

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: $\frac{7/20/2Z}{}$	
Applicant or Designee:	Property Owner (If different from Applicant):
	Name ELAINE CORDELIA ENTERPRIS
Address 3825 MT CARMEL RD	Address 206 WEST DALLAS STREET IN
Phone (501) 408 - 4650	Address 206 WEST DALLAS STREET IN Phone (501) 590 CONROE, TX 773
Email Address GARMATENGINEERING	Email Address CARTERLDANS RATTONE
Property Information: CGMAIL.COM	· · · · · · · · · · · · · · · · · · ·
Address 9318 HIGHWAY	5 NORTH
Parcel Number 840-11637-	-600
Existing Zoning Classification H P	
Requested Zoning Classification PUP	
Legal Description (If Acreage or Metes and Bounds of	description, please attach in a legible typed format)
SEE ATTACHED	
Application Submission Checklist:	
Letter stating request of zoning cha and to be placed on the Planning Co	nge from (Current Zoning) to (Requested Zoning) ommission Agenda
Completed Rezoning Application	

Rezoning Application Fee (\$40 fee for lot and black descriptions or \$125 for acreage or

If someone, other than the owner, will be handling the zoning process, we will require a

metes and bound descriptions)

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.

A public hearing will be held on Monday, <u>August</u> 8, 2022	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	
9318 Hwy 5 Bivens Loop, Alexander, AR	(address).
A legal description of this property can be obtained by contacting the Bryan	t 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.

July 13, 2022.

Re: Rezoning Petition

The property located at 9318 Hwy 5 Bivens Loop, approximately 500 feet southwest of Old Stage Coach Road and N Shobe Rd intersection is being considered for re-zoning from MHP to PUD .The property is more particularly described as follows:

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.

An application has been filed with the City of Bryant Planning Commission to re-zone the property. As part of this process a public hearing will be held on Monday August 8, 2022 at 6:00 p.m. in the Boswell Community Center, 210 Southwest 3rd Street, Bryant, Arkansas 72022.

Public comments will be accepted at that time regarding this re-zoning. Since you own property within 300 feet of the tract in consideration, you have been sent this notice via certified mail as required by city ordinance.

Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0301 or by contacting me at the information listed below.

Thank you for your consideration in this matter.

Sincerely,

Vernon Williams, P.E. GarNat Engineering, LLC 501-408-4650 garnatengineering@gmail.com

LEGAL DESCRIPTION

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 SOUTH LINE 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 FOUND 1" 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 FOUND 1" 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.

July 13, 2022.

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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 DESCRIF	OTION OF PROPERTY	
INSERT LEGAL DESCRIP	TION OF PROPERTY	
An application has been filed with the City of Bryant P	lanning 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 3 rd 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 be	een 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

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Sincerely,

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OWNERSHIP/ZONE SEARCH

Date:

July 5, 2022

File Number:

22-019151-050

Prepared For:

GarNat Engineering

Lenders Title Company has searched the records of the Real Estate Records of Saline County, Arkansas to determine the apparent ownership of property within 300 feet of the perimeter of the following described property as of June 10, 2022 at 8:00 a.m.

Tract 1:

That part of the SE ¼ of the SW ¼ of Section 12, T-1-S, R-14-W, Saline County, Arkansas, more particularly described as follows: Beginning 287 feet North and 492.5 feet West of the SE corner of the SW ¼ of said Sec. 12, thence East 142.1 feet; thence North 637.5 feet to the Southerly right of way of State Highway No. 5; thence South-West along said right of way 150 feet; thence Southerly 576 feet to the point of beginning.

Tract 2:

Part of the SW ¼ of Sec.12, T-1-S, R-14-W, described as follows: Starting at a point 657.2 ft. west of the Quarter Sect. between Sects's. 12 & 13 for a point of beginning; thence run North 287 ft. thence East 306.8 ft.; thence South 287 ft; thence West 306.8 ft. to the point of beginning, containing 2 acres, more or less, being the South 2 acres of Tract 7 of an Unrecorded survey of W. F. Ault's Subdivision.

Tract 3:

All that part of the Southeast Quarter of Southwest Quarter, Sec. 12, T-1-S, R-14-W, described as follows: Beginning on the South line of said Southeast Quarter, Southwest Quarter at a point that is 175.2 ft. West of the Southeast corner of said Southeast Quarter, Southwest Quarter, run, thence North 919.5 ft. to a point that is 132.5 feet South of the center of state Highway #70, thence North 26° West 119.5 feet to the center of said Highway #70, thence Southwesterly along center of said Highway, 135 feet; thence South 963.7 feet to the South line of the Southeast Quarter, Southwest Quarter, thence East 175.2 feet to the point of beginning.

Following is a list of apparent owners of property within 300 feet of the perimeter of the above described property as reflected by the records of the Real Estate Records of Saline County, Arkansas:

*

Elaine Cordelia Enterprises, Inc. 206 W Dallas Street Conroe, TX, 77301

* - Owner of the property.

OKO Holdings, LLC 2206 Richland Park Road Bryant, AR, 72022

- Anna International, LLC P.O. Box 716 Little Rock, AR, 72203
- 3 Brian H or Katie Brooks 5225 North Shobe Road Alexander, AR, 72002
- Gleason F. McGuire 5224 N Shobe Road Alexander, AR, 72002
- Miguel A. and Marta Portillo 600 SW Third Street Bryant, AR, 72022
- T & T Properties, LLC 5218 N Shobe Road Bryant, AR, 72022
- 7 Terry Lee or Shelly Marie Martin 5206 N Shobe Road Alexander, AR, 72022
- 8 Henry Rusty and Chris F. Hatfield 5210 N Shobe Road Alexander, AR, 72002
- Marsha G. Dorman-Fleming1015 KenwoodBenton, AR, 72019
- Ashley Vargas
 5112 N Shobe Road
 Alexander, AR, 72002
- Bobby Glenn McCallister 5023 North Shobe Road Alexander, AR, 72002
- Gary C. McCallister 5003 North Shobe Road Alexander, AR, 72002
- Jose Bueco
 53 Biverns Loop
 Alexander, AR, 72002
- Wilson A and Delmi Veliz

- 9922 Reed Street Alexander, AR, 72002
- Rachel J. Boyle 5004 N Shobe Road Alexander, AR, 72002
- Whiting Properties, LLC 9100 Highway 5 North Alexander, AR, 72002
- Quincy W. Singleton 9220 Highway 5 North Little Rock, AR, 72002
- Allen E & Lavette Shivers
 1112 Woodland Park Road
 Bryant, AR, 72002
- Marilyn K. Scott 9117 Highway 5 North Alexander, AR, 72002
- Bobby R & Linda L. Carter 12604 Sardis Road Mabelvale, AR, 721033
- Diamond Development, II 1599 Lawson Oaks Little Rock, AR, 72210
- Tyler D & Amanda L. Tarver P.O. Box 41 Bauxite, AR, 72011
- Yellow Store Holdings, LLC
 C/O Colliers International
 P. O. Box 3546
 Little Rock, AR, 72203

This Ownership/Zone Search is intended for the exclusive use of the addressee for informational purposes only. Lenders Title Company is not expressing or attempting to express an opinion as to the validity of the title to the above described property or property noted as being within 300 feet thereof (collectively referred to as "the property"), the accuracy of the addresses, nor as to the validity of any interests or encumbrances, both recorded and unrecorded, that pertain to the property. While Lenders Title Company believes that the information stated above is accurate, no assurances are made nor is any liability assumed by Lenders Title Company for any incorrect information stated herein or omitted herefrom. For assurances as to the title to the property, addressee should obtain a title insurance commitment/policy.

Sincerely,

Lenders Title Company Arkansas License No. IA-82 By: Ryan T. Harrell Title Agent License Number: <u>16170328</u>

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