

Ordinance No. 16-758

AN ORDINANCE TO AMEND THE CLARKSVILLE LAND SUBDIVISION AND DEVELOPMENT CODE:

WHEREAS, the City of Clarksville, Arkansas, is desirous of amending its Land Subdivision and Development Code; and

WHEREAS, said amendments are necessary and desirous for the uniform administration of land development within the city of Clarksville;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, ARKANSAS.

SECTION 1: The following amendments to the Clarksville Subdivision Code as contained on the list marked Exhibit "A" are hereby approved:

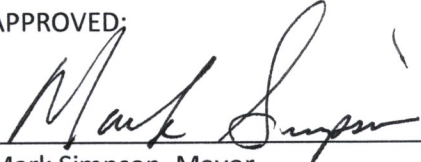
SECTION 2: A new Land Subdivision and Development Code Book incorporating these amendments Shall be prepared and maintained at the City Clerk's Office.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

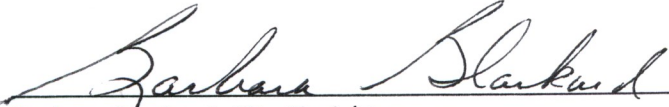
SECTION 4: This ordinance being necessary for the public peace, health and safety of the citizens of Clarksville, Arkansas, an emergency is declared and this Ordinance shall become Effective immediately upon passage and approval.

Passed this 21st day of March, 2016.

APPROVED:

  
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Mark Simpson, Mayor

ATTEST:

  
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Barbara Blackard, City Clerk/Treasurer

## EXHIBIT "A"

### List of Changes – 2.1.2016 Clarksville Subdivision Code

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#### Article 1

- 1) Removed minor purchase exemption on page 2 under 1.3

#### Article 2

- 1) Added definition for lot line adjustment
- 2) Changed definition for minor subdivision, lot split, and replatting to align with restructure such that all are forms of minor subdivision.
- 3) Added definition for low impact development
- 4) Changed terminology of variance to waiver

#### Article 3

- 1) Added 3.1.11 to allow option of low impact development according to accepted engineering standards
- 2) 3.2.5 – now requires that pipe stem lots be approved by waiver

#### Article 4

- 1) 4.10 – exempted small scale commercial developments and certain residential subdivisions from half-street improvement requirements

#### Article 5

- 1) 5.2.6 – modified the expiration dates allowed for preliminary plat approval
- 2) 5.3.3 – specified that city engineer will determine cost of improvements when issuing a performance bond.

#### Article 7

- 3) Clarified the Article. Now only minor subdivisions and lot line adjustments. Designed to prevent improper lot splits.

#### Article 8

- 1) Reworked 8.3 to allow staff approval of certain site plans. Require report of action taken and site plans submitted to planning commission. Allows appeal of decisions rendered by city engineer on site plans to be appealed to planning commission.

Added an expiration to approvals.

#### Article 8

- 1) 9.3 – Variances now called waivers