

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: 567 N Main St

Owned By: Akhilesh Dhulipala

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Centerton, Arkansas Planning Commission on **February 4th, 2025**, at **6:00 PM** at Centerton Municipal Complex, 210 Municipal Dr, Centerton, AR 72719, to hear public comment on the application (REZ24-12) submitted by Kranthi Kanagala of 567 N Main Street, LLC on behalf of owner, Akhilesh Dhulipala to rezone 0.62 ± acres from Medium-High Density Single Family(R3-SF) to Central Business District (C-1).

Central Business District (C-1): The Central Business District represents an area of intensive commercial uses including retail stores, banks, offices, and the like. It is the retail core of the city. (Setbacks: Front - 50' from planned ROW; Side - 10' from property lines; Street Side - 10' from planned ROW; Rear - 25' from property line or center of alley if one exists). (14.04.09)

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

SURVEY DESCRIPTIONS:

A PART OF LOTS 5 AND 6 THE S 15-FT OF LOT 4, BLK 2, WOMACK'S ADDITION CITY OF CENTERTON, BENTON COUNTY, ARKANSAS, aka PID# 06-00271-00 & 06-00272-000

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

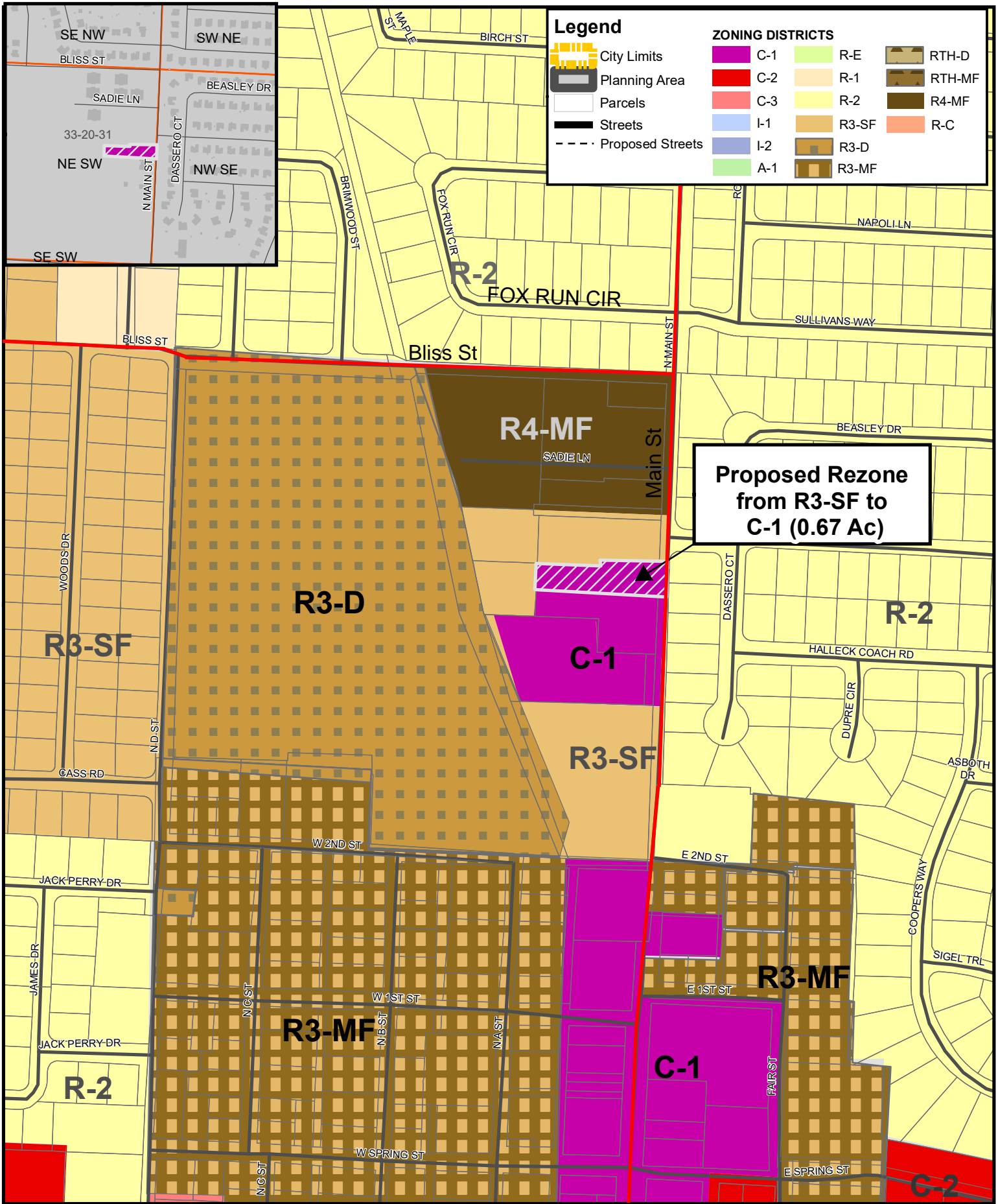
Explanation: The proposed rezoning will transform the property into a vibrant community space, enhancing neighborhood appeal with a coffee shop and recreational amenities, while incorporating buffers to minimize noise and preserve privacy for adjacent properties.

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.

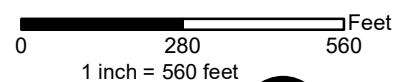


Dianne Morrison Lloyd, Senior Planner
City of Centerton



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 - REZ24-12 567 N Main St, LLC
 (R3-SF) Medium-High Density Single-Family Residential
 to (C-1) Central Business District
 567 N Main St, Centerton AR



January 3, 2025