**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: 8801 N Tycoon Rd; PIDs 06-00047-085, 06-00047-108, 06-00047-155, and 06-00047-160

Owned by: Douglas Warren & Elizabeth Carol King; Jesse W King Living Trust

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held before the City of Centerton, Arkansas Planning Commission on **June 1, 2021** at **6:00 PM** by virtual meeting, to hear public comment on the application for property located at 8801 N Tycoon Rd, submitted by Morrison Shipley Engineering on behalf of owners Douglas Warren & Elizabeth Carol King and Jesse W King Living Trust, to rezone 102.7 acres from Agricultural (A-1) to High Density Single-Family Residential (R3-SF).

**High Density Single Family Residential (R3-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:**

A Part of Deed Book 2010 Page 65058, all of Deed Book 2000 Page 24225, and all of Deed Book 716 Page 876 being in the Southwest Quarter (SW 1/4) of Section 6, Township 19 North, Range 31 West of the Fifth Principal Meridian, Benton County Arkansas and more particularly described as follows:

Beginning at the Southwest Corner of the South one-half of the Southeast Quarter (S 1/2 SE 1/4): thence South 01°56’30” West along the east line of Warranty Deed Book 716 Page 876, a distance of 620.0 feet; thence along the south line of said Warranty Deed, North 87°52’26” West a distance of 1,320.73 feet; thence North 01°56’30” East a distance of 620.00 feet; thence North 87°52’26” West a distance of 1,705.07 feet to the Southwest Corner of Deed Book 2000 Page 24225; thence North 02°03’00 East a distance of 1199.92 feet; thence South 87°46’01” East a distance of 3029.63 feet to the east line of the east line of the Southwest Quarter; thence South 02°13’59” West a distance of 1194.26 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 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.

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 Nicole Gibbs, AICP

Senior Planner, City of Centerton