

ORDINANCE NO. 2020-28

**AN ORDINANCE TO APPROVE THE FINAL PLAT OF THE MARCUS
NALL SUBDIVISION.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PRAIRIE GROVE,
ARKANSAS, THAT:

Section One: Title. This Ordinance shall be known as the Marcus Nall Final Plat
Approval Ordinance

Section Two: Final Plat Approved. The Final Plat of the Marcus Nall Subdivision,
as submitted by the developer and approved by the Prairie Grove Planning
Commission, is hereby approved and the Mayor and Clerk are authorized to affix
their names and the seal of the City thereto. This subdivision meets the
definition of an "Informal Plat" under the Prairie Grove Subdivision Ordinance
Section 2.18 and is being processed as a Final Plat approval without the need for
preliminary plats or concept approval.

Section Three: Acceptance of Streets and Easements Not Applicable. As an
Informal Plat, there are no streets or easements being dedicated to public use and
therefore, no acceptance is required.


Section Four: Effective Date. This Ordinance shall become effective from and
after 60 days of its passage.

Section Five: Repealing Clause. Ordinances or parts thereof in force at the time
that this ordinance shall take effect that are in conflict herewith, are hereby
repealed.

Section Six: Saving Clause. Nothing herein shall be deemed to affect any rights
or obligations existing at the time of the passage of this ordinance.

Section Seven: Severability Clause. In the event any portion of this ordinance is declared inoperative or invalid as a result of a statute or judicial decision, then only that portion expressly so declared to be inoperative or invalid shall be affected thereby and all other provisions hereof shall remain in full force and effect.

Approved this 21st day of September 2020.



Charles (Sonny) Hudson, Mayor

(Attest)



Christine Kelly, Clerk

ORDINANCE NO. 2020-29

**AN ORDINANCE TO AMEND THE SUBDIVISION ORDINANCE
CONCERNING DEVELOPMENT FEES.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PRAIRIE
GROVE, ARKANSAS, THAT:**

Section One: Title. This Ordinance shall be known as the 2020 Subdivision Ordinance Amendment.

Section Two: Section 3.1 Amended.

Section 3.1 of the City of Prairie Grove Subdivision Ordinance is amended to read as follows:

3.1 LETTER OF INTENT, SKETCH PLAN AND PARK LAND

Whenever a subdivider desires to create a subdivision as defined in these regulations, before they begin the development, they shall first file a letter of intent with the Planning Commission indicating the type of development intended and a general description of the land to be developed. All applicants are advised to refrain from extensive engineering design efforts until the sketch plan has been approved, thereby avoiding costly re-design.

The subdivider shall also present, with the letter of intent, five (5) copies of a sketch plan based on general knowledge of the property in order that the Planning Commission may check it for general conformance to plans and regulations. One copy of the sketch plan shall be retained by the Planning Commission. A second copy of the information submitted shall be forwarded to the Technical Review Committee for evaluation of the proposed development's effect on and by transportation systems, drainage, public utilities, police and fire protection, sanitation service and other resource management and infrastructure concerns. A third copy shall be forwarded to the City Council for information purposes. Any subdivider proposing phased development of a tract of land shall be considered as proposing a phased development. Regardless of the time frame proposed, the concept and general layout for all portions of phased developments shall be presented in the Sketch Plan.

Subdividers shall dedicate one (1) acre (minimum) of land per 20 acres of development to the City of Prairie Grove for public use or parks. Donated land shall be suitable for parks or have unique character making it useful for recreational use by residents as determined by the Planning Commission and City

Council. Donated land shall be required in 1/2-acre increments per each additional 10 acres of land in a development (e.g. 54 acre development shall require 2-1/2 acres of park land).

Section Three: Section 3.2 Amended.

Section 3.2 of the City of Prairie Grove Subdivision Ordinance is amended to read as follows:

3.2 FEE REQUIRED FOR SKETCH PLANS OR PARK LANDS.

A fifty-dollar (\$50.00) fee shall be required of all applicants submitting a sketch plan for review and action by the Planning Commission. Any subdivider who chooses to pay a fee in lieu of donating land for park use, or if said land is not suitable for park use, shall pay a fee of \$250.00 per lot in the subdivision.

Section Four:Section 3.5 Amended.

Section 3.5 of the City of Prairie Grove Subdivision Ordinance is amended to read as follows:

3.5 FEE REQUIRED FOR PRELIMINARY PLATS

(a) On application for Preliminary Plat approval, the subdivider shall pay a fee of One Hundred Dollars (\$100.00) plus Twenty Dollars (\$20.00) for each lot in the subdivision, to the City of Prairie Grove.

(b) The City may contract with independent engineers to conduct plat reviews, water and/or sewer capacity studies, street and drainage criteria and analysis, or any other technical recommendations, which may be needed to determine the impact of the development, in the sole discretion of the City. The Development Fees in subsection (a) above shall cover the costs of the initial review. However, the developer shall be responsible for paying any additional costs in excess of the initial review, that are incurred reviewing deficiencies, corrections, amendments or changes to the plans. These studies will be used to determine if onsite as well as offsite improvements are required to meet necessary capacity requirements and standards of the City.

Section Five: Section 3.8 Amended.

Section 3.8 of the City of Prairie Grove Subdivision Ordinance is amended to read as follows:

3.8 FEE REQUIRED FOR FINAL PLATS

On application for Final Plat approval, the subdivider shall pay a fee of One Hundred Dollars (\$100.00) plus Five Dollars (\$5.00) for each lot in the subdivision, to the City of Prairie Grove.

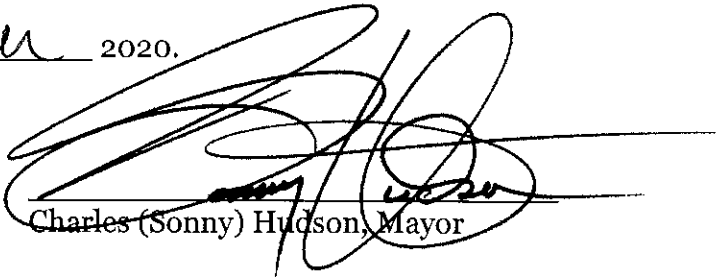
Section Six: Effective Date. This Ordinance shall become effective from and after 60 days of its posting.

Section Seven: Repealing Clause. Ordinances or parts thereof in force at the time that this ordinance shall take effect that are in conflict herewith, are hereby repealed.

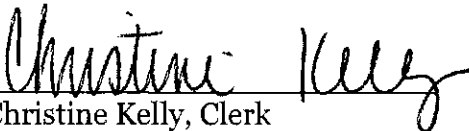
Section Eight: Saving Clause. Nothing herein shall be deemed to affect any rights or obligations existing at the time of the passage of this ordinance.

Section Nine: Severability Clause. In the event any portion of this ordinance is declared inoperative or invalid as a result of a statute or judicial decision, then only that portion expressly so declared to be inoperative or invalid shall be affected thereby and all other provisions hereof shall remain in full force and effect.

Approved this 21 day of September 2020.


Charles (Sonny) Hudson, Mayor

(Attest)


Christine Kelly, Clerk

ORDINANCE NO. 2020-30

AN ORDINANCE TO ACCEPT THE DEDICATION OF ADDITIONAL STREET RIGHT-OF-WAY ALONG BUSH STREET.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PRAIRIE GROVE, ARKANSAS, THAT:

Section One: Title. This Ordinance shall be known as the Bush Street Right-of-Way Acceptance Ordinance of 2020.

Section Two: Acceptance of Dedicated Street Right-of-Way. The City Council hereby accepts the dedication of additional street right-of-way along Bush Street as made by the Prairie Grove School District and as shown on the attached plat pursuant to A.C.A. §14-301-102.

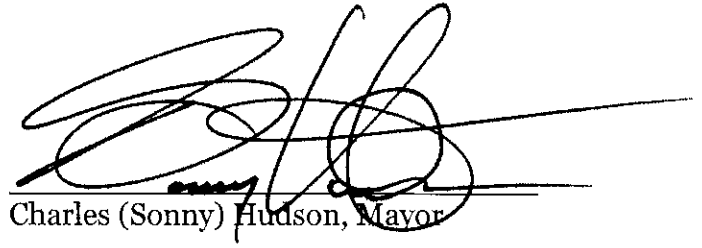
Section Three: Effective Date. This Ordinance shall become effective from and after 60 days of its posting unless an Emergency Clause is affixed hereto.

Section Four: Repealing Clause. Ordinances or parts thereof in force at the time that this ordinance shall take effect that are in conflict herewith, are hereby repealed.

Section Five: Saving Clause. Nothing herein shall be deemed to affect any rights or obligations existing at the time of the passage of this ordinance.

Section Six: Severability Clause. In the event any portion of this ordinance is declared inoperative or invalid as a result of a statute or judicial decision, then only that portion expressly so declared to be inoperative or invalid shall be affected thereby and all other provisions hereof shall remain in full force and effect.

Approved this 21st day of September 2020.



Charles (Sonny) Hudson, Mayor

(Attest)



Christine Kelly, City Clerk

ORDINANCE NO. 2020-31

AN ORDINANCE TO APPROVE THE PRELIMINARY PLAT OF THE MOUNTAIN VIEW SUBDIVISION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PRAIRIE GROVE, ARKANSAS, THAT:

Section One: Title. This Ordinance shall be known as the Mountain View Preliminary Plat Approval Ordinance

Section Two: Preliminary Plat Approved. The Preliminary Plat of the Mountain View Subdivision, as submitted by the developer and approved by the Prairie Grove Planning Commission, is hereby approved and the Mayor and Clerk are authorized to affix their names and the seal of the City thereto.

Section Three: Installation of Improvements Authorized. The developer is hereby authorized to begin installation of necessary improvements and prepare a final plat upon completion

Section Four: Effective Date. This Ordinance shall become effective from and after 60 days of its passage.

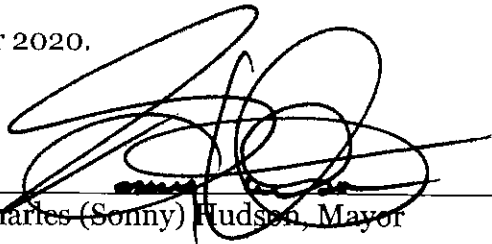
Section Five: Repealing Clause. Ordinances or parts thereof in force at the time that this ordinance shall take effect that are in conflict herewith, are hereby repealed.

Section Six: Saving Clause. Nothing herein shall be deemed to affect any rights or obligations existing at the time of the passage of this ordinance.

Section Seven: Severability Clause. In the event any portion of this ordinance is declared inoperative or invalid as a result of a statute or judicial decision, then only that portion expressly so declared to be inoperative or invalid

shall be affected thereby and all other provisions hereof shall remain in full force and effect.

Approved this 21st day of September 2020.



Charles (Sonny) Hudson, Mayor

(Attest)



Christine Kelly, Clerk