

#### NOTICE OF PUBLIC HEARING

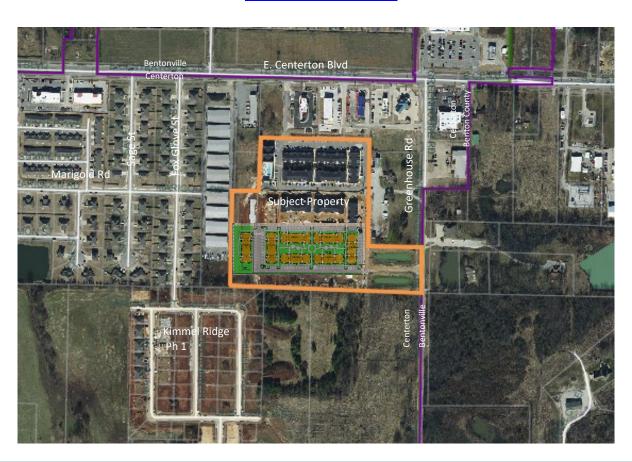
# BEFORE THE CENTERTON PLANNING COMMISSION FOR CONDITIONAL USE OF APLANNED UNIT DEVELOPMENT

#### June 1, 2021 at 6:00 PM

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held by Virtual Meeting before the City of Centerton, AR Planning Commission on **June 1, 2021** at **6 PM**, to hear public comment on the application submitted by Crafton Tull on behalf of owner, Can-Ark Diamond Realty, to **amend** the Conditional Use Permit for the **Planned Unit Development (PUD) for Watercolors of Centerton** located at 1709 E. Centerton Blvd. The request is to build an additional 16-unit building in the SW corner of Phase 3 of the approved 18.07± acre apartment development in zoning district R3-MF (High Density Residential, Multi-Family). *See attached site plan*.

Property is in S02-T19N-R31W, City of Centerton, Benton County, AR shown in Benton County parcel records as PID 06-00001-101, 06-00001-103, 06-00001-104, & 06-00001-122.

All persons interested in this request are invited to participate using the website link <a href="www.centertonar.us/planning-and-zoning">www.centertonar.us/planning-and-zoning</a>, or call, visit, or email the Planning Office, Centerton City Hall, 290 Main Street, (479) 795-2750 Ext 27, planning@centertonar.us.



**COVID-19 DISCLAIMER:** The City remains committed to providing opportunities for the community to publicly comment on items being considered, and currently provides virtual meetings to support the recommended practice of social distancing. Documents will be available prior to meetings for public review. Please email <a href="mailto:planning@centertonar.us">planning@centertonar.us</a> to submit comments or request further information in advance of the meeting. All Notice of Public Hearings, Meeting Agendas, and information as to how the public may join virtually, will also be posted in the City Hall lobby and on the City's website at <a href="https://www.centertonar.us/planning-and-zoning">www.centertonar.us/planning-and-zoning</a>.

**OVERALL SITE INFORMATION** 

R-3MFZONING: 2 STORY: 176'X54' **BLDG DIMENSIONS:** 3 STORY: 176'X60'

TOTAL UNITS PER BLDG: 2 STORY: 16 UNITS 3 STORY: 24 UNITS TOTAL BEDROOMS PER BLDG: 2 STORY: 24 BEDROOMS 3 STORY: 42 BEDROOMS

UNITS & BEDROOMS:

4-2 STORY: 64 UNITS (96 BEDROOMS) PHASE 1 & 2 (EXISTING): 8-3 STORY: 192 UNITS (336 BEDROOMS) PHASE 3 (THIS CONTRACT): 3-2 STORY: 48 UNITS (72 BEDROOMS) 3-3 STORY: 72 UNITS (126 BEDROOMS) TOTAL UNITS & BEDROOMS: 7-2 STORY: 112 UNITS (168 BEDROOMS) 11-3 STORY: 264 UNITS (462 BEDROOMS) TOTAL = 376 UNITS (630 BEDROOMS)

SITE AREA:

PHASE 1 & 2 (EXISTING): 13.79± ACRES (600,752 SQ FT) PHASE 3 (THIS CONTRACT): 4.28± ACRES (186,449 SQ FT) 18.07± ACRES (787,201 SQ FT) TOTAL SITE AREA: 376 UNITS / 18.07 ACRES = 20.81 PER ACRE

<u>DETENTION POND AREA:</u> 44,576 SF (1.02 AC)

PARKING:

TOTAL REQUIRED 232 UNITS X 1.5 = 348 STALLS PHASE 1 & 2 (EXISTING): ADA REQUIRED 301 TO 400 = 8 ADA (INCLUDES 2 VAN)

> INCLUDING 12 ADA STALLS INCLUDING 18 CARPORTS

PHASE 3 (THIS CONTRACT): TOTAL REQUIRED 144 UNITS X 1.5 = 216 STALLS ADA REQUIRED 201 TO 300 = 7 ADA TOTAL PROVIDED 191 STALLS

ADA PROVIDED (ALL PHASES) = 19

TOTAL PROVIDED 393 STALLS

INCLUDING 7 ADA STALLS TOTAL REQUIRED = 376 UNITS X 1.5 = 564 ADA REQUIRED 501 TO 1,000 = 2% OF TOTAL STALLS = 12 TOTAL PROVIDED (ALL PHASES) = 570

208.2.4 VAN PARKING SPACES: FOR EVERY SIX OR FRACTIONAL OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.

## BUILDING SETBACKS:

PRINCIPAL MULTI-FAMILY STREET/FRONT SIDE YARD REAR YARD BUILDING HEIGHT

45' TO THE ROOF PEAK (35' TO TOP PLATE OF TOP FLOOR)

CLUB HOUSE AND OUT BUILDINGS STREET/FRONT SIDE YARD REAR YARD BUILDING HEIGHT

( LEGEND (EXISTING SYMBOLS)

**LINEWORK** 

<u>SYMBOLS</u>

ROAD CENTERLINE

RIGHT OF WAY

🗱 LEGEND (CONSTRUC

**LINEWORK** 

CURB & GUTTER LANDSCAPE BUFFER BUILDING SET BACK

RIGHT OF WAY PROPERTY LINE

ROAD CENTERLINE

PHASE LINE

## 🚱 LEGAL DESCRIPTION:

PARENT DESCRIPTION PARCEL 06-00001-111 FROM DEED RECORD 2006-36259

PART OF THE W 1/4, NW 1/4, NW 1/4, SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID W 1/4, NW 1/4, NW 1/4; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1250.77 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 51 SECONDS EAST 187.47 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 25 MINUTES 51 SECONDS EAST 143.32 FEET; THENCE SOUTH OO DEGREES 01 MINUTES 56 SECONDS WEST 1249.14 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 44 SECONDS WEST 143.22 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 56 SECONDS EAST 1249.84 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF ARKANSAS HIGHWAY 102 AND AN ELECTRIC EASEMENT AS RECORDED AT BOOK 312 AT PAGE 477.

PARENT DESCRIPTION TRACT 2 FROM PLAT RECORD 2017-61:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, IN BENTON COUNTY, ARKANSAS.

COMMENCING AT A FOUND 1/2" REBAR PIN FOR THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 87°34'04" EAST A DISTANCE OF 332.18 FEET TO A FOUND 1/2" REBAR PIN (MEASURED 330.35) FOR THE POINT OF BEGINNING;

THENCE NORTH 02°12'56" EAST A DISTANCE OF 897.78 FEET; THENCE SOUTH 87°26'52" EAST A DISTANCE OF 664.08 FEET;

THENCE SOUTH 02°27'54" WEST A DISTANCE OF 632.99 FEET; THENCE SOUTH 87°33'44" EAST A DISTANCE OF 329.80 FEET; THENCE SOUTH 02°28'56" WEST A DISTANCE OF 264.28 FEET; THENCE NORTH 87°32'43" WEST A DISTANCE OF 329.82 FEET;

THENCE NORTH 87°30'00" WEST A DISTANCE OF 660.07 FEET TO THE POINT ( BEGINNING. CONTAINING 15.64 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF GREENHOUSE ROAD ON THE EAST SIDE AND ANY EASEMENTS OF RECORD OR FACT.

### **DESCRIPTION TRACT 2A:**

PART OF THE NW 1/4 OF THE NW 1/4 OF FRACTIONAL SECTIONAL 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, IN BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID FRACTIONAL SECTION 2: THENCE S87°34'04"E 187.10 FEET TO THE POINT OF BEGINNING;

THENCE NO2°11'51"E 813.21 FEET; THENCE S86°27'58"E 143.54 FEET TO THE WEST LINE OF TRACT 2 AS SHOWN IN PLAT RECORD 2017-61;

THENCE NO2°12'56"E 87.33 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2 THENCE ALONG THE NORTH LINE THEREOF S87°26'52"E 664.08 FEET TO THE NORTHEAST CORNER OF SAID TRACT 2:

THENCE ALONG THE EAST LINE THEREOF THE FOLLOWING THREE COURSES: THENCE S02°27'54"W 632.99 FEET;

THENCE S87°33'44"E 289.80 FEET; THENCE S02°28'56"W 264.27 FEET TO THE SOUTHEAST CORNER OF SAID TRACT THENCE ALONG THE SOUTH LINE THEREOF N87°32'43"W 289.82 FEET;

THENCE ALONG SAID SOUTH LINE N87°30'00"W 660.07 FEET TO THE SOUTHWEST

CORNER OF SAID TRACT 2; THENCE LEAVING SAID SOUTH LINE N87°34'04"W 143.25 FEET TO THE POINT OF BEGINNING, CONTAINING 18.07 ACRES MORE OR LESS, MORE OR LESS AND SUBJECT TO AN ELECTRIC EASEMENT AS RECORDED AT BOOK 312 AT PAGE 477 AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

### DESCRIPTION TRACT 2B:

PART OF THE NW 1/4 OF THE NW 1/4 OF FRACTIONAL SECTIONAL 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, IN BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID FRACTIONAL SECTION 2; THENCE S87°34'04"E 187.10 FEET;

THENCE NO2°11'51"E 813.21 FEET TO THE POINT OF BEGINNING; THENCE NO2°11'51"E 400.00 FEET TO THE SOUTH RIGHT-OF-WAY OF HIGHWAY 102 AS SHOWN IN PLAT RECORD 2005-186;

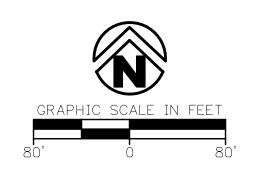
THENCE ALONG SAID SOUTH RIGHT-OF-WAY S86°39'17"E 143.66 FEET; THENCE S02°12'56"W 313.14 FEET TO THE NORTHWEST CORNER OF SAID TRACT

THENCE ALONG THE WEST LINE THEREOF SO2°12'56"W 87.33 FEET; THENCE LEAVING SAID WEST LINE N86°27'58"W 143.54 FEET TO THE POINT OF BEGINNING, CONTAINING 1.32 ACRES MORE OR LESS, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

GP 479.636.4838 † 479.631.6224 f www.craftontull.com ERTIFICATE OF AUTHORIZATION:

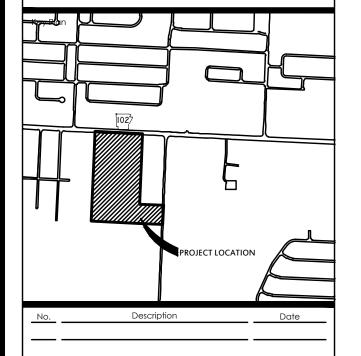


901 N. 47th St., Suite 400 Rogers, Arkansas 72756



WATERCOLOR **MULTI-FAMILY PROJECT** PHASE 3

> 1709 E. CENTERTON BLVD CENTERTON, AR 72719



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This document, and the ideas and designs in herein, as an instrument of professional services.	•
property of Crafton, Tull & Associates, Inc., of	
used, in whole or in part, for any other proje	ct, without

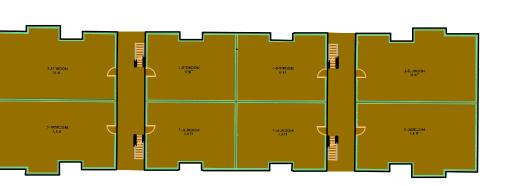
written authorization of Crafton, Tull & Associates, Inc PROJECT NO: 16105903 ARKANŠAS

 $\star\star\star$ REGISTERED **PROFESSIONAL ISSUED FOR ENGINEER REVIEW**  $\star\star\star$ 

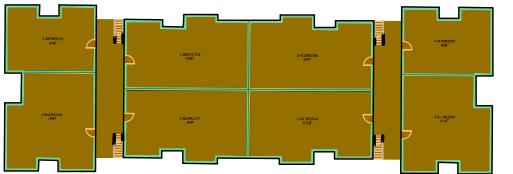
No. 11825

OVERALL SITE PLAN (C)

C-101



2 STORY (16 UNITS) (24 BEDROOMS)



3 STORY (24 UNITS) (42 BEDROOMS)