



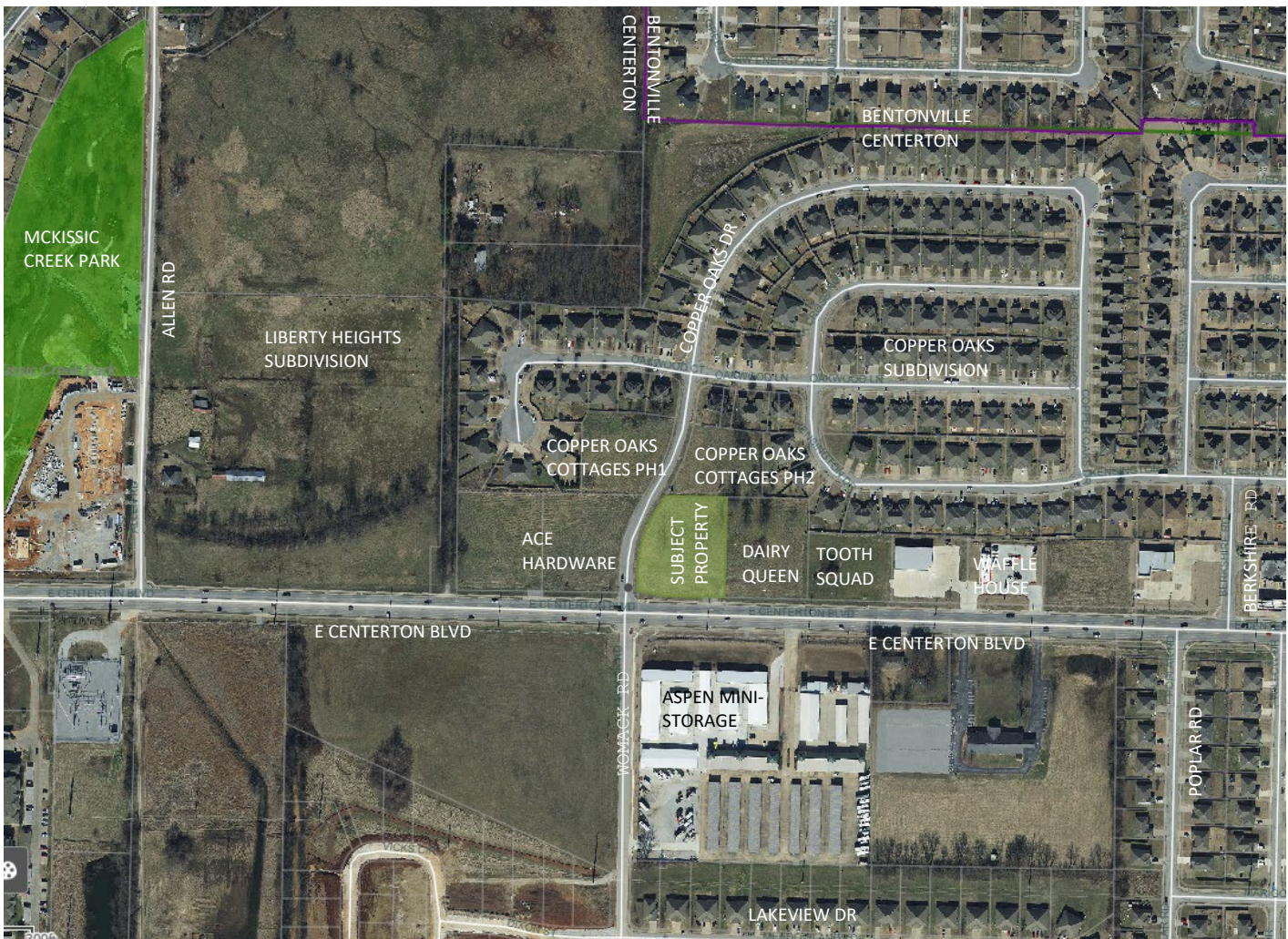
NOTICE OF PUBLIC HEARING Centerton Planning Commission

July 5, 2022, at 6:00 PM

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Centerton Planning Commission on **July 5, 2022 at 6:00 PM** at Centerton Court Building (210 Municipal Dr) to hear public comment on the application submitted by CEI Engineering on behalf of the property owner, 3 States LLC, for a Conditional Use (CU22-06) request for “Pharmacy/ Marijuana Dispensary” for a Walgreens in zoning district C-2 (Highway Commercial) on 1.22± ac located at the NE corner of Copper Oaks Dr and Centerton Blvd, Centerton, AR.

Property is described as tract “C” of the Copper Oaks subdivision, City of Centerton, Benton County, AR aka PID# 06-02368-000.

All interested are encouraged to attend the meeting. For questions or comments, contact Centerton Planning Department, PO Box 208, Centerton, AR 72719, planning@centertonar.us, (479) 795-2750 Ext.302. Additional information can be found at centerton.us/planning-and-zoning.



Documents will be available prior to meetings for public review. Please email planning@centertonar.us to submit comments or request further information in advance of the meeting. Note that comments received the day of the meeting may not be added to the packet due to time restraints.



*Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management*

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

May 23, 2022

Planning Department
City of Centerton
200 Municipal DR
Centerton, AR 72719

Walgreens
NE Corner of Centerton Blvd & Copper Oaks DR
Centerton, AR 72719

RE: Conditional Use Permit narrative

To whom it may concern,

CEI engineering on behalf of Bencor Properties and Walgreens INC. is presenting this conditional use permit narrative for a new Pharmacy located at the corner of Centerton Blvd and Copper Oaks drive, parcel ID 06-02368-000. The property is 1.22 acres and is currently undeveloped.

As part of the development of this site a new building of approximately 9,956 SF is being proposed with a drive thru pharmacy window. The development will also include construction of 50 parking spaces, internal drive aisles, dumpster enclosure, and landscape as required by the city. The normal business hours for the store will be from 8 AM to 10 PM Monday thru Sunday for the retail sales. The pharmacy hours are 8 AM to 10 PM M-F, 9 AM – 6 PM Saturday, and 10 AM – 6PM on Sundays. The store will employ 5 pharmacy employees and 8 front of house retail employees. Walgreens anticipates having 2 – 3 deliveries during a typical week. The parking on site is to be open to the the public in a manner typical of a Walgreens / retailer.

Thank you for your consideration and please let me know if you have additional questions or comments, email rharty@ceieng.com or 479-273-9472

Sincerely,

R. Chris Harty
CEI Engineering & Associates