

ORDINANCE NUMBER 2011-02

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BRYANT TO REZONE CERTAIN PROPERTY FROM R-2 TO C-2.

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-2 located in Ward 4.

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:

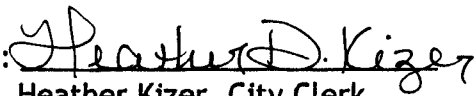
Section 4. This ordinance shall be effective from and after November 14, 2011.

Part of the Northwest Quarter, Northwest Quarter of Section 27, T-1-S, R-14-W, more particularly described as;

Commencing at the Northwest corner of said Section 27, T-1-S, R-14-W, Thence South 02 degrees 15 Minutes 17 Seconds West along West line of said Northwest Quarter, Northwest Quarter of said Section 27, 345.82 feet to the point of beginning, thence continue South 02 Degrees 15 Minutes 17 Seconds West along said West line 141.65 feet; Thence South 88 Degrees 56 Minutes 31 Seconds East 507.58 feet to the westerly right-of-way of State Highway No. 183; Thence North 40 Degrees 33 Minutes 47 Seconds West along said Westerly right-of-way 164.79 feet to a point on a curve; Thence in a Northwesterly direction along said curve and on said Westerly right-of-way 26.94 feet, said curve having a radius of 1477.14 feet and a chord bearing and distance of North 42 Degrees 51 Minutes 47 Seconds West 26.94 feet, Thence North 89 Degrees 05 Minutes 32 Seconds West 376.47 feet to the point of beginning, containing 1.445 acres, more or less.

Dated: ~~November 14, 2011~~ ^{January 26, 2012}

Approved: 
Mayor Jill Dabbs

Attest: 
Heather Kizer, City Clerk

Adopted by the Bryant City Council on January 26, 2012.

Re-Zoning
1913 N. Reynolds Rd.
John Wayne Hale

BRYANT PLANNING COMMISSION

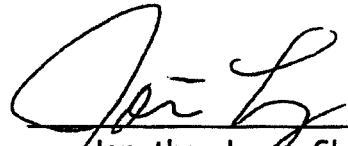
WHEREAS, the Bryant Planning Commission has considered the rezoning of certain property in Bryant, Arkansas from a classification of R-2 (Single Family) to C-2 (Highway Commercial) for which a public hearing was held on November 14, 2011, authorized by Act 185 of the 1957 General Assembly, as amended.

NOW, THEREFORE, BE IT RESOLVED by the Bryant Planning Commission that said property is hereby adopted for a classification of C-2 located in Ward 4 and will be submitted to the Bryant City Council in said form.

PASSED this 14th day of November, 2011.



Tina Davis, Secretary



Jonathan Long, Chairman



CITY OF BRYANT
210 SW 3RD STREET
BRYANT, AR 72022

DEVELOPMENT REVIEW STAFF REPORT TO PLANNING COMMISSION

DRC MEETING DAY AND DATE: Thursday, September, 29, 2011

PLANNING COMMISSION MEETING DAY AND DATE: Monday, October 10, 2011

APPLICANT:	Eric Krebs for John Wayne Hale
OWNER:	Rose G. Wisdom Thornton Estate
REQUEST:	Request to Rezone Property from R-2 (Single Family) to C-2 (Highway Commercial)
PROPERTY LOCATION:	1913 North Reynolds Road

LOCATION

This property is located south of O'Reilly's Auto Parts.

EXISTING ZONING DESIGNATION:

The property is currently zoned R-2 (Single Family).

SURROUNDING ZONING DESIGNATION:

North – C-2 (Highway Commercial)

South – R-X (Residential – Mixed Use)

East – C-1 (Community Commercial) & C-2 (Highway Commercial)

West – PUD (Planned Unit Development)

EXISTING LAND USE:

The property is currently used as residential property.

FEE STATUS:

Rezoning application fees paid.

APPLICABLE CODES:

- **Zoning Regulations**
 - Section 12
 - Highway Commercial District is the intended location for retail sales, wholesale sales, service, storage establishments, and light industry.

- **Comprehensive Plan and Land Use Plan**
 - Proposed zoning is consistent with the Comprehensive Plan and the Bryant Land Use Plan.

VARIANCES:

No variances have been granted for this property.

SPECIFIC DEPARTMENT HEAD COMMENTS:

RECOMMENDATION:

APPROVE

Review Committee:

LaVenia Jones, Planning & Community Development Director
Monty Ledbetter, Public Works Director
Randy Cox, Fire Chief

Greg Huggs, Chief Building Official
Leon Black, Street Department Supt.
Lance Penfield, Planning Commission



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 Estate of Rose G. Wisdom Thornton
 Name/Signature: John Wayne Hale, Executor

Spouse
 Name/Signature: _____

Property Address: 1913 North Reynolds Road, Bryant, AR 72022

Legal Description: Part of the NW $\frac{1}{4}$, NW $\frac{1}{4}$ Section 27, T-1-S, R-14-W, City of
Bryant, Saline County, Arkansas, containing 1.445 acres, more or less,
depicted by the Charles T. Wasson Survey dated 6/6/01

Existing Zoning
 Classification: R2

Requested Zoning
 Classification Change: C2

Plat of Property Charles T. Wasson
 Is Attached: Survey Dated 6/6/01

Vicinity Map of
 Property is attached: YES

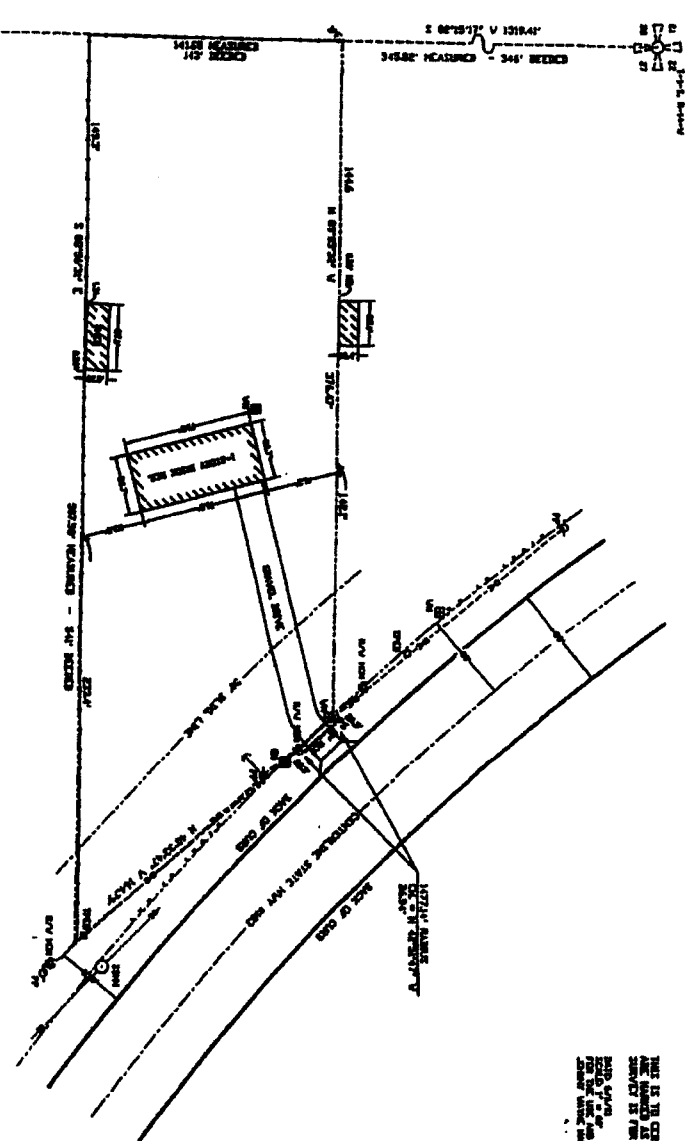
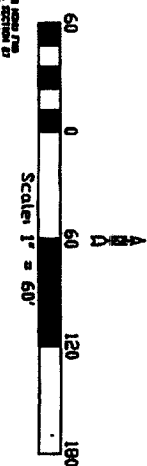
The undersigned property owner designates the following agent or attorney to represent the applicant at all hearings:

<u>John Wayne Hale</u>	<u>P.O. Box 75</u>	<u>Beebe</u>	<u>AR</u>	<u>72012</u>	<u>501-912-0389</u>
Name	Address	City	State	Phone No.	

<u><i>John Wayne Hale</i></u>	_____
Property Owner Signature	Spouse Signature

<u>P.O. Box 75</u>	<u>Beebe</u>	<u>AR</u>	<u>72012</u>
Property Owner Mailing Address	City	State	Zip

Phone: 501-912-0389



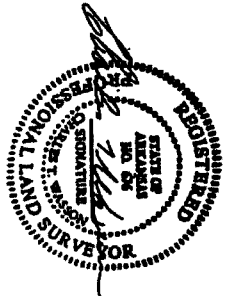
SURVEY OF
PART OF THE NW 1/4, NW 1/4
SECTION 27, T-1-S, R-14-W

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY DESCRIBED HEREIN IS THE CORRECT AND LEGAL PART OF THE NW 1/4, NW 1/4 OF SECTION 27, TOWNSHIP 1-N, RANGE 14-W, COUNTY OF ARKANSAS, STATE OF ARKANSAS, AS SHOWN ON THE PLAT HEREON FILED FOR RECORD IN THE OFFICE OF THE REGISTER OF DEEDS OF THE COUNTY OF ARKANSAS, AND THAT THE SAME IS NOT SUBJECT TO ANY MORTGAGE, DEED OF TRUST, OR OTHER ENCUMBRANCE, UNLESS THE SAME IS FIRST LIQUIDATED AND THE DEED OF TRUST OR MORTGAGE IS FIRST FILED FOR RECORD IN THE OFFICE OF THE REGISTER OF DEEDS OF THE COUNTY OF ARKANSAS, AND THAT THE SAME IS NOT SUBJECT TO ANY OTHER ENCUMBRANCE, UNLESS THE SAME IS FIRST LIQUIDATED AND THE DEED OF TRUST OR MORTGAGE IS FIRST FILED FOR RECORD IN THE OFFICE OF THE REGISTER OF DEEDS OF THE COUNTY OF ARKANSAS.

IN WITNESS WHEREOF, THE REGISTER OF DEEDS OF THE COUNTY OF ARKANSAS, HAS HEREUNTO SET HIS HAND AND SEAL OF OFFICE, THIS 14th DAY OF FEBRUARY, 1914.

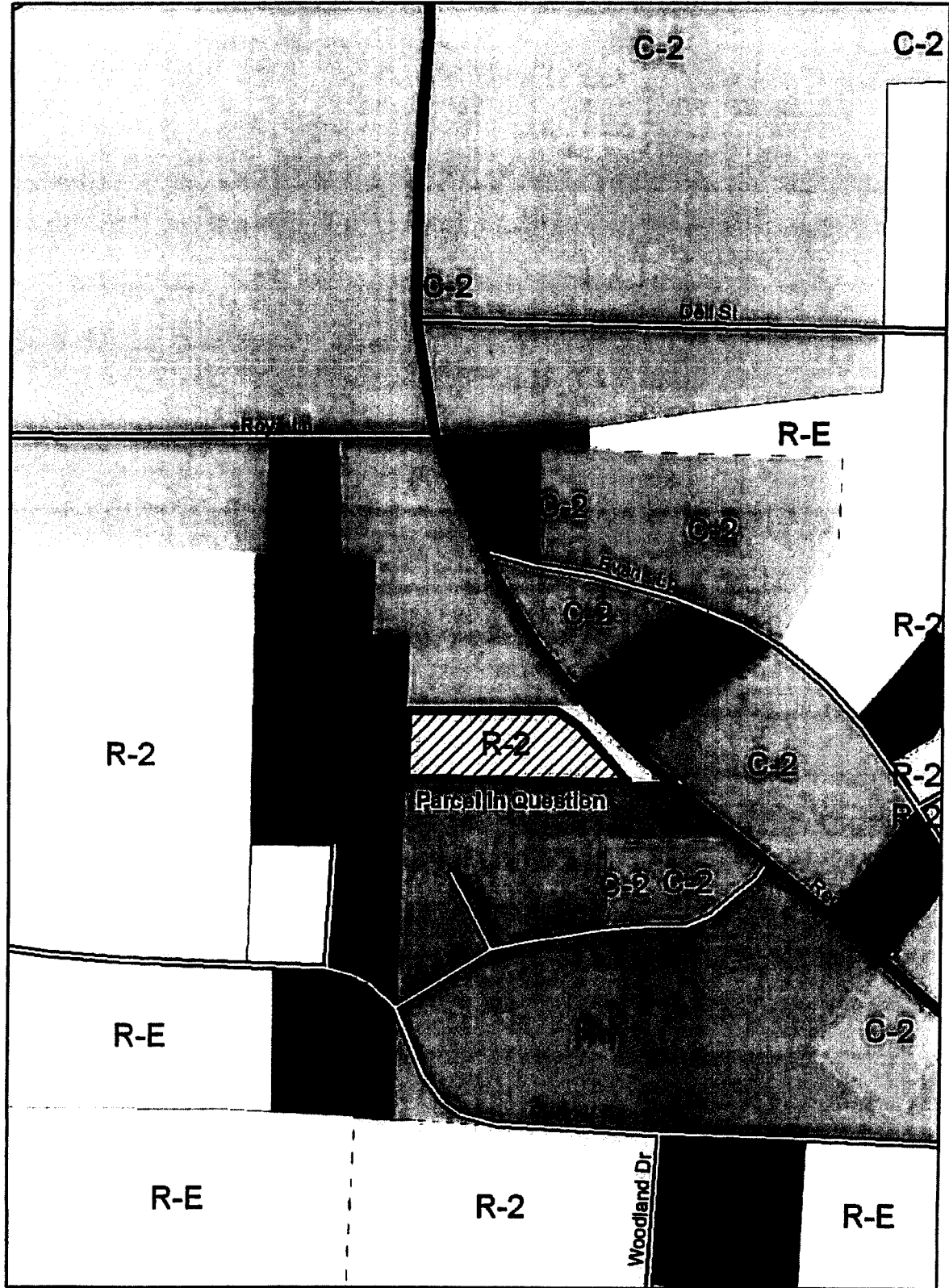
REGISTER OF DEEDS OF THE COUNTY OF ARKANSAS

[Signature]
REGISTER OF DEEDS OF THE COUNTY OF ARKANSAS



Bryant Zoning Verification

March 18, 2009



0 1,000 Feet

