

ORDINANCE NO. 273

AN ORDINANCE ADOPTING A NEW MASTER STREET PLAN, ADOPTING A NEW LAND USE PLAN, AND ADOPTING A NEW LAND USE/MASTER STREET PLAN MAP FOR THE CITY OF GREENLAND, ARKANSAS, DECLARING AN EMERGENCY TO EXIST AND OTHER MATTERS RELATED THERETO.

WHEREAS, the Planning Commission for the City of Greenland has performed a comprehensive and exhaustive study and investigation in concert with the Northwest Arkansas Regional Planning Commission to determine the current use of all property within the City as well as short and long-range future needs of the City and its residents for land use and streets to serve those properties.

WHEREAS, the Planning Commission has studied the use and need for various types of roads and streets within the City comparing such to the projected and anticipated needs in the near and distant future.

WHEREAS, the Planning Commission has studied the need for various land uses within the City anticipating continued growth and development in Greenland. .

WHEREAS, Ordinances' No. 254 and 261 imposed moratoriums on specific development and activities within the City pending an opportunity for study by and a recommendation of the Planning Commission concerning the Master Street Plan and the Land Use Plan; the Planning Commission recommends and proposes to the City Council of Greenland, Arkansas, that the City adopt the Master Street Plan depicted on the attached Greenland Future Land Use Master Street Plan Map and that Greenland Future Land Use Master Street Plan Map be immediately adopted as the official Land Use Master Street Plan Map of the City.

WHEREAS, the Planning Commission, on the 4th day of August, 2008, held a final

public hearing on the issue of adopting the attached Greenland Future Land Use Master Street Plan Map and the Master Street Plan and Land use Plan depicted thereon and other matters including a new Comprehensive Development Plan, after the giving of required notices.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENLAND, ARKANSAS:

SECTION 1: That the large map located at the Greenland City Hall identified as Greenland Future Land Use Master Street Plan Map, City of Greenland, Washington County, Arkansas, be and is hereby adopted as the Land Use Master Street Plan Map for the City of Greenland, Arkansas, and the Master Street Plan and Land Use Plan depicted thereon are hereby adopted as the Master Street Plan and Land Use Plan for the City of Greenland; that the City of Greenland Comprehensive Development Plan August 2008, which contains the text of the Master Street Plan and the Land Use Plan are hereby adopted by reference.

SECTION 2: That each land use and street/road type depicted on the attached Greenland Future Land Use Master Street Plan Map, as indicated by the various colors and symbols shown in the Legend - is hereby adopted as to each of the areas streets and/or roads on the Greenland Future Land Use Master Street Plan Map having such colors or symbols.

SECTION 3: That all uses and occupation of lands within each respective use area as shown on the attached Greenland Future Land Use Master Street Plan Map shall be in accordance with each described use as set forth on the Greenland Future Land Use Master Street Plan Map and no structures or improvements shall hereafter be permitted or allowed which encroach on the streets/roads depicted on the Greenland Future Land Use Master Street Plan Map.

SECTION 4: Disobedience to the provisions of the Greenland Future Land Use Master

Street Plan Map and/or Master Street Plan and Land Use Plan in regard to the use and occupation of specific parcels of land within the City or encroachment on such depicted streets/road shall be punished as provided in the Greenland Municipal Code 1.32.01.

SECTION 5: That all Ordinances and parts of Ordinances, including earlier/previous versions of the Master Street Plan, Land Use Plan, Master Street Plan Map and/or Land Use Map, in conflict herewith, are hereby specifically repealed to the extent of such conflict(s).

SECTION 6: It being necessary to provide for orderly and predictable growth of land areas within the City, to provide access for emergency vehicles and necessary services, including travel ways, to residents and to provide stability with regard to uses and values of land, the City Council finds and determines that immediate adoption of the Master Street Plan, Land Use Plan and the adoption and implementation of the attached Greenland Future Land Use Master Street Plan Map is necessary to preserve the public peace, safety and welfare of the residents of the City, and an emergency is hereby declared to exist and therefore this ordinance shall be immediately enforceable upon its passage and approval.

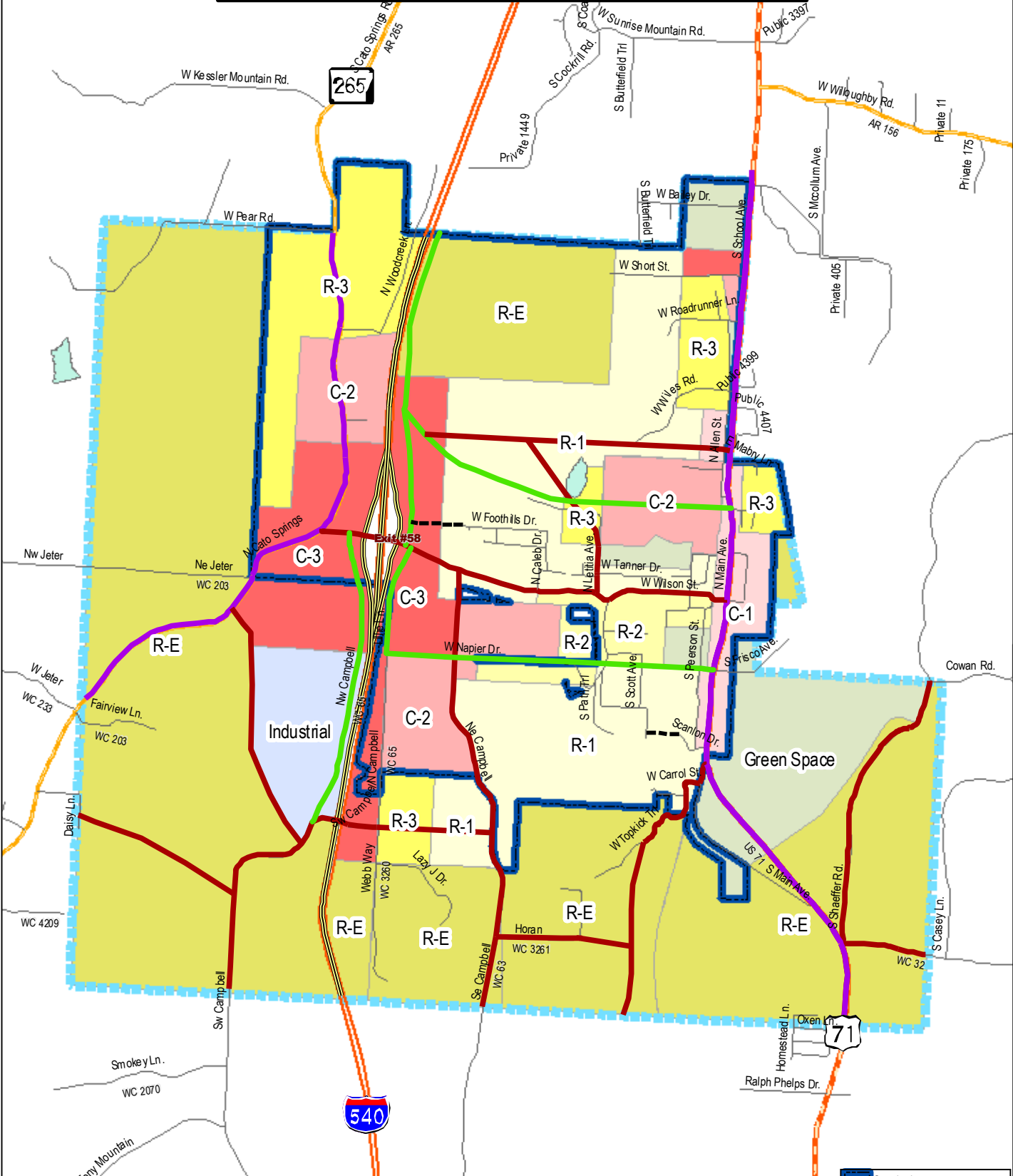
PASSED AND APPROVED THIS 11 DAY OF August, 2008.

John Gray
JOHN GRAY, Mayor

ATTEST:

Donna Cheevers
DONNA CHEEVERS, Recorder/Treasurer

Greenland Future Landuse and MSP



ADOPTION AND CERTIFICATION

APPROVED: _____, 2008		OR DINANCE# _____
PLANNING COMMISSION	MAYOR	RECORDER/TREASURER
DATE OF APPROVAL	DATE OF APPROVAL	DATE OF APPROVAL
CHAIRMAN	MAYOR	RECORDER/TREASURER

Master Street Plan Suggested ROW

- BOULEVARD (90' ROW)
- COLLECTOR (60' ROW)
- FREEWAY/EXPRESSWAY (30' R.O.W)
- LOCAL (50' ROW)
- PRINCIPAL ARTERIAL (90' ROW)
- Roadway
- State Highway
- Expressway
- Interstate Highway
- Highway Ramp
- Federal Highway

Greenland Planning Area

Landuse

- R-1 (Single - Family)
- R-2 (Single - Family/Duplex)
- R-3 (Multi - Family)
- R-E (Residential Estate)
- C-1 (Highway 71 Business District)
- C-2 (Neighborhood Commercial)
- C-3 (Thoroughfare Commercial)
- Light Industrial
- Green Space

