

**CONDITIONAL USE PERMIT  
APPLICATION**

210 S.W. 3<sup>rd</sup> Street  
Bryant, AR 72022  
PHONE: 501-943-0857  
FAX: 501-943-0992  
EMAIL: tsmith@cityofbryant.com

DATE RECEIVED \_\_\_\_\_

FEE - \$125.00 (Check made payable to City of Bryant)

=====

**APPLICANT** Randy Wolf, AIA - Lewis Architects Engineers

PHONE 501-551-1174 FAX \_\_\_\_\_ EMAIL rwolf@lemvrw.com

ADDRESS 11225 Huron Lane, Suite 104

CITY Little Rock STATE Arkansas ZIP 72211

**PROPERTY OWNER(S)** Geyer Springs First Baptist Church

ADDRESS PO Box 31510, Little Rock, AR, 72260 PHONE 501-455-3474 FAX \_\_\_\_\_

PROJECT/DEVELOPMENT NAME Raymar Fields

PROJECT LOCATION Raymar Road at Bryant Parkway

PURPOSE OF CONDITIONAL USE PERMIT Property is currently being used for recreation programs,  
Church is requesting to building a storage facility to replace the two (2) barns schedule to be demolished  
later this month.

LEGAL DESCRIPTION OF PROPERTY (attach a separate document if necessary):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# A GUIDE TO PROCEDURES FOR CONDITIONAL USE PERMIT APPROVAL

## PURPOSE

Certain uses, while generally not suitable in a particular Zoning District, may, under certain circumstances, be acceptable. When such circumstances exist, a conditional use permit may be granted. The Planning Commission after a public hearing and without objection from any adjoining property owner can authorize the issuance of a Conditional Land Use Permit. This permit will be issued with a specific land use and expiration date and can only be renewed one time.

The Planning Commission shall review the Preliminary Plat and consider the following: interrelationship with the plan elements to conditions both on and off the property; conformance to the City's Comprehensive Plan; the impact of the plan on the existing and anticipated traffic and parking conditions; the adequacy of the plan with respect to land use; pedestrian and vehicular ingress and egress; building location and height; architectural and engineering features, landscaping, lighting; provisions for utilities; site drainage; open space; loading and unloading areas; grading; signage; screening; setbacks. And other related matters. The Planning Commission may approve, disapprove, or table the request for a Conditional Use Permit. The Planning Commission may impose necessary conditions and safeguards on to the permit where they deem as necessary.

## PROCESS

### Step 1 - Project Considerations

The applicant should carefully review what the present comprehensive plan calls for in the location or area affected. The applicant is advised to review the proposed conditional use in advance of formal application with area residents, property owners, and other parties who may be affected by the proposed changes.

***The Planning Commission recommends that you discuss your proposal with the adjacent property owners before a formal application is made. Any conflicts you can resolve ahead of time will make it easier and faster for the City to process your applications.***

Local utilities and other special agencies should be contacted and consulted regarding the requirements for future development in the area, if necessary.

### Step 2 - Review by Staff

Prior to application, an appointment should be made with the planning staff to review the proposed site plan and discuss the feasibility of the request with key city officials, the history of similar proposals, the intent of City policy, possible environmental concerns and required submittal data and procedures to be followed through the process.

### Step 3 - Filing the Application -

The applicant will submit to the Planning Commission Coordinator two (2) weeks prior to the Planning Commission meeting, which is held the 2<sup>nd</sup> Monday of each month, the following:

1. A letter requesting to be placed on the agenda for the upcoming meeting naming the purpose,

2. Submit the completed application
3. Submit the application fee
4. Submit a vicinity map of the location of the property
5. Submit a legible typed legal description of the property to be granted the Conditional Use Permit.
6. Submit twenty (8) full size copies of the Site Plan drawn to scale showing:
  - a. the property dimensions,
  - b. grading, landscaping and location of the utilities (i.e. water, sewer, septic system etc.), as applicable;
  - c. location of all existing and proposed buildings and their size, including square footage;
  - d. location of all existing and proposed curb cuts, driveways, access roads, parking spaces, off-street loading areas, and sidewalks.
7. An explanation outlining the Conditional Use requested, along with any information explaining the operation, including days and hours of operation if applicable. This letter may be photocopied for the information packets.

Once the application has been filed, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will be placed on the agenda for application acceptance.

#### **Step 4 - Staff Review for Planning Commission**

Once the application has been accepted by the Planning Commission the request will be scheduled for public hearing before the Planning Commission within 60 days. At that time the following requirements must be met:

8. You must post a Notice of Conditional Use Permitting on the subject property site no fewer than 15 days prior to the public hearing date.

The Planning Department will submit the notice to be published in the *Benton Courier*.

#### **Step 5 - Public Hearing and Planning Commission Review**

The Planning Commission is required to hold at least one hearing on any proposed general plan change. The City would recommend that you are prepared to give a presentation with enlarged drawings or elevations of the proposed units, plat and/or other materials that would be helpful for and during the public hearing to better familiarize not only the Planning Commission, but any residents that are present for the public hearing on your proposed land use request.

At the public hearing:

Comments will be accepted from the applicant and any interested persons who wish to make a statement on the application.

The planning commission will close the public comment portion of the hearing to consider the information and documentation, and public testimony.

If the Conditional Use Permit is not approved by the Planning Commission, the reasons for such action shall be recorded in the proceedings and transmitted to the applicant.

This application must be signed by all owners of the subject property or an explanation given why this is not the case.

We, the undersigned, have read and understand the above.

  
Signature of Applicant

02-09-21

Date

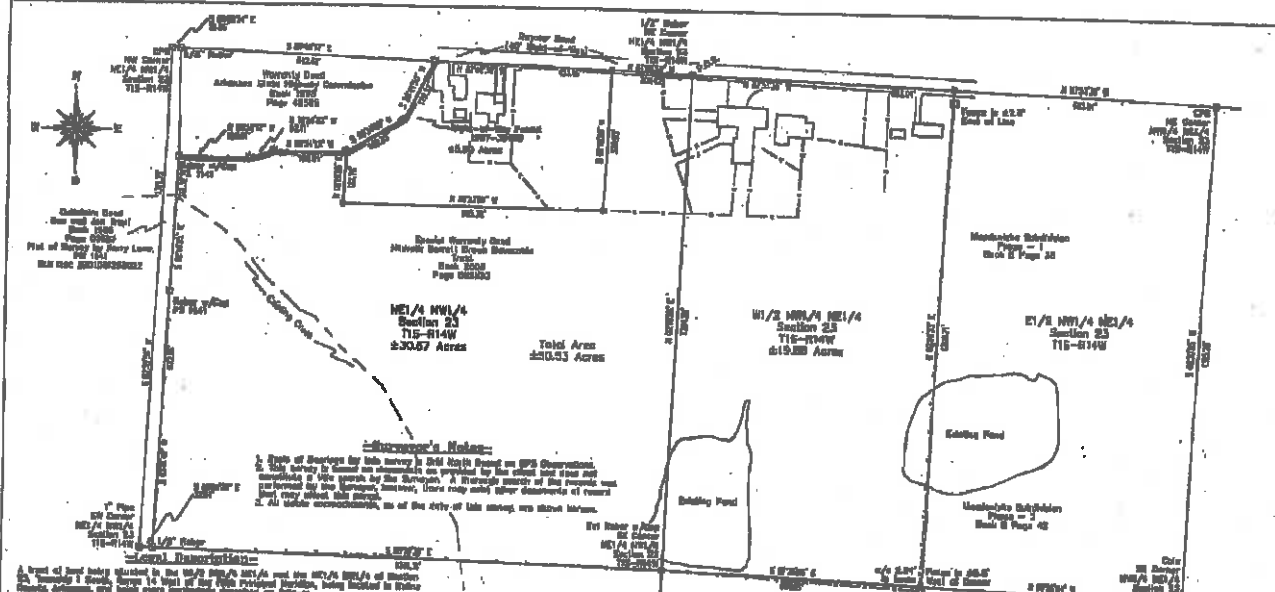
  
Signature of Owner (s)

2-10-21

Date

\_\_\_\_\_  
Signature of Owner (s)

\_\_\_\_\_  
Date



**Legal Description:**  
 A tract of land being situated in the NW 1/4 SW 1/4 NE 1/4 and the NE 1/4 SW 1/4 of Section 23, Township 15 North, Range 14 West of the 10th Principal Meridian, being located in White County, Arkansas, and being more particularly described as follows:

**Minimum Standard ALTA/ACSM Certification:**  
 In Order to be a Part of the Standard, an Abstract of Title must be prepared and filed in the County Clerk's Office of the County in which it is located, and the title must be insured by a title insurance company. The title must be insured by a title insurance company. The title must be insured by a title insurance company.

**Curriculum:**  
 This is to certify that the above described land has been surveyed by me, or under my direct supervision. All corners are marked as shown and are in accordance with the plat hereon shown. The plat is in accordance with the plat hereon shown. The plat is in accordance with the plat hereon shown.

**Legend:**  
 - Survey Lines as Shown  
 - All 1/2 Acre Plots  
 - 1/4 Acre Plots  
 - 1/8 Acre Plots  
 - 1/16 Acre Plots  
 - Other Corners

Map in the 17' x 17' Reading  
 State Land Survey Plat 1997 Subst. 888-000-23-004-00-1400

ALTA/ACSM Land Title Survey  
 Part of the NE 1/2  
 Section 23, T15-R14W  
 White County, Arkansas

Surveyed For  
**Gayer Springs First Baptist Church**

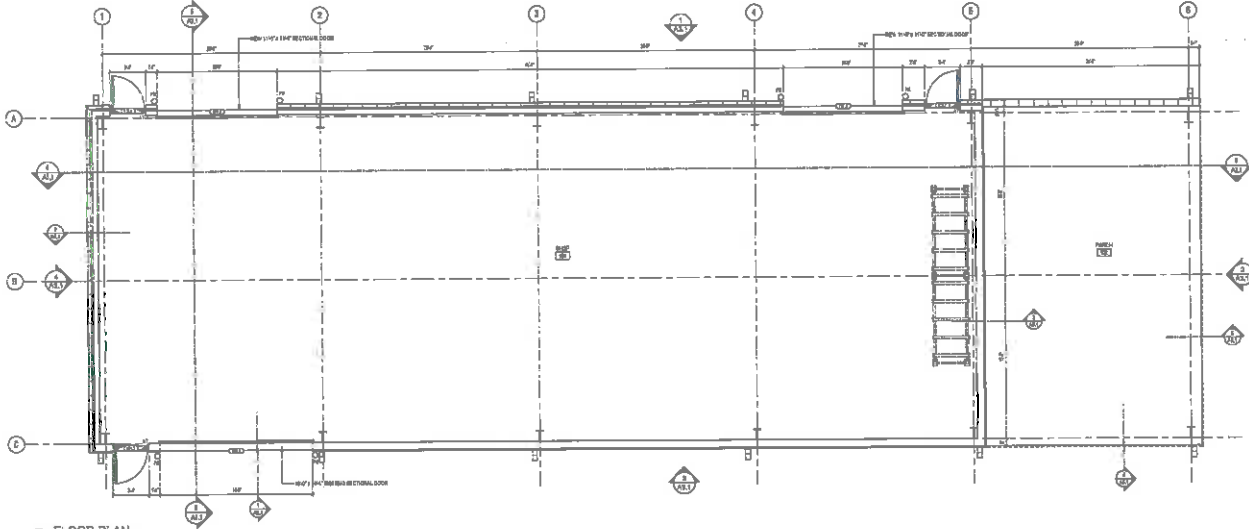
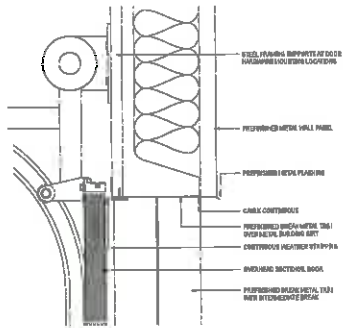
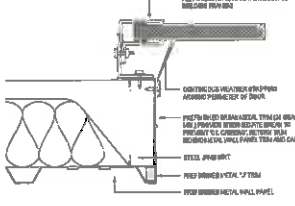
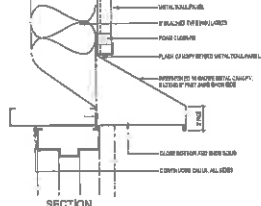
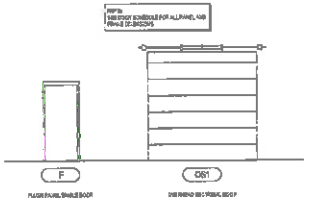
Black Land Services, Inc.  
 Suite 5, Black, PA  
 P.O. Box 700, Royal, Arkansas 71088  
 (501) 832-8800

REGISTERED  
 STATE OF ARKANSAS  
 PROFESSIONAL LAND SURVEYOR  
 No. 1491

BLACK LAND SERVICES, INC.  
 NO. 1491  
 4889250

0 200 400 600

DOOR SCHEDULE											
MARK	HW	SET	PANEL					FRAME			COMMENTS
			TYPE	WIDTH	HEIGHT	THICK	MATERIAL	FINISH	MATERIAL	FINISH	
05.1	F		3'-2"	7'-2"	1 1/2"	STEEL	PAINT	3/4"	PAINT	1 1/2"	4"
05.2	M		3'-2"	7'-2"	1 1/2"	STEEL	PAINT	3/4"	PAINT	1 1/2"	4"
05.3	M		3'-2"	7'-2"	1 1/2"	STEEL	PAINT	3/4"	PAINT	1 1/2"	4"
05.4	M		3'-2"	7'-2"	1 1/2"	STEEL	PAINT	3/4"	PAINT	1 1/2"	4"
05.5	M		3'-2"	7'-2"	1 1/2"	STEEL	PAINT	3/4"	PAINT	1 1/2"	4"
05.6	M		3'-2"	7'-2"	1 1/2"	STEEL	PAINT	3/4"	PAINT	1 1/2"	4"
05.7	M		3'-2"	7'-2"	1 1/2"	STEEL	PAINT	3/4"	PAINT	1 1/2"	4"
05.8	M		3'-2"	7'-2"	1 1/2"	STEEL	PAINT	3/4"	PAINT	1 1/2"	4"
05.9	M		3'-2"	7'-2"	1 1/2"	STEEL	PAINT	3/4"	PAINT	1 1/2"	4"
05.10	M		3'-2"	7'-2"	1 1/2"	STEEL	PAINT	3/4"	PAINT	1 1/2"	4"

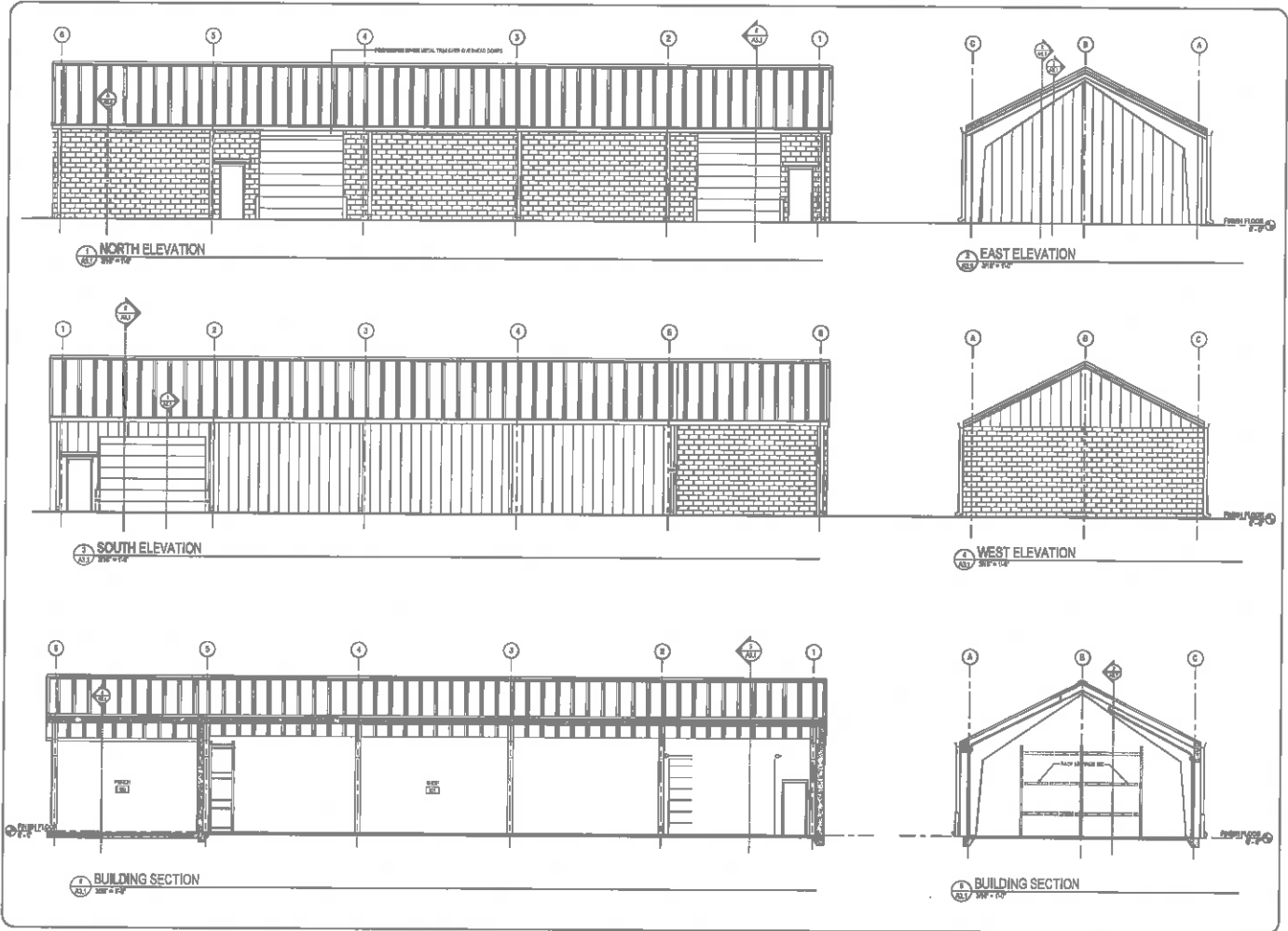


ELLIOTT • MCMIJRRAN • VALEN  
ARCHITECTS  
1001 S. GARDNER  
DALLAS, TEXAS 75215  
WWW.ELLIOTTVALEN.COM

STORAGE BUILDING  
AT RAYMAR FIELDS  
GENERAL CONTRACTOR: BRYANT, ARKANSAS

DATE: 10/15/10  
PROJECT: 1001  
DRAWING: 1001-01  
SCALE: 1/4" = 1'-0"

A2.1



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 RABSDALE • WOODWARD • INCORPORATED  
 301 BEECHER • WWW.LEWISVA.COM

**L**  
 LEWIS  
 ARCHITECTS  
 ENGINEERS

STORAGE BUILDING  
 AT RAYMAR FIELDS  
 CENTER SPRINGS FIRST BAPTIST CHURCH  
 BRYANT, ARKANSAS

Blank rectangular box for notes or revisions.

DATE: 08/15/10  
 PROJECT NO: 200  
 DRAWN BY: [Name]  
 REVIEWED BY: [Name]

**A3.1**

