

## ORDINANCE NUMBER 2016-\_\_

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BRYANT TO REZONE CERTAIN PROPERTY LOCATED AT 6021 SPRINGHILL ROAD FROM R-2 (SINGLE FAMILY) to C-1 (NEIGHBORHOOD COMMERCIAL) AND DECLARING AN EMERGENCY.

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

Section 1. That certain real property described more fully below is hereby rezoned from a classification of R-2 to C-1 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:

A tract of land being a part of the Southeast quarter of the Northeast quarter of section 8, township 1 South, range 14 West, of the 5<sup>th</sup> principal meridian, Saline County, Arkansas, being more particularly described as follows:

Beginning at the Southeast corner of said section 8, thence, North 87 degrees 51 minutes 53 seconds West, along the South line thereof, a distance of 3209.75 feet; thence, leaving said South line, North 01 degrees 35 minutes 18 seconds East a distance of 326.13 feet; thence South 88 degrees 04 minutes 48 seconds East a distance of 332.62 feet to a point on the East line of section 8; thence South 02 degrees 05 minutes 32 seconds West, along the East line thereof, a distance of 327.36 feet back to the point of beginning; said tract containing 108,212 square feet or 2.484 acres more or less.

Section 4. This ordinance shall be effective from and after \_\_\_\_\_ 2016.

Section 5. This ordinance is necessary for the orderly development of the City of Bryant, Arkansas. Therefore, an emergency is declared and this ordinance shall become effective immediately upon its adoption.

Dated: \_\_\_\_\_

Approved: \_\_\_\_\_

Mayor Jill Dabbs

Attest: \_\_\_\_\_

Sue Ashcraft, City Clerk

**APPLICATION  
FOR CHANGE IN  
ZONING DISTRICT BOUNDARIES**

Applicant Name: Paxton R. Singleton, Global Surveying Consultants, Inc.

Spouse Name: N/A

Property Address: 6021 Springhill Road, Bryant, AR

Legal Description: Shown in attached Exhibit "A".

Existing Zoning Classification: R-2 (Single Family)

Requested Change: to C-1 (Neighborhood Commercial)

Plat of Property is Attached Boundary Survey attached.

Vicinity Map of property is attached Yes

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

This 19<sup>th</sup> day of September, 2016

Paxton R Singleton  
Applicant SDR

Spouse of Applicant

6511 Heilman Court  
Address

North Little Rock, AR

501-455-4984

Phone

Exhibit A

SUBJECT PROPERTY DESCRIPTION: (AS PER SURVEY)

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 14 WEST, OF THE 5TH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 8, THENCE, NORTH 87 DEGREES 51 MINUTES 53 SECONDS WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 329.75 FEET; THENCE, LEAVING SAID SOUTH LINE, NORTH 01 DEGREES 35 MINUTES 18 SECONDS EAST A DISTANCE OF 326.13 FEET; THENCE SOUTH 88 DEGREES 04 MINUTES 48 SECONDS EAST A DISTANCE OF 332.62 FEET TO A POINT ON THE EAST LINE OF SECTION 8; THENCE SOUTH 02 DEGREES 05 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 327.36 FEET BACK TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 108,212 SQUARE FEET OR 2.484 ACRES MORE OR LESS.

# Global Surveying Consultants, Inc.

*Professional Land Surveyors*

6511 Heilman Court • North Little Rock, AR 72118  
Phone: 501.455.4984 • Fax: 501.455.8158

September 19, 2016

Tina Davis, Planning Coordinator  
City of Bryant  
210 S.W. 3<sup>rd</sup> Street  
Bryant, AR 72022

RE: Rezone – PBGH - 6021 Springhill Road, Alexander, AR

Ms. Davis,

Please accept this letter to serve as our application for the above referenced submittal. We wish for this application to be reviewed and accepted by the Planning Department and placed on the October 10, 2016 Planning Commission Meeting Agenda. It is our understanding that our application will go through the Planning Commission Meeting on October 10<sup>th</sup> to be added to the Agenda to be heard and approved at the Planning Commission Meeting on November 14<sup>th</sup>.

The site currently consists of one lot located at 6021 Springhill Road and is being used as a residence. It is currently zoned R-2 (Single Family), and is described as follows:

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 14 WEST, OF THE 5TH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 8, THENCE, NORTH 87 DEGREES 51 MINUTES 53 SECONDS WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 329.75 FEET; THENCE, LEAVING SAID SOUTH LINE, NORTH 01 DEGREES 35 MINUTES 18 SECONDS EAST A DISTANCE OF 326.13 FEET; THENCE SOUTH 88 DEGREES 04 MINUTES 48 SECONDS EAST A DISTANCE OF 332.62 FEET TO A POINT ON THE EAST LINE OF SECTION 8; THENCE SOUTH 02 DEGREES 05 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 327.36 FEET BACK TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 108,212 SQUARE FEET OR 2.484 ACRES MORE OR LESS.

The tract is adjoined by on the north and west sides by residential properties, the property across Springhill Road that is vacant, and to the south (across Northlake Road) is the Big Red Gas Station. This area is currently shown on the City of Bryant Comprehensive Growth Plan as being planned for commercial use. We are requesting approval to rezone the property from R-2 to Neighborhood Commercial District (NCD) C-1 for a planned commercial use. Approval of this application to rezone will allow our client to develop this approximately 2.484 acre lot into a 9,100 sq. ft. general merchandise retail store. The approval of this development and rezone application will allow for more economic growth for the city, as well as, serve the community.

Our proposed site plan has been designed with one access drive being on Springhill Road and one on Northlake Road. The building is designed with the HVAC units on top of the building. We have screened in the dumpster area with wood fencing and placed it near the back of the property. With the above in mind, in addition to the site being located on Minor Arterial and Collector Streets, it is our opinion that this area lends itself for this type of development and would be a good addition for the city and the neighborhood.

If you have any questions, please do not hesitate to contact us.

Thanks,

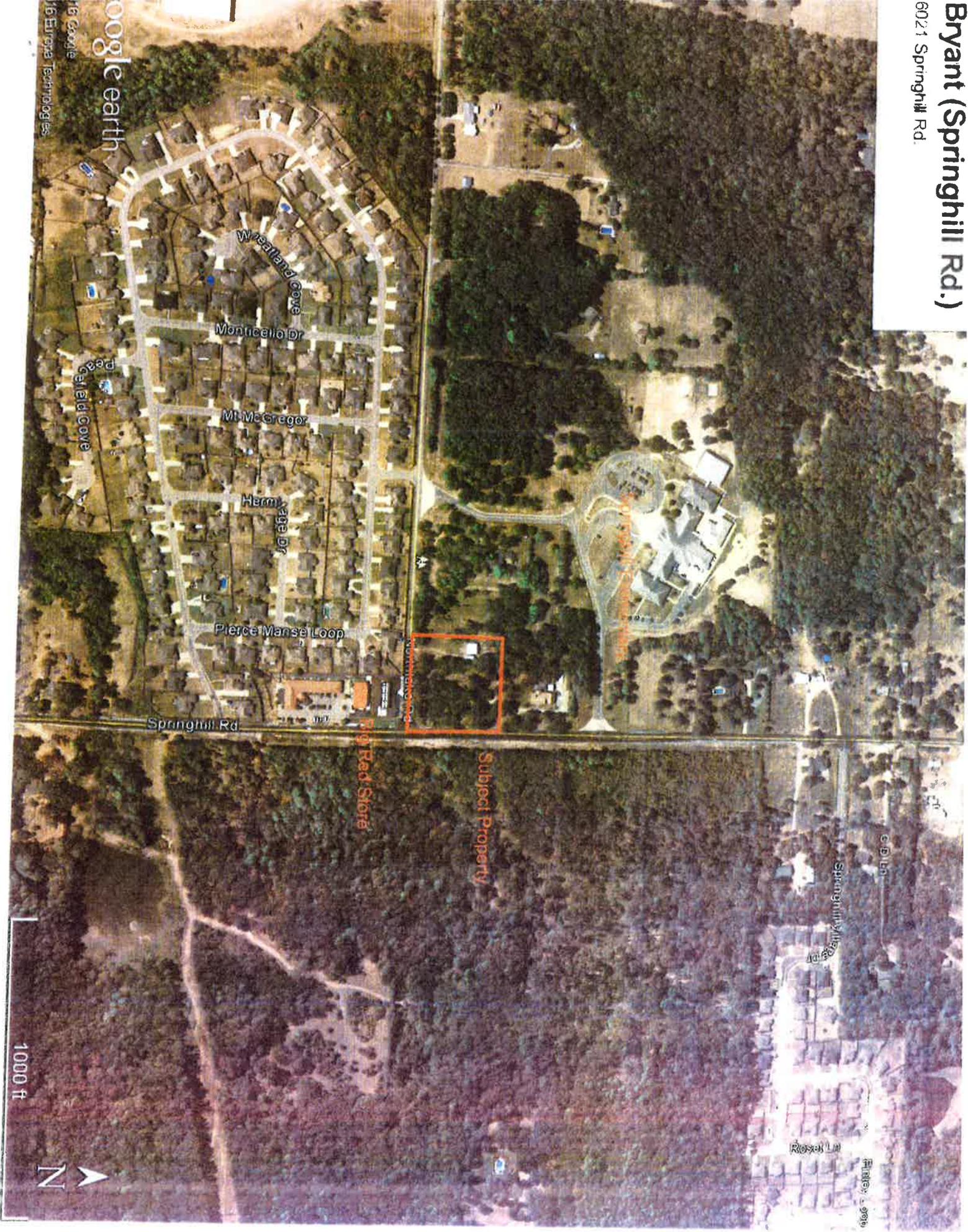
A handwritten signature in black ink that reads "Sebrina Ricks". The signature is written in a cursive, flowing style.

Sebrina Ricks, Office Manager  
Global Surveying Consultants, Inc.



# Bryant (Springhill Rd.)

6021 Springhill Rd.



google earth

© 2016 Google  
All Rights Reserved

Subject Property

Big Red Store

Springhill Rd

Rose Hill

Highway 98B

1000 ft

