4013 Springhill Road - R-2 to R-1

ORDINANCE NUMBER 2022- __

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BRYANT TO REZONE CERTAIN PROPERTY FROM R-2 TO R-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 R-1 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 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

St. Regis at Hurricane Lake, LLC

4013 Springhill Road

Bryant, AR 72019

Telelphone : (501) 847-6888

e-mail: st.regisliving@gmail.com

September 30, 2021

City of Bryant, Arkansas

Community Development

210 SW 3rd Street

Bryant, AR 72022

Re: Rezoning request, 4013 Springhill Rd.

To Whom It May Concern:

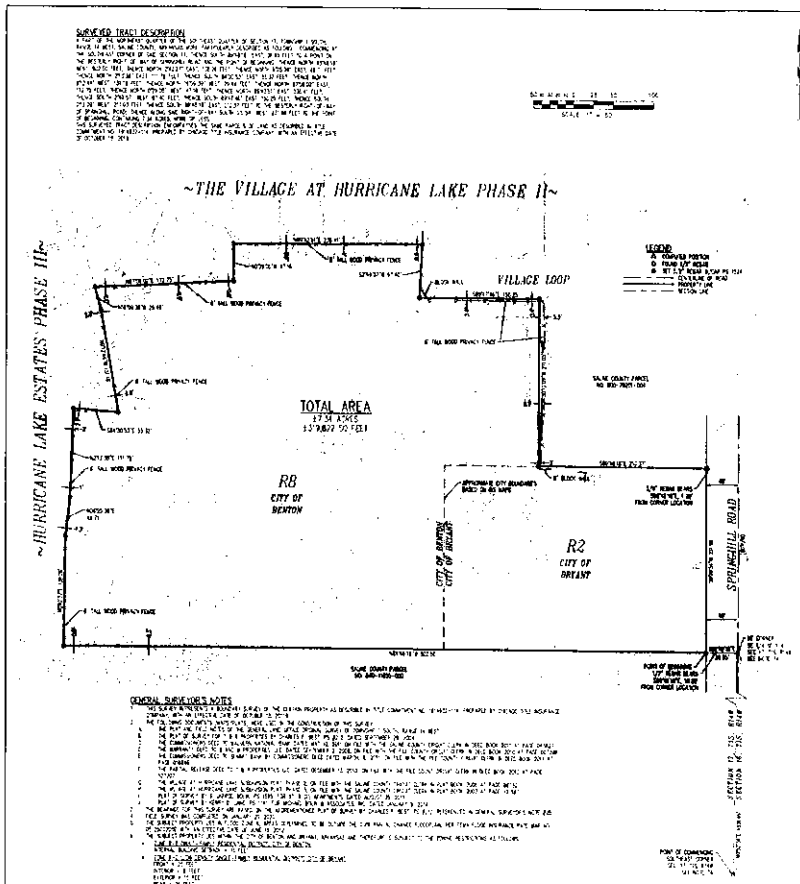
St. Regis at Hurricane Lake, LLC requests a rezoning of its property located at 4013 Springhill Rd., Bryant, AR 72019 from R-2 Single Family to R-1 for the construction of up to six (6) duplex units. We are looking at expanding our duplex facility on this property which lies in Bryant, Arkansas (the existing units are in Benton city limits). The legal description of this property is attached to this letter as Exhibit "A". We respectfully request this rezoning request be placed on the earliest available Planning Commission Agenda.

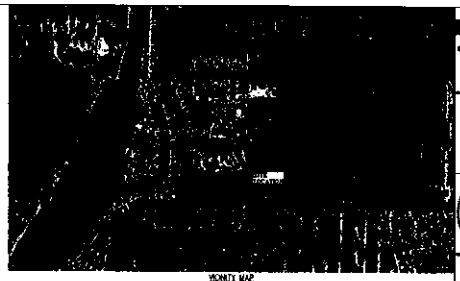
With kindest regards,

N. Keith Johnson, Managing Member

St. Regis at Hurricane Lake, LLC

SURVEYED TRACT DESCRIPTION





VICINITY MAP
(NOT TO SCALE)

RECORD TRACT DESCRIPTION
PER TITLE COMMITMENT FILE NO. 1914932-114

TRACT 1

TRACT 2

TRACT 3

TRACT 4

GENERAL SURVEYOR'S NOTES

STATE PLANE BEARINGS BASING FROM GPS SITE VRS @ 35.1961 -92.1592

REV #	REV DATE	BY	REVISIONS

ENGINEERING, INC.
501 AIRPORT ROAD
HOT SPRINGS, AR 71913
(501) 321-9999
FAX (501) 321-9998
STANDARD@dgengineering.com

BOUNDARY SURVEY
A PART OF THE NE 1/4 SE 1/4 SECTION 17, TOWNSHIP 1 SOUTH, RANGE 14 WEST
ST. REGIS AT HURRICANE LAKE, LLC
ARKANSAS
SALINE COUNTY

	BY	DATE
Design		
Drawn	KJK	1/20
Checked	DAT	1/20
Surveyed	KJK	1/20
Field Bk. #	2021	
Rev. #	0	

SHEET
1

Exhibit A

THIS INSTRUMENT PREPARED BY:
Sparks Huffman & Butler, PLLC
113 South Market Street, Benton, AR 72015

FILED
SALINE COUNTY
CIRCUIT CLERK
2011 MAR -8 PM 12:31
BY:

COMMISSIONER'S DEED

2011 016846

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in the Circuit Court of Saline County, Arkansas, on the 9th day of November, 2010 it was ordered, adjudged and decreed in a case styled Summit Bank vs. T & R Properties, LLC, et al, Case No. CV-2009-1430-3, that the Plaintiff, Summit Bank, have judgment against the Defendants, T & R Properties, LLC; St. Regis Development Company, LLC; Robert Denton; Tommy Denton; The Malvern National Bank and Lewis Lumber & Supply, for the property names in Paragraph 3 of the original Complaint filed herein in the sum of $104,609.67, with interest thereon until paid at the rate of $28.46 per day from October 20, 2009, together with the cost of said action and attorney's fees in the amount of $5,000.00 and it was decreed that all of the right, title, interest, equity and estate of T & R Properties, LLC, St. Regis Development Company, LLC, Robert Denton, Tommy Denton, The Malvern National Bank and Lewis Lumber & Supply, as well as all rights of redemption of Defendants T & R Properties, LLC; St. Regis Development Company, LLC; Robert Denton and Tommy Denton, in and to the property hereinafter described be foreclosed and forever barred, and that upon default in the payment of said judgment, interest, attorney's fee, and costs, this Commissioner should give notice of the time, terms and place of sale and sell at public auction to the highest bidder, on a credit of three months, at the front door of the county courthouse of Saline County in Benton, Arkansas, between the hours of nine o'clock in the morning and three o'clock in the afternoon, following proper publication of notice, the following described property:

TRACT 1: PART OF THE SE1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS NOW KNOWN AS: MORE FULLY DESCRIBED AS FOLLOWS: Commencing at the Southeast corner of said SE1/4 and run thence N01°06'E, along the East line thereof, for 1320 feet; thence N89°55'W for 15.86 feet to the West line of Springhill Road; run thence N00°12'W, along the West line of road for 61 feet to the point of beginning of land herein described; run thence N89°55'W for 340.96 feet; thence N01°06'E, parallel with the East line of said SE1/4 for 171.45 feet; thence S89°55'E for 337.06 feet to the West line of said road; run thence S00°12'W, along the West line of road, for 171.44 feet to the point of beginning, containing 1.40 acres, more or less **AND** TRACT 2: ALL THAT PART OF THE SE1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE FULLY DESCRIBED AS FOLLOWS: Commencing at the Southeast corner of said SE1/4 and run thence N01°06'E, along the East line thereof for 1320 feet; thence N89°55'W for 15.86 feet to the West line of Springhill Road and the point of beginning of the land herein described; thence N00°12'W, along the West line of road for 61 feet, thence N89°55'W 340.96 feet; thence S01°06'E, parallel with the East line of said

SE1/4 for 61 feet, more or less, to the South line of the N1/2 of SE1/4; thence S89°55'E 340.96 feet, more or less, to the point of beginning, containing .48 acres, more or less **AND LESS AND EXCEPT:** A 0.49 ACRE PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: Commencing at the SE corner of said NE¼ of the SE¼; thence S89°46'43"W 355.86 feet; thence N 00°12'57"E 60.99 feet to the point of beginning; thence N00°12'57"E 171.43 feet; thence N89°50'09"E 117.03 feet; thence S00°12'14"W 39.32 feet; thence S19°37'11"E 34.87 feet; thence S03°19'07"E 21.32 feet; thence S03°20'29"E 59.67 feet; thence S60°32'03"W 37.30 feet; thence S89°46'35"W 101.48 feet to the point of beginning.

AND WHEREAS, said sale was conducted according to the judgment and decree of said court and in accordance with Arkansas law, which sale was duly reported to the court and approved by the court in an order dated March 8, 2011 and the undersigned Commissioner was directed to make a deed to the purchaser, Summit Bank, who offered the highest and best bid at said sale;

11016847

AND WHEREAS, the undersigned Commissioner and the Grantee named herein, who was the purchaser at said sale, have in all respects complied with and conformed to Arkansas law, and their respective actions have been approved by and have been in accordance with the orders of the court,

NOW THEREFORE, Dennis Milligan, as Commissioner, acting for and on behalf of the Circuit Court of Saline County, Arkansas, and in accordance with its Order and Decree, in consideration of the premises and of the sum of Ninety Thousand and no/100 Dollars ($90,000.00) does hereby grant, bargain, sell and convey unto Summit Bank, Grantee, and unto its successors and assigns forever, together with all tenements, hereditaments and appurtenances thereunto belonging.

In Witness Whereof, I have hereunto affixed my hand as Commissioner, and the seal of this court, this 8th day of March, 2011

Dennis Milligan, Commissioner

SEAL OF CIRCUIT COURT SALINE COUNTY, AR

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
)ss.
COUNTY OF SALINE)

Be it remembered that on this day personally appeared before the undersigned, a Notary Public, within and for the County and State aforesaid, Dennis Milligan who acknowledged that he was the Commissioner in the aforementioned case and as said Commissioner had executed the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 8th day of March, 2011.

Notary Public

My Commission Expires: 02/01/2012

KRISTIN KYZER OFFICIAL SEAL NOTARY PUBLIC SALINE COUNTY, ARKANSAS

FILED FOR RECORD
MAR 08 2011
12:31 o'clock P M
DENNIS MILLIGAN CIRCUIT CLERK
DC

SEAL OF CIRCUIT COURT SALINE COUNTY, AR

Grantee's name and address (and tax assessing unit if land is not in a city or town) and if grantee is a tax exempt entity, check the applicable box below. Exempt under ACA § 26-60-101 et seq.

NAME OF AGENT Summit Bank
GRANTEE'S ADDRESS 1600 Military Road
PO Box 1529, Benton AR 72015