

NOTICE OF PUBLIC HEARING
BEFORE THE CENTERTON PLANNING COMMISSION
ON AN APPLICATION FOR A REZONE

To All Owners of land lying adjacent to the property at:

Location: A part of a 40 acre tract addressed 7728 Vaughn Road, Centerton, AR (PID 06-00085-286, 7.95± acres)

Owned By: Schuber Mitchell Homes, LLC

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 submitted by Schuber Mitchell Homes, LLC, owner, to rezone 7.95± acres of a 40 acre tract addressed 7728 Vaughn Road from High Density Single Family Residential (R3-SF) to R3-D (Duplex).

Residential R3-D, Medium High Density Two Family Dwelling (Duplex). This area is intended for attached two-family dwelling units on a single lot with a suitable lot area.

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

SURVEY DESCRIPTION:


Part of the West-half of the Southeast Quarter (W1/2 SE1/4) of Section 18, Township 19 North, Range 31 West, Benton County, Arkansas, being more particularly described as follows:
Commencing at the southwest corner of the West-half of the Southeast Quarter (W1/2 SE1/4) of Section 18; thence North 0°00' East along the west line of said West-half of the Southeast Quarter (W1/2 SE1/4) a distance of 566.9 feet; thence leaving said west line, South 89°37'05" East a distance of 50.00 feet to the Point of Beginning; thence South 89°37'05" East a distance of 300.0 feet; thence North 0°00' East, parallel with said west line, a distance of 645.38 feet; thence South 90°00' East, perpendicular to said west line, a distance of 468.0 feet; thence North 0°00' East, parallel with said west line, a distance of 285.43 feet; thence South 90°00' West, perpendicular to said west line, a distance of 623.0 feet; thence South 0°00' West, parallel with said west line, a distance of 368.81 feet; thence North 90° 00' West, perpendicular to said west line, a distance of 145.0 feet; thence South 0°00' West, parallel with said west line, a distance of 560.0 feet, to the Point of Beginning.

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

Explanation: Developer proposes a mixed use residential development with this 7.95 acres being utilized to build duplexes.

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, Senior Planner
City of Centerton

