

**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:** 11609 W AR HWY 72 (PID # 06-09032-000, 06-00048-097, 06-00048-110)

**Owned By:** Anderson Custom Homes

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held before the City of Centerton, Arkansas Planning Commission on **May 7, 2024 at 6:00 PM** at the Centerton Municipal Court Complex, 210 Municipal Dr, Centerton, AR 72719, to hear public comment on the application (REZ24-04) submitted by the owner, Skip Anderson of Anderson Custom Homes, to request 31.8 ± acres be rezoned from Agriculture (A-1) to 15.60 acres of Medium High Density Residential Single Family (R3-SF), 9.13 ac of Medium-High Density Multi-Family Residential (R3-MF), and 7.21 ac of Highway Commercial (C-2).

**Medium-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)

**Medium-High Density Multi-Family Residential (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. (Min lot area: 10,000 sq. ft. for three (3) dwelling units and 12,000 sq. ft. for four (4) dwelling unit; Min lot width: 80 ft; 25 ft min front and street side setback; 20-ft min rear setback; 10-ft min side setback) (14.04.04)

**Highway Commercial (C-2):** The Highway Commercial District is intended for those businesses which cater to the highway traffic, such as service stations, drive-in restaurants, motels, supermarkets, and similar businesses. (50-ft min front setback; 10-ft min side and streetside setback; 25-ft min rear setback) (14.04.04)

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

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

Applicant Explanation: Develop single-family homes, multi-family townhomes, and general commercial.

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 by **noon of the day of the hearing**. All persons wishing to learn further details about the request may contact the Planning Office to review the application.

Centerton City Hall  
200 Municipal Dr, PO Box 208  
Centerton, AR 72719  
[planning@centertonar.us](mailto:planning@centertonar.us)  
(479) 795-2750 Ext 302  
<https://www.centertonar.us/planning-and-zoning>

  
Dianne Morrison-Lloyd, Senior Planner

## Exhibit A – Rezone Legal Descriptions

**Parcel#: 06-00048-097**

Tract 4

PART OF THE NW ¼ OF THE SW ¼, SECTION 21, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FOR THE NW CORNER OF THE NW ¼ OF THE SW 1/4; THENCE S 02°16'28" W, 207.16 FEET; THENCE S 87°22'56" E, 325.50 FEET TO A 5/8" SET IRON PIN WITH CAP FOR THE POINT OF BEGINNING; THENCE S 87°22'56" E, 1094.89 FEET TO A 1/2" FOUND IRON PIN THENCE S07°14'25"W 41.82' TO A FOUND 5/8" IRON REBAR; THENCE S02°34'26"W 119.04' TO A FOUND 5/8" IRON REBAR; THENCE S03°12'22"W 181.20' TO A FOUND 5/8" IRON REBAR; THENCE S01°04'27"W 200.42' TO A FOUND 5/8" IRON REBAR; THENCE S03°58'35"W 99.86' TO A FOUND 5/8" IRON REBAR; THENCE S04°17'21"W 150.81' TO A FOUND 1/2" IRON REBAR; THENCE N87°22'15"W 1409.14 FEET TO A SET MAG NAIL; THENCE N 02°16'28" E, 50.00 FEET TO A SET MAG NAIL; THENCE S 87°22'15" E, 321.56 FEET TO A 5/8" SET IRON PIN WITH CAP; THENCE N 02°34'41" E, 742.63 FEET TO THE POINT OF BEGINNING, CONTAINING 20.23 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD OR FACT.

**Parcel #: 06-09032-000**

Lot 2

LOT 2 OF MAXWELL MANOR, BENTON COUNTY, ARKANSAS, AS SHOWN BY THE RECORDED PLAT THEREOF, ON FILE IN PLAT RECORD 2014 AT PAGES 69 AND 70, BEING A PART OF THE NW1/4 AND THE SW1/4 OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS.

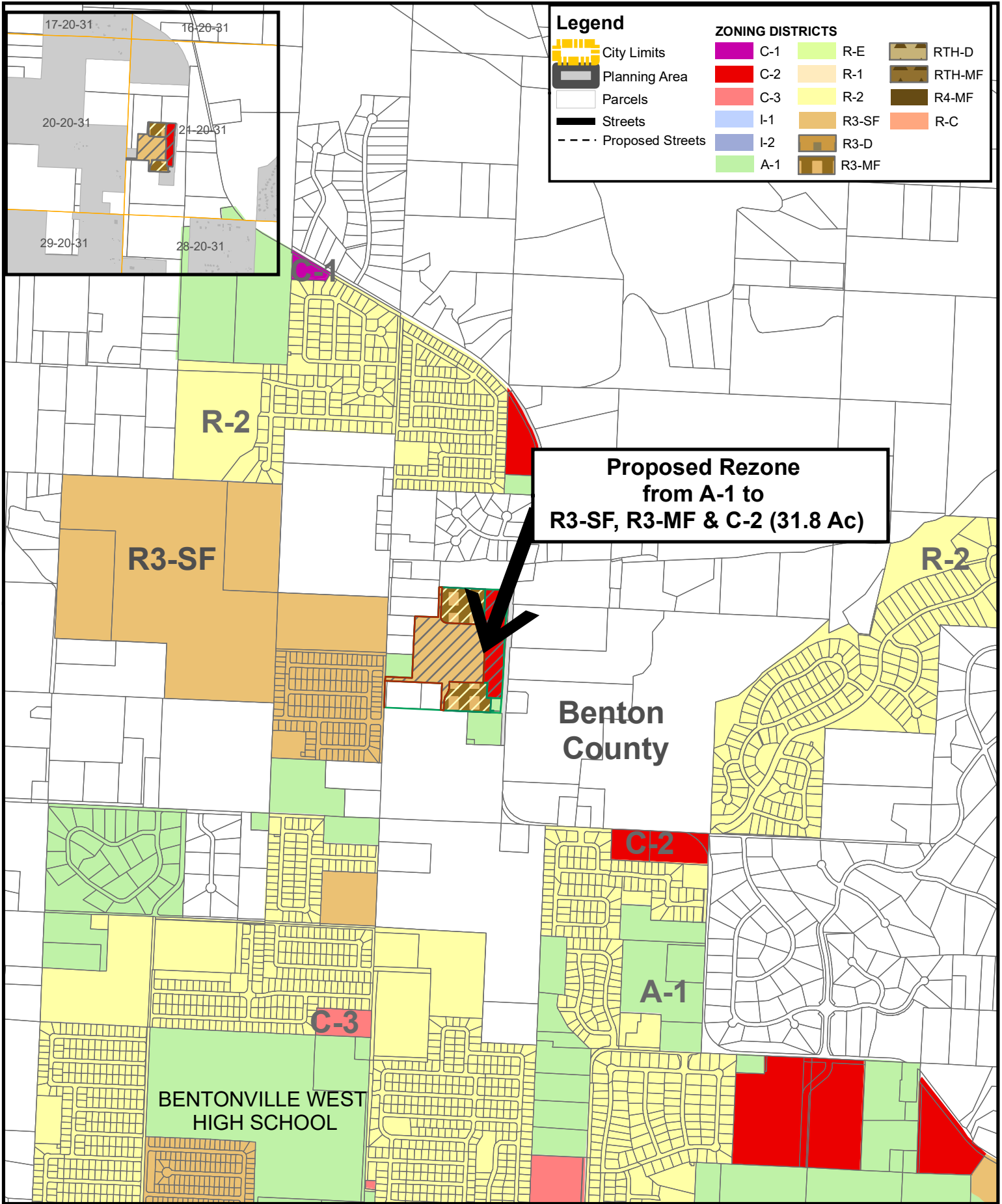
SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

**Parcel #: 06-00048-110**

Tract 2

A PART OF THE NW1/4 OF THE SW1/4 AND PART OF THE NE1/4 OF THE SW1/4 OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 31 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF THE SAID NW1/4 OF THE SW1/4; THENCE S87°19'42"E 682.90' TO THE POINT OF BEGINNING BEING A SET 5/8" IRON REBAR; THENCE N02°12'08"E 319.25' TO A FOUND 1/2" IRON REBAR; THENCE S87°22'15"E 725.92' TO A FOUND 1/2" IRON REBAR; THENCE S03°46'15"W 146.82' TO A SET 5/8" IRON REBAR; THENCE N87°36'09"W 125.99' TO A SET 5/8" IRON REBAR; THENCE S03°50'26"W 149.97' TO A SET 5/8" IRON REBAR; THENCE S87°24'06"E 40.01' TO A SET 5/8" IRON REBAR; THENCE S03°50'26"W 1.90' TO A SET 5/8" IRON REBAR; THENCE N87°23'16"W 38.07' TO A SET 5/8" IRON REBAR; THENCE S03°48'14"W 20.56' TO A SET 5/8" IRON REBAR; THENCE N87°19'42"W 592.93' TO THE POINT OF BEGINNING, CONTAINING 208,883 SQ. FEET, 4.80 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD OR FACT.



**Legend**

- City Limits
  - Planning Area
  - Parcels
  - Streets
  - Proposed Streets
- ZONING DISTRICTS**
- C-1
  - C-2
  - C-3
  - I-1
  - I-2
  - A-1
  - R-E
  - R-1
  - R-2
  - R3-SF
  - R3-D
  - R3-MF
  - RTH-D
  - RTH-MF
  - R4-MF
  - R-C

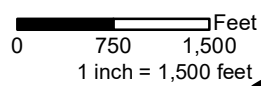
**Proposed Rezone  
from A-1 to  
R3-SF, R3-MF & C-2 (31.8 Ac)**

**Benton  
County**

**BENTONVILLE WEST  
HIGH SCHOOL**

**REZONING REQUEST - REZ24-04 Tower Park**

**Agricultural (A-1)  
to Med-High Density Residential Single Family (R3-SF),  
Med-High Density Residential Multi-Family (R3-MF)  
& Highway Commercial (C-2)  
Parcel 06-09032-000, 06-00048-097, & 06-00048-110  
11609 AR-72**



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.

April 17, 2024