

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: 2885 Edgewood Rd. (PIDs 06-00047-858 and 06-00047-860; 11.32 acres)

Owned by: RLP Developments, LLC

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 2885 Edgewood Rd, submitted by Morrison Shipley on behalf of owner, RLP Developments LLC, to rezone 11.32 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:

Tract 1: Part of the S½ of the SE¼ of Section 6, Township 19 North, Range 31 West, Benton County, Arkansas, more particularly described as follows: Beginning at a point West 1029.90 feet to the NE corner of the SE¼ of the SE¼ of said Section 6, thence S89°56' West 290.00 feet, thence S00°04' East 450.00 feet, thence North 89°56' East 290.00 feet, thence North 00°04' West 450.00 feet to the point of beginning, containing 3.0 acres, more or less. Subject to the county road as shown and all easements of record.

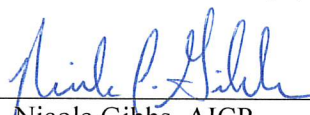
Tract 2: Part of the S½ of the SE¼ of Section 6, Township 19 North, Range 31 West, Benton County, Arkansas, more particularly described as follows: Commencing at the SE corner of the S½ of the SE¼ of said Section 6, said point being a found ½ inch rebar; thence along the South line of said S½ of the SE¼ N87°34'40"W a distance of 709.09 feet, thence N02°14'52"E 613.36 feet to the point of beginning; thence N87°34'40"W 710.35 feet to a set iron pin (SIP), thence N02°13'59"E 703.12 feet to a SIP, thence S87°45'46"E 100.05 feet to a SIP, thence S02°21'30"W 450.00 feet to a SIP, thence S87°45'46"E 290.00 feet to a SIP, thence N02°21'30"E 450.00 feet to a SIP, thence S87°45'46"E 320.47 feet to a SIP, thence S02°14'52"W 705.41 feet to the point of beginning, containing 8.49 acres more or less, subject to Edgewood Road to the North and an easement for a waterline to the North and an easement of an electrical easement to the North, and an electrical easement running through the Southerly side of the property, and any other easements of fact.

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

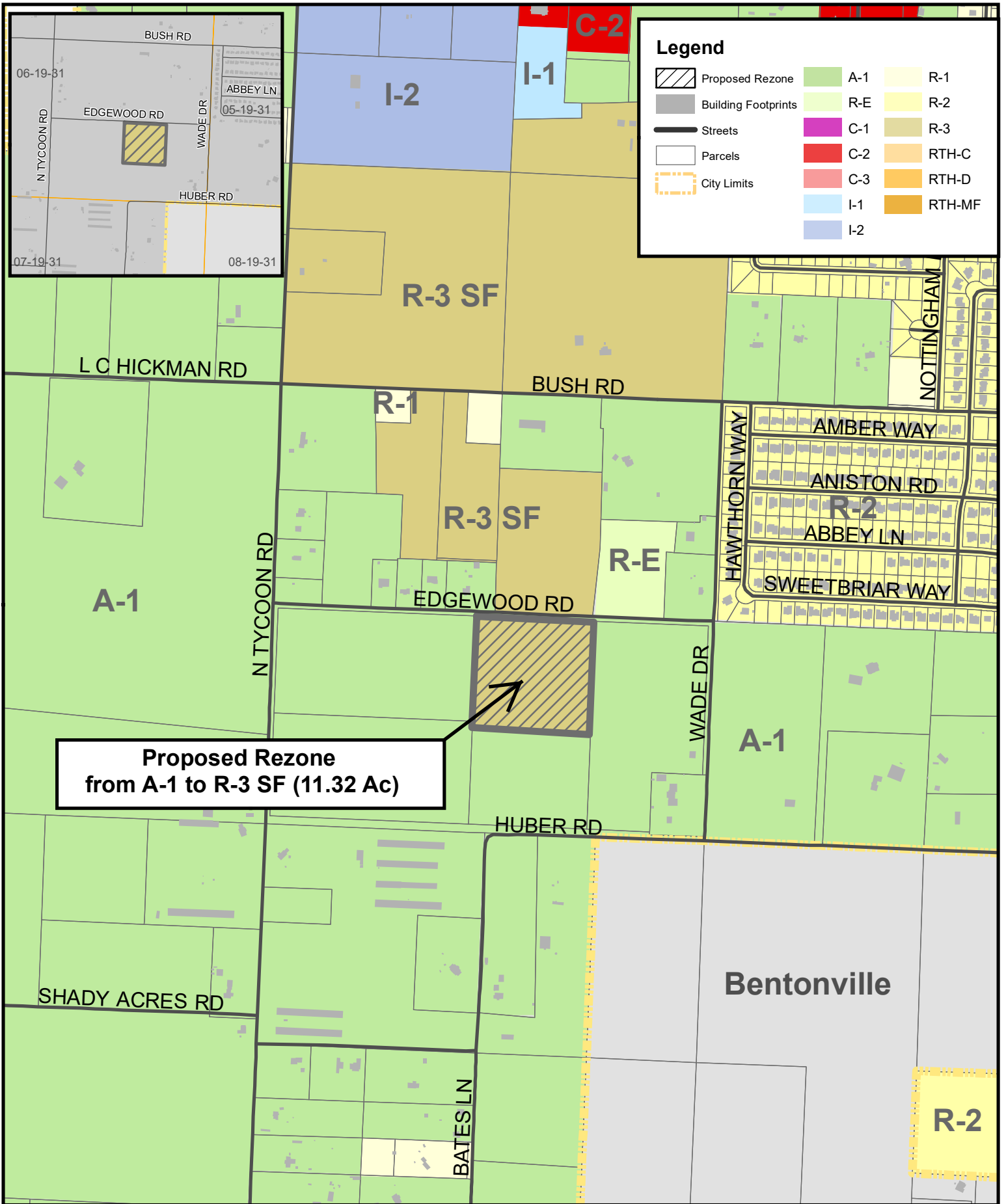
Explanation: Develop a single-family subdivision.

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.



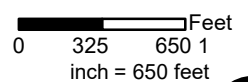
Nicole Gibbs, AICP
 Senior Planner, City of Centerton



**Proposed Rezone
from A-1 to R-3 SF (11.32 Ac)**

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 - REZ21-17 RLP Developments, LLC
 Agricultural (A-1) to High Density Single Family Residential (R-3 SF)
 Parcels 06-00047-858 and 06-00047-860
 2885 Edgewood Rd, Centerton AR



April 6, 2021





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

-
- 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.