

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: 11503 Walters Rd. (PIDs 06-00048-760, 06-00048-780, and 06-00048-782; 162.09 acres)

Owned by: Schuber Mitchell Homes

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Centerton, Arkansas Planning Commission on **May 18, 2021 at 6:00 PM** by virtual meeting, to hear public comment on the application for property located at 11503 Walters Rd., submitted by property owner, Schuber Mitchell Homes, to rezone 162.09 acres from Agricultural (A-1) to High Density Single-Family Residential (R-3 SF).

High Density Single Family Residential R-3 SF: This area is intended for single-family dwellings with a suitable lot area. (Min. lot area 6,000 sf; min. lot width 60 ft; 25 ft min. front and street side setback; 20 ft min. rear setback; and 7 ft min. side setback). (14.04.04)

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

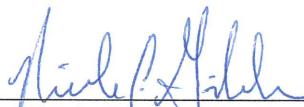
SURVEY DESCRIPTION: See attached.

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

Explanation: Develop a single-family 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.



Nicole Gibbs, AICP
Senior Planner, City of Centerton

SURVEY DESCRIPTION:

THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, PART OF THE N $\frac{1}{2}$ OF THE SE $\frac{1}{4}$, N $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$; S20-T20N-R31W, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at an existing stone marking the northwest corner of the Southeast Quarter of the Northwest Quarter; thence along the north line of said forty South 87 degrees 40 minutes 54 seconds East 1,329.64 feet to an existing nail marking the northwest corner of the Southwest Quarter of the Northeast Quarter; thence along the north line of said forty South 87 degrees 19 minutes 05 seconds East 1,323.85 feet to a set rebar with cap marking the northeast corner of the Southwest Quarter of the Northeast Quarter; thence along the east line of said forty South 02 degrees 17 minutes 50 seconds West 1,317.43 feet to an existing stone marking the northwest corner of the Northeast Quarter of the Southeast Quarter; thence along the north line of said forty South 87 degrees 25 minutes 41 seconds East 1,323.49 feet to an existing rebar marking the northeast corner of the Northeast Quarter of the Southeast Quarter; thence along the east line of said forty South 02 degrees 12 minutes 13 seconds West 692.75 feet to a set nail; thence leaving said east line North 87 degrees 26 minutes 26 seconds West 1,325.23 feet to an existing rebar on the east line of the Northwest Quarter of the Southeast Quarter; thence along the east line of said forty South 02 degrees 20 minutes 50 seconds West 627.00 feet to an existing rebar marking the southeast corner of the Northwest Quarter of the Southeast Quarter; thence along the south line of said forty North 87 degrees 29 minutes 45 seconds West 1,327.33 feet to an existing stone marking the southwest corner of the Northwest Quarter of the Southeast Quarter; thence along the west line of said forty North 02 degrees 23 minutes 53 seconds East 659.49 feet to a set rebar with cap marking the southeast corner of the North Half of the Northeast Quarter of the Southwest Quarter; thence along the south line of the North Half of the Northeast Quarter of the Southwest Quarter North 87 degrees 32 minutes 21 seconds West 1,334.78 feet to a set nail marking the southwest corner of the North Half of the Northeast Quarter of the Southwest Quarter; thence along the west line of the North Half of the Northeast Quarter of the Southwest Quarter North 02 degrees 06 minutes 45 seconds East 659.46 feet to an existing rebar marking the southwest corner of the Southeast Quarter of the Northwest Quarter; thence along the west line of said forty North 02 degrees 45 minutes 51 seconds East 1,319.33 feet to the point of beginning, containing 162.09 acres, more or less.



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.