# AGENDA ITEM HISTORY SHEET

| ITEM TITLE | AGENDA NO. 6 |
|---|---|
| Hill Valley Estates - PUD Rezoning | 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 and the PUD Zoning Plan, Unanimously voted to approve the PUD Zoning Plan and 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.

A PUD rezoning is unique compared to a standard rezoning. Normally a rezoning goes from one standard zoning district to another, and that property can then have any of the uses that are allowed for that disctrict according to the code. For a PUD rezoning, the applicant proposes a use, via a PUD Zoning Plan for the property, that normally wouldn't fit into a standard zoning disctrict. If the PUD Zoning Plan goes through the process and is approved by Planning Commission and by City Council through ordinace to rezone the property, then that approve plan becomes the use and "zoning" for the property. Any deviations from that use and Zoning Plan would require the property to come back through the rezoning process for an approval. The use of this PUD is for a 75 lot subdivion of duplexes with built in green spaces and amenities. See attached Zoning Plan documents for more information on the planned use.

(This section to be completed by the Mayor)

**ACTION PROPOSED** (Motion for Consideration)

Approval for the Rezoning of the Property from R-E and C-2 to PUD based on the PUD Zoning Plan.

**Hill Valley Estates**
**C-2 and R-M to PUD**

# ORDINANCE NUMBER 2024- ___

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BRYANT TO REZONE CERTAIN PROPERTY FROM C-2 AND R-M TO PUD.**

**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 PUD 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 _____, 2024.**

_____
Mayor, Chris Treat

ATTEST:

_____
Mark Smith, City Clerk

Exhibit A

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND NAIL FOR THE SOUTHEAST CORNER OF THE SAID SE1/4 SW1/4; THENCE N89°13'13"W - 181.11 FEET ALONG THE SOUTHLINE THEREOF TO A FOUND 2" GALVANIZED PIPE FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, N88°58'06"W - 484.20 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID SOUTH LINE, N3°14'21"E - 283.77 FEET TO A FOUND1" PIPE; THENCE S88°52'40"E - 162.83 FEET TO A FOUND 5/8" REBAR; THENCE N2°31'32"E - 575.21 FEET TO A FOUND 3/4" PIPE LOCATED ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 5 NORTH; THENCE N65°14'19"E - 206.50 FEET ALONG SAID RIGHT OF WAY TO A FOUND1" PIPE; THENCE CONTINUING ALONG SAID RIGHT OF WAY, N66°22'14"E - 92.03 FEET TO A FOUND 5/8" REBAR W/CAP #1141; THENCE LEAVING SAID RIGHT OF WAY, S25°06'56"E - 90.04 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE S1°22'59"W - 148.71 FEET TO A FOUND 5/8" REBAR W/CAP #128; THENCE S2°00'24"W - 757.15 FEET TO THE POINT OF BEGINNING, CONTAINING 7.74 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF HIGHWAY 5 NORTH.

Know what's below. Call before you dig.

SW 1/4 SW 1/4 SECTION 12 T-1-S R-14-W

ARKANSAS STATE HIGWAY NO. 5 (APPARENT 60' R/W)

FND. 1/2" REBAR, NW CORNER, LOT 77, EAST RIDGE SUBD., PH1

N66°25'13"E 152.88'

N66°31'07"E 164.56'

GAP IN TITLE LINES OF SUBJECT PROPERTY AND EAST RIDGE SUBDIVISION, PHASE 1

COMPUTED LOCATION FROM EAST RIDGE SUBDIVISION NE CORNER, NE1/4, NE1/4, SEC. 14, T-1-S, R-14-W

MIDLAND ROAD

FND. 2" PIPE

N65°24'25"E 115.83'

25' BUILDING SETBACK LINE

WEST LINE, EAST RIDGE SUBDIVISION, PHASE 1

INT. OF EAST LINE, NE1/4, NE1/4, AND SOUTH R/W OF ARK. HWY. 5 FND. 1/2" REBAR (PS 1664)

N2°11'32"E 149.59'

SE 1/4 SE 1/4 SECTION 11 T-1-S R-14-W

N63°29'03"E 139.43'

EXISTING DWELLING

S02°13'34"W 386.25'

FND. 1/2" REBAR P.L.S. 1664

N59°48'07"E 258.04'

N88°16'25"W 53.10'

10' BUILDING SETBACK LINE

FND. 5/8" REBAR (PS 128)

EAST LINE, NE1/4, NE1/4

FND. 1" PIPE NW CORNER, LOT 68, EAST RIDGE SUBD., PH1 (BEARS S6°35'26"E 14.32')

FND. 1" PIPE (BEARS N62°53'12"W 12.96')

FND. 1/2" REBAR P.L.S. 1664

N56°17'39"E 187.00'

GAP AREA 0.19 AC 8201.7 SF

N2°11'32"E 390.00'

FND. 1/2" REBAR P.L.S. 1664

HENRY AVE.

N52°36'30"E 269.91'

25' BUILDING SETBACK LINE

WEST LINE, EAST RIDGE SUBDIVISION, PHASE 1

10' BUILDING SETBACK LINE

N52°34'41"E 14.32'

FND. 1/2" REBAR P.L.S. 1467

FND. 1/2" REBAR P.L.S. 1664

EAST RIDGE SUBDIVISION PHASE I ZONING R-1

EXISTING PRIVATE ACCESS ROAD

NE 1/4 NE 1/4 SECTION 14 T-1-S R-14-W

**LOT 3**
18.82 ACRES
819894 Sq. Ft.

NW 1/4 NW 1/4 SECTION 12 T-1-S R-14-W

N2°43'40"E 673.83'

PRIVATE ACCESS RD

N2°11'32"E 547.38'

S02°43'40"W 1045.67'

N32°51'44"W 436.06'

10' BUILDING SETBACK LINE

ONE LIFE CHURCH INC 840-11660-040 ZONING C-2

FND. 1/2" REBAR P.L.S. 1467

FND. 1/2" REBAR P.L.S. 1467

N41°42'20"W 211.36'

FND. 1/2" REBAR P.L.S. 568

N88°05'03"W 115.16'

N88°43'01"W 138.08'

FND. 1/2" REBAR P.L.S. 1467

FND. 1/2" REBAR

96.88'

94.55'

N88°04'08"W 191.43'

FND. 1/2" REBAR P.L.S. 568

FND. 1/2" REBAR P.L.S. 1664

S88°04'08"E 145.03'

N68°44'33"E 334.66'

N02°11'32"E 245.95'

EXISTING GRAVEL

EXISTING ASPHALT DRIVE

**LOT 2**
3.95 ACRES
171998 Sq. Ft.

S2°43'40"W 371.84'

FND. 5/8" REBAR P.L.S. 0128

EAST RIDGE SUBDIVISION PHASE I ZONING R-1

COMPUTED LOCATION FROM EAST RIDGE SUBDIVISION SE CORNER, NE1/4, NE1/4, SEC. 14, T-1-S, R-14-W

N88°49'30"W 448.64'

EXISTING DWELLING

S87°51'51"E 267.64'

S89°05'22"E 297.60'

S89°16'26"E 291.29'

FND. AXLE

189.88'

S68°25'37"W 490.93'

75' BUILDING SETBACK LINE

25' BUILDING SETBACK LINE

TENNISON ALFRED A III & TONYA N 840-11660-500 ZONING R-E

SE 1/4 NE 1/4 SECTION 14 T-1-S R-14-W

28.63'

X 20.00'

25.00'

PROPOSED 20' INGRESS/EGRESS EASEMENT

PARCEL NO. 840-11660-450 ZONING R-E

POND

SW 1/4 NW 1/4 SECTION 13 T-1-S R-14-W

**LOT 1**
24.23 ACRES
1055487 Sq. Ft.

N02°24'48"E 1324.05'

N02°24'48"E 1134.17'

PARCEL NO. 840-11660-651 ZONING R-E

75' BUILDING SETBACK LINE

CITY OF BRYANT 20' UTILITY EASEMENT BOOK 98, 6876

EXISTING TREE BUFFER

25' BUILDING SETBACK LINE

S65°09'57"W 848.81'

ZONING C-3 PARCEL NO. 840-11640-241

ZONING C-3 PARCEL NO. 840-11640-236

N2°21'59"E 367.80'

84.33'

ZONING C-3 PARCEL NO. 840-11640-240

S24°50'41"E 327.00'

AIR EASEMENT

N65°10'33"E 680.63'

CITY OF BRYANT 25' SEWER EASEMENT

25.00'

20.00'

20' WATER LINE EASEMENT

FND. 1/2" REBAR

PARCEL NO. 840-11660-400

PROPOSED 20' INGRESS/EGRESS EASEMENT

27.50'

AIR EASEMENT

75' BUILDING SETBACK LINE

BILLBOARD SIGN EASEMENT

20.00'

25.00'

S65°09'57"W 711.59'

CENTERLINE I-30 SERVICE ROAD (INTERSTATE 30)

**POINT OF BEGINNING**
FND. 5/8" REBAR ACCEPTED AS SW CORNER, SW1/4, NW1/4, SEC. 13, T1S, R14W

S00°11'32"W 50.01'

PARCEL NO. 840-11676-000 ZONING C-3

FND. 5/8" REBAR P.L.S. 0128

FND. 1/2" REBAR (BEARS N70°21'E 0.41')

N88°43'09"W 67.64'

BASIS OF BEARING: GRID NORTH, ARKANSAS COORDINATE SYSTEM, SOUTH ZONE BY GPS OBSERVATION

100' 50' 0 100'

**OVERALL BOUNDARY PROPERTY DESCRIPTION FROM SURVEY**

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12; A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 13; AND A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14; ALL IN TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 5/8" REBAR ACCEPTED AS THE SOUTHWEST CORNER OF SAID SW1/4, NW1/4, SECTION 13;
THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'48" EAST, A DISTANCE OF 1,324.05 FEET, TO THE NORTHWEST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13;
THENCE ALONG THE WEST LINE OF SAID NW1/4, NW1/4 OF SECTION 13 NORTH 02°11'32" EAST, A DISTANCE OF 245.95 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE LEAVING SAID WEST LINE NORTH 88°04'08" WEST, A DISTANCE OF 191.43 FEET, TO A 1/2" REBAR AND CAP (PS 1467);
THENCE NORTH 41°42'20" WEST, A DISTANCE OF 211.36 FEET, TO A 1/2" REBAR AND CAP (PS 1467);
THENCE NORTH 32°51'44" WEST, A DISTANCE OF 436.06 FEET, TO A 1/2" REBAR AND CAP (PS 1467) TO THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 5;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING EIGHT CALLS: NORTH 52°34'41" EAST, A DISTANCE OF 14.32 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 52°36'30" EAST, A DISTANCE OF 269.91 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 56°17'39" EAST, A DISTANCE OF 187.00 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 59°48'07" EAST, A DISTANCE OF 258.04 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 63°29'03" EAST, A DISTANCE OF 139.43 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 65°24'25" EAST, A DISTANCE OF 115.83 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 66°31'07" EAST, A DISTANCE OF 164.56 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE NORTH 66°25'13" EAST, A DISTANCE OF 152.88 FEET, TO A 1/2" REBAR AND CAP (PS 1664) BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN WARRANTY DED DATED MARCH 30, 1963 AND FILED IN SALINE COUNTY DEED RECORD BOOK 112 AT PAGE 404;
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 5 ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED SOUTH 02°13'34" WEST, A DISTANCE OF 386.25 FEET, TO A 1/2" REBAR AND CAP (PS 1664) AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED;
THENCE NORTH 88°16'25" WEST, A DISTANCE OF 53.10 FEET, TO A 5/8" REBAR AND CAP (PS 128) ON THE EAST LINE OF LANDS DESCRIBED IN WARRANTY DEED DATED SEPTEMBER 21, 1951 AND FILED IN SALINE COUNTY DEED RECORD BOOK 64 AT PAGE 45;
THENCE SOUTH 02°43'40" WEST, A DISTANCE OF 1,045.67 FEET, TO A 5/8" REBAR AND CAP (PS 128) ON THE NORTH LINE OF SAID SW1/4, NW1/4 OF SECTION 13; SAID POINT BEING SOUTH 88°49'30" WEST, A DISTANCE OF 448.64 FEET FROM THE NORTHWEST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13;
THENCE SOUTH 87°51'51" EAST, A DISTANCE OF 267.64 FEET, TO A POINT SHOWN ON THE SOUTH LINE OF EAST RIDGE SUBDIVISION, PHASE 1, AS FILED AS SALINE COUNTY DOCUMENT 2007-061442;
THENCE ALONG SAID SOUTH LINE SOUTH 89°05'22" EAST, A DISTANCE OF 297.60 FEET, TO A POINT SHOWN ON SAID SOUTH LINE OF EAST RIDGE SUBDIVISION, PHASE 1;
THENCE ALONG SAID SOUTH LINE SOUTH 89°16'26" EAST, A DISTANCE OF 291.29 FEET, TO AN AXLE AT THE NORTHEAST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13;
THENCE ALONG THE EAST LINE THEREOF SOUTH 02°21'59" WEST, A DISTANCE OF 344.99 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE LEAVING SAID EAST LINE SOUTH 65°09'57" WEST, A DISTANCE OF 848.81 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
THENCE SOUTH 24°50'41" EAST, A DISTANCE OF 327.00 FEET, TO A 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF U.S. INTERSTATE 30;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 65°09'57" WEST, A DISTANCE OF 711.59 FEET, TO A 5/8" REBAR AND CAP (PS 128) AT THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY AND THE SOUTH LINE OF SAID SW1/4, NW1/4 OF SECTION 13;
THENCE ALONG SAID SOUTH LINE NORTH 88°43'09" WEST, A DISTANCE OF 67.64 FEET, TO A THE POINT OF BEGINNING; CONTAINING 47.00 ACRES (2,047,380.21 SQUARE FEET), MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 1762 — SIGNATURE — JONATHAN L. HOPE

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — NO. 20876 — KAZI TAMZIDUL ISLAM

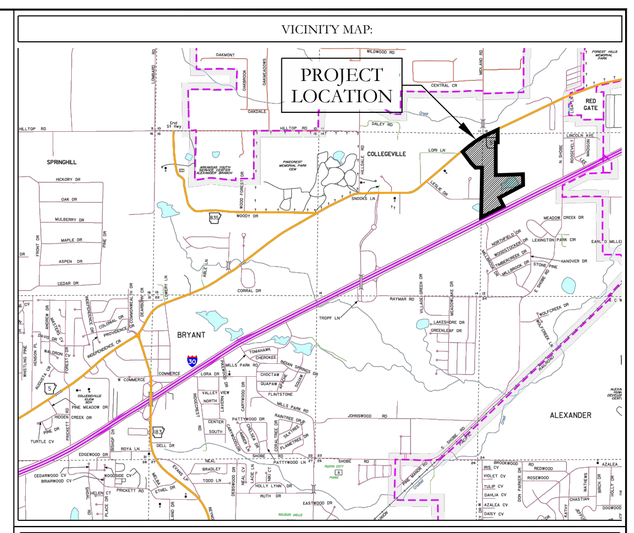
By affixing my seal and signature, I Jonathan L. Hope PLS No, 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05125C0365e, Dated: 06/05/2020 .

LEGEND
- Computed point
- Found monument
- Set Iron Pipe
(M) - Measured
(R) - Record
(D) - Deed

VICINITY MAP:




CERTIFICATIONS:

OWNER:
Name: ARKANSAS STORAGE XIV, LLC
Address: PO BOX 10
BRYANT, AR 72022

DEVELOPER:
Name: ARKANSAS STORAGE XIV, LLC
Address: PO BOX 10
BRYANT, AR 72022

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.

Source of Title: 2023-015797, 2023-015796, 2023-010005, 2023-017298

Date of Execution _____ Name: _____

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on _____, 2023; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source Title; and that all monuments which were found or placed on the property are correctly described and located..

Date of Execution

Signed: _____
Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762 Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Kazi Tamzidul Islam, 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 location, 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 of Execution

Kazi Tamzidual Islam
Registered Professional
Engineer, No. 20876 Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject of further provisions of said Rules and Regulations.

Date of Execution

Signed: _____
Rick Johnson, Chairman
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

OWNER: ARKANSAS STORAGE XIV, LLC, PO BOX 10, BRYANT, AR 72022

DEVELOPER/: SUBDIVIDER: ARKANSAS STORAGE XIV, LLC, PO BOX 10, BRYANT, AR 72022

ENGINEERS: HOPE CONSULTING INC., 129 N. MAIN STREET, BENTON, AR 72015

NAME OF SUBDIVISION:

ZONING CLASSIFICATION: C-2

SOURCE OF TITLE: SALINE COUNTY DOCUMENT 2023-015797, 2023-015796, 2023-010005, 2023-017298

NUMBER OF LOTS: 3

SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC COOP
SOURCE OF GAS: CENTERPOINT ENERGY

BUILDING SETBACKS:
FRONT - AS SHOWN
REAR - OR AS SHOWN
SIDE - OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - AS SHOWN
REAR - AS SHOWN
SIDE - AS SHOWN

LOT CORNERS: SET 1/2" REBAR WITH CAP


HOPE CONSULTING ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com


FOR USE AND BENEFIT OF:

**ARKANSAS STORAGE XIV, LLC**

PRELIMINARY PLAT
**FINLEY BUSINESS PARK**
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

| | | | |
|---|---|---|---|
| DATE: 01/19/2024 | C.A.D. BY: BJOHNSON | DRAWING NUMBER: 22-0800 | |
| REVISED: | CHECKED BY: | | |
| SHEET: | SCALE: 1" = 100' | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 500 | 01S | 14W | 0 | 14 | 110 | 62 | 1762 |
| 500 | 01S | 14W | 0 | 13 | 400 | 62 | 1762 |

K:\Land Projects\2044 Subdivisions\2022\22-0800 Stuart Finley 5 Duebes\22-0800-Preliminary Plat-01-11-2023- reconvey.dwg

HOPE CONSULTING

129 North Main Street, Benton, Arkansas 72015
(t) 501-315-2626 (e) www.HopeConsulting.com

February 2, 2024

Colton Leonard
City of Bryant
210 S.W. 3rd Street
Bryant, Arkansas 72022

RE: Legacy Woods: Planned Unit Development

Dear Mr. Leonard,

Colton,
I am writing to propose Legacy Woods, a vibrant new neighborhood within our community that promises to enhance the quality of life for its residents and contribute positively to the overall appeal of Bryant. This project will be proposed as a Planned Unit Development.

Located on 18.8 acres on Highway 5, this proposed neighborhood will consist of 78 residential lots thoughtfully designed to foster a sense of community and well-being. Emphasizing both recreation and relaxation, our plan includes a range of amenities aimed at promoting an active and social lifestyle.

Key features of the proposed neighborhood include:

*Walking trails weaving through lush greenery, providing residents with opportunities for exercise and leisurely strolls.
*Pickleball courts catering to the growing popularity of this engaging sport, encouraging friendly competition and camaraderie among neighbors.
*A fitness center equipped with modern facilities, allowing residents to pursue their health and wellness goals conveniently within the neighborhood.
*A welcoming clubhouse serving as a hub for community events, gatherings, and celebrations, fostering connections and a sense of belonging among residents.
*A thoughtfully designed playground providing safe and enjoyable recreational opportunities for children.
*A refreshing swimming pool offering a perfect retreat for relaxation and enjoyment during warm summer days.

Furthermore, we are committed to preserving green spaces within the neighborhood, with 4.15 acres designated as Common Usable Open Space. This area will not only enhance the aesthetic appeal of the neighborhood but also provide residents with additional recreational opportunities and a connection to nature.

Our vision for this neighborhood is to create a harmonious blend of modern living, recreational amenities, and natural beauty, offering residents a fulfilling and balanced lifestyle. We believe that this development aligns with the city's goals of promoting community well-being and sustainable growth.

We look forward to discussing this Planned Unit Development with you further and working collaboratively to bring this exciting project to fruition for the benefit of all Bryant residents.

Sincerely,

Jonathan Hope

**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: 4/24/2024

**Applicant or Designee:**

Name Jonathan Hope
Address 129 N Main St. Benton, AR
Phone 501-315-2626
Email Address jonathan@hopeconsulting.com

**Property Owner (If different from Applicant):**

Name Finley & Company
Address P.O Box 10 Bryant, AR
Phone 501-258-9646
Email Address stuart@finleyandcompany.com

**Property Information:**

Address 8800 HWY 5
Parcel Number Parcel #840-11640-124, 840-11660-000, 840-11660-010, 840-11660-020, 840-11634-600
Existing Zoning Classification C-2
Requested Zoning Classification PUD

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

**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 _____, 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, June 10, 2024 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 rezone request at the site of Parcel #840-11640-124, 840-11660-000, 840-11660-010, 840-11660-020, 840-11634-600 (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.*

*April 24, 2024*

RE: Rezoning Petition

The property located at Parcel #840-11640-124, 840-11660-000, 840-11660-010, 840-11660-020, 840-11634-600 is being considered for rezoning from C2 to PUD. The property is more particularly described as follows:

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 June 10, 2024 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 501-860-0467.

Thank you for your consideration in this matter.

Sincerely,

Jonathan Hope

*Jonathan Hope*

*Hope Consulting*

**PROPERTY DESCRIPTION:**

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12; A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 13; AND A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14; ALL IN TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR ACCEPTED AS THE SOUTHWEST CORNER OF SAID SW1/4, NW1/4, SECTION 13; THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'48" EAST, A DISTANCE OF 1,324.05 FEET, TO THE NORTHWEST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13; THENCE ALONG THE WEST LINE OF SAID NW1/4, NW1/4 OF SECTION 13 NORTH 02°11'32" EAST, A DISTANCE OF 245.95 FEET TO THE **POINT OF BEGINNING**, A 1/2" REBAR AND CAP (PS 1664); THENCE LEAVING SAID WEST LINE NORTH 88°04'08" WEST, A DISTANCE OF 191.43 FEET, TO A 1/2" REBAR AND CAP (PS 1467); THENCE NORTH 41°42'20" WEST, A DISTANCE OF 211.36 FEET, TO A 1/2" REBAR AND CAP (PS 1467); THENCE NORTH 32°51'44" WEST, A DISTANCE OF 436.06 FEET, TO A 1/2" REBAR AND CAP (PS 1467) TO THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 5; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING EIGHT CALLS: NORTH 52°34'41" EAST, A DISTANCE OF 14.32 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 52°36'30" EAST, A DISTANCE OF 269.91 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 56°17'39" EAST, A DISTANCE OF 187.00 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 59°48'07" EAST, A DISTANCE OF 258.04 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 63°29'03" EAST, A DISTANCE OF 139.43 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 65°24'25" EAST, A DISTANCE OF 115.83 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 66°31'07" EAST, A DISTANCE OF 164.56 FEET, TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 68°25'13" EAST, A DISTANCE OF 152.88 FEET, TO A 1/2" REBAR AND CAP (PS 1664) BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN WARRANTY DED DATED MARCH 30, 1963 AND FILED IN SALINE COUNTY DEED RECORD BOOK 112 AT PAGE 404; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 5 ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED SOUTH 02°13'34" WEST, A DISTANCE OF 386.25 FEET, TO A 1/2" REBAR AND CAP (PS 1664) AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED; THENCE NORTH 88°16'25" WEST, A DISTANCE OF 53.10 FEET, TO A 5/8" REBAR AND CAP (PS 128) ON THE EAST LINE OF LANDS DESCRIBED IN WARRANTY DEED DATED SEPTEMBER 21, 1951 AND FILED IN SALINE COUNTY DEED RECORD BOOK 64 AT PAGE 45; THENCE SOUTH 02°43'40" WEST, A DISTANCE OF 673.83 FEET, THENCE LEAVING SAID EAST LINE SOUTH 68°44'33" WEST, A DISTANCE OF 334.66 FEET TO A SET 1 /2" REBAR AND CAP (PS 1664); THENCE NORTH 88°04'08"W, A DISTANCE OF 145.03 FEET TO A THE POINT OF BEGINNING; CONTAINING 18.82 ACRES (819,895 SQUARE FEET), MORE OR LESS.

**NOTE:**
TRACTS 1, 2, 3 AND 4 WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR IMPROVEMENT DISTRICT.


ARKANSAS STATE HIGHWAY NO. 5 (APPARENT 60' R/W)
N59°44'07"E 258.04
N63°29'03"E 139.43
N65°24'25"E 115.83
N66°31'07"E 164.56'
N68°25'13"E 152.88
RIGHT OF WAY DEDICATION
COMPUTED LOCATION FROM EAST RIDGE SUBDIVISION NE CORNER, NE1/4, NE1/4, SEC. 14, T-1-S, R-14-W
EAST LINE, NE1/4, NE1/4
INT. OF EAST LINE, NE1/4, NE1/4, AND SOUTH R/W OF ARK. HWY. 5 SET 1/2" REBAR (PS 1664)
HIGHLAND ROAD
N52°34'41"E 14.32
FND. 1/2" REBAR (PS 1467)
RE-SET CORNER AT LOCATION SHOWN ON SURVEY BY FOSTER, PS 1467
HENRY AVE.
N52°36'30"E 269.91
N56°17'39"E 187.00
N59°48'07"E 258.04
BARBOSSA DRIVE (50' R/W)
ALAMEDA LOOP (50' R/W)
ACACIA DRIVE (50' R/W)
N32°51'44"W 436.06
N41°42'20"W 211.36
N88°43'01"W 138.08
N88°04'08"W 191.43
N88°04'08"W 145.03
POINT OF BEGINNING
FND. 1/2" REBAR P.L.S. 1664
FND. 1/2" REBAR (PS 1467)
FND. 5/8" REBAR (PS 128)
N88°16'25"W 53.10
S02°43'40"W 673.83
S68°44'33"W 334.66
S87°22'06"E 74.07
S87°22'06"E 100.23
S87°22'06"E 100.35
S87°22'06"E 100.48
S87°22'06"E 100.61
S87°22'06"E 100.73
S87°22'06"E 100.86
S87°22'06"E 100.99
S87°22'06"E 101.11
S87°22'06"E 101.24
S87°09'03"E 101.93
S87°09'03"W 100.00
S87°07'54"E 100.03
S87°07'54"W 100.00
S87°08'16"E 100.00
S87°08'16"W 100.00
S87°08'16"E 100.00
S87°08'16"W 100.00
S87°08'16"E 100.00
S87°08'16