

NOTICE OF PUBLIC HEARING
BEFORE THE CENTERTON PLANNING COMMISSION
ON AN APPLICATIONS FOR A REZONE AND CONDITIONAL USE PUD

To All Owners of land lying adjacent to the property at:

Location: 485 East Centerton Boulevard; Parcels 06-0009-000 and 06-00009-11

Owned by: CAP NEWCO 1 LLC

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by Virtual Meeting before the City of Centerton, Arkansas Planning Commission on the 2nd day of February 2021 at Six o'clock in the p.m. to hear public comment on the applications submitted by Morrison Shipley Engineers on behalf of owners CAP NEWCO 1 LLC, to Rezone 8.64 acres located at 485 E Centerton Blvd from Agriculture (A-1) to Residential Townhome Multifamily (RTH-MF12), and for a Conditional Use Planned Unit Development (PUD) Permit, subject to the approval of the rezone request.

RESIDENTIAL TOWNHOUSE MULTI-FAMILY – (RTH-MF12) This area is intended for multi-family structures containing single-family dwellings which are attached to one or more similar dwellings by a common fire wall or fire walls which, in combination with other attached dwellings, constitute an architectural whole on a separate lot; Min lot area: 8500 sf. / 3,000 sf per dwelling unit; Min average lot width & lot frontage: 30' per dwelling unit; 100' Min lot depth; 25' Min depth of front setback; 25' Min depth of rear setback: No construction permitted within 20' of the rear lot line. This includes patios, decks, fences (except for fences along the property line), or storage buildings; Minimum width of side setback: Internal lot: 25' at outside of structure; otherwise, 0'; Corner lot: 25' from intersecting side street (14.04.04).

PLANNED UNIT DEVELOPMENTS (PUDS) shall be allowed by Planning Commission approval in any commercial, residential, or industrial district. No such planned unit development permit shall be granted unless such development will meet the use limitations of the zoning district in which it is located and meet the spatial requirements and other limitations of such districts, except as such requirements may be lawfully modified as provided by this code and approved by the Planning Commission. Compliance with the regulations of this code in no way excuses the developer from the applicable requirements of Title 15, Subdivision & Development Regulations, except as modifications thereof are specifically authorized in the approval of the application for the PUD. (14.04.12)

Said lands are located in City of Centerton, Benton County, Arkansas, and are described as follows, to-wit:

SURVEY DESCRIPTION:

A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SECTION 4, SAID POINT BEING A FOUND RAILROAD SPIKE; THENCE ALONG THE NORTH LINE OF SAID SECTION 4, NORTH 87 DEGREES 11 MINUTES 10 SECONDS WEST 1018.86 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, SOUTH 02 DEGREES 29 MINUTES 46 SECONDS WEST 1293.89 FEET TO A FOUND REBAR W/CAP, PLS NO.529 ON THE SOUTH LINE OF SAID NE 1/4 OF THE NE 1/4; THENCE ALONG SAID SOUTH LINE, NORTH 87 DEGREES 15 MINUTES 27 SECONDS WEST 294.10 FEET TO THE WEST LINE OF SAID NE 1/4 OF THE NE 1/4; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID WEST LINE, NORTH 02 DEGREES 27 MINUTES 56 SECONDS EAST 1294.26 FEET TO THE NORTH LINE OF SAID SECTION 4; THENCE ALONG SAID NORTH LINE, SOUTH 87 DEGREES 11 MINUTES 10 SECONDS EAST 294.79 FEET TO THE POINT OF BEGINNING. CONTAINING 8.75 ACRES, MORE OR LESS. INCLUDES PARCELS 06-00009-000 LESS AND EXCEPT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED IS FOLLOWS: COMMENCING AT A POINT BEING USED AS THE EAST SIXTEENTH CORNER OF SECTION 4; THENCE SOUTH 02° 27'11" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 4 A DISTANCE OF 41.72 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AHTD JOB 9482 TO THE POINT OF BEGINNING; THENCE SOUTH 87° 15' 50" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 124.75 FEET TO A POINT; THENCE SOUTH 87° 51' 16" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 169.94 FEET TO A POINT ON THE WEST LINE OF LOT 1,

STONELEIGH ADDITION; THENCE SOUTH 02° 28' 44" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 32.33 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AHTD JOB 090174; THENCE SOUTH 82° 24' 10" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 24.38 FEET TO A POINT; THENCE NORTH 87° 17' 00" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.34 FEET TO A POINT; THENCE NORTH 80° 07' 28" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 171.76 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4; THENCE NORTH 02° 27' 11" EAST ALONG SAID WEST LINE A DISTANCE OF 13.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.20 ACRES OR 8,586 SQUARE FEET, MORE OR LESS. AS SHOWN ON PLANS PREPARED BY THE AHTD REFERENCED AS JOB 090174.

The purpose of this request is to: (1) Build (2) Develop (3) Sell after rezoning.

Explanation: The proposal adds 50 townhouse units. This multi-family development will be constructed as an addition to the existing Stoneleigh Apartment complex (168 one-bedroom units and 112 2-bedroom units).

All parties interested in this matter may appear and be heard at said time and place or may notify the Planning Commission of their views on this matter by letter or email. All persons wishing to learn further details about the request may call, visit, or email the Planning Office to review the application and/or discuss the same with the Planning Staff, Centerton City Hall, 290 Main Street, (479) 795-2750 Ext 27, planning@centertonar.us.



Lorene Burns, Planning Director
City of Centerton