

**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

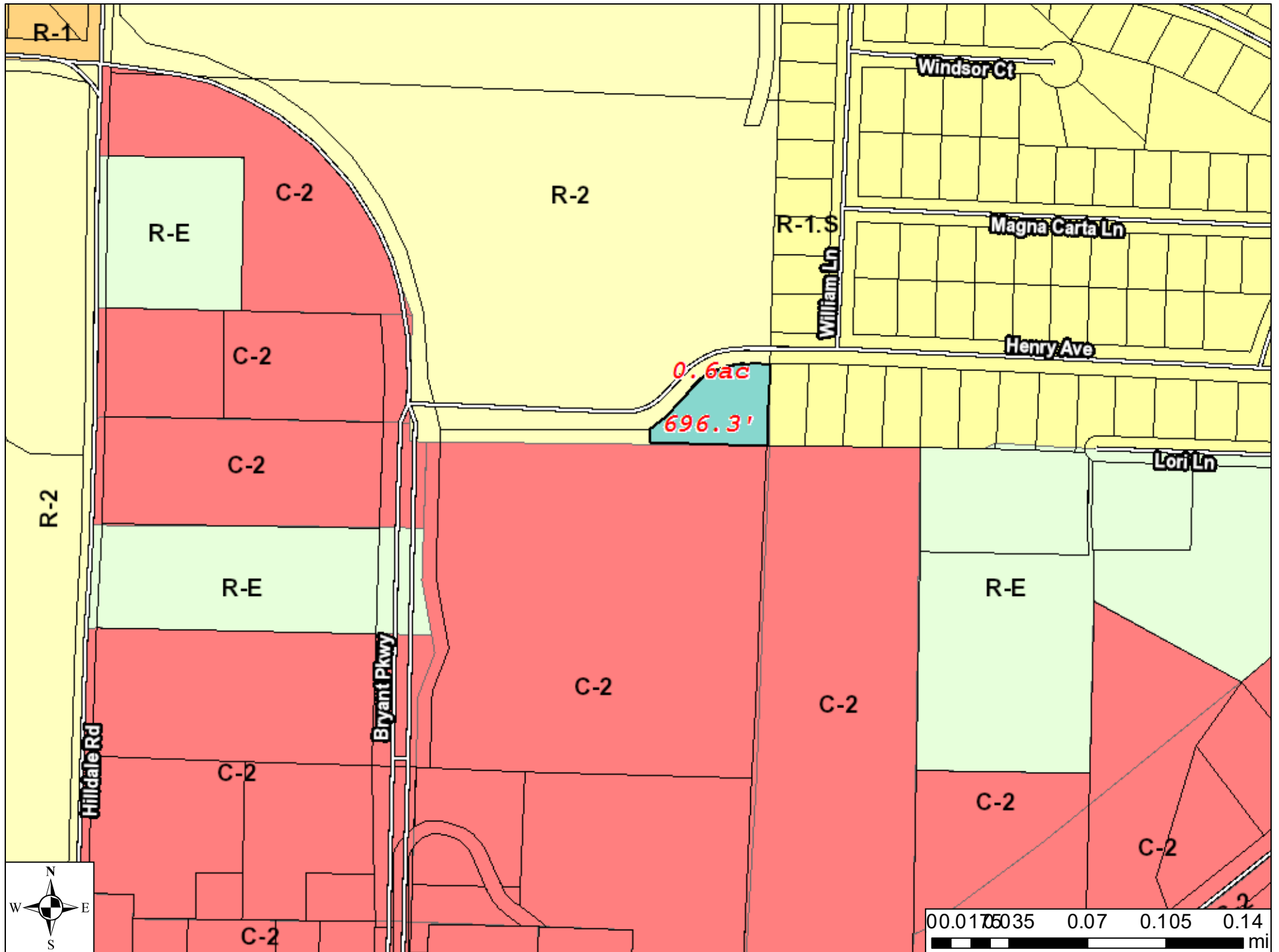
**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRYANT, ARKANSAS, on this the \_\_\_\_ day of \_\_\_\_\_, 2023.**

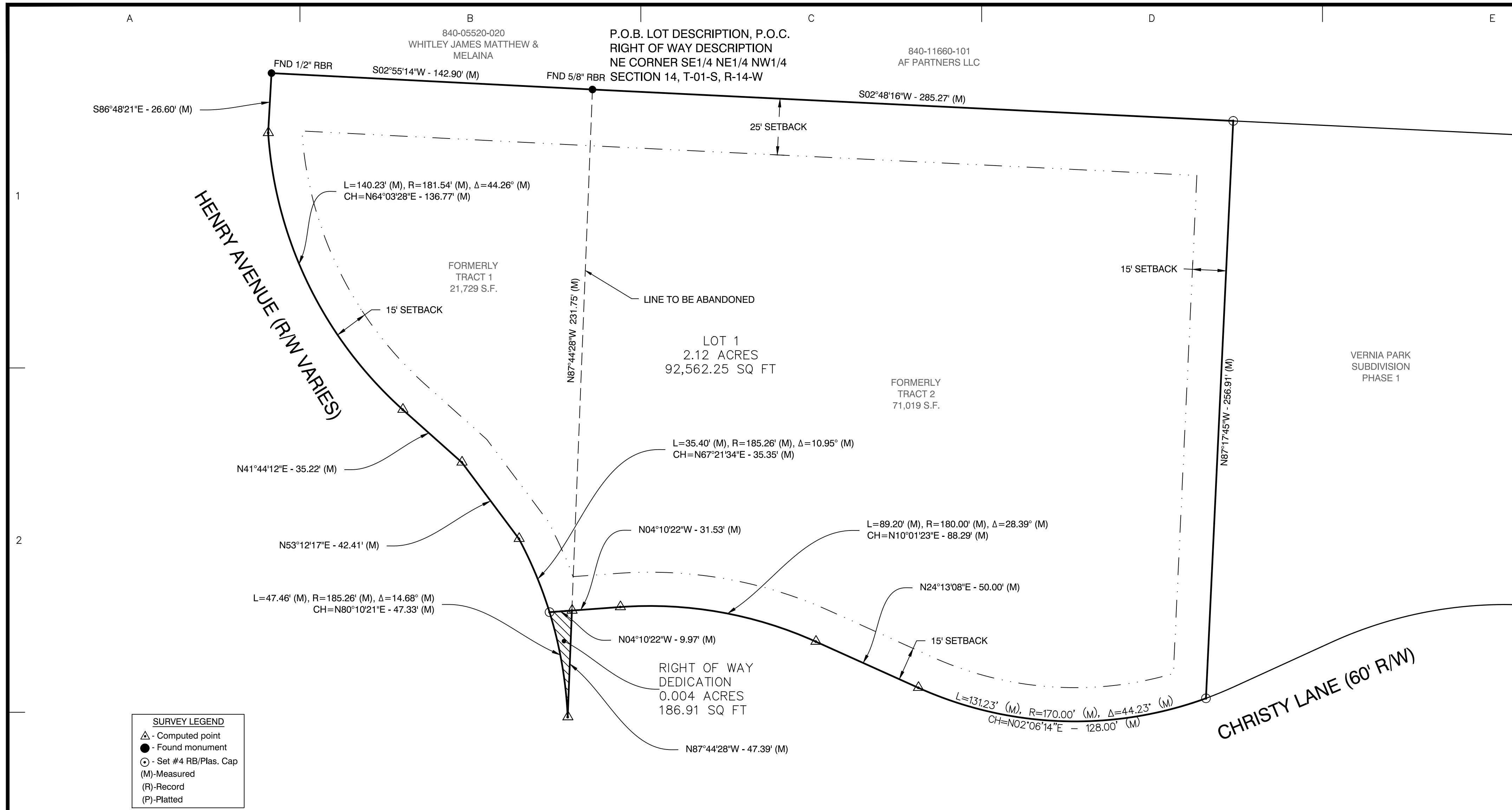
\_\_\_\_\_  
Mayor Allen E. Scott

ATTEST:

\_\_\_\_\_  
Mark Smith, City Clerk

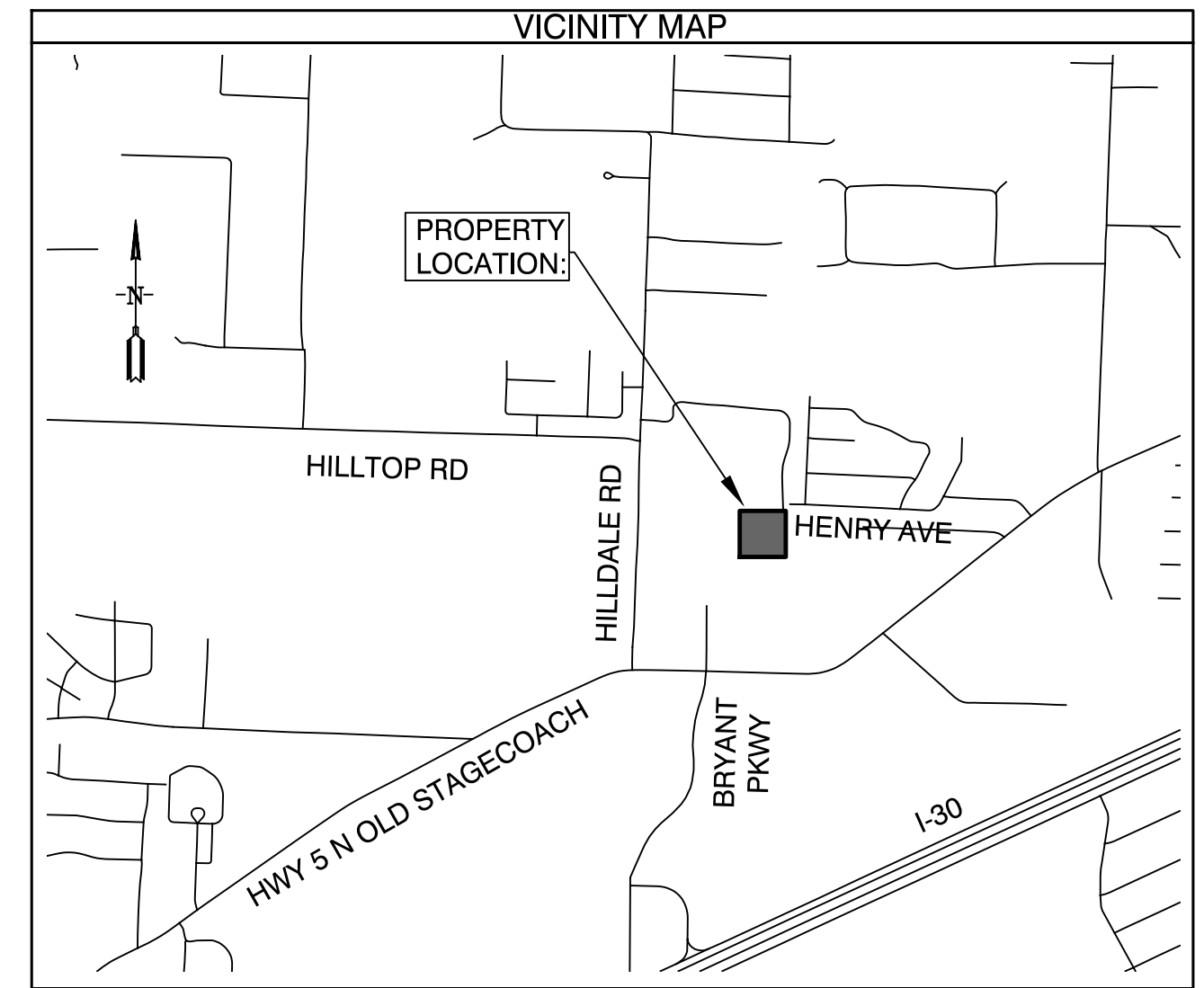






## VERNIA PARK NORTHEAST SUBDIVISION PHASE 1 FINAL PLAT

| 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           |  |



**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 NORTHWEST 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°48'18" 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.

**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 SURVEYS "ONLINE POSITIONING USER SERVICE" (OPUS).

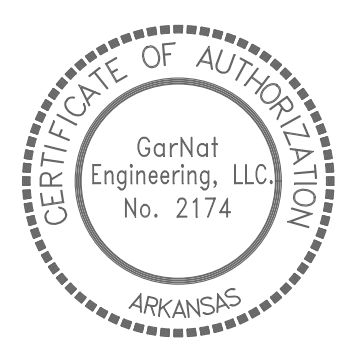
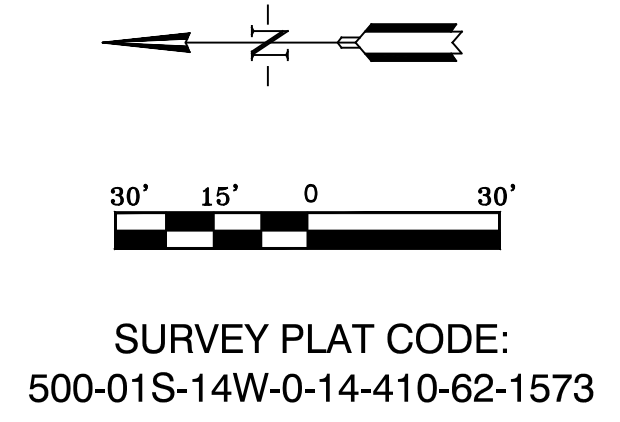
**CERTIFICATIONS:**

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 0512500240E EFFECTIVE DATE JUNE 05, 2020.

| PLAT CERTIFICATES:   |  |                                  |
|--|--|----------------------------------|
| <b>OWNER:</b><br>Name: EVA Real Estate, LLC<br>Address: P.O. Box 241273, Little Rock, AR 72223   | <b>DEVELOPER:</b><br>Name: EVA Real Estate, LLC<br>Address: P.O. Box 241273, Little Rock, AR 72223 | <b>CERTIFICATE OF RECORDING:</b> |
| <b>CERTIFICATE OF OWNER:</b><br>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.<br>Date: _____ Signed: _____<br>Tanja Eckart<br>EVA Real Estate, LLC   |  |                                  |
| <b>CERTIFICATE OF SURVEYING ACCURACY:</b><br>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.<br>Date: _____ Signed: _____<br>George P. Wooden<br>Registered Land Surveyor<br>No. 1573, Arkansas                       |  |                                  |
| <b>CERTIFICATE OF FINAL PLAT APPROVAL:</b><br>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.<br>Date: _____ Signed: _____<br>Rick Johnson, Chairman<br>Bryant Planning Commission  |  |                                  |
| <b>CERTIFICATE OF ENGINEERING ACCURACY:</b><br>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.<br>Date: _____ Signed: _____<br>Vernon J. Williams<br>Registered Professional Engineer<br>No. 9551, Arkansas |  |                                  |



|   |                |
|---|----------------|
| BY  |                |
| REVISION  |                |
| DATE  |                |
| <b>Designing our client's success</b><br><b>GarNat Engineering, LLC</b><br>3825 Mt Carmel Rd<br>Bryant, AR 72022<br>P.O. Box 116<br>Benton, AR 72018<br>Ph: (501) 408-4650<br>garnatengineering@gmail.com |                |
| <b>VERNIA PARK NORTHEAST<br/>SUBDIVISION PHASE 1<br/>HENRY AVENUE<br/>BRYANT, ARKANSAS 72019</b>  |                |
|   |                |
| <b>CONTENTS:</b><br><br><b>FINAL PLAT</b>   |                |
| PROJECT NO:   | 22140          |
| DATE:   | MARCH 10, 2023 |
| SHEET NO:   | V1.0           |

# 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 3<sup>rd</sup> Street  
Bryant, AR 72022

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

Dear Mr. Smith:

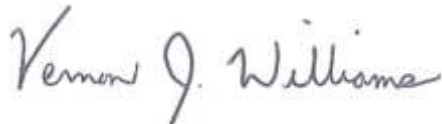
Please allow this letter and following list of enclosures to serve as my application for rezone of the referenced property located near intersection of Bryant Pkwy & Henry Ave. We are seeking a rezone from R-2 to C-2 to build a volleyball academy. It is my desire that this matter be included on the agenda 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, P.E., President

Exhibit A

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 N87°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 N24°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 N53°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.