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: 11071 Gamble Rd, Centerton, AR (PID 06-00047-576, 9.42± acres)
Owned By: Sweet Homes of NWA, LLC

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Centerton, Arkansas Planning Commission on **August 3, 2021** at **6:00 PM** at the Centerton City Hall community room to hear public comment on the application submitted by Sweet Homes of NWA, LLC, owner, to rezone 9.42± acres from Agricultural (A-1) to High Density Single Family Residential (R3-SF).

High Density Single Family Residential R-3 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).

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

SURVEY DESCRIPTIONS:
SEE ATTACHED EXHIBIT A

The purpose of this request is to: (1) Build (2) Develop (3) Sell after rezoning.
Explanation: Rural farmland will be developed into a subdivision of single-family homes consistent with the Land Use Plan per the City's Comprehensive Plan.

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, 290 Main Street, (479) 795-2750 Ext 27, planning@centertonar.us.

Dianne Morrison Lloyd

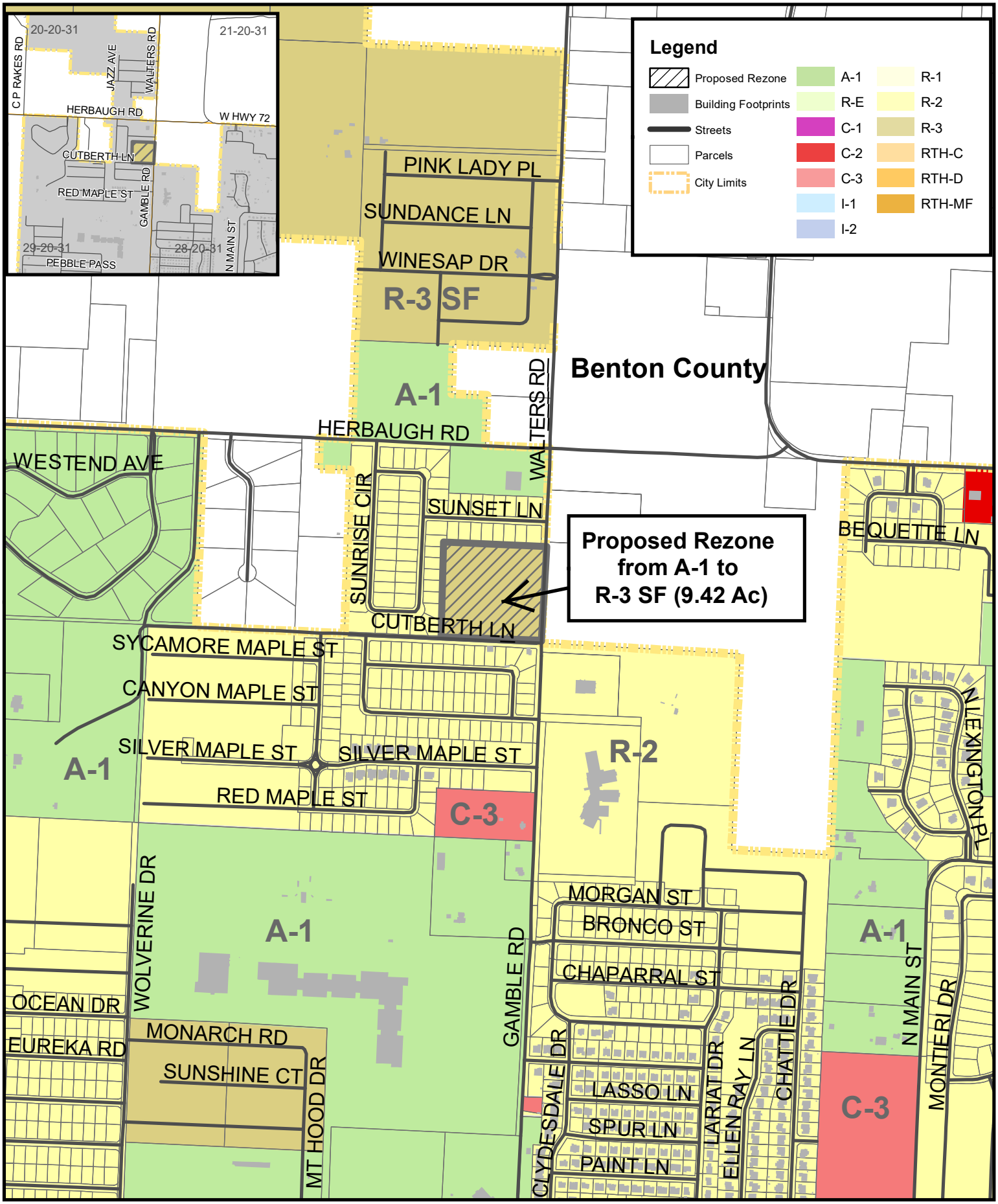
Dianne Morrison-Lloyd, Senior Planner
City of Centerton

EXHIBIT A

Tract 1:
Part of the Northeast Quarter (NE 1/4) if the Northeast Quarter (NE 1/4) of Section 29, Township 20 North, Range 31 West of the 5th Principal Meridian, Benton County, Arkansas more particularly described as follows:

Commencing at the NE Corner of the said NE 1/4 of the NE 1/4, a mag nail; thence along the East line of the NE 1/4 of the NE 1/4 and the center of Gamble Road, South 02°23'32" West 660.50 feet to a set mag nail known as the POINT OF BEGINNING; thence along said Gamble Road South 02°23'32" West 660.40 feet to a mag nail also known as the SE corner of the NE1/4 of the NE 1/4; thence along the south side of the NE 1/4 of the NE 1/4 and along the south side of Cutberth Lane, North 87°14'00" West 661.43 feet to a set of iron pin; thence North 02°16'50" East 658.91 feet to a set of iron pin; thence south 87°21'46" East 662.71 feet nail to the POINT OF BEGINNING, containing 10.03 acres more or less. Subject to the Right-of-Way of Gamble Road on the East side and an access easement of twenty feet for Cutberth Lane on the South side and any or all easements of record or fact.

SAVE AND EXCEPT: All of the South 25 feet of Tract 1 of a Lot Split recorded in Plat Book 2013, Page 662, lying in the NE 1/4 of the NE 1/4 of Section 29, Township 20 North, Range 31 West. Containing 16,540 square feet or 0.38 acres of land.



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.

REZONING REQUEST - REZ21-24 Sweet Homes of NWA, LLC
Agricultural (A-1) to High Density SIngle-Family Residential (R-3 SF)
Parcel 06-00047-576 (9.42 Ac)
11071 Gamble Rd, Centerton AR

Feet
0 350 700
1 inch = 700 feet

June 08, 2021