



AGENDA ITEM HISTORY SHEET

ITEM TITLE

Sidewalk Waiver - Elm Estates Subdivision -
203 SW 4th Street

AGENDA NO. 6**AGENDA DATE:** 6/24/2025**FUNDING CERTIFICATION** (Finance Director) (Signature, if applicable)**MANAGEMENT STAFF REVIEW** (Signature)**MAYOR** (Signature)**ITEM HISTORY** (Previous Council reviews, action related to this item, and other pertinent history)

DRC 4/17/2025 - Recommended Preliminary plat approval and waivers on Half-street improvements to Planning Commission. PC 6/9/2025 - Planning Commission Approved the request for the waiver on half-street improvements to SW 4th St, approved modification of half-street improvements to Elm Street, and approved preliminary plat for the Subdivision.

ITEM COMMENTARY (Background discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

The request for approval of the waiver on the requirement to build sidewalks for these four lots is recommended by DRC and City Staff. Staff met with the applicant on site to review stormwater requirements for the subdivision as well as street improvements. Due to the geographic features of the area, it was determined that half-street improvements including curb, gutter, and sidewalk, would likely contribute to more flooding and stormwater issues for the area.

(This section to be completed by the Mayor)

ACTION PROPOSED (Motion for Consideration)

Recommended for approval.

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

March 27, 2025

Mr. Colton Leonard
City Planner / Planning and Development
210 SW 3rd Street
Bryant, AR 72022

Re: Three Variances Requested for Elm Estates

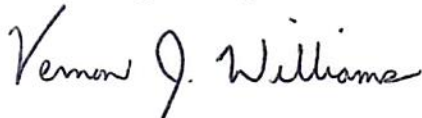
Dear Mr. Leonard:

1. Variance to request to not construct sidewalks. For the following reasons:
 - a. Recommended by City staff.
 - b. Entire street is already developed with nearly no sidewalks.
2. Variance to request for no half street improvements on 4th Street. For the following reason:
 - a. Several new developments on this street and no one was required to widen the street.
3. Variance to request for modified half street improvements on Elm Street. For the following reason:
 - a. Street department recommended no curbs in the subdivision.

The developer for the project is Saline County Contracting and Rental Properties, LLC, 3501 Lake Norrell Road, Alexander, Arkansas 72002 morgan.garner@cranfordasphalt.com (501) 251-7786. Thank you for your attention to this matter.

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,
GarNat Engineering, LLC



Vernon J. Williams, P.E., President

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GNE

Designing our client's success

P.O. Box 116

3825 Mt Carmel Rd

Benton, AR 72018

Bryant, AR 72022

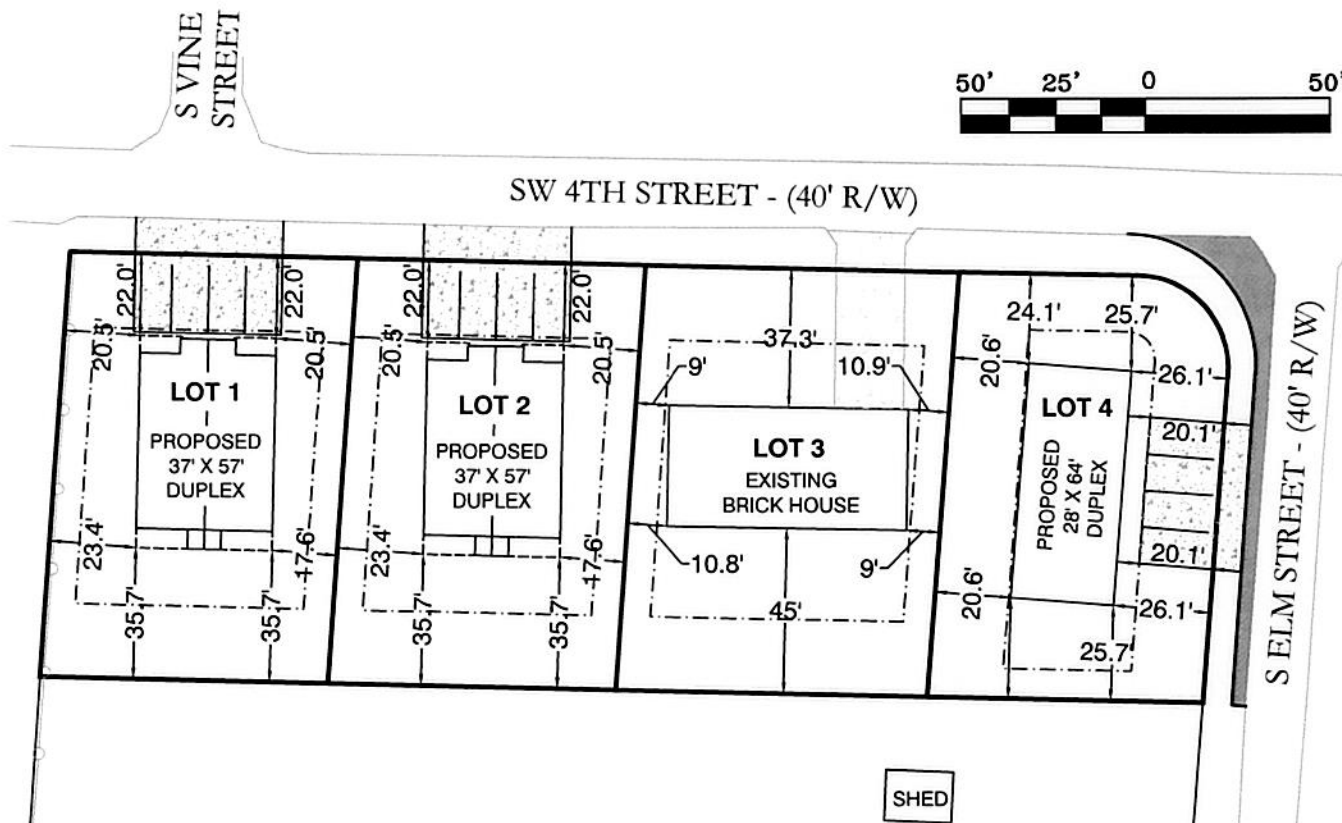
Ph (501) 408-4650

garnatengineering@gmail.com

FOR EXCLUSIVE USE & BENEFIT OF:

Name: SALINE COUNTY CONTRACTING
& RENTAL PROPERTIES, LLC.**LEGEND**

- △ - Computed point
- - Found monument
- ⊙ - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Record
- (P)-Platted

**BUILDING SET BACK LINES**

FRONT- 20'

REAR - 20'

SIDE - 8' (LOT 4: 15' ON SW 4TH ST AND 8' ALONG SOUTH LINE)

PROPERTY DESCRIPTIONS:

LOTS 1, 2, 3, AND 4, ELM ESTATES, CITY OF BRYANT, ARKANSAS

JOB NUMBER:**24145
LOTS 1, 2, 3, AND 4,
ELM ESTATES**

03/25/2025

PLOT PLAN

This Plot Plan depicts the lot as it appears on the subdivision final plat. This drawing does not represent an actual survey.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel #05125C0380E dated 06/05/20, no portion of the property described hereon does lie within the 100 year flood hazard boundary.