

ORDINANCE NO. 228

AN ORDINANCE AMENDING PORTIONS OF TITLE 15 OF GREENLAND MUNICIPAL CODE (SUBDIVISION REGULATIONS) AND FOR OTHER PURPOSES.

WHEREAS, the Greenland Planning Commission is conducting an ongoing review and study of City Code provisions dealing with planning, subdivision of land, streets, zoning and other areas within their purview to insure that development and growth in Greenland is orderly and consistent with the City's long term plan;

WHEREAS, the Planning Commission is also desirous of making certain that the procedures for city staff and officials are efficient and productive when reviewing, approving and permitting such growth and development;

WHEREAS, some existing regulations are in need of updating to make them consistent with recently enacted City regulations; and,

WHEREAS, the Greenland Planning Commission has recommended that certain specific amendments be made to portions of Title 15 of the Greenland Municipal Code.

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

SECTION 1: Paragraph J of Section 15.04.04 of Chapter 15.04 of Title 15 of the Greenland Municipal Code is hereby amended to read as follows:

“J. Lot-Split: The division of a parcel of land into 2 lots/parcels. The lots/parcels should not need any street dedications or public improvements required by subdivision regulations where fronting on a public street. If a land-locked lot/parcel is created, the owner shall provide a 40 foot right-of-way for utilities and/or access to public street, all lots should

meet the zoning requirements. This shall apply to the growth area as well.”

SECTION 2: Section 15.08.09 of Chapter 15.08 of Title 15 of the Greenland Municipal Code is hereby amended to read as follows:

“15.08.09 Information required for preliminary and final plat submittal. Before the Planning Commission may grant preliminary approval and final plat approval in respect to plat requirements, the subdivider shall show the following information on the respective plats:

	<u>Preliminary Plat</u>	<u>Final Plat</u>
A. Name of subdivision	X	X
B. Boundary of subdivision with description of enclosed property	X	X
C. Names and addresses of owners(s), developer(s), and surveyor(s)	X	X
D. Acreage in subdivision tract		X
E. Date, map scale, and north arrow	X	X
F. Location map showing section or sections in which located	X	
G. Location of all streets (names to be indicated), alley and easement within, interconnecting and bordering subdivision tract	X	X
H. Dimensions of streets, alleys, easements, block, parcel and lot lines and subtended angles	X	X
I. Bearing of all lines not parallel or perpendicular to lines of known bearing. Interior angles of lots may be shown in lieu of bearings. All bearings shall be referred to true North.		X
J. Location of monuments.		X

K.	Location of building lines.	X	X
L.	Location of railroads and other property owned by utilities (when applicable)	X	X
M.	Legal description, lot and block	X	X
N.	Certification of registered engineer	X	X
O.	Dedication of streets, alleys, and easements for public use. (Ord. No. 94, Art. II, Sec. 2.6)		X
P.	Location of street lights (each intersection and at 400' intervals)	X	X
Q.	Location of street signs (provided by developer)	X	X
R.	Location of sidewalks (4' widths on both sides of street with one foot greenspace between back of curb and sidewalk)	X	X
S.	Location of storm water inlets in curb and manholes	X	X
T.	Location of fire hydrants	X	X”

SECTION 3: Paragraphs A and B of Section 15.12.06 of Chapter 15.12 of Title 15 of the Greenland Municipal Code are hereby amended to read as follows:

“A. The lot size for the area outside the city limits should be determined by the State Health Department according to percolation tests for septic systems. Otherwise, the minimum area of the lot shall be eight thousand (8,000) square feet.

B. The width of the lot at the building line shall be a minimum of eighty feet (80’)”

SECTION 4: Subparagraph numbered 1 of Paragraph A of Section 15.12.08 of Chapter 15.12 of Title 15 of the Greenland Municipal Code is hereby amended to read as follows:

“1. Lot-split/lot-line adjustment requests shall include a survey with a legal description and scale drawing of the parcel being split, showing dimensions of the new

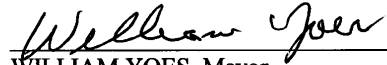
(proposed) parcels created and shall include all rights-of-way and easements required for utilities and drainage; these requests must be turned in seven (7) days prior to the Planning Commission meeting at which the request is to be considered;”

SECTION 5: Subparagraph numbered 1 of Paragraph B of Section 15.12.08 of Chapter 15.12 of Title 15 of the Greenland Municipal Code is hereby amended to read as follows:

“1. The division of a parcel of land into 2 lots/parcels. These lots/parcels should not need any street dedications or public improvements required by subdivision regulations where fronting on a public street. If a land-locked lot/parcel is created, the owner shall provide a 40 foot right-of-way for utilities and/or access to public street, all lots should meet the zoning requirements. This shall apply to the growth area as well.”

SECTION 6: That except as hereinabove specifically provided, Title 15 of the Greenland Municipal Code is not amended.

PASSED AND APPROVED this 14th day of February, 2005.


WILLIAM YOES, Mayor

ATTEST:


DONNA CHEEVERS, Recorder/Treasurer