

NOTICE OF PUBLIC HEARING
BEFORE THE CENTERTON PLANNING COMMISSION
ON AN APPLICATION TO REZONE PROPERTY

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

Location: KINYON RD, PID# 06-00047-618; 30.93 Ac on the south side of Kinyon Rd and west side of Keller Rd

Owned by: ROBERT & JUDIETH BLAND TRUST

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 6 o'clock in the p.m.** on the application of NICK GOEDEREIS, on behalf of ROBERT & JUDIETH BLAND, to rezone the following described property from **Agriculture (A-1) and Low Density Residential (R-1) to Residential Townhouse Multi-Family (RTH-MF12)**.

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

LEGAL DESCRIPTION:

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 20 NORTH RANGE 31 WEST; BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT THE SE CORNER OF SAID NE 1/4 OF THE SE 1/4: THENCE N 89°28'05" WEST 1325.31 FEET; THENCE N 00°07'25" EAST 1318.96 FEET: THENCE S 89° 30'43" EAST 661.23 FEET; THENCE S 00°03'43" WEST 599.99 FEET; THENCE S 89°30'43" EAST 661.87 FEET; THENCE S 00°00'00" EAST 720.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF KINYON ROAD ON THE NORTH SIDE AND KELLER ROAD ON THE EAST SIDE. SUBJECT TO COVENANTS, EASEMENTS, AND RIGHTOF-WAYS, IF ANY. LESS AND EXCEPT: PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 31. TOWNSHIP 20 NORTH, RANGE 31 WEST; BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT A POINT 1020.00 FEET NORTH OF THE SE CORNER OF SAID NE 1/4 OF THE SE 1/4: THENCE N 89°30'43" W 661.54 FEET; THENCE N 00°03'43" E 300.00 FEET: THENCE S 89°30'43" E 661.22 FEET: THENCE S 00°00'00" W 300.00 FEET TO THE POINT OF BEGINNING.

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

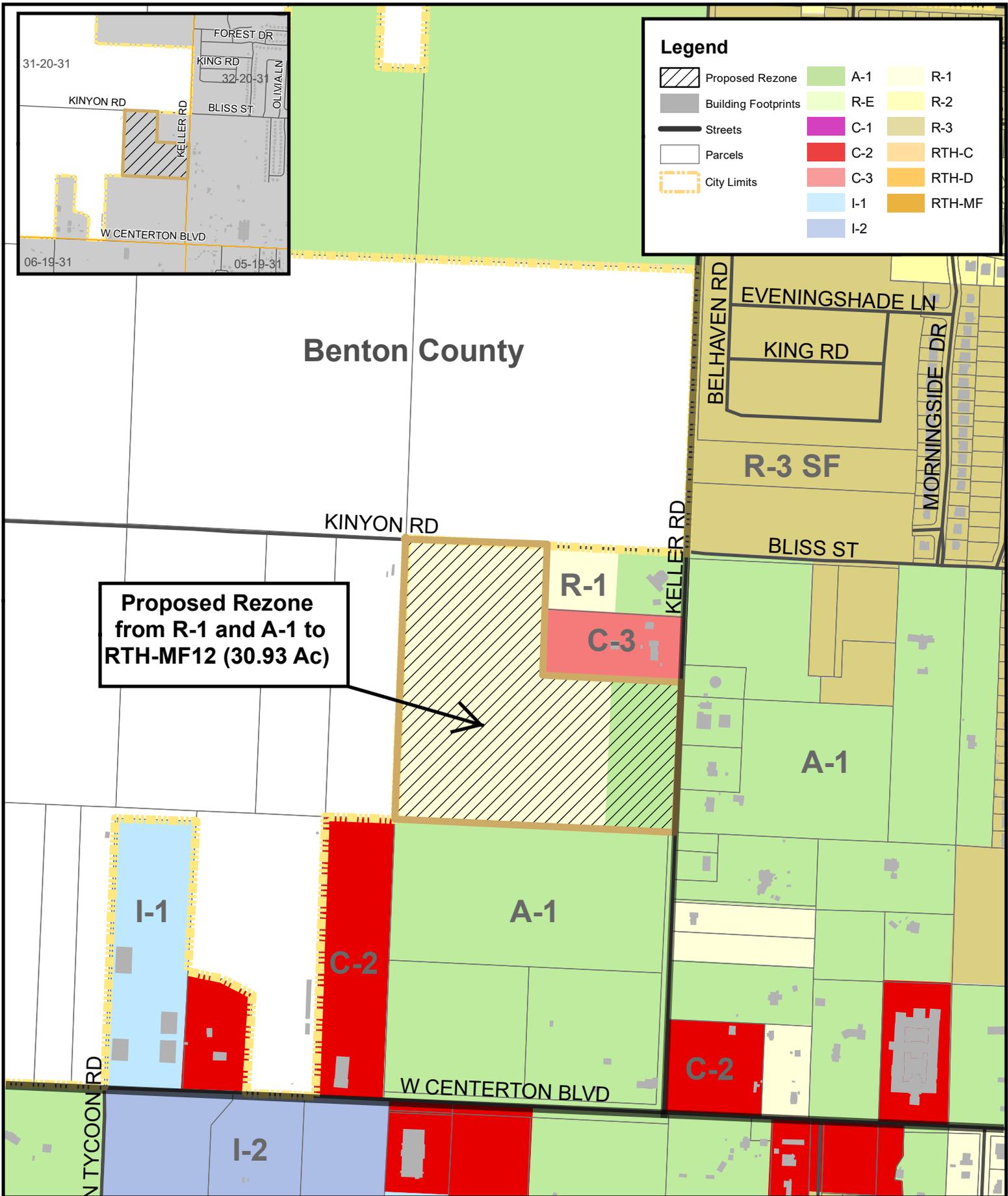
Explanation: Sell after rezoning to develop a Townhome Subdivision

If approved, the rezoning will occur only upon the property described above. It will not change the zoning or permitted uses on neighboring properties.

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



**Proposed Rezone
from R-1 and A-1 to
RTH-MF12 (30.93 Ac)**

Legend

	Proposed Rezone		A-1		R-1
	Building Footprints		R-E		R-2
	Streets		C-1		R-3
	Parcels		C-2		RTH-C
	City Limits		C-3		RTH-D
			I-1		RTH-MF
			I-2		

Disclaimer: The data represented in this map is a graphical representation. This map has been developed from the best available sources. No guarantee of accuracy is granted, nor is any responsibility for reliance thereon assumed. In no event shall the City or any other entity be liable for direct, indirect, incidental, consequential or special damages of any kind, including, but not limited to, loss of anticipated profits or benefits arising out of use of or reliance on the data. The City or any other entity is in no way responsible for or liable for misrepresentation or re-use of this map. Distribution of this map is intended for information purposes and should not be considered authoritative for engineering, legal and other site-specific uses.

REZONING REQUEST BLAND FAMILY TRUST REZ20-29
 Low Density Residential (R-1) and Agriculture (A-1)
 to Residential Townhouse Multi-Family (RTH-MF12)
 Parcel 06-00047-618 (30.93 Ac)
 Kinyon Rd west of southwest corner of Keller Rd, Centerton AR

0 350 700 Feet
 1 inch = 583 feet

December 11, 2020



ZOOM VIRTUAL MEETING INSTRUCTIONS FOR PUBLIC ATTENDEES

TOPIC: Planning Commission & Board of Zoning Adjustment Meetings (1st and 3rd Tuesdays)

TIME: 6:00 PM Central Time (US and Canada)

- **JOIN MEETING VIRTUALLY:** Via Zoom Video Conferencing Application (PC/MAC; iOS/Android)

Website Link: <https://zoom.us/j/647184591>

Meeting ID: 647-184-591

If you are joining the meeting via PC/MAC or mobile device application, please be sure to use your **FULL NAME** as your screen name (please refrain from inappropriate screen names).

- **JOIN MEETING BY PHONE:** Dial in with personal telephone (audio only)

Phone Number to Meeting: +1 312- 626-6799 US (Chicago)

Meeting ID: 647-184-591

Controls for Phone Participants: (Use phone dial pad while in a Zoom meeting)

*9 - Raise hand

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- All public attendees will be muted automatically upon joining the meeting.
 - Video will be disabled for all public attendees.
 - When the forum is open for public commentary, attendees can use the “**raise hand**” function:
 - **VIRTUALLY:** press button “raise hand” at the bottom of the zoom meeting screen; or
 - **BY PHONE:** press *9 to “raise hand”

The moderator will then recognize and unmute the participant.

- **IF YOU DO NOT INTEND TO MAKE ANY PUBLIC COMMENT**, please feel free to view this meeting live via the City Website (www.centertonar.us/planning-and-zoning), or using YouTube Live.

FURTHER MEETING INFORMATION:

- The meeting agenda and all related material will be made available on the City website (www.centertonar.us/planning-and-zoning) for public review and comment one week in advance of the meeting.
- Please feel free to submit comments in advance of the meeting to planning@centertonar.us. Comments received via email will be read aloud by staff during the meeting.

Contact the planning department prior to the meeting with any questions:
479-795-2750 ext. 27 | planning@centertonar.us.