

**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:** 12660 Bush Rd (PID # 06-00085-033)

**Owned By:** George & Charla Weeks

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held before the City of Centerton, Arkansas Planning Commission on **April 2, 2024 at 6:00 PM** at the Centerton Municipal Court Complex, 210 Municipal Dr, Centerton, AR 72719, to hear public comment on the application (REZ24-03) submitted by Chris Tilley of Odyssey Engineering, on behalf of the owners, George and Charla Weeks, to request 5.01± acres be rezoned from Agriculture (A-1) to Medium High Density Residential Single Family (R3-SF).

**Medium-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)

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

THE WEST ½ OF THE SE ¼ OF THE SW ¼ OF THE NW ¼ OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS. SUBJECT TO ANY EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR FACT. FURTHER SUBJECT TO THE RESERVATION OF ½ OF OIL, GAS, AND MINERALS, RETAINED IN A DEED BY T.C. PARTNEY AND E. ANN PARTNEY, RECORDED IN DEED BOOK 330 AT PAGE 194, RECORDS OF BENTON COUNTY, ARKANSAS.

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

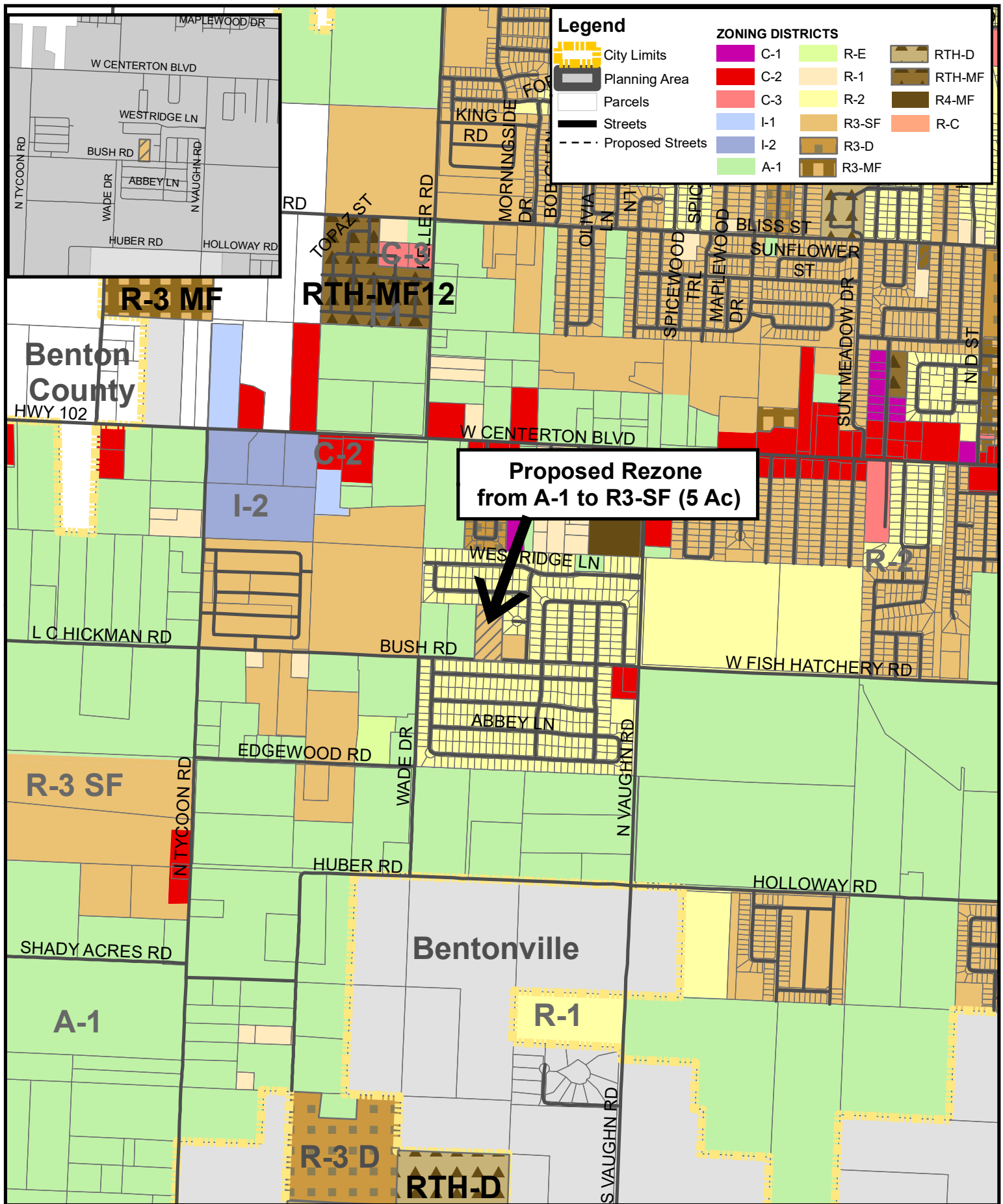
Applicant Explanation: Buyer to develop medium/high density residential - single family homes.

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 by **noon of the day of the hearing**. All persons wishing to learn further details about the request may contact the Planning Office to review the application.

Centerton City Hall  
200 Municipal Dr, PO Box 208  
Centerton, AR 72719  
[planning@centertonar.us](mailto:planning@centertonar.us)  
(479) 795-2750 Ext 302  
<https://www.centertonar.us/planning-and-zoning>

  
Dianne Morrison-Lloyd, Senior Planner



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 - REZ24-03 Weeks Property  
Agricultural (A-1)  
to Medium High Density Residential Single Family (R3-SF)  
Parcel 06-00085-033  
12660 Bush Rd

0 750 1,500 Feet  
1 inch = 1,500 feet



January 26, 2023

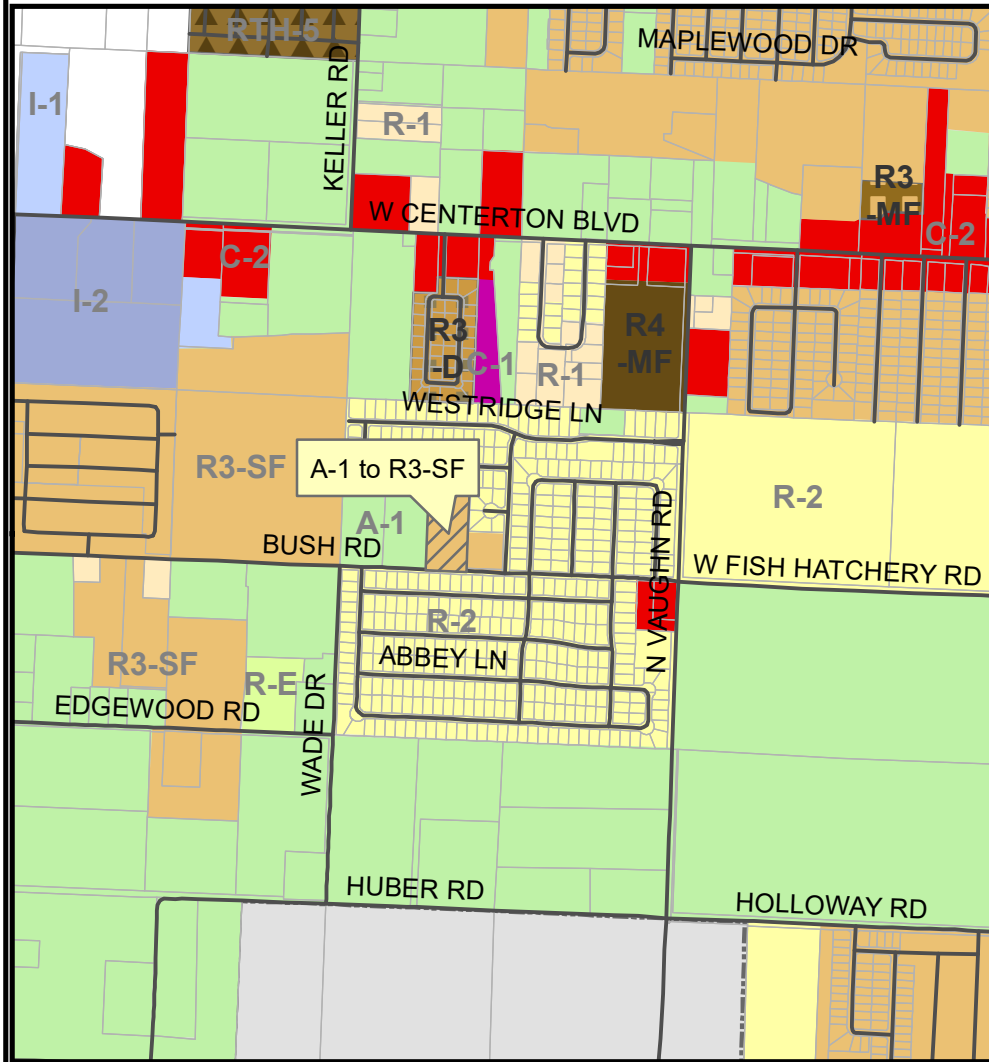
**REZ24-03 Weeks Property**  
Agricultural (A-1) to Medium/High Density Residential  
Parcels 06-00085-033 (5 Ac)  
12660 Bush Rd

1 in = 1,500 ft  
0 500 1,000 Feet

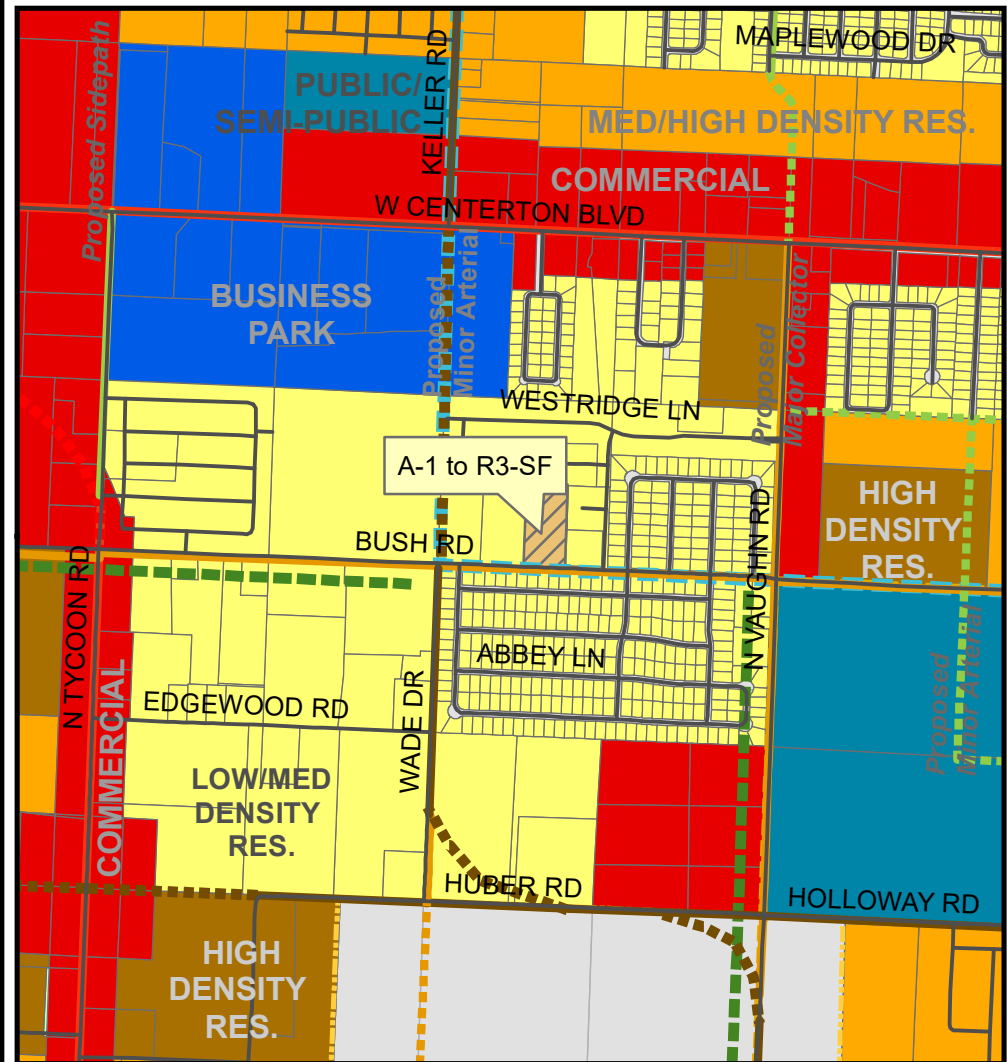


February 26, 2024

**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

**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