

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: Northwest Corner of Bliss St and Keller Rd

Owned By: Steele Development, inc.

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Centerton, Arkansas Planning Commission on **November 19th, 2024, at 6:00 PM** at Centerton Municipal Complex, 210 Municipal Dr, Centerton, AR 72719, to hear public comment on the application (REZ24-09) submitted by Ferdi Fourie of 4iE Engineering on behalf of owners, Steele Development, Inc, to rezone 6.91 ± acres from Agricultural (A-1) to 6 AC of Medium-High Density Single Family (R3-SF) & 0.91 AC of Medium-High Density Multi-Family (R3-MF).

Medium-High Density Single Family (R3-SF): This area is intended for detached single-family dwellings with a suitable lot area (Setbacks: Front - 25' from planned ROW; Side - 7' from property lines; Street Side - 25' from planned ROW; Rear - 20' from property line or center of alley if one exists). (14.04.09)

Medium-High Density Multi-Family (R3-MF): This area is intended for one structure on a single lot that consists of 3 to 4 attached dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street (Setbacks: Front, 25' from planned ROW; Side - 7' from property lines, Street Side, 25' from planned ROW, Rear - 20' from property line or center of alley if one exists). (14.04.09)

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

SURVEY DESCRIPTIONS:

A PART OF THE NW1/4 OF THE SW1/4 OF S32, T20N, R31W, FIFTH PRINCIPAL MERIDIAN, CITY OF CENTERTON, BENTON COUNTY, ARKANSAS, aka PID# 06-08239-000

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

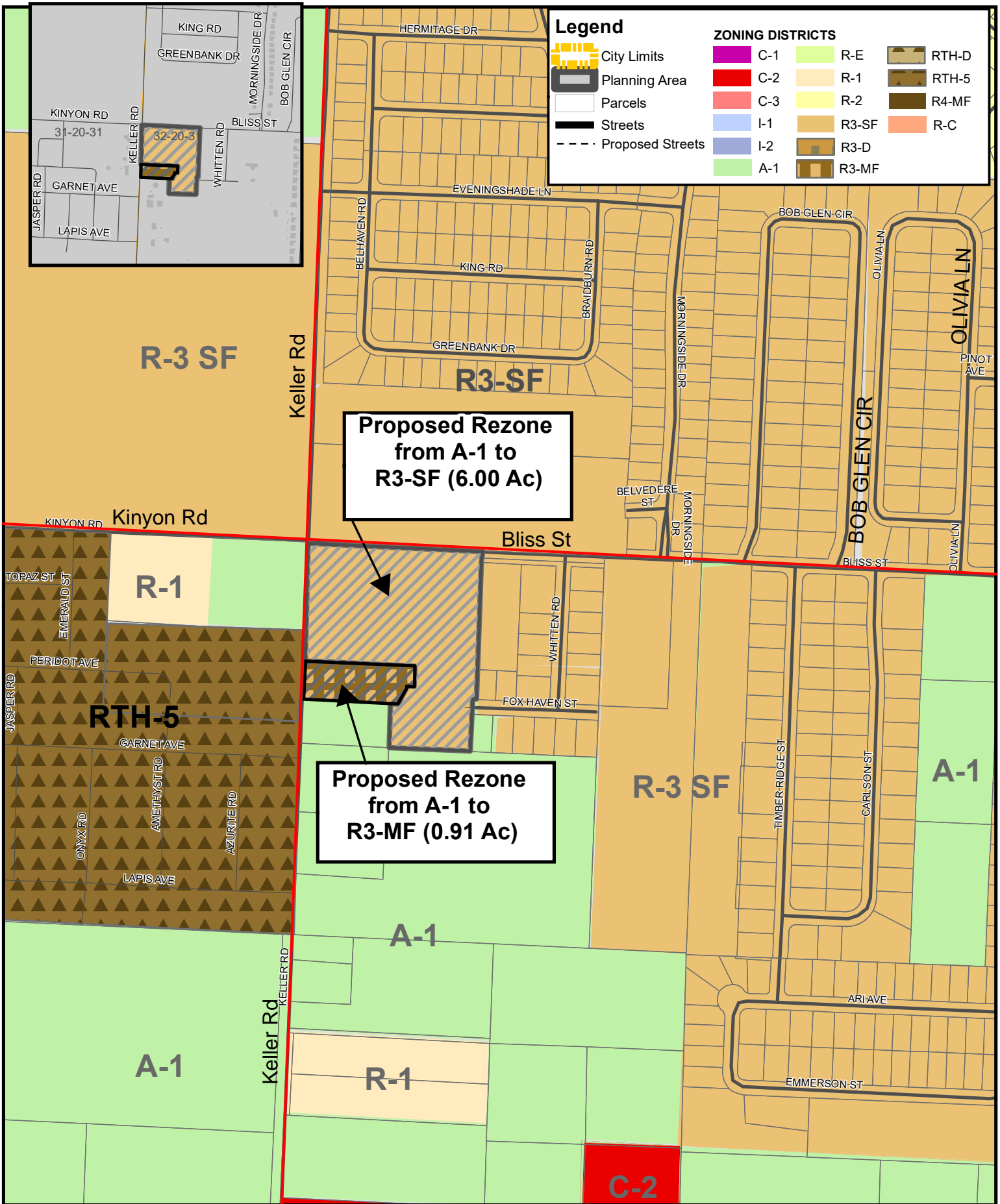
Explanation: The Future Land Use Plan already has this area designated for Medium/High Density Residential, so we believe the effects to the neighborhood would be minimal.

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, Centerton City Hall, 200 Municipal Dr, (479) 795-2750 Ext 302, planning@centertonar.us.



Dianne Morrison Lloyd, Senior Planner
City of Centerton



REZONING REQUEST - REZ24-09 Fox Haven Ph 2 (A-1) Agricultural to Medium-High Density Single-Family Residential (R3-SF) & Medium-High Density Multi-Family Residential (R3-MF) Fox Haven Subdivision Tract C SE/C of Bliss St and Keller Rd, Centerton AR

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