

Zoning
Benjamin Grove Subdivision
(Recently Annexed
from Saline County as per
Decree of Annexation signed
by Saline County Judge Jeff
Arey on 7/6/16)

ORDINANCE NUMBER 2016 - _____

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BRYANT TO ZONE CERTAIN CONTIGUOUS RECENTLY ANNEXED PROPERTY KNOWN AS BENJAMIN GROVE SUBDIVISION TO R-1.S (SINGLE FAMILY).

BE IT ORDAINED BY THE CITY COUNCIL OF BRYANT, ARKANSAS;

Section 1. That certain real property described more fully below is hereby zoned to R-1.S (Single Family) located in Ward 2.

Section 2. The comprehensive zoning ordinance and map of the City of Bryant is hereby amended to reflect the change of zoning classification set out in Section 1.

Section 3. The property affected by this ordinance is described as:

Tract 1 Property Description (As Surveyed):

A part of the Southeast Quarter of the Northeast Quarter of Section 12, Township 1 South, Range 15 West, Saline County, Arkansas, being more particularly described as follows:

Commencing at the Southeast Corner of said Southeast Quarter of the Northeast Quarter of Section 12; Thence North 1 Degree 30 Minutes 03 Seconds East a distance of 630.67 feet along the East line of said Section 12 to a point; Thence North 88 Degrees 06 Minutes 35 Seconds West a distance of 105.90 feet to the point of beginning being on the West right-of-way line of Zuber Road; Thence North 88 Degrees 06 Minutes 35 Seconds West a distance of 644.88 feet to a point; Thence North 1 Degree 30 Minutes 03 Seconds East a distance of 550.72 feet to a point; Thence 88 Degrees 08 Minutes 55 Seconds East a distance of 260.84 feet to a point; Thence North 1 Degree 51 Minutes 05 Seconds East a distance of 140.00 feet to a point; Thence South 88 Degrees 08 Minutes 55 Seconds East a distance of 406.55 feet to a point being on the West right-of-way line of Zuber Road; Thence South 3 Degrees 26 Minutes 16 Seconds West along the West right-of-way line of Zuber Road a distance of 691.42 feet to the point of beginning; Containing 9.57 acres (417,066 square feet), more or less.

Tract 2 Property Description (As Surveyed):

A part of the Southeast Quarter of the Northeast Quarter of Section 12, Township 1 South; Range 15 West; Saline County, Arkansas; being more particularly described as follows:

Commencing at the Southeast Corner of said Southeast Quarter of the Northeast Quarter of

Section 12; Thence North 1 Degree 30 Minutes 03 Seconds East along the East line of said Section 12 a distance of 630.67 feet to a point; Thence North 1 Degree 30 Minutes 03 Seconds East along the East line of said Section 12 a distance of 691.24 feet to a point; Thence North 88 Degrees 08 Minutes 55 Seconds West along the North line of said Southeast Quarter of the Northeast Quarter of Section 12 a distance of 489.09 feet to the point of beginning; Thence South 1 Degree 51 Minutes 05 Seconds West a distance of 140.00 feet to a point; Thence North 88 Degrees 08 Minutes 55 Seconds West a distance of 311.00 feet to a point; Thence North 1 Degree 51 Minutes 05 Seconds East a distance of 140.00 feet to a point; Thence South 88 Degrees 08 Minutes 55 Seconds East a distance of 311.00 feet to the point of beginning; Containing 1.00 acres (43,540 square feet), more or less.

Passed and approved this _____, 2016.

Approved: _____
Mayor Jill Dabbs

Attest: _____
Sue Ashcraft, City Clerk

BRYANT PLANNING COMMISSION

WHEREAS, the Bryant Planning Commission has considered the zoning of certain property after being annexed into the City of Bryant from Saline County to R-1.S (Single Family) for which a public hearing was held on August 8, 2016, authorized by Act 185 of the 1957 General Assembly, as amended.

NOW, THEREFORE, BE IT RESOLVED by the Bryant Planning Commission that said property is hereby adopted for a classification of R-1.S (Single Family) located in Ward 2 and will be submitted to the Bryant City Council in said form.

PASSED this 8th day of August, 2016.



Tina Davis, Secretary



Lance Penfield, Chairman

**APPLICATION
FOR CHANGE IN
ZONING DISTRICT BOUNDARIES**

Applicant Name: Thomas D. B. Collins, LTD

Spouse Name: N/A

Property Address: _____

Legal Description: See attached Exhibit A & Exhibit B

Existing Zoning Classification: N/A

Requested Change: R-1-S

Plat of Property is Attached Yes

Vicinity Map of property is attached Yes

The undersigned designates the following process agent or attorney to represent the applicant at all hearings:

Vernon Williams, GarNat Engineering

This 17 day of June, 2016

 Phillip Pengetly
Applicant

Thomas D. B. Collins, LTD

~~Spouse of Applicant~~

12591 Southridge Drive

Address Little Rock, AR 72212

(501) 680-0970

Phone

LEGAL NOTICE

A public hearing will be held on Monday, August 8, 2016 at 6:00 p.m. at the Bryant City Office Complex, 210 SW 3rd Street, City of Bryant, Saline County, for the purpose of considering the Annexation of contiguous property referred to as Benjamin Grove Subdivision (Previously in the County) of the following legally described property:

Tract 1 Property Description (As Surveyed):

A part of the Southeast Quarter of the Northeast Quarter of Section 12, Township 1 South, Range 15 West, Saline County, Arkansas, being more particularly described as follows:

Commencing at the Southeast Corner of said Southeast Quarter of the Northeast Quarter of Section 12; Thence North 1 Degree 30 Minutes 03 Seconds East a distance of 630.67 feet along the East line of said Section 12 to a point; Thence North 88 Degrees 06 Minutes 35 Seconds West a distance of 105.90 feet to the point of beginning being on the West right-of-way line of Zuber Road; Thence North 88 Degrees 06 Minutes 35 Seconds West a distance of 644.88 feet to a point; Thence North 1 Degree 30 Minutes 03 Seconds East a distance of 550.72 feet to a point; Thence 88 Degrees 08 Minutes 55 Seconds East a distance of 260.84 feet to a point; Thence North 1 Degree 51 Minutes 05 Seconds East a distance of 140.00 feet to a point; Thence South 88 Degrees 08 Minutes 55 Seconds East a distance of 406.55 feet to a point being on the West right-of-way line of Zuber Road; Thence South 3 Degrees 26 Minutes 16 Seconds West along the West right-of-way line of Zuber Road a distance of 691.42 feet to the point of beginning; Containing 9.57 acres (417,066 square feet), more or less.

Tract 2 Property Description (As Surveyed):

A part of the Southeast Quarter of the Northeast Quarter of Section 12, Township 1 South; Range 15 West; Saline County, Arkansas; being more particularly described as follows:

Commencing at the Southeast Corner of said Southeast Quarter of the Northeast Quarter of Section 12; Thence North 1 Degree 30 Minutes 03 Seconds East along the East line of said Section 12 a distance of 630.67 feet to a point; Thence North 1 Degree 30 Minutes 03 Seconds East along the East line of said Section 12 a distance of 691.24 feet to a point; Thence North 88 Degrees 08 Minutes 55 Seconds West along the North line of said Southeast Quarter of the Northeast Quarter of Section 12 a distance of 489.09 feet to the point of beginning; Thence South 1 Degree 51 Minutes 05 Seconds West a distance of 140.00 feet to a point; Thence North 88 Degrees 08 Minutes 55 Seconds West a distance of 311.00 feet to a point; Thence North 1 Degree 51 Minutes 05 Seconds East a distance of 140.00 feet to a point; Thence South 88 Degrees 08 Minutes 55 Seconds East a distance of 311.00 feet to the point of beginning; Containing 1.00 acres (43,540 square feet), more or less.

Lance Penfield, Chairman
Bryant Planning Commission

1-1 S
- 15 W

6-1 S
- 14 W

R-2

7-1 S
- 14 W

12-1
S-15 W

13-1
S-15 W

18-1
S-14 W

Prange Rd

Northlake Rd

Hickory
Creek Dr

Northlake Rd

K B
James Ln

Zuber Rd

Gilbert Rd

Zuber Rd

Wise Rd

Wise Rd

Wise Rd

James
Lee Pvt

Private
Pvt

Amber Ln

Buck Rd

Zuber Rd

Scott Smith Pvt

Hickory
Creek Cir

Wise Rd