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: 8703 N Rainbow Farm Rd
Owned By: Alma Lucia and Gonzalo Acevedo

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Centerton, Arkansas Planning Commission on **October 4, 2022,** at **6:00 PM** at the Centerton Court Building to hear public comment on the application submitted by Anderson Engineering on behalf of owners, Alma Lucia and Gonzalo Acevedo, to rezone 5.02 ± acres (REZ22-21) from Agricultural (A-1) to Low Density Residential (R-1).

> **Low Density Residential (R-1):** This area is intended primarily for residential neighborhoods characterized by large lots for single-family dwellings. (Min. lot area 21,780 sf; min. lot width 120 ft; 35 ft min. front and street side setback; 25 ft min. rear setback; and 15 ft min. side setback). (14.04.04)

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

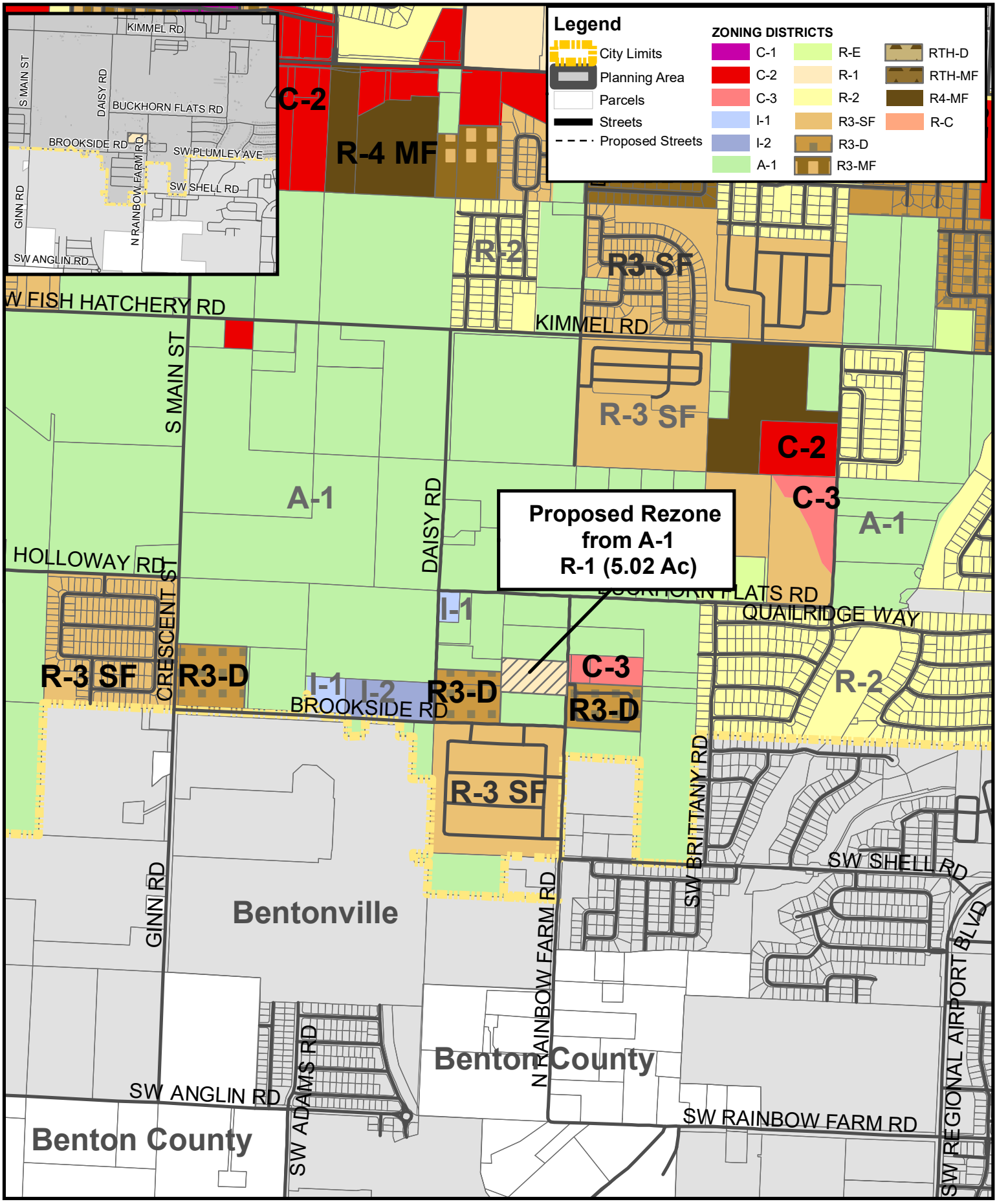
SURVEY DESCRIPTIONS:
Lot 3, Block 1, Robbinaire Heights Subdivision, City of Centerton, Benton County aka PID#06-04541-000, 8703 N Rainbow Farm Rd.

The purpose of this request is to: (1) Build (2) Develop (3) Sell after rezoning.
Explanation: Sell property after rezone and tract split.

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 - REZ22-21
Agricultural (A-1) to Low Denisty Residential (R-1)
Parcels 06-04541-000
8703 N Rainbow Farm Rd, Centerton AR

Feet
0 625 1,250
1 inch = 1,250 feet

August 1, 2022

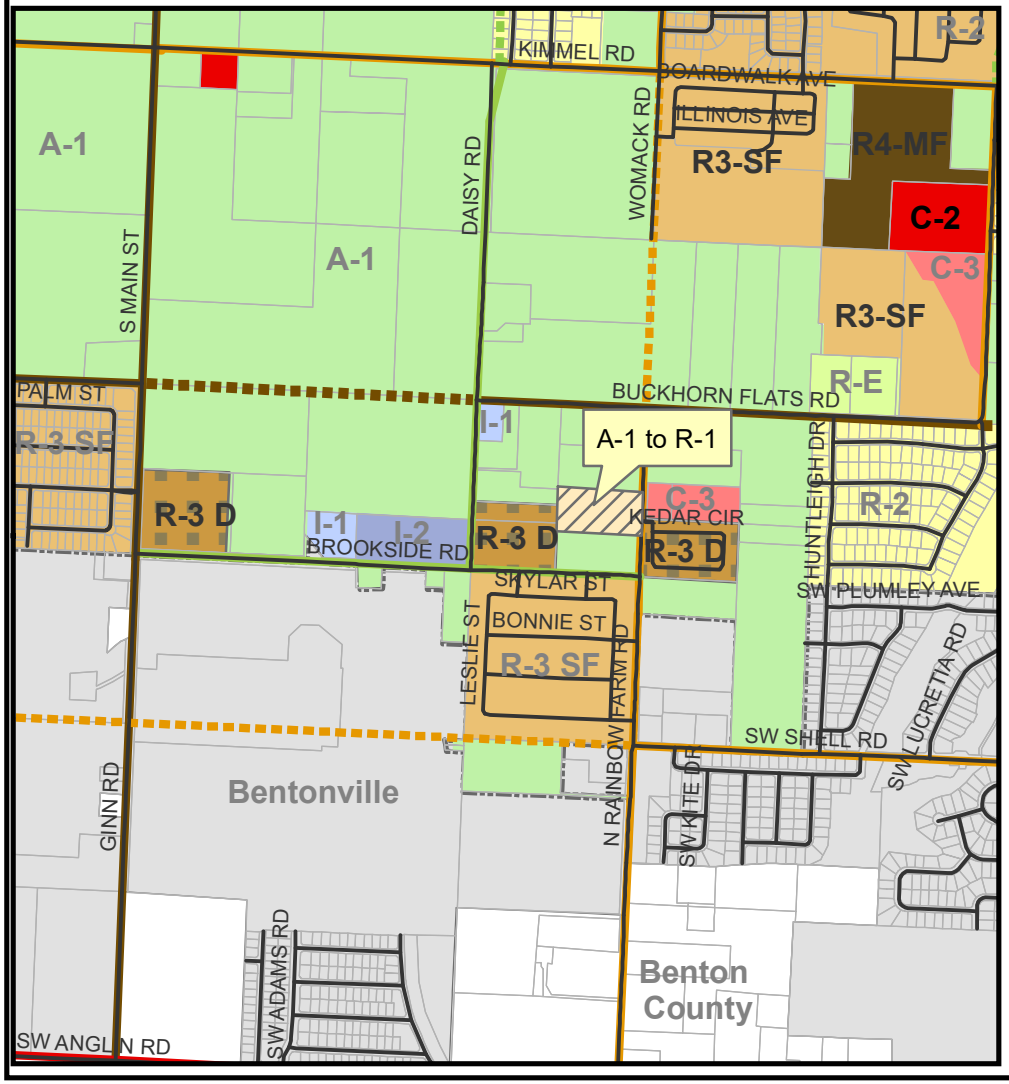
REZ22-21 Acevedo Property

Agricultural (A-1) to Low Density Residential (R-1)
Parcels 06-04541-000 (5.02 Ac)
8703 N Rainbow Farm Rd, Centerton AR

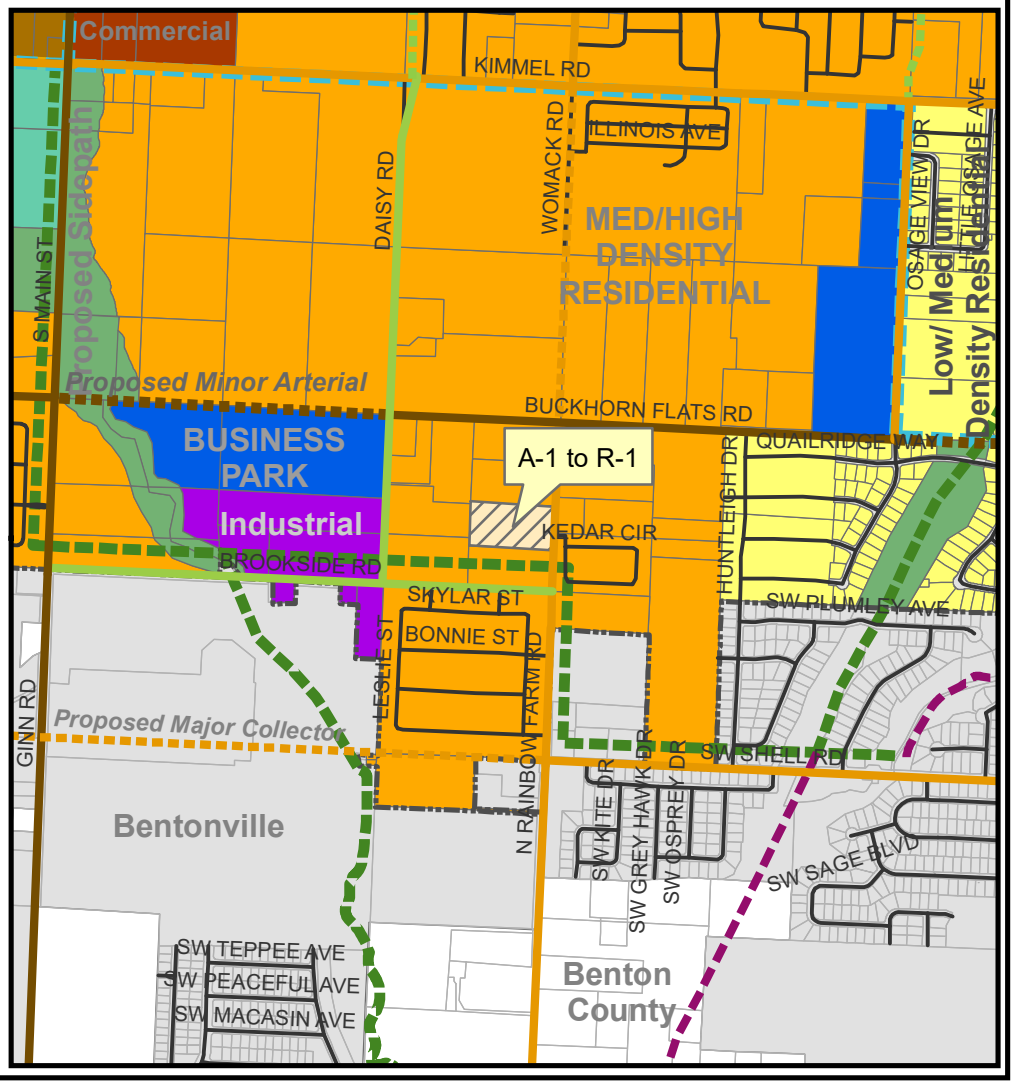
1 in = 1,500 ft
Feet
0 750 1,500

August 1, 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