



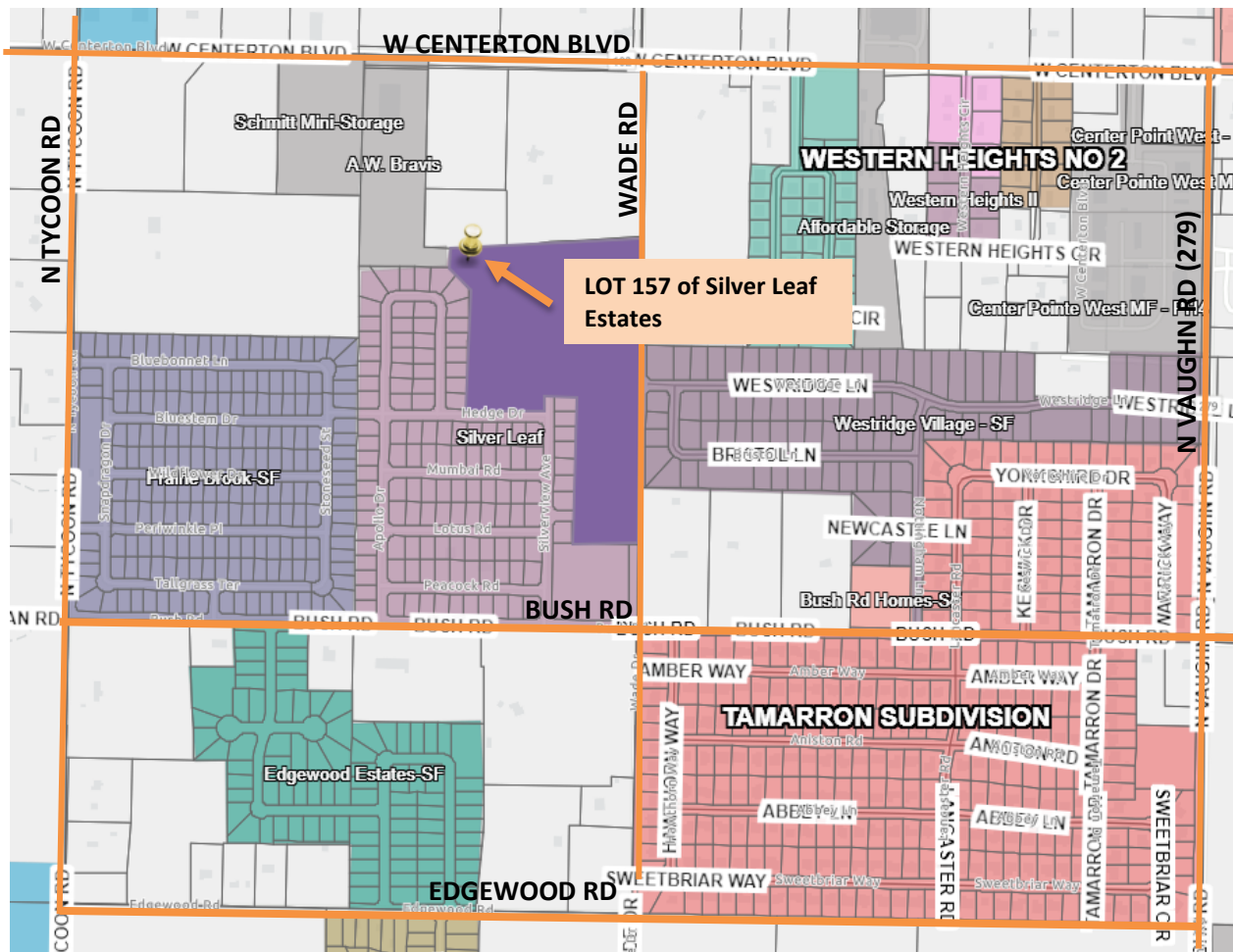
# **NOTICE OF PUBLIC HEARING** **Centerton Planning Commission**

**November 19, 2024 at 6:00 PM**

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held before the City of Centerton, Arkansas Planning Commission on **November 19, 2024 at 6:00 PM** at the Centerton Court Building, 210 Municipal Dr, Centerton, AR 72719, to hear public comment on the conditional use application (CU24-14) to allow for a clubhouse on lot 157 of Silver Leaf Estates Ph 2, located the NW corner of Bush & Wade Rd, Centerton AR submitted by HALFF Engineering on behalf of owners, Skylight Homes. The property is zoned R3-SF Medium High Density Single Family Residential.

Property is described as; Lot 157 of Silver Leaf Estates Ph 2 per Plat L20246329, City of Centerton, Benton County, AR; PID #06-00047-100

For questions or comments, contact the Planning Dept, 200 Municipal Dr, PO Box 208, Centerton, AR 72719, email [planning@centertonar.us](mailto:planning@centertonar.us), or call (479) 795-2750 x302. Addtl info: <https://www.centertonar.us/planning-and-zoning>



Documents will be available prior to meetings for public review. Please email [planning@centertonar.us](mailto:planning@centertonar.us) to submit comments or request further information in advance of the meeting.



September 16, 2024  
AVO – 058019.001

City of Centerton  
200 Municipal Drive  
Centerton, AR 72719

RE: Conditional Use Request – Silver Leaf Estates Clubhouse

Dear Centerton Planning Department,

Halff Associates, Inc., on behalf of Skylight Homes, LLC., is submitting a conditional use request for the Silver Leaf Estates Clubhouse. The proposed clubhouse, parking area and drainage system was previously considered in the original design of the Centerton Project No. **SUB21-03 Silver Leaf**.

The proposed use and intent of this property is a clubhouse in accordance with the Title 14 zoning code. This usage is to provide a common area for residents of the Silver Leaf Estates subdivision to gather for events and recreational activities. Please see below for pertinent information relating to this specific use.

- The proposed use is for a clubhouse with accompanying pool and play area.
- The hours of operation will be 8:00 AM to 10:00 PM seven days per week.
- There are no proposed employees currently.
- This property will be used by residents of the subdivision and will not be open to the general public.
- Off street parking is being proposed for the residents and their guests. Twelve parking spaces are proposed in addition to access to the pedestrian sidewalk to promote walkability within the subdivision.

If there are any additional questions or concerns, I can be reached at 479-273-2209 or via email at [dhiggins@halff.com](mailto:dhiggins@halff.com).

Sincerely,

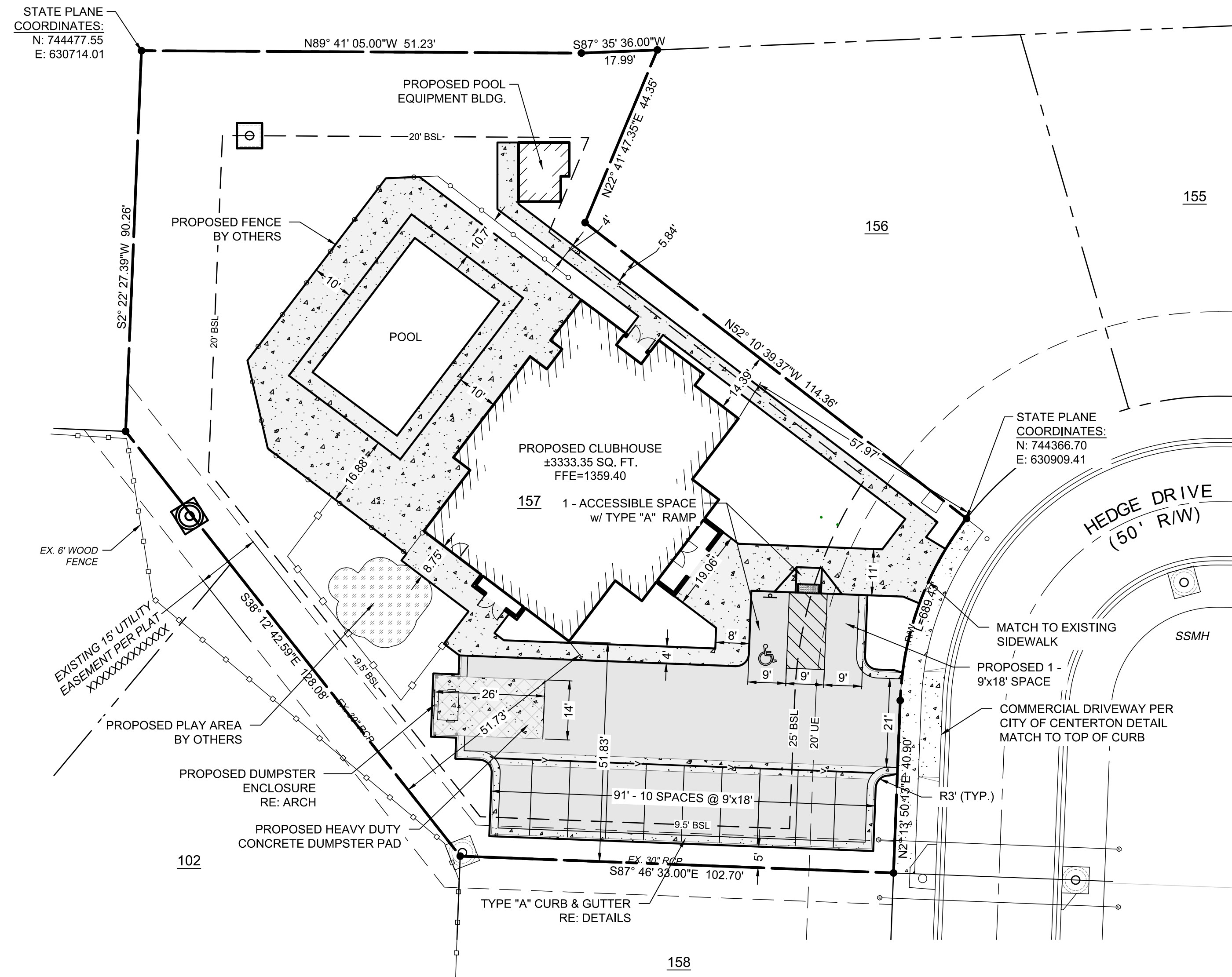
Halff Associates, Inc.

A handwritten signature in blue ink that reads "Dustin Higgins".

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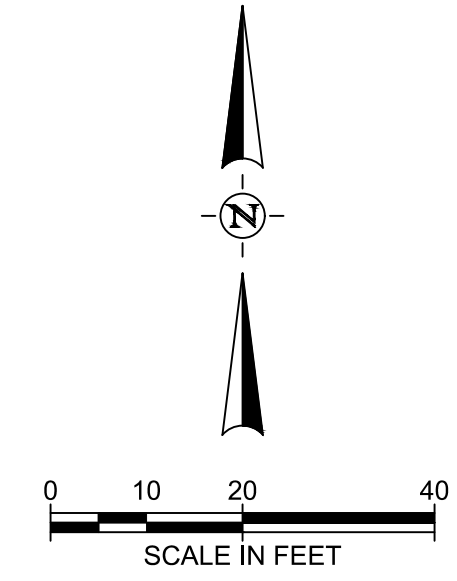
Dustin Higgins, EI  
Graduate Engineer

FILE NAME: A:\65000s\65019\01\LD\CADD\Sheets\C-PLAN-58019-001.dwg DATE: September 13, 2024, TIME: 9:37 AM, USER: ah4929



**SITE GENERAL NOTES:**

1. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR CENTERLINE OF STRIPE. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
5. UNLESS OTHERWISE NOTED, ALL CURB SHALL BE 6" TYPE "A" CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEETS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.
7. ALL CONSTRUCTION SHALL CONFORM TO THE CITY DEVELOPMENT REGULATIONS.
8. ALL PROPOSED SIDEWALK SHALL BE A MINIMUM OF 5' WIDE UNLESS OTHERWISE NOTED.
9. ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
10. CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY DETAILS AND SPECIFICATIONS.



**SILVERLEAF ESTATES CLUBHOUSE**  
CENTERTON, BENTON COUNTY, ARKANSAS  
**SKYLIGHT HOMES, LLC**  
P.O. BOX 2550  
BENTONVILLE, ARKANSAS 72712



REVISION NO.	DATE	DESCRIPTION

**PRELIMINARY**  
FOR INTERIM REVIEW ONLY  
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:  
JOHN R. WARY 9728  
NAME P.E. LICENSE NO.  
9/13/2024  
DATE  
1470 AR  
FIRM / BUSINESS NO. STATE

PROJECT NO.: 58019.001  
ISSUED: 09.06.2024  
DRAWN BY: TLS  
CHECKED BY: JRW  
SCALE: 1" = 20'  
SHEET TITLE:  
**SITE DIMENSION PLAN**  
**C200**

LEGEND			
	PROPOSED EASEMENT LINE		EX. PROPERTY LINE
	PROPOSED TYPE "A" CURB & GUTTER		EX. RIGHT OF WAY LINE
	PROPOSED CONCRETE SIDEWALK		EX. ROAD CENTERLINE
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT		EX. EASEMENT LINE
	PROPOSED HEAVY DUTY CONCRETE DUMPSTER PAD		EX. BUILDING SETBACK LINE
	PROPOSED TYPE "A" ACCESSIBLE RAMP		EX. CONCRETE
	ACCESSIBLE PARKING SPACE		EX. WATER METER
	ACCESSIBLE PARKING SIGN		EX. FIRE HYDRANT ASSEMBLY
	PROPOSED BUILDING		EX. SEWER MANHOLE
			EX. SEWER CLEAN-OUT
			EX. TELEPHONE PEDESTAL
			EX. ELECTRICAL SERVICE CONDUIT
			EX. STORM DRAIN PIPE
			EX. WOOD FENCE LINE