

ORDINANCE NUMBER 2015 - 23

WHEREAS, Diamond Development, II, filed a Petition with the County Court of Saline County, Arkansas, to annex certain property hereinafter described, to the City of Bryant, Saline County, Arkansas; and

WHEREAS, on May 12, 2015, Jeff Arey, County Judge of Saline County Arkansas, determined that said petition should be granted and that the property hereinafter described should be released from Saline County and annexed to the City of Bryant, Saline County, Arkansas.

WHEREAS, more than thirty (30 days have expired since entry of said order and the City of Bryant desires to accept said property into the City.

BE IT ORDAINED BY THE CITY COUNCIL OF BRYANT, ARKANSAS;

Section 1. That the property hereinafter described be annexed to and made a part of the City of Bryant, Saline County, Arkansas.

Lot 101, Midland Farms Subdivision and part of Lot 100, Midland Farms Subdivision, and part of Lot 99, Midland Farms Subdivision, Saline County, Arkansas, described as follows:

Beginning at the Northwest corner of Lot 101 Midland Farms Subdivision, Saline County, Arkansas; thence north 88 Degrees 09 Minutes 34 Seconds east along the north line of Lot 101, Midland Farms Subdivision for 1309.14 feet to the northeast corner of Lot 101 Midland Farms Subdivision; thence south 00 Degrees 12 Minutes 32 Seconds east along the east line of Midland Farms Subdivision for 496.79 feet to the southeast corner of Lot 99, Midland Farms Subdivision; thence south 88 Degrees 14 Minutes 22 Seconds west along the south line of Lot 99, Midland Farms Subdivision for 1045.13 feet; thence north 00 Degrees 05 Minutes 11 Seconds west 330.36 feet to a point on the south line of Lot 101 Midland Farms Subdivision; thence south 88 Degrees 08 Minutes 30 Seconds west along the south line of Lot 101, Midland Farms Subdivision for 265.56 feet to a point on the east right of way line of Midland Road and said point also being the southwest corner of Lot 101 Midland Farms Subdivision; thence north 00 Degrees 06 Minutes 05 Seconds east along said east right of way line of Midland Road 165.10 feet to the point of beginning. Containing 12.90 acres, more or less.

The area to be annexed is to include all adjacent and abutting public streets and rights-of-way.

Section 2. That the hereinabove described property shall be annexed to and made a part of Ward 2 of the City of Bryant with a zoning designation of R-1 and the same shall henceforth be a part of said ward as fully as existing part of said ward.

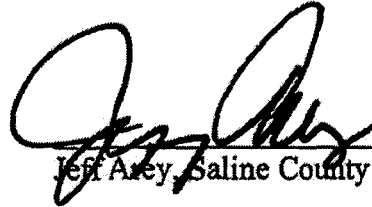
Section 3. This ordinance is necessary for the orderly development of the City of Bryant, Arkansas. Therefore, an emergency is declared and this ordinance shall become effective immediately upon its adoption.

Passed and approved this 30th of June, 2015.

Attest: Sue Ashcraft
Sue Ashcraft, City Clerk

Approved: Jill Dabbs
Mayor Jill Dabbs

one of the certified transcripts be delivered to the City of Bryant, Arkansas, one copy to the Arkansas Secretary of State and one copy to the Director of the Tax Division of the Arkansas Public Service Commission.



Jeff Arey, Saline County Judge

5-12-2015

Date

**Voluntary Annexation
Portion of Creekside Village
(Previously released by Saline
County)
Property owned by Diamond
Development/Jim Hastings**

BRYANT PLANNING COMMISSION

WHEREAS, the Bryant Planning Commission has considered the Voluntary Annexation of certain lands in Ward 1 of the City of Bryant, Arkansas.

NOW, THEREFORE, BE IT RESOLVED by the Bryant Planning Commission that said property has been confirmed to be contiguous to the city and that said lands comply with standards set out in Arkansas Code Annotated Section 14-40-605 and is hereby submitted to the Bryant City Council for approval in said form.

PASSED this 8th day of June, 2015.



Lance Penfield, Chairman



Tina Davis, Secretary

Applicant/Owner: Jim Hastings, Diamond Development

Location: East side of Midland Road, North of Highway 5.

Requests: 1) Annexation of a 12.9 acre tract into the city limits. This tract was recently released by the County to be annexed into the City of Bryant. 2) Request to zone the newly-annexed site to R-1 Residential (will become a portion of Creekside Village Addition, Phase I.

Last month, the Commission approved the applicant's Preliminary Plat for Phase One of the Creekside Village Addition. The area being requested for annexation and zoning is a portion of this approved Plat. The requested zoning will match the R-1 zoning already in place on that portion of The Phase 1 Plat that is currently inside the city limits.

Comprehensive Plan: The Plan depicts large-lot residential uses and an orderly mix of commercial uses for this area. The applicant's proposed residential use is consistent with the Plan's concept for this area.

Adjacent Zoning/Land Use:

Direction	Existing Zoning	Existing land Use
North	n/a (county)	undeveloped
East	n/a (county)	undeveloped
South	R-1 Residential	Undeveloped (portion of Creekside Village Phase 1
West	n/a (county)	Large-lot residential with out-buildings

Proposed Street System:

Street	Type	Existing	Public/Private
Creekside Drive	Local	n/a	Public

Available Utilities: Water and sewer facilities are available from adjacent properties to extend to this site.

Trail System: No proposed trail system bisects this site.

Drainage/Storm water Impact: No portion of this sites lies within a FEMA recognized flood hazard area.

DRC Recommendation: The Development Review Committee has reviewed the applicant's requests and recommends approval of both.

UPDATE: At their June 8th meeting, the Planning Commission voted unanimously to recommend approval of both requests to the City Council.

Title
001-03318-000

001-03319-000

001-03729-000

001-03873-000

000-69810-100

001-03733-000

001-03729-000

001-03730-001

840-11634-200

205-00074-000

001-03745-000

001-03741-001

205-00073-000

205-00071-000

205-00070-000

205-00069-000

205-00068-000

840-11634-400

100-04830-100

001-03731-000

205-00067-000

205-00066-000

000-2880-100

205-00061-000

840-05910-200

840-11633-700

840-11633-701

840-05910-165

840-11633-503

840-11659-001

840-11640-121

840-11640-080

840-11640-036



210 105 0 210 Meters



R-1

LOCATION MAP

Annexation/Zoning

Applicant
Diamond Development
 PO Box 30095
 Little Rock, AR 72260

Requested Action
Annexation/Zoning
 Requested Zoning: R-1
 Future Land Use: G2



Applicant/Owner: Jim Hastings, Diamond Development

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