

Notice of Public Hearing

Notice is hereby given pursuant to Section of the City of Pea Ridge Code that Jeff and Tina Hill is applying to the Pea Ridge Planning Commission to rezone certain real property at 12823 Sugar Creek Road. A public hearing will be had before the Pea Ridge Planning Commission on the 3rd day of September 2024, at 6:00 p.m., at the Pea Ridge City Hall, 975 Weston St. on the application of Jeff and Tina Hill to rezone the following described property to Residential 3 from Residential 1.

Legal Description:

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION EIGHT (8), TOWNSHIP TWENTY (20) NORTH, RANGE TWENTY-NINE (29) WEST AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) AND PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION SEVEN (7), TOWNSHIP TWENTY (20) NORTH, RANGE TWENTY-NINE (29) WEST DESCRIBED AS FOLLOW, TO-WIT: COMMENCING AT A FOUND IRON PIN FOR THE NORTHWEST (NW) CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION SEVEN (7); THENCE SOUTH 02°38'38" WEST A DISTANCE OF 2,194.68 FEET; THENCE SOUTH 81°35'32" EAST A DISTANCE OF 1301.03 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 72°21'36" EAST A DISTANCE OF 72.84 FEET; THENCE SOUTH 73°04'40" EAST A DISTANCE OF 119.98 FEET; THENCE ALONG CURVE TO THE RIGHT HAVING A RADIUS OF 300.49 FEET A CHORD BEARING OF SOUTH 54°20'51" EAST A CHORD DISTANCE OF 137.59 FEET TO A POINT; THENCE SOUTH 48°53'14" WEST A DISTANCE OF 50.86 FEET TO A SET IRON PIN; THENCE SOUTH 31°33'12" WEST A DISTANCE OF 12.70 FEET TO A SET IRON PIN; THENCE SOUTH 21°20'18" WEST A DISTANCE OF 18.68 FEET TO A SET IRON PIN; THENCE SOUTH 09°04'29" WEST A DISTANCE OF 15.31 FEET TO A SET IRON PIN; THENCE SOUTH 05°40'22" WEST A DISTANCE OF 19.66 FEET TO A SET IRON PIN; THENCE SOUTH 01°45'00" WEST A DISTANCE OF 75.47 FEET TO A SET IRON PIN; THENCE SOUTH 08°10'40" WEST A DISTANCE OF 24.81 FEET TO A SET IRON PIN; THENCE SOUTH 28°28'48" WEST A DISTANCE OF 16.13 FEET TO A SET IRON PIN; THENCE SOUTH 33°08'58" WEST A DISTANCE OF 16.22 FEET TO A SET IRON PIN; THENCE SOUTH 52°09'11" WEST A DISTANCE OF 18.51 FEET TO A SET IRON PIN; THENCE SOUTH 57°26'43" WEST A DISTANCE OF 61.70 FEET TO A SET IRON PIN; THENCE SOUTH 71°56'28" WEST A DISTANCE OF 89.90 FEET TO A SET IRON PIN; THENCE SOUTH 81°21'27" WEST A DISTANCE OF 60.03 FEET TO A SET IRON PIN; THENCE SOUTH 80°57'03" WEST A DISTANCE OF 74.44 FEET TO A SET IRON PIN; THENCE SOUTH 65°09'42" WEST A DISTANCE OF 16.71 FEET TO A SET IRON PIN; THENCE SOUTH 53°23'08" WEST A DISTANCE OF 11.05 FEET TO A SET IRON PIN; THENCE SOUTH 04°02'07" EAST A DISTANCE OF 12.65 FEET TO A SET IRON PIN; THENCE SOUTH 85°57'53" WEST A DISTANCE OF 115.83 FEET TO A SET IRON PIN; THENCE NORTH 04°02'07" WEST A DISTANCE OF 15.99 FEET TO A SET IRON PIN; THENCE NORTH 23°40'13" EAST A DISTANCE OF 516.31 FEET TO THE POINT OF BEGINNING CONTAINING IN ALL 3.22 ACRES, MORE OR LESS AND BEING TRACT 4 ON SURVEY L202254620, AND BEING SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAYS, LIENS, AND ENCUMBRANCES WHICH MAY OR MAY NOT BE OF RECORD. LEGAL INCLUDES PARCELS: 13-01200-021, 13-01205-002, 13-01220-001 & 13-01221-002

Please see vicinity map Exhibit "A" for reference.

Layman's Description: 12823 Sugar Creek Road; 13-01200-021, 13-01220-001, 13-01205-002, and 13-01221-002

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, email the Planning Director at Jessica.grady@cityofpearidge.com, or please call the Planning Department at 479-451-1122 ex. 107 Monday thru Friday from 8a to 5p.

Thank you,

Planning Director
City of Pea Ridge
975 Weston Street
Pea Ridge, Ar. 72751
479-451-1122

Exhibit "A"

