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: 4/25/22

Applicant or Designee:

Name Penny Webb
Address 1925 Johnswood Rd
Phone 501-681-9828
Email Address N/A

Property Owner (If different from Applicant):

Name Ahran Washington & Daphne Powell
Address 1907 Johnswood Rd. Bryant, AR 72103
Phone 501-348-0453 501-416-3994
Email Address ahran_washington@yahoo.com

Property Information:

Address 1925 Johnswood Rd Bryant, AR 72022
Parcel Number 84013189-001
Existing Zoning Classification RE
Requested Zoning Classification RM

Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)

_____

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 Danny Webb, 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.

REQUEST OF ZONING CHANGE

I am writing to formally request a zoning change for the property located at **1925 Johnswood Rd, Bryant, AR 72022** from **RE to RM**.

Thank you for your time and consideration.

4·25·22

Signature & Date

To Whom It May Concern,

As the property owners we, Ahran Washington and Daphne Powell, give Penny Webb the authority to handle the rezoning process of the property at 1925 Johnswood Rd, Bryant, AR 72022.

Thank you,

Ahran Washington 4/26/22

Property Owner Signature & Date

4/26/22

Property Owner Signature & Date

21-1254
Drawing No.

Know what's below. Call before you dig.

POINT OF COMMENCEMENT
FND 1/2" PINCH PIPE
NW CORNER NW 1/4 SE 1/4
SECTION 23 T-01-S, R-14-W

Parcel Line Table		
Line #	Direction	Length
L1	N3°15'56"E	47.49'
L2	S86°30'53"E	30.02'
L7	S4°40'20"W	47.33'
L8	N86°51'09"W	28.86'

Easement Line Table		
Line #	Direction	Length
L3	S3°15'41"W	65.89'
L4	N3°15'56"E	20.00'
L5	N3°15'41"E	45.86'
L6	S86°56'16"E	20.00'

BASIS OF BEARINGS:
GRID NORTH ARKANSAS
COORDINATE SYSTEM,
SOUTH ZONE BY G.P.S.
OBSERVATIONS

BJ WILLIAMS PROPERTIES LLC
PARCEL #840-13188-000

FND 5/8" REBAR

S3° 15' 04"W 757.57'

S86° 49' 24"E 629.46'

15' BUILDING SETBACK LINE (B.S.L.)

FND 5/8" REBAR &
FND 2" PIPE

2022-007655
I certify this instrument was filed on:
04/01/2022 09:09:24 AM
Myka Bono Sample
Saline County Circuit Clerk
Pages: 1
C GREGORY

N3° 15' 00"E 345.88'

25' BUILDING SETBACK LINE

FARR THELMA ETAL (PARCEL #840-13188-000)

TRACT 1
4.33 ACRES
188664 Sq. Ft.

25' BUILDING SETBACK LINE

S3° 14' 32"W 346.43'

WALLACE, A C JR & DOROTHY TRUSTEES JOINT REVOCABLE
PARCEL #840-13187-003

EXISTING DWELLING

DECK 8' x 8' GAZEBO

28.7'
69.0'
76.4'
21.6'

15' B.S.L.

N86° 56' 16"W 359.64'

15' BUILDING SETBACK LINE

225.33'

POINT OF BEGINNING TRACT 2

FND 1/2" REBAR

25' B.S.L.

25' B.S.L.

N3° 15' 41"E 121.11'

TRACT 2
1.00 ACRES
43557 Sq. Ft.

25' B.S.L.

121.11'

FND 1/2" REBAR
POINT OF BEGINNING TRACT 1 & DEDICATION TO THE CITY OF BRYANT

L2

STORM SHELTER SHED

P1
P2
P3
P4
40.4'

L6

L5

L3

45.89'

FND 1/2" REBAR

S86° 51' 09"E 279.85'

15' BUILDING SETBACK LINE

N86° 56' 16"W 359.68'

L8

20' INGRESS/EGRESS/UTILITY ESMT

L4

N86° 51' 09"W 299.85'

FND 3/8" REBAR

FND 1/2" REBAR

FND 1.5" PIPE

FARR THELMA ETAL
PARCEL #840-13190-000

FND 2" PIPE

N3° 15' 56"E 558.46'

24' EASEMENT (SALINE DOC #2021-015929)

FND 1" X 2" ROD
SW CORNER
NW 1/4 SE 1/4
SECTION 23
T-01-S, R-14-W

JOHNSWOOD ROAD

LEGAL DESCRIPTION

TRACT 1

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 01 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING A FOUND 1/2" PINCH PIPE ACCEPTED AS THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE S03°15'04"W, ALONG THE WEST LINE THEREOF, A DISTANCE OF 757.57 FEET TO A FOUND 1/2" REBAR BEING THE **POINT OF BEGINNING** OF HEREIN TRACT OF LAND; THENCE LEAVING SAID WEST LINE, S86°30'53"E, A DISTANCE OF 30.02 FEET TO A FOUND 1/2" REBAR; THENCE N03°15'00"E, A DISTANCE OF 345.88 FEET TO A FOUND 5/8" REBAR REBAR;
THENCE S86°49'24"E, A DISTANCE OF 629.46 FEET TO A FOUND 5/8" REBAR;
THENCE S03°14'32"W, A DISTANCE OF 225.33 FEET TO A SET 1/2" REBAR PLS #1762;
THENCE N86°56'16"W, A DISTANCE OF 359.64 FEET TO A SET 1/2" REBAR PLS #1762;
THENCE S03°15'41"W, A DISTANCE OF 121.11 FEET TO A FOUND 1/2" REBAR, THENCE S03°15'41"W, A DISTANCE OF 45.89 FEET TO FOUND 1/2" REBAR; THENCE N86°51'09"W, A DISTANCE OF 299.85 FEET TO A SET 1/2" REBAR PLS #1762 ON WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, THENCE N03°15'56"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 47.49 FEET TO THE **POINT OF BEGINNING**, CONTAINING 4.33 ACRES OR 188,664 SQUARE FEET, MORE OR LESS;

LESS & EXCEPT THAT PORTION TO BE DEDICATED TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING A FOUND 1/2" PINCH PIPE ACCEPTED AS THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, THENCE S03°15'04"W, ALONG THE WEST LINE THEREOF, A DISTANCE OF 757.57 FEET TO A FOUND 1/2" REBAR BEING THE **POINT OF BEGINNING** OF HEREIN TRACT OF LAND; THENCE LEAVING SAID WEST LINE, S86°30'53"E, A DISTANCE OF 30.02 FEET TO A FOUND 1/2" REBAR; THENCE S04°40'20"W, A DISTANCE OF 47.33 FEET TO A FOUND 1/2" REBAR; THENCE N86°51'09"W, A DISTANCE OF 28.86 FEET TO A SET 1/2" REBAR ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, THENCE N03°15'56"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 47.49 FEET TO THE **POINT OF BEGINNING**; CONTAINING 0.03 ACRES OR 1,395.4 SQUARE FEET, MORE OR LESS;

ALSO, TOGETHER WITH A 24' INGRESS AND EGRESS EASEMENT AS DESCRIBED IN SALINE COUNTY DOCUMENT NUMBER 2021-015929;

ALSO, SUBJECT TO A 20' INGRESS/EGRESS & UTILITY EASEMENT OVER THE FOLLOWING DESCRIBED PROPERTY:
PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 01 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING A FOUND 1/2" PINCH PIPE ACCEPTED AS THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE S03°15'04"W, ALONG THE WEST LINE THEREOF, A DISTANCE OF 757.57 FEET TO A FOUND 1/2" REBAR; THENCE N03°15'56"E, A DISTANCE OF 47.49 FEET TO THE **POINT OF BEGINNING** OF SAID EASEMENT; THENCE N03°15'56"E, A DISTANCE OF 20.00 FEET; THENCE S86°51'09"E, A DISTANCE OF 279.85 FEET; THENCE N03°15'41"E, A DISTANCE OF 45.86 FEET; THENCE S86°56'16"E, A DISTANCE OF 20.00 FEET; THENCE S03°15'41"W, A DISTANCE OF 65.89 FEET; THENCE N86°51'09"W, A DISTANCE OF 299.85 FEET TO THE POINT OF BEGINNING; CONTAINING 0.16 ACRE OR 6,914 SQUARE FEET, MORE OR LESS.

TRACT 2

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 01 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING A FOUND 1/2" PINCH PIPE ACCEPTED AS THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE S03°15'04"W, ALONG THE WEST LINE THEREOF, A DISTANCE OF 757.57 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID WEST LINE, S86°30'53"E, A DISTANCE OF 30.02 FEET TO A FOUND 1/2" REBAR; THENCE N03°15'00"E, A DISTANCE OF 345.88 FEET TO A FOUND 5/8" REBAR REBAR; THENCE S86°49'24"E, A DISTANCE OF 629.46 FEET TO A FOUND 5/8" REBAR; THENCE S03°14'32"W, A DISTANCE OF 225.33 FEET THE **POINT OF BEGINNING** OF HEREIN TRACT OF LAND; THENCE S03°14'32"W, A DISTANCE OF 121.11 FEET TO A FOUND 2" PIPE; THENCE N86°56'16"W, A DISTANCE OF 359.68 FEET TO A FOUND 1/2" REBAR; THENCE N03°15'41"E, A DISTANCE OF 121.11 FEET TO A SET 1/2" REBAR PLS #1762; THENCE S86°56'16" E A DISTANCE OF 359.64 FEET TO THE POINT OF BEGINNING; CONTAINING 1.00 ACRE OR 43,557 SQUARE FEET, MORE OR LESS;

ALSO, TOGETHER WITH A 24' INGRESS AND EGRESS EASEMENT AS DESCRIBED IN SALINE COUNTY DOCUMENT NUMBER 2021-015929;

ALSO, TOGETHER WITH A 20' INGRESS/EGRESS & UTILITY EASEMENT OVER THE FOLLOWING DESCRIBED PROPERTY:
PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 01 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING A FOUND 1/2" PINCH PIPE ACCEPTED AS THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE S03°15'04"W, ALONG THE WEST LINE THEREOF, A DISTANCE OF 757.57 FEET TO A FOUND 1/2" REBAR; THENCE N03°15'56"E, A DISTANCE OF 47.49 FEET TO THE **POINT OF BEGINNING** OF SAID EASEMENT; THENCE N03°15'56"E, A DISTANCE OF 20.00 FEET; THENCE S86°51'09"E, A DISTANCE OF 279.85 FEET; THENCE N03°15'41"E, A DISTANCE OF 45.86 FEET; THENCE S86°56'16"E, A DISTANCE OF 20.00 FEET; THENCE S03°15'41"W, A DISTANCE OF 65.89 FEET; THENCE N86°51'09"W, A DISTANCE OF 299.85 FEET TO THE POINT OF BEGINNING; CONTAINING 0.16 ACRE OR 6,914 SQUARE FEET, MORE OR LESS.

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

3/11/22
Date of Execution

Name: Ahran Washington

Source of Title: Saline County Deed Book 2021 Page 015929.

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this plat correctly represents a survey completed by me, or under my supervision, that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Titles; and that all monuments which were found or placed on the property are correctly described and located.

3/31/2022
Date of Execution

Name: Jonathan L. Hope,
Registered Professional
Land Surveyor, No. 1762
Arkansas

CERTIFICATE OF FINAL APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____ 20___. All documents is hereby accepted, and this certificate executed under the authority of said rules and regulations.

3/31/22
Date of Execution

Rick Johnson
Bryant Planning Commission

REGISTERED
STATE OF ARKANSAS
NO. 1762
SIGNATURE
JONATHAN L. HOPE
3/31/22
PROFESSIONAL LAND SURVEYOR

HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
TEL (501) 315-2626
FAX (501) 315-0024
www.hopeconsulting.com

For the Exclusive Use and Benefit of:
Ahran Washington;

Address 1907 Johnswood Road
Bryant, Arkansas 72022
Date 12/03/2021

500	01S	14W	0	23	240	62	1762

By affixing my seal and signature, I Jonathan L. Hope, PLS No, 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.

This survey was based on legal descriptions and title work furnished by others. No investigation or independent search has been made for easements of record, encumbrances, restrictive covenants, ownership title information, or any other facts which an accurate and current title search may disclose.

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0380E , dated: 06/05/2020.

100' 50' 0' 100'

LEGEND
- Aliquot Corner
- Found Monument
- Set ½" Rebar
- Computed point
- (M)-Measured
- (P)-Platted
- -Fence

Drawn By: JPP Checked: _____