**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:** N Main St

**Owned By****:** KBRB LLC

 **NOTICE IS HEREBY GIVEN** that a Public Hearing will be held before the City of Centerton, Arkansas Planning Commission on **February 4th, 2025**, at **6:00 PM** at Centerton Municipal Complex, 210 Municipal Dr, Centerton, AR 72719, to hear public comment on the application (REZ24-11) submitted by Daryl V Doyal on behalf of owner, KBRB LLC to rezone 1.83 ± acres along N Main St from R3-SF (Medium-High Density Single Family) to R4-MF (High Density Multi-Family Residential).

**High Density Multi-Family Residential (R4-MF):** This area is intended for multi-family structures on a single lot or in a single development, with a suitable lot area and a maximum density of 18 units per acre. Additional density may be considered via the PUD process (Sec. 14.04.12) (Setbacks: Minimum of thirty-five (35) feet from all property lines. On property abutting a street, thirty-five (35) feet from the planning right-of-way as shown on the Master Street Plan. Reference 14.04.12 (G)(4) for additional information regarding setbacks for this zoning district.

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

**SURVEY DESCRIPTIONS:**

Properties are described as being a part of Lots 1-4, Blk 5, Womack Addition and W1/2 of an abandoned Orchard Street lying along lots 3&4, Blk 5, City of Centerton, Benton County, Arkansas, aka PID# 06-00276-000,06-00277-000 & 06-00269-025

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

**Explanation:** Build four-plex or Duplexes with garages.

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.

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Dianne Morrison Lloyd, Senior Planner City of Centerton