

## **TITLE 13**

### **PLANNING**

#### **Chapters:**

- 13.04 Planning Commission
- 13.05 Planning Area Boundary Description and Map
- 13.06 Land Use and Master Street Plan

### **CHAPTER 13.04**

#### **PLANNING COMMISSION**

#### **Sections:**

- 13.04.01 Established
- 13.04.02 Members
- 13.04.03 Meetings
- 13.04.04 Records
- 13.04.05 Authority
- 13.04.06 Salaries
- 13.04.07 Procedure for requests

13.04.01 Established. A need for a city Planning Commission exists and is necessary at this time for the coordinated, adjusted, and harmonious development of the city of Little Flock, Arkansas. (Ord. No. 4, Sec. 1.)

13.04.02 Members. The Planning Commission shall consist of seven (7) members. The members of the Planning Commission shall be appointed by the Mayor and confirmed by the City Council. The terms of office of the members of the Planning Commission shall be three (3) years from date of appointment. One member shall be designated by the Planning Commission as the Chairperson of the Planning Commission. The term of office of the Chairperson of the Planning Commission shall be provided by the rules of the Planning Commission. (Ord. No. 2004-268, Sec. 1.)

13.04.03 Meetings. The Planning Commission shall provide for at least one regular meeting to be held in each quarter in each calendar year. (Ord. No. 4, Sec. 3.)

13.04.04 Records. The 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, resolutions, transactions, findings, and determinations. (Ord. No. 4, Sec. 4.)

13.04.05 Authority. The authority and duties of the Planning Commission shall be as provided by the laws of the state of Arkansas. (Ord. No. 4, Sec. 5.)

13.04.06 Salaries. The salary of each member of the Planning Commission of the city of Little Flock is hereby set at One Hundred Dollars (\$100.00) per month plus an additional Fifty Dollars (\$50.00) per special Planning Commission meeting attended during such month. The salary of the chairperson of the Planning Commission is hereby set at One Hundred Fifty Dollars (\$150.00) per month plus an additional Fifty Dollars (\$50.00) per special Planning Commission meeting attended during such month. This salary may be adjusted by a two-thirds (2/3) majority vote by City Council in a regular or special City Council meeting without the necessity of passing an ordinance to amend this ordinance. The salary of the Planning Commission Secretary shall be Fifty Dollars (\$50.00) per regular or special Planning meeting attended. This provision shall not be deemed to excuse the necessity of passing an Appropriation Ordinance or Resolution if additional money must be appropriated to pay an increase in salary. (Ord. No. 2010-343, Sec. 2.; Amended Res. No. 2021-006)

13.04.07 Procedure for requests. The Planning Commission shall establish the procedures for processing requests for revisions in the zoning regulations. In the case of a request for a change of zoning for a given piece of property, the applicant shall notify all persons who are known or are reasonably discoverable and whose whereabouts are known or are reasonably ascertainable and who lease or own property within three hundred (300) feet of the property proposed to be rezoned.

The notice shall be on a form developed by the Planning Commission with appropriate blanks, and the blanks shall be filled in with information stating the nature of the proposed zoning change, the time and place of the public hearing on the proposed zoning change, the street address of the property to be rezoned, and the legal description of the property to be rezoned. The applicant shall send such notice by certified or registered mail with a return receipt. At or before the public hearing, the applicant shall present the return receipts to the Planning Commission to prove that the notice was properly given. In addition, the applicant for a zoning change shall obtain from the city a sign to be placed on the property at least fifteen (15) days before the public hearing, which sign shall give notice of the public hearing. (Ord. No. 92-76, Sec. 1.)

## CHAPTER 13.05

### PLANNING AREA BOUNDARY DESCRIPTION AND MAP

#### Section:

13.05.01 Planning Area Boundary Description and Map (Ord. No. 2016-001)

SECTION 1. That the map entitled “City of Little Flock Planning Area Boundary-2016,” which is attached hereto and made a part thereof, and the description thereof, which follows, both of which have been approved by the Little Flock Planning Commission, be and are hereby approved and adopted:

All of section 14, 23, and 26 of T20N, R30W; those parts of sections 12, 13, 24, 25, 34, 35, and 36, of T20N, R30W lying in the Little Flock city limits; the S  $\frac{1}{2}$  of S11, T20N, R30W; the E  $\frac{1}{4}$  S  $\frac{1}{4}$  of S15, T20N, R30W, and the E  $\frac{1}{2}$  N  $\frac{1}{4}$  of said S15; all unincorporated territory in S24, T20N, R30W lying west of S. H. 94; all unincorporated territory in the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of S34, T20N, R30W; the NE  $\frac{1}{4}$  of S27, T20N, R30W, less and except those parts of said NE  $\frac{1}{4}$  lying in the city limits of Bentonville, and less and except unincorporated territory located in the NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said S27; the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of S22, T20N, R30W, and the E  $\frac{1}{2}$  of said S22, less and except that part lying in the Bentonville city limits; all in Benton County, Arkansas.

SECTION 2. That to the extent that the Little Flock planning area and the planning areas of Bentonville, Rogers, and Pea Ridge may extend beyond the equidistant points between the respective territorial jurisdiction limits, and provided the adopted planning areas do not overlap, the territorial jurisdiction line as represented by the planning area boundary line beyond the equidistant points, is agreed-to.

SECTION 3. 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, either affected city may initiate consideration of a new boundary. If agreement cannot be reached, the territorial jurisdiction line shall revert to the equidistant line.

SECTION 4. That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

## **CHAPTER 13.06**

### **LAND USE AND MASTER STREET PLAN**

#### **Sections:**

- 13.06.01 Land Use Plan
- 13.06.02 Master Street Plan

**13.06.01 Land Use Plan.** The Land Use Plan and Map adopted by the Little Flock Planning Commission following a public hearing on April 3, 2017 is hereby adopted as the Land Use Plan and Map for the City of Little Flock. Future revisions of the Land Use Plan and Map shall be adopted by the following procedure:

- a. Public hearing held by Planning Commission on revised Land Use Plan and Map.
- b. Adoption of revised Land Use Plan and Map by a vote of the Planning Commission.
- c. Approval of revised Land Use Plan and Map by a Resolution adopted by the City Council.

**13.06.02 Master Street Plan.** The Master Street Plan and Map adopted by the Little Flock Planning Commission following a public hearing on April 3, 2017 is hereby adopted as the Master Street Plan and Map for the City of Little Flock. Future revisions of the Master Street Plan and Map shall be adopted by the following procedure:

- a. Public hearing held by Planning Commission on revised Master Street Plan and Map.
- b. Adoption of revised Master Street Plan and Map by a vote of the Planning Commission.
- c. Approval of revised Master Street Plan and Map by a Resolution adopted by the City Council.