Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: May 08, 2023 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 4/10/2023

- 2023-04-10 Planning Commission Meeting Minutes.pdf

Announcements

Director's Report

DRC Report

2. 2415 Raymar Road - Rezoning from R-2 to C-1

Rita Elder - Requesting Approval for Rezoning from R-2 to C-1 - NO RECOMMENDATION

3. Bryant Schools Admin - 1 Lot Subdivision

Minton Engineering - Requesting Approval for Commercial Subdivision Plat - RECOMMENDED APPROVAL

4. Cypress Valley Phase 2 - Modification from Code

Hope Consulting - Requesting Approval for Modification from Code on Sidewalk Placement within ROW - NO RECOMMENDATION

5. Farr Subdivision - Johnswood Road

Hope Consulting - Requesting Plat Approval for Two Lot Subdivision - RECOMMENDED APPROVAL

6. 23478 I-30 - Custom Advertising - Alternative Signage Plan

Custom Advertising - Requesting Approval for Alternative Signage Plan - RECOMMENDED APPROVAL

Public Hearing

7. 2415 Raymar Road - Rezoning from R-2 to C-1

Rita Elder - Requesting Approval for Rezoning from R-2 to C-1

- 0719-PLT-01.pdf
- 0719-PROP-01.pdf
- 0719-APP-01.pdf
- 0719-MAP-01.pdf

Old Business

New Business

8. Bryant Schools Admin - 1 Lot Subdivision

Minton Engineering - Requesting Approval for Commercial Subdivision Plat

- 0676-PLT-01.pdf

9. Cypress Valley Phase 2 - Modification from Code

Hope Consulting - Requesting Approval for Modification from Code on Sidewalk Placement within ROW

- 0658-WVR-01.pdf
- 0658-PLN-03.pdf

10. Farr Subdivision - Johnswood Road

Hope Consulting - Requesting Plat Approval for Two Lot Subdivision

- 0715-PLN-02.pdf

11. 23478 I-30 - Custom Advertising - Alternative Signage Plan

Custom Advertising - Requesting Approval for Alternative Signage Plan

- 0710-APP-02.pdf
- 0710-APP-01.pdf

12. Coral Ridge Subdivision Lot 19 - Replat

Hope Consulting - Requesting Replat for lot 19

- 0721-PLN-02.pdf
- 0721-PLN-01.pdf

Adjournments

Bryant Planning Commission Meeting Minutes

Monday, April 10th, 2023
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

- Chairman Rick Johnson calls the meeting to order.
- Commissioners Present: Johnson, Burgess, Hooten, Edwards, Arey, Penfield, Erwin
- Commissioners Absent: Statton

ANNOUNCEMENTS

None

DIRECTOR'S REPORT

Director Truett Smith Announced of a Parks Grant that was received through the State Parks for the Mills Park all Inclusive Playground.

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 03/10/2023**

Motion to Approve Minutes made by Commissioner Erwin, Seconded by Commissioner Hooten. Voice Vote, 7 Yays, 0 nays. Statton Absent.

Vice-Chairman Burgess read the DRC Report.

DRC REPORT

2. **Butler Center - 1109 N Reynolds**
   GarNat Engineering - Requesting the Following:
   - *Approval of Variance on Side setback and Rear Setback - NO RECOMMENDATION, CONTINGENT UPON REZONING AND SITE PLAN APPROVALS*
   - *Approval for Rezoning from R-E to C-2 - NO RECOMMENDATION*

- *Site Plan Approval - RECOMMENDED APPROVAL, CONTINGENT UPON VARIANCE AND REZONING APPROVAL*

3. **Elite Volleyballl Academy - Henry Ave and Christy Ln**
   GarNat Engineering - Requesting the Following:
   - *Approval of Variance on Rear Setback from 75' to 25' - NO RECOMMENDATION, CONTINGENT UPON REZONING AND SITE PLAN APPROVALS -*
   - *Approval for Rezoning from R-2 to C-2 - NO RECOMMENDATION*
   - *Site Plan Approval - RECOMMENDED APPROVAL, CONTINGENT UPON VARIANCE AND REZONING APPROVAL*

4. **3113 Whispering Oak - Conditional Use Permit**
   Kelley Tucker - Requesting Approval for CUP for a duplex - RECOMMENDED APPROVAL

5. **Pikewood Subdivision Lots 89r & 90r - Conditional Use Permits**
   GarNat Engineering - Requesting Approval for Two Conditional Use Permits for Duplexes - RECOMMENDED APPROVAL

6. **25300 I-30 N - Conditional Use Permit**
   Hope Consulting - Requesting Approval for Conditional Use Permit for Self-Storage Facility - NO RECOMMENDATION

7. **Home 2 Outparcel - Replat - The Sullivan Place Subdivision Lots 4 & 1**
   Charlie Best - Requesting Approval for Replat - RECOMMENDED APPROVAL

8. **Springhill Grocery - 2725 Springhill Road - Commercial Plat**
   Ali Hamza - Requesting Plat Approval - RECOMMENDED APPROVAL

9. **Wendy's - 2206 N Reynolds - Sign Permit**
   Action Signs - Requesting Sign Permit Approval - STAFF APPROVED

10. **Alliance Technical Group - 219 Brown Ln - Sign Permit**
    Aero Signs - Requesting Sign Permit Approval - STAFF APPROVED

11. **Elysian Event - 2102 Brandon Rd - Sign Permit**
    Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED

12. **Auto Glass Now - 1814 N Reynolds Road - Sign Permit**
    Action Signs - Requesting Sign Permit Approval - STAFF APPROVED

13. **507 Boone Road - New Office Addition**
    Jeremy McMillian - Requesting Approval for New Addition to Office Building - APPROVED, Contingent upon Stormwater In-lieu of fee being paid

14. **Bryant Schools - Business Office Additions - 603 School Drive**
    Terry Harper - Requesting Approval for Addition to Business Office Building - APPROVED, CONTINGENT UPON STORMWATER IN-LIEU-OF FEE BEING PAID AND FIXING OF CROSSWALK RAMPS AT BOSWELL RD INTERSECTION.

PUBLIC HEARING

15. **Butler Center - 1109 N Reynolds - Rezone from R-E to C-2**
    GarNat Engineering - Requesting Approval for Rezoning from R-E to C-2

    After discussion on Rezoning, Chairman Johnson asked if there were any members of the public in attendance to speak for or against the rezoning.

    Butch Higginbotham - Spoke on behalf of the property owner to the south. She is perfectly fine with the rezoning and the development as long as the dumpster cannot be seen from her house.

    Hearing and seeing no others in the audience wishing to speak for or against the rezoning, Chairman Johnson called for a roll call vote to approve. 7 yays, 0 nays, Statton Absent.

16. **Elite Volleyballl Academy - Henry Ave and Christy Ln - Rezone from R-2 to C-2**
    GarNat Engineering - Requesting Approval for Rezoning from R-2 to C-2

    After discussion on Rezoning, Chairman Johnson asked if there were any members of the public in attendance to speak for or against the rezoning. Hearing and seeing none in the audience wishing to speak, Chairman Johnson called for a roll call vote to approve. 7 yays, 0 nays, Statton Absent.

17. **3113 Whispering Oak - Conditional Use Permit**
    Kelley Tucker - Requesting Approval for CUP for a duplex

    After a brief discussion on the Conditional Use permit and the reasoning for it, Chairman Johnson asked if there were any members of the public in attendance to speak for or against it. Hearing and seeing none in the audience wishing to speak, Chairman Johnson called for a roll call vote to approve. 7 yays, 0 nays, Statton Absent.

18. **Pikewood Subdivision Lots 89r & 90r - Conditional Use Permits**
    GarNat Engineering - Requesting Approval for Two Conditional Use Permits for Duplexes

    After a brief discussion on the Conditional Use permits and the reasoning for them, Chairman Johnson asked if there were any members of the public in attendance to speak for or against. Bryant City Planner, Colton Leonard, stated that he did receive a phone call regarding the signage, however, once he explained that the conditional use permits were in order to build duplexes, the caller seemed open to the idea and just did not want an apartment to go in. After hearing and seeing none in the audience wishing to speak, Chairman Johnson called for a roll call vote to approve. 7 yays, 0 nays, Statton Absent.

19. 25300 I-30 N - Conditional Use Permit

Hope Consulting - Requesting Approval for Conditional Use Permit for Self-Storage Facility

Commissioner Penfield recused himself at this time due to his real estate involvement. City Planner Colton Leonard also recused himself due to being a representative of the seller for a portion of this property.

After a brief discussion on the Conditional Use permit and the reasoning for it, Chairman Johnson asked if there were any members of the public in attendance to speak for or against.

Bill Hartwick - Neighboring property owner to West - Stated that he was for the CUP and development. He was excited to see that use instead of something different.

After hearing and seeing no others in the audience wishing to speak, Chairman Johnson called for a roll call vote to approve. 6 yays, 0 nays, Statton Absent. Penfield Recused.

Motion to Close Public Hearing made by Commissioner Erwin, Seconded by Commissioner Edwards. Voice Vote, 7 Yays, 0 nays. Statton Absent.

NEW BUSINESS

20. Home 2 Outparcel - Replat - The Sullivan Place Subdivision Lots 4 & 1

Charlie Best - Requesting Approval for Replat

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 7 yays, 0 nays, Statton Absent.

21. Butler Center - 1109 N Reynolds Road - Site Plan

GarNat Engineering - Requesting Site Plan Approval

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 6 yays, 0 nays, Statton Absent.

22. Elite Volleyball Academy - Henry Ave and Christy Ln - Site Plan

GarNat Engineering - Requesting Site Plan Approval

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 6 yays, 0 nays, Statton Absent.

23. Springhill Grocery - 2725 Springhill Road - Commercial Plat

Ali Hamza - Requesting Plat Approval
After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 6 yays, 0 nays, Statton Absent.

ADJOURNMENT

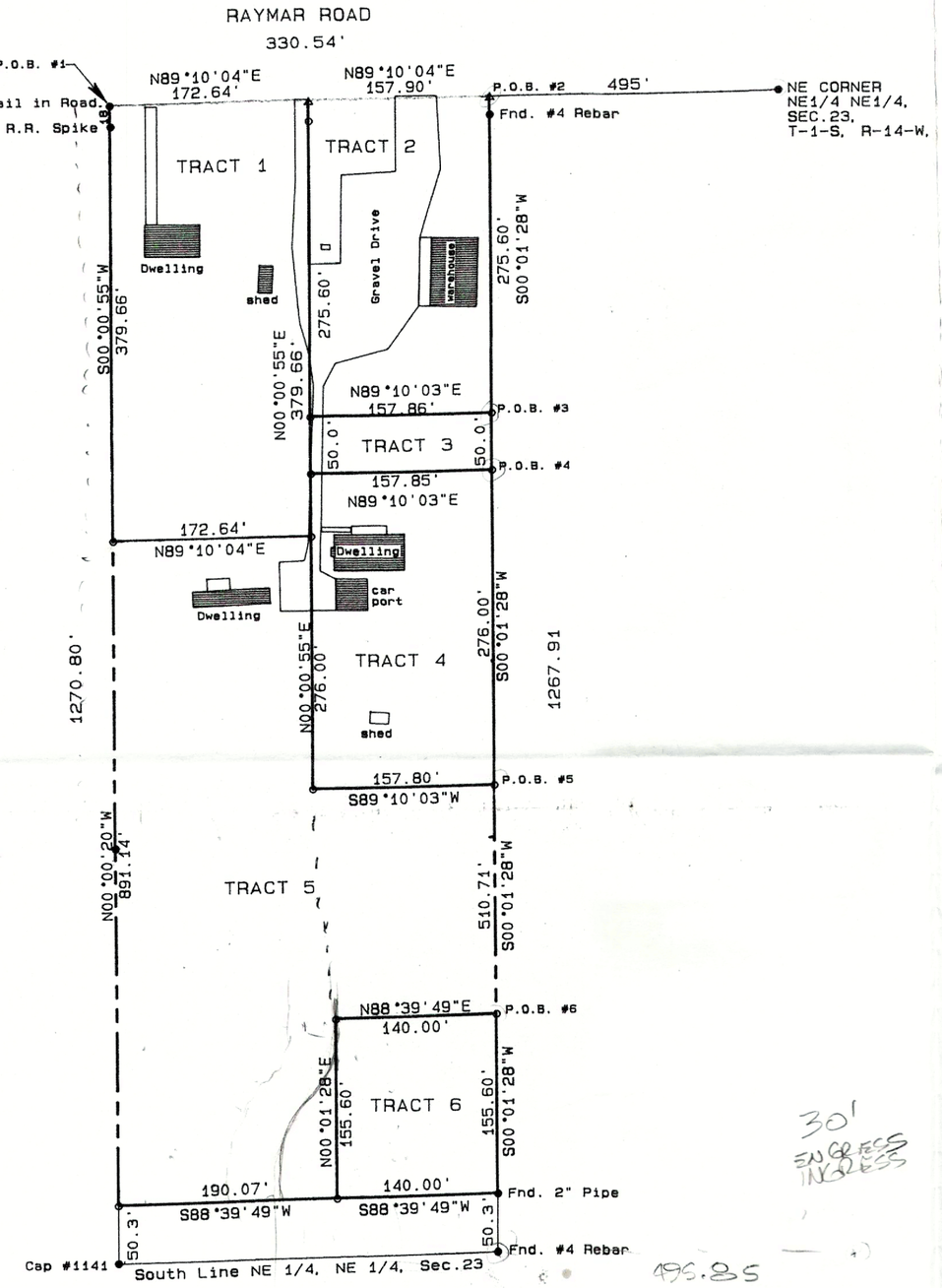
Motion to Adjourn made by Commissioner Burgess, Seconded by Commissioner Penfield. Voice Vote, 7 Yays, 0 nays. Statton Absent. Meeting Adjourned.

_____ _____

Chairman, Rick Johnson *Date*

_____ _____

Secretary, Tracy Picanco *Date*



ORIGINAL DESCRIPTION
TRACT 1

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID NE1/4 NE1/4, AND RUN SOUTH 89°10'04" WEST, ALONG THE NORTH LINE THEREOF, FOR A DISTANCE OF 825.54 FEET, TO THE POINT OF BEGINNING PROPER;
THENCE NORTH 89°10'04" EAST, ALONG THE SAID NORTH LINE, FOR A DISTANCE OF 172.64 FEET, TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN SALINE COUNTY MISC. BOOK 66 ON PAGE 87; THENCE SOUTH 00°00'55" WEST, ALONG THE WEST LINE THEREOF, FOR A DISTANCE OF 379.66 FEET; THENCE SOUTH 89°10'04" WEST, LEAVING THE SAID WEST LINE, FOR A DISTANCE OF 172.64 FEET, TO A POINT ON THE EAST LINE OF THE MEADOWLAKE PHASE 1 SUBDIVISION; THENCE NORTH 00°00'55" EAST, ALONG THE SAID EAST LINE OF THE SUBDIVISION, FOR A DISTANCE OF 379.66 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.5 ACRES, MORE OR LESS.

LEGAL DESCRIPTION, MISC. BOOK 235, PAGE 421
TRACT 2

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF THE SAID NE1/4 NE1/4, THAT IS 495.0 FEET WEST OF THE NE CORNER THEREOF; THENCE SOUTH 275.6 FEET; THENCE WEST 157.9 FEET; THENCE NORTH 275.6 FEET TO A POINT ON THE NORTH LINE; THENCE EAST ALONG SAID NORTH LINE, 157.9 FEET TO THE POINT OF BEGINNING, CONTAINING 1.0 ACRES, MORE OR LESS.

ORIGINAL DESCRIPTION
TRACT 3

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID NE1/4 NE1/4, AND RUN SOUTH 89°10'04" WEST, ALONG THE NORTH LINE THEREOF, FOR A DISTANCE OF 495.0 FEET, TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN SALINE COUNTY DEED BOOK 235 ON PAGE 421; THENCE SOUTH 00°01'28" WEST, ALONG THE EAST LINE THEREOF, FOR A DISTANCE OF 275.6 FEET, TO THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN SALINE COUNTY MISC. BOOK 66 ON PAGE 87, AND BEING THE POINT OF BEGINNING PROPER;
THENCE SOUTH 00°01'28" WEST, CONTINUING ALONG THE SAID EAST LINE, OF THE PROPERTY DESCRIBED IN SALINE COUNTY DEED BOOK 235 ON PAGE 421, FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°10'03" WEST, LEAVING THE SAID EAST LINE, FOR A DISTANCE OF 157.85 FEET; THENCE NORTH 00°00'55" EAST, FOR A DISTANCE OF 50.00 FEET, TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN MISC. BOOK 66 ON PAGE 87; THENCE NORTH 89°10'03" EAST, ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 157.86 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.18 ACRES, MORE OR LESS.

ORIGINAL DESCRIPTION
TRACT 4

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID NE1/4 NE1/4, AND RUN SOUTH 89°10'04" WEST, ALONG THE NORTH LINE THEREOF, FOR A DISTANCE OF 495.0 FEET, TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN SALINE COUNTY DEED BOOK 235 ON PAGE 421; THENCE SOUTH 00°01'28" WEST, ALONG THE EAST LINE THEREOF, FOR A DISTANCE OF 325.6 FEET, TO THE POINT OF BEGINNING PROPER;
THENCE SOUTH 00°01'28" WEST, CONTINUING ALONG THE SAID EAST LINE, FOR A DISTANCE OF 276.00 FEET; THENCE SOUTH 89°10'03" WEST, LEAVING THE SAID EAST LINE, FOR A DISTANCE OF 157.80 FEET; THENCE NORTH 00°00'55" EAST, FOR A DISTANCE OF 276.00 FEET; THENCE NORTH 89°10'03" EAST, FOR A DISTANCE OF 157.85 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.0 ACRES, MORE OR LESS.

ORIGINAL DESCRIPTION
TRACT 5

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID NE1/4 NE1/4, AND RUN SOUTH 89°10'04" WEST, ALONG THE NORTH LINE THEREOF, FOR A DISTANCE OF 495.0 FEET, TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN SALINE COUNTY DEED BOOK 235 ON PAGE 421; THENCE SOUTH 00°01'28" WEST, ALONG THE EAST LINE THEREOF, FOR A DISTANCE OF 601.6 FEET, TO THE POINT OF BEGINNING PROPER;
THENCE SOUTH 00°01'28" WEST, CONTINUING ALONG THE SAID EAST LINE, FOR A DISTANCE OF 510.71 FEET; THENCE SOUTH 88°39'49" WEST, LEAVING THE SAID EAST LINE, FOR A DISTANCE OF 140.00 FEET; THENCE SOUTH 00°01'28" WEST, FOR A DISTANCE OF 155.60 FEET, TO A POINT ON THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 235 ON PAGE 421; THENCE SOUTH 88°39'49" WEST, ALONG THE SAID SOUTH LINE, FOR A DISTANCE OF 190.07 FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°00'55" EAST, ALONG THE WEST LINE OF THE SAID PROPERTY DESCRIBED IN DEED BOOK 235 ON PAGE 421, FOR A DISTANCE OF 891.14 FEET; THENCE NORTH 89°10'04" EAST, LEAVING THE SAID WEST LINE, FOR A DISTANCE OF 172.64 FEET; THENCE SOUTH 00°00'55" WEST, FOR A DISTANCE OF 276.00 FEET; THENCE NORTH 89°10'03" EAST, FOR A DISTANCE OF 157.80 FEET, TO THE POINT OF BEGINNING, CONTAINING 3.09 ACRES, MORE OR LESS.

ORIGINAL DESCRIPTION
TRACT 6

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID NE1/4 NE1/4, AND RUN SOUTH 89°10'04" WEST, ALONG THE NORTH LINE THEREOF, FOR A DISTANCE OF 495.0 FEET, TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN SALINE COUNTY DEED BOOK 235 ON PAGE 421; THENCE SOUTH 00°01'28" WEST, ALONG THE EAST LINE THEREOF, FOR A DISTANCE OF 1112.31 FEET, TO THE POINT OF BEGINNING PROPER;
THENCE SOUTH 00°01'28" WEST, CONTINUING ALONG THE SAID EAST LINE, FOR A DISTANCE OF 155.60 FEET, TO THE SOUTHEAST CORNER OF THE SAID PEOPERTY DESCRIBED IN DEED BOOK 235 ON PAGE 421; THENCE SOUTH 88°39'49" WEST, ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 140.00 FEET; THENCE NORTH 00°01'28" EAST, FOR A DISTANCE OF 155.60 FEET; THENCE NORTH 88°39'49" EAST, FOR A DISTANCE OF 140.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.5 ACRES, MORE OR LESS.

THE BEARING SYSTEM IS BASED ON

THE NORTH LINE OF THE NE1/4 NE1/4 AS DEFINED BY THIS SURVEY AND THE UNDECLINATED MAGNETIC COMPASS.

REGISTERED
STATE OF ARKANSAS
NO. 1199
SIGNATURE
JOHN CHARLES MITCHELL
PROFESSIONAL LAND SURVEYOR

JOHN CHARLES MITCHELL
REG. PROF. LAND SURVEYOR
1100 MILITARY ROAD
BENTON, ARKANSAS 72015
PHONE (501) 776-2114
FAX (501) 776-1792

FOR THE USE AND BENEFIT OF:
Fred A. Elders

SUBJECT PROPERTY ADDRESS:
2501 Raymar Road
Alexander, Arkansas

DATE	11/02/99
JOB NO.	99-285
SCALE	1"=100'
FILE	1S14W23-110
TYPE	BOUND./DIV.

THIS IS TO CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL CORNER MARKERS HAVE BEEN SET IN ACCORDANCE WITH MONUMENTS FOUND AND ACCEPTED IN THE AREA AND THAT THIS PLAT CONFORMS TO THAT SURVEY. NO INDEPENDANT SEARCH OR INVESTIGATION WAS MADE BY THE SURVEYOR REGARDING EASEMENTS, COVENANTS, ENCUMBRANCES, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

I HEREBY CERTIFY THAT THE ABOVE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PRONE AREA.
SOURCE: FEMA MAP PANEL NO.
050191 0180 B, DATED: 11/17/82

LEGEND
● = FOUND MONUMENT AS SHOWN.
⊙ = SET RB W/CAP #1199.
△ = CALC. PT., NO MONUMENT SET.
—X— = FENCE LINE
———— = PAINTED LINE
———E——— = OVERHEAD ELEC. LINE

2415 Raymar Rd, Bryant, AR 72022 – More specifically described as followed.

Legal Description: MISC. BOOK 235, PAGE 421

TRACT 2

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SAID NE 1/4 NE ¼, THAT IS 495.0 FEET WEST OF THE NE CORNER THEREOF; THENCE SOUTH 275.6 FEET; THENCE WEST 157.9 FEET; THENCE NORTH 275.6 FEET TO THE POINT OF BEGINNING, CONTAINING 1.0 ACRES, MORE OR LESS.

List of Owners within 300ft of Property

- Lillith Jones – 840-05806-000, 3508 Meadowlake DR, Bryant, AR 72022
- Freddie D Gardner – 840-05804-000, 3600 Meadowlake DR, Bryant, AR 72022
- Gunner Lee and Carmen Griffin – 840-05801-000, 3612 Meadowlake DR, Bryant, AR 72022
- James Blake Holland – 840-05802-000, 2608 Meadowlake DR, Bryant, AR 72022
- David M and Margueritte Christina Guarno – 840-05803-000, 3604 Meadowlake DR, Bryant, AR 72022
- John B Sanchez – 840-05805-000, 3512 Meadowlake DR, Bryant, AR 72022
- Judy A Davidson – 840-05807-000, 3504 Meadowlake DR, Bryant, AR 72022
- Theresa Ann Keener – 840-05885-210, 3609 Lacross Drive, Bryant, AR 72022
- Donna C Watkins – 840-05885-214, 3513 Lacross Drive, Bryant, AR 72022
- Melissa L Crowley – 840-05885-215, 3509 Lacross Drive, Bryant, AR 72022
- Jose Juarez-Guiterrez – 840-05885-212, 3601 Lacross DR, Bryant, AR 72022
- Amber M Hill – 840-05885-204, 3506 Lacross DR, Bryant, AR 72022
- Robin Wilson – 840-05885-205, 3510 Lacross DR, Bryant, AR 72022

- James Jr and Toshiko Sibert – 840-05885-208, 3612 Lacross DR, Bryant, AR 72022
- Brittany N Jackson – 840-05885-226, 3604 Lacross DR, Bryant, AR 72022
- Carol A and John L Shelton – 840-05885-207, 3518 Lacross DR, Bryant, AR 72022
- Nolan Robinson – 840-05885-209, 3613 Lacross DR, Bryant, AR 72022
- Gerald F Perrier – 840-05885-216 – 3505 Lacross DR, Bryant, AR 72022
- Joe W. and Karen C. Leopard – 840-05885-206, 3514 Lacross DR, Bryant, AR 72022
- Esther R. Jones – 840-05885-213, Property Address: 3517 Lacross DR, Bryant, AR 72022; Mailing Address: 3505 Meadowlake DR, Bryant, AR 72022,
- Venkata Sridhar and Uttharadevi Challa – 840-05885-211, Property Address: 3605 Lacross DR, Bryant, AR, 72022; Mailing Address: 10121 Longbranch DR, McKinney, TX 75071
- The Spin-Off Inc. – 840-11678-000, Mailing Address: 2311 Biscayne DR, STE 120, Little Rock, AR 72227
- Bryant Crossing Development Inc. – 840-02990-003, 2311 Biscayne DR, STE 120, Little Rock, AR 72227
- Stag Industrial Holdings LLC – 840-02990-001, Physical Address: Bryant Crossing Dr; Mailing Address: C/O Stag Bryant, One Federal ST. 23rd Floor, Boston, MA 02110
- Courtney Rockwell – 840-05885-184, 3511 Longmeadow DR, Bryant, AR 72022
- Henri and Hillary Heaberlin – 840-05885-183, 3515 Longmeadow DR, Bryant, AR 72022
- Peter H. and Margaret M. Thompson – 840-05885-181, 3611 Longmeadow DR, Bryant, AR 72022
- Brandon Kalz – 840-05885-182, 3519 Longmeadow DR, Bryant, AR 72022
- Michael Todd and Connie Sue Elder – 840-13094-002, 2407 Raymar RD, Bryant, AR 72022
- Michael T and Connie S Elder – 840-13094-000, Property Address: 2401 Raymar RD; Mailing Address: 2407 Raymar RD, Bryant, AR 72022

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

Rezoning Application

Applicants are advised to read the Amendments 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: 4/11/23

Applicant or Designee:

Name MARK Elder
Address 2419 Raymar Rd
Phone 501-219-6337 (6337)
Email Address _____

Property Owner (If different from Applicant):

Name _____
Address 2501 Raymar Rd
Phone _____
Email Address arkansasfrozenfreight@gmail.com

Property Information:

Address 2501 Raymar Rd
Parcel Number _____
Existing Zoning Classification _____
Requested Zoning Classification _____
Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)
1 Acre + Warehouse 40 x 60 Concrete Block

Application Submission Checklist:

- ☐ Letter stating request of zoning change from (Current Zoning) to (Requested Zoning) and to be placed on the Planning Commission Agenda
- ☐ Completed Rezoning Application
- ☐ Rezoning Application Fee ($40 fee for lot and black descriptions or $125 for acreage or metes and bound descriptions)
- ☐ If someone, other than the owner, will be handling the zoning process, we will require a


Bryant Crossing Dr
Raymar Rd
Timbercreek Dr
Meadowlake Dr
Village Green Dr
Lacross Dr
Longmeadow Dr
Lakeshore Dr
Greenleaf Dr
Crescent Dr
N
W
E
S
0 0.035 0.07 0.105 0.14
mi

Property Description

Part of the South ½ of the Northwest ¼ of Section 27, Township 1 South, Range 14 West, Saline County, Arkansas being more particularly described as follows;

Commencing at the Northwest corner of the Southeast ¼ of the Northwest ¼ of Section 27; thence South 02°43'12" East along the West line of said Southeast ¼ of the Northwest ¼, a distance of 261.21' feet the Point of Beginning; thence South 88°24'32" East, a distance of 417.88 feet to a point on the Westerly right-of-Way line of North Reynolds Road (Arkansas State Highway 183); thence along said Right-of-Way along a curve to the right having a radius of 1535.98 feet, an arc length of 272.34' and a chord which bears South 21°06'13" East 271.99 feet; thence North 88°52'06" West, a distance of 528.04 feet; thence South 02°22'14" West, a distance of 472.40 feet; thence North 88°54'55" West, a distance of 493.39 feet to the Southeast corner of Lot 2, Woodland Acres, Subdivision; thence North 01°11'43" East along the East line of said Lot 2, a distance of 137.86 feet to the Northeast corner of said Lot 2 being on the Southerly Right-of-Way line of Sheffield Drive (60' R/W); thence North 86°57'18" West along said Southerly Right-of-Way, a distance of 13.14 feet; thence North 88°40'59" West along said Southerly Right-of-Way a distance of 113.21 feet to a point on the Westerly Right-of-Way line of Woodland Drive, (60' R/W); thence North 02°11'37" East along said Right-of-Way, a distance of 59.96 feet to a point on the Northerly Right of Way line of Sheffield Drive being the Southwest corner of Lot 4, Woodland Acres, Subdivision; thence South 87°42'06" East along said Northerly Right-of-Way line, a distance of 112.94 feet to the Southeast corner of Lot 4, Woodland Acres, Subdivision; thence North 02°18'26" East along the Easterly line of said Lot 2, a distance of 145.02 feet; thence South 88°31'54" East, a distance of 370.33 feet; thence North 02°09'04" East, a distance of 350.23 feet; thence South 88°23'52" East, a distance of 142.70 feet; thence North 02°16'51" East, a distance of 39.70 feet to the Point of Beginning containing 7.985 acres, more or less.

CERTIFICATE OF SURVEYING ACCURACY:

REGISTERED STATE OF ARKANSAS NO. 1348 SIGNATURE PROFESSIONAL LAND SURVEYOR

I, ERIC HOLLOWAY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE

MICHAEL JOHNSTON, REGISTERED LAND SURVEYOR NO. 1348 ARKANSAS

CERTIFICATE OF ENGINEERING ACCURACY:

STATE OF ARKANSAS ★★★ REGISTERED PROFESSIONAL ENGINEER ★★★ No. 12742 JOSH MINTON

I, JOSH MINTON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, OR UNDER MY SUPERVISION, AND THAT ENGINEERING REQUIREMENTS OF THE CITY OF BRYANT SUBDIVISION RULES AND REGULATION HAVE BEEN COMPLIED WITH.

DATE

JOSH MINTON,
REGISTERED PE
NO. 12742 ARKANSAS

CERTIFICATE OF FINAL PLAT APPROVAL:

PURSUANT TO THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED, THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

BRYANT PLANNING

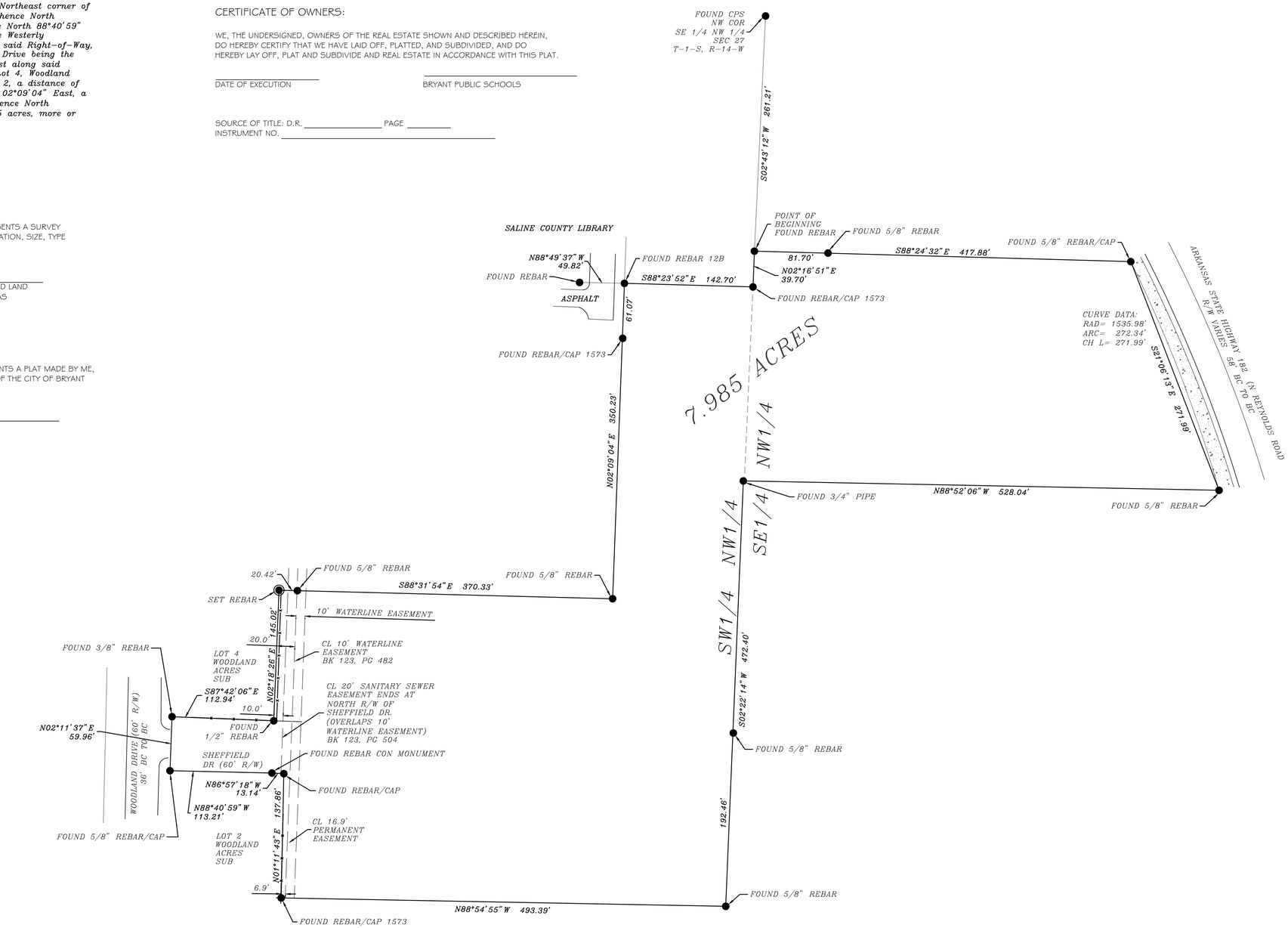
CERTIFICATE OF OWNERS:

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE AND REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE OF EXECUTION

BRYANT PUBLIC SCHOOLS

SOURCE OF TITLE: D.R. _____ PAGE _____
INSTRUMENT NO. _____



NORTH

1 FP1.0 FINAL PLAT – LOT 1 BRYANT ADMIN

SCALE: 1" = 60'

0 60 120

LEWIS ARCHITECTS ENGINEERS
ELLIOTT • MCMORRAN • VADEN
RAGSDALE • WOODWARD • INCORPORATED
501.223.9302 • WWW.LEMVRW.COM

FINAL PLAT
LOT 1 - BRYANT ADMIN.
CITY OF BRYANT, AR

DATE: APRIL 4, 2023
PROJECT NO: 23001
DRAWN BY: JM
REVISION:

FP1.0

HOPE
CONSULTING
ENGINEERS • SURVEYORS

April 28, 2023

Colton Leonard
City of Bryant
210 Southwest Third St., Bryant, AR 72022

RE: Cypress Valley Phase 2

Dear Colton:

On behalf of the property owner, Hope Consulting is requesting the review and approval of this waiver. Phase 1 of Cypress Valley was built in 2011. The three streets that connect into Phase 2 all have sidewalks at the back of curb on both sides of the street. That is 6 connections to the sidewalk at the back of curb.The topography in phase 2 is especially difficult which would make the sidewalks being placed 11 feet off the curb very challenging. We propose to continue with the same sidewalk location as the subdivision was originally designed.
Thank you for your time and consideration.

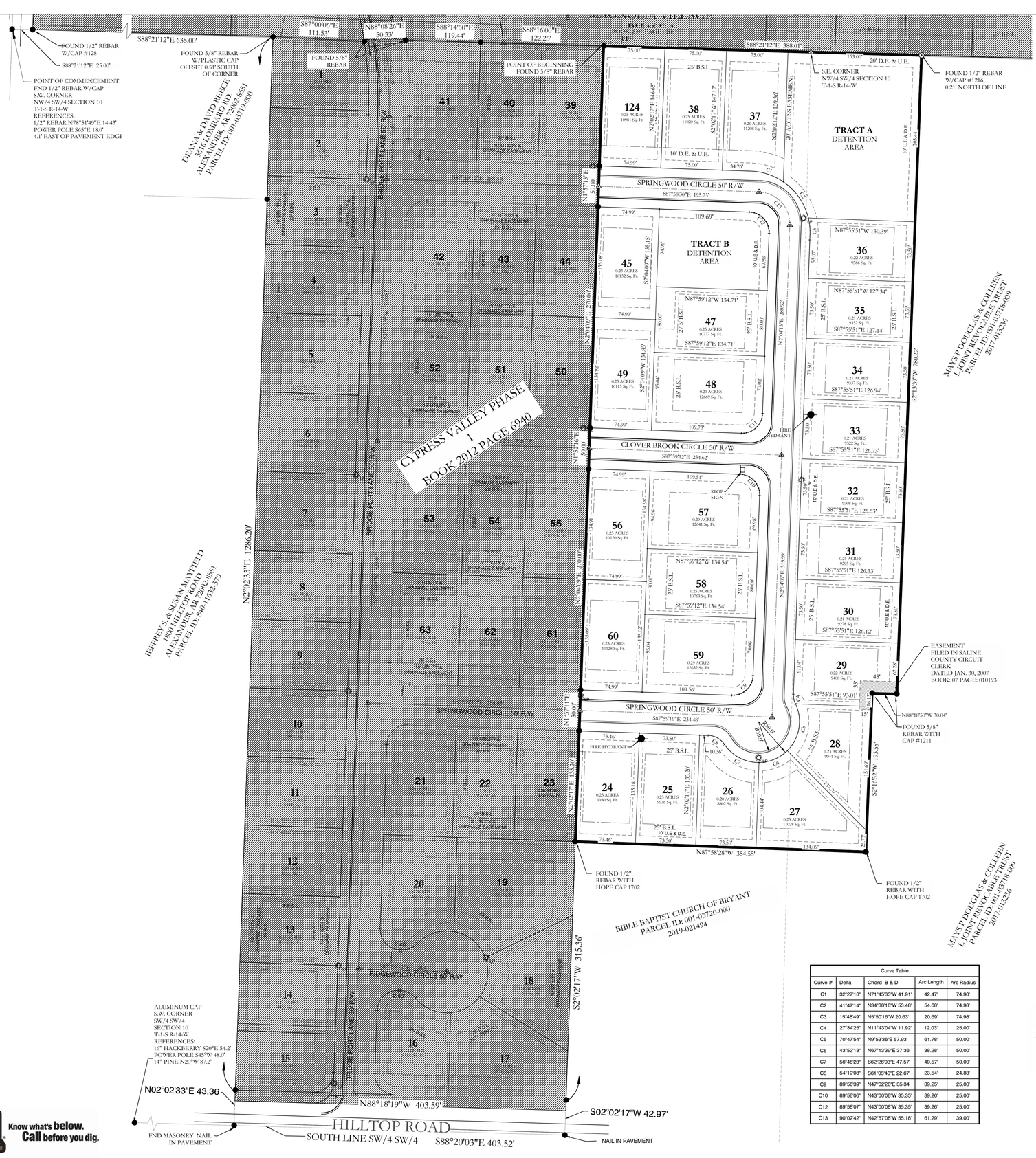
Please feel free to contact me with any questions or concerns or if I can be of any further assistance.

Sincerely,



Jonathan Hope

129 N Main St. Benton, Arkansas 72015
501-315-2626
www.hopeconsulting.com



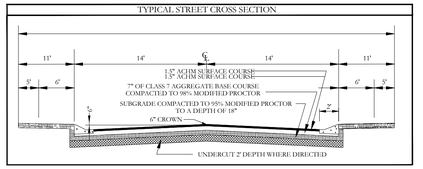
Curve Table				
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	32°27'18"	N71°45'33"W 41.91'	42.47'	74.98'
C2	41°47'14"	N34°38'18"W 53.48'	54.68'	74.98'
C3	15°48'49"	N5°50'16"W 20.63'	20.69'	74.98'
C4	27°34'25"	N11°43'04"W 11.92'	12.03'	25.00'
C5	70°47'54"	N9°53'36"E 57.93'	61.78'	50.00'
C6	43°52'13"	N67°13'39"E 37.36'	38.28'	50.00'
C7	56°48'23"	S62°26'03"E 47.57'	49.57'	50.00'
C8	54°19'08"	S61°05'40"E 22.67'	23.54'	24.83'
C9	89°56'39"	N47°02'28"E 35.34'	39.25'	25.00'
C10	89°58'06"	N43°00'08"W 35.35'	39.26'	25.00'
C12	89°58'07"	N43°00'08"W 35.35'	39.26'	25.00'
C13	90°02'42"	N42°57'08"W 55.18'	61.29'	39.00'

NOTES

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
- MAGNOLIA VILLAGE PHASE 1 FINAL PLAT FILED ON FEB. 27, 2007, SALINE COUNTY CIRCUIT CLERK, BOOK 07, PAGE 20887
- WARRANTY DEED, BOOK 10 PAGE 059270 FILED FOR RECORD ON JULY 10, 2010 SALINE COUNTY
-CYPRESS VALLEY PHASE 1 FINAL PLAT FILED ON JANUARY 31, 2012, SALINE COUNTY CIRCUIT CLERK, BOOK 2012, PAGE 6940
- DELTON BROWN SURVEY SIGNED ON JANUARY 23, 2004, FILED FOR RECORD ON MARCH 5, 2004, SALINE COUNTY CIRCUIT CLERK, BOOK 04, PAGE 18723
-NO OTHER DOCUMENTS WERE PROVIDED FOR, NOR ARE REFERENCED ON THIS SURVEY.

-AREAS AS SURVEYED
-IN SW/4 SW/4 5.72 ACRES
-IN SE/4 SW/4 2.78 ACRES

TYPICAL STREET CROSS SECTION



PART OF THE SE/4 SW/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NW/4 SW/4 OF SECTION 10, A FOUND 1/2" REBAR; THENCE S88°21'12"E 25.00 TO THE SOUTHWEST CORNER OF PHASE 1, MAGNOLIA VILLAGE, A FOUND 1/2" REBAR; THENCE AT PLATTED BEARING OF S88°21'12"E ALONG THE SOUTH BOUNDARY OF MAGNOLIA VILLAGE SUBDIVISION 635.00 FEET; THENCE S87°00'06"E 111.53 FEET TO A FOUND 5/8" REBAR; THENCE N88°08'26"E 50.33 FEET TO A FOUND 5/8" REBAR; THENCE S88°14'50"E 119.44 FEET TO A FOUND 5/8" REBAR; THENCE S88°16'00"E 122.25 FEET TO THE **POINT OF BEGINNING**, A FOUND 5/8" REBAR; THENCE S88°21'12"E 388.01 FEET ALONG SOUTH LINE OF MAGNOLIA VILLAGE PHASE 1 TO A SET 1/2" REBAR AND CAP; THENCE LEAVING THE SOUTH LINE OF MAGNOLIA VILLAGE PHASE 1 S2°13'39"W 780.22 FEET TO A FOUND 5/8" REBAR WITH CAP #1211, THENCE N88°18'50"W 30.04 FEET TO A FOUND #5 REBAR WITH CAP #1211, THENCE S02°16'52"W 193.55 FEET TO A FOUND #5 REBAR WITH CAP #1702, THENCE N87°58'28"W 354.55 FEET TO THE EAST BOUNDARY OF CYPRESS VALLEY PHASE 1; THENCE N02°02'17"E 135.20 FEET ALONG THE EAST BOUNDARY OF CYPRESS VALLEY PHASE 1; CONTINUING ALONG SAID BOUNDARY N01°57'11"E 50.00 FEET; N02°04'09"E 270.00 FEET; N01°52'16"E 50.00 FEET; N02°04'09"E 270.00 FEET; N01°57'13"E 50.00 FEET; N02°02'17"E 146.17 FEET TO THE SOUTH LINE OF MAGNOLIA VILLAGE PHASE 1, A FOUND #4 REBAR WITH HOPE CAP #1702 AND THE POINT OF BEGINNING. CONTAINING AN AREA OF 8.5 ACRES.

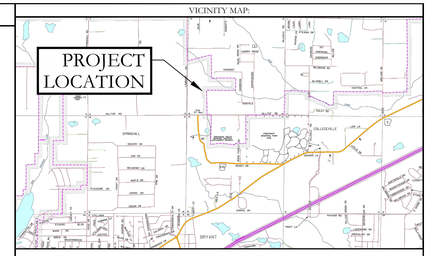
NOTE:

1. TRACT A & TRACT B WILL BE UTILIZED AS A DETENTION BASIN, DRAINAGE AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

FINAL PLAT
CYPRESS VALLEY SUBDIVISION PHASE 2
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

LEGEND
- ● - Aliquot Corner
- ● - Found monument
- ◎ - Set ½" Rebar
- △ - Computed point
- (M)- Measured
- (P) - Plat/Deed
- ——x——x—— - Fence

VICINITY MAP



OWNER:
Name: Kennedy Development, LLC
Address: 1229 Hot Springs Hwy
Benton, AR 72089

DEVELOPER:
Name: Kennedy Development, LLC
Address: 1229 Hot Springs Hwy
Benton, AR 72089

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

Date of Execution — Name:

Source of Title: 2021-010792

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property side as required in accord with the City of Bryant Subdivision Regulation Ordinance.

Date of Execution

Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762
Arkansas

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

I, Kazi Islam, hereby certify that this plat correctly represents a plat made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been followed.

Date of Execution

Kazi Islam
Registered Professional
Engineer, No. 20876
Arkansas

CERTIFICATE OF FINAL APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____, 20 _____. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution

Rick Jordan,
Bryant Planning Commission

STATE OF ARKANSAS ★★★ LICENSED PROFESSIONAL ENGINEER ★★★ NO. 20876 KAZI TAMZIDUL ISLAM

REGISTERED STATE OF ARKANSAS NO. 1762 SIGNATURE JONATHAN L. HOPE PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION HOPE CONSULTING, INC. No. 1931 ARKANSAS

PROPERTY SPECIFICATIONS:

OWNER: KENNEDY DEVELOPMENT LLC
1229 HOT SPRINGS HWY
BENTON, AR 72015

DEVELOPER/: KENNEDY DEVELOPMENT LLC
SUBDIVIDER 1229 HOT SPRINGS HWY
BENTON, AR 72015

ENGINEERS: HOPE CONSULTING INC.
129 N. MAIN STREET
BENTON, AR 72015

NAME OF SUBDIVISION: CYPRESS VALLEY PHASE 2

SOURCE OF TITLE: DEED BOOK 2021, PAGE 10792

ZONING: PROPOSED R-2

NUMBER OF LOTS: 25

SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: ENTERGY
SOURCE OF GAS: CENTERPOINT

BUILDING SETBACKS:
FRONT-25' OR AS SHOWN
REAR-25' OR AS SHOWN
SIDE-8' OR AS SHOWN

UTILITY & DRAINAGE EASEMENTS:
FRONT-10' OR AS SHOWN
REAR - 5' OR AS SHOWN
SIDE - 5' OR AS SHOWN

By affixing my seal and signature, I Jonathan L. Hope, Arkansas PLS No, 1762, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year floodplain, according to the Flood Insurance Rate Map, panel # 05125C0240E___, Dated: 06/05/2020 _____.

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
KENNEDY DEVELOPMENT, LLC

FINAL PLAT
CYPRESS VALLEY SUBDIVISION PHASE 2
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE:	01/13/2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:		CHECKED BY:		21-0421
SHEET:		SCALE:	1"= 60'	

500	01S	14W	0	10	300	62	1762

Know what's below. Call before you dig.

© Hope Consulting, Inc. 2023 - Unauthorized use of this drawing without the permission of Hope Consulting, Inc. is prohibited.

PROPERTY SPECIFIC NOTES:

OWNER OF RECORD: ANTHONY FARR, BOBBIE FARR, AND KRISTIE FARR
PHYSICAL ADDRESS: 2009 JOHNSWOOD ROAD, BRYANT, ARKANSAS 72022
COUNTY PARCEL TAX ID: 840-13190-001; 840-13193-000

GENERAL SURVEY DISCLAIMERS:

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS DISPLAYED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution _____ Name: _____

Source of Tile: DOCUMENT #2010-64297

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the Saline County Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

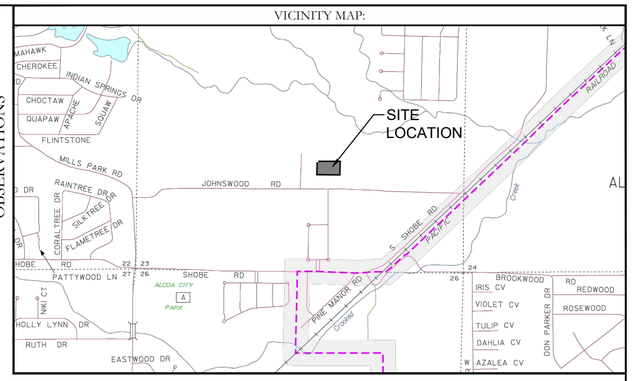
_____ _____

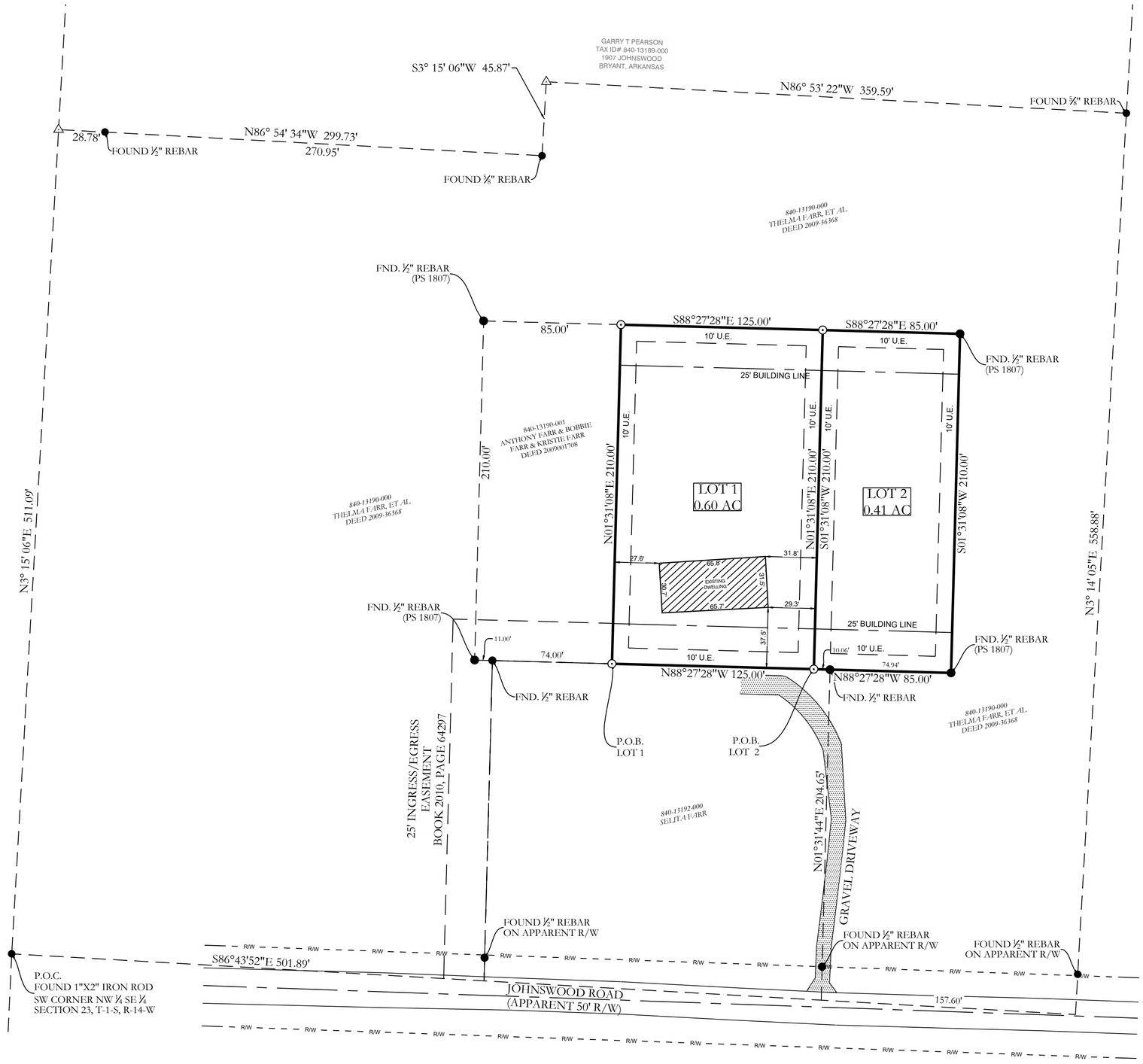
Date of Execution Bryant Planning Commissioner

BASIS OF BEARINGS: GRID NORTH ARKANSAS COORDINATE SYSTEM, SOUTH ZONE BY G.P.S. OBSERVATIONS

50' 25' 0 50'

VICINITY MAP:





PARENT TRACT RECORD DESCRIPTION:
SALINE COUNTY DEED BOOK 2010, PAGE 64297

ALL THAT PART OF THE W1/2 OF THE NW1/4 SE1/4, SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE FULLY DESCRIBE AS FOLLOWS: ,BEGINNING AT A POINT THAT IS 367.3 FEET EAST AND 209 FEET NORTH OF THE SOUTHWEST CORNER OF SAID W 1/4 NW1/4 SE 1/4 AND RUN THENCE WEST 85 FEET; THENCE NORTH 210 FEET; THENCE EAST 85 FEET; THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING.

ALL THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT THAT IS 367.3 FEET EAST AND 209 FEET NORTH OF THE SOUTHWEST CORNER OF SAID WEST HALF OF NORTHWEST QUARTER OF SOUTHEAST QUARTER AND RUN THENCE EAST 210 FEET; THENCE NORTH 210 FEET; THENCE WEST 210 FEET; THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING.

ALSO AN EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: A PART OF THE WEST ONE-FOURTH OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID WEST HALF OF NORTHWEST QUARTER OF SOUTHEAST QUARTER THAT IS 293.3 FEET EAST OF THE SOUTHWEST CORNER THEREOF; RUN THENCE NORTH 209 FEET; THENCE EAST 74 FEET; THENCE NORTH 25 FEET; THENCE WEST 99 FEET; THENCE SOUTH 234 FEET TO SOUTH LINE THEREOF; THENCE EAST 25 FEET TO THE POINT OF BEGINNING.

AS SURVEYED DESCRIPTIONS

LOT 1
A PART OF THE WEST 1/2, NORTHWEST 1/4, SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 1X2 IRON AT THE SOUTHWEST CORNER OF SAID NW1/4, SE1/4 OF SECTION 23; THENCE S86°43'52"E A DISTANCE OF 501.89 FEET TO A POINT; THENCE N01°31'44"E A DISTANCE OF 204.65 FEET TO A 1/2" REBAR; THENCE N88°27'28"W A DISTANCE OF 10.06 FEET TO A 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING; THENCE N 88°27'28" W A DISTANCE OF 125.00 FEET TO A 1/2" REBAR & CAP (PS 1664); THENCE N 01°31'08" E A DISTANCE OF 210.00 FEET TO A 1/2" REBAR & CAP (PS 1665); THENCE S 88°27'28" E A DISTANCE OF 125.00 FEET TO A 1/2" REBAR & CAP (PS 1664); THENCE S 01°31'08" W A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING; CONTAINING 26,250.00 SQUARE FEET, OR 0.603 ACRES, MORE OR LESS.

LOT 2
A PART OF THE WEST 1/2, NORTHWEST 1/4, SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 1x2 IRON AT THE SOUTHWEST CORNER OF SAID NW1/4, SE1/4 OF SECTION 23; THENCE S86°43'52"E A DISTANCE OF 501.89 FEET TO A POINT; THENCE N01°31'44"E A DISTANCE OF 204.65 FEET TO A 1/2" REBAR; THENCE N88°27'28"W A DISTANCE OF 10.06 FEET TO A 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING; THENCE N 01°31'08" E A DISTANCE OF 210.00 FEET TO A POINT; THENCE S 88°27'28" E A DISTANCE OF 85.00 FEET TO A FND. 1/2" REBAR (PS 1807); THENCE S 01°31'08" W A DISTANCE OF 210.00 FEET TO A FND. 1/2" REBAR (PS 1807); THENCE N 88°27'28" W A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING; CONTAINING 17,850.00 SQUARE FEET, OR 0.410 ACRES, MORE OR LESS.

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1664
SIGNATURE
WILLIAM CORBITT R. SHOFFNER

ORIGINAL SIGNATURE ON FILE

By affixing my seal and signature, I Corbitt Shoffner, Arkansas PLS No, 1664, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year floodplain, according to the Flood Insurance Rate Map, panel # 05125C0380D , Dated: 6/19/2012 .

LEGEND
- Computed point
- Found monument
- Set ½" Rebar
(M)- Measured
(P) - Plat/Deed

HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
BOBBIE FARR

FARR SUBDIVISION
A SUBDIVISION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 04/05/2023	C.A.D. BY: JPAYNE	DRAWING NUMBER:	
REVISED:	CHECKED BY:	23-0320 (17-049)	
SHEET:	SCALE: 1"=50'		

500	01S	14W	0	23	240	62	1807

K:\Land Projects 2004\Surveys\2023\23-0320 FS 2009 Johnswood Dr\DWG\23-0320 FS 2009 JOHNSWOOD RD BRYANT.dwg

4/26/2023

City of Bryant

In reference to our sign located at 23478 I-30. The sign there now is 10'x40' We are asking the city to allow us a variance to be 10'x30' 300 sq ft. It is our position the allowed 200 sq ft is simply to small for a effective highway sign. We are competing with the signs around us that are much larger than that. The sign located at Ashley next door is 400' sq ft.

We also have a side street running along the side of our property and would ask that square footage be figured with both frontage road and side road in mind.

Thank you,

Jimmy Parker

Custom Advertising Of Arkansas



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: 3/28/23

Sign Co. or Sign Owner

Name CUSTOM ADVERTISING
Address 23138 I-30
City, State, Zip Bryant. AR 72022
Phone 501. 847-1000
Email Address JimmyPacker6SR@gmail.com

Property Owner

Name Billy Smith
Address 23478 I-30
City, State, Zip Bryant AR 72022
Phone 501.847-1000
Email Address BKSmith61@ATT.Net

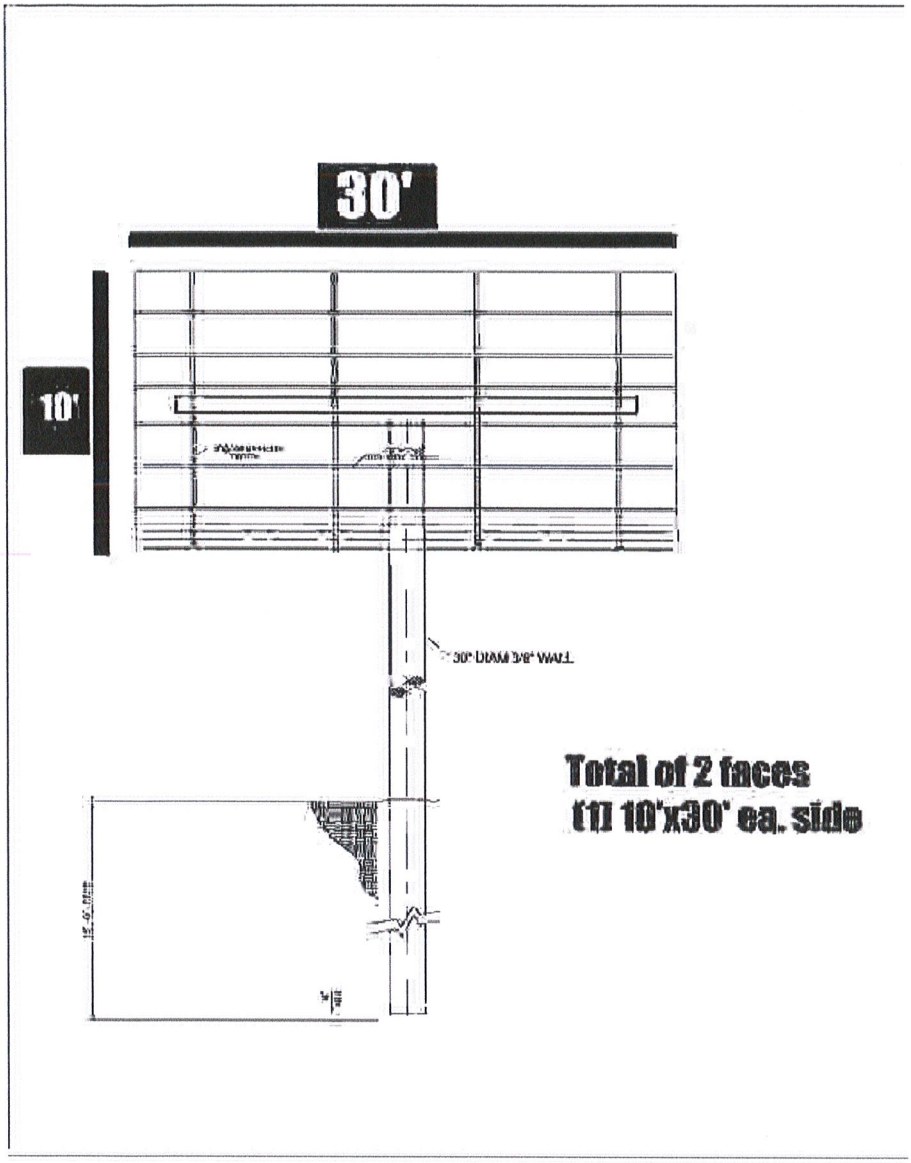
GENERAL INFORMATION

Name of Business CUSTOM ADVERTISING
Address/Location of sign 23478 I-30
Zoning Classification C-3

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 _____, 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



23478 I-30

Request To Make Sign Compliant

LOT 19 CR
Drawing No.

OWNER:

Name: HERITAGE HOMES & DEVELOPMENT OF CENTERAL ARK INC

Address: 520 REUBEN DR.

BRYANT, ARKANSAS 72022

DEVELOPER:

Name: HERITAGE HOMES & DEVELOPMENT OF CENTERAL ARK INC

Address: 520 REUBEN DR

BRYANT, ARKANSAS 72022

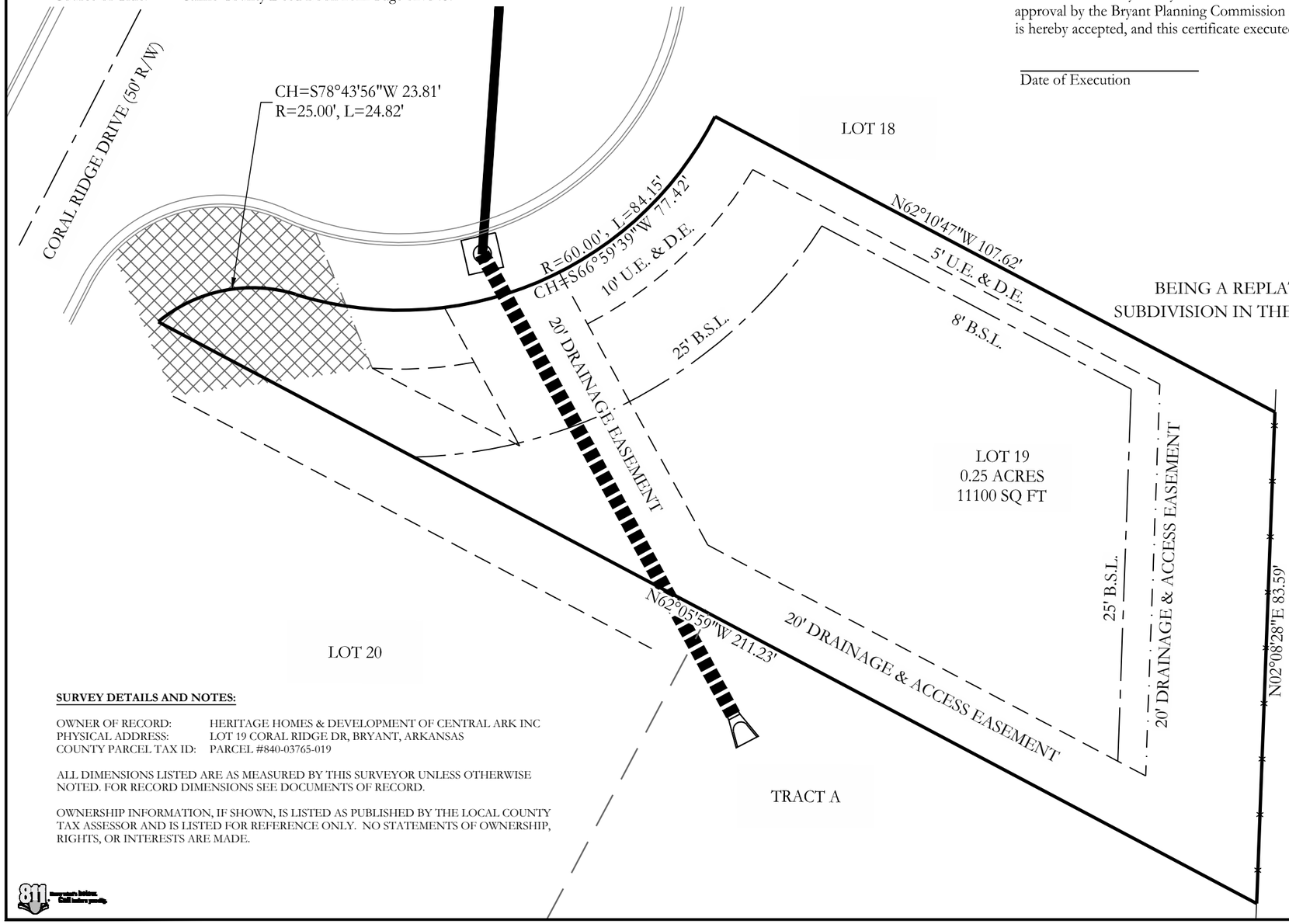
CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

Date of Execution

Name:

Source of Title: Saline County Deed Book 2022 Page 027345.



SURVEY DETAILS AND NOTES:

OWNER OF RECORD: HERITAGE HOMES & DEVELOPMENT OF CENTRAL ARK INC
PHYSICAL ADDRESS: LOT 19 CORAL RIDGE DR, BRYANT, ARKANSAS
COUNTY PARCEL TAX ID: PARCEL #840-03765-019

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.

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

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, Corbitt R. Shoffner, hereby certify that this plat correctly represents a survey completed by me, or under my supervision, that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Titles; and that all monuments which were found or placed on the property are correctly described and located.

Date of Execution

Name: Corbitt R. Shoffner,
Registered Professional
Land Surveyor, No. 1664
Arkansas

CERTIFICATE OF FINAL APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____ 20___. All documents is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution

Rick Johnson
Bryant Planning Commission

LOT 19R

BEING A REPLAT OF LOT 19, CORAL RIDGE SUBDIVISION, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

BASIS OF BEARINGS:
GRID NORTH, ARK SPCS
(NAD83), SOUTH ZONE (0302)

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

LEGEND
- Found Aliquot Corner
- Found Monument
- Set 1/2" Rebar & Cap
- Computed point
(M) - Measured
(P) - Platted/Record
-Fence

20' 10' 0' 20'

Drawn By: MD Checked:

GENERAL DISCLAIMER
This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.
This survey is based on public records and/or title investigations furnished by third parties. No independent search or investigation has been made by this firm for any records, public or private. Listed reference documents hereon were used and considered as a part of this survey; however other records, if any, could further affect this survey. No statement or guarantees of ownership, rights, or other interests are made by this survey plat.

FLOOD STATEMENT
No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0225E , dated: 06/05/2020 .

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 North Main Street
Benton, Arkansas 72015
office: (501) 315-2626
fax: (501) 315-0024
www.HopeConsulting.com

For the Exclusive Use and Benefit of:
Heritage Homes

Address Lot 19 Coral Ridge Dr.
Bryant, AR

Date

500	01S	14W	0	07	130	62	1664

REGISTERED
STATE OF ARKANSAS
No. 1664
SIGNATURE
WILLIAM CORBITT R SHOFFNER
PROFESSIONAL LAND SURVEYOR

ORIGINAL SIGNATURE ON FILE

K:\Land Projects 2004\Subdivisions\2021\21-0209 Ohman Northlake (Coral Ridge)\LOT 19 REPLAT FOR DRAINAGE EASEMENT.dwg | Plotted: 3/30/2023 3:31 PM | ©2023 Hope Consulting, Inc.

LOT 19 CR
Drawing No.

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Address: 520 REUBEN DR.
BRYANT, ARKANSAS 72022

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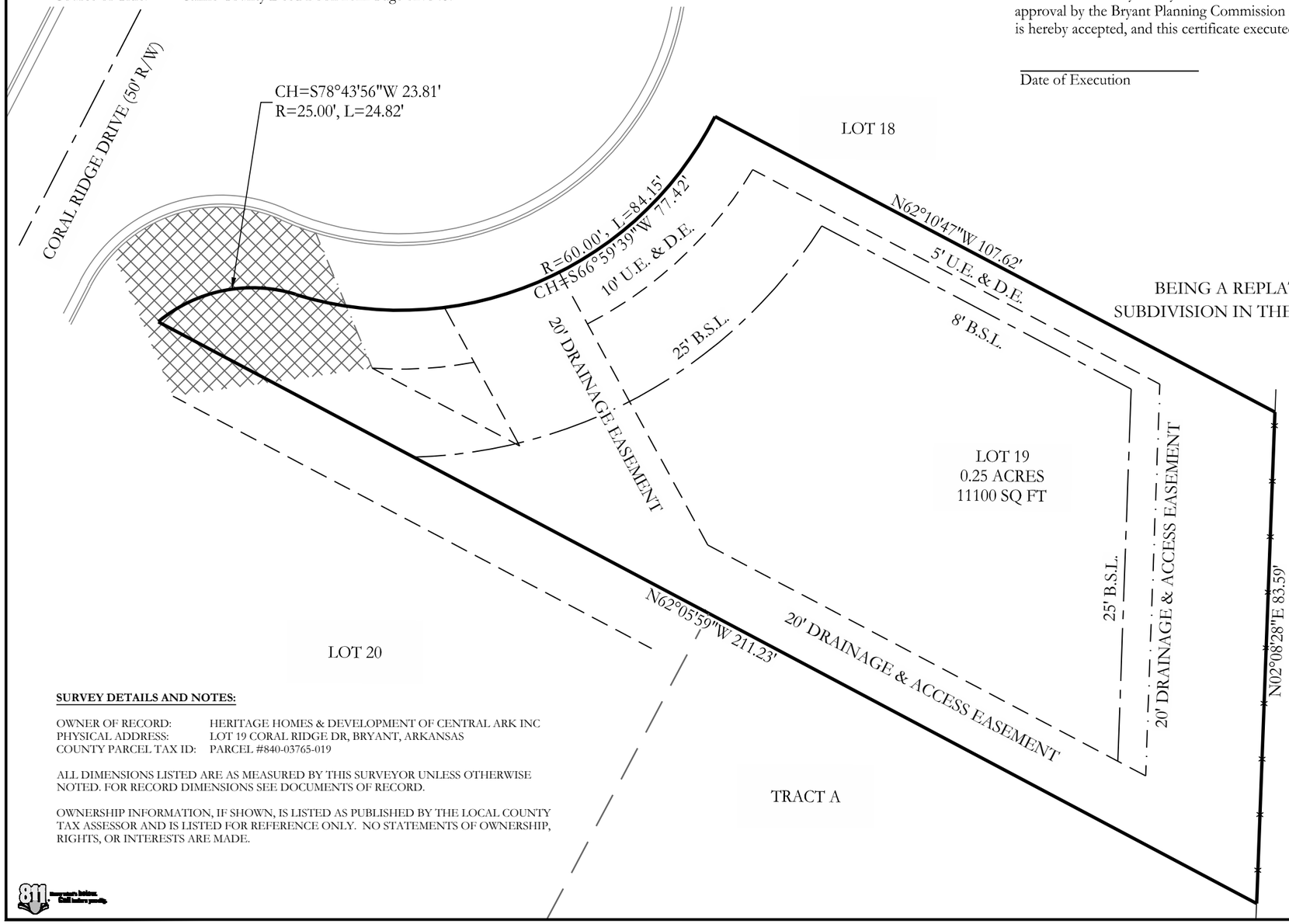
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