

NOTICE OF PUBLIC HEARING

Notice is hereby given that pursuant to Section of the City of Pea Ridge Code that, Kinney Creek Development LLC is applying to the Pea Ridge Planning Commission to rezone certain real property at East Pickens Road, Pea Ridge, Arkansas. A public hearing will be held before the Pea Ridge Planning Commission on the 6th day of August, 2024, at 6:00 p.m., at the Pea Ridge City Hall, 975 Weston Street on the application of Kinney Creek Development LLC to rezone the following described property to R-2 Medium Density Residential for Parcel # 13-00022-000 from R-E Residential Estates and R-2 Medium Density Residential for Parcel # 13-00028-000, & 18-5598-000 from Agricultural.

LEGAL DESCRIPTION: Parcel #13-00022-000, 13-00028-000, & 18-05598-000

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 21 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING RAILROAD SPIKE MARKING THE SOUTHEAST CORNER OF SAID SECTION 30 AND RUNNING THENCE N87°00'39"W 1331.18' TO AN EXISTING P/K NAIL, THENCE N03°09'33"E 1317.05' TO AN EXISTING ALUMINUM MONUMENT MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, THENCE N87°03'15"W 655.68' TO AN EXISTING REBAR, THENCE N02°55'35"E 1311.51' TO AN EXISTING REBAR, THENCE S87°19'04"E 661.06' TO AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, THENCE ALONG THE NORTH LINE THEREOF S87°18'08"E 1322.23' TO THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE EAST LINE THEREOF S02°44'38"W 1320.09' TO AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, THENCE ALONG THE EAST LINE THEREOF S03°11'08"W 1318.25' TO THE POINT OF BEGINNING, CONTAINING 100.25 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN ARKANSAS HIGHWAY #72 RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT, SUBJECT TO THAT PORTION IN JOHN RENFRO ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT, SUBJECT TO THAT PORTION IN BUSEY ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description: East Pickens Road; Please see the vicinity map marked "Exhibit A".

You are being notified as a requirement of the City of Pea Ridge Municipal Code. This notification will allow you an opportunity to express your views or concerns regarding the above petition. If you have any questions or comments concerning this application, please forward your comments in writing to the Planning Department; 975 Weston Street, Pea Ridge, Arkansas 72751, or email the Planning Director at Jessica.grady@cityofpearidge.com, or please call the Planning Department at 479-451-1122 ex. 107 Monday thru Friday 8 am to 5 pm.

Thank you,

Jessica Grady
Planning Director
City of Pea Ridge
975 Weston Street
Pea Ridge, AR 72751
479-451-1122 ex. 107