

**ORDINANCE NUMBER 2018-33**

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

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

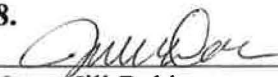
Section 1. That certain real property described more fully below is hereby zoned to a classification of C-2 located in Ward 4.

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 as:

Part of the Southwest Quarter of the Southeast Quarter of Section 27, Township 1 South, Range 14 West, City of Bryant, Saline County, Arkansas, more particularly described as follows: Commencing at the Southwest corner of said Southwest Quarter Southeast Quarter; thence North 2 deg. 57 min. 40 sec. East along the West line thereof for 280.23 feet to the Point of Beginning; thence North 88 deg. 14 min. 51 sec. East for 39.55 feet; thence North 82 deg. 26 min. 15 sec. East for 198.19 feet to the West right of way line of Reynolds Road; thence North 17 deg. 27 min. 38 sec. West along said line for 186.26 feet; thence South 74 deg. 42 min. 14 sec. West for 178.25 feet to the West line of Said Southwest Quarter Southeast Quarter; thence South 2 deg. 57 min. 40 sec. West for 158.16 feet to the Point of Beginning, containing 0.82 acres, more or less.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRYANT, ARKANSAS, on this the 28 day of Aug, 2018.**

  
\_\_\_\_\_  
Mayor Jill Dabbs

ATTEST:

  
\_\_\_\_\_  
Sue Ashcraft, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Richard C. Madison, Staff Attorney

**APPLICATION  
FOR CHANGE IN  
ZONING DISTRICT BOUNDARIES**

**Applicant Name:** Inderjeet Singh

**Spouse Name:** \_\_\_\_\_

**Property Address:** 601 Reynolds Rd Bryant, Ar. 72022 Saline

**Legal Description:** PT S/2 SW SE 223-529

**Existing Zoning Classification:** Residential

**Requested Change:** Commercial

**Plat of Property is Attached** Yes

**Vicinity Map of property is attached** Yes

**The undersigned designates the following process agent or attorney to represent  
the applicant at all hearings:**

Inderjeet Singh or Susan Sumners, Agent

This 2 Mayday of \_\_\_\_\_, 2018

Inderjeet Singh  
Applicant

\_\_\_\_\_  
**Spouse of Applicant**

4218 Robinwood Cr  
**Address**  
Bryant, Ar 72022

501-772-2706  
**Phone**





**Address: 601 Reynolds N Road Highway**

COMMERCIAL LISTING INFORMATION		
<b>MLS #:</b>	<b>18005246</b>	<b>Area:</b> 015
<b>Status:</b>	Under Contract	BRYANT
<b>Type:</b>	Building and Land	<b>List Price:</b> \$150,000
<b>City:</b>	Bryant	<b>Orig. Price:</b> \$150,000
<b>Inside City Limits?</b>	Yes	<b>Subdivision:</b> Metes & Bounds
<b>Virtual Tour:</b>		<b>Sale/Rent:</b> For Sale
<b>To Show Call:</b>	501-244-0333	
SOLD INFORMATION		
<b>SP:</b>	ConDte: 4/17/2018	<b>SP/SqFt:</b>
<b>FIN:</b>	<b>CLSD:</b>	<b>SAG:</b>
		<b>SO:</b>

<b>List Agent:</b> <u>Rick Lafferty - Agent: 501-590-3055</u>	<b>In-House #:</b>	<b>Sub Agent Comp:</b> 0
<u>Leslie Smith - Agent: 501-680-3308</u>	<b>Market Time:</b> 56	<b>Buyers Agent Comp:</b> 4.0
<b>List Office:</b> <u>Liberty Real Estate Inc.</u>	<b>County:</b> Saline	<b>Entered Twice:</b> No
Ofc: 501-847-4899	<b>Zip:</b> 72022	<b>Listing Svcs:</b> 1. Full Service
<b>Appx SQFT:</b> 2223	<b>LP/SqFt:</b> 67.48	<b>Will Subd:</b> No
<b>Appx Yr Built:</b> 1939	<b>Appx Acreage:</b> 1.21	<b>New Construction?</b> No
<b>Appx Lot Size:</b> 1.21 Acres	<b>Owner Name:</b>	<b>Owner ID#:</b>
<b>Legal:</b> PT S/2 SW SE 223-529	<b>Owner Phone:</b>	<b>Foreclosure (REO):</b> NO
		<b>Short Sale?:</b> NO

FEATURES		
<b>Owner/Agent Disclosure</b>	<b>Listing Agent is neither owner nor of any relation to owner</b>	<b>FINANCING (NEW) POSSESSION</b>
<b>ACCURACY OF EXPENSES</b>	<b>None</b>	<b>PRICE INCLUDES</b>
<b>BUSINESS TYPE</b>	<b>None</b>	<b>REASON FOR SALE</b>
<b>DOCUMENTS ON FILE</b>	<b>Legal Description, Property Disclosure</b>	<b>ROAD SURFACE</b>
<b>EXPENSES INCLUDE</b>	<b>None</b>	<b>ROOF</b>
<b>EXTERIOR</b>	<b>Brick</b>	<b>SHOWING INSTRUCTIONS</b>
<b>EXTERIOR FEATURES</b>	<b>Storage Building</b>	<b>SOURCE OF SQUARE FEET</b>
<b>FLOORS</b>	<b>Partial Carpet</b>	<b>STORIES</b>
<b>FOUNDATION</b>	<b>Crawl Space</b>	<b>STYLE</b>
<b>HEATING &amp; AIR</b>	<b>Central Cool-Electric, Central Heat-Gas</b>	<b>TENANT EXPENSES</b>
<b>INTERIOR FEATURES</b>	<b>Public Restrooms, Kitchen Area, Living Area</b>	<b>TRANSPORTATION /LOCATION</b>
<b>LEASE TYPE</b>	<b>Yearly</b>	<b>UTILITIES</b>
<b>LOT</b>	<b>Sloped</b>	<b>WALLS</b>
		<b>WARRANTY</b>
		<b>New Loan-Conventional, Cash Immediately-With Deed Building, Land Unknown Paved Composition Lock Box, Vacant, Call CSS 501-244-0333 Courthouse One Story Traditional None Near Interstate, Highway Frontage, High Traffic Location, High Visiblity Sewer-Public, Water-Public, Electric -Municipal, Gas-Natural Sheet Rock As-Is, Prsnt Cnd at Clsng</b>

FINANCIAL		BUSINESS	
<b>Annual Tax:</b> 1,269.78	<b>Annual Income:</b> 0	<b>Business Name:</b> None	
<b>Annual SI Tax:</b>	<b>Annual Expenses:</b> 0	<b># Buildings:</b> 3	
<b>Heated SF:</b>	<b>Warehouse SF:</b>	<b># Parking Spaces:</b> 5	
<b>Cooled SF:</b>	<b>Inside City Limits?</b> Yes	<b>Employees Notified?</b> Yes	
		<b>Inventory:</b>	

**PUBLIC REMARKS**

When Hitler was blitzkrieging Poland in 1939 someone was building this unique brick home in the heart of Bryant. Featuring Large Rooms, Fireplace, Basement, and two outbuildings. It's the perfect place for a business with a daily traffic count of 27,000! All offers for business subject to rezoning.

**DIRECTIONS**

From I-30 go South on Reynolds Road and Go South to 601 North Reynolds Road.

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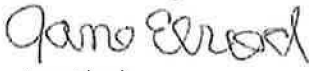
May 3, 2018

RE: Property located at 601 N Reynolds Road, Bryant, Arkansas 72022

We the owner's of the above referenced property give permission to whom ever is in authority in this matter to rezone this property from residential to C 2 Commercial.

Thank you,

  
David R Elron

  
Jane Elrod

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**May 4, 2018**

**RE: Property located at 601 N. Reynolds Road, Bryant, AR 72022**

**I the Buyer of the above referenced property give permission to whomever is in authority in this matter to rezone this property from residential to C2 commercial.**

**Thank You,**

***Inderjeet Singh***

**5/4/2018 2:00 PM CDT**

**Inderjeet Singh**