



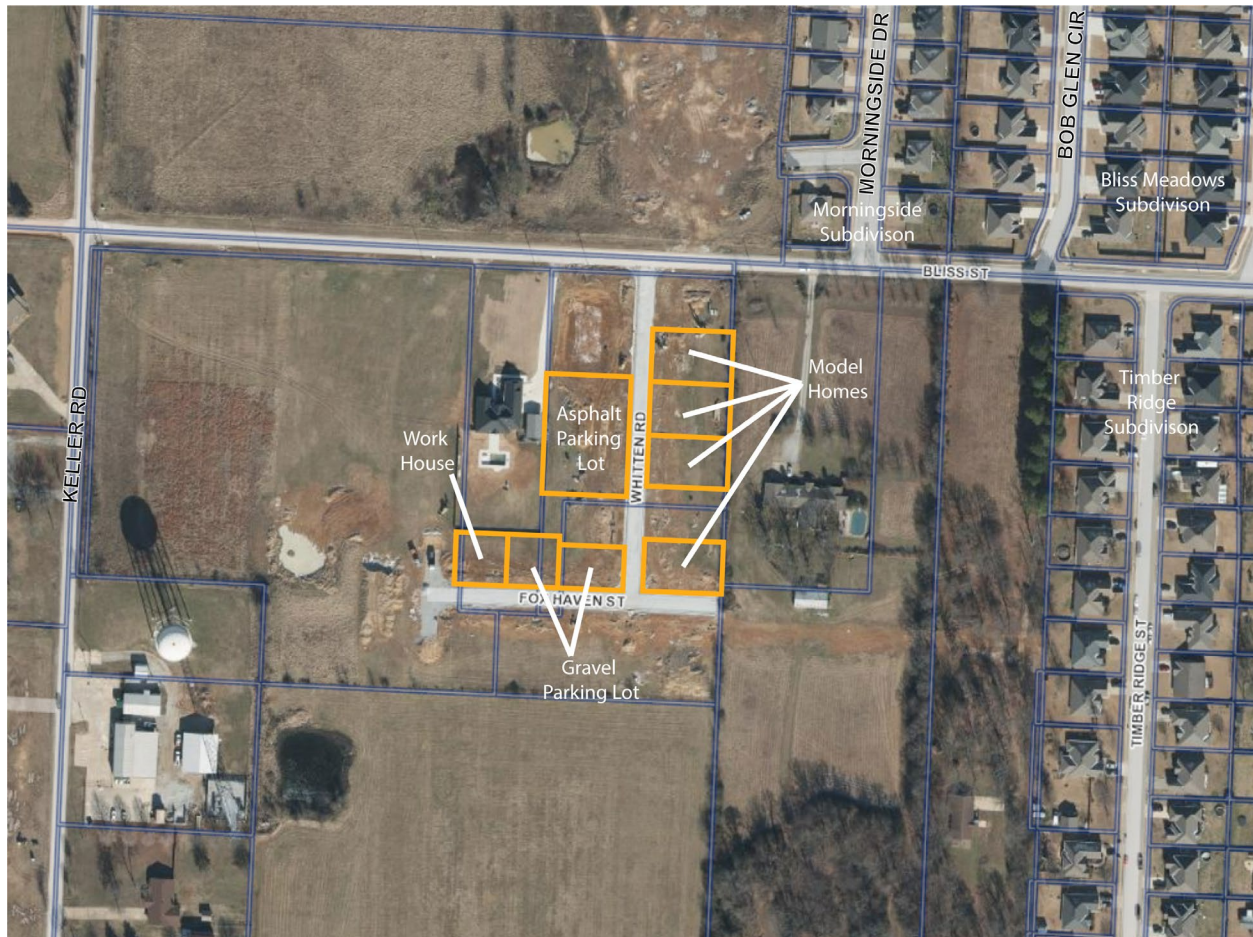
NOTICE OF PUBLIC HEARING **Centerton Planning Commission**

February 7, 2023 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Centerton Planning Commission on **February 7, 2023 at 6:00 PM** at the Centerton Court Building, 210 Municipal Dr, to hear public comment on the application submitted by Arturo Elivo of Schuber Mitchell Homes Conditional Use request for **Temporary Model Homes** on lots 13, 15, 16 & 17, **Temporary Gravel and Asphalt Parking Lots** on Lots 1, 2, 4 & 5 and **Temporary Work House** Lot 6 in zoning district R3-SF (Medium-High Density Residential) located in Fox Haven Subdivision, Centerton, AR.

Property is described as Fox Haven Subdivision, Bliss St, City of Centerton, Benton County, AR.

All those interested in this request are invited to participate by using the website link www.centertonar.us/planning-and-zoning or to call, visit, or email the Planning Office at Centerton City Hall, 200 Municipal Dr. (479) 795-2750 Ext 302, planning@centertonar.us



Documents will be available prior to meetings for public review. Please email planning@centertonar.us to submit comments or request further information in advance of the meeting.

Proposal for Fox Haven Model Home Park

1. Proposed use and reason for the proposed use:

Construct and fully furnish 4 model homes to showcase our products. Lots 13, 15-17 will house those 4 model homes. Visitors will be able to walk through the homes to get a feel of our different floor plans. Additionally lot 6 will be used as a work house for our Service Team. Lastly, a temporary asphalt parking lot will be constructed on lot 1-2 for future buyers/visitors. A temporary gravel parking lot for staff on lots 4 and 5 for overnight fleet parking.

2. Planned indoor or outdoor structural changes:

All the model home garages will serve a function; areas where selections can be chosen, meeting areas, temporary offices, etc. A temporary entrance will be installed where the garage door would normally be for lot 15. At time of sale, the garage door would be installed. Additionally, an ADA bathroom will be installed in the single vehicle stall of the third car garage of lot 17.

3. Hours of Operations including the days:

Sunday: Closed; Monday - Saturday: 7:00 AM – 6:00 PM

4. Proposed number of employees:

9-12 people officed in total

5. Anticipated clients, deliveries, customers:

Normal amount of traffic is expected among the 4 model homes + Service Team house. Very minimal deliveries and noise levels to be equivalent to homes in a typical subdivision.

6. State if public will or will not be coming to in-home office:

Model homes will be open to the public during hours of operation or by appointment.

7. Parking:

Both the temporary asphalt parking lot and the temporary gravel parking lot will comfortably accommodate up to 20 cars. Lot 5; the over night fleet parking lot will be for fleet cars. At the end of use, all of the temporary parking lots will be restored into buildable lots and new homes will be erected.

8. Signage:

A sign will be erected near completion of the project to direct future home buyers to the location of the model homes per signage code.

9. Water, sewer, and electric connections:

Model homes will be connected to utilities such as typical residential homes.

