



## Legislation Text

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**File #:** ORD-92:909, **Version:** 1

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AN ORDINANCE TO AMEND SECTION 15.08, BY ADDING A SECTION 15.08.04 OF THE CODE OF ORDINANCES OF THE CITY OF JONESBORO, ARKANSAS TO ALLOW, IN CERTAIN INSTANCES, MORE RAPID APPROVAL OF CERTAIN SUBDIVISION PLATS

BE IT ORDAINED by the City of Jonesboro, Arkansas:

SECTION 1: 15.08.04 PURPOSE. The purpose of this ordinance is to allow, in certain instances and when specific criteria have been met, the administrative approval of minor subdivision plats.

SECTION 2: APPLICABILITY. The following criteria must be met in order for a subdivision plat to qualify as a minor plat and be eligible for administrative approval.

(A) The plat must be for a lot which was previously subdivided by a dead or must be for a boundary line adjustment. The plat shall not create more lots than previously existed.

(B) All lots front on an existing public road which meets minimum standards, is included in a street improvements district, or for which a street improvement agreement has been signed. If adequate right-of-way does not exist, it shall be provided on the plat as required by the Master Street Plan or at the discretion of the City Engineer.

(C) The plat must be for property located in a residential zoning district.

SECTION 3: SUBMITTAL REQUIREMENTS. Twelve blue line or black line prints shall be submitted along with a filing fee of twenty-five dollars (\$25.00) plus sixty cents (\$.60) per lot. The following information shall be provided on all minor plats:

(A) A key map showing the tract and the nearest street intersections, a north arrow, and a graphic scale.

(B) The proposed subdivision name and location, the name and address of the owner(s), and the stamp of the surveyor who prepared the plat.

(C) The bearings and distances of all lots boundaries.

(D) The locations and dimensions of existing property lines, street right-of-way, railroads, buildings, culverts, drain pipes, public utility lines, easements, and floodway and flood plain boundaries.

(E) The proposed utility layouts showing the location of connections to existing Systems and the location of new utility easements. When connection to a public water and/or public sewer system is not feasible, the location of the individual water and/or sewer supply shall be shown on the plat.

(F) The total square footage or acreage of the tract to be divided and the square footage or acreage of each lot.

(G) If the minor plat is for consolidation purposes or for the change of a lot boundary, the existing boundary shall be shown as a dashed line and shall be designated to be extinguished.

**SECTION 4: APPROVAL PROCESS.** Applications for minor plat approval shall be submitted to the designated agent of the Metropolitan Area Planning Commission for review. Minor plats may be approved administratively at the discretion of the designated agent and the chairman of the MAPC. A series of minor plats may not be submitted over a period of time for administrative approval in order to avoid formal review by the MAPC. If the plat meets the above criteria and all other ordinance requirements the plat shall be forwarded to the MAPC chairman for approval. If special circumstances exist, the agent or the chairman may require review by the entire Commission. In the event of the chairman's absence, action on the plat may be taken by the vice-chairman. In the vice-chairman's absence, action on the plat may be taken by the secretary. The plat shall be reviewed within fifteen (15) working days of submittal of a complete application. If no action is taken within fifteen (15) working days, the plat shall be automatically placed on the next MAPC agenda for which filing requirements can be met.

**SECTION 5: DENIAL OF APPLICATION.** If administrative approval of a minor plat is denied, the applicant may request reconsideration by the MAPC. The applicant's request must be submitted no less than ten (10) days prior to the next MAPC meeting date.

**SECTION 6:** It is found and declared by the City Council that an emergency exists and this ordinance, being necessary for the preservation of the public peace, health, and safety, shall take effect from and after its passage and approval.

PASSED AND ADOPTED this 5<sup>th</sup> day of October, 1992.