City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

Rezoning Application

Applicants are advised to read the Amendments section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: April 22, 2026

Applicant or Designee:

Name Jonathan Hope
Address 129 N Main St, Benton
Phone 501-315-2626
Email Address jonathanlhope@gmail.com

Property Owner (If different from Applicant):

Name Joel Green - Heritage Homes
Address 12585 Samples Rd, Benton
Phone 501-804-7655
Email Address heritage.homes@gmail.com

Property Information:

Address 500 Prickett Rd, Bryant, AR 72022
Parcel Number 840-14856-000, 840-14849-002, 840-14257-001
Existing Zoning Classification RE, C2, & C2
Requested Zoning Classification PUD
Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)
T01S, R14W, Sec 28 PT E/2, NE NE Instrument Number 2023-015874

Application Submission Checklist:

- ☐ Letter stating request of zoning change from (Current Zoning) to (Requested Zoning) and to be placed on the Planning Commission Agenda
- ☐ Completed Rezoning Application
- ☐ Rezoning Application Fee ($40 fee for lot and black descriptions or $125 for acreage or metes and bound descriptions)
- ☐ If someone, other than the owner, will be handling the zoning process, we will require a

letter from the owner of said property, giving him or her authority to do so.

☐ Recent surveyed plat of the property including vicinity map

Additional Requirements:

*Items below **must be completed before the public hearing can occur**. Failure to provide notices in the following manners shall require delay of the public hearing until notice has been properly made.*

☐ Publication: Public Notice shall be published by the applicant at least one (1) time fifteen (15) days prior to the public hearing at which the rezoning application will be heard. Once published please provide a proof of publication to the Community Development office. (Sample notice attached below)

☐ Posting of Property: The city shall provide signs to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.

☐ Notification of adjacent landowners: Applicant shall attempt to inform by certified letter, return receipt requested, all owners of land within three hundred (300) feet of any boundary of the subject property of the public hearing. (Sample letter attached below)

☐ Certified list of property owners, all return receipts, and a copy of the notice shall be provided to the Community Development Department at least five (5) days prior to the public hearing.

Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.

READ CAREFULLY BEFORE SIGNING

I _____, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes that pertain to this project and that it is my responsibility to obtain all necessary permits as needed.

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, _____ at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline County, for the purpose of public comment on a conditional use request at the site of _____(address).

A legal description of this property can be obtained by contacting the Bryant Department of Community Development.

Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant

This notice is to be run in the legal notices section of the Saline Courier no less than 15 days prior to the public hearing.

SAMPLE LETTER

Date
Name
Address

RE: Rezoning Petition

The property located at _____ is being considered for rezoning from _____ to _____. The property is more particularly described as follows:

INSERT LEGAL DESCRIPTION OF PROPERTY

An application has been filed with the City of Bryant Planning Commission to rezone the property. As part of this process, a public hearing will be held on Monday _____, 2021 at 6:00 PM in the Boswell Community Center Courtroom, 210 SW 3rd Street, Bryant, AR 72022.
Public comments will be accepted at that time regarding this rezoning. Since you own property within 300 feet of the property in consideration, you have been sent this letter via certified mail as required by city ordinance.
Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0857 or by contacting me at _____.

Thank you for your consideration in this matter.

Sincerely,

Your Signature

Your Name

HOPE CONSULTING

129 North Main Street, Benton, Arkansas 72015
(t) 501-315-2626 (e) www.HopeConsulting.com

April 22, 2026

Colton Leonard
City of Bryant
210 SW 3rd Street
Bryant, AR 72022

RE : Rezone Petition – Parcel #840-14856-000, 840-14849-002, & 840-14257-001

Colton,

On behalf of our client, Hope Consulting is formally requesting the City of Bryant Staff and Planning Commission begin the review and approval process for the Rezone of this property. These parcels, located at 500 Prickett Road, Bryant, AR 72022 are currently zoned R-E and C-2. Our client, Heritage Homes, is requesting to rezone it to PUD. We would like to be included in the May 11th Planning Commission Meeting. Please feel free to contact me with any questions, concerns, or if I can be of any further assistance.

Sincerely,

Jonathan Hope
Hope Consulting

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April 15, 2026

Colton Leonard
City of Bryant
210 SW 3rd Street
Bryant, AR 72022

RE: Authorization Letter – Pricket Road, Bryant, AR 72022
(Parcel # 840-14856-000, 840-14849-002, & 840-14257-001)

Colton,

I, Joel Green , hereby authorize Hope Consulting, Inc. to act on my behalf for the Rezone Process of our property located on Prickett Road, Bryant, AR. Thank you in advance for your assistance with this matter. Should you require further information, I can be reached at the contact details below.

E-Mail: heritage.homes@ymail.com Phone: 501-804-7655

Sincerely,

Joel Green

Signature

4-23-26

Date

OWNERSHIP/ZONE SEARCH

Date: March 24, 2026
File Number: 26-021499-050
Prepared For: Hope Consulting

Lenders Title Company has searched the records of the Real Estate Records of Saline County, Arkansas to determine the apparent ownership of property within 300 feet of the perimeter of the following described property as of March 16, 2026 at 8:00 am

Tract 2 from provided survey: (newly revised description taken from the boundary survey prepared by Adam W. Whitlow, with Quattlebaum Surveying, LLC, dated 06/20/2018)

A part of the NE ¼ of Section 28, T-1-S, R-14-W, Bryant, Saline County, Arkansas, being more particularly described as follows: BEGINNING at a found 1½" pipe at the Northeast Corner of said Section 28; thence S02°52'41"W a distance of 49.92 feet to a found pipe (capped PS #1215); thence N88°51'17"W a distance of 79.88 feet to a found ½" rebar; thence S02°19'00"W a distance of 100.90 feet to a set "X" in concrete; thence S89°24'48"E a distance of 79.35 feet to a found "X" in concrete; thence S02°36'29"W a distance of 195.99 feet to a found 1" pipe; thence S02°45'17"W a distance of 141.30 feet to a found 1" pipe; thence S02°51'25"W a distance of 139.43 feet to a found 1" pipe; thence S02°56'01"W a distance of 39.43 feet to a found 2" pipe; thence N88°45'34"W a distance of 99.34 feet to a found 1" pipe; thence S03°10'48"W a distance of 280.81 feet to a found ½" rebar; thence N87°05'52"W a distance of 57.93 feet to a found ½" rebar (capped PS #1215); thence N02°46'03"E a distance of 254.85 feet to a found ½" rebar (capped PS #1215); thence N87°22'20"W a distance of 140.62 feet to a found ½" rebar (capped PS #1215); thence N02°47'28"E a distance of 683.94 feet to a found 2" pipe on the North line of Section 28; thence along said North line, S89°21'08"E a distance of 299.42 feet to the point of beginning, containing 4.84 Acres, more or less, as shown on survey by PS #1737. Subject to all existing easements for roads or other purposes.

Tract 3 from provided survey:

Part of the Northeast Quarter, Section 28, Township 1 South, Range 14 West, Bryant, Saline County, Arkansas, more particularly described as follows: Commencing at a 3/8" iron pipe at the Northeast corner of said Northeast Quarter; thence South 02 degrees 41 minutes 51 seconds West for 666.37 feet to a 1" pipe and the point of beginning; thence South 02 degrees 41 minutes 51 seconds West for 283.75 feet to an iron pipe and cap; thence North 87 degrees 09 minutes 05 seconds West for 101.40 feet to a 1/2" rebar; thence North 03 degrees 07 minutes 01 seconds East for 280.88 feet to a 1" iron pipe; thence South 86 degrees 48 minutes 19 seconds East for 99.38 feet to the point of beginning.

Following is a list of apparent owners of property within 300 feet of the perimeter of the above described property as reflected by the records of the Real Estate Records of Saline County, Arkansas:

SVCN 1 LLC
255 WASHINGTON St. TWO NEWTON PLACE SUITE 300
NEWTON MA 02458

JASSO ALEX
2110 N REYNOLDS Rd.
BRYANT, AR 72022

BELT HOLDINGS LLC
4405 CATSKILL Ave.
BENTON, AR 72019

EDPROP DEVELOPEMENT CO LLC
128 LEE 316
MARIANNA, AR 72360

WOLFPACK LLC
301 ROYA Ln.
BRYANT, AR 72022

JUMPER KUHLMANN PROPERTIES LLC
325 LANDMARK LANE
BENTON, AR 72019

NEW B B & T LLC
205 ROYA Ln.
BRYANT, AR 72022-2563

LLOYD ROYA & JAMES
234 HIGH MEADOW LOOP
HOT SPRINGS, AR 71901

BRYANT CHAMBER OF COMMERCE
PO BOX 261
BRYANT, AR 72089-0261

CHINESE ON THE GO REST
107 ROYA Ln.
BRYANT, AR 72022-2579

BAULING CHRISTIAN
1400 OLD COUNTRY Rd. STE 301

WESTBURY, NY 11590

BAULING CHRISTIAN
1400 OLD COUNTRY Rd. STE 301
WESTBURY, NY 11590

CAPLE EVANS M
909 N HALL Ave.
FAYETTEVILLE, AR 72701

HAMILTON HOLDINGS LLC
366 STATELINE Rd. W
SOUTHAVEN, MS 38671

SONIC DRIVE-IN (HWY 5)
4100 CORPORATE CENTER Dr. STE 220
SPRINGDALE, AR 72761

HB SEMINOLE LLC
701 SPOTTIS WOODE LANE
CLEARWATER, FL 33756

LAUGHLIN GARY H
509 MILLS PARK ROAD
BRYANT, AR 72022

O'REILLY AUTO PARTS #756
ATTN RYAN LLC
PO BOX 9167
SPRINGFIELD, MO 65801-9167

1905 REYNOLDS Rd. LLC
PO BOX 13985
MAUMELLE, AR 72113

HUNTER JOHN E & DANITA D
726 WOODY Dr.
ALEXANDER, AR 72002

EMA PROPERTIES LLC
6732 HILO Ave.
BENTON, AR 72019

GASPER CIPRIANO AVILLA
PO BOX 241910

LITTLE ROCK, AR 72223

SWANK PROPERTIES LLC
500 LORA Dr.
BRYANT, AR 72022

POSH PROPERTIES LLC
11014 DOGWOOD Cv.
LITTLE ROCK, AR 72210

RIVERO JOANNA
205 ETHEL Dr.
BRYANT, AR 72022

FRASER KEVIN L & KARA D
10085 SALINA SPRINGS Dr.
BENTON, AR 72019

FRASER KEVIN L & KARA D
10085 SALINA SPRINGS Dr.
BENTON, AR 72019

STOTT SKYLYR W & COURTNEY E
1721 SMITHERS
BENTON, AR 72015

PARKER JIMMY L & ASHLEY S
7523 SHORELINE Blvd.
BENTON, AR 72019

BUNTEN ANDREW D & LEIGH A
6528 WESTMINSTER
BENTON, AR 72019

CHAMBERS CHRISTY
603 PRICKETT ROAD
BRYANT, AR 72022

GREEN FRANK G & JULIA A
703 PRICKETT Rd.
BRYANT, AR 72022

GOLDEN DARRYL & CHERYL D
600 PRICKETT Rd.
BRYANT, AR 72022

BARRIENTOS JOSE RAMIRO
14502 ALEXANDER Rd.
ALEXANDER, AR 72002

CLEGHORN TRUST
800 PRICKETT Rd.
BRYANT, AR 72022

PDC 39 LIMITED
15825 CANTRELL Rd.
LITTLE ROCK, AR 72223

NORTHGATE LIMITED PARTNERSHIP
15825 CANTRELL Rd.
LITTLE ROCK, AR 72223

This Ownership/Zone Search is intended for the exclusive use of the addressee for informational purposes only. Lenders Title Company is not expressing or attempting to express an opinion as to the validity of the title to the above described property or property noted as being within 300 feet thereof (collectively referred to as "the property"), the accuracy of the addresses, nor as to the validity of any interests or encumbrances, both recorded and unrecorded, that pertain to the property. While Lenders Title Company believes that the information stated above is accurate, no assurances are made nor is any liability assumed by Lenders Title Company for any incorrect information stated herein or omitted herefrom. For assurances as to the title to the property, addressee should obtain a title insurance commitment/policy.

Sincerely,

Lenders Title Company
Arkansas License No. IA-82
By: Ryan T. Harrell
Title Agent License Number: 16170328

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129 North Main Street, Benton, Arkansas 72015
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April 22, 2026

RE : Rezone Petition – Parcel #840-14856-000, 840-14849-002, & 840-14257-001
500 Prickett Road, Bryant, AR 72022

To whom it may concern,

Hope Consulting is formally requesting the City of Bryant Staff and Planning Commission begin the review and approval process for the Rezone of the property listed above. These parcels, located at 500 Prickett Road, Bryant, AR 72022 are currently zoned R-E and C-2. Our client, Heritage Homes, is requesting to rezone it to PUD. The Planning Commission meeting will be held on May 11th, 2026 at 6:00 PM at the Boswell Municipal Complex (City Hall) located at 210 SW Third Street, Bryant, AR 72022. Attendance is not required. Please feel free to contact us at 501-315-2626 if you have any questions.

Sincerely,

Jonathan Hope
Hope Consulting

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