

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: W side of N Tycoon SW of Edgewood: Approximately 6.05 Acres of Parcel ID 06-00047-085

Owned by: Jesse W King Living Trust

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 N Tycoon Rd, submitted by Morrison-ShIPLEY Engineers, Inc. on behalf of owner, Jesse W King Living Trust, to rezone approximately 6.05 acres of PID: 06-00047-085 from Agricultural (A-1) to High Density Single-Family Residential (R3-SF).

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

High Density Single Family Residential (R3-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)

SURVEY DESCRIPTION:


SEE ATTACHED

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

Explanation: Sell after rezoning and develop.

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 27, planning@centertonar.us.

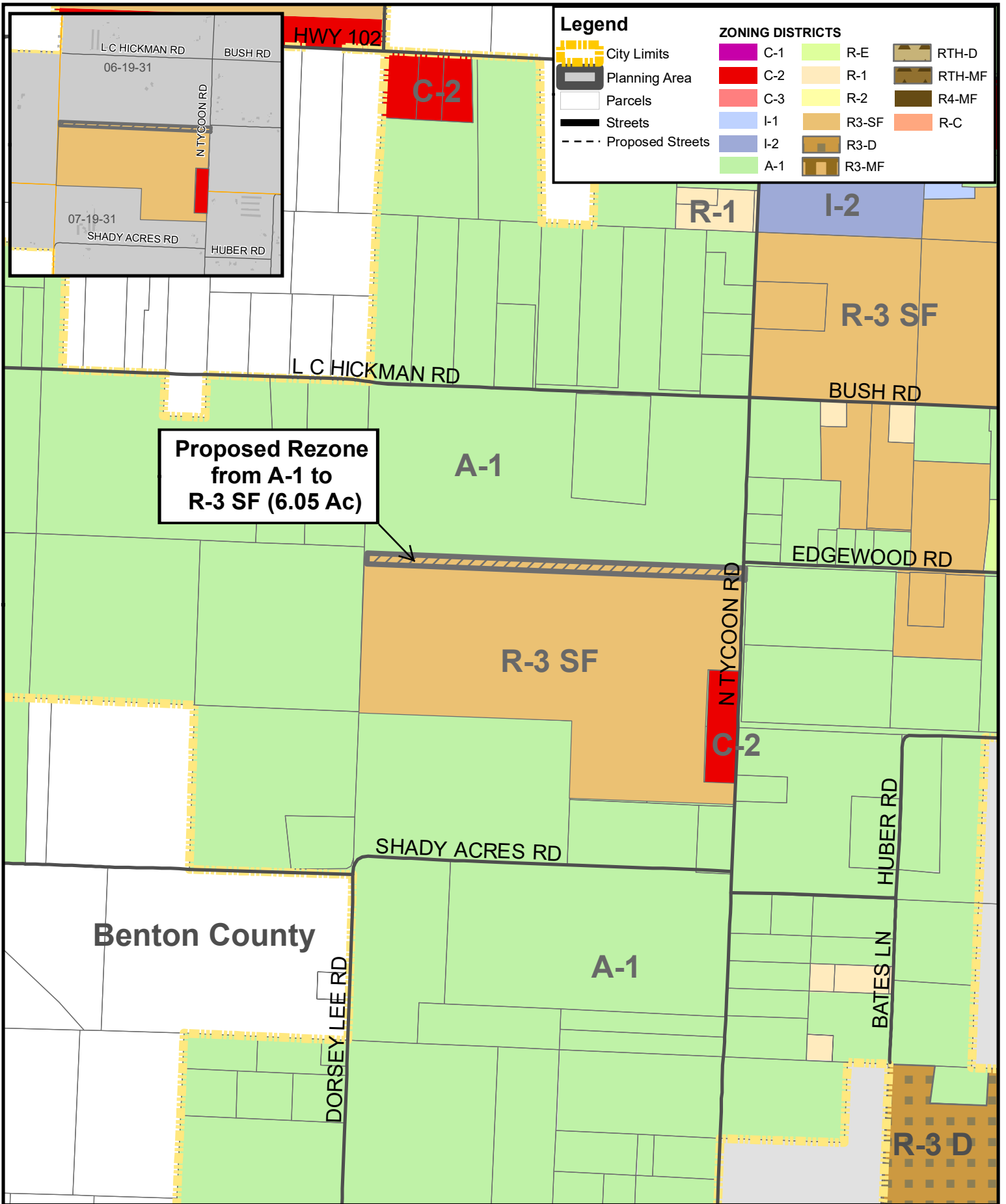

 Dianne Morrison-Lloyd
 Senior Planner, City of Centerton

Land to be Rezoned R3-SF, Residential:

Part of the Fractional Southwest Quarter (Frac. SW 1/4) of Section 6, Township 19 North, Range 31 West, Benton County, Arkansas, described as follows:

Part of the Fractional Southwest Quarter (Frac. SW 1/4) of Section 6, Township 19 North, Range 31 West, Benton County, Arkansas, described as follows:

Commencing at the southeast corner of the Fractional Southwest Quarter (Frac. SW 1/4) of Section 6: thence North $02^{\circ}13'59''$ East along the east line of said Fractional Southwest Quarter (Frac. SW 1/4) a distance of 1,194.26 feet to the Point of Beginning; thence leaving said east line, North $87^{\circ}46'01''$ West a distance of 3,029.63 feet, more or less, to the west line of said Fractional Southwest Quarter (Frac. SW 1/4); thence North $02^{\circ}03'00''$ East along said west line a distance of 86.98 feet; thence leaving said west line; South $87^{\circ}46'01''$ East a distance of 3,029.90 feet, more or less, to said east line of the Fractional Southwest Quarter (Frac. SW 1/4); thence South $02^{\circ}13'59''$ West along said east line a distance of 86.98 feet to the Point of Beginning.

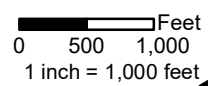


**Proposed Rezone
from A-1 to
R-3 SF (6.05 Ac)**

Benton County

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 - REZ21-33 Jesse W King Living Trust
Agricultural (A-1) to Med-High Density Residential Single Family (R-3 SF)
 Parcel 06-00047-085
 W side of N Tycoon SW of Edgewood, Centerton AR



October 06, 2021