

## NOTICE OF PUBLIC HEARING

The Pea Ridge Planning Commission will meet on Tuesday, December 2, 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-1, Low Density Residential:

**LEGAL DESCRIPTION:** A part of the Northeast quarter of the Northeast Quarter and part of the Northwest Quarter of the Northeast Quarter of Section Seven (7) and part of the Southwest Quarter of the Southeast Quarter of Section Six (6) all in Township Twenty (20) North, Range Twenty-Nine (29) West, Benton County, Arkansas, being more particularly described as beginning at a found iron pin for the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section Seven (7), Township Twenty (20) North, Range Twenty-Nine (29) West;

Thence along the North Line of Section Seven (7) running South 86°21'34" East a distance of 755.86 feet to a set iron pin;

Thence leaving said North Line and running South 61°50'46" West a distance of 854.88 feet to a point; thence North 72°08'02" West a distance of 86.87 feet to a point; thence North 78°26'09" East a distance of 35.00 feet to a point; thence North 64°39'59" East a distance of 24.37 feet to a point; thence North 52°04'32" East a distance of 32.40 feet to a point; thence North 29°35'23" West a distance of 8.06 feet to a point; thence South 68°35'42" West a distance of 48.92 feet to a point; thence North 78°36'02" West a distance of 76.96 feet to a point; thence North 48°43'05" West a distance of 47.11 feet to a point; thence North 23°55'07" West a distance of 25.72 feet to a point; thence North 11°23'52" West a distance of 44.88 feet to a point; thence North 32°25'11" West a distance of 21.35 feet to a point; thence North 08°23'50" West a distance of 46.99 feet to a point; thence North 55°32'00" West a distance of 15.09 feet to a point; thence North 76°00'25" West a distance of 42.99 feet to a point; thence South 30°58'43" West a distance of 41.79 feet to a point; thence South 06°04'05" West a distance of 64.48 feet to a point; thence North 78°25'04" West a distance of 32.01 feet to a point; thence North 73°30'54" West a distance of 64.74 feet to a point; thence North 76°45'28" West a distance of 17.79 feet to a point; thence South 85°57'22" West a distance of 17.05 feet to a point; thence South 81°10'01" West a distance of 58.40 feet to a point; thence South 44°48'42" West a distance of 192.97 feet to a point; thence North 78°04'04" West a distance of 22.73 feet to a point; thence South 74°49'28" West a distance of 26.77 feet to a point; thence continue South 74°49'28" West along said line, a distance of 56.51 feet to a point; thence South 14°51'36" West a distance of 132.58 feet to a point; thence South 51°57'01" West a distance of 74.69 feet to a point; thence South 44°50'06" West a distance of 76.62 feet to a point; thence South 55°43'28" West a distance of 117.63 feet to a point; thence South 48°09'36" West a distance of 45.25 feet to a point; thence South 38°54'34" West a distance of 30.90 feet to a point; thence South 20°44'00" West a distance of 5.21 feet to a point; thence North 43°28'16" West a distance of 499.59 feet to a point; thence North 02°21'51" East a distance of 523.93 feet to a found iron pin; thence North 02°51'53" East a distance of 337.98 feet to a found iron pin; thence South 86°55'29" East a distance of 1,320.21 feet to a point; thence South 01°28'31" West a distance of 362.84 feet to the POINT OF BEGINNING, containing in all 1,335,550 square feet, or 30.66 acres, more or less and being further subject to any rights of way, easements, liens, or encumbrances which may or may not be of record.

Layman's Description: Approximately 800 feet north of the northern end of Captain Miller Boulevard, Pea Ridge, AR 72751. The public is invited and encouraged to attend and participate.

To be published one (1) time on Sunday, November 16, 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