

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: 578 Womack Rd

Owned By: Modlux LLC

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Centerton, Arkansas Planning Commission on **March 19, 2024**, at **6:00 PM** at the Centerton Court Building, 210 Municipal Dr, Centerton, AR 72719, to hear public comment on the application (REZ23-10) submitted by Civil Engineering Inc on behalf of owners, Modlux LLC, to rezone 4.85 ± acres from Agriculture (A-1) to Medium/High Density Multifamily Residential (R3-MF), and for a Conditional Use Planned Unit Development (PUD23-04) subject to approval of the rezone request.

Medium- High Density Multi-Family: This area is intended for one structure on a single lot that consists of 3 to 4 attached dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street. (25 ft min. front setback, 25 ft min street side setback; 20 ft min. rear setback; and 10 ft min. side setback). (14.04.04)

SURVEY DESCRIPTIONS:

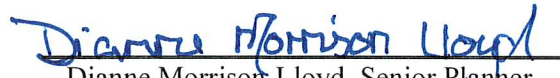
PART OF THE SW 1/4 OF THE NW 1/4, S3-T19N-R31W, BENTON COUNTY, ARKANSAS, aka PID# 06-0006-060.

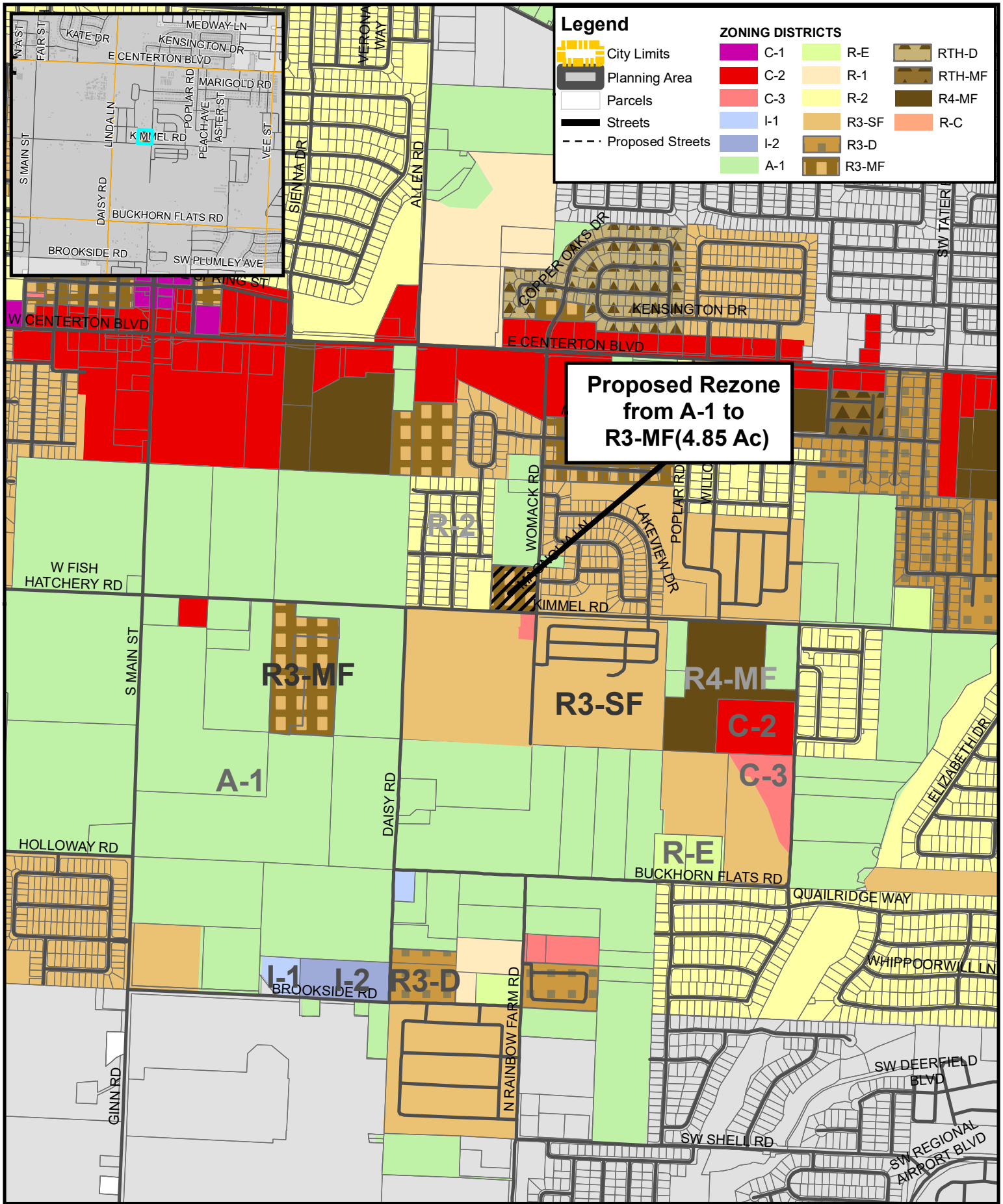
The purpose of this request is to: (1) Build (2) Develop (3) Sell after rezoning.

Explanation: The developer does not anticipate any impacts to the neighboring and adjacent properties.

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



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 - REZ23-10 Modlux, LLC
 Agricultural (A-1) to
 Medium High Density Residential Multi Family (R3-MF)
 Parcels 06-00006-060
 578 Womack Rd, Centerton AR

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



January 8, 2024

Parcel #:
06-00066-022
Owner:
Newberry Rev Trust
449 Womack Rd
Centerton, AR
72719-9670
Zoning: A-1

Parcel #:
06-00007-001
Owner:
Debbie N & R Keith Hopkins
480 Wornack Rd
Centerton, AR
72719-9670
Zoning: A-1

Parcel #:
06-06363-000
Owner:
Azarudeen Jahir Hussain
591 Magnolia Ln
Centerton, AR
72719
Zoning: R3-SF

Parcel #:
06-04283-000
Owner:
Herberth Ventura &
Anna Bonilla Osorio
799 Kimmel Rd
Centerton, AR
72719-9207
Zoning: R-2

Parcel #: 06-06303-000
Owner: Gypson Fernandez & Anila Antony
590 Magnolia Ln
Centerton, AR 72719
Zoning: R3-SF

Parcel #:
06-06418-000
Owner:
City of Centerton
PO Box 100
Centerton, AR
72719
Zoning: R3-SF

Parcel #:
06-07897-000
Owner:
SM DDB LLC
5 N SHILOH DR STE 1
ETTEVILLE AR 72704
Zoning: R-2

6" Concrete

3" Aggregate Base

Compacted Subgrade
(8" min.)
Min. CBR-10

TYPICAL CONCRETE
PAVEMENT SECTION

N.T.S.

**PROPOSED
EASEMENTS & SETBACKS**

REAR

SIDE

FRONT (KIMMEL RD)

SIDE ON STREET (WOMACK RD)

20' SB





































20' SB

15' UE & SB

15' UE & SB

15' UE & SB


15' UE & SB

	FOUND IRON PIN
	FOUND MAG NAIL
	BUILDING SETBACK LINE
	UTILITY EASEMENT
	DRIVE CENTERLINE
	EX WATER LINE
	EX GAS LINE
	EX OVERHEAD ELECTRIC LINE
	EX UNDERGROUND TELEPHONE LINE
	EX STOCKADE FENCE
	EX WIRE FENCE
	EX FIRE HYDRANT ASSEMBLY
	EX WATER VALVE
	EX SANITARY SEWER MANHOLE
	EX NATURAL GAS SIGN/METER
	EX ELECTRIC BOX
	EX POWER/UTILITY POLE
	EX UTILITY POLE ANCHOR
	EX TELEPHONE RISER
	EX LIGHT POLE
	EX SIGN
	EX TREE
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED GATE VALVE
	PROPOSED SINGLE WATER SERVICE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED TOWNHOME
	PROPOSED LIGHT DUTY ASPHALT PAV
	PROPOSED CONCRETE SIDEWALK/DRIV
	PROPOSED CONCRETE DUMPSTER PAD
	PROPOSED SIGN
	PROPOSED TREE
	PROPOSED STREET LIGHT

GREENSPACE:
TOTAL GREEN SPACE - 75,597 SF
LOT AREA - 211,549 SF
GREENSPACE REQUIRED - 15% MIN
ACTUAL GREENSPACE - 35.73%

NO VISIBLE EVIDENCE HAS BEEN OBSERVED THAT WOULD INDICATE THAT A WETLANDS EXISTS ON THIS PROPERTY. THE USFWS NATIONAL WETLANDS INVENTORY DOES NOT INDICATE THERE MAY BE WETLANDS PRESENT ON THIS SITE. NO FURTHER INVESTIGATION WILL BE REQUIRED TO CONFIRM THIS ASSESSMENT.

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DEVELOPMENT PLANS FOR MODLUXE TOWNHOMES CENTERTON, ARKANSAS

SITE PLAN

DRAWN BY ZAM	DESIGNED BY RDH	CHECKED BY RDH	<h2 style="margin: 0;">SHEET NO.</h2>
JOB NUMBER 2259	DATE JULY 2023	SCALE: 1" = 30' H 1" = 1' V	<h2 style="margin: 0;">2 OF 16</h2>

SITE INFORMATION:
APPROXIMATE AREA: 4.856 ACRES
PARCEL NUMBER: 06-00006-060
OWNER & DEVELOPER:
ModLuxe
PO BOX 181
CENTERTON, AR 72719
(970) 364-2624
PROJECT ADDRESS:
578 WOMACK RD
CENTERTON, AR 72719

AMENITIES KEY

1	16' X 20' PAVILION
2	CHARCOAL GRILL
3	5' BENCH
4	PICKLE BALL COURT

Survey By:
JAMES CALDWELL, PS #1310
609 South Oakhill
Siloam Springs, AR 72761
(479) 238-4069

PRELIMINARY FOR
GOVT REVIEW ONLY

STATE OF
ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
No. 7731
RONALD HOMEYER

This document was
originally issued
and sealed by
Ronald Homeyer,
P.E. 7731 on
July 24, 2023

(DEV23-09)

Development Plan for
MODLUXE TOWNHOMES

A Planned Unit Development in Centerton, Arkansas

July 24, 2023
Revised: October 16, 2023
Revised: November 16, 2023
Revised: February 20, 2024

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A) Executive Summary

ModLuxe Townhomes is a proposed Planned Unit Development (PUD) at 578 Womack Rd. The project will be located on a 4.856-acre tract.

The purpose of the project is to create affordable housing with lovely neighborhood amenities.

The property is currently owned by the developer of the project ModLuxe, LLC.

Townhome style apartments will be affordable housing that will also have access to neighborhood green areas that will include a large open green area, a walking trail around the property, a pavilion with an outdoor grill, and a pickle ball court. The entire project will be professionally managed and maintained.

This property is ideally situated for a development of this type. Water and sewer infrastructure is readily available. The property is located along two primary vehicle corridors and has quick, easy access to Centerton Blvd. The project is in an area that has already experienced residential development. This minimizes potential for conflict with surrounding uses and landowners.

We feel the proposed development represents the highest and best use of this property, and will be an attractive, vibrant asset to the City of Centerton and its residents.

B) Property Details and Legal Description

ModLuxe Townhomes will be located at the intersection of Womack Rd and Kimmel Rd on a 4.856 acres parcel of land in the northwest quadrant of the intersection.

Benton County Parcel 06-00006-060.

Legal Description:

PART OF THE SW/4 OF THE NW/4, SECTION 3, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S87°26'42"E 851.85 FEET FROM THE SW CORNER OF SAID SW/4 OF THE NW/4, POINT BEING IN THE RIGHT-OF-WAY OF KIMMEL ROAD; THENCE LEAVING SAID KIMMEL ROAD RIGHT-OF-WAY N02°20'59"E 451.86 FEET TO AN IRON PIN; THENCE S87°47'28"E 466.70 FEET TO A POINT IN THE RIGHT-OF-WAY OF WOMACK ROAD, POINT BEING IN THE EAST LINE OF THE SAID SW/4 OF THE NW/4; THENCE ALONG SAID EAST LINE AND ALONG SAID WOMACK ROAD RIGHT OF WAY S02°20'43"W 454.68 FEET TO THE SE CORNER OF SAID SW/4 OF THE NW/4, POINT ALSO BEING IN THE RIGHT-OF-WAY OF KIMMEL ROAD; THENCE ALONG THE SOUTH LINE OF THE SAID SW/4 OF THE NW/4 AND ALONG SAID KIMMEL ROAD

RIGHT-OF-WAY N87°26'42"W 466.74 THE POINT OF BEGINNING, CONTAINING 4.856 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF WOMACK ROAD ALONG THE EAST SIDE THEREOF AND THE RIGHT-OF-WAY OF KIMMEL ROAD ON THE SOUTH SIDE THEREOF, AND SUBJECT TO ALL EASEMENTS OF RECORD.

C) Scope and Concept

ModLuxe Townhomes will be a townhome style apartment development with Egress/Ingress from both Womack Road and Kimmel Road.

This area will be a townhome style apartment complex with 48 units, which is a density of 9.9 units per gross acre or 11.9 units per net acre. The townhome style apartment building design will be broken into 4 units per building.

A large centrally located recreation area with walking trails and a pavilion with an outdoor grill will be the primary feature for this development. In addition, there will be a perimeter walking trail around the neighborhood, two small wet ponds, and a second smaller recreation area with a pickle ball court in the southeast corner of the development.

A dumpster and enclosure are proposed in the NE corner and the SW corner of the project for the residents.

This PUD is offering an attractive, modern, and walkable "Street Life" community that can utilize neighborhood greenspace, recreation and walking areas while still providing for the significant affordable housing need.

D) Development Standards

The proposal is to construct fourplex townhome style apartments on a single lot with single ownership. Each townhome style apartment will have a one (1) car garage along with two (2) exterior parking spaces in front of each unit. The exterior of the buildings will have masonry wainscot and cement-based board siding in accordance with the architectural façade requirements of the PUD Ordinance. Private drives are proposed for vehicular access to the units from the city streets around the perimeter of the project. A sidewalk is proposed around the exterior of the project for pedestrian circulation.

CURRENT CODE: R3-MF		PROPOSED: PUD
AREA REQUIREMENTS		AREA REQUIREMENTS
Maximum 8 dwelling units / acre		Maximum 9.9 dwelling units / acre
Lot Area: 10,000 sq. ft. min. for three (3) dwelling units and 12,000 sq. ft. min. for four (4) dwelling units		No change

CURRENT CODE: R3-MF		PROPOSED: PUD
Average Lot Width/Frontage: 80 ft		Average Lot Width/Frontage: No change
Minimum Front Setback: 25 ft		Minimum Front Setback: 15 ft
Minimum Rear Setback: 20 ft		Minimum Rear Setback: No change
Minimum Side Setback: 10 ft Minimum Side Setback Street Side: 25 ft		Minimum Side Setback: 20 ft Minimum Side Setback Street Side: 15 ft
BUILDING SIZE		BUILDING SIZE
Max coverage as percent of lot area: 50%		No change
Maximum Height of Structures: 35 ft or 2 stories, whichever is less		No change
ARCHITECTURAL TREATMENT		ARCHITECTURAL TREATMENT
Primary Exterior Material: 75%		Primary Exterior Material: No change
Primary Exterior Material Type: Per Code		Primary Exterior Material Type: No change
ACCESSORY BUILDINGS		ACCESSORY BUILDINGS
Accessory Building: Per Code		Accessory Building: No change
PARKING		PARKING
Parking Spaces per dwelling unit: 2		No change

E) Open Space and Landscaping

Open spaces and landscaping will be provided throughout the development, and minimum open space/landscaping requirements are included in the development standards of the planning areas. Residents will have access to neighborhood green areas, pavilion with an outdoor grill, two wet ponds with benches, a pickle ball court, and walking trails around the perimeter and throughout the property for residents to enjoy. The property owner will provide professional site management and maintenance. The usable green space provided, after applying all limitations, is 31.9% of the net acreage of the project after perimeter right of way dedications are deducted from the gross lot area. A green space exhibit is included in the construction plan set which graphically shows the green space provided.

F) Parking Area Design Standards

All parking shall be designed in accordance with the City of Centerton municipal code. The typical parking space provided is 9 feet wide and 22 feet deep. A total of three (3) parking spaces per unit is provided. One (1) parking space is provided in the garage and two (2) parking spaces are provided in front of each unit.

G) Signs

Entrance signs will be placed at primary entrances to the development.

H) Goal:

Stormwater detention and water quality facilities should appear as an extension of the surrounding landscape. They have been designed with attractive, natural-looking features so they are site amenities rather than eyesores.