AGENDA ITEM HISTORY SHEET

ITEM TITLE	AGENDA NO. 7
1710 Shoal Road - Rezoning from R-E to R-1	AGENDA DATE: 6/25/2024

FUNDING CERTIFICATION (Finance Director) (Signature, if applicable)

MANAGEMENT STAFF REVIEW (Signature)

MAYOR (Signature)

ITEM HISTORY (Previous Council reviews, action related to this item, and other pertinent history)

DRC 5/30/24 - Rec. Approval to Planning Commission. Planning Commission 6/10/24 - Public hearing on rezoning, Unanimously voted to approve the rezoning. Based on Approval by Planning Commission, it is Recommended to City Council for Approval.

ITEM COMMENTARY (Background discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

This property currently has an existing duplex and is zoned R-E. By rezoning the property to R-1, the property would come into conformance with the code due to R-1 allowing for duplexes. By rezoning the lot, the owners of the property would then be allowed to rebuild the duplex if it were ever torn down or destroyed. There are other R-1 zoned properties in the area and the proposed zoning would comply with the comprehensive growth plan. There were no comments made for or against the rezoning during the public hearing for this item at the Planning Commission meeting. See the attached documents for more information on the location of this property.

(This section to be completed by the Mayor)

ACTION PROPOSED (Motion for Consideration)

Motion to approve the ordinance to rezone the property from R-E to R-1.

1710 Shoal Road –
R-E to R-1

ORDINANCE NUMBER 2024- __

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BRYANT TO REZONE CERTAIN PROPERTY FROM R-E 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 _____, 2024.

_____
Mayor, Chris Treat

ATTEST:

_____
Mark Smith, City Clerk

Exhibit A

Legal Description – 1710 Shoal Road

A part of the NW1/4 NE1/4, Section 28, Township 1 South, Range 14 West, Saline County, Arkansas described as follows: Commencing at the Northwest corner of the NW1/4 NE1/4, Section 28, thence run South 479.0 feet; thence run East 1014.5 feet; thence run South 01 deg. 35 min. 40 sec. East 356.72 feet to a point of beginning; thence run South 01 deg. 35 min. 40 sec. East, 212.25 feet to a point, thence run West 307.85 feet; thence run North 02 deg. 35 min. 29 Sec West 212.25 feet; thence run East 307.85 feet to the point of beginning.

William Kalkbrenner
1710 Shoal Rd., Bryant, AR 72022
501-529-7995
w.kalkbrenner@gmail.com

April 25th, 2024

Colton Leonard
City Planner – City of Bryant, AR
210 SW 3rd. St., Bryant, AR 72022
501-943-0301

Rezoning of 1710 Shoal Rd., Bryant, AR 72202 – From R-E to R1

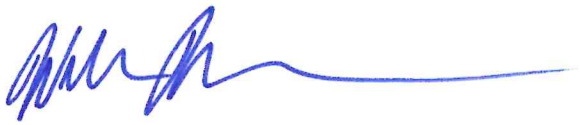
Mr. Leonard,

I am writing to request that 1710 Shoal Rd., Bryant, AR 72202 be rezoned from R-E to R-1. The property is now connected to City of Bryant sanitary sewer, allowing a transition from the R-E zoning designation.

I would like to request that this rezoning be formally placed on the City of Bryant Planning Commission Agenda.

Any help that you may be able to provide in this matter would be greatly appreciated.

Sincerely,



William Kalkbrenner

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: 4-25-24

Applicant or Designee:

Name William Kalkbrenner
Address 1710 Shoal Road
Phone 501-529-7995
Email Address W.Kalkbrenner@gmail.com

Property Owner (If different from Applicant):

Name _____
Address _____
Phone _____
Email Address _____

Property Information:

Address 1710 Shoal Road
Parcel Number 840-14867-000
Existing Zoning Classification R-E
Requested Zoning Classification R-1
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)
- NA ☒ 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 William Kalkbrenner, 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