



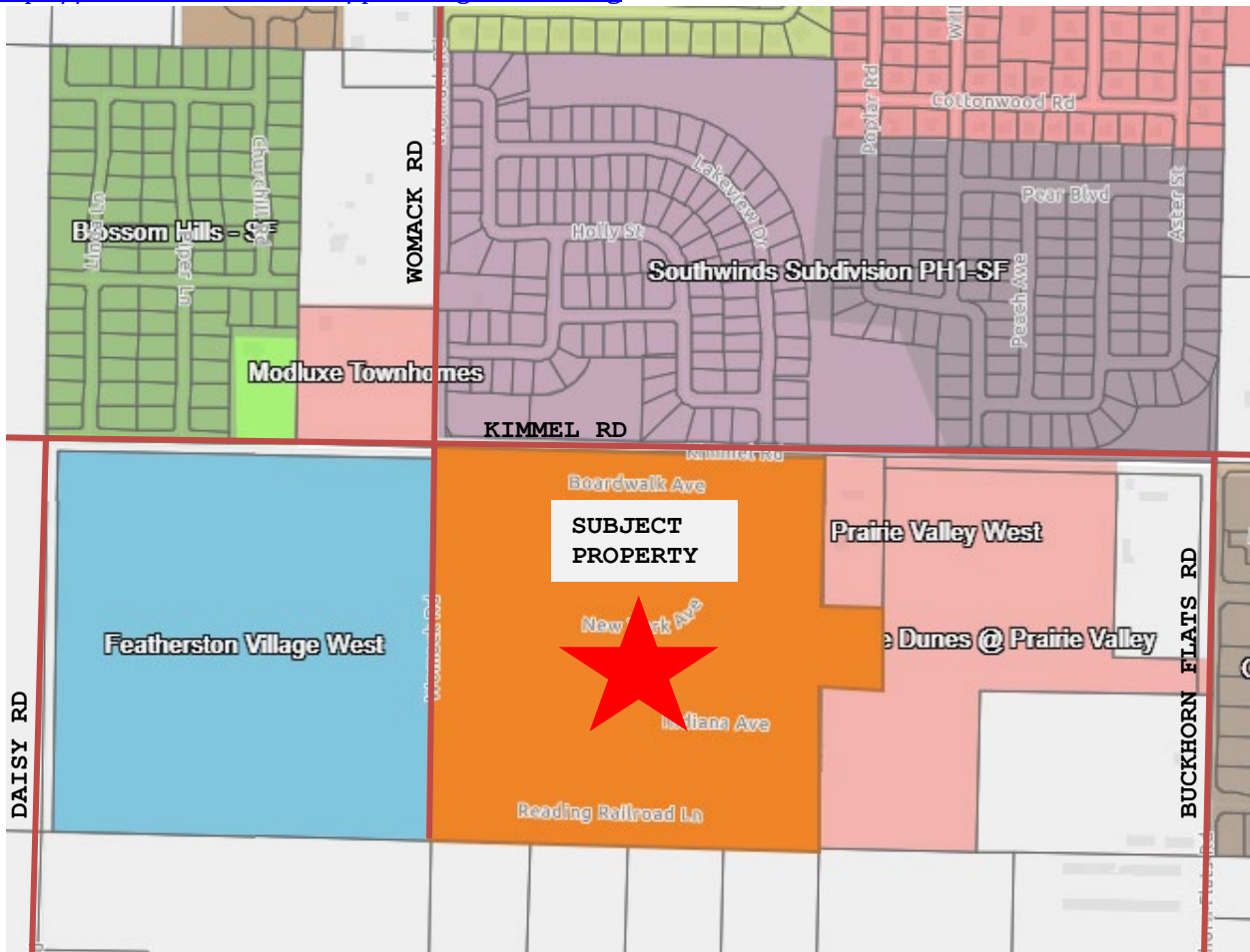
NOTICE OF PUBLIC HEARING Centerton Planning Commission

February 04, 2025, at 6:00 PM

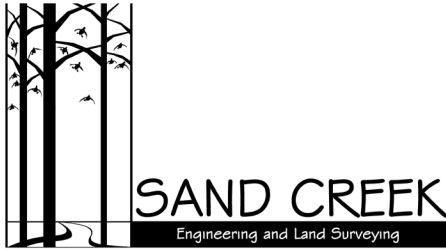
NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Centerton, Arkansas Planning Commission on **February 04, 2025, at 6:00 PM** at the Centerton Municipal Complex, 210 Municipal Dr, Centerton, AR 72719, to hear public comment on the application (PUD24-02) submitted by Sandcreek Engineering on behalf of property owners, SM DDB LLC to amend the open space design on 11.27± acres within Featherston Village, zoned R3-SF (Medium-High Density Single-Family Residential) at the SE/C of Womack Rd and Kimmel Rd which was previously approved as part of a Planned Unit Development (PUD19-02).

Property is described a part of the NE 1/4 of the SW 1/4 of S3, T9N, R31W, Benton County, Arkansas

For questions or comments, contact the Planning Dept, 200 Municipal Dr, PO Box 208, Centerton, AR 72719, email planning@centertonar.us, or call (479) 795-2750 x302. Addtl info: <https://www.centertonar.us/planning-and-zoning>



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.



December 13th, 2024

City of Centerton - Community Development
200 Municipal Dr.
Centerton, AR 72719

RE: Featherston Village PUD Revision

Dear Planning Department,

For your consideration, the greenspace and park space has been redesigned to provide an increase in amenities and design elements to the neighborhood. The proposed park space improvements are compliant with the original intent of the PUD by providing greenspace sited for passive enjoyment, activities, and community interaction. The total area of greenspace is unchanged from the original PUD. We have increased the amount of design elements within approved greenspace for the benefit of the community. Below is a summary of the proposed changes.

Park Improvements:

1. **Park Pavilions:** Custom pavilions are designed for residents to enjoy the views and greenspace. These are sited in various places within the park. The pavilions are adjacent to athletic courts and open space for pedestrian gatherings and rest stops along sidewalks.
2. **Sidewalk/Trails:** Concrete sidewalks have been placed to enhance wayfinding and the exploration of neighborhood park spaces. Instead of a linear traffic pattern, additional sidewalk routes have been provided for looped circulation and connection to amenities. Traffic patterns have been repositioned to create vistas across the central greenspaces throughout the park.
3. **Active Park Amenities:** A sand volleyball and pickleball court provide active residents with an opportunity to gather and enjoy outdoor games. In addition to the existing dog park, a second dog park is in Phase 2 for easy access for all residents.
4. **Plantings:** Trees are an integral part of the greenspace and have been reconfigured to define the park space hierarchy. Trees are used to delineate the large central greenspaces from the smaller parks that are connected via sidewalks. Trees have been employed as wayfinding points in addition to street plantings.

Respectfully submitted,

Daniel Cole, L.A.
Project Manager

PHASE 1 ONLY

PHASE I GREENSPACE TABLE

EXISTING GREENSPACE: 470,012 SQFT
10.79 ACRES
28% OF SITE

PROPOSED GREENSPACE: 491,291 SQFT
11.27 ACRES
29% OF SITE

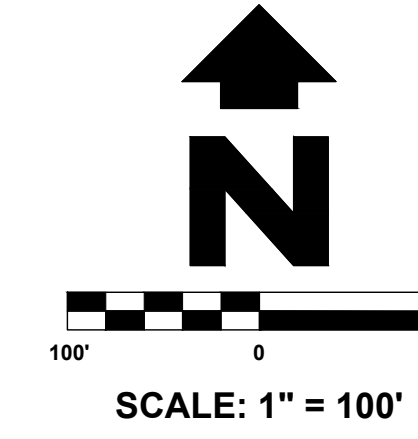
* EXISTING GREENSPACE DATA FROM APPROVED PLANS
STAMPED 10-22-20

PHASE I PARKING TABLE

EXISTING PARKING SPACES: 105 SPACES

PROPOSED PARKING SPACES: 105 SPACES
(NO CHANGE)

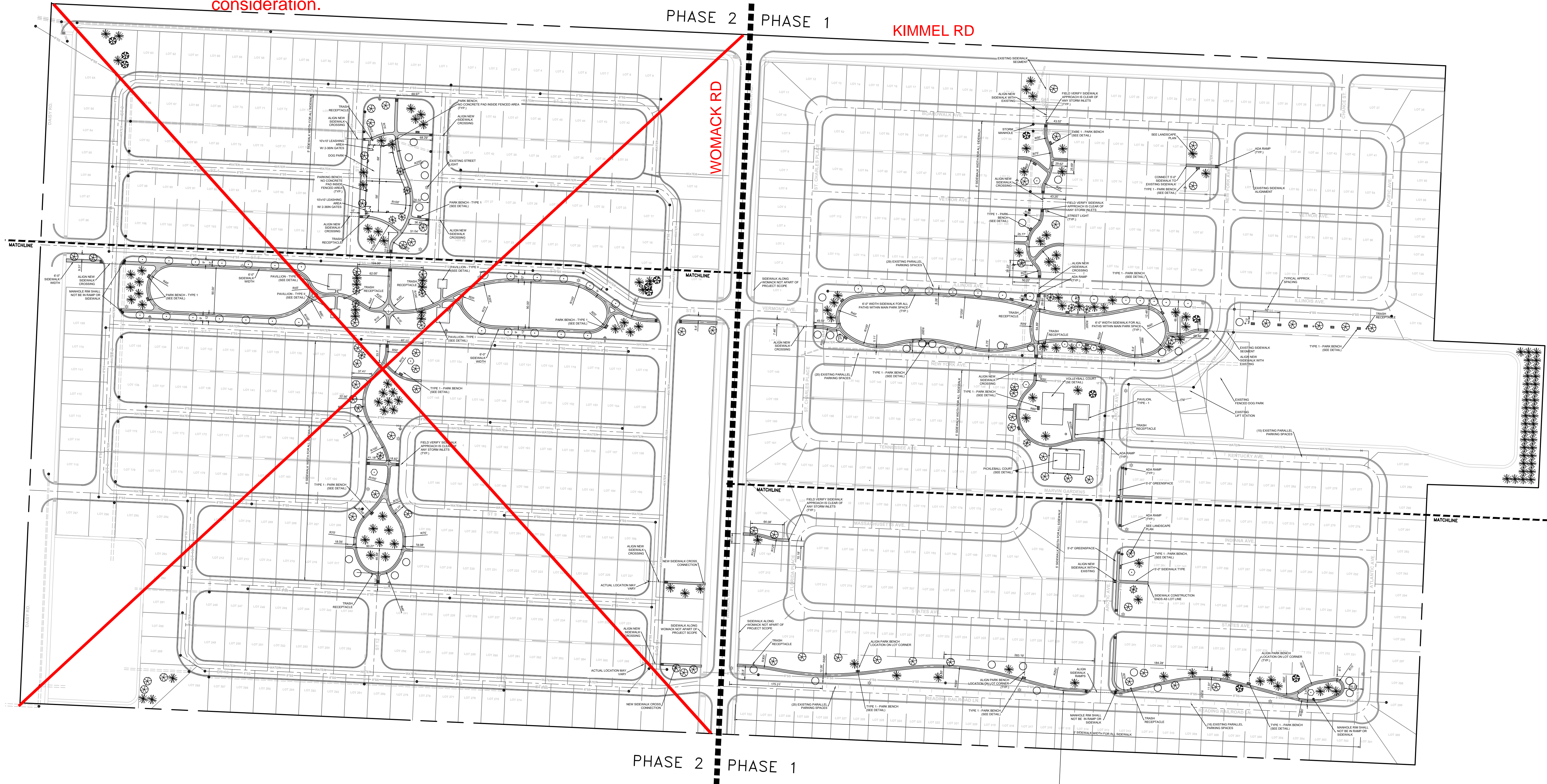
* EXISTING PARKING SPACE COUNT VALIDATED W/
ON-SITE FIELD COUNT ON 11-29-24



LEGEND

- PROPERTY LINE
- EXISTING WOODEN FENCE
- EXISTING CURB AND GUTTER
- EXISTING CENTERLINE
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING STORM SEWER
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE RIM
- PROPOSED FENCE
- PROPOSED SUB. CONTOURS
- PROPOSED SUB. CONTOURS
- CONCRETE SIDEWALKS
- HANDICAP RAMP W/
WARNING STRIP
- PROPOSED TREE

Changes to Phase 2 (Featherston Village West) will be heard at a future public hearing and are not up for consideration.



OVERALL SITE PLAN
FEATHERSTON PARK
PARK IMPROVEMENTS
CENTERTON, AR

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
ENGINEERS AND LAND SURVEYORS
Bentonville, Arkansas (479) 464-9282

MANAGER: DLC
DESIGNED BY: DLC
DRAWN BY: DLC
CHECKED BY: TRS
SCE PROJECT #: 23060
CURRENT REVISION: 1
DATE: 12/13/2024
SHEET: 2 of 14

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23060 - FEATHERSTON PARK