Woodall – Prickett Place - R-E to C-1

ORDINANCE NUMBER 2022- __

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BRYANT TO REZONE CERTAIN PROPERTY FROM R-E TO C-1.

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

Section 1. That certain real property described more fully below is hereby zoned to a classification of C-1 located in Ward 3.

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 in the attached Exhibit A

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRYANT, ARKANSAS, on this the _____ day of _____, 2022.

_____
Mayor Allen E. Scott

ATTEST:

_____
Sue Ashcraft, City Clerk

Exhibit A

TRACT 4R - 1.30 ACRES

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4) AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) ALL IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND SIGNAL FOR THE NORTHWEST CORNER OF THE SAID SE1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE WEST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD FOR THE **POINT OF BEGINNING**;
THENCE S87°26'31"E - 79.93 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573;
THENCE LEAVING SAID RIGHT OF WAY S2°16'48"W - 221.92 FEET TO A FOUND 1/2" REBAR;
THENCE N88°04'01"W - 80.81 FEET TO A FOUND 5/8" REBAR LOCATED ON THE WEST LINE OF THE SAID SE1/4 NW1/4;
THENCE S2°30'29"W - 39.44 FEET ALONG SAID WEST LINE TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°32'17"W - 146.93 FEET LEAVING SAID WEST LINE TO A FOUND 5/8" REBAR W/CAP #128; THENCE N2°16'36"E - 265.05 FEET TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE S87°26'31"E - 147.98 FEET ALONG SAID RIGHT OF WAY TO THE **POINT OF BEGINNING,** CONTAINING 1.30 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF PRICKETT ROAD.

RE-ZONING PETITION

The property located 200 feet west of the intersection of Prickett Road and Reynolds Road in Bryant is being considered for re-zoning from R-E to C-1. The property is more particularly described as follows:

TRACT 4R - 1.30 ACRES

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4) AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) ALL IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND SIGNAL FOR THE NORTHWEST CORNER OF THE SAID SE1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE WEST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD FOR THE **POINT OF BEGINNING**;
THENCE S87°26'31"E - 79.93 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573;
THENCE LEAVING SAID RIGHT OF WAY S2°16'48"W - 221.92 FEET TO A FOUND 1/2" REBAR;
THENCE N88°04'01"W - 80.81 FEET TO A FOUND 5/8" REBAR LOCATED ON THE WEST LINE OF THE SAID SE1/4 NW1/4;
THENCE S2°30'29"W - 39.44 FEET ALONG SAID WEST LINE TO A SET 1/2" REBAR W/CAP #1573;
THENCE N88°32'17"W - 146.93 FEET LEAVING SAID WEST LINE TO A FOUND 5/8" REBAR W/CAP #128; THENCE N2°16'36"E - 265.05 FEET TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE S87°26'31"E - 147.98 FEET ALONG SAID RIGHT OF WAY TO THE **POINT OF BEGINNING,** CONTAINING 1.30 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF PRICKETT ROAD.

A petition has been filed with the City of Bryant Planning Commission to re-zone the property. As part of this process a public hearing will be held December 13th, 2021 at 6:00 p.m. in the Boswell Community Center, 210 Southwest 3rd Street, Bryant, Arkansas 72022.

Public comments will be accepted at that time regarding this re-zoning. Since you own property within 300 feet of the tract in consideration, you have been sent this notice via certified mail as required by city ordinance.

Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0301 and ask for Truett Smith or by contacting me at the information listed below.

Vernon Williams, P.E.
GarNat Engineering, LLC
501-408-4650
garnatengineering@gmail.com

APPLICATION
FOR CHANGE IN
ZONING DISTRICT BOUNDARIES

Applicant Name: BRYANT DEVELOPMENT COMPANY, INC.

Spouse Name: _____

Property Address: PRICKETT ROAD (200 FEET WEST OF REYNOLDS ROAD INTERSECTION)

Legal Description: SEE ATTACHED.

Existing Zoning Classification: R-E

Requested Change: C-1

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

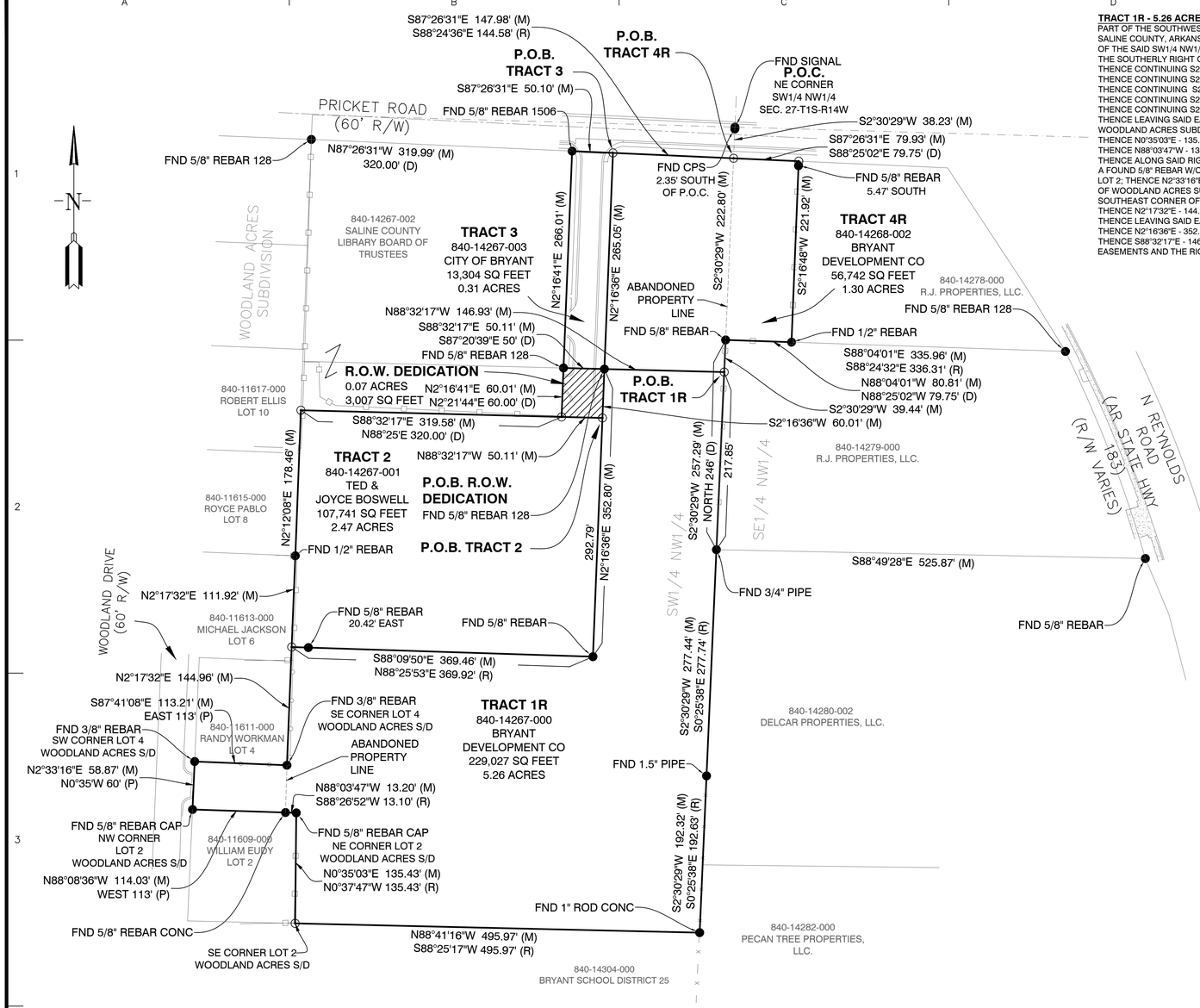
This 23 day of NOVEMBER, 2021

Vernon J Williams - GarNat Engineering
~~Applicant~~ AGENT

_____
Spouse of Applicant

P.O. BOX 116
Address
BENTON, AR 72018

_____
Phone



TRACT 1R - 5.26 ACRES
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND SIGNAL FOR THE NORTHEAST CORNER OF THE SAID SW1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE EAST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD;
THENCE CONTINUING S2°30'29"W - 222.80 FEET TO A FOUND 5/8" REBAR;
THENCE CONTINUING S2°30'29"W - 39.44 FEET TO A SET 1/2" REBAR W/CAP #1573 FOR THE **POINT OF BEGINNING**;
THENCE CONTINUING S2°30'29"W - 217.85 FEET TO A FOUND 3/4" PIPE;
THENCE CONTINUING S2°30'29"W - 277.44 FEET TO A FOUND 1 1/2" PIPE;
THENCE CONTINUING S2°30'29"W - 192.32 FEET TO A FOUND 1" ROD IN CONCRETE;
THENCE LEAVING SAID EAST LINE N88°41'16"W - 495.97 FEET TO A SET 1/2" REBAR W/CAP #1573 FOR THE SOUTHEAST CORNER OF LOT 2 OF WOODLAND ACRES SUBDIVISION;
THENCE N0°35'03"E - 135.43 FEET TO A FOUND 5/8" REBAR W/CAP FOR THE NORTHEAST CORNER OF LOT 2 OF WOODLAND ACRES SUBDIVISION;
THENCE N88°03'47"W - 13.20 FEET TO A FOUND 5/8" REBAR IN CONCRETE AT THE SOUTHEAST CORNER OF RIGHT OF WAY FOR SHEFFIELD DRIVE;
THENCE ALONG SAID RIGHT OF WAY N88°08'36"W - 114.03 FEET AND ALONG THE NORTH LINE OF SAID LOT 2 WOODLAND ACRES SUBDIVISION TO A FOUND 5/8" REBAR W/CAP LOCATED ON THE EASTERLY RIGHT OF WAY OF WOODLAND DRIVE AND ALSO THE NORTHWEST CORNER OF SAID LOT 2; THENCE N2°33'16"E - 58.87 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A FOUND 3/8" REBAR FOR THE SOUTHWEST CORNER OF LOT 4 OF WOODLAND ACRES SUBDIVISION; THENCE S87°41'08"E - 113.21 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO A FOUND 3/8" REBAR FOR THE SOUTHEAST CORNER OF LOT 4 OF WOODLAND ACRES SUBDIVISION;
THENCE N2°17'32"E - 144.96 FEET ALONG THE EAST LINE OF WOODLAND ACRES SUBDIVISION TO A SET 1/2" REBAR W/CAP #1573;
THENCE LEAVING SAID EAST LINE OF WOODLAND ACRES SUBDIVISION S88°09'50"E - 369.46 FEET TO A FOUND 5/8" REBAR;
THENCE N2°16'36"E - 352.80 FEET TO A FOUND 5/8" REBAR W/CAP #128;
THENCE S88°32'17"E - 146.93 FEET TO THE **POINT OF BEGINNING**, CONTAINING 5.26 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF SHEFFIELD DRIVE.

TRACT 2 - 2.47 ACRES
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND SIGNAL FOR THE NORTHEAST CORNER OF THE SAID SW1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE EAST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE N87°26'31"W - 147.98 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573; THENCE S2°16'36"W - 265.05 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE CONTINUING S2°16'36"W - 60.01 FEET TO A SET 1/2" REBAR W/CAP #1573 FOR THE **POINT OF BEGINNING**;
THENCE CONTINUING S2°16'36"W - 292.79 FEET TO A FOUND 5/8" REBAR;
THENCE N88°09'50"W - 369.46 FEET TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE EAST LINE OF WOODLAND ACRES SUBDIVISION;
THENCE N2°17'32"E - 111.92 FEET ALONG SAID EAST LINE OF WOODLAND ACRES SUBDIVISION TO A FOUND 1/2" REBAR;
THENCE N2°12'08"E - 178.46 FEET CONTINUING ALONG SAID EAST LINE OF WOODLAND ACRES SUBDIVISION TO A SET 1/2" REBAR W/CAP #1573;
THENCE LEAVING SAID EAST LINE OF WOODLAND ACRES SUBDIVISION S88°32'17"E - 319.58 FEET TO A SET 1/2" REBAR W/CAP #1573;
THENCE CONTINUING S88°32'17"E - 50.11 FEET TO THE **POINT OF BEGINNING**, CONTAINING 2.47 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS.

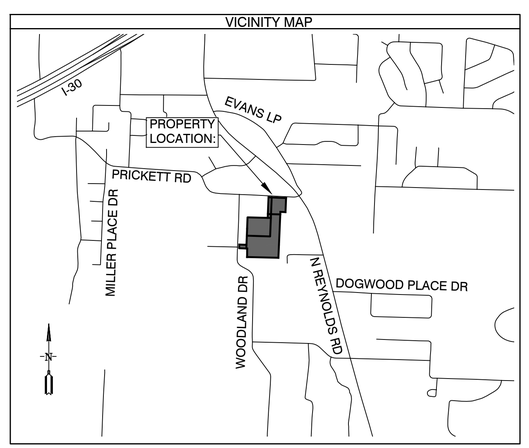
TRACT 3 - 0.31 ACRES
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND SIGNAL FOR THE NORTHEAST CORNER OF THE SAID SW1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE EAST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE N87°26'31"W - 147.98 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573 FOR THE **POINT OF BEGINNING**;
THENCE S2°16'36"W - 265.05 FEET TO A FOUND 5/8" REBAR W/CAP #128;
THENCE N88°32'17"W - 50.11 FEET TO A FOUND 5/8" REBAR W/CAP #128;
THENCE N2°16'41"E - 266.01 FEET TO A FOUND 5/8" REBAR W/CAP #1506 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD;
THENCE ALONG SAID RIGHT OF WAY S87°26'31"E - 50.10 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.31 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF PRICKETT ROAD.

TRACT 4R - 1.30 ACRES
PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4) AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) ALL IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND SIGNAL FOR THE NORTHWEST CORNER OF THE SAID SE1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE WEST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD FOR THE **POINT OF BEGINNING**;
THENCE S87°26'31"E - 79.93 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573;
THENCE LEAVING SAID RIGHT OF WAY S2°16'48"W - 221.92 FEET TO A FOUND 1/2" REBAR;
THENCE N88°04'01"W - 80.81 FEET TO A FOUND 5/8" REBAR LOCATED ON THE WEST LINE OF THE SAID SE1/4 NW1/4;
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RIGHT OF WAY DEDICATION - 0.07 ACRES
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND SIGNAL FOR THE NORTHEAST CORNER OF THE SAID SW1/4 NW1/4; THENCE S2°30'29"W - 38.23 FEET ALONG THE EAST LINE THEREOF TO A SET 1/2" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF PRICKETT ROAD; THENCE N87°26'31"W - 147.98 FEET ALONG SAID RIGHT OF WAY TO A SET 1/2" REBAR W/CAP #1573; THENCE S2°16'36"W - 265.05 FEET TO A FOUND 5/8" REBAR W/CAP #128 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING S2°16'36"W - 60.01 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°32'17"W - 50.11 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N2°16'41"E - 60.01 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE S88°32'17"E - 50.11 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.07 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS.

SURVEY LEGEND
- ⍋ - Computed point
- ● - Found monument
- ⊙ - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Recorded Survey
- (P)-Platted
- (D)-Deeded

VICINITY MAP



PART OF THE SE1/4 NW1/4 &
PART OF THE SW1/4 NW1/4
OF SECTION 27-T1S-R14W

DOCUMENTS USED:	
• PREVIOUS SURVEY BY HOPE DATED 4/28/95 • PREVIOUS SURVEY BY HOPE DATED 4/6/88 • NEIGHBORING SURVEY BY HOPE DATED 3/30/04 • PLAT OF WOODLAND ACRES S/D	• BOOK 2018 PAGE 2638 DD BOSWELL TO CITY OF BRYANT • BOOK 2014 PAGE 32466 WD BOSWELL TO SALINE CO LIBRARY • BOOK 2019 PAGE 2022 WD BOSWELL TO SALINE CO LIBRARY • BOOK 2017 PAGE 15575 BOSWELL TO BRYANT DEVELOPMENT CO

TOTAL ACREAGE = 9.41 ACRES

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JULY 13, 2021.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0365E EFFECTIVE DATE JULY 05, 2020.

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

80' 40' 0 80'

SURVEY PLAT CODE:
500-01S-14W-0-27-400-62-1573

CERTIFICATE OF AUTHORIZATION — GarNat Engineering, LLC No. 2174 — ARKANSAS

BY	REVISION	DATE

GNE Designing our client's success

GarNat Engineering, LLC
3825 Mt. Carmel Rd
P.O. Box 116
Bryant, AR 72022
Benton, AR 72018
Ph (501) 408-4650
garnatengineering@gmail.com

FOR USE & BENEFIT OF:
BRYANT DEVELOPMENT COMPANY
PRICKETT ROAD
BRYANT, ARKANSAS

REGISTERED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS NO. 1573 — SIGNATURE — GEORGE P. WOODEN

11-22-21

CONTENTS:
BOUNDARY LINE ADJUSTMENT

PROJECT NO: 21099

DATE: NOV. 22, 2021

SHEET NO: 1 OF 1

J:\Projects\2021 Projects\21099 Brandt Property Prickett Road\Drawings\Dwgs\21099 Brandt Property Prickett Road Boundary Line Adjustment 11-22-2021 RE.dwg