

NOTICE OF PUBLIC HEARING

The Pea Ridge Planning Commission will meet on Tuesday, September 2nd, 2025 at 6:00 PM at City Hall at 975 Weston Street to hear those who wish to be heard regarding: (1) a proposed amendment to Title 14 of the City Code (the Zoning Ordinance) regarding the rezoning of the following described property from A, Agriculture to R-2, Medium Density Residential:

LEGAL DESCRIPTION: A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, ALL BEING LOCATED IN TOWNSHIP 21 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32 AND RUNNING THENCE ALONG THE EAST LINE THEREOF S02°46'01"W 454.88' TO THE CENTERLINE OF SHRADER ROAD, THENCE LEAVING SAID EAST LINE AND ALONG SAID CENTERLINE THE FOLLOWING: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 627.48' FOR A CHORD BEARING AND DISTANCE OF S68°54'03"W 80.46', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2150.80' FOR A CHORD BEARING AND DISTANCE OF S75°13'10"W 318.97', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 333.09' FOR A CHORD BEARING AND DISTANCE OF S62°37'40"W 154.24', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2289.94' FOR A CHORD BEARING AND DISTANCE OF S54°56'51"W 111.81', S58°23'13"W 49.78', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4973.47' FOR A CHORD BEARING AND DISTANCE OF S59°12'28"W 135.59', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1915.02' FOR A CHORD BEARING AND DISTANCE OF S54°29'21"W 166.86', S56°57'54"W 71.53', S57°10'54"W 143.93', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 792.91' FOR A CHORD BEARING AND DISTANCE OF S47°16'15"W 35.53' TO THE EAST LINE OF A SURVEY PLAT FILED IN BOOK 19 AT PAGE 115 AND IN BOOK 19 AT PAGE 104 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, THENCE LEAVING SAID CENTERLINE AND ALONG SAID EAST SURVEY LINE N15°53'00"W 280.29' TO THE NORTH LINE THEREOF, THENCE ALONG SAID NORTH SURVEY LINE N86°47'48"W 1120.02', THENCE LEAVING SAID NORTH SURVEY LINE N02°00'20"E 828.37' TO AN EXISTING REBAR ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, THENCE ALONG SAID NORTH LINE S86°51'55"E 986.26' TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32, THENCE ALONG THE NORTH LINE THEREOF S86°50'16"E 1318.86' TO THE POINT OF BEGINNING, CONTAINING 41.40 ACRES, MORE OR LESS. SUBJECT TO THE PORTION IN SHRADER ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description: 12878 Shrader Road, Pea Ridge, AR 72751. The public is invited and encouraged to attend and participate.

To be published one (1) time on Sunday, August 17, 2025.

Please send bill and proof-of-publication to: City Clerk
City of Pea Ridge
P.O. Box 10 – 975 Weston St.
Pea Ridge, AR 72751