FEET LEAVING THE WEST LINE OF SAID SE1/4 NW/4 TO A TO 5/8" REBAR AND THE POINT OF BEGINNING;
THENCE N 13° 04' 16" W FOR 193.28 FEET TO A 5/8" REBAR AND THE SOUTHERLY RIGHT OF WAY LINE OF BROWN LANE;
THENCE ALONG SAID RIGHT OF WAY LINE S 89° 20' 38" E FOR 195.38 FEET TO A 1/2" REBAR AND THE WESTERLY RIGHT OF WAY LINE OF NORTH REYNOLDS ROAD;
THENCE ALONG SAID RIGHT OF WAY LINE S 14° 49' 14" E FOR 194.54 FEET TO A 1/2" REBAR;
THENCE N 89° 25' 16" W FOR 201.43 FEET TO THE POINT OF BEGINNING;

LEGEND

- PROPERTY LINE
- EASEMENT
- SANITARY SEWER LINE
- OVERHEAD ELECTRIC LINE
- STORM DRAIN LINE
- EDGE OF ASPHALT
- CURB & GUTTER
- UTILITY POLE & GUY
- GAS METER
- TELEPHONE PEDESTAL
- SIGN
- CALCULATED POINT
- SHOWS FOUND SURVEY MARKER AS DESCRIBED
- SHOWS LIGHT DUTY CONC. PAVEMENT (OR PAVING ALTERNATE - HEAVY DUTY ASPHALT PAVEMENT)
- SHOWS LIGHT DUTY CONCRETE PAVEMENT EXCEPT AT DUMPSTER PAD
- SHOWS CONCRETE SIDEWALK



PARKING

REGULAR	19 SPACES
ACCESSIBLE	1 SPACES
TOTAL	20 SPACES
REQUIRED	7 SPACES (1 SPACE/300 SF OCCUPIED SPACE)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.4685 JOHN R. POWNALL

CERTIFICATE OF AUTHORIZATION THOMAS ENGINEERING CO. No. 94 ARKANSAS

REVISED: 8-8-24 ARDOT COMMENTS

811 Know what's below. Call before you dig.

THOMAS ENGINEERING COMPANY
3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72116
TEL: 501-753-4463 FAX: 501-753-6814

SITE PLAN
LITTLE CAESARS
BRYANT, ARKANSAS

APPROVED	DRAWN BY	DATE	SHEET NO.
	JRP	8/26/24	C2
SCALE 1" = 20'			

LITTLE CAESARS-BRYANT-23-0165.dwg

PLOTTED: 8/26/2024

LANDLORD AUTHORIZATION FORM

I, Michael Fritz, AS THE

D OWNER OF THE PROPERTY; OR

D OWNER'S AUTHORIZED SIGNING OFFICER (AUTHORIZED TO BIND THE COMPANY)

COMPANY: OBWAT Holdings, LLC

ADDRESS: 7500 Landers Road

CITY/PROVINCE: North Little Rock AR POSTAL CODE: 72117

FOR THE TENANT Little Caesar's Pizza of Arkansas, Inc.

AT THE PROPERTY LOCATED AT 1315 N. Reynolds Rod, Bryant AR 72022 HEREBY:

(i) GRANT PRIDE SIGNS LIMITED PERMISSION TO APPLY FOR AND OBTAIN NECESSARY SIGN PERMITS AND VARIANCES AND OBTAIN SITE PLANS AND/OR ELEVATION DRAWINGS FROM THE ARCHIVES IFREQUIRED.

(ii) AUTHORIZE PRIDE SIGNS LIMITED TO ERECT SIGN(S) AT THE AFOREMENTIONED LOCATION AND MAY, AT THEIR OPTION, ELECT TO SUB-CONTRACT THE INSTALLATION.

SINCERELY,

Michael R. Fritz Digitally signed by Michael R. Fritz Date: 2024.11.26 10:35:24 -06'00'

SIGNATURE

PRINT NAME

Michael Fritz

TITLE

Manager

PHONE NUMBER

FAX NUMBER

mfritz@littlecaesarsofar.com

EMAIL

November 26, 2024

DATE

Updated: January 2023

REQUEST FOR QUALIFICATIONS

Comprehensive Growth Plan for the City of Bryant, Arkansas

The City of Bryant, Arkansas, is seeking qualified professional planning and consulting firms to submit statements of qualifications for the development of a Comprehensive Growth Plan, including a Land Use Plan and a Feasibility Study. The selected firm will provide expertise in urban planning, land use analysis, infrastructure feasibility, economic development, and long-term strategic growth planning to guide the City in sustainable and managed expansion.

I. COMMUNITY BACKGROUND

Bryant, Arkansas, is a fast-growing city located in Saline County, part of the Little Rock metropolitan area. With a population exceeding 20,000 residents, Bryant has experienced significant growth due to its strong local economy, high quality of life, and proximity to major transportation corridors, including Interstate 30. The city is known for its excellent public schools, diverse recreational amenities, and commitment to fostering a business-friendly environment. As a hub for both residential and commercial development, Bryant is dedicated to strategic planning to accommodate its expanding population while preserving its community character and natural resources.

II. SCOPE OF WORK

The selected firm will be responsible for the following tasks:

1. Develop a Comprehensive Growth Plan, including a Land Use Plan, and a Feasibility Study:
    a. Comprehensive Growth Plan:
        i. Assess current demographic, economic, and development trends.
        ii. Engage stakeholders, including City officials, residents, and business leaders, to determine long-term community goals.
        iii. Develop growth scenarios, identifying areas for residential, commercial, industrial, and mixed-use development.
        iv. Provide policy recommendations for existing zoning, transportation, housing, and infrastructure development.
        v. Ensure consistency with local, including Saline County, regional, and state planning initiatives.
    b. Land Use Plan:
        i. Analyze existing land use patterns and zoning regulations.
        ii. Identify areas suitable for future development and areas requiring preservation or special planning considerations.
        iii. Provide strategies for smart growth, including infill development and mixed-use planning.
        iv. Recommend updates to zoning codes and land use policies to align with growth projections.

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c. Feasibility Study:
    i. Work in alignment with existing plans, including the Transportation Plan, Parks Master Plan, Bike/Pedestrian Plan, and the Water/Wastewater Master Plan, which is expected to be completed by Summer 2025.
    i. Identify constraints and opportunities related to topography, environmental conditions, and existing infrastructure.
    ii. Provide financial analysis for infrastructure investments needed to support future growth.
    iii. Assess economic viability and funding mechanisms for proposed development areas.

2. Environmental Services and Regulatory Compliance:
    a. Ensure regulatory compliance and permitting expertise, with knowledge of approval procedures for agencies such as the Arkansas Department of Transportation, Arkansas Department of Agriculture, Arkansas Natural Resource Commission, Arkansas Department of Environmental Quality, Federal Emergency Management Agency, Federal Highway Administration, and U.S. Environmental Protection Agency.
3. City Regulation and Reporting:
    a. Research and obtain extensive knowledge of City of Bryant zoning and planning regulations.
4. Meeting Attendance and Participation:
    a. Attend Planning Commission meetings, City Council meetings, and meetings with property owners, City staff, developers, and State, Federal, or local agencies.
    b. Coordinate and facilitate public outreach efforts, including planning, scheduling, organizing, and engaging stakeholders to secure their support.
5. Mapping and Visualization:
    a. Develop comprehensive visual tools, including infographics, maps, charts, and interactive dashboards, to support decision-making and enhance public understanding.
    b. Provide one (1) set of Comprehensive Plan maps in a digital format compatible with the City's GIS, ortho-corrected and geo-referenced to the state plane coordinate system.

III. QUALIFICATIONS

Interested firms must demonstrate expertise in:

1. Comprehensive and long-range planning.
2. Land use analysis and zoning policy development.
3. Economic and market feasibility studies.
4. Infrastructure and transportation planning.
5. Community engagement and stakeholder collaboration.
6. GIS mapping and data analysis.

IV. SUBMISSION REQUIREMENTS

Firms interested in responding to this RFQ must submit the following information:

1. Cover letter and introduction of the firm, including primary contact information.
2. A summary of the firm's background, key personnel, and experience in similar projects.

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3. A detailed description of the methodology and approach to completing the Comprehensive Growth Plan, Land Use Plan, and Feasibility Study.
4. Examples of similar plans or studies completed by the firm.
5. Estimated timeline for completion of the project.
6. Contact information for at least five (5) references from previous projects. References must include entity name, point of contact, address, phone number, email, and services provided.

V. SELECTION PROCESS

The City of Bryant will evaluate submissions based on the following criteria:

1. Qualifications and experience in comprehensive growth plans. (20 points)
2. Expertise in land use and feasibility studies. (20 points)
3. Quality of work in previous projects. (30 points)
4. Proposed timeline and schedule. (15 points)
5. References and prior client satisfaction. (10 points)
6. Approach to community engagement and stakeholder collaboration. (5 points)

Following the evaluation, the City may conduct interviews with the highest-ranked firms before making a final selection.

All responses should be addressed to:
City of Bryant
RFQ FOR COMPREHENSIVE GROWTH PLAN
Attn: Ted Taylor
210 S.W. 3rd Street
Bryant, AR 72022

One original signed, one electronic, and five (5) copies of responses must be received no later than **2:00 p.m. (CST) on DAY, MONTH DATE, 2025**. Any responses received after this deadline will not be considered. When projects are initiated, the City of Bryant will use the submitted information to select qualified firms; it will select the best qualified from that list and then commence contract negotiations with the selected firm. At the City's option, it may seek proposals for a particular project from one or more of the selected firms to aid in the selection process. The City of Bryant encourages participation of small, minority, and woman-owned business enterprises in the procurement of goods, services, professional services, and construction, either as a general contractor or as subcontractor. It is further requested that whenever possible, majority contractors who require subcontractors, seek qualified small, minority, and woman businesses to partner with them.

Additional Questions may be addressed to:
City of Bryant
Ted Taylor
501-943-0309 (office)
ttaylor@cityofbryant.com

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