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: 1710 Kimmel Rd, Centerton, AR 72719
Owned By: Kristin Keilty

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Centerton, Arkansas Planning Commission on **May 17, 2022,** at **6:00 PM** at the Centerton Court Building to hear public comment on the application submitted by JS Fenwick Properties, LLC. on behalf of owner, Kristin Keilty to rezone 3.85± acres from Residential Estate (R-E) to High Density Multi-Family Residential (R4-MF).

High Density Multi-Family Residential (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. Additional density may be considered via the PUD process (Sec. 14.04.12) (Min. lot area Residential – lot area ratio equal to 18 units/acre; Min lot width 100 ft; 35 ft min. front setback, 20 ft min. side setback, 35 ft street side and rear setback). (14.04.04) This was not wide enough to include min lot and other information. This needs to be included in all rezones.

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

SURVEY DESCRIPTIONS:

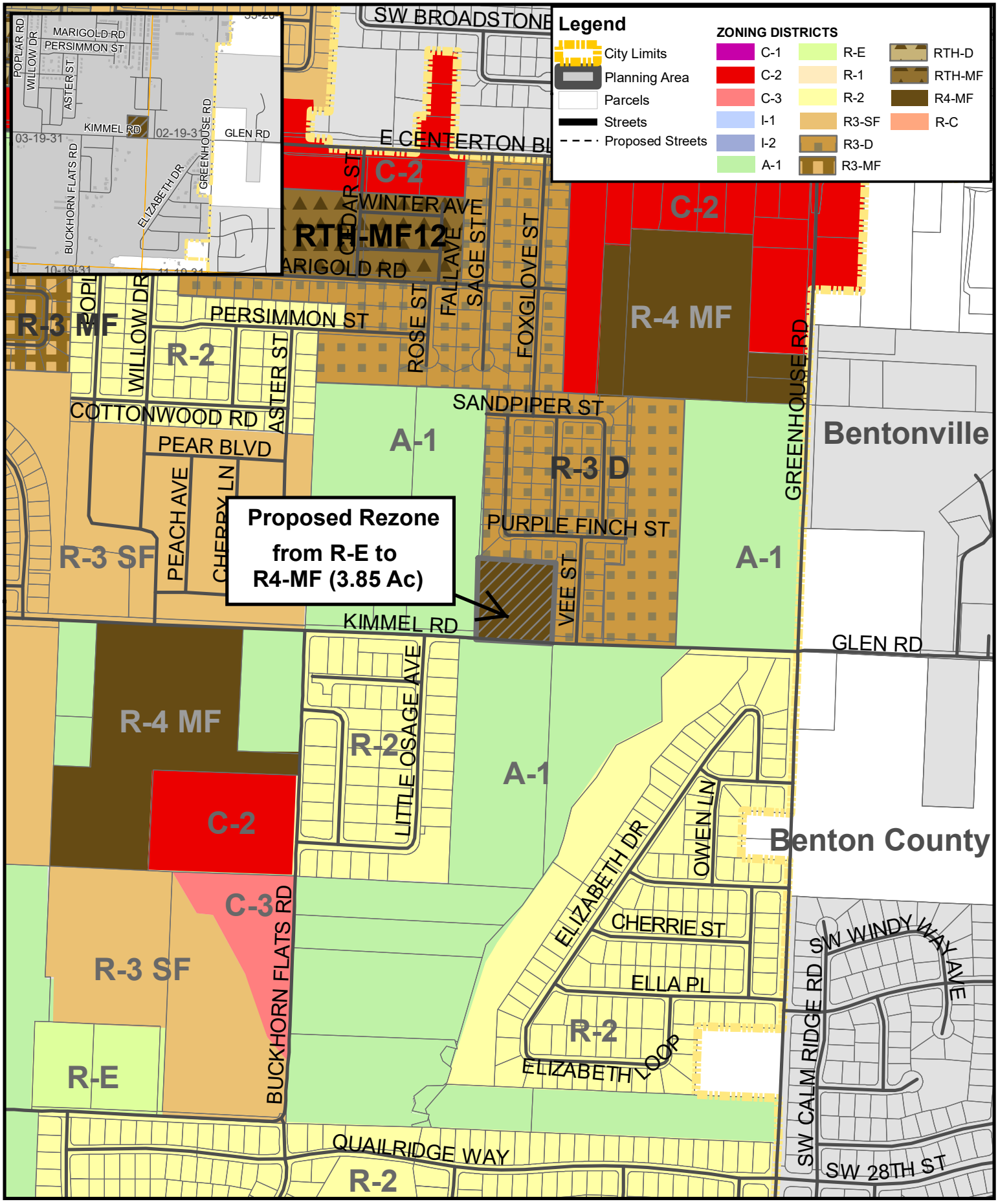
PART OF THE E 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 31 WEST, CENTERTON, BENTON COUNTY, ARKANSAS. 1710 Kimmel Rd. PID# 06-00001-008

The purpose of this request is to: (1) Build (2) Develop (3) Sell after rezoning.
Explanation: 2-3 Multi-Family apartment buildings of approximately 22 units each.

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, 200 Municipal Dr, (479) 795-2750 Ext 302, planning@centertonar.us.

Dianne Morrison-Lloyd, Senior Planner
City of Centerton



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REZONING REQUEST - REZ22-09 JS Fenwick Properties, LLC
Residential Estate (R-E) to High Density Mulit-Family Residential (R4-MF)
Parcels 06-00001-009, 06-00001-008, 06-00001-018
1710 Kimmel Rd, Centerton AR

0 350 700 1 Feet
inch = 700 feet

April 18, 2022

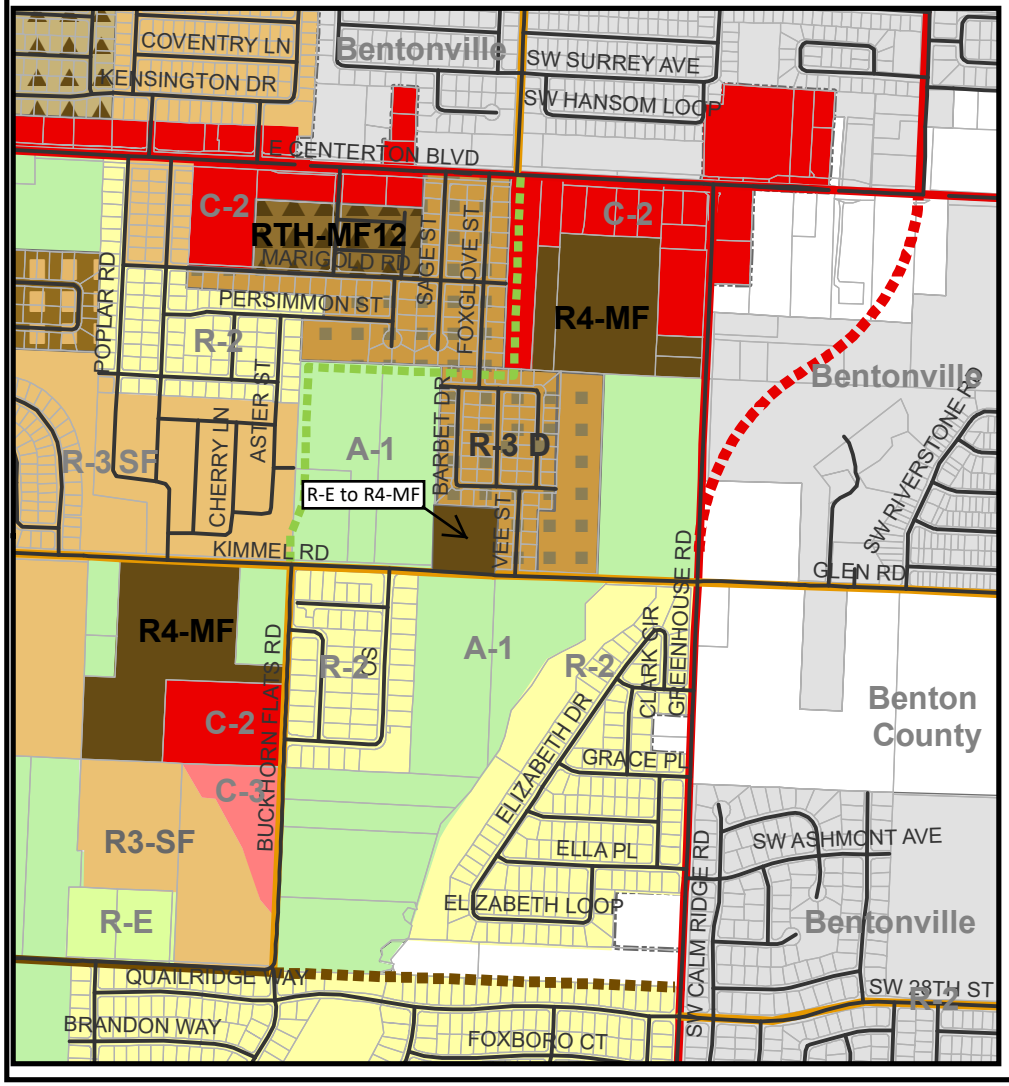
REZ22-09 Keilty Property

Residential Estate (R-E) to High Density Multi-Family Residential (R4-MF)
Parcels 06-00001-009, 06-00001-008, 06-00001-018 (3.85 Ac)
1710 Kimmel Rd. Centerton AR

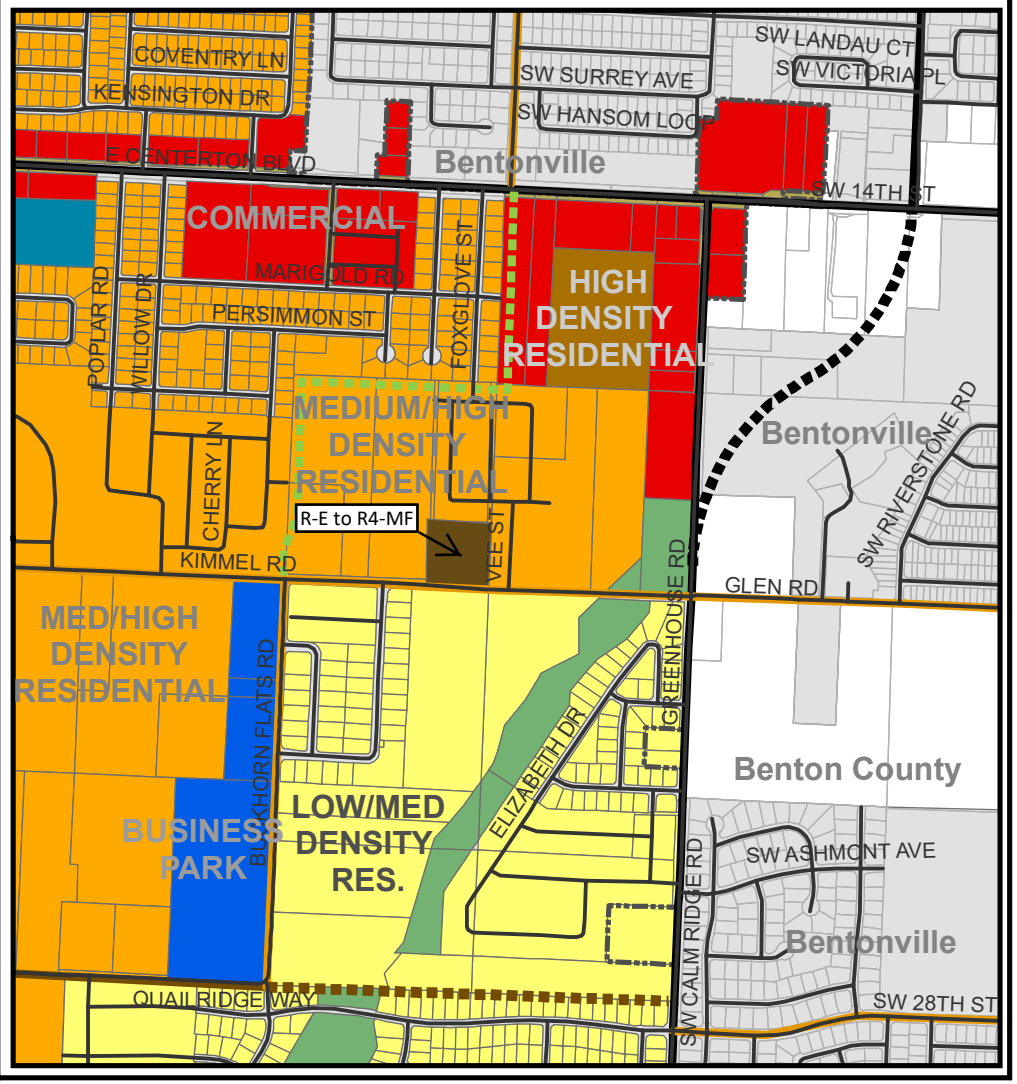
1 in = 1,250 ft
Feet
0 625 1,250

April 20, 2022

Zoning Map



Land Use Plan



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LEGEND

- Proposed Rezone
- Building Footprints
- Streets
- Parcels
- City Limits

Roadway Classifications (MSP)

- Interstate
- Major Arterial (100' ROW)
- Major Arterial - Proposed (100' ROW)
- Minor Arterial (90' ROW)
- Minor Arterial - Proposed (90' ROW)
- Major Collector (80' ROW)
- Major Collector - Proposed (80' ROW)
- Minor Collector (80' ROW)
- Minor Collector - Proposed (80' ROW)

Trail Classifications (MTP)

- Proposed McKissic Springs Loop (12')
- Proposed Sidepath (10')
- Proposed Shared Use Paved Trail (10')
- Proposed Natural Surface Trail (varied)
- NWA Heritage Trail
- Existing NWA Trails
- Proposed NWA Trails

Zoning

- R-E
- R-1
- R-2
- R3-SF
- R3-D
- R3-MF
- RTH-D
- RTH-MF
- R4-MF
- C-1
- C-2
- C-3
- I-1
- I-2
- A-1

Future Land Use

- Low Density Residential
- Low/Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- Agriculture/Residential Growth Area
- Parks & Open Space
- Public/Semi-Public
- Innovation Center
- New Downtown Center
- Commercial
- Business Park
- Industrial
- Utility/Transportation