Parcel Number 840-11661-034
- Henry Ave - R-2 to C-2

ORDINANCE NUMBER 2023- __

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

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

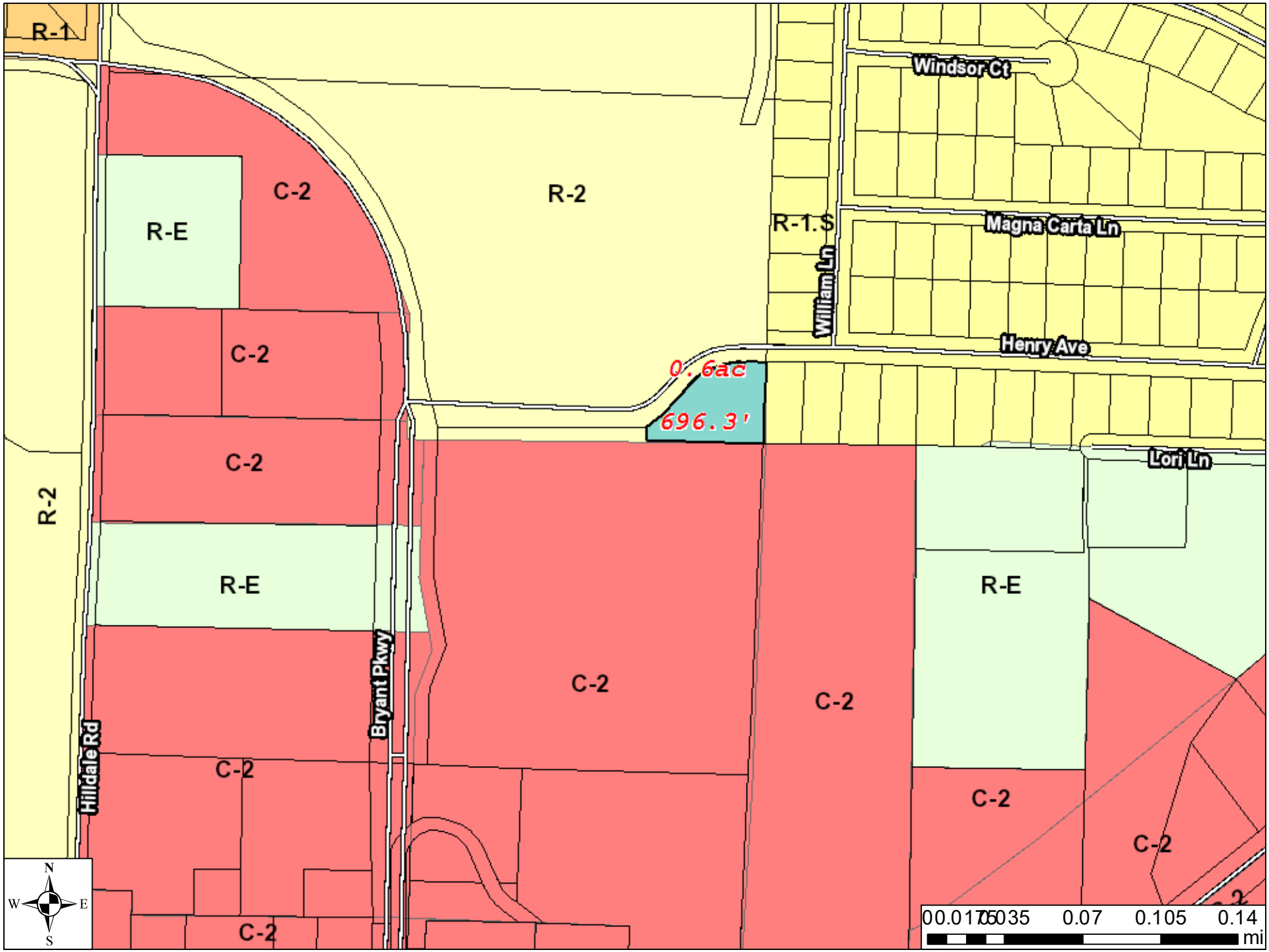
DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRYANT, ARKANSAS, on this the _____ day of _____, 2023.

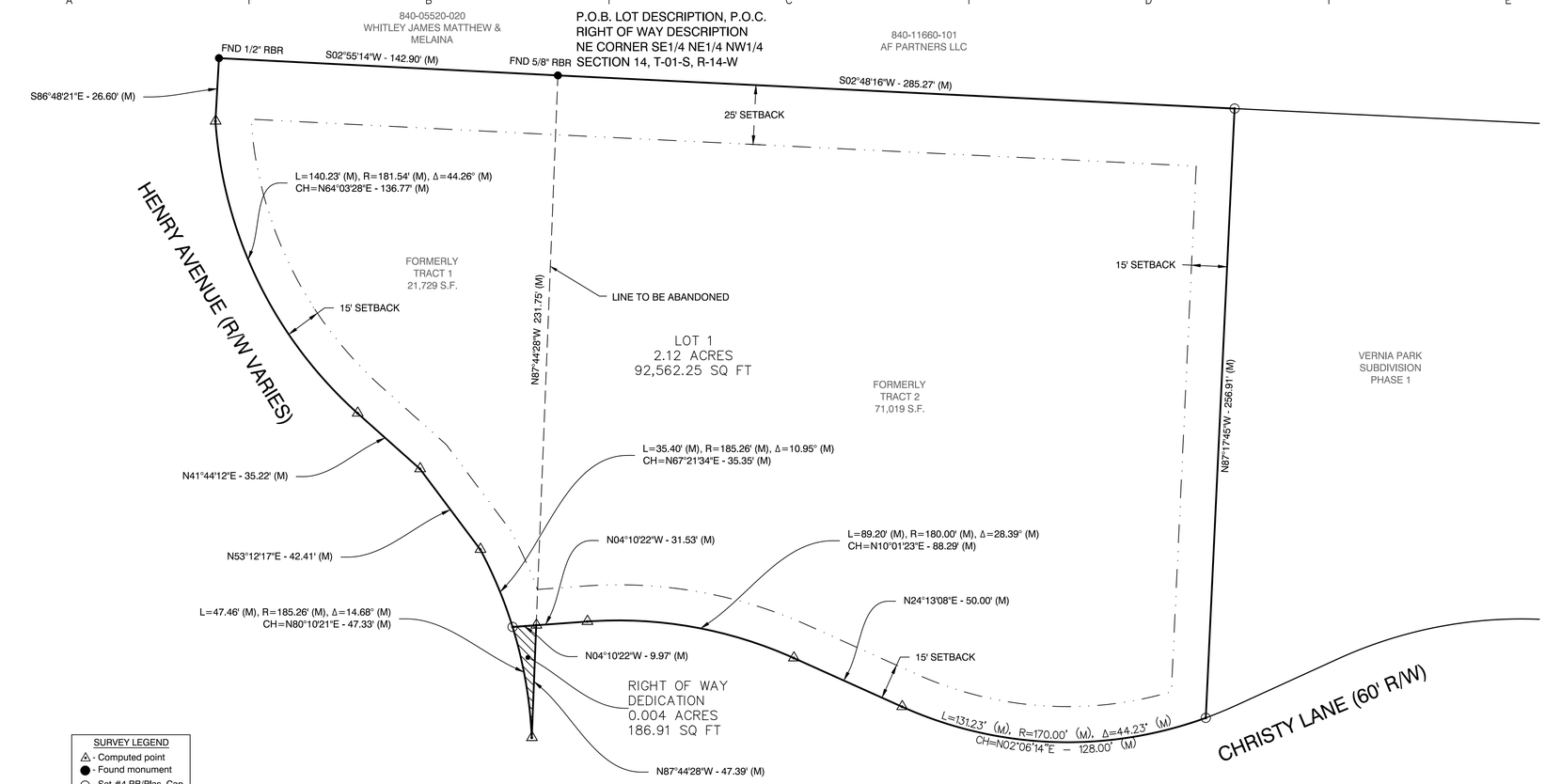
_____
Mayor Allen E. Scott

ATTEST:

_____
Mark Smith, City Clerk


Windsor Ct
William Ln
Magna Carta Ln
Henry Ave
0.6ac
696.3'
Lori Ln
Bryant Pkwy
Hilldale Rd
N
W
E
S
0 0.0175 0.035 0.07 0.105 0.14
mi


R-1
R-2
C-2
R-E
R-1.5
Windsor Ct
Magna Carta Ln
William Ln
Henry Ave
0.6ac
696.3'
Lori Ln
Hilldale Rd
Bryant Pkwy
N
W
E
S
0 0.0175 0.035 0.07 0.105 0.14
mi



SURVEY LEGEND
- △ - Computed point
- ● - Found monument
- ⊙ - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Record
- (P)-Platted

VERNIA PARK NORTHEAST SUBDIVISION PHASE 1 FINAL PLAT

PLAT CERTIFICATES:

OWNER:
Name: EVA Real Estate, LLC
Address: P.O. Box 241273, Little Rock, AR 72223

DEVELOPER:
Name: EVA Real Estate, LLC
Address: P.O. Box 241273, Little Rock, AR 72223

CERTIFICATE OF RECORDING:

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.

Date: _____ Signed: _____
Tanja Eckart
EVA Real Estate, LLC

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# _____

CERTIFICATE OF ENGINEERING ACCURACY:
I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: _____ Signed: _____
Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

CERTIFICATE OF SURVEYING ACCURACY:
I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made 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 Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: _____ Signed: _____
George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:
Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date: _____ Signed: _____
Rick Johnson, Chairman
Bryant Planning Commission

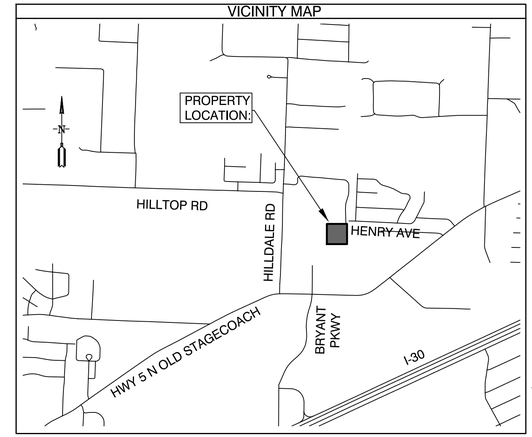
30' 15' 0 30'

SURVEY PLAT CODE:
500-01S-14W-0-14-410-62-1573

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
VERNON J. WILLIAMS
NO. 9551

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

VICINITY MAP



PROPERTY DESCRIPTION:

LOT 1 - 2.12 ACRES (92,562 SQUARE FEET)
PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NE1/4 NW1/4) AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NE1/4 NW1/4) ALL IN SECTION 14, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **BEGINNING** AT A FOUND 5/8" REBAR FOR THE NORTHEAST CORNER OF THE SAID SE1/4 NE1/4 NW1/4; THENCE S 02°48'16" W, ALONG THE EAST LINE OF SAID SE1/4 NE1/4 NW1/4, FOR A DISTANCE OF 285.27 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 87°17'45" W, LEAVING SAID EAST LINE, A DISTANCE OF 256.91 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY LINE OF CHRISTY LANE; THENCE ALONG THE SAID EAST RIGHT OF WAY THE FOLLOWING CALLS: THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 170 FEET AND A LENGTH OF 131.23 FEET, WHOSE CHORD BEARS N 02°06'14" E - 128.00 FEET, THENCE N 24°13'08" E - 50.00 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 180 FEET AND A LENGTH OF 89.20 FEET, WHOSE CHORD BEARS N 10°01'23" E - 88.29 FEET, THENCE N 04°10'22" W - 31.53 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE INTERSECTION WITH THE SOUTH RIGHT OF WAY OF HENRY AVENUE; THENCE ALONG THE SAID SOUTH RIGHT OF WAY THE FOLLOWING CALLS: THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 185.26 FEET AND A LENGTH OF 35.40 FEET, WHOSE CHORD BEARS N 67°21'34"E - 35.35 FEET, THENCE N 53°12'17" E - 42.41 FEET, THENCE N 41°44'12" E - 35.22 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 181.54 FEET AND A LENGTH OF 140.23 FEET, WHOSE CHORD BEARS N 64°03'28" E - 136.77 FEET, THENCE S 86°48'21" E - 26.60 FEET TO A FOUND 1/2" REBAR LOCATED ON THE EAST LINE OF THE SAID NE1/4 NE1/4 NW1/4; THENCE S 02°55'14" W, LEAVING SAID SOUTH RIGHT OF WAY OF HENRY AVENUE AND ALONG THE EAST LINE OF THE SAID NE1/4 NE1/4 NW1/4 FOR A DISTANCE OF 142.90 FEET TO THE **POINT OF BEGINNING**, CONTAINING 2.12 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD AND THE RIGHTS OF WAY OF HENRY AVENUE AND CHRISTY LANE. LESS AND EXCEPT RIGHT OF WAY DEDICATION BELOW.

RIGHT OF WAY DEDICATION - 0.004 ACRES (187 SQUARE FEET)
PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NE1/4 NW1/4) SECTION 14, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 5/8" REBAR FOR THE SOUTHEAST CORNER OF THE SAID NE1/4 NE1/4 NW1/4; THENCE N 87°44'28" W, ALONG THE SOUTH LINE OF SAID NE1/4 NE1/4 NW1/4, FOR A DISTANCE OF 231.75 FEET TO A COMPUTED POINT ON THE EAST RIGHT OF WAY OF CHRISTY LANE FOR THE **POINT OF BEGINNING**; THENCE CONTINUING N 87°44'28" W, ALONG SAID SOUTH LINE, A DISTANCE OF 47.39 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY OF HENRY AVENUE; THENCE ALONG SAID SOUTH RIGHT OF WAY AND A CURVE TO THE LEFT WITH A RADIUS OF 185.26 FEET AND A LENGTH OF 47.46 FEET, WHOSE CHORD BEARS N 80°10'21" E - 47.33 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 04°10'22" E, LEAVING SAID SOUTH RIGHT OF WAY OF HENRY AVENUE FOR A DISTANCE OF 9.97 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.004 ACRES (187 SQUARE FEET), MORE OR LESS.

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: C-2

SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS (SB):
FRONT - 15'
REAR - 25'
INTERIOR (SIDE) - 15' UNLESS OTHERWISE NOTED
EXTERIOR - 15'

LOT CORNERS: SET #4 REBAR WITH CAP

DOCUMENTS USED:

- VERNIA PARK SUBDIVISION PHASE 1 FINAL PLAT BY ZANE ROBBINS PLS #1853

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).

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 MARCH 10, 2023.

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 05125C0240E EFFECTIVE DATE JUNE 05, 2020.

BY	REVISION	DATE

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

VERNIA PARK NORTHEAST
SUBDIVISION PHASE 1
HENRY AVENUE
BRYANT, ARKANSAS 72019

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

CONTENTS:
FINAL PLAT

PROJECT NO:
22140

DATE:
MARCH 10, 2023

SHEET NO:
V1.0

a:\Projects\2022 Projects\22140 Vernia Office Park\Drawings\Survey\22140-John Eckert-New Lot-Subdivision-030223.dwg

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

March 10, 2023

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

Re: Rezone Application – A New Elite Volleyball Academy Gym
Parcel Number 840-11661-034

Dear Mr. Smith:

Please allow this letter and following list of enclosures to serve as my application for rezone of the referenced property located near intersection of Bryant Pkwy & Henry Ave. We are seeking a rezone from R-2 to C-2 to build a volleyball academy. 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

Exhibit A

LOT 1 - 2.12 ACRES (92,562 SQUARE FEET)

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