



# Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

**Date:** March 13, 2023 - **Time:** 6:00 PM

## Call to Order

## Approval of Minutes

### 1. Planning Commission Meeting Minutes 2/13/2023

- [2023-02-13 Planning Commission Meeting Minutes..pdf](#)

## Announcements

## Director's Report

## DRC Report

### 2. Shady Pine Plaza - 2228 Shady Pine Ln

*Richardson Engineering - Requesting Approval for Variance on rear and side setbacks, and Recommendation for Approval of Site Plan. - NO RECOMMENDATION ON VARIANCES, RECOMMENDED APPROVAL OF SITE PLAN*

### 3. Pikewood Subdivision - Lots 89R & 90R - CUP For Duplexes

*GarNat Engineering - Requesting Approval for Conditional Use Permits to Build Duplexes - RECOMMENDED APPROVAL*

### 4. Birch Street Replat - Lots 10-14 of Sherwood Forest Subdivision

*Hope Consulting - Requesting Approval for Replat - RECOMMENDED APPROVAL, Contingent upon Easement being added to plat*

### 5. Creekside Addition Phase 1 - Lots 83, 84, & Tract C Replat

*GarNat Engineering - Requesting Approval for Replat - RECOMMENDED APPROVAL*

### 6. Marketplace East Subdivision Ph. 1 - Preliminary Plat

*GarNat Engineering - Requesting Preliminary Plat Approval and Approval on Modification from Master Transportation Plan. - RECOMMENDED APPROVAL, Contingent upon remaining items being met.*

### 7. Diamond Estates Subdivision - Modification from Subdivision Code

*GarNat Engineering - Requesting Approval For Modification from Subdivision Code on Sidewalk Requirement for Portion of Street. - NO RECOMMENDATION*

### 8. Indian Springs Baptist Church - 23581 I-30 - Sign Permit

*Ace Sign Company - Requesting Sign Permit Approval - APPROVED*

- [0661-APP-01.pdf](#)

## **9. Wendy's - 2206 N Reynolds - Remodel**

*LiveCo Construction - Requesting Approval for Remodel - APPROVED, Contingent upon Dumpster Enclosure being built.*

- [0668-PLN-01.pdf](#)

## **10. Athletico - 3231 Main Street Ste. 3 - Sign Permit**

*Pinnacle Signs - Requesting Sign Permit Approval - STAFF APPROVED*

- [0659-APP-01.pdf](#)

## **11. Bryant Schools Admin Building 1511 N Reynolds Road - Parking Lot Addition**

*Minton Engineering - Requesting Site Plan Approval - APPROVED, Contingent upon remaining items being addressed*

- [0676-STW-01.pdf](#)
- [0676-PLN-01.pdf](#)
- [0676-LTR-01.pdf](#)

## **12. Scooter's Coffee - 1816 N Reynolds Road - Sign Permit**

*Shawn LaMontia - Requesting Approval of Signage - APPROVED*

- [0685-APP-01.pdf](#)

## **13. Aria Oil C-Store - Hwy 5 And Lowery Ln**

*Hope Consulting - Requesting Site Plan Approval - APPROVED, Contingent upon remaining items being met.*

- [0656-PLN-01.pdf](#)
- [0656-PLN-02.pdf](#)
- [0670-PLN-02.pdf](#)

## **14. Summerwood Sports Gym - 4800 Dallas Dr - Sign Permit**

*Arkansas Sign And Neon - Requesting Sign Permit Approval - STAFF APPROVED*

- [0671-APP-01.pdf](#)

## **15. Hibbett Sports - 7319 Alcoa Road - Sign Permit**

*Lumatech - Requesting Sign Permit Approval - STAFF APPROVED*

- [0674-APP-01.pdf](#)

## **Public Hearing**

### **16. Pikewood Subdivision - Lots 89R & 90R - CUP for Duplexes**

*GarNat Engineering - Requesting Approval for Conditional Use Permits to Build Duplexes*

- [0663-APP-02.pdf](#)
- [0663-APP-01.pdf](#)
- [0663-AFD-01.pdf](#)
- [0663-PLT-01.pdf](#)
- [0663-NOT-01.pdf](#)
- [0663-LTR-01.pdf](#)

## **Old Business**

## **New Business**

### **17. Shady Pine Plaza - 2228 Shady Pine Ln**

*Richardson Engineering - Requesting Site Plan Approval*

- [0666-PLN-03.pdf](#)
- [0666-PLT-02.pdf](#)
- [0666-PLT-01.pdf](#)
- [0666-PLN-02.pdf](#)
- [0666-STW-02.pdf](#)
- [0666-STW-01.pdf](#)

- [0666-LTR-01.pdf](#)
- [0666-PLN-01.pdf](#)

#### **18. Birch Street Replat - Lots 10-14 of Sherwood Forest Subdivision**

*Hope Consulting - Requesting Approval for Replat*

- [0675-APP-01.pdf](#)
- [0675-PLN-01.pdf](#)

#### **19. Creekside Addition Phase 1 - Lots 83, 84, Tract C - Replat**

*GarNat Engineering - Requesting Approval for Replat*

- [0660-PLN-02.pdf](#)
- [0660-PLN-01.pdf](#)

#### **20. Marketplace East Subdivision Phase 1 - Preliminary Plat**

*GarNat Engineering - Requesting Preliminary Plat Approval and Approval on Modification from Master Transportation Plan*

- [0662-LTR-02.pdf](#)
- [0662-PLN-02.pdf](#)
- [0662-PLT-02.pdf](#)
- [0662-PLN-01.pdf](#)
- [0662-PLT-01.pdf](#)
- [0662-LTR-01.pdf](#)
- [0662-DRN-01.pdf](#)

#### **21. Diamond Estates Subdivision - Modification from Subdivision Code**

*GarNat Engineering - Requesting Approval For Modification from Subdivision Code on Sidewalk Requirement for Portion of Street.*

- [0664-LTR-02.pdf](#)
- [0664-PLN-03.pdf](#)
- [0664-BND-01.pdf](#)
- [0664-LTR-01.pdf](#)
- [0664-DRN-01.pdf](#)

## **Adjournments**