

TITLE 15

SUBDIVISION REGULATIONS

Chapters:

- 15.04 Adopted
- 15.08 Southridge Properties Project
- 15.12 Adoption of Subdivision Regulations

CHAPTER 15.04

ADOPTED

Sections:

- 15.04.01 Adopted

15.04.01 Adopted The City Council of Heber Springs hereby approved and adopts by reference those revised Planning Regulations consisting of the text, zoning district map and subsequent amendments and from the date on which the regulations shall take effect, the provisions thereof shall be controlling within the limits of the jurisdiction of the Planning Commission of the city of Heber Springs and not less than three (3) copies of such regulations shall be on file in the office of the City Clerk. (Ord. No. 89-13, Sec. 1.)

CHAPTER 15.08

SOUTHRIDGE PROPERTIES PROJECT

Sections:

- 15.08.01 Property
- 15.08.02 Commissioners
- 15.08.03 Name

15.08.01 Property The real property described in Exhibit "A" attached hereto and made a part hereof is hereby established and laid off as Heber Springs Municipal Property Owners' Multipurpose Improvement District – Southridge Properties Project for the purpose of

constructing and installing facilities for waterworks, recreation, drainage, gas pipelines, underground trenches and excavations necessary for the installation of electric and telephone distribution systems, sanitary sewers, street, including curbs and gutters, sidewalks, together with facilities related to any of the foregoing within said district. (Ord. No. 00-17, Sec. 1.)

15.08.02 Commissioners the following three individuals are hereby appointed as commissioners of said improvement district: Elizabeth A. Blankenship, Brenda Hargis and Ben Cooper. (Ord. No. 00-17, Sec. 2.)

15.08.03 Name The name of improvement district shall be Heber Springs Municipal Property Owners' Multipurpose Improvement District – Southridge Properties Project. (Ord. No. 00-17, Sec. 3.)

CHAPTER 15.12

ADOPTION OF SUBDIVISION REGULATIONS

Sections:

- 15.12.01 Amended Subdivision Rules & Regulations
- 15.12.02 Effect of Final Plat Approval
- 15.12.03 Time Limitation of Variances

15.12.01 Amended Subdivision Rules & Regulations The regulations of the Planning Commission and the Subdivision rules and regulations which are incorporated herein are amended to provide as follows:

- 3. The granting of the variance will not be unduly detrimental to the public welfare or injurious to the property.

15.12.02 Effect of Final Plat Approval

- A. Upon the approval by the Planning Commission of the preliminary plat, final plat, boundary line adjustment, general binding site plan or specific binding site plan, the Plat Variance as depicted or described on such drawing or plat shall be deemed approved and effective.
- B. All previously approved preliminary plats, final plats, boundary line adjustments, general binding site plans, or specific binding site plans containing Plat Variances as described herein whether or not approved prior to the effective date of this

ordinance are deemed to contain and so do contain valid Plat Variances approved for all purposes by the Planning Commission, the Board of Adjustment and the City and such property owners benefitting from such Plat Variances may rely on such Plat Variances with regards to the development of such property.

- C. Each plat approved shall be appropriately recorded by the owner within 30 days of its approval by the Planning Commission.

15.12.03 Time Limitation of Variances As it is understood Plat Variances are often done with the contemplation with the development of multiple properties which may not be capable of being developed within certain time limitations for variances as enumerated in the Ordinances of the City, such time limitations with regards to Plat Variances are modified as follows:

- A. To the extent that any Ordinance of the City provides a time limit on variances granted pursuant to the Ordinances of the City, such time limitation shall be inapplicable to Plat Variances whether such Plat Variances were granted before or after this Ordinance. All Plat Variances shall continue in full force and effect until specifically repealed by an express Act of the City.
- B. To the extent that any variances which are Plat Variances shall have been deemed to have expired, such Plat Variances shall be reinstated and may be relied upon by the owner of the property benefitting from such Plat Variance.