

**CITY OF GENTRY
PLANNING & ZONING COMMISSION
REGULAR MEETING**

THURSDAY, OCTOBER 20, 2022

Public Hearing

Rezone- Jose Manuel & Ruth Noemi Munoz- Parcel# 10-00659-000

Public Hearing

Rezone- SVM22 Homes, LLC- Parcel# 18-13354-000 & # 18-13356-000

PLANNING COMMISSION

- Roll Call
- Review of Minutes- September 15, 2022

- Jose Manuel & Ruth Noemi Munoz- Rezone- Parcel# 10-00659-000
- SVM22 Homes, LLC- Rezone- Parcel#'s 18-13354-000 & 18-13356-000
- Kristie & Kevin Shook- Lot Line Adjustment- Parcel# 18-13571-000
- Mai Kou Xiong- Tract Split- Parcel# 15-07467-001
- David Bates & Paul Carter- Lot Line Adjustment- Parcel# 10-01146-000
- Main Street Village -Subdivision 3 Final- Parcel# 10-00658-000
- Kemp Holdings LLC- Subdivision- 2 Preliminary-Parcel# 10-00086-000

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, SEPTEMBER 15, 2022

The Planning and Zoning Commission of the City of Gentry, Arkansas met on September 15, 2022 at 7:00 p.m. for a regular meeting in the Gentry Court Chambers. Chairman Mike Parks called the meeting to order by announcing the public hearing and requested roll call:

Church- present
Kooistra- present
Meyer- present
Parks- present
Runyan- present
Feemster- present
Williams- present

PUBLIC HEARING

Special Use Permit-Jackie Bader-Parcel# 10-00117-000

This request is being brought before the planning and zoning commission in order to add on to an existing structure, in order for the property owner to live within the dwelling. Ms. Bader would like to add a bedroom and bathroom to her old shop building, while continuing to live in her home, until the renovations are complete. At which time she will move into the renovated building and use the current home for storage. Ms. Bader stated the property will not be used to house additional occupants.

There being no further discussion, this portion of the public hearing was closed.

PUBLIC HEARING

Special Use Permit- Lindy & Mickey Chamberlain-Parcel# 10-00148-728

Mr. Lindy's granddaughter, Heather Brownstone, was present to address the commissioners regarding the request for the special use permit. Mr. Lindy, who arrived shortly thereafter, currently has two residences on his property and, would like permission to renovate another mobile home on the property, to be used as an additional residence, occupied by his other granddaughter and her family.

There being no further questions or comments, this portion of the public hearing was closed, and the regular planning and zoning commission meeting commenced with roll call:

3). **Paul Church-Subdivision Pioneer Woods Phase 5 Final -10-01077-000:** After consideration:

Motion: Meyer- to approve the final plat of the Pioneer Woods phase 5 subdivision

Second: Williams

Roll Call: Church-pass Feemster-yes Kooistra-yes
 Williams-pass Meyer-yes Runyan-yes Parks-yes

Motion passed.

4) **Switzer Living Trust- Subdivision 3 Final- Main St. Village Final- Parcel# 10-00658-000:** This item was tabled until the next meeting.

* At this time City Attorney Joel Kurtz informed commissioners of an issue regarding annexation and publication of a public hearing to be held next Wednesday, September 21, 2022 at 7:00 p.m. After discussion, it was decided that

* Chamber of Commerce Director Janie Parks announced the Final Revitalization Town Hall meeting is scheduled for October 4, 2022 in the McKee Room of the Gentry Public Library at 6:00 p.m. *

* Attorney Kurtz also announced that he had a rough draft of the Landscaping Ordinance, nearing completion and that he had copies available to anyone that was interested in reviewing. He anticipates having the ordinance completed by the next planning commission meeting in October.

There being no further business, Chairman Mike Parks entertained a motion to adjourn:

Motion: Williams- to adjourn

Second: Church

All in favor, none opposed.

Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk

Mike Parks, Planning Committee Chairman

AFFIDAVIT OF PUBLICATION

I, Paola Lopez, solemnly swear that I am the Accounting Legal Clerk
for the Northwest Arkansas Newspapers, LLC, and I do solemnly swear that
the attached advertisement:

City of Gentry
Public Notice - Rezone

was published in the following weekly paper(s):

- Bella Vista Weekly Vista
- Pea Ridge Times
- Siloam Springs Herald Leader
- Siloam Sunday (Section of Arkansas Democrat Gazette)
- Westside Eagle Observer

Of general and bona fide circulation in Benton County, Arkansas

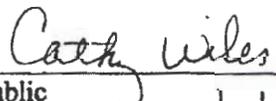
Date(s) of Publication: October 5, 2022

Publication Charges: \$37.80



Paola Lopez

Subscribed and sworn to before me
This 5 day of Oct, 2022.



Notary Public
My Commission Expires: 2/20/24

Cathy Wiles
Benton COUNTY
NOTARY PUBLIC -- ARKANSAS
My Commission Expires 02-20-2024
Commission No. 12397118

****NOTE****

Please do not pay from Affidavit.
Invoice will be sent.

Public Notice
You are hereby notified that a public hearing will be held before the Gentry Planning & Zoning Appeals Board on October 20, 2022 at 7:00 p.m. at the Gentry Council Chambers, located at 104 E Main Street, Gentry, AR 72734. This hearing is to consider a request by Jose Manuel & Ruth Noemi Munoz to rezone parcel #10-00659-000 located at 1320 East 3rd Street, Gentry, AR 72734. For those unable to attend the meeting, you may phone 479-736-2555 ext. 103 with comments. Written comments may be submitted to the City of Gentry, 101 W. Main Street, Gentry, AR 72734. 75605244 Oct 5, 2022

AFFIDAVIT OF PUBLICATION

I, Paola Lopez, solemnly swear that I am the Accounting Legal Clerk
for the Northwest Arkansas Newspapers, LLC, and I do solemnly swear that
the attached advertisement:

City of Gentry
PH – Rezone

was published in the following weekly paper(s):

- Bella Vista Weekly Vista
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- Siloam Springs Herald Leader
- Siloam Sunday (Section of Arkansas Democrat Gazette)
- Westside Eagle Observer

Of general and bona fide circulation in Benton County, Arkansas

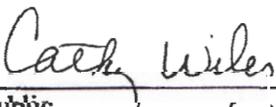
Date(s) of Publication: October 5, 2022

Publication Charges: \$37.44



Paola Lopez

Subscribed and sworn to before me
This 5 day of Oct, 2022.



Notary Public
My Commission Expires: 2/20/24

Cathy Wiles
Benton COUNTY
NOTARY PUBLIC – ARKANSAS
My Commission Expires 02-20-2024
Commission No. 12397118

****NOTE****
Please do not pay from Affidavit.
Invoice will be sent.

Public Notice
You are hereby notified that a public hearing will be held before the Gentry Planning & Zoning Appeals Board on October 20, 2022 at 7:00 p.m. at the Gentry Council Chambers, located at 104 E Main Street, Gentry, AR 72734. This hearing is to consider a request by SVM22 Homes, LLC to rezone parcel #18-13354-000 & parcel #18-13356-000, located on West Main Street, Gentry, AR 72734. For those unable to attend the meeting, you may phone 479-736-2555 ext. 103 with comments. Written comments may be submitted to the City of Gentry, 101 W. Main Street, Gentry, AR 72734. 75602898 Oct 5, 2022

Informal Plat Permit Application

City of Gentry
101 W. Main St.
Gentry, AR 72734
(479)-736-2555
(479)-736-2877 Fax



Application Instructions - Please fill this form out completely and submit all required information. Please Email plat map to Cityhall@cityofgentry.com.

(At least one copy of the 11" by 17" with signatures for online recording) Ten (10) copies of the plat/lot-split/lot line adjustment must be submitted with application.

PROPERTY INFORMATION: (If unknown leave blank)

Property Address: 19403 + 19407 Dawn Hill East Rd

Property Zone: _____ Parcel #'s 18-13571-000 18-13572-000 18-13573-000

APPLICANT CONTACT INFORMATION:

Applicant Name: Kevin + Kristie Shock Email Address kristie@jacksollisarr.com Phone Number: (479) 212-1371

Address: PO Box 31 City/State: Gentry, AR

Criteria for Approval:

1. Compliance with applicable City ordinances including those related to lot size, setback requirements, parking, easements, access, zoning, master street plan, etc.
2. Adequate access of resulting lots to public roads, utilities, and other infrastructure.
3. Inclusion of all required information on submitted plat.
4. Other appropriate considerations based on the unique nature and location of the property to be divided or resized and any existing or proposed structures or development.

The following information shall be included on any informal plat submitted to the City of Gentry:

1. Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
2. The names and addresses of the site owner(s).
3. A written legal description for each lot or tract being created or resized including an area in square feet or acres.
4. For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
5. Show 100-year floodplain, if applicable
6. Location of all existing structures.
7. Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
8. Location, name, and width of all bordering streets.
9. Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
10. North arrow, appropriately sized scale (graphic and written), current zoning.
11. Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
12. Complete and accurate legend.
13. Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
14. Written description of any requested waivers or variances.
15. Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
16. Signature block for Planning Commission approval.
17. Owner's certification for recording. (Owner/Owner's signature block with notary)

The Planning Commission meets the 3rd Thursday of every month. You will be notified when the meeting will be and of any additional requirements requested (if any) after the Planning Commission reviews your request.

Applicant Signature: Max Kristie Shock

Date: 10/07/2022

PLANNING COMMISSION/STAFF USE ONLY

Date of application: _____

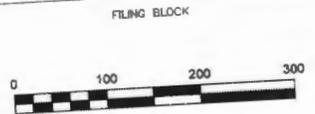
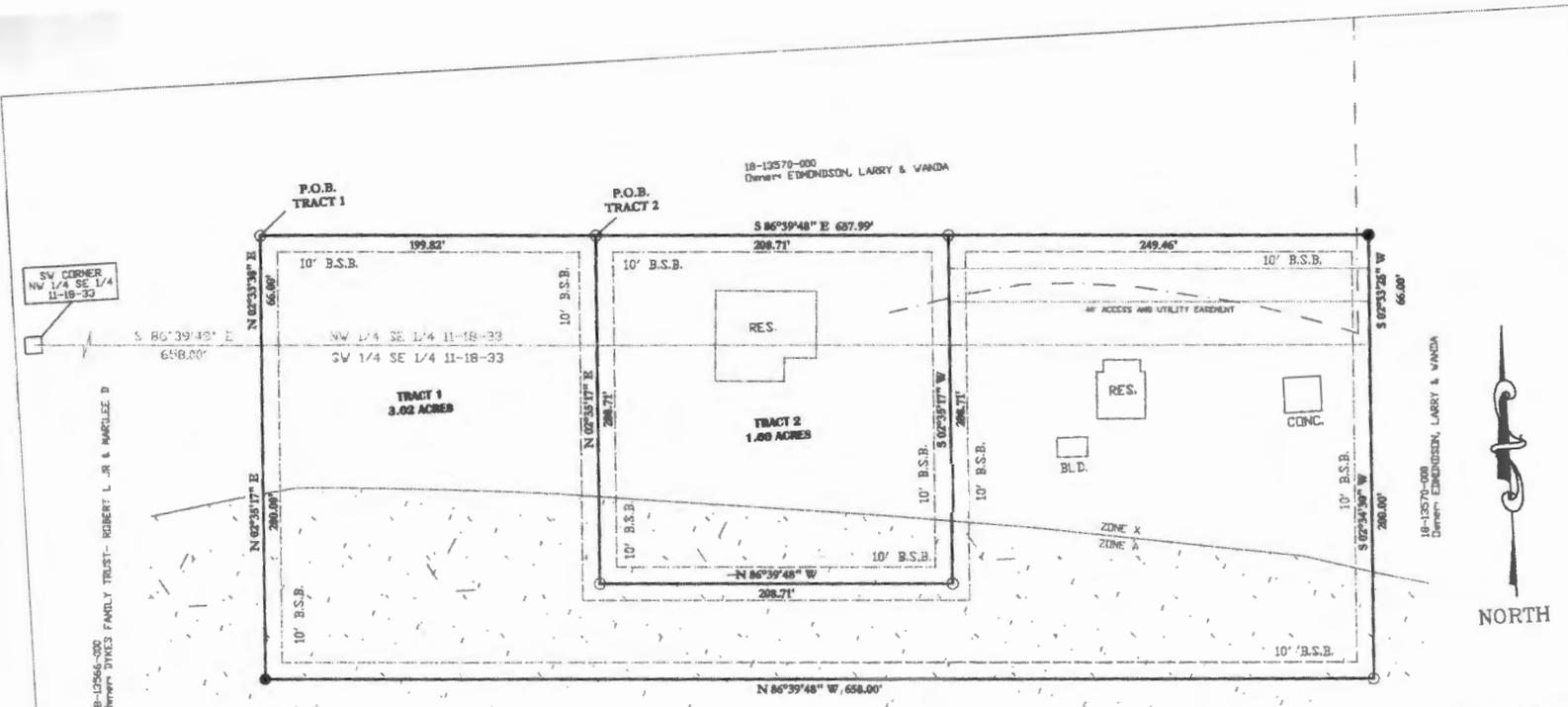
Notes from plan/project review:

Checklist for Lot - Split

- Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
- The names and addresses of the site owner(s).
- A written legal description for each lot or tract being created or resized including an area in square feet or acres.
- For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
- Show 100-year floodplain, if applicable
- Location of all existing structures.
- Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
- Location, name, and width of all bordering streets.
- Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
- North arrow, appropriately sized scale (graphic and written), current zoning.
- Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
- Complete and accurate legend.
- Vicinity map showing the location of the property to be subdivided within the City's Planning Area. *NO*
- Written description of any requested waivers or variances. *n/a*
- Any other information as deemed necessary for project review by the City Code Officer or Planning Commission. *n/a*
- Signature block for Planning Commission approval. ~~_____~~
- Owner's certification for recording.

PLANNING COMMISSION REQUEST, CHANGES OR NOTES:

*No vicinity map - located by Flint Creek. off Dawson Hill east.
20' Private Road to lots. 1979 Survey*



(IN FEET)
1 inch = 100 ft.

LEGEND

These standard symbols may be found in the drawing.

- FOUND STONE
- ALUMINUM MONUMENT
- ⊙ FOUND IRON PIN
- SET IRON PIN
- △ RAILROAD SPIKE
- CENTERLINE
- - - RIGHT OF WAY (R/W)
- - - BUILDING SETBACKS:
10' ALONG SIDE LINES
25' ALONG ROAD FRONTAGE

NORTH

SURVEY DESCRIPTION TRACT 1:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S 86°39'48" E 658.00' FROM THE SW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 11, THENCE N 02°33'38" E 66.00', THENCE S 86°39'33" E 199.82', SE 1/4 OF SAID SECTION 11, THENCE S 86°39'48" E 208.71', THENCE N 02°35'17" E 208.71', THENCE S 02°35'17" W 208.71', THENCE S 86°39'39" E 249.46', THENCE S 02°33'25" W 66.00', THENCE S 02°34'30" W 200.00', THENCE S 86°39'39" E 249.46', THENCE N 02°35'17" E 208.00', TO THE POINT OF BEGINNING AND CONTAINING 3.02 ACRES. PROPERTY IS SUBJECT TO ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION TRACT 2:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S 86°39'48" E 658.00', THENCE N 02°33'38" E 66.00', THENCE S 86°39'33" E 199.82' FROM THE SW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 11, THENCE S 86°39'33" E 208.71', THENCE N 02°35'17" W 208.71', THENCE N 86°39'48" W 208.71', THENCE N 02°35'17" E 208.71', TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES. PROPERTY IS SUBJECT TO ANY EASEMENT OF RECORD.

NOTES:

1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES-NORTH ZONE PER GPS OBSERVATION.
3. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
4. NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY; THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.
5. APPROVAL OF THIS PLAT CARRIES NO ASSURANCE THAT THESE TRACTS WILL QUALIFY FOR SEPTIC PERMITS FROM THE ARKANSAS DEPARTMENT OF HEALTH.
6. APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAT ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.
7. THE APPROXIMATE LOCATION OF THE SEPTIC AREA, IF APPLICABLE, IS SHOWN AS INDICATED BY OWNER. APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THE TRUE LOCATION OF ANY PART OF THE SEPTIC SYSTEM, NOR SHOULD IT BE RELIED UPON FOR ANY FUTURE EXCAVATION, BUILDING OR CONSTRUCTION PROJECTS OR PROCEDURE.

40' ACCESS AND UTILITY EASEMENT:

A 40' ACCESS AND UTILITY EASEMENT ACROSS A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING 20' ON EACH SIDE OF A CENTERLINE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT THENCE S 86°39'48" E 1066.50', N 02°35'17" E 46.00' TO THE SW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 11, THENCE S 86°39'39" E 249.47' TO THE POINT OF TERMINATION.

FLOOD CERTIFICATION:

THIS PROPERTY IS LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. MAP NUMBER: 85077C0380 J. EFFECTIVE DATE: SEPTEMBER 28, 2007.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON OCTOBER 11, 2022.

CITY OF GENTRY PLANNING BOARD:

The Planning Board, based on an approval granted to the applicant on _____ hereby endorses this plan as meeting all of the requirements of a Tract Split.

Planning _____

OWNER'S CERTIFICATION:

As owners, we hereby certify that we have caused the land to be surveyed, divided, platted, dedicated and access rights reserved as represented on this plat and attachments.

Owner: _____
State of Arkansas
County of Benton

Subscribed and sworn before me this _____ day of _____

My commission expires _____

Notary Public: _____

PROPERTY ADDRESS: 19407 DAWN HILL EAST ROAD, GENTRY, AR, 72734 PARCEL NUMBER 18-13571-000
 PROPERTY ADDRESS: 19403 DAWN HILL EAST ROAD, GENTRY, AR, 72734 PARCEL NUMBER 18-13572-000
 500-18N-33W-0-11-200-04-0955

REVISION #1:
 REVISION #2:
 REVISION #3:
 DRAWN BY: MJF
 CHECKED BY: MEJ

REGISTERED PROFESSIONAL LAND SURVEYOR
 MICHAEL E. JAMES, PLS #985
 BENTON COUNTY SURVEYOR

LOT LINE ADJUSTMENT FOR KRISTIE AND KEVIN SHOOK
 PART OF THE NW 1/4 OF THE SE 1/4
 PART OF THE SW 1/4 OF THE SE 1/4
 SECTION 11, TOWNSHIP 18 NORTH, RANGE 33 WEST
 BENTON COUNTY, ARKANSAS

DATE: OCTOBER 11, 2022
 SCALE: 1" = 50'
 JOB NUMBER: JS17240A
 FILE NAME: JS17240A.DWG

James Surveying
 P.O. Box 617
 Gentry, Arkansas 72734
 (479)756-8416 Fax (479)756-8858

Informal Plat Permit Application

City of Gentry
101 W. Main St.
Gentry, AR 72734
(479)-736-2555
(479)-736-2877 Fax



Application Instructions - Please fill this form out completely and submit all required information. Please Email plat map to Cityhall@cityofgentry.com.

(At least one copy of the 11" by 17" with signatures for online recording) Ten (10) copies of the plat/lot-split/lot line adjustment must be submitted with application.

PROPERTY INFORMATION: (If unknown leave blank)

Property Address: 19421 Floyd Moore Rd

Property Zone: _____ Parcel #'s 15-07467-001

APPLICANT CONTACT INFORMATION:

Applicant Name: Mai Kou Xiang Email Address _____ Phone Number: _____

Address: _____ City/State: _____

Criteria for Approval:

1. Compliance with applicable City ordinances including those related to lot size, setback requirements, parking, easements, access, zoning, master street plan, etc.
2. Adequate access of resulting lots to public roads, utilities, and other infrastructure.
3. Inclusion of all required information on submitted plat.
4. Other appropriate considerations based on the unique nature and location of the property to be divided or resized and any existing or proposed structures or development.

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4. For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
5. Show 100-year floodplain, if applicable
6. Location of all existing structures.
7. Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
8. Location, name, and width of all bordering streets.
9. Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
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14. Written description of any requested waivers or variances.
15. Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
16. Signature block for Planning Commission approval.
17. Owner's certification for recording. (Owner/Owner's signature block with notary)

The Planning Commission meets the 3rd Thursday of every month. You will be notified when the meeting will be and of any additional requirements requested (if any) after the Planning Commission reviews your request.

Applicant Signature: _____ Date: _____

PLANNING COMMISSION/STAFF USE ONLY

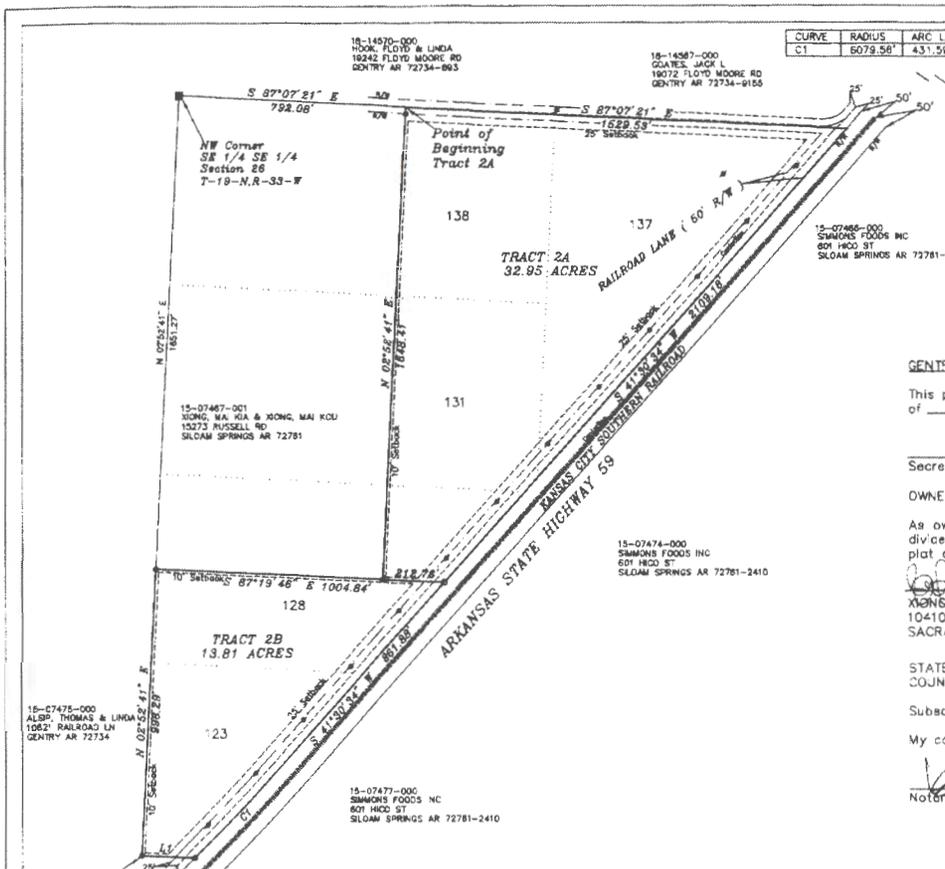
Date of application: _____

Notes from plan/project review:

Checklist for Lot -Split

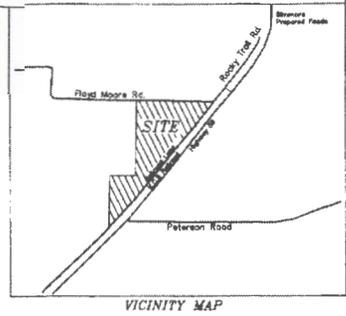
- Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
- The names and addresses of the site owner(s).
- A written legal description for each lot or tract being created or resized including an area in square feet or acres.
- For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
- Show 100-year floodplain, if applicable *N/A*
- Location of all existing structures. *NO*
- Location of all existing utilities, wells, springs, and septic systems, including drain fields if known. *NO*
- Location, name, and width of all bordering streets. *NO*
- Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
- North arrow, appropriately sized scale (graphic and written), current zoning.
- Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
- Complete and accurate legend.
- Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
- Written description of any requested waivers or variances. *N/A*
- Any other information as deemed necessary for project review by the City Code Officer or Planning Commission. *N/A*
- Signature block for Planning Commission approval.
- Owner's certification for recording.

PLANNING COMMISSION REQUEST, CHANGES OR NOTES:



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6079.56'	431.59'	431.50'	S 43°32'35\" W	04°04'03\"

LINE	BEARING	DISTANCE
L1	N 87°32'03\" W	185.56'



FILE BLOCK

ENTRY PLANNING BOARD:

This plat is hereby approved by the Gentry Planning Board this _____ day of _____

Secretary _____

OWNER'S CERTIFICATION

As owners, we hereby certify that we have caused the land to be surveyed, divided, plotted, dedicated and access rights reserved as represented on this plat and attachments.

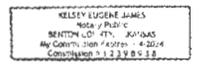
XIONG, MAI KOU
10410 SADDLE CREEK DR
SACRAMENTO CA 95829

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this _____ day of October 2022

My commission expires 6/14/24

Notary Public _____



NORTH



(IN FEET)
1 inch = 300 ft.

LEGEND

These standard symbols may be found in the drawing.

- FOUND IRON PIN
- SET IRON PIN
- FOUND STONE
- POWER POLE

NOTE:

Approval of this Plat does not in any way indicate that any of the lots on this Plat are buildable.

NOTES AND WAIVERS:

1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
2. BASIS OF BEARINGS: GPS OBSERVATION ARKANSAS NORTH-ZONE
3. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
4. NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.
5. APPROVAL OF THIS PLAT CARRIES NO ASSURANCE THAT THESE TRACTS WILL QUALIFY FOR SEPTIC PERMITS FROM THE ARKANSAS DEPARTMENT OF HEALTH.

SURVEY DESCRIPTION (TRACT 2A)

Part of Lots 128, 131, 137 and 138, Ozark Orchard Company's Subdivision, located in part of the SE 1/4 of the SE 1/4 of Section 26, and part of the NE 1/4 of the NE 1/4 of Section 35, and also part of the SW 1/4 of the SW 1/4 of Section 25, all in T-19-N,R-33-W, Benton County, Arkansas, more particularly described as follows:
Beginning at a point 792.08' S 87°07'21\" E of the NW corner of the SE 1/4 of the SE 1/4 of said Section 26; thence S 87°07'21\" E 1529.53'; thence S 41°30'34\" W 851.88'; thence with a curve turning to the right with an arc length of 431.59', with a radius of 6079.56', with a chord bearing of S 43°32'35\" W, with a chord length of 431.50', thence N 87°32'03\" W 185.56'; to the point of beginning having an area of 1435417.49 Square Feet, 32.95 Acres. Property is subject to the right of way of Floyd Moore road on the north side and Railroad Lane on the east side and any easements of record.

SURVEY DESCRIPTION (TRACT 2B)

Part of Lots 128 and 123, Ozark Orchard Company's Subdivision, located in part of the NE 1/4 of the NE 1/4 of Section 35, T-19-N,R-33-W, Benton County, Arkansas, more particularly described as follows:
Beginning at the SW corner of the NE 1/4 of the NE 1/4 of said Section 35; thence N 02°52'41\" E 998.29'; thence S 87°19'46\" E 1004.84'; thence S 41°30'34\" W 851.88'; thence with a curve turning to the right with an arc length of 431.59', with a radius of 6079.56', with a chord bearing of S 43°32'35\" W, with a chord length of 431.50', thence N 87°32'03\" W 185.56'; to the point of beginning having an area of 601554.06 Square Feet, 13.81 Acres. Property is subject to the right of way of Railroad Lane on the east side and any easements of record.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS.
MAP NUMBER: 05007C0215J
REVISED DATE: SEPTEMBER 28, 2007

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON OCTOBER 6, 2022.

OWNER & PARCEL No.
15-07467-002
XIONG, MAI KOU
10410 SADDLE CREEK DR
SACRAMENTO CA 95829

IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE REBORN TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE CORROBORATED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SIDE.

Michael E. James RLS#985
County Surveyor
Benton County



500-20N-28W-0-15-420-04-0985
500-20N-28W-0-15-420-04-0985
500-20N-28W-0-15-420-04-0985

TRACT SPLIT FOR MAI KOU XIONG
SECTION 25, T-19-N,R-33-W
SECTION 26, T-19-N,R-33-W
SECTION 35, T-19-N,R-33-W
BENTON COUNTY, ARKANSAS

James Surveying P.O. Box 811 Gentry, Arkansas 72734 (479)736-8416 Fax (479)736-8838	DATE: October 6, 2022 SCALE: 1" = 300' JOB NUMBER: JS17200A FILE NAME: JS17200A.DWG
--	--

Informal Plat Permit Application

City of Gentry
101 W. Main St.
Gentry, AR 72734
(479)-736-2555
(479)-736-2877 Fax



Application Instructions - Please fill this form out completely and submit all required information. Please Email plat map to Cityhall@cityofgentry.com.

(At least one copy of the 11" by 17" with signatures for online recording) Ten (10) copies of the plat/lot-split/lot line adjustment must be submitted with application.

PROPERTY INFORMATION: (If unknown leave blank)

Property Address: 449 Wilson Dr + 461 Wilson

Property Zone: R-1 Parcel #'s 10-01146-000 & 10-01147-000

APPLICANT CONTACT INFORMATION:

Applicant Name: Sheila Carter Email Address _____ Phone Number: _____

Address: SheilaKcarter@yahoo.com City/State: _____

Criteria for Approval:

1. Compliance with applicable City ordinances including those related to lot size, setback requirements, parking, easements, access, zoning, master street plan, etc.
2. Adequate access of resulting lots to public roads, utilities, and other infrastructure.
3. Inclusion of all required information on submitted plat.
4. Other appropriate considerations based on the unique nature and location of the property to be divided or resized and any existing or proposed structures or development.

The following information shall be included on any informal plat submitted to the City of Gentry:

1. Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
2. The names and addresses of the site owner(s).
3. A written legal description for each lot or tract being created or resized including an area in square feet or acres.
4. For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
5. Show 100-year floodplain, if applicable
6. Location of all existing structures.
7. Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
8. Location, name, and width of all bordering streets.
9. Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
10. North arrow, appropriately sized scale (graphic and written), current zoning.
11. Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
12. Complete and accurate legend.
13. Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
14. Written description of any requested waivers or variances.
15. Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
16. Signature block for Planning Commission approval.
17. Owner's certification for recording. (Owner/Owner's signature block with notary)

The Planning Commission meets the 3rd Thursday of every month. You will be notified when the meeting will be and of any additional requirements requested (if any) after the Planning Commission reviews your request.

Applicant Signature: _____ Date: _____

PLANNING COMMISSION/STAFF USE ONLY

Date of application: _____

Notes from plan/project review:

Checklist for Lot - Split

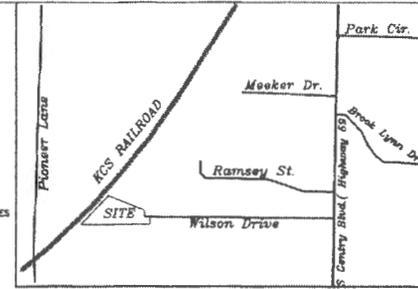
- Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
- The names and addresses of the site owner(s).
- A written legal description for each lot or tract being created or resized including an area in square feet or acres.
- For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
- Show 100-year floodplain, if applicable *n/a*
- Location of all existing structures.
- Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
- Location, name, and width of all bordering streets.
- Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
- North arrow, appropriately sized scale (graphic and written), current zoning.
- Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
- Complete and accurate legend.
- Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
- Written description of any requested waivers or variances *n/a*
- Any other information as deemed necessary for project review by the City Code Officer or Planning Commission. *n/a*
- Signature block for Planning Commission approval.
- Owner's certification for recording.

PLANNING COMMISSION REQUEST, CHANGES OR NOTES:

checking GAS & water meter locations may need more info/work.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5859.00'	427.53'	427.44'	N 48°27'38" E	04°10'51"
C2	50.00'	96.04'	81.94'	S 32°32'58" E	110°03'02"

LINE	BEARING	DISTANCE
L1	S 03°34'12" W	37.51'



VICINITY MAP

FILE BLOCK

NORTH



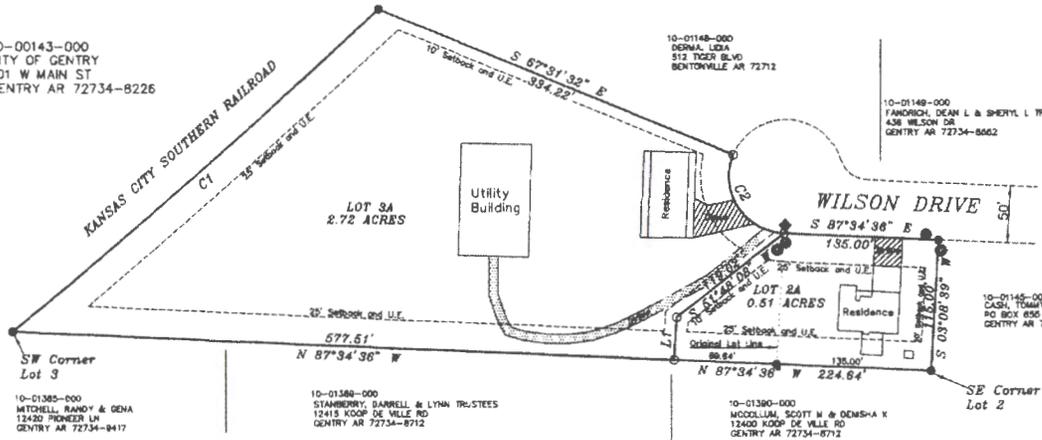
(IN FEET)
1 inch = 75 ft.

LEGEND

These standard symbols will be found in the drawing.

- FOUND IRON PIN
- SET IRON PIN
- WATER METER
- GAS METER
- ELECTRIC BOX
- STORM SHELTER

10-00143-000
CITY OF GENTRY
101 W MAIN ST
GENTRY AR 72734-8226



10-01380-000
MITCHELL, RANDY & GENA
12420 PIONEER LN
GENTRY AR 72734-8417

10-01588-000
STANBERRY, DANIEL & LYNN TRUSTEES
12415 KOOP DE WILLE RD
GENTRY AR 72734-8712

10-01390-000
WOODLUM, SCOTT W & DENISE A K
12400 KOOP DE WILLE RD
GENTRY AR 72734-8712

10-01148-000
FARMICH, DEAN L & SHERYL L TRUSTEES
438 WILSON DR
GENTRY AR 72734-8662

10-01145-000
CASH, TOMMY HAROLD & MARTHA ROSE
PO BOX 606
GENTRY AR 72734-0865

SURVEY DESCRIPTION (LOT 3A)

Part of Lot 3, Block 3, Country Estates Phase 2, Gentry, Arkansas, as shown in Plat Book 2005, at page 572, more particularly described as follows:
Beginning at the SW corner of said Lot 3; thence with a curve turning to the left with an arc length of 427.53', with a radius of 5859.00', with a chord bearing of N 48°27'38" E, with a chord length of 427.44', thence S 67°31'32" E 334.22'; thence with a curve turning to the left with an arc length of 96.04', with a radius of 50.00', with a chord bearing of S 32°32'58" E, with a chord length of 81.94', thence S 51°48'08" W 119.02'; thence S 03°34'12" W 37.51'; thence N 87°34'36" W 577.51'; to the point of beginning having an area of 118555.7' Square Feet, 2.722 Acres

SURVEY DESCRIPTION (LOT 2A)

Lot 2, and part of Lot 3, Block 3, Country Estates, Gentry, Arkansas, as shown in Plat Book 2005, at page 572, more particularly described as follows:
Beginning at the SE corner of said Lot 2; thence N 87°34'36" W 224.64'; thence N 03°34'12" E 37.51'; thence N 51°48'08" E 119.02'; thence S 87°34'36" E 135.00'; thence S 03°08'39" W 115.00'; to the point of beginning having an area of 22342.77 Square Feet, 0.513 Acres

GENTRY PLANNING BOARD:

This plat is hereby approved by the Gentry Planning Board this ___ day of _____

Secretary _____

OWNER'S CERTIFICATION

As owners, we hereby certify that we have caused the land to be surveyed, divided, platted, dedicated and access rights reserved as represented on this plat, and attachments.

Paul Carter
CARTER, PAUL
449 WILSON DR
GENTRY AR 72734-8662

Sheila K Carter
CARTER, SHEILA K
449 WILSON DR
GENTRY AR 72734-8662

David Bates
BATES, DAVID
461 WILSON DR
GENTRY AR 72734

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this ___ day of _____

My commission expires _____

Notary Public _____

NOTES:

1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
2. BASIS OF BEARINGS: PLAT BOOK 2005, PAGE 572
3. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
4. NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON SEPTEMBER 6, 2022.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS.
MAP NUMBER: 05007C0215 J
REVISED DATE: SEPTEMBER 28, 2007.

NOTE:
All Lots Have a 25' Setback and Utility Easement Along the Front and Rear.

NOTE:
All Lots Have a 10' Setback and Utility Easement Along the Side.

OWNERS and PARCEL No.	
10-01147-000 BATES, DAVID 461 WILSON DR GENTRY AR 72734	10-01148-000 CARTER, PAUL & SHEILA K 449 WILSON DR GENTRY AR 72734-8662

IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SIDE.



Michael E. James RLS#985
County Surveyor
Benton County

LOT LINE ADJUSTMENT
DAVID BATES
PAUL CARTER
COUNTRY ESTATES - PHASE 2
GENTRY
BENTON COUNTY, ARKANSAS

James Surveying P.O. Box 817 Gentry, Arkansas 72734 (478)756-8418 Fax (478)756-8838	DATE: September 6, 2022 SCALE: 1" = 75' JOB NUMBER: JS17155A FILE NAME: JS17155A.DWG
--	---



Certificate of Bulk Mailing — Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy

Use
Current
Price List
(Notice 123)

Postage: Mailers must affix meter, PC Postage®, or (uncanceled) postage stamps here in payment of total fee due.

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!*® Transaction Number here: _____

Number of Identical Weight Pieces

Class of Mail

Lat

Postage for Each Mailpiece Paid

Verified

Number of Pieces to the Pound

Total Number of Pounds

Total Postage Paid for Mailpieces

20

Fee Paid

Mailed For

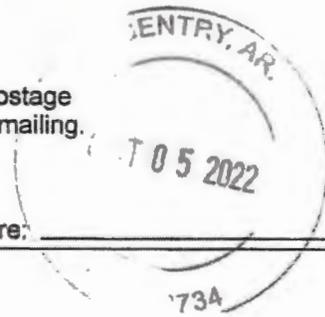
Mailed By

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

[Signature]

(Postmaster or Designee)



0000

U.S. POSTAGE PAID
GENTRY, AR
72734
OCT 05 22
AMOUNT
\$10.00
R2305H130184-02

Owner Name

ANDERSON, JEREMIAH & CATRICIA D
BARKER, NORMAN H & ROBIN D
BROWERS, KEVIN & SHELIA
FEEMSTER REVOCABLE TRUST, DANNY & FEEMSTER REVOCABLE TRUST, WAVA
HULL TRUST, KEITH
MUNOZ, JOSE MANUEL & RUTH NOEMI
PADILLA, JUDITH A & PADILLA, OSCAR
RIVERA, JANESEA MONIQUE & ROUSE, BRENT
SMITH, JAMES WARREN & ELEANOR A
SWITZER LIVING TRUST, ESTHER MARIE & SIERKS, KAREN A & DUNCAN, REBECCA L & SWITZER, DOUGLAS F ET AL
WEEKS, RICHARD & NANCY S

Address	City	State	ZIP
1401 E MAIN ST	GENTRY	AR	72734-8209
PO BOX 1121	GENTRY	AR	72734-1121
20755 TOSTA VERDE RD	GENTRY	AR	72734-8723
PO BOX 243	GENTRY	AR	72734-0243
202 S VIRGINIA AVE	GENTRY	AR	72734
PO BOX 4	GENTRY	AR	72734
1500 E 3RD ST	GENTRY	AR	72734
1595 E 3RD ST	GENTRY	AR	72734
PO BOX 416	GENTRY	AR	72734-0416
21470 OAK PARK LN	SILOAM SPRINGS	AR	72761
1497 E 3RD ST	GENTRY	AR	72734-9342

Munoz Rezone
Odyssey Engineering

Name	Address	City	State	Zip
VANG, GOW ZOUAPLIA	245 ORCHARD DR	GENTRY	AR	72734
REICKS LIVING TRUST, CONNIE	900 CHURCHILL CT	GNETRY	AR	72734
POTARF, DONALD RUSSELL JR & PAMELA	329 ORCHARD DR	GENTRY	AR	72734
OLIVER, CATHY	PO BOX 194	GENTRY	AR	72734-0194
OCHOA, ANGEL O	185 ORCHARD DR	GENTRY	AR	72734-8585
MOUA, KOU C & YER VUE	2169 HILLTOP RD	NOEL	MO	64854-9313
FLORES, GILBERTO A CARTAGENA	1325 ROGERS AVE	SPRINGDALE	AR	72764
BRAMLET JOINT LIVING TRUST, BERNARD D & PATRICIA J	PO BOX 1112	GENTRY	AR	72734-1112
CHATURVEDI, ROHIT & RICHA	4607 SW CROSSBOW CIR	BENTONVILLE	AR	72713

SVM22 Homes, LLC Rezoning
Anderson Engineering

Public Notice

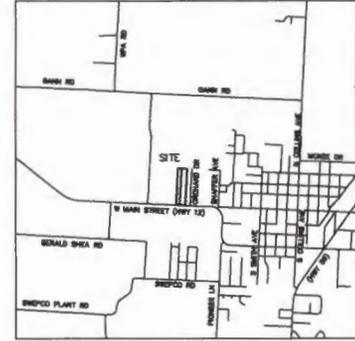
You are hereby notified that a public hearing will be held before the Gentry Planning & Zoning Appeals Board on October 20, 2022 at 7:00 p.m. at the Gentry Council Chambers, located at 104 E Main Street, Gentry, AR 72734. This hearing is to consider a request by SVM22 Homes, LLC to rezone parcel #18-13354-000 & parcel #18-13356-000, located on West Main Street, Gentry, AR 72734.

For those unable to attend the meeting, you may phone 479-736-2555 ext. 103 with comments. Written comments may be submitted to the City of Gentry, 101 W. Main Street, Gentry, AR 72734.

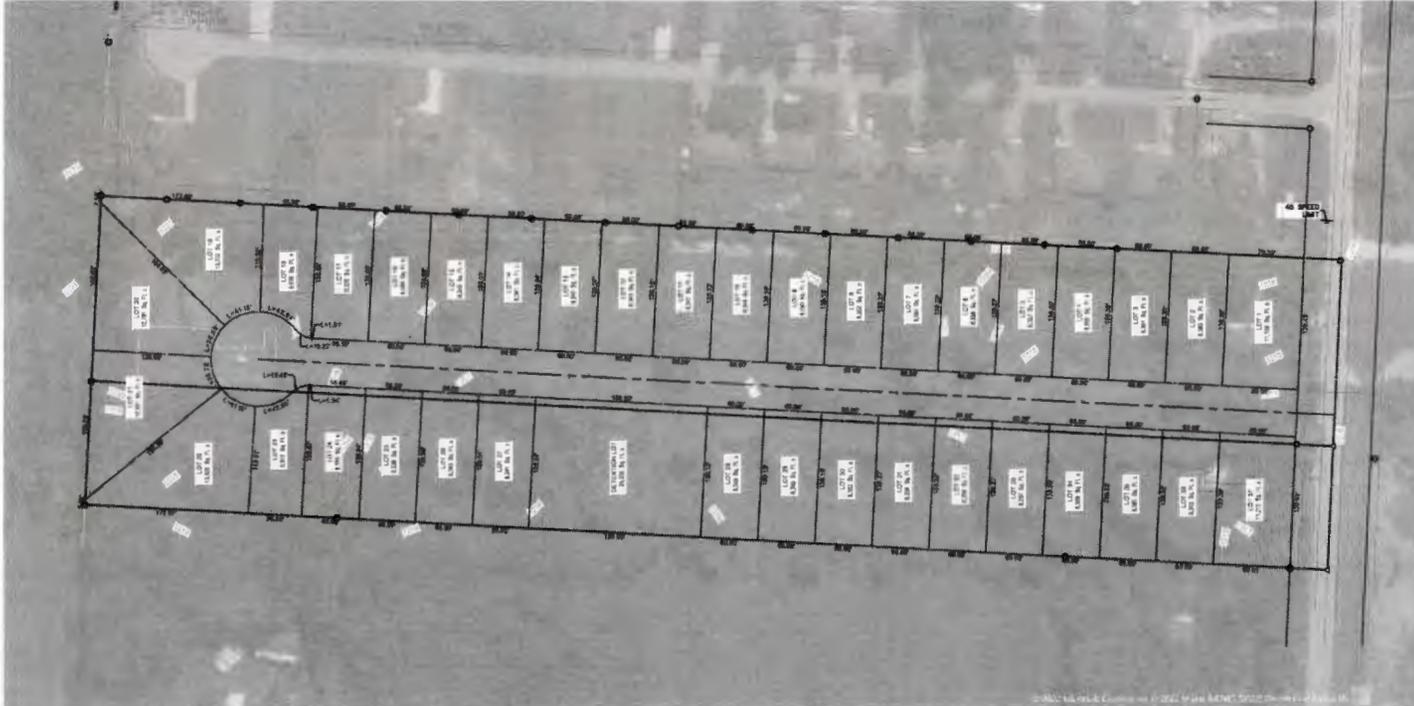
Please publish in the WEO, October 5th, 2022.

SUBDIVISION DATA

R-2 LOTS (60' X 125' MIN.): 37 LOTS
 TOTAL PROPERTY AREA: 9.87 ACRES
 LOTS PER ACRE: 3.75 LOTS/ACRES
 DETENTION AREA: 0.57 ACRES
 LINEAR FEET OF ROAD: 1,335 LF - RESIDENTIAL



VICINITY MAP
 SECTION 4
 T18N R33W
 NOT TO SCALE



1 CONCEPT LAYOUT
 SCALE: 1" = 50'



damage prevention
 is no accident

 Arkansas One-Call
 800-482-8996
 www.arkoncall.com



NOT FOR CONSTRUCTION

DRAWING INFO	
NO.	FIELD BOOK
REVISIONS	DATE
DESCRIPTION	BY
	DATE
	JOB NUMBER

5000S LUMAS LLC
 GENTRY SUBDIVISION
CONCEPT LAYOUT
 SHEET NUMBER **1**
 GENTRY AR

© COPYRIGHT ANDERSON ENGINEERING, INC. 2022



**ANDERSON
ENGINEERING**
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
5311 W. Village Parkway Rogers, AR 72758 (479) 286-8181

City of Gentry
104 S Main Street
Gentry, AR 72734
479-736-2555

LETTER OF TRANSMITTAL

DATE 8/4/2022

JOB NO 22RO10018

ATTENTION: City of Gentry

RE: SVM22 Rezoning

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order 3 1/2" Disk Storm Drainage Report

Copies	Dwg. No.	Dated	Description
1		-	Rezoning Application
1		-	Cover Letter
1		-	Adjacent Property Owners List
10		-	Scaled Concept Drawing
1		-	Check for Rezoning Fee
1		-	Flash Drive of Rezoning Submittal

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit ____ copies for approval
 For your submittal Approved as noted Submit ____ copies for distribution
 As requested, Returned for corrections Return ____ corrected prints
 For review and comment Other
 FOR BIDS DUE _____ 20__ Prints returned after loan to us

REMARKS: Please call 479-286-8181 or email edeation@ae-inc.com if you have any questions.

COPY TO:

SIGNED:

Chris Tilley

August 4, 2022
SVM22 Homes LLC Rezoning
Parcel No. 18-13354-000 & 18-13356-000

City of Gentry
104 S Main Street
Gentry, AR 72734
479-736-2555

To Whom It May Concern:

This letter is in regards to the attached rezoning application and supporting documents for parcels 18-13354-000 & 18-13356-000 for a planned residential development off of Main Street in Gentry, AR.

The City was kind enough to meet with Anderson Engineering and SVM22 Homes LLC on June 20th, 2022 to go over this project. During this meeting we discussed, among other related development topics, the annexation and rezoning of parcels 18-13354-000 & 18-13356-000. It was mentioned the rezoning for these parcels can take place on the same agenda as the annexation so long as they are coordinated accordingly. The annexation was filed with the County on 7/21/2022. We respectfully request that this rezoning be placed on the same City agenda as the annexation of the same parcels.

Attached with this letter you will find:

- A signed City of Gentry Rezoning Application
- Check for Rezoning Fee
- Adjacent Property Owners List
- (10) Scaled Concept Drawings
- A Flash Drive of Submittal

If you need any additional information to consider this rezoning application, please do not hesitate to reach out to us at 479-286-8181 or email Ernie Deaton at edeaton@ae-inc.com.

We appreciate the City's cooperation and guidance in this process.

Respectfully,



Ernie Deaton, PE
Rogers Office Manager



City of Gentry Petition for Rezoning

To be completed by property owner/representative:

Property Owner Name	SVM22 HOMES, LLC
Address or Parcel #	PARCEL NO. 18-13354-000 & 18-13356-000
Mailing Address	4200 SW HOLLOWBROOK ST. BENTONVILLE, AR 72712
Phone Number	417-866-2774 **PLEASE INCLUDE CTILLEY@AE-INC.COM ON ALL RELATED EMAILS
Current Zoning	BOTH PARCELS ARE CURRENTLY GOING THROUGH THE ANNEXATION PROCESS AND DO NOT HAVE AN ASSIGNED ZONING FROM THE CITY OF GENTRY
Proposed Zoning	R-2 (MEDIUM DENSITY RESIDENTIAL)
10 Scaled Drawings	PROVIDED WITH THIS SUBMITTAL.

I understand and accept the allowances and restrictions of the zoning requested above.

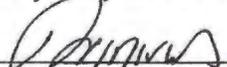
I consider the land suitable for all of the uses allowed in the zoning district being requested.

I do not consider that the zoning being requested will be detrimental or harmful to surrounding land owners.

I consider the uses allowed within the district being requested to be compatible with the uses surrounding the land described above.

The addresses of all adjacent land owners are listed on the back of this form and I consider them to be complete and accurate for the purposes of public notice as required by the Gentry Zoning Ordinance.

I hereby certify that all of the information I have entered on this form is true and accurate.



Signature

7/15/2022

Date

Please see the Petition for Rezoning Checklist for other items needed to process this application.

Contact City Hall at (479) 736-2555 for more information.

Staff Use Only:	
Date Application Submitted	
PC Meeting Date	
Fee Paid (\$75.00)	
Date Ad Ran in Newspaper	
Date Signs Placed	
Property Owner Listing	

Gentry Rezone Application

NOTICE OF INTENT TO REZONE

(Name) SVM22 HOMES LLC

has requested the Gentry Planning Commission to set a public hearing date to consider rezoning the following property from DEFAULT ZONING WHEN ANNEXED

to R-2 (MEDIUM DENSITY RESIDENTIAL)

The legal description of the property is as follows:

FULL LEGAL DESCRIPTIONS OF PARCELS 18-13354-000 & 18-13356-000 ARE ATTACHED AS SEPARATE EXHIBIT.

The common description of the property is:

PARCELS 18-13354-000 & 18-13356-000

Proposed land use:

R-2 (MEDIUM DENSITY RESIDENTIAL)

Reason for zone request change:

BOTH PARCELS ARE IN THE PROCESS OF ANNEXATION, WE ARE REQUESTING THAT THEY BE ZONED R-2 AS THEY ARE ANNEXED TO ALLOW FOR A MEDIUM DENSITY RESIDENTIAL SUBDIVISION.

Adjacent land owners listing:

ATTACHED AS A SEPARATE EXHIBIT.

Planning & Zoning Committee		
Request Approved	YES	NO
Date		
Initials		

City Council Action		
Petition Accepted	YES	NO
Ordinance Number		
Date		
Initials		

Petition for Rezoning Checklist



Please Note! The rezoning application will not be accepted at the date of submittal if the following items are not submitted with the application.

- 1. Completed Application Form**
- 2. Payment of Application Fee (\$75.00)**
- 3. Scaled Drawings**

OTHER INFORMATION:

- City staff will advertise this rezoning request and notice of a public hearing in the newspaper of local distribution no later than 15 days prior to the Planning Commission date.
- The City will post a public hearing sign on the subject property no later than 15 days prior to the Planning Commission date.

Procedure to Withdraw a Rezoning Request

A rezoning request may be withdrawn by two methods:

- A. The owner(s) may make the request in writing and submit that request to the Planning Department one week before the Planning Commission meeting at which the public hearing will be held.
- B. The owner(s) may appear at the public hearing and request that the zoning be withdrawn.

* * The applicant will not receive a refund if the item is removed from the agenda. * *

The public hearing will be held _____, at 7:00 p.m. It will be held at 104 S Main St. Gentry, AR 72734.

ANDERSON  **ENGINEERING**
EMPLOYEE OWNED

VANG, XAI XIONG & VANG, MICHELLE
8615 FRED AUSTIN RD
DECATUR AR 72722

VANG, GOW ZOUAPLIA
245 ORCHARD DR
GENTRY AR 72734

TALLURI, SRINIVAS & KUDAPA, VENKATA
4901 SW WESTCHESTER RD
BENTONVILLE AR 72713

STOLLEY, WAYNE ALLEN
200 ORCHARD DR
GENTRY AR 72734

SILVA, MARTHA ALICIA
1920 S 17TH ST
ROGERS AR 72758

REICKS LIVING TRUST, GARY L-BAEZA, ARIS E & DIAZ,
YANET BAEZA
%BAEZA, ARIS E ET AL
900 CHURCHILL CT
GENTRY AR 72734

REICKS LIVING TRUST, GARY L
900 CHURCHILL CT
GENTRY AR 72734

REICKS LIVING TRUST, CONNIE K-HICOR LLC
900 CHURCHILL CT
GENTRY AR 72734

REICKS LIVING TRUST, CONNIE K - SILVA, CHATURVEDI,
ROHIT & RICHA
4607 SW CROSSBOW CIR
BENTONVILLE AR 72713

MARTHA ALICIA
900 CHURCHILL CT
GENTRY AR 72734

REICKS LIVING TRUST, CONNIE K - RUIZ DELFIN, OSCAR
MANUEL & CERDA AUYON, MARIA GRISELDA
900 CHURCHILL CT
GENTRY AR 72734

REICKS LIVING TRUST, CONNIE K
909 CHURCHILL CT
GENTRY AR 72734

POTARF, DONALD RUSSELL JR & PAMELA
329 ORCHARD DR
GENTRY AR 72734

PERRY, CHARLES R & FLORA M
157 ORCHARD DR
GENTRY AR 72734-8585

OLIVER, CATHY
PO BOX 194
GENTRY AR 72734-0194

OCHOA, JONY F
185 ORCHARD DR
GENTRY AR 72734-8585

OCHOA, ANGEL O
184 ORCHARD DR
GENTRY AR 72734-8585

MOUA, KOU C & YER VUE
2169 HILLTOP RD
NOEL MO 64854-9313

HENDREN, BRADLEY D & ARNOLD, AMANDA & WADE,
SHEILA
PO BOX 369
GENTRY AR 72734

FLORES, GILBERTO A CARTAGENA
1325 ROGERS AVE
SPRINGDALE AR 72764

FEARMONTI, KATHY & HORTON, MELISSA M & HORTON,
JACKSON W II
314 ORCHARD DR
GENTRY AR 72734-8552

BRAMLET JOINT LIVING TRUST, BERNARD D & PATRICIA J
PO BOX 1112
GENTRY AR 72734-1112

BORINTRAGER, JONATHAN & DANNA
342 ORCHARD DR
GENTRY AR 72734-8552

BARROWMAN, JENNIFER A
192 ORCHARD DR
GENTRY AR 72734

AndersonEngineeringInc.com

5311 W. Village Parkway, Rogers, Arkansas 72758 • Phone: 479.286.8181 • E-mail: info@andersonengineeringinc.com

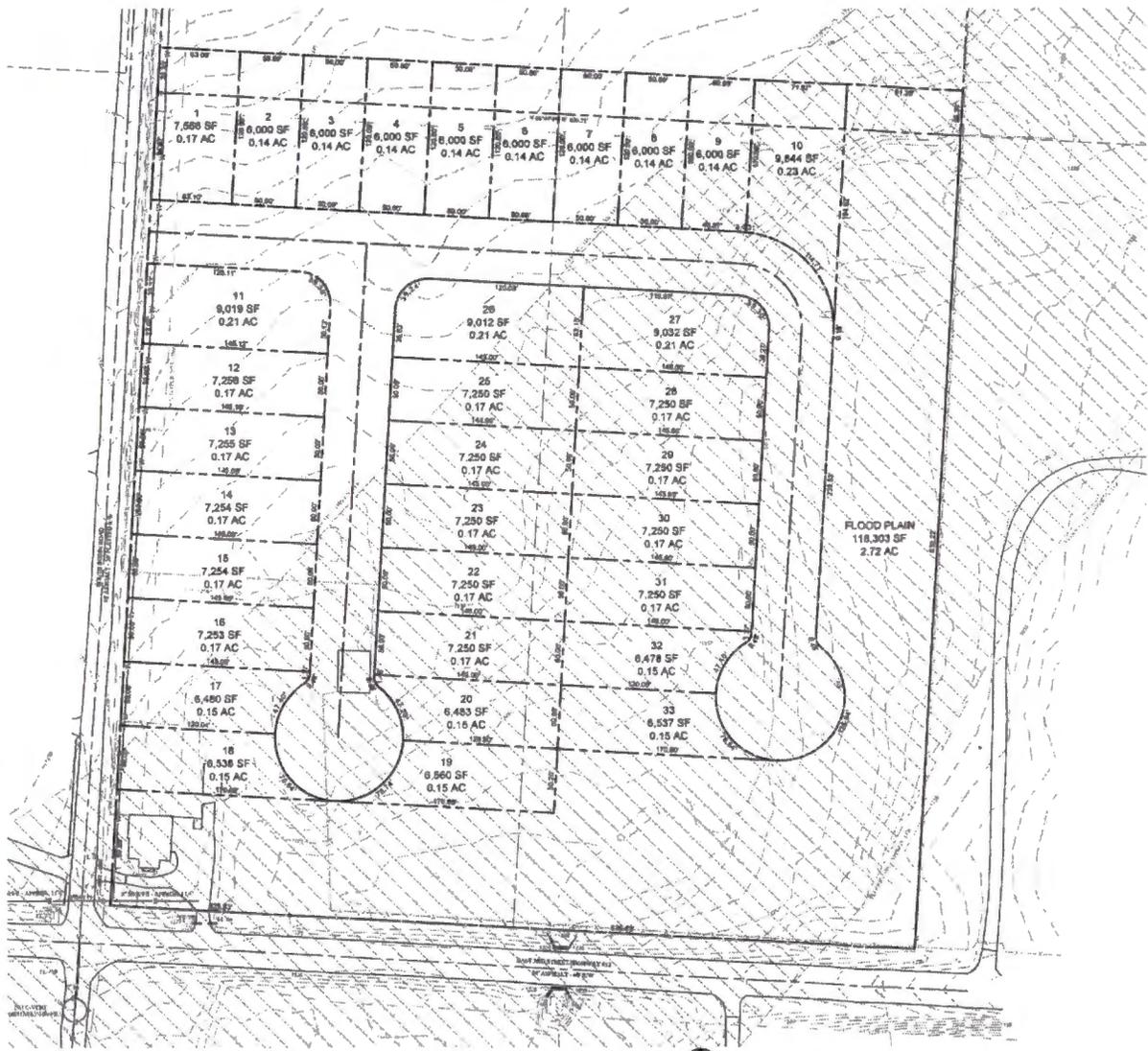
CIVIL ENGINEERING • SURVEYING • STRUCTURAL • GIS • MUNICIPAL • GEOTECHNICAL/DRILLING • MATERIALS TESTING

Public Notice

You are hereby notified that a public hearing will be held before the Gentry Planning & Zoning Appeals Board on October 20, 2022 at 7:00 p.m. at the Gentry Council Chambers, located at 104 E Main Street, Gentry, AR 72734. This hearing is to consider a request by Jose Manuel & Ruth Noemi Munoz to rezone parcel #10-00659-000 located at 1320 East 3rd Street, Gentry, AR 72734.

For those unable to attend the meeting, you may phone 479-736-2555 ext. 103 with comments. Written comments may be submitted to the City of Gentry, 101 W. Main Street, Gentry, AR 72734.

Please publish in the WEO, October 5th, 2022.



CONCEPT LAYOUT 1



VICINITY MAP
N.T.S.

ZONING REQUIREMENTS:
 SINGLE FAMILY (R-4):
 FRONT: 25 FT
 SIDE: 7 FT (INTERIOR)
 SIDE: 10 FT (EXTERIOR BACK TO SIDE)
 REAR: 10 FT
 WIDTH: 50 FT
 AREA: 6,000 SF

SUBDIVISION DATA:
 R-4 LOTS (60' X 120' MIN.): 33 LOTS
 TOTAL PROPERTY AREA: 8.60 ACRES
 RESIDENTIAL LOTS PER ACRE: 3.41 LOTS/ACRE
 LINEAR FEET OF ROAD: 1,220 LF - RESIDENTIAL
 FLOODPLAIN AREA: 2.72 ACRES

PROFESSIONAL SEAL
NOT FOR CONSTRUCTION

REVISIONS		
NO.	DATE	REVISION

ODYSSEY ENGINEERING
 117 PARKWOOD STREET, SUITE 101
 LITTLE ROCK, AR 72748
 (479) 480-5330
 AR CDA # 4186

**GENTRY SUBDIVISION
 PRELIMINARY PLAT**
 1320 E. 3RD (HWY 12)
 GENTRY, AR 72734

PROJECT NO.	DESIGNED BY	REVIEWED BY
CON/2021	MS	MS
PLAN DATE:	8/24/2022	
SHEET NAME:		
CONCEPT 1		

SHEET NO.
1





City of Gentry Petition for Rezoning

To be completed by property owner/representative:

Property Owner Name	Jose Manuel & Ruth Noemi Munoz
Address or Parcel #	10-00659-000
	1320 E 3rd St., Gentry AR 72734
Mailing Address	1320 E. 3rd St.
	Gentry, AR 72734
Phone Number	479-480-3330
Current Zoning	R-2
Proposed Zoning	R-N
10 Scaled Drawings	Attached

I understand and accept the allowances and restrictions of the zoning requested above.

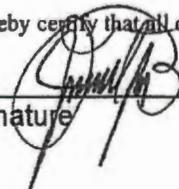
I consider the land suitable for all of the uses allowed in the zoning district being requested.

I do not consider that the zoning being requested will be detrimental or harmful to surrounding land owners.

I consider the uses allowed within the district being requested to be compatible with the uses surrounding the land described above.

The addresses of all adjacent land owners are listed on the back of this form and I consider them to be complete and accurate for the purposes of public notice as required by the Gentry Zoning Ordinance.

I hereby certify that all of the information I have entered on this form is true and accurate.


 _____ 09-23-22
 Signature Date

Please see the Petition for Rezoning Checklist for other items needed to process this application.

Contact City Hall at (479) 736-2555 for more information.

Staff Use Only:	
Date Application Submitted	
PC Meeting Date	
Fee Paid (\$75.00)	
Date Ad Ran in Newspaper	
Date Signs Placed	
Property Owner Listing	

Gentry Rezone Application

NOTICE OF INTENT TO REZONE

(Name) Jose Manuel & Ruth Noemi Munoz

has requested the Gentry Planning Commission to set a public hearing date to consider rezoning the following property from R-2

to R-N

The legal description of the property is as follows:

Parcel No 10-00659-000.

Lots 21 and 22, Hornbeck Heights Addition, Gentry, Benton County, Arkansas.

The common description of the property is:

1320 E. 3rd Street, Gentry, AR 72734

Proposed land use:

Residential Neighborhood

Reason for zone request change:

To allow for slightly smaller lots in order to fit the design intent of the development.

Adjacent land owners listing:

Attached.

Planning & Zoning Committee		
Request Approved	YES	NO
Date		
Initials		

City Council Action		
Petition Accepted	YES	NO
Ordinance Number		
Date		
Initials		



ODYSSEY ENGINEERING

Submittal Letter

September 26, 2022

City of Gentry
101 W. Main Street
Gentry, AR 72734
479-736-2555

RE: Munoz Rezoning

To Whom It May Concern:

Please consider this letter, along with all accompanying documents, as the rezoning submittal for parcel number 10-00659-000, more generally known as 1320 E. 3rd Street. We respectfully request that this property be rezoned from R-2 to R-N.

Attached to this letter you will find:

- Gentry Rezoning Application
- Check for Application Fee
- Adjacent Property Owners List
- (x10) Drawings

Should you have any questions regarding this submittal, please contact us at **479-480-3330** or **ctilley@odysseynwa.com**. We appreciate your time and consideration of this rezoning and look forward to hearing from you.

Respectfully,

Chris Tilley
Project Coordinator
Odyssey Engineering LLC



ODYSSEY ENGINEERING

10-00657-000
ANDERSON, JEREMIAH & CATRICIA D
1401 E MAIN ST
GENTRY AR 72734-8209

10-00008-001/10-00008-002
BARKER, NORMAN H & ROBIN D
PO BOX 1121
GENTRY AR 72734-1121

10-00660-002
BROWERS LIVING TRUST-KEVIN L & SHELIA M
20755 TOSTA VERDE RD
GENTRY AR 72734-8723

10-00660-001
BROWERS, KEVIN & SHELIA
20755 TOSTA VERDE RD
GENTRY AR 72734-8723

10-00008-000/10-00008-003
FEEMSTER REVOCABLE TRUST, DANNY &
FEEMSTER REVOCABLE TRUST, WAVA
PO BOX 243
GENTRY AR 72734-0243

10-00001-001/10-00007-000
HULL TRUST, KEITH
202 S VIRGINIA AVE
GENTRY AR 72734

10-00660-000
PADILLA, JUDITH A & PADILLA, OSCAR
1500 E 3RD ST
GENTRY AR 72734

10-00014-000
RIVERA, JANESEA MONIQUE & ROUSE, BRENT
1595 E 3RD ST
GENTRY AR 72734

10-00009-000
SMITH, JAMES WARREN & ELEANOR A
PO BOX 416
GENTRY AR 72734-0416

10-00658-000
SWITZER LIVING TRUST, ESTHER MARIE &
SIERKS, KAREN A & DUNCAN, REBECCA L &
SWITZER, DOUGLAS F ET AL
21470 OAK PARK LN
SILOAM SPRINGS AR 72761

10-00016-001
WEEKS, RICHARD & NANCY S
1497 E 3RD ST
GENTRY AR 72734-9342

**This list was obtained from the Benton County
Assessor's Office.*



479.480.3330

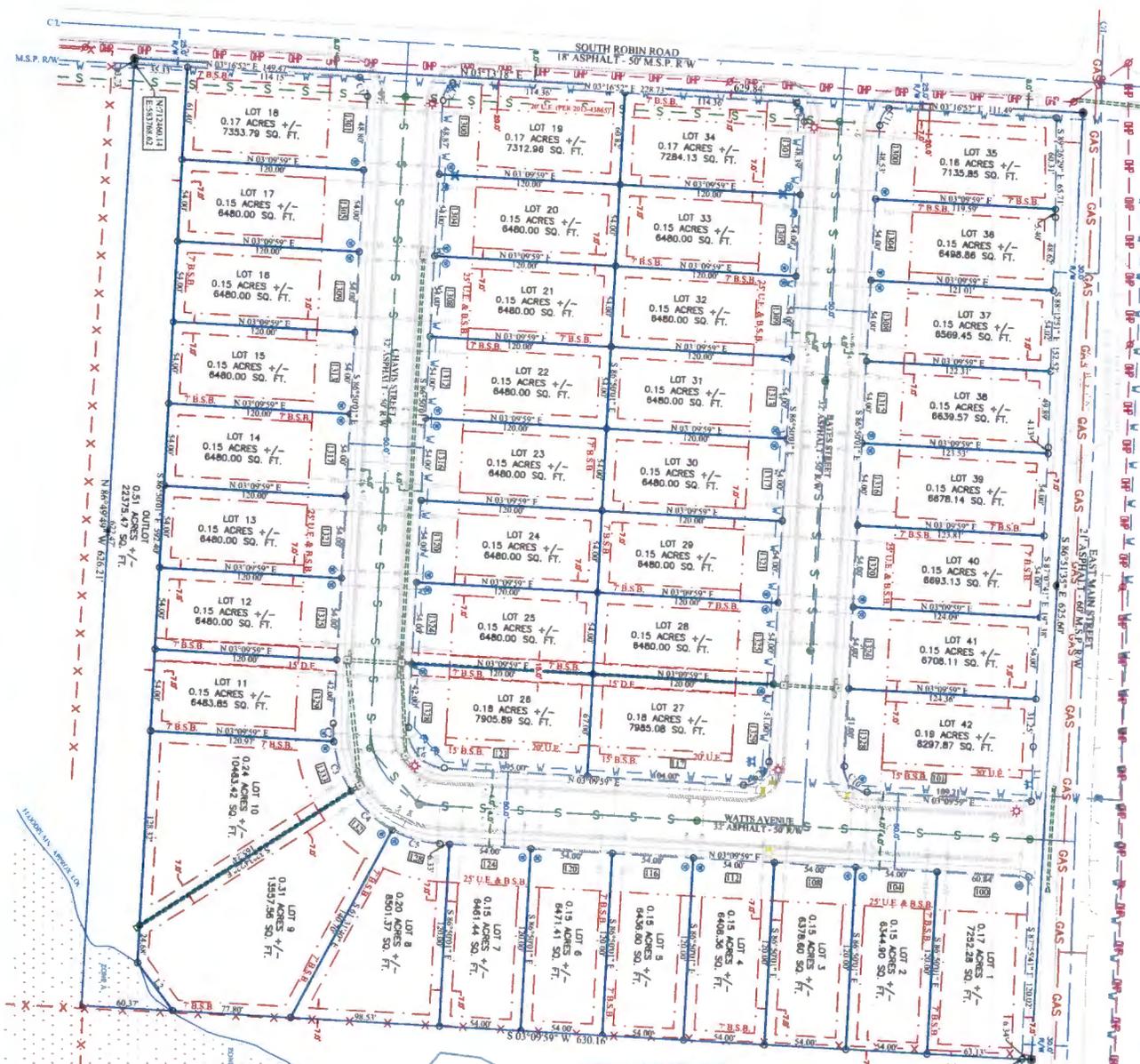


www.odysseynwa.com



117 Parkwood St., Suite 101, Lowell, AR 72745

MAIN STREET VILLAGE - FINAL PLAT 2/2



LINE	DESCRIPTION	BEARING	DISTANCE
1	BOUNDARY	N 01° 09' 59" E	120.00
2	BOUNDARY	S 89° 50' 01" W	120.00
3	BOUNDARY	S 89° 50' 01" W	120.00
4	BOUNDARY	N 01° 09' 59" E	120.00
5	BOUNDARY	N 01° 09' 59" E	120.00
6	BOUNDARY	S 89° 50' 01" W	120.00
7	BOUNDARY	S 89° 50' 01" W	120.00
8	BOUNDARY	N 01° 09' 59" E	120.00
9	BOUNDARY	N 01° 09' 59" E	120.00
10	BOUNDARY	S 89° 50' 01" W	120.00
11	BOUNDARY	S 89° 50' 01" W	120.00
12	BOUNDARY	N 01° 09' 59" E	120.00
13	BOUNDARY	N 01° 09' 59" E	120.00
14	BOUNDARY	S 89° 50' 01" W	120.00
15	BOUNDARY	S 89° 50' 01" W	120.00
16	BOUNDARY	N 01° 09' 59" E	120.00
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24	BOUNDARY	N 01° 09' 59" E	120.00
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81	BOUNDARY	N 01° 09' 59" E	120.00
82	BOUNDARY	S 89° 50' 01" W	120.00
83	BOUNDARY	S 89° 50' 01" W	120.00
84	BOUNDARY	N 01° 09' 59" E	120.00
85	BOUNDARY	N 01° 09' 59" E	120.00
86	BOUNDARY	S 89° 50' 01" W	120.00
87	BOUNDARY	S 89° 50' 01" W	120.00
88	BOUNDARY	N 01° 09' 59" E	120.00
89	BOUNDARY	N 01° 09' 59" E	120.00
90	BOUNDARY	S 89° 50' 01" W	120.00
91	BOUNDARY	S 89° 50' 01" W	120.00
92	BOUNDARY	N 01° 09' 59" E	120.00
93	BOUNDARY	N 01° 09' 59" E	120.00
94	BOUNDARY	S 89° 50' 01" W	120.00
95	BOUNDARY	S 89° 50' 01" W	120.00
96	BOUNDARY	N 01° 09' 59" E	120.00
97	BOUNDARY	N 01° 09' 59" E	120.00
98	BOUNDARY	S 89° 50' 01" W	120.00
99	BOUNDARY	S 89° 50' 01" W	120.00
100	BOUNDARY	N 01° 09' 59" E	120.00



FOR USE AND BENEFIT OF
ROTH FAMILY PARTNERSHIP L.L.P.
 ADDRESS:
 1007 N. MAIN ST.
 BERTWY, ARKANSAS 72734
 DATE: 10/16/2022 SCALE: 1"=50'
 LOCATION: SECTION 02 TOWNSHIP 18 NORTH RANGE 33 WEST
 SURVEYED BY: [Signature] DRAFTED BY: [Signature]
 REVIEWED BY: [Signature]
 COA #1336

Bates & Associates, Inc.
 Engineers - Surveyors
 1228 S. Pleasant Ridge Dr., Fayetteville, Arkansas 72704-4753-4553-4558 Fax 479-221-0248
 THIS PLAN WAS PREPARED BY THE FIRM'S PROFESSIONAL PERSONNEL WHO ARE LICENSED ENGINEERS AND SURVEYORS IN THE STATE OF ARKANSAS. THE FIRM'S PROFESSIONAL PERSONNEL ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN THAT MAY BE CAUSED BY THE NEGLIGENCE OF ANY OTHER PARTY. THE FIRM'S PROFESSIONAL PERSONNEL ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN THAT MAY BE CAUSED BY THE NEGLIGENCE OF ANY OTHER PARTY. THE FIRM'S PROFESSIONAL PERSONNEL ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN THAT MAY BE CAUSED BY THE NEGLIGENCE OF ANY OTHER PARTY.



LEGEND: THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

—	BOUNDARY LINE (UNASSIGNED)	○	5" RESARCAP
—	CENTRAL LINE OF ROAD	○	WATER METER
—	WATER LINE	○	WATER VALVE
—	SEWER LINE	○	SEWER VALVE
—	UTILITY LINE	○	HYDRANT
—	POWER LINE	○	SEWER MANHOLE
—	TRAILER EASEMENT	○	POWER POLE
—	TRAILER EASEMENT	○	WATER VALVE
—	BUILDING SETBACK		



RECORDING NUMBER DATE:

