

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: The Northeast Corner of Marigold Road and Cedar Street, Lot 2D of Willow Crossing Phase 1, Centerton, AR (PID: 06-03790-000)

Owned by: JTB Real Estate c/o John Schmelzle

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Centerton, Arkansas Planning Commission on **November 2, 2021 at 6:00 PM** at the Centerton City Hall community room, to hear public comment on the application for property located at the Northeast Corner of Marigold Road and Cedar Street, a part of Lot 2A, of the Lot Split of Lot 1, Replat of a Portion of Willow Crossing Subdivision Phase 1, submitted by JS Fenwick Properties, LLC on behalf of owners JTB Real Estate c/o John Schmelzle, to rezone 5.07 acres from Residential Townhome Multi-Family (RTH-MF12) to High Density Residential (R4-MF).

Residential Townhouse Multi-Family (RTH-MF12): This area is intended for multi-family structures containing single-family dwellings which are attached to one or more similar dwellings by a common fire wall or fire walls which, in combination with other attached dwellings, constitute an architectural whole on a separate lot. (Min. lot area 8,500 sf; 3,000 sq.ft. per dwelling unit; min. lot width 30 ft per dwelling unit; minimum lot depth: 100 feet; 25 ft min. front and street side setback; side setback: internal lot 25 feet at outside of structure; otherwise 0 feet

Residential R4-MF, High Density Multi-Family (R4-MF): This area is intended for multi-family structures on a single lot or in a single development, with a suitable lot area and a maximum density of 18 units per acre. (Min. lot area ration equal to 18 units per acre; Minimum Lot Width: 100 ft.; 35ft min. front, rear, and street side setbacks, 20ft min. side setback

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

SURVEY DESCRIPTION: SEE ATTACHED

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

Explanation: Develop and Build after rezoning.

If approved, the rezoning will occur only upon the property described above. It will not change the zoning or permitted uses on neighboring properties.

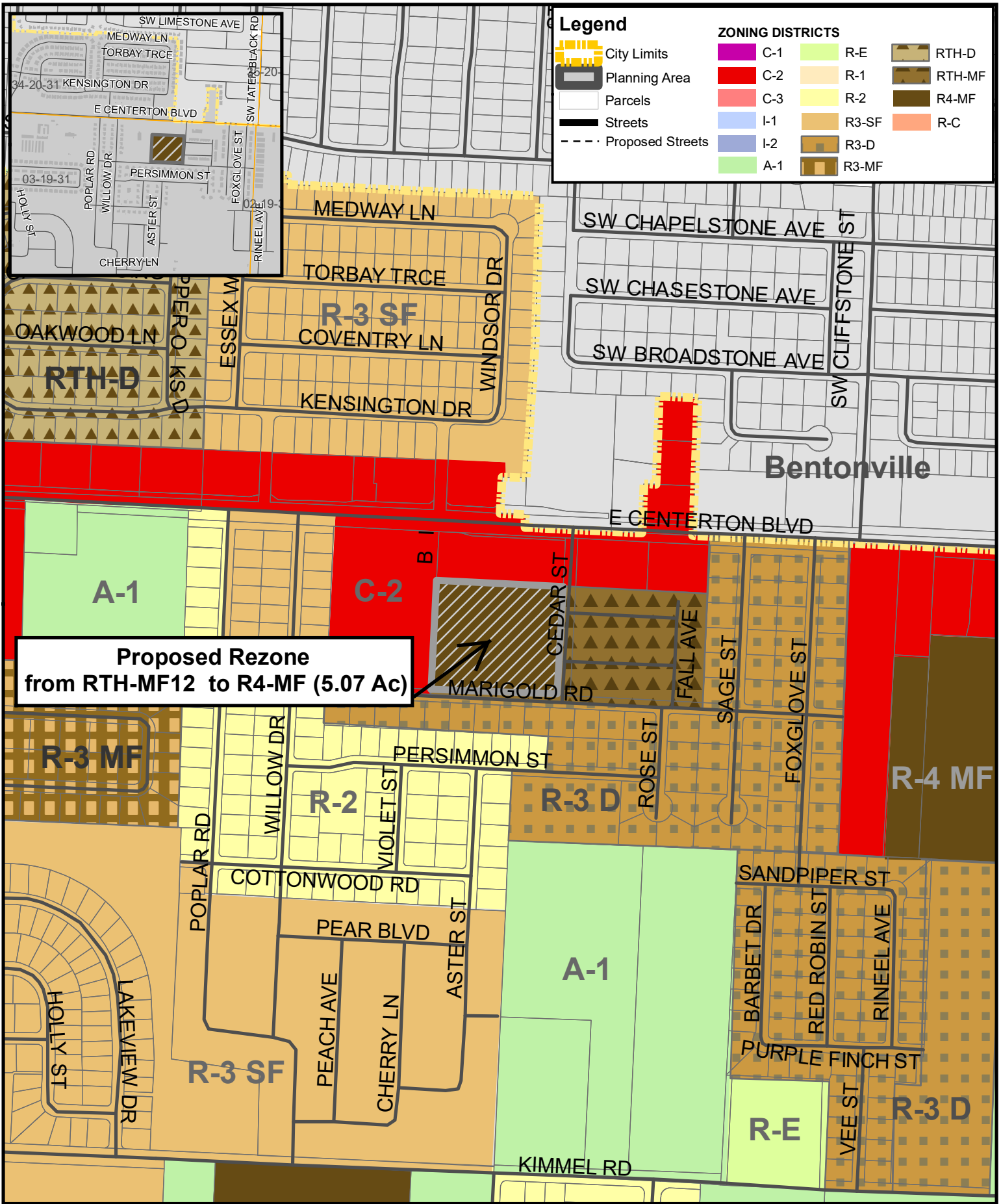
All parties interested in this matter may appear and be heard at said time and place or may notify the Planning Commission of their views on this matter by letter or email. All persons wishing to learn further details about the request may call, visit, or email the Planning Staff, Centerton City Hall, 290 Main Street, (479) 795-2750 Ext 29, planning@centertonar.us.


 Dianne Morrison Lloyd
 Senior Planner, City of Centerton

Land to be Rezoned:

A PART OF LOT 2A, OF THE LOT SPLIT OF LOT 1, REPLAT OF A PORTION OF WILLOW CROSSING SUBDIVISION, PHASE I TO THE CITY OF CENTERTON, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLATS OF RECORD IN PLAT BOOK 2013, PAGE 230, PLAT RECORDS OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2A, SAID POINT BEING A FOUND IRON PIN WITH CAP "AR LS 1501"; THENCE ALONG THE WEST LINE OF SAID LOT 2A, N02°46'47"E A DISTANCE OF 437.75 FEET TO A SET IRON PIN WITH CAP "PLA 1156"; THENCE LEAVING SAID WEST LINE S87°13'40"E A DISTANCE OF 504.19 FEET TO THE EAST LINE OF SAID LOT 2A, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG SAID EAST LINE S02°46'47"W A DISTANCE OF 422.82 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET AND A CHORD BEARING & DISTANCE OF S47°46'47"W - 21.21 FEET TO A FOUND IRON PIN; THENCE ALONG THE SOUTH LINE OF SAID LOT 2A, N87°13'13"W A DISTANCE OF 489.19 FEET TO THE POINT OF BEGINNING, CONTAINING 5.07 ACRES - 220,676 SQ.FT., MORE OR LESS. SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIVE COVENANTS OF RECORD OR FACT.



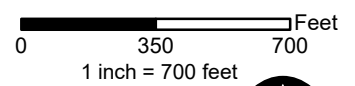
Legend

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

**Proposed Rezone
from RTH-MF12 to R4-MF (5.07 Ac)**

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 - REZ21-30 Willow Crossing Townhomes
 Residential Townhome Multi-Family (RTH-MF12)
 to High Density Residential (R4-MF)
 Parcel 06-03788-003
 NW Corner of Marigold Rd and Cedar St, Centerton AR



September 10, 2021