

## 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-2, Medium Density Residential; R-3, High Density Residential; and C-2, General Commercial:

### LEGAL DESCRIPTION R-2:

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 6;  
THENCE NORTH 87°14'08" WEST A DISTANCE OF 172.20 FEET TO A 60D NAIL;  
THENCE SOUTH 02°21'22" WEST A DISTANCE OF 630.00 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 02°21'22" WEST A DISTANCE OF 689.90 FEET TO A 5/8" REBAR PLS 1845;  
THENCE NORTH 86°43'52" WEST A DISTANCE OF 659.57 FEET TO A 5/8" REBAR;  
THENCE NORTH 02°42'24" EAST A DISTANCE OF 466.65 FEET TO A 5/8" REBAR;  
THENCE NORTH 02°15'22" EAST A DISTANCE OF 191.00 FEET;  
THENCE NORTH 02°35'24" EAST A DISTANCE OF 26.43 FEET;  
THENCE SOUTH 87°14'08" EAST A DISTANCE OF 656.87 FEET TO THE POINT OF BEGINNING,  
CONTAINING 10.37 ACRES OR 451,817 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD OR FACT.

AND

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST (SW) CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 6;  
THENCE NORTH 02°39'38" EAST A DISTANCE OF 465.86 FEET TO A 5/8" REBAR PLS 1181;  
THENCE SOUTH 86°49'51" EAST A DISTANCE OF 457.44 FEET TO A 5/8" REBAR PLS 1181;  
THENCE SOUTH 02°42'24" WEST A DISTANCE OF 466.65 FEET TO A 5/8" REBAR;  
THENCE NORTH 86°43'52" WEST A DISTANCE OF 457.08 FEET TO THE POINT OF BEGINNING,  
CONTAINING 4.89 ACRES OR 213,190 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD OR FACT.

AND

THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS.

AND

PART THE SW 1/4 THE NW 1/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4 THE NW 1/4 OF SAID SECTION 6, SAID POINT BEING A MAG NAIL;

THENCE S86°43'52"E 649.15 FEET TO THE POINT OF BEGINNING;

THENCE S86°43'52"E 649.15 FEET TO A 5/8" IRON PIN WITH PS 1845 CAP;

THENCE S02°39'38"W 665.43 FEET TO A 24" WALNUT TREE;

THENCE N86°43'24"W 648.26 FEET;

THENCE N02°35'04"E 665.35 FEET TO THE POINT OF BEGINNING, CONTAINING 9.91 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

LEGAL DESCRIPTION R-3:

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 6;

THENCE NORTH 87°14'08" WEST A DISTANCE OF 172.20 FEET TO A 60D NAIL BEING THE POINT OF BEGINNING;

THENCE SOUTH 02°21'22" WEST A DISTANCE OF 630.00 FEET;

THENCE NORTH 87°14'08" WEST A DISTANCE OF 656.87 FEET;

THENCE NORTH 02°35'24" EAST A DISTANCE OF 629.99 FEET;

THENCE SOUTH 87°14'08" EAST A DISTANCE OF 654.30 FEET TO THE POINT OF BEGINNING, CONTAINING 9.48 ACRES OR 413010 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD OR FACT.

AND

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST (NW) CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 6;

THENCE SOUTH 02°39'38" WEST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 87°14'08" EAST A DISTANCE OF 455.45 FEET;

THENCE SOUTH 02°35'24" WEST A DISTANCE OF 506.42 FEET TO A 5/8" REBAR;

THENCE NORTH 86°50'33" WEST A DISTANCE OF 456.09 FEET TO A 1/2" REBAR;

THENCE NORTH 02°39'38" EAST A DISTANCE OF 503.29 FEET TO THE POINT OF BEGINNING, CONTAINING 5.28 ACRES OR 230,094 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD OR FACT.

AND

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 6;  
THENCE SOUTH 02°39'38" WEST A DISTANCE OF 275.00 FEET;  
THENCE SOUTH 02°39'38" WEST A DISTANCE OF 378.29 FEET TO A 1/2" REBAR;  
THENCE NORTH 86°26'07" WEST A DISTANCE OF 337.61 FEET TO A 1/2" REBAR;  
THENCE NORTH 02°27'15" EAST A DISTANCE OF 373.58 FEET;  
THENCE SOUTH 87°14'08" EAST A DISTANCE OF 338.92 FEET TO THE POINT OF BEGINNING,  
CONTAINING 2.92 ACRES OR 127,155 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD OR FACT.

LEGAL DESCRIPTION C-2:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST (NE) CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 6;  
THENCE SOUTH 02°39'38" WEST A DISTANCE OF 275.00 FEET;  
THENCE NORTH 87°14'08" WEST A DISTANCE OF 338.92 FEET;  
THENCE NORTH 02°27'15" EAST A DISTANCE OF 275.00 FEET;  
THENCE SOUTH 87°14'08" EAST A DISTANCE OF 339.91 FEET TO THE POINT OF BEGINNING,  
CONTAINING 2.14 ACRES OR 93,337 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD OR FACT.

AND

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST (NW) CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 6;  
THENCE SOUTH 87°14'08" EAST A DISTANCE OF 455.27 FEET;  
THENCE SOUTH 02°35'24" WEST A DISTANCE OF 150.00 FEET;  
THENCE NORTH 87°14'08" WEST A DISTANCE OF 455.45 FEET;  
THENCE NORTH 02°39'38" EAST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING,  
CONTAINING 1.57 ACRES OR 68,304 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD OR FACT.

Layman's Description: 709 LEE TOWN RD, 897 LEE TOWN RD, and Property East of 366 South Davis Street, 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