1109-A North Reynolds Road - R-E to C-2

ORDINANCE NUMBER 2023- __

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BRYANT TO REZONE CERTAIN PROPERTY FROM R-E 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 zoned to a classification of C-2 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 _____, 2023.

_____
Mayor Allen E. Scott

ATTEST:

_____
Mark Smith, City Clerk


1.6ac
1,110.7'
Dogwood Place Dr
White Blossom Cir
N Reynolds Rd
Bame Cir
Sullivan Dr
Rogers Dr
School Dr
Harris St
N
W
E
S
0 0.0175 0.035 0.07 0.105 0.14
mi

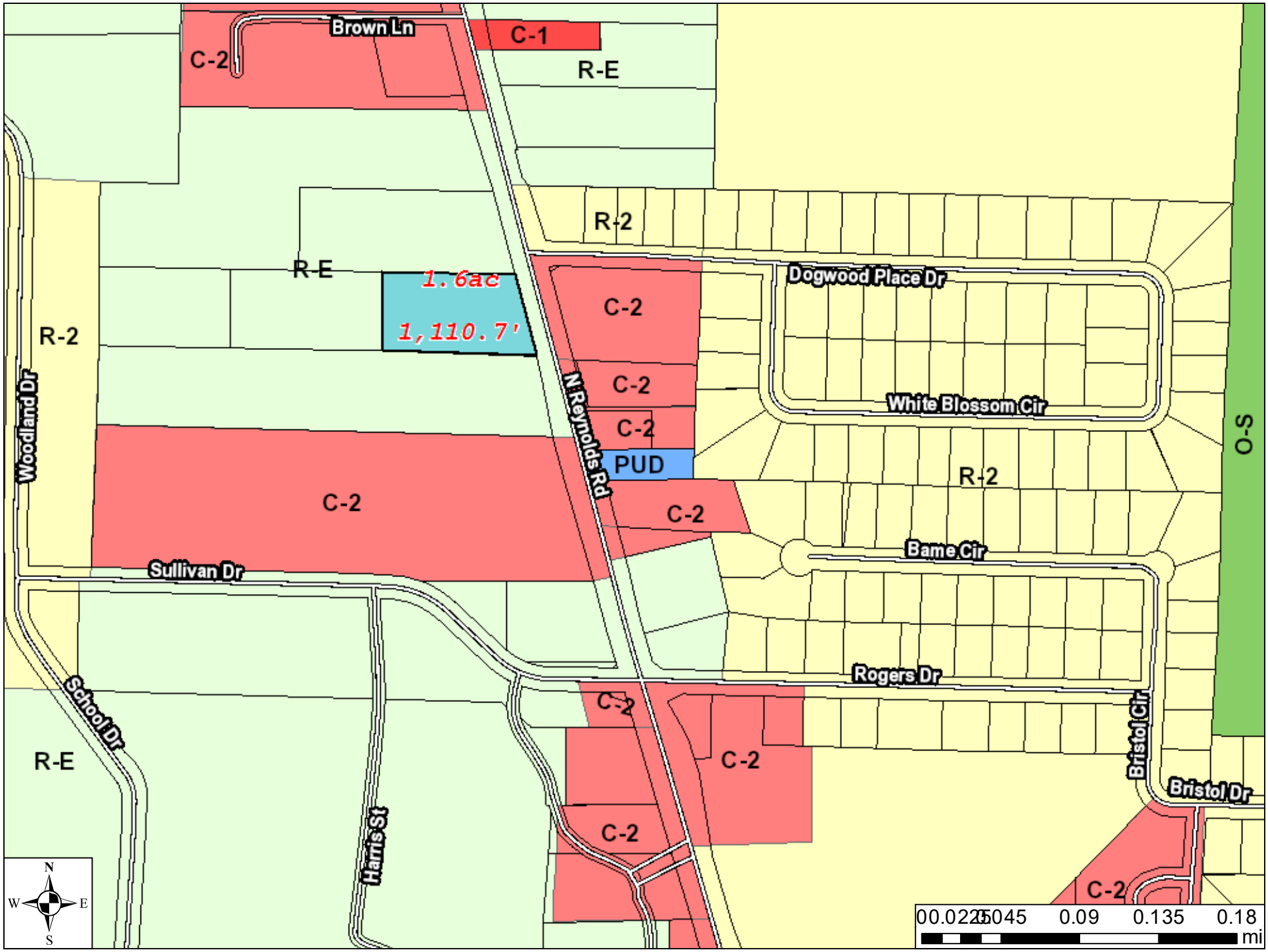

Brown Ln
C-1
C-2
R-E
R-2
1.6ac
1,110.7'
Dogwood Place Dr
White Blossom Cir
Woodland Dr
N Reynolds Rd
PUD
O-S
Bame Cir
Sullivan Dr
Rogers Dr
School Dr
Harris St
Bristol Cir
Bristol Dr
N
W
E
S
0 0.022.5045 0.09 0.135 0.18
mi

Exhibit A

The property located at 1109-A North Reynolds Road in Bryant is being considered for re-zoning from R-E to C-2. The property is more particularly described as follows:

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2 SW1/4) OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **BEGINNING** AT A COMPUTED POINT IN THE CENTERLINE OF HIGHWAY #183 (NORTH REYNOLDS ROAD), WHICH IS 480 WEST AND 225 FEET SOUTH OF THE NORTHEAST CORNER OF THE SAID N1/2 SW1/4; THENCE S14°37'49"E - 207.85 FEET ALONG SAID CENTERLINE OF HIGHWAY #183 TO A COMPUTED POINT; THENCE LEAVING SAID CENTERLINE OF HIGHWAY #183, N88°10'53"W - 399.64 FEET TO A FOUND 5/8" REBAR; THENCE N1°41'58"E - 198.93 FEET TO A FOUND BENT 1/2" REBAR; THENCE S88°15'00"E - 341.20 FEET TO THE **POINT OF BEGINNING**, CONTAINING 1.69 ACRES, MORE OR LESS. SUBJECT TO A RIGHT OF WAY FOR (HIGHWAY #183) REYNOLDS ROAD AND UTILITY EASEMENT ALONG EAST LINE. ALSO SUBJECT TO A 10 FOOT EASEMENT FOR A DRIVEWAY.

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

March 8, 2023

Mr. Truett Smith
Bryant Planning Coordinator/Planning Commission Secretary
210 SW 3rd Street
Bryant, AR 72022

Re: Rezone Application – 1109-A North Reynolds Road Parcel Number 840-14297-000

Dear Mr. Smith:

Please allow this letter and following list of enclosures to serve as my application for rezone of the referenced property located at 1109-A North Reynolds Road. We are seeking a rezone from R-E to C-2 to build chiropractic center on the property. It is my desire that this matter be included on the agenda for your April 2023 City of Bryant Planning Commission Meeting.

List of Enclosures

- Affidavit
- Rezone Application
- Rezone – Public Notice
- Property Survey

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

AFFIDAVIT

I, Michael Butler, Butler Wealth Capital, LLC certify by my signature below that I hereby authorize Vernon Williams of GarNat Engineering, LLC to act as Butler Wealth Capital, LLC's agent regarding the Planning Commission Approval of the proposed development at 1109 N Reynolds Road.

Michael Butler
Butler Wealth Capital, LLC

03/07/2023
Date

Subscribed and sworn to me a Notary Public on this 7TH day of MARCH, 2023.

Notary Public

My Commission Expires:
02-05-2031

GEORGE P. WOODEN
Notary Public-Arkansas
Saline County
My Commission Expires 02-05-2031
Commission # 12714343

LEGEND

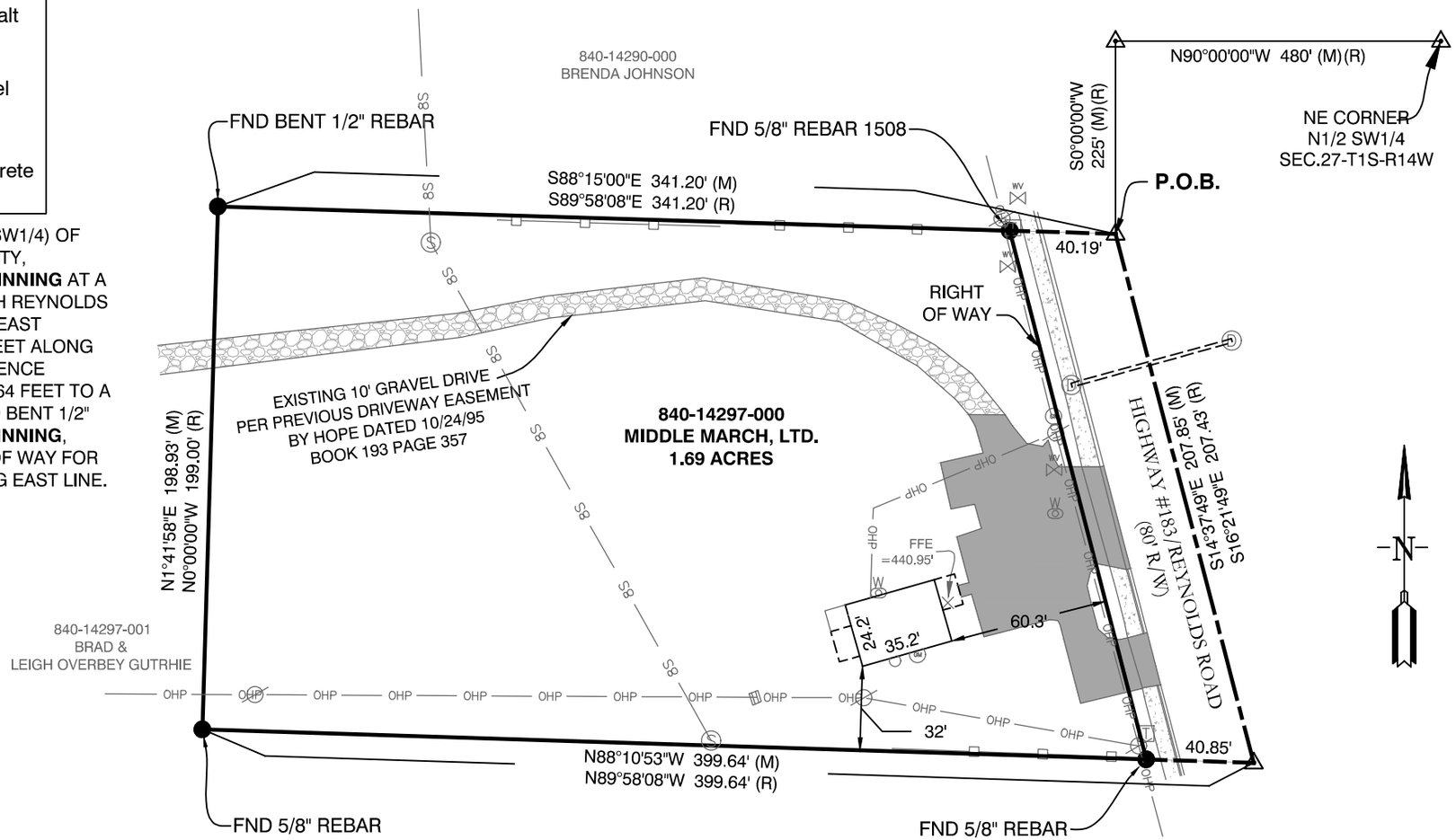
- Computed point
- Found monument
- Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Recorded Survey
- (P)-Platted
- -Power Pole
- -Sanitary Sewer
- -Water Valve
- -Storm Drain
- -Telephone Ped.
- -Water Meter
- -Gas Meter
- -Asphalt
- -Gravel
- -Concrete

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12-12-22



DOCUMENTS USED FOR THE PREPARATION OF THIS SURVEY:

- PREVIOUS SURVEY BY HOPE CONSULTING DATED 10/24/95

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 AUG 16, 2020.

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 05125C0380D EFFECTIVE DATE JUNE 19, 2012.

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES. COORDINATES WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

BOUNDARY/ TOPOGRAPHIC SURVEY

1109 N REYNOLDS ROAD
BRYANT, ARKANSAS
72202
SALINE COUNTY

FOR THE USE & BENEFIT OF:

KENNY WHITFIELD

GNE Designing our client's success

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt. Carmel Rd
Bryant, AR 72022
garnatengineering@gmail.com

PROJECT NO: 22203

DATE: DEC. 12, 2022