

TITLE 13

PLANNING

Chapters:

- 13.04 Planning Commission
- 13.05 Planning Fee Schedule
- 13.08 Planning Area Map

CHAPTER 13.04

PLANNING COMMISSION

Sections:

- 13.04.01 Commission created
- 13.04.02 Terms of members
- 13.04.03 Rules
- 13.04.04 Officers
- 13.04.05 Compensation

13.04.01 Commission created There is hereby created a City Planning Commission for the city of Centerton, Arkansas, to consist of eight (8) members, of whom at least two-thirds (2/3) shall not hold any other elective or appointive municipal office, except membership on the Board of Adjustment or a joint planning agency. The members of the City Planning Commission shall be nominated by the remaining members subject to the approval of the City Council. (Ord. No. 2001-3, Sec. 1.)

13.04.02 Terms of members The members of the Centerton City Planning Commission shall hold office for three years; provided, however, that the members first appointed shall be appointed to staggered terms as follows: two shall hold office for one year; two shall hold office for two years; and all remaining shall hold office for three years. At the first meeting of the Centerton City Planning Commission, the members shall cast lots for their respective terms and then report the results to the Centerton City Council. All subsequent terms shall be for three years. Vacancies on the Planning Commission shall be appointed by the remaining members subject to the approval of the City Council. (Ord. No. 2001-3, Sec. 2.)

13.04.03 Rules The Centerton City Planning Commission shall adopt rules and regulations for the discharge of its duties and the transaction of business and shall keep a public record of all business done and transacted by it. (Ord. No. 79-2, Sec. 3.)

13.04.04 Officers The members of the Centerton City Planning Commission shall elect one of their members as Chairman, another as Vice-Chairman, and they shall elect a Secretary to report the proceedings and business of the Commission. (Ord. No. 79-2, Sec. 4.)

13.04.05 Compensation The Salary for the position of all duly appointed members of the Centerton Planning Commission and the Appointed Planning Recorder, excluding the Chair, shall be \$100.00 for attendance of each Planning Commission meeting. The Chair of the Centerton Planning Commission shall be paid \$125.00 for attendance of each Planning Commission meeting. The Appointed Planning Recorder shall be paid the sum of \$100.00 for preparation of the minutes."

(Ord. No. 2016-01, Sec. 1.)

CHAPTER 13.05

PLANNING FEE SCHEDULE

Sections

13.05.01 Planning Fee Schedule

PLANNING FEE SCHEDULE	
Project Type	Fee
Tract Split	\$250 + Recording Fees
Conditional Use - Home Occupations Sec. 14.04.10	\$20
All Other than Sec. 14.04.10	\$100 + Publication Costs
Variance/Appeal	\$100 + Publication Costs
Development Plan	\$250 + \$600 Deposit (to be applied toward City Engineer Fees) + City Engineer Fees + Recording Fees
Subdivision Preliminary Plat	\$250 + \$600 Deposit (to be applied toward City Engineer Fees) + City Engineer Fees + Recording Fees
Subdivision Final Plat	\$100 + City Engineer Fees + Recording Fees
Rezone	\$200 + Publication Costs
Easement/Alley/Street Vacation	\$150 + Publication + Recording Fees
Flood Permit - Subdivisions/Development Projects	\$50 + City Engineer Fees
Individual Residential Lot	\$25
Sign Permit	As Per Title 18 Signs
Moving Permit	\$100 Per Code Section 8.20
Special Meeting Request	Actual Costs for Planning Commissioners, Recorder, City Attorney, and City Engineer in Attendance

CHAPTER 13.08

PLANNING AREA MAP

Sections:

- 13.08.01 Boundary map
- 13.08.02 Extending
- 13.08.03 Effect of Annexation

13.08.0

On this 9th day of February, 2016, pursuant to requirements of A.C.A. 14-56-412, the Centerton City Council hereby designates the following described area as its planning area, having been approved by the Centerton Planning Commission on January 26, 2016. Said area is visually depicted on the attached map as Exhibit “A”, entitled “Planning Area, City of Centerton,” which is adopted herewith and made a part hereof:
All of Sections 3, 4, 5, and 6 of T19N, R31W; all of Sections 20, 21, 27, 28, 29, 31, 32, and 33 of T20N, R31W; all of Sections 1 and 12 of T19N, R32W; and all of S36 of T20N, R32W; S ½ of S17, T20N, R31W and SE1/4NE1/4 S17, T20N,R31W and all area south of the Arkansas Highway and Transportation

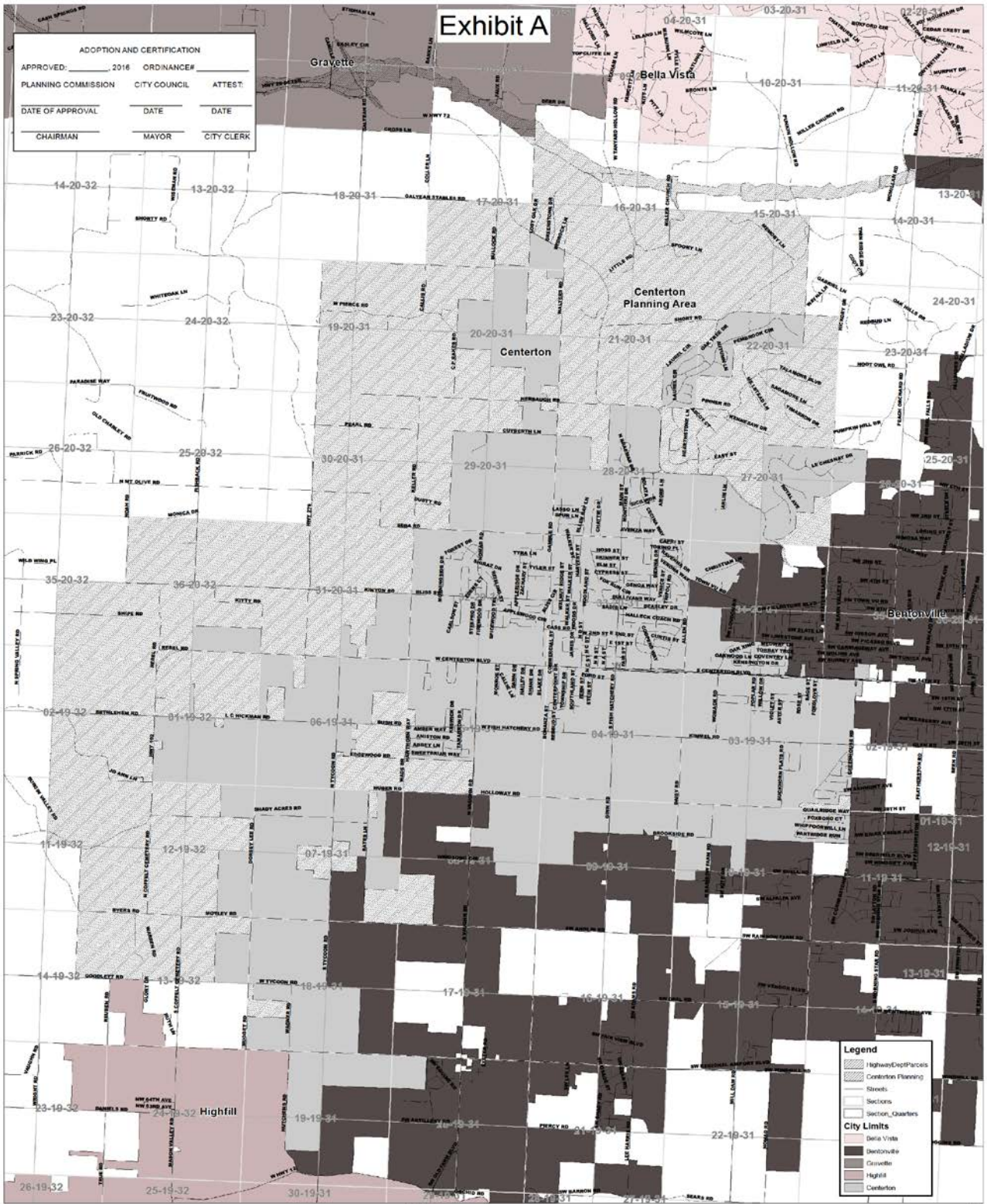
Department property in NE1/4 NE1/4 S17, T20N, R31W; S1/2 S16, T20N, R31W and all area south of the Arkansas Highway and Transportation Department property in SW1/4 NW1/4 S16, T20N, R31W and all area south of the Arkansas Highway and Transportation Department property in SE1/4 NW1/4 NW1/4 S16, T20N, R31W; SW1/4 S15, T20N, R31W and SW1/4 SE1/4 and NW1/4 SE1/4 S15, T20N, R31W; the E3/4 of S19, T20N, R31W; all except the NE ¼ NE ¼ of S22, T20N, R31W; the E ¾ of S30, T20N, R31W; those parts of S34, T20N, R31W lying in the Centerton city limits; that part of S26, T20N, R31W lying in the Centerton city limits; that part of S35, T20N, R31W lying in the Centerton city limits; that part of S2, T19N, R31W lying in the Centerton city limits, and the S ½ of the W ¼ of S2, T19N, R31W; that part of S11, T19N, R31W lying in the Centerton city limits; that part of S10, T19N, R31W lying in the Centerton city limits; that part of S9, T19N, R31W lying in the Centerton city limits; that part of S8, T19N, R31W lying in the Centerton city limits, and the unincorporated part of the W ¼ of S8, T19N, R31W; all of S7, T19N, R31W, less and except those parts lying in the Bentonville city limits; the N ½ of S13, T19N, R32W; all of S18, T19N, R31W, less and except that part lying in the Bentonville city limits; that part of S19, T19N, R31W lying in the Centerton city limits; and that part of S20, T19N, R31W lying in the Centerton city limits; the SE ¼ of S35,

T20N, R32W; the E ½ of S02, T19N, R32W; the NE ¼ and the E ½ of the SE ¼ of S11, T19N, R32W; the E ½ of the NE ¼ of S14, T19N, R32W all in Benton County, Arkansas.
(Ord. 2016-09, Sec. 1)

13.08.02 Extending That the city of Centerton reserves the right to subsequently extend the municipal boundaries to the equidistant point between Centerton and any neighboring city exercising their planning authority under A.C.A. 14-56-401 et. seq.. The area depicted in Exhibit “A”, and described above, shall hereby be recognized as the territorial jurisdiction and limit, for planning purposes, of the City of Centerton. Neighboring cities may extend their municipal boundaries up to the territorial jurisdiction limits of Centerton as described in this ordinance.
(Ord. No. 2012, Sec. 2.)

13.28.03 Effect of Annexation That the agreed-upon territorial jurisdiction line, as represented by the planning area boundary, shall be effective until such time as annexations occur in areas between the respective cities. After such annexation, any affected city may initiate consideration of a new boundary. If agreement cannot be reached, the territorial jurisdiction line shall revert to the equidistant line.
(Ord. 2016-09, Sec. 2)

That a duly certified copy of this ordinance shall be forwarded to the cities of Gravette, Bella Vista, Bentonville and Highfill, the Benton County Planning Office, and the Northwest Arkansas Regional Planning Commission, and shall be filed of record in the Benton County Circuit Clerk’s Office.



ADOPTION AND CERTIFICATION

APPROVED: _____ 2016	ORDINANCE# _____	
PLANNING COMMISSION _____	CITY COUNCIL _____	ATTEST: _____
DATE OF APPROVAL _____	DATE _____	DATE _____
CHAIRMAN _____	MAYOR _____	CITY CLERK _____

Exhibit A

**Planning Area
City of Centerterton, AR**

Disclaimer: The data represented in this map is a digital representation. This map has been developed from the best available sources. The user of this map is responsible for obtaining the necessary information to verify the accuracy of the data. The City of Centerterton is not responsible for any errors or omissions in this map. The City of Centerterton is not responsible for any damages or losses resulting from the use of this map. The City of Centerterton is not responsible for any information purposes and should not be considered a substitute for engineering, legal and other professional services.

0 1,250 2,500 5,000 Feet

February 4, 2016

(Ord. 2016-09, Sec. 3)