

Revised: April 2017

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: 11301 W AR 72 HWY, Centerton, AR

Owned by: O'Connor Family LLC

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held before the City of Centerton, Arkansas, Planning Commission on the 28th day of November, 2017 at 6 o'clock in the p.m. at the Centerton City Hall, 290 Main St., on the application of O'Connor Family, L.L.C., to rezone the following described property from Agricultural & Highway Commercial (A-1/C-2) to Highway Commercial (C-2).

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

LEGAL DESCRIPTION:

C-2: Being a part of the NW ¼, SW ¼, Section 27, T-20-N, R-30-W, and a part of the NE ¼, SE ¼, Section 28, T-20-N, R-31-W, Fifth Principal Meridian, in the City of Centerton, County of Benton, State of Arkansas, being more particularly described by metes and bounds as follows: COMMENCING at a Found Cotton Spindle at the NE Corner of said NW ¼, SW ¼, Section 27; Thence along the North line thereof, North 87°29'55" West, a distance of 676.50 feet to a Found ½" Rebar for the POINT OF BEGINNING; Thence departing said North line, South 02°33'38" West, a distance of 1315.62 feet to a Found Rebar; Thence North 87°49'47" West, a distance of 639.04 feet to a Found Rebar, being the SW Corner of the NW ¼, SW ¼, Section 27; Thence North 87°24'16" West, a distance of 566.16 feet; Thence North 02°30'55" East, a distance of 1108.82 feet to a fence corner post; Thence North 00°33'11" East, a distance of 210.79 feet to a cotton picker spindle; Thence South 87°23'16" East, a distance of 572.73 feet to a cotton picker spindle, being the NW Corner of the NW1/4, SW ¼, Section 27; Thence South 87°29'55" East, a distance of 640.71 feet to the POINT OF BEGINNING, and containing 1,590,323 Square Feet or 36.51 Acres, more or less.

C-2: Being a part of the NE ¼, SE ¼, Section 28, T-20-N, R-31-W, Fifth Principal Meridian, in the City of Centerton, County of Benton, State of Arkansas, being more particularly described by metes and bounds as follows: COMMENCING at a Found Cotton Spindle at the NE Corner of said NW ¼, SW ¼, Section 27; Thence along the North line thereof, North 87°29'55" West, a distance of 1317.21 feet to a Found ½" Rebar for the NW Corner of said NW ¼, SW ¼, Section 27; Thence North 87°23'16" West, a distance of 572.73 feet to a cotton picker spindle; Thence departing said North line, South 00°33'11" West, a distance of 210.79 feet to a fence corner post for the POINT OF BEGINNING; Thence South 02°30'55" West, a distance of 1108.82 feet; Thence North 87°24'16" West, a distance of 336.31 feet to a Found Rebar; Thence North 02°30'55" East, a distance of 1103.31 feet to a Found Rebar; Thence South 88°20'37" East, a distance of 336.35 feet to the POINT OF BEGINNING, and containing 371,984 Square Feet or 8.54 Acres, more or less.

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

Explanation: The purpose of this rezone is to expand the existing highway commercial zoning to take up the entire property.

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. All persons interested in this request are invited to call or visit the Planning Office, Centerton City Hall, 290 Main Street, (479) 795-2750, and to review the application and discuss the same with the Planning Staff.


Lorene Burns, Planning Director
City of Centerton