

## NOTICE OF PUBLIC HEARING

The Pea Ridge Planning Commission will meet on Tuesday, November 4, 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 RE, Residential Estate:

LEGAL DESCRIPTION: LEGAL DESCRIPTION: PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NE CORNER OF THE NE1/4 OF THE NE1/4 OF SAID SECTION 13; THENCE S 49°48'03" W 499.02 FEET; THENCE S 35°48'07" W 497.91 FEET TO THE POINT OF BEGINNING; THENCE S 01°47'10" E A DISTANCE OF 311.34 FEET; THENCE S 06°28'39" E A DISTANCE OF 64.36 FEET; THENCE S 02°38'41" E A DISTANCE OF 44.70 FEET; THENCE S 10°08'16" W A DISTANCE OF 69.92 FEET; THENCE N 39°14'24" W A DISTANCE OF 236.98 FEET; THENCE N 39°04'26" W A DISTANCE OF 63.34 FEET; THENCE N 28°15'28" W A DISTANCE OF 54.72 FEET; THENCE N 28°37'20" W A DISTANCE OF 84.23 FEET; THENCE N 61°14'42" W A DISTANCE OF 104.03 FEET; THENCE N 67°04'15" W A DISTANCE OF 96.68 FEET; THENCE N 72°47'44" W A DISTANCE OF 95.49 FEET; THENCE N 60°49'20" W A DISTANCE OF 88.89 FEET; THENCE N 49°43'11" W A DISTANCE OF 114.04 FEET; THENCE N 01°46'10" E A DISTANCE OF 688.51 FEET; THENCE S 87°21'53" E A DISTANCE OF 87.03 FEET; THENCE S 29°04'10" W A DISTANCE OF 8.75 FEET; THENCE S 03°52'16" E A DISTANCE OF 111.60 FEET; THENCE S 30°41'09" E A DISTANCE OF 73.68 FEET; THENCE S 38°57'27" E A DISTANCE OF 275.77 FEET; THENCE S 47°47'55" E A DISTANCE OF 159.49 FEET; THENCE S 54°42'44" E A DISTANCE OF 241.48 FEET; THENCE S 25°10'04" E A DISTANCE OF 76.41 FEET; THENCE S 12°06'56" E A DISTANCE OF 72.45 FEET; TO THE POINT OF BEGINNING, WITH AN AREA OF 371,137.01 SQUARE FEET, OR 8.52 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

Layman's Description: 12725 4-K Ranch Drive, Pea Ridge, AR 72751. The public is invited and encouraged to attend and participate.

To be published one (1) time on Sunday, October 19, 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