



# Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

**Date:** March 11, 2024 - **Time:** 6:00 PM

## Call to Order

## Approval of Minutes

- 1. Planning Commission Meeting Minutes 2-12-2024**
  - [2024-02-12 Planning Commission Minutes.pdf](#)
- 2. Special Planning Commission Meeting Minutes 2-22-2024**
  - [2024-02-22 Special Planning Commission Minutes.pdf](#)

## Announcements

## DRC Report

### 3. Reynolds Centre - Commercial Subdivision Plat

*Ryan Rooney - Requesting Recommendation for Plat Approval - RECOMMENDED APPROVAL*

### 4. Kensington Place Phase 3 - Final Plat

*GarNat Engineering - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, With contingency of all items completed and inspected before meeting. With recommendation that developer does not build the traffic islands at entrance to phase 1.*

### 5. Pinnacle Point at Bryant - 6845 Hwy 5 - Waiver

*Robby Hubbard - Requesting Recommendation for Approval to not build multi-use trail along HWY 5 - RECOMMENDED APPROVAL*

### 6. US Bank - 100 Commerce St - Site Plan Addition

*David Azzano - Requesting Approval for Addition to Site Plan - APPROVED*

- [0842-PLN-01.pdf](#)

### 7. Landmark Lifestyles - 6845 Hwy 5 - Sign Permit

*Siez Sign Company - Requesting Sign Permit Approval - APPROVED, Contingent upon verification of location of sign.*

- [0841-APP-01.jpg](#)

### 8. Alleviant Integrated Mental Health - 3395 HWY 5 - Sign Permit

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

- [0838-APP-01.pdf](#)

#### **9. Foot Soul - Foot and Ankle - 3395 HWY 5 - Sign Permit**

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

- [0840-APP-01.pdf](#)

#### **10. Short Term Rental Resolution**

*Discussion and Recommendation for Resolution to temporarily suspend zoning regulations for short-term rentals for the time frame around the April 8th Solar Eclipse. - RECOMMENDED APPROVAL to City Council at their February 27th meeting.*

### **Public Hearing**

#### **11. 2714 Lavern St - Short Term Rental - Conditional Use Permit**

*Vanessa Guerra - Requesting Approval of CUP for Short Term Rental*

- [0820-HTC-01.pdf](#)
- [0820-LTR-01.pdf](#)
- [0820-APP-01.pdf](#)

### **Old Business**

### **New Business**

#### **12. Reynolds Centre - Commercial Subdivision Plat**

*Ryan Rooney - Requesting Plat Approval*

- [0843-BOA-01.pdf](#)
- [0843-LTR-01.pdf](#)
- [0843-PLT-01.pdf](#)

#### **13. ITEM REMOVED FROM AGENDA - Kensington Place Phase 3 - Final Plat**

*GarNat Engineering - Requesting Final Plat Approval*

- [0825-ASB-02.pdf](#)
- [0825-PLT-02.pdf](#)
- [0825-BOA-01.pdf](#)
- [0825-APP-01.pdf](#)
- [0825-LTR-02.pdf](#)
- [0825-LTR-01.pdf](#)

#### **14. Pinnacle Point at Bryant - Waiver**

*Robby Hubbard - Requesting Recommendation for Approval to not build multi-use trail along HWY 5*

- [0844-APP-01.pdf](#)

#### **15. REQUEST TO ADD - Resolution to Allow for a Waiver on Sidewalk and Multi-Use Trail Building Requirements for a Portion of HWY 5**

*Resolution to allow for a general waiver on the requirement for new commercial and residential developments to build sidewalks or multi-use trails, where designated, along HWY 5 frontage from Highway 183 to Pulaski County Line.*

- [DRAFT Resolution to Waive Sidewalk Requirement for ARDOT Hwy 5 Road Widening.pdf](#)

### **Adjournments**