

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

**THURSDAY, JULY 15, 2021**

**PUBLIC HEARING**

\*Apple Valley LLC: Re-Zone: Parcel# 10-00122-490: 21920 Marion Lee Rd.

**PUBLIC HEARING**

Steele Development Inc: Re-Zone: Parcel# 18-13369-001: 1751 W Main St.

**PLANNING COMMISSION**

- Roll Call
- Review of Minutes- June 17, 2021- regular meeting

\*Apple Valley LLC: Re-Zone: Parcel# 10-00122-490: 21920 Marion Lee Rd.

\* Steele Development Inc: Re-Zone: Parcel# 18-13369-001: 1751 W Main St.

\*Mae L. Dove, Trustee: Lot line Adjustment- Parcel# 10-00119-001  
1299 W Main St.

\*Fischer Family Trust, Steve & Carole: Lot line Adjustment-  
Parcel# 18-13380-001

\*Paul Church: Lot line Adjustment- Parcel# 18-13874-000: 21367 Arkotex Rd.

\*Paul Church: Subdivision 2 Preliminary (Phase 3 A)- Parcel# 10-01077-000:  
W. 7<sup>th</sup> St.

**CITY OF GENTRY  
PLANNING & ZONING COMMISSION**

**THURSDAY, JUNE 17, 2021**

The Planning and Zoning Commission of the City of Gentry, Arkansas met on June 17, 2021 at 7:00 p.m. for a regular meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order and announced the public hearing:

**ROLL CALL:** Paul Church- Present  
Jim Kooistra- Present  
Wanda Meyer- Present  
Mike Parks- Present  
Tammy Runyan- Present  
Danny Feemster- Present  
Jay Williams- Present

**MEMBERS ABSENT:** None

Others in attendance: City Attorney Joel Kurtz, City Clerk Jenny Trout, Jayne Kooistra, Janie Parks, Mark Smithson, Randy Moll and others.

**Review of the Minutes of the May 20, 2021 Regular Meeting:**

**Motion:** Church- to approve the minutes as presented

**Second:** Runyan

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

**Motion Passed.**

**1). Oscar & Bibiana Mancia: Lot Split-Parcel# 18-13340-000: 414 S. Edmondson**

After discussion and consideration:

**Motion:** Church- to approve the lot split conditioned on the legal description being corrected and, checked by City Attorney, Joel Kurtz before finalization

**Second:** Meyer

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

**Motion Passed.**

**2). Steele Development Inc: Subdivision Sketch-Plan: Parcel# 18-13369-001:  
1751 W Main St.**

Mr. Ferdinand Forry spoke on behalf of Crowder, addressing any and all questions by planning commission members. After consideration and discussion:

**Motion:** Church- to accept the Sketch plan with the following stipulations: a cul-de-sac, or easement is to be added to the West end of street 5; a North/South street will need to be added in the next phase; curb/guttering is to be provided- the City of Gentry will manage its half after development

**Second:** Kooistra

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

**Motion passed.**

**3). Mae L. Dove, Trustee: Lot Line Adjustment- Parcel# 10-00119-001:  
1299 W Main St.**

After review, it was determined this continues to be a work in progress:

**Motion:** Williams- to table this matter until the July 15, 2021 meeting

**Second:** Runyan

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

**Motion passed.**

**4). Sam & Rajsombath Long (now Crye-Leike): Vacate Street/Alley-  
Parcel# 10-00750-000, 217 S. Gentry Blvd.**

After review and discussion:

**Motion:** Church- that it be recommended to Gentry City Council the alley should be vacated

**Second:** Meyer

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

**Motion passed.**

\*\*At this time Chairman Mike Parks announced Chamber of Commerce Director, Janie Parks wished to make an announcement:

Janie advised those present that the Downtown Revitalization meeting is set for July 20, 2021, in the McKee meeting room of the Gentry Public Library. Time: 6:30p.m.-8:30p.m.

This meeting will be open to the public for comment and input. All Main St. business owner/operators are encouraged to attend. \*\*

With no further business, Chairman Mike Parks entertained a motion to adjourn.

**Motion:** Williams

**Second:** Meyer

All in favor, none opposed.

**Motion passed. Meeting adjourned.**

Jenny Trout: Planning Commission Secretary/City Clerk

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Mike Parks, Planning Committee Chairman

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## City of Gentry Petition for Rezoning

To be completed by property owner/representative:

Property Owner Name	Apple Valley, LLC	
Address or Parcel #	21920 Marion Lee Road	
	10-00122-490	
Mailing Address	16447 Kostner Dr., Rogers, AR 72756	
Phone Number	479-301-6439	jesse.fulcher@rch.com
Current Zoning	A-1	
Proposed Zoning	R-3	
10 Scaled Drawings		

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

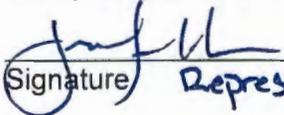
I consider the land suitable for all of the uses allowed in the zoning district being requested.

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 Representative

\_\_\_\_\_  
 Date 3/11/21

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	5-3-21
PC Meeting Date	6-17-21
Fee Paid (\$75.00)	CC # 5614
Date Ad Ran in Newspaper	
Date Signs Placed	
Property Owner Listing	Yes

Gentry Rezone Application

**NOTICE OF INTENT TO REZONE**

(Name) Mike Jones

has requested the Gentry Planning Commission to set a public hearing date to consider rezoning the following property from A-1

to R-3

The legal description of the property is as follows:

See Attached legal

The common description of the property is:

21920 Merion Lee Road

Proposed land use:

Single-family neighborhood

Reason for zone request change:

See Attached letter

Adjacent land owners listing:

See Attached list

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 May 20, 2021 at 7:00 p.m. It will be held at 104 S Main St. Gentry, AR 72734.



April 8, 2021

Mark Smithson  
City of Gentry  
101 W. Main Street  
Gentry, AR 72734

RE: Apple Valley Rezoning Request

Mr. Smithson

Please accept this letter as our request to rezone approximately 34.95 acres of land, located on the north side of Marion Lee Road. The property is currently zoned agricultural, and we would like to rezone it to R-3 in order to develop a single-family subdivision. This area is comprised of single-family homes and contains a variety of zoning districts, including R-2, R-3 and R-4. The proposed zoning and new homes will be compatible complimentary with the area.

The sewer treatment plant is located north of the property and easements are in place to allow a sewer line connection to this property. This will allow the property to be developed with public sewer and provide other properties in the area with the opportunity to connect to the City's sewer system.

Once the property is rezoned, we will submit a preliminary plat application, along with all required engineering plans for the City's review and approval.

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jesse Fulcher", is written over a light blue rectangular background.

Jesse Fulcher  
Director of Land Planning  
479-301-6639

Adjacent Landowners

James and Kendra Crouse  
22016 Marion Lee Road  
Gentry, AR 72734

Southwestern Electric Power  
PO Box 16428  
Columbus, OH 43216

David and Tanya Coffman  
21798 Marion Lee Road  
Gentry, AR 72734

Frank Holzkamper  
12549 Overdale Road  
Gentry, AR 72734

Raquel Castillo  
501 E. Centerton Boulevard, Apt. 221  
Centerton, AR 72719

Spencer and Levi Price-Bateson  
12719 Overdale Road  
Gentry, AR 72734

William and Kathie Taylor  
12801 Taylor Orchard Road  
Gentry, AR 72734

Walter Millsap Family Trust  
21516 W. AR 12 Hwy  
Gentry, AR 72734



Exhibit "A"

Apply Valley Legal Description

34.95 Acres

A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID SW 1/4 OF THE SE 1/4; THENCE NORTH 03°10'07" EAST 1251 .99 FEET TO A POINT ON THE ACQUISITION LINE OF FLINT CREEK GENERATING PLANT LAKE; SAID POINT IS ON THE 1150 CONTOUR LINE; THENCE NORTH 77°09'06" EAST 19.05 FEET; THENCE SOUTH 67°23'48" EAST 91.96 FEET; THENCE SOUTH 69°01'56" EAST 94.20 FEET; THENCE NORTH 50°14'18" WEST 62.90 FEET; THENCE NORTH 25°25'53" WEST 71.59 FEET; THENCE LEAVING SAID 1150 CONTOUR LINE, NORTH 75°48'06" WEST 112.02 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE SE 1/4; THENCE SOUTH 86°26'20" EAST 1319.69 FEET; THENCE SOUTH 03°10'14" WEST 1323.87 FEET; THENCE NORTH 86°15'18" WEST 1319.69 FEET TO THE POINT OF BEGINNING. SUBJECT TO THAT PORTION OF SUBJECT PROPERTY THAT MAY LIE IN THE COUNTY ROAD ON THE SOUTH SIDE.

CITY OF GENTRY

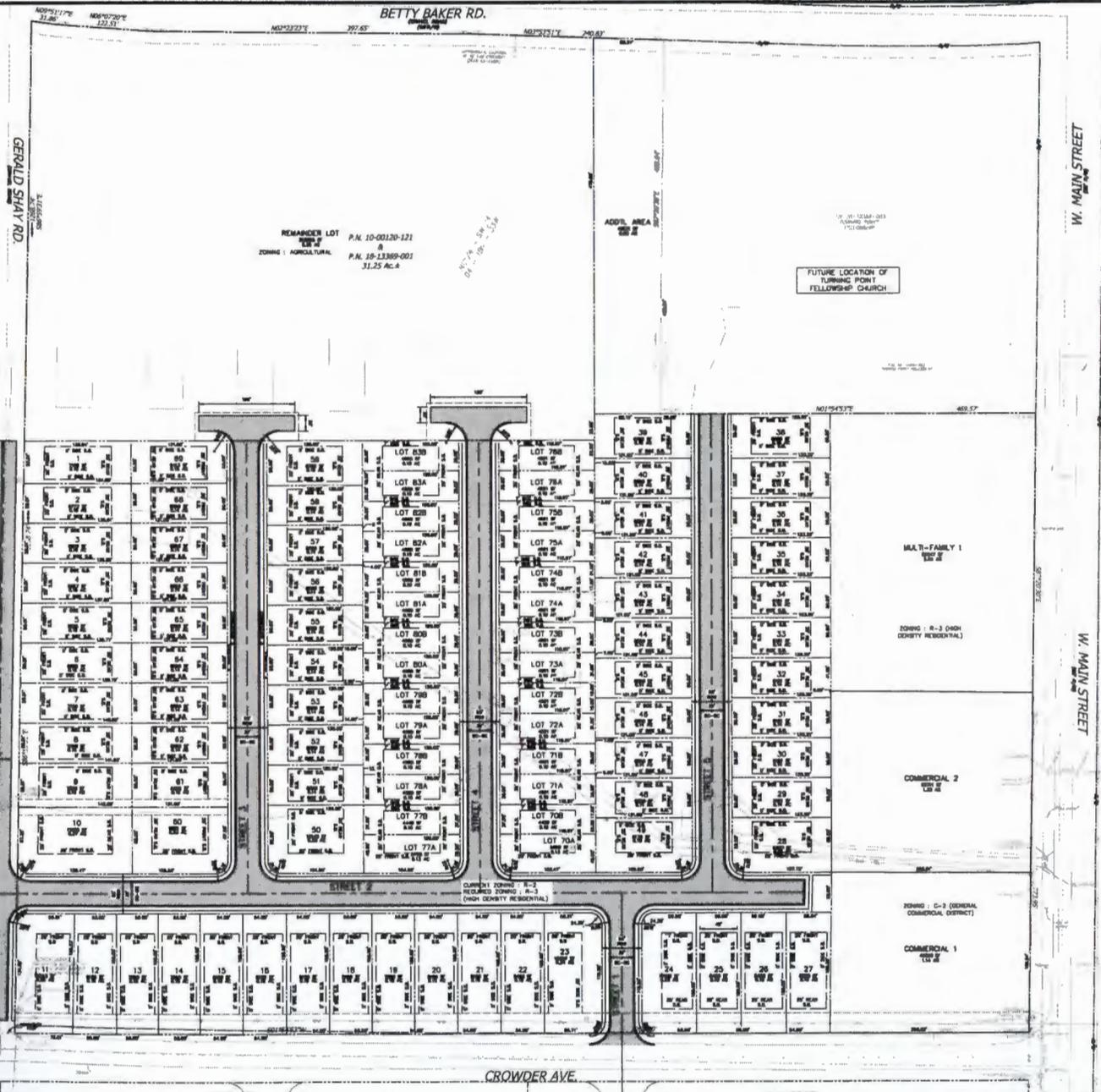
**SUBDIVISION CHECKLIST  
SKETCH PLAN**

SUBDIVISION NAME <b>Crowder Subdivision</b>				OWNERS NAME <b>Steele Development, Inc.</b>		DATE SUBMITTED <b>6/2/2021</b>
STREET ADDRESS <b>1751 W/ Main Street</b>				OWNERS ADDRESS <b>400 Peach Orchard Road Bentonville, AR 72712</b>		FEE PAID
ZONING <b>R-2</b>	SECTION <b>4</b>	RANGE <b>33</b>	TOWNSHIP <b>18</b>	CITY, STATE, ZIP <b>Bentonville, AR 72712</b>	PHONE NUMBER <b>479-381-1066</b>	# OF LOTS <b>69 Single Family 14 duplex (28 units)</b>

A PLAT WILL NOT BE PLACED ON THE Planning Commission's meeting agenda unless it includes all the required items of the sketch plan review stage. 10 copies must be filed 10 days prior to the Planning Commission meeting. The Commission official conducting the review will initial the box for EACH item when the item is found acceptable by the Commission.

REVIEW STAGE SKETCH	REQUIRED ITEMS All required items listed below will be included.
	1. Location of all bordering streets.
	2. General location of all proposed streets within the subdivision.
	3. General size and shape of lots.
	4. Ownership of surrounding property.
	5. Location & size of existing utilities.
	6. Legal description of property.
	7. General location of problem areas such as floodplain, wetland, rock outcrop, increases in traffic on connecting street(s), what extent of existing street improvement will be done by developer due to the new development.
	8. General description of tree cover.
	9. Location map showing relationship to City of Gentry

PLANNING OFFICIALS SIGNATURE AND DATE	
	GENERAL COMMENTS AND DIRECTION:  _____  _____  _____  _____





# City of Gentry Petition for Rezoning

To be completed by property owner/representative:

Property Owner Name	Steele Development, Inc.
Address or Parcel #	1751 W. Main Street; Parcel # 10-00120-121
Mailing Address	Owner: 400 Peach Orchard Road, Bentonville, AR 72712
Phone Number	479-715-6622(owner); 479-381-1066(representative)
Current Zoning	R-2 - Medium Density Residential
Proposed Zoning	R-3 - High Density Residential

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.

06-01-2021

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	

**NOTICE OF INTENT TO REZONE**

(Name) Steele Development, Inc.

has requested the Gentry Planning Commission to set a public hearing date to consider rezoning the following property from R-2 (Medium Density Residential) to R-3 (High Density Residential)

The legal description of the property is as follows:

(Attached)

The common description of the property is:

1751 W. Main Street  
Gentry, AR 72734

Proposed land use:

Single-Family Residentia and Duplex lots

<b>Planning &amp; Zoning Committee</b>		
Request Approved	YES	NO
Date		
Initials		

<b>City Council Action</b>		
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. Legal Description**

**OTHER INFORMATION:**

- The Planning Department staff will advertise this rezoning request and notice of a public hearing in the *Northwest Arkansas Democrat-Gazette* 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.

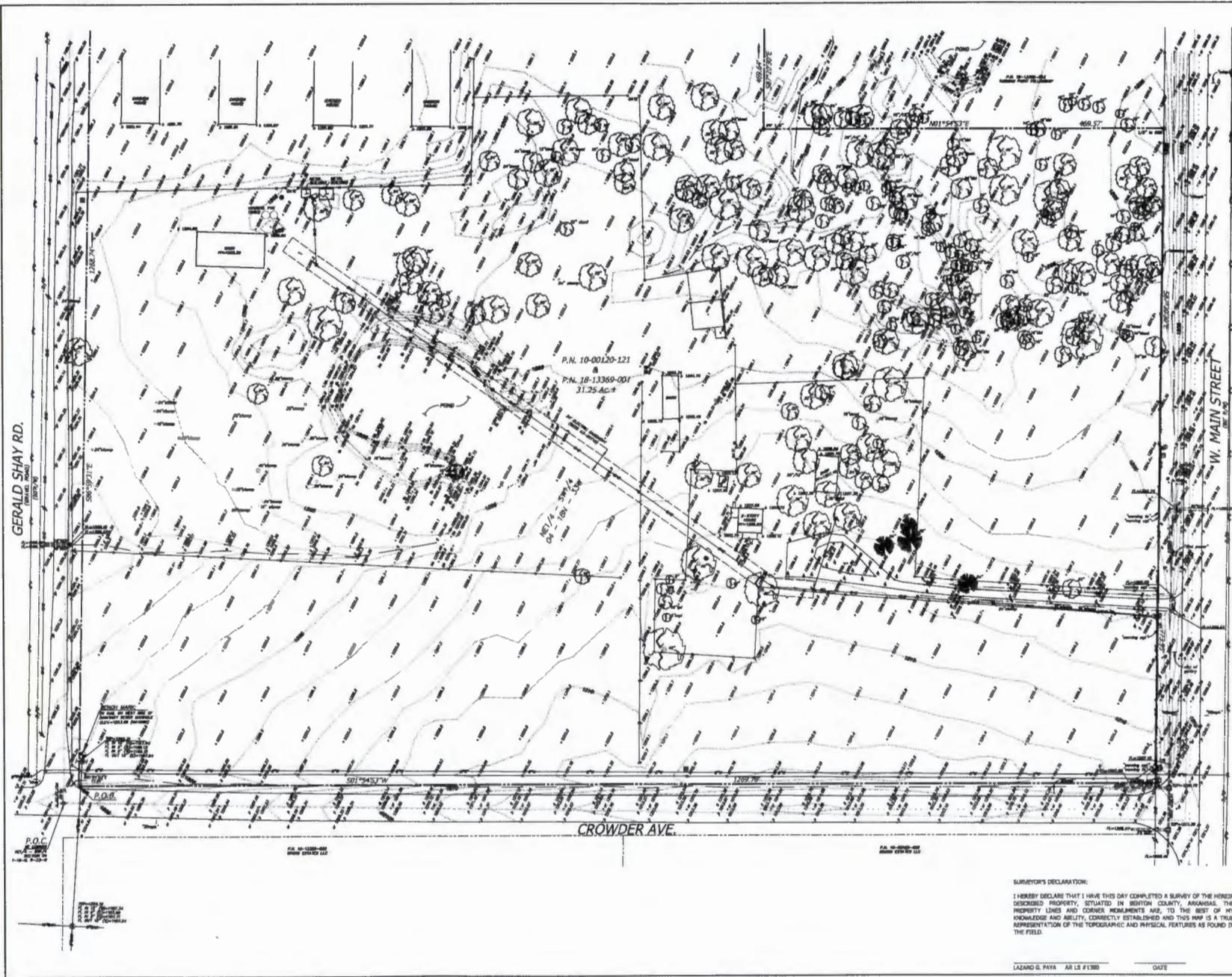
HIGH DENSITY RESIDENTIAL (R-3)

A PART OF TRACT 1 OF A TRACT SPLIT RECORDED AS DOCUMENT L201817183 OF THE PLAT RECORDS OF BENTON COUNTY, ARKANSAS AND BEING A PART OF THE NE1/4 OF THE SW1/4 OF SECTION 04, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL FOUND AT THE SOUTHEAST CORNER OF SAID NE1/4 OF THE SW1/4; THENCE N87°23'26"W 19.80 FEET; THENCE N01°54'53"E 17.81 FEET TO THE POINT OF BEGINNING;

THENCE N86°59'31"W 741.13-FEET; THENCE N01°54'52"E 480.09-FEET; THENCE N86°59'31"W 38.91-FEET; THENCE N03°00'29"E 315.26-FEET; THENCE N01°54'53"E 219.55-FEET; THENCE S87°00'30"E 348.49-FEET; THENCE N03°00'29"E 480.00-FEET; THENCE N03°00'29"E 175.04-FEET; THENCE N85°18'51"E 50.37-FEET; THENCE N87°20'30"E 200.43-FEET; THENCE S01°54'52"W 1023.07-FEET TO THE POINT OF BEGINNING, CONTAINING 17.73 ACRES OR SQUARE FEET MORE OR LESS.





- LEGEND:**
- BENCH PIN FOUND
  - IN AREA FOUND
  - BOUNDARY LINE
  - RIGHT OF WAY LINE
  - PROPERTY LINE
  - SECTION LINE
  - SURVEY LINE
  - OVERHEAD ELECTRIC
  - BARE WIRE FENCE
  - CONCRETE FENCE
  - UTILITY POST
  - CONCRETE
  - ELECTRIC METER
  - WATER VALVE
  - WATER METERS
  - TELEPHONE METER
  - CABLE TV METER
  - DISCARDER TREE
  - OVERSHADOW TREE

- ABBREVIATIONS:**
- AA GAS EXHAUST
  - BA BUILDING SETBACK LINE
  - BAE FINISHED FLOOR ELEVATION
  - BCP REINFORCED CONCRETE PIPE
  - CD COMBUSTIBLE METAL PIPE
  - CE BUILDING CORNER
  - CS SECTION OF ROAD
  - CO CONCRETE
  - CR CURB OF ROAD
  - FO FIBER OPTIC CABLE
  - GS EDGE OF GRAVEL
  - GP EDGE OF PAVEMENT
  - FL FLOW LINE
  - TL TOP OF CURB
  - TM TOP OF MOUND
  - TMH TOP OF MOUND
  - UB UNDERGROUND TELEPHONE CABLE

OWNER:  
 STEELE DEVELOPMENT, INC.  
 400 PEACH CROWD RD.  
 BENTONVILLE, AR 72713



**SURVEYOR'S DECLARATION:**  
 I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE HEREBY DESCRIBED PROPERTY, SITUATED IN BENTON COUNTY, ARKANSAS. THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED AND THIS MAP IS A TRUE REPRESENTATION OF THE TOPOGRAPHIC AND PHYSICAL FEATURES AS FOUND IN THE FIELD.

LAZARD G. PAVA AR LS #1380 GAGE

**TOPOGRAPHIC SURVEY**  
 A PART OF TRACT 1 OF A TRACT SURVEY RECORDED AS DOCUMENT L201817183  
 CITY OF GENTRY, BENTON COUNTY, ARKANSAS  
 PREPARED FOR: STEELE DEVELOPMENT, INC.  
 DRAWN BY: LP SCALE: 1" = 30' DATE: February 18, 2019  
 REVISED: LP DWG: 18077-TOPO SHEET: 2 OF 2

© Crowder Subdivision Engineers, Inc.

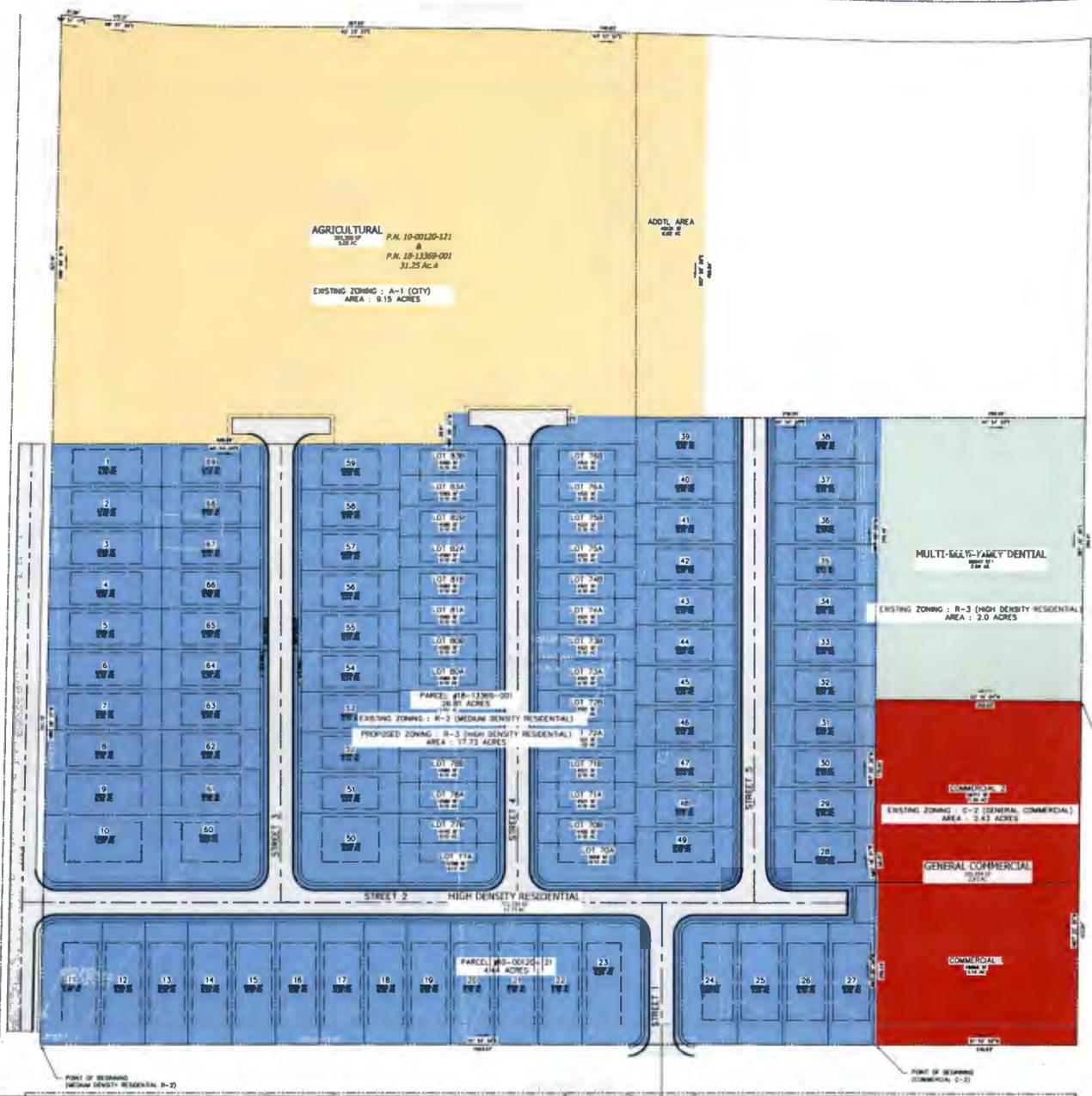
C:\Projects\2018\2018-0025\2018-0025.dwg



EXISTING	PROPOSED
NON PERMITTED ZONING FOR PROJECT	BOUNDARY LINE
BOUNDARY LINE	BOUNDARY LINE
EASTMENT LINE	EASTMENT LINE
BUILDING SETBACK LINE	BUILDING SETBACK LINE

AGRICULTURAL (A-1)	
MEDIUM DENSITY RESIDENTIAL (R-2)	
HIGH DENSITY RESIDENTIAL (R-3)	
GENERAL COMMERCIAL (C-2)	



1. Volume: 2018-0025-001.dwg  
 Springdale, Arkansas

**CROWDER SUBDIVISION**  
**GENTRY, ARKANSAS**  
**REZONE EXHIBIT**

DATE:	
800-482-8998 Arkansas One-Call <a href="http://www.ark1call.com">www.ark1call.com</a>	
DATE	CREATED
04-21-2018	PP
DESIGNED	CHECKED
PP	PP
SCALE:	
AS NOTED	
GDE PROJECT NO.	
1126	
SHEET	
1	



# 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](mailto: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: 21069 Gann Road, Gentry, AR 72734  
Property Zone: \_\_\_\_\_ Parcel #'s 18-14684-001

## APPLICANT CONTACT INFORMATION:

Applicant Name: STEVE FISCHER Email Address \_\_\_\_\_ Phone Number: 918-431-5545  
Address: 21609 GANN 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 3<sup>rd</sup> 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: \_\_\_\_\_

7-8-21

**PLANNING COMMISSION/STAFF USE ONLY**

Date of application: \_\_\_\_\_

Notes from plan/project review:

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**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.
- Written description of any requested waivers or variances.
- Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
- Signature block for Planning Commission approval.
- Owner's certification for recording.

**PLANNING COMMISSION REQUEST, CHANGES OR NOTES:**

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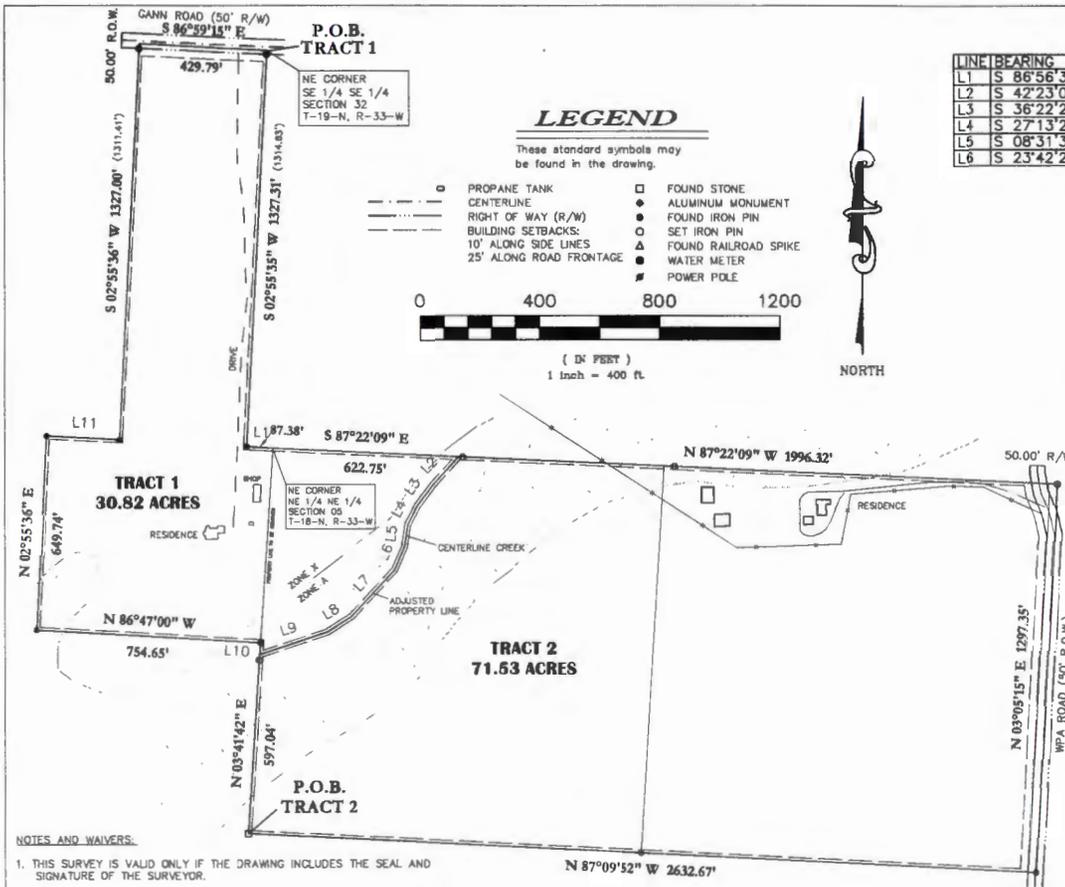
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**LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 86°56'36" E	87.38'	L7	S 42°50'23" W	214.08'
L2	S 42°23'07" W	129.85'	L8	S 57°40'35" W	95.79'
L3	S 36°22'21" W	84.13'	L9	S 71°34'42" W	236.85'
L4	S 27°13'28" W	72.16'	L10	N 03°41'42" E	39.17'
L5	S 08°31'35" W	73.40'	L11	S 86°56'44" E	246.21'
L6	S 23°42'26" W	84.76'			

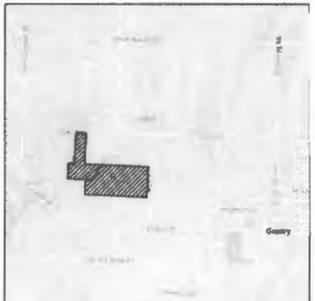
**LEGEND**

- These standard symbols may be found in the drawing.
- PROPAANE TANK
  - CENTERLINE
  - RIGHT OF WAY (R/W)
  - BUILDING SETBACKS: 10' ALONG SIDE LINES, 25' ALONG ROAD FRONTAGE
  - FOUND STONE
  - ALUMINUM MONUMENT
  - FOUND IRON PIN
  - SET IRON PIN
  - ▲ FOUND RAILROAD SPIKE
  - WATER METER
  - POWER POLE



**FILING BLOCK**

**VICINITY MAP**



**BENTON COUNTY 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**

**SURVEY DESCRIPTION PARENT TRACT:**

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 33 WEST AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 05, TOWNSHIP 18, RANGE 33, AND A PART OF THE NORTHWEST OF THE NORTHWEST OF SECTION 04, TOWNSHIP 18, RANGE 33, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 32 THENCE S 02°55'35" W 1327.31'; THENCE S 86°56'36" E 87.38'; THENCE S 87°22'09" E 622.75'; THENCE S 42°23'07" W 129.85'; THENCE S 36°22'21" W 84.13'; THENCE S 27°13'28" W 72.16'; THENCE S 08°31'35" W 73.40'; THENCE S 23°42'26" W 84.76'; THENCE S 42°50'23" W 214.08'; THENCE S 57°40'35" W 95.79'; THENCE S 71°34'42" W 236.85'; THENCE N 03°41'42" E 39.17'; THENCE N 86°47'00" W 754.65'; THENCE N 02°55'36" E 649.74'; THENCE S 86°56'44" E 246.21'; THENCE N 02°55'36" E 1327.00'; THENCE S 86°56'15" E 429.79'; TO THE POINT OF BEGINNING AND CONTAINING 30.82 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF GANN ROAD AND ANY EASEMENT OF RECORD.

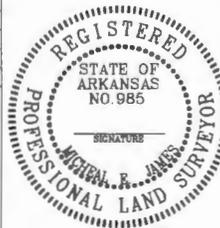
**SURVEY DESCRIPTION PARENT TRACT:**

A PART OF THE NORTHWEST OF THE NORTHWEST AND A PART OF THE NORTHEAST OF THE NORTHWEST OF SECTION 04, TOWNSHIP 18, RANGE 33, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A THE SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 04; THENCE N 03°41'42" E 597.04'; THENCE N 71°34'42" E 236.85'; THENCE N 57°40'35" E 95.79'; THENCE N 42°50'23" E 214.08'; THENCE N 23°42'26" E 84.76'; THENCE N 08°31'35" E 73.40'; THENCE N 27°13'28" E 72.16'; THENCE N 36°22'21" E 84.13'; THENCE N 42°23'07" E 129.85'; THENCE S 87°22'09" E 1996.32'; THENCE S 03°05'15" W 1297.35'; THENCE N 87°09'52" W 2632.67'; TO THE POINT OF BEGINNING AND CONTAINING 71.532 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF WPA ROAD AND ANY EASEMENT OF RECORD.

PROPERTY ADDRESS: 21069 GANN ROAD, GENTRY, AR. 72734 PARCEL: #18-14684-001 #18-13380-001 #18-13362-000

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



500-19N-33W-0-32-220-04-0985 500-18N-33W-0-05-110-04-0985  
500-18N-33W-0-04-400-04-0985

**LOT LINE ADJUSTMENT FOR STEVE FISHER**

PART OF THE SE 1/4 OF THE SE 1/4 SECTION 32, TOWNSHIP 18 NORTH, RANGE 33 WEST  
PART OF THE NE 1/4 OF THE NE 1/4 SECTION 05, TOWNSHIP 18 NORTH, RANGE 33 WEST  
PART OF THE NW 1/4 OF THE NW 1/4 PART OF THE NE 1/4 OF THE NW 1/4 SECTION 04, TOWNSHIP 18 NORTH, RANGE 33 WEST  
BENTON COUNTY, ARKANSAS

James Surveying  
P.O. Box 617  
Gentry, Arkansas 72734  
(479)736-8416 Fax (479)736-8838

DATE: JUNE 6, 2021  
SCALE: 1" = 400'  
JOB NUMBER: JSI6640A  
FILE NAME: JSI6640A.DWG

**SURVEYOR'S CERTIFICATION:**

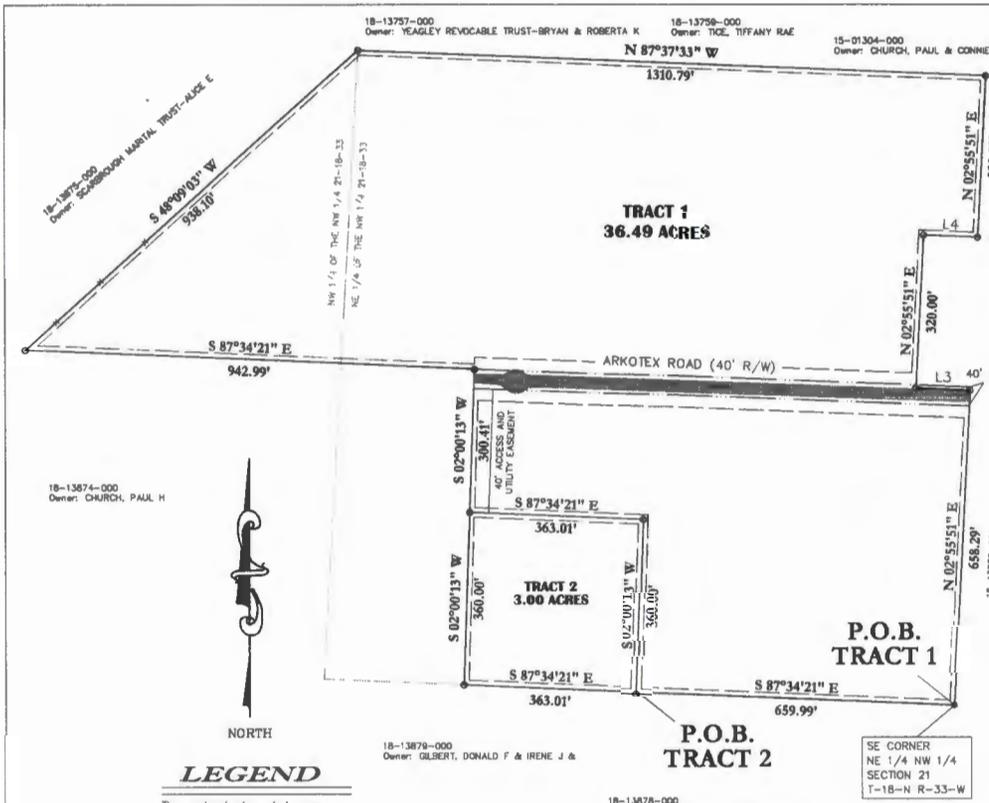
I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON NOVEMBER 9, 2021.

**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: 05007C0195 J. REVISED DATE: SEPTEMBER 28, 2007.

IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSESSED TO CERTAIN 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, PLS #985  
BENTON COUNTY SURVEYOR



**BENTON COUNTY 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.

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

Owner \_\_\_\_\_ Owner \_\_\_\_\_  
STATE OF ARKANSAS  
COUNTY OF BENTON  
Subscribed and sworn before me this \_\_\_\_ day of \_\_\_\_\_  
My commission expires \_\_\_\_\_  
Notary Public \_\_\_\_\_



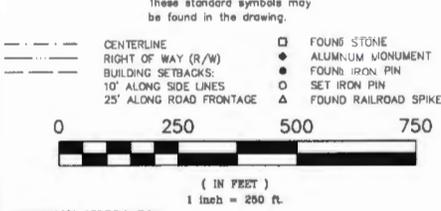
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 87°27'16"	W 113.00'
L2	S 87°27'16"	E 113.00'

**SURVEY DESCRIPTION PARENT TRACT:**  
A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST OF THE NORTHWEST OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 21 THENCE N 02°55'51" E 658.29'; THENCE N 87°27'16" W 113.00'; THENCE N 02°55'51" E 320.00'; THENCE S 87°27'16" E 113.00'; THENCE N 02°55'51" E 338.29'; THENCE N 87°37'33" W 1310.79'; THENCE S 48°09'03" W 938.10'; THENCE S 87°34'21" E 942.99'; THENCE S 02°00'13" W 660.41'; THENCE S 87°34'21" E 1023.00'; TO THE POINT OF BEGINNING AND CONTAINING 36.491 ACRES.

**SURVEY DESCRIPTION PARENT TRACT:**  
A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST OF THE NORTHWEST OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 21; THENCE N 02°55'51" E 658.29'; THENCE N 87°27'16" W 113.00'; THENCE N 02°55'51" E 320.00'; THENCE S 87°27'16" E 113.00'; THENCE N 02°55'51" E 338.29'; THENCE N 87°37'33" W 1310.79'; THENCE S 48°09'03" W 938.10'; THENCE S 87°34'21" E 942.99'; THENCE S 02°00'13" W 300.41'; THENCE S 87°34'21" E 363.01'; THENCE S 02°00'13" W 360.00'; THENCE S 87°34'21" E 659.99'; TO THE POINT OF BEGINNING AND CONTAINING 36.491 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF ARKOTEX ROAD AND ANY EASEMENT OF RECORD.

**SURVEY DESCRIPTION PARENT TRACT:**  
A PART OF THE NORTHEAST OF THE NORTHWEST OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT N 87°34'21" W 859.99' FROM THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 21; THENCE N 02°00'13" E 360.00'; THENCE N 87°34'21" W 363.01'; THENCE S 02°00'13" W 360.00'; THENCE S 87°34'21" E 383.01'; TO THE POINT OF BEGINNING AND CONTAINING 3.000 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF ARKOTEX ROAD AND ANY EASEMENT OF RECORD.



- NOTES AND WAIVERS:**
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
  - BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES-NORTH ZONE PER GPS OBSERVATION
  - THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
  - 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.
  - APPROVAL OF THIS PLAT CARRIES NO ASSURANCE THAT THESE TRACTS WILL QUALIFY FOR SEPTIC PERMITS FROM THE ARKANSAS DEPARTMENT OF HEALTH.
  - 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.
  - THE APPROXIMATE LOCATION OF THE SEPTIC AREA 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.

PROPERTY ADDRESS: 21367 ARKOTEX ROAD, GENTRY, AR. 72734 PARCEL: #18-13872-000

7500-18N-33W-0-21-400-04-0985

**TRACT SPLIT FOR PAUL CHURCH**

**PART OF THE NW 1/4 OF THE NW 1/4 PART OF THE NE 1/4 OF THE NW 1/4 SECTION 21, TOWNSHIP 18 NORTH, RANGE 33 WEST BENTON COUNTY, ARKANSAS**

James Surveying  
P.O. Box 617  
Gentry, Arkansas 72734  
(479)736-8416 Fax (479)736-8838

DATE: JULY 8, 2021  
SCALE: 1"= 250'  
JOB NUMBER: JSI6662A  
FILE NAME: JSI6662A.DWG

**REGISTERED STATE OF ARKANSAS NO. 985**  
MICHEAL E. JAMES, PLS #985 BENTON COUNTY SURVEYOR

CITY OF GENTRY

SUBDIVISION CHECKLIST  
PRELIMINARY PLAT

SUBDIVISION NAME Pioneer Woods Subdivision, Phase 3				OWNERS NAME Paul Church	DATE SUBMITTED July 6, 2021	DATE COMPLETED & ACCEPTED
STREET ADDRESS 600 Block West 7 <sup>th</sup> Street				OWNERS ADDRESS 20811 Arkotex Road		FEE PAID \$109.00
ZONING R-1	SECTION 3 & 10	RANGE 33 W	TOWNSHIP 18 N	CITY, STATE, ZIP Siloam Springs, AR 72761	PHONE NUMBER (479) 736-2621	# OF LOTS 59

If a proposed Preliminary Plat fails to meet all requirements, it may be disqualified by the Planning Commission and shall not be re-submitted for consideration by the Planning Commission until the deficiencies have been addressed by the Developer. Otherwise, approval of the Preliminary Plat will be evidenced by the signature of the Chairman or acting Chairman of the Planning Commission.

REVIEW STAGE PRELIMINARY	REQUIRED ITEMS All required items listed below will be included.
	1. Name of Subdivision & Subdivider
	2. Written legal description of the property
	3. Current zoning of property
	4. Names, addresses & telephone number of the owner, developer, surveyor and engineer
	5. Scale of plat shall be one inch equals 200 feet, one inch equals 100 feet, or one inch equals 50 feet depending upon the size of the property.
	6. Date of the plat and application
	7. A vicinity map showing the location of the property to be subdivided within the City's planning area.
	8. The location and size of all existing utilities and proposed utilities to be utilized by the subdivision. Engineering certification will be required with respect to the adequacy and suitability of existing (or upgraded) utilities with respect to the additional service requirements of the subdivision.
	9. Location, name and kind of surface of each existing and/or platted street and utility easement, public open space and permanent buildings within the subdivision
	10. Topography at two-foot intervals for grades less than ten percent and at five-foot intervals for grades (of) ten percent and more.
	11. Identify intended use for lots on which other than residential uses are proposed
	12. Building setback lines
	13. A drainage report executed by an engineer duly licensed by the State of Arkansas, including information related to current drainage condition of the property and addressing drainage changes that will be caused by the development. Such report shall include a certification by the engineer that the proposed development will not adversely affect drainage with respect to either the upstream or downstream properties.
	14. Street, sidewalk & curb design shown & designed per ordinance #2005-572 Sec.2.
	15. Standard street lights shall be installed at each intersection and along one side of each street at an interval to be determined by the Planning Commission.
	16. Signatures of Authorities having jurisdiction over Utility, Street and Fire issues are required.

The subdivider shall submit to the Planning Commission an application for preliminary plat approval and 6 copies of the preliminary plat together with the supporting data at least 10 days prior to the meeting. Of the Planning Commission at which consideration is requested. The preliminary plat and approval shall include the required items above.

**CITY OF GENTRY**  
**SUBDIVISION CHECKLIST**  
**PRELIMINARY PLAT**

Signatures of Authorities having jurisdiction.

Utility	
Street	
Fire	

<b>PLANNING OFFICIALS SIGNATURE AND DATE</b>	
	DENIED      REASON: _____ _____
	APPROVED – NO STIPULATIONS
	APPROVED WITH THE FOLLOWING STIPULATIONS: 1. _____ 2. _____ 3. _____

