

Re-Zoning
NW ¼ SW ¼, Section 21,
Township 1 South, Range 14
West (Whistling Pine)
Property Owners -
Dennis Milligan &
David Chapman

ORDINANCE NUMBER 2013-__

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BRYANT TO REZONE CERTAIN PROPERTY FROM R-X, C-1 and C-2 TO R-1.S.

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-X, C-1 and C-2 to R-1.S 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:

Section 4. This ordinance shall be effective from and after July 8, 2013.

That portion of the NW Quarter, SW Quarter, Section 21, Township 1 South, Range 14 West, Saline County, Arkansas, described as follows: Beginning at a point 743.25 feet East of the NW corner of said NW Quarter of SW Quarter and run thence North 89 Degrees 29 Minutes 19 Seconds East, a distance of 583.74 feet; thence South 00 Degrees 13 Minutes 34 Seconds West, a distance of 453.18 feet; thence South 88 Degrees 19 Minutes 25 Seconds West, a distance of 82.07 feet; thence South 00 Degrees 37 Minutes 28 Seconds East, a distance of 153.40 feet; thence North 88 Degrees 34 Minutes 27 Seconds West, a distance of 508.04 feet to a fence; continuing along said fence the following courses; thence North 00 Degrees 46 Minutes 50 Seconds East, a distance of 137.27 feet; thence North 00 Degrees 26 Minutes 22 Seconds East, a distance of 215.38 feet; thence North 00 Degrees 45 Minutes 05 Seconds East, a distance of 78.81 feet; thence North 00 Degrees 37 Minutes 47 Seconds, a distance of 159.70 feet to the point of beginning, containing 7.7919 acres, more or less.

Dated: July 8, 2013

Approved: _____

Mayor Jill Dabbs

Attest: _____
Heather McKim, City Clerk


Re-Zoning
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Township 1 South, Range
14 West (Whistling Pine)
Property Owners -
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David Chapman

BRYANT PLANNING COMMISSION

WHEREAS, the Bryant Planning Commission has considered the rezoning of certain property in Bryant, Arkansas from a classification of R-X (Residential - Mixed Use), C-1 (Community Commercial) and C-2 (Highway Commercial) to R-1.S (Single Family) for which a public hearing was held on July 8, 2013, 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 July, 2013.



Jim Erwin, Chairman



Tina Davis, Secretary



City of Bryant Plan Commission July 8, 2013

Rezoning Request
From R-X, C-1 and C-2 to
R-1.S Residential by
Mike Bolin

Applicant/Owner: Mike Bolin (Applicant) on behalf of Dennis Milligan and David Chapman (Property Owners)

Request: To rezone a 7.792 acre tract of land from R-X Mixed Use District, C-1 Neighborhood Commercial District and C-2 Highway Commercial District to R-1, S Single Family Residential District. Residential lots in this district require a minimum 7,200 square foot lot with a minimum 60' frontage.

Location: South of Robinhood Drive (Sherwood Estates Addition) and west of Henson Place (Northridge Phase 2 Addition). The only public access to this site is from Whistling Pine Street (north end of property).

Site Characteristics: The site exhibits dense undergrowth and mature trees. The site slopes from north to south.

Adjacent Zoning/Land Use:

Direction	Existing Zoning	Existing land Use
North	R-X	Mixed Residential types
East	R-2, C-2	Single Family Residential
South	C-1, C-2	Undeveloped/ deep lot commercial
West	C-1	Vacant/undeveloped

Area Street System:

Street	Existing	Classification
Whistling Pine*	2-lane local	Same as existing

Street Access: Whistling Pine (via East Robinhood Drive) provides the only public street access to this tract.

Proposed Platting of Site: No subdivision plat for this site has yet been submitted pending the outcome of this rezoning request.

Utility Availability: Water and sewer services will be provided by the City of Bryant from nearby existing facilities.

Ward: 2

Notification Requirements: The applicant has notified property owners within 300' of the public hearing and has placed a rezoning sign on the site. A public hearing announcement was also placed in the Saline County Courier per requirements .

Comprehensive Growth Plan: The Comprehensive Growth Plan (adopted February 2011) depicts this site as **G4 Intended Growth**. This depiction allows for a mix of housing densities, mixed use development, and commercial uses near thoroughfares. Mixed use development is intended at densities above 5 units per acre. Non-integrated commercial uses should complement the needs of nearby residential uses. The proposal for low density, single family development is compatible with the Plan.

- One issue to consider with this request is the impact of reducing the depth of commercially-zoned frontage along Highway 5. In staff's opinion removal of the area currently zoned C-1 and C-2 will not significantly impact the viability of the commercial frontage along Highway 5.



210 S.W. 3rd Street
 Bryant, AR 72022
 PHONE: 501-847-5559 ext. #505
 FAX: 501-847-5332
 EMAIL: ljones@cityofbryant.com

APPLICATION FOR CHANGE IN ZONING DISTRICT BOUNDARIES

Property Owner
 Name/Signature: Dennis Milligan & David Chapman

Spouse
 Name/Signature: _____

Property Address: Whistling Pine Street, Bryant

Legal Description: See attached

Existing Zoning
 Classification: R-X, C-1, C-2

Requested Zoning
 Classification Change: R-1-S

Plat of Property
 Is Attached: Yes

Vicinity Map of
 Property is attached: Yes

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

<u>Michael Bolin</u>	<u>P. O. Box 605</u>	<u>Benton, AR</u>	<u>72018</u>	<u>501-776-2692</u>
Name	Address	City	State	Phone No.

SEE ATTACHED LETTER

 Property Owner Signature

 Spouse Signature

_____ Property Owner Mailing Address	_____ City	_____ State	_____ Zip
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Phone: _____

MICHAEL BOLIN & ASSOCIATES, INC.

- CONSULTING ENGINEERS
P.O. Box 605
BENTON, AR 72018-0605

May 6, 2013

Mr. Dave Green
Bryant Planning Commission
210 Southwest 3rd Street
Bryant, AR 72022

Dear Mr. Green:

This is to request a rezoning property located in the NW 1/4 SW 1/4, Section 21,
Township 1 South, Range 14 West.

We request that this property be rezoned from R-X, C-1 and C-2 to R-1.S.

Very truly yours,

MICHAEL BOLIN & ASSOCIATES, INC.



Michael Bolin, P.E.
President

MB:lo
Enclosures

March 29, 2013

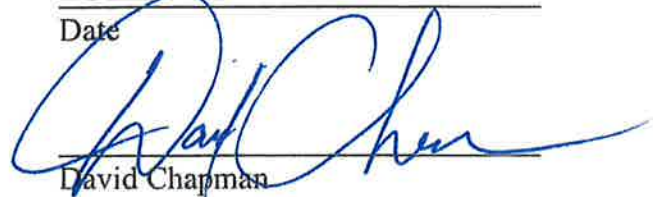
City of Bryant
Planning & Development
210 S.W. 3rd Street
Bryant, AR 72022

Gentlemen:

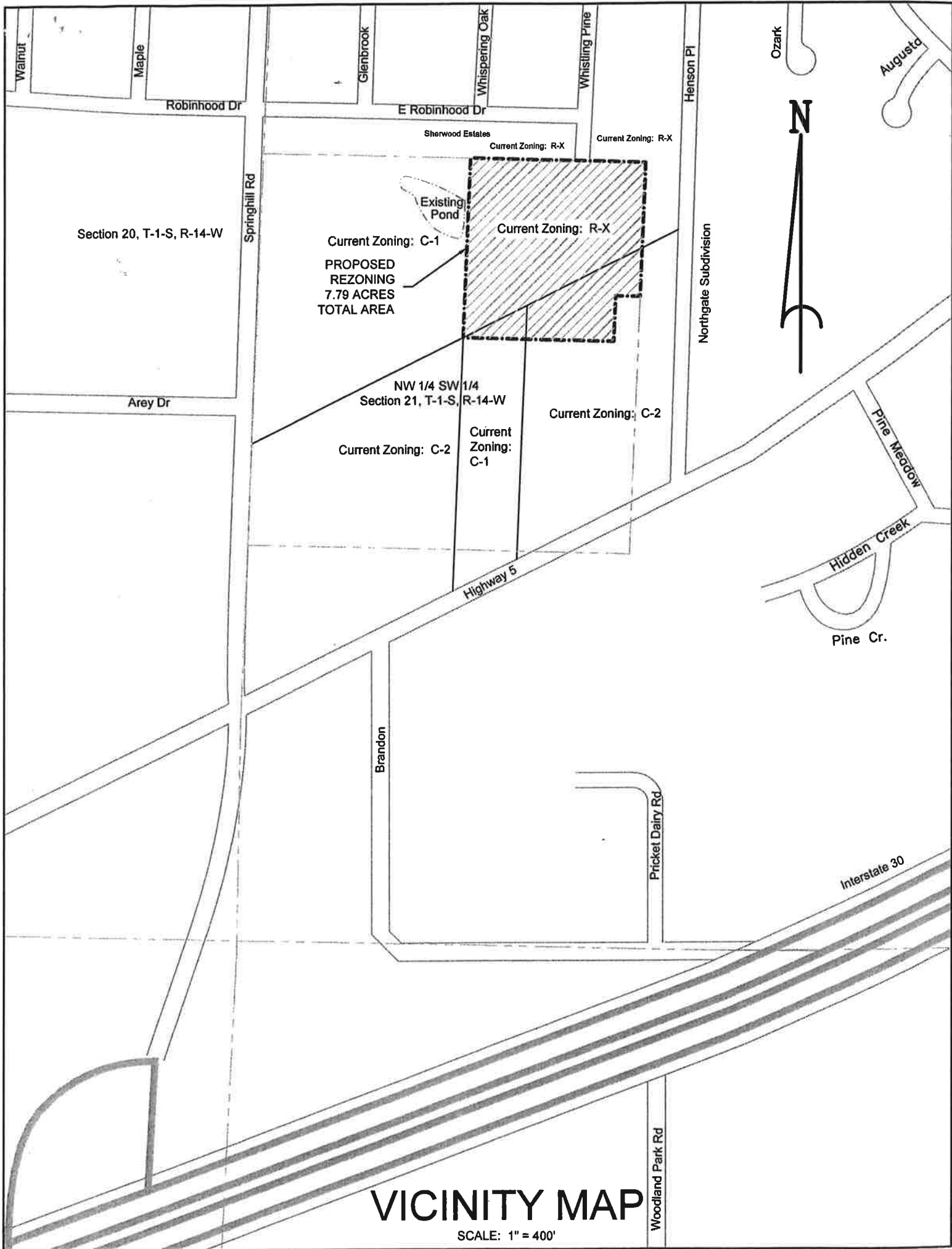
We, Dennis Milligan and David Chapman, the owners of property located in the NW 1/4 SW 1/4, Section 21, Township 1 South, Range 14 West, Saline County (Parcel No. 840-12084-000), do hereby authorize my engineer, Michael Bolin, President, Michael Bolin & Associates, Inc., P. O. Box 605, Benton, AR 72018, telephone 501-776-2692, e-mail cmbolin@sbcglobal.net, to be the point of contact for all communications regarding the development.


Dennis Milligan

5-3-13
Date


David Chapman

5-2-13
Date



VICINITY MAP

SCALE: 1" = 400'



LOCATION MAP

Applicant
 Michael Bolin, P.E.
 South End of Whispering Pines

Requested Action
 Rezoning
 Requested Zoning: R-1.5
 Future Land Use District: G-4

