

STANDARDS AND REGULATIONS
FOR THE DEVELOPMENT AND
SUBDIVISION OF LAND
FOR
GASSVILLE, ARKANSAS

ORDINANCE NO. 97-09

Prepared by
The Gassville Planning Commission
Gassville, Arkansas

June 24, 1997

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This ordinance contains parts of an Ordinance Prepared by Northwest Arkansas Economic Development District, Inc. P. O. Box 668 Harrison, Arkansas (dated May 1972), listed as ORDINANCE NUMBER 102, AND 103, as well as changes and amendments.

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CONTENTS

<u>CHAPTER</u>		<u>Page</u>
I	GENERAL PROVISIONS	
	Section 1 Purpose	S-1
	Section 2 Authority	S-1
	Section 3 Jurisdiction	S-1
	Section 4 Conformance to Official Plans	S-1
	Section 5 Reservation of Land	S-1
	Section 6 Suitability of Land	S-1
	Section 7 Metes and Bounds	S-2
II	DEFINITIONS	S-3
		S-4
III	PROCEDURE FOR PLAT APPROVAL	
	Section 1 Objective	S-5
	Section 2 Preplatting Preparation	S-5
	Section 3 Preliminary Plat Approval Procedures	S-5
	Section 4 Final Plat Approval Procedures	S-6
		S-7
IV	PLAT REQUIREMENTS	
	Section 1 Objective	S-8
	Section 2 Plat Size and Scale	S-8
	Section 3 Right of Survey	S-8
	Section 4 Plat Information	S-8
		S-9
V	DESIGN AND LAYOUT	
	Section 1 Objective	S-10
	Section 2 Special Conditions	S-10
	Section 3 Streets	S-10
	Streets (Cont'd)	S-11
	Typical Sections (min standards)	S-12
	Clearsight Triangle	S-13
	Section 4 Blocks	S-14
	Section 5 Lots	S-14
	Section 6 Easements and Public Dedications	S-15
	Section 7 Grade and Profile	S-15
	Section 8 Topography and Natural Features	S-16

CONTENTS (Cont'd)

<u>CHAPTER</u>		<u>PAGE</u>
VI	IMPROVEMENTS	
	Section 1	Procedural Requirements S-17
		1. Sketch Plat S-17
		2. Plat Preparation S-17
		3. Preliminary Approval S-17
		4. Final Approval S-17
	Section 2.	Required improvements S-18 S-19
	Section 3.	Standards for Improvements and Approval of Plans for Improvements S-19
VII	GENERAL	
	Section 1.	Severability S-20
	Section 2.	Enforcement S-20
	Section 3.	Penalty S-20
	Section 4.	Amendments S-20
	Section 5.	Fees S-20
	Section 6.	Enforcement S-21

CHAPTER 1

GENERAL PROVISIONS

SECTION 1. Purpose

The purpose of these regulations is to set forth procedures, requirements and minimum standards governing the subdivision of land under the jurisdiction of the Gassville Planning Commission (hereinafter referred to as the "Planning Commission").

SECTION 2. Authority

These subdivision regulations are adopted in accordance with the authority granted by Act 186 (as amended) of the 1957 General Assembly of the State of Arkansas.

SECTION 3. Jurisdiction

The territorial jurisdiction of these regulations includes the land within the corporate limits of the City of Gassville, Arkansas, and the surrounding area designated on the planning area map adopted by the Gassville Planning Commission on December 13, 1971 and any subsequent planning area map that is approved by the Gassville Planning Commission.

SECTION 4. Conformance to Official Plans

Subdivisions shall conform to official plans and regulations that are in effect.

SECTION 5. Reservation of Land

The developer shall reserve all land designated for public use on an adopted official plan for six (6) months following date of approval of preliminary plat, to permit the public body having jurisdiction or financial responsibility to acquire the property. The responsible public body shall be required to take an option on the designated land within 90 days from the date of approval of preliminary plat. However, the developer may be released from the reservation requirement in less than six (6) months if the public body having jurisdiction notifies the planning commission that it no longer desires to have the land held.

SECTION 6. Suitability of Land

All land proposed for residential use shall be suitable for development free from flood and topographic conditions that would endanger health, life, or property.

SECTION 7. Metes and Bounds.

No conveyance by metes and bounds of tracts or lots coming under the definition of a subdivision without compliance with the applicable provisions of these regulations or amendments thereto shall be permitted. This provision is aimed at preventing an attempt to circumvent these regulations by conveying by metes and bounds without taking the necessary steps for filing an approved plat.

CHAPTER II

DEFINITIONS

For the purpose of these regulations, certain terms used herein are defined as follows:

1. Alley. A minor public way used for utility easements and vehicular service access to the back or the side of properties abutting a street.
2. Building Set-back line. A line parallel to the street right-of-way, indicating the limit beyond which buildings or structures may not be erected.
3. Cul-de-sac. A street having one end open to the traffic and being terminated at the other end by a vehicular turnaround.
4. Easement. A grant be a property owner to the public, a corporation, or persons of the use of a strip of land for specific purposes.
5. Improvements. Street grading and surfacing, curbs and gutters, water mains and lines, sanitary and storm sewers, culverts and bridges, and other utilities and related items.
6. Lot. A portion of a subdivision, or any parcel of land intended as a unit of transfer of ownership or for development.
7. Plan, City. The Comprehensive Development Plan made and adopted by the Planning Commission and accepted by resolution by the City Council indicating the general location recommended for the various land uses, major streets, parks, public buildings, zoning districts and other public improvements.
8. Plat. A map or drawing and accompanying material indication the layout and design of a proposed subdivision or lot-split prepared by a developer for consideration and approval by the Planning Commission, Such plats may be the sketch plat, the preliminary plat, or the final plat.
9. Street. A dedicated public right-of-way which provides vehicular and pedestrian access to adjacent properties.
 - a. Arterial Highway. A street of greater continuity which serves or is intended to serve as a major traffic way, and is designated as a limited access highway to identify those streets comprising the basic structure of the street plan.

- b. Collector Street. A feeder route which carries vehicles from and local-service streets to thoroughfares.
 - c. Local service Street. A non-through neighborhood street within a particular area mainly used for access to properties
10. Street, Dead-end. A Street, similar to a cul-de-sac, but providing no turnaround at its closed end.
 11. Subdivider. A person, firm, or corporation undertaking to develop a subdivision as defined in these regulations.
 12. Subdivision. the division of a parcel of land into two (2) or more lots or parcels for the purpose of transfer of ownership or building development. However, a division of land for agriculture purposes into lots or parcels of 10 acres or more and not involving a new street is not a subdivision.

CHAPTER III PROCEDURE FOR PLAT APPROVAL

SECTION 1. Objective.

To establish a uniform procedure the developer shall follow to obtain plat approval.

Normally, the approval process involves the preparation by the developer and the approval by the Planning Commission of a Preliminary Plat and Final Plat for the land proposed for development.

In the event the plat as submitted by the applicant is disapproved by the Planning Commission, the applicant may petition the City Council for a review of the Planning Commission action. The City Council may sustain the disapproval of the Commission or refer the plat back to the Planning Commission for restudy.

SECTION 2. Preplatting Preparation.

The developer should consult with the Planning Commission or its representative prior to the preparation of preliminary plat. In connection with such consultations, the developer should indicate on a pencil sketch plan his subdivision proposal, and request check lists and instructions to guide him in the preparation of the plat. He should also familiarize himself with the regulations, the major street plan and with other official plans and policies.

SECTION 3. Preliminary Plat Approval Procedure.

The following actions and conditions relate to the preliminary plat approval procedure.

1. Submission to Planning Commission. The developer shall submit Six (6) copies of a preliminary plat to the Planning Commission or its representative no less than fifteen (15) days prior to the meeting at which the plat is to be considered. Upon receipt of the plats, one copy shall be dated and signed for the Planning Commission files. The Planning Commission may require additional copies if deemed necessary.
2. Action by Planning Commission. Within 15 days after submission, the Planning Commission shall indicate its approval, disapproval or conditional approval of the plat. The reasons for disapproval shall be stated in writing.

Before approval of the plat, the Planning Commission shall obtain evidence that the plat has been reviewed and commented on by the City Council, the agencies and the municipal departments that have an interest in or may be affected by the plat proposal.

3. Expiration of Approval. The approval of the preliminary plat shall lapse unless a final plat of the subdivision is submitted to the Planning Commission within one (1) year following date of approval.
4. Approval as Authorized to Install Improvements. Approval of the preliminary plat does not constitute approval for filing the plat with the County Recorder. It is, however, authorization for the subdivider to proceed with the installation of improvements or to submit guarantees in lieu of improvements.
5. Preliminary Plat Must Show Layout of Entire Development. If the developer desires presently to develop only a portion of the entire area intended for development, a preliminary plat for the entire area will be required in order that each part may be properly related to the total area.

SECTION 4. Final Plat Approval Procedures.

The following actions and conditions relate to the Final Plat approval procedures.

1. Submission to Planning Commission. After approval of the Preliminary Plat, and after the required improvements have been installed or provisions for their installation have been made (see Chapter II, Improvements, Section 3,) the developer shall submit not less than fifteen (15) days prior to a Planning Commission meeting five (5) copies of a Final Plat, together with certifications and other supporting information.
2. Action by Planning Commission. Within forty (40) days after its submission, the Planning Commission shall approve, disapprove, or conditionally approve the plat. If disapproved, the reason shall be recorded in the Planning Commission minutes and transmitted to the subdivider in writing.
3. Final Plat for a Portion of a Subdivision. If a subdivider desires to develop only a portion of the area for which the preliminary plat has been approved, the Planning Commission may approve a Final Plat for a portion of the preliminary plat area.
4. City Council Action. Upon approval of a Final Plat of a subdivision located within the corporate limits of the City, the Planning Commission shall transmit a copy of the plat to the City Council for its acceptance of the dedication of public streets and other public space.

5. Recording of Final Plat. A copy of the approval final plat (and acceptance by the City Council if located within the city) shall be filed with the County Recorder. Pursuant to Section 5-3, Arkansas Planning Law 186 of 1957, as amended, "the recorder shall not accept any plat for record without the approval of the Planning Commission" Evidence of approval shall be the signature of both the Planning Commission and the City Council on the Plat. At the same time the final plat is recorded any restrictive covenants shall also be filed with the County Recorder

CHAPTER IV

PLAT REQUIREMENTS

SECTION 1 Objective.

To set forth the minimum information that is needed on a subdivision plat, and accompanying the plat, for the Planning Commission to determine if the subdivision complies with the land development regulations and meets the legal requirements for filing and recording purposes.

SECTION 2 Plat Size and Scale.

The Scale of the preliminary plat shall be not less than 1 inch equals 100 feet. The final plat shall be prepared on sheets 24"X26" inches, or on approved size to correspond with the County Deed Book.

SECTION 3 Right of Survey.

The Planning Commission may have a survey made of the boundary of the subdivision to determine if said description is correct; in the event there is an error in said description, the subdivider shall pay for said survey and correct the boundary description to the satisfaction of the Planning Commission.

SECTION 4 Plat Information and Restrictive Covenants.

Whenever the letter "X" appears opposite an item, that information shall be shown on the plat at the time the plat is presented to the Planning Commission. At the time the preliminary plat is submitted any restrictive covenants shall also be presented to the Planning Commission for their approval.

	<u>Preliminary Plat</u>	<u>Final Plat</u>
1. Name of subdivision (including City, County & State)	X	X
2. Boundary, legal description and acreage of tract signed by a certified surveyor or registered engineer.	X	X
3. Names and addresses of owners, and surveyor	X	
4. Names of adjacent subdivision or ownership of adjacent property if not platted.	X	X
5. Vicinity map at a legible scale.	X	X

	Preliminary Plat	Final Plat
6. Contour line at intervals which the Planning Commission deems sufficient.	X	
7. Date, graphic and stated scale, and north arrow.	X	X
8. Location of all streets (names, alleys, and easements within and bordering tract).	X	X
9. Dimensions of streets, alleys, easements, blocks and lots numbered or lettered.	X	X
10. Bearings of all lot, block or street lines which are not 90 degree angles.		X
11. Location of monuments.		X
12. Location of building lines.	X	X
13. Location and dimension of any non-residential property.	X	X
14. Certifications.		
a. Approval by Planning Commission.	X	X
b. Ownership and dedication.		X
c. Accuracy by registered engineer approved by the City Council.		X
15. Accompanying information.		
a. Approval of water and sewer by State Health Department.		X
b. Approval of drainage system by City.		X
c. Approval of street system by registered engineer or a qualified surveyor approved by the City Council.		X
d. Street profiles.		X
e. Certification of improvements.		X
f. Approval of restrictive covenants.	X	X

CHAPTER V DESIGN AND LAYOUT

SECTION 1 Objective

To identify those physical features that affect the internal arrangements of subdivisions and to set forth design and layout standards that will assure the development of safe, attractive, efficient, economical urban residential areas.

SECTION 2 Special Conditions

Whenever the tract to be subdivided is of such unusual size, shape, or topography, or surrounded by such development or conditions that the provisions on these regulations shall result in the substantial hardship on the subdivider, the Planning Commission may vary or modify such requirements to the end that the subdivision may be developed consistent with public welfare and safety. Such a variance may be granted only by an affirmative vote of the majority of the Planning Commissioners.

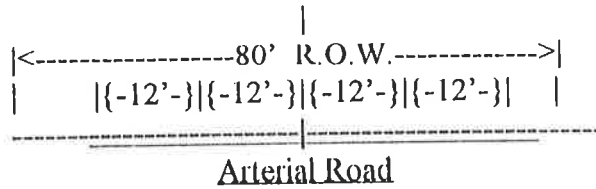
SECTION 3 Streets

1. Projection of Major Streets. Major streets in a subdivision shall conform to the general plan and be continuation or approximate projection of existing major streets in surrounding areas.
2. Local service Streets Minor streets shall be laid out in a manner that will discourage through traffic.
3. Street Intersections. Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at an angle of less than 60 degrees. Property lines at intersections shall be rounded with a radius of not less than 10 feet. Shrubs or other obstructions over two feet high shall not be permitted within the clear sight triangle of the intersection or within the right-of-way of any street to insure adequate sight distance.
4. Dead-end Streets. Dead-end streets, designed to be so permanently, shall not be longer than 500 feet and shall be provided at the closed end with a turnaround having a property line diameter of at least eighty (80) feet
5. Street Width. Street right-of-way widths and pavement widths shall be as shown on the Plan and where not shown be not less than as follows:

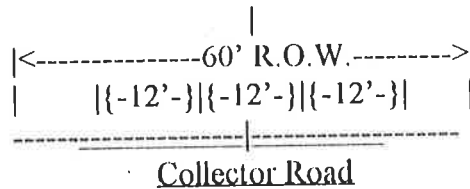
	<u>Right-of-Way</u>	<u>Pavement</u>
Arterial	80 feet	
Collector	60 feet	36 feet
Local service	60 feet	24 feet

6. Curb and Gutter. All streets shall be curbed and guttered. The curb shall be approximately 6" high and the gutter approximately 18" in width of concrete.
7. Street Surface. The street surface shall be a hard, all weather surface such as concrete or a bituminous mixture. If a bituminous surface is used, the minimum thickness shall be a 2" bituminous macadam wearing surface over a crushed limestone base, unless otherwise designated by a registered professional engineer to the Gassville City specifications and accepted by the City Planning Commission.
8. Street Grades. Street grades shall be such as to provide safe and comfortable travel, and shall have sufficient crown for drainage.
9. Street Jogs. Street jogs with a centerline offsets of less than one hundred and twenty-five (125) feet shall be avoided.
10. Street Curves. Curves in streets shall have a radius adequate to insure sight distances sufficient to permit a driver to stop safely.
11. Subdivision with Arterial Streets. Where a subdivision abuts or contains an arterial street, the Planning Commission may require such improvements as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic. These improvements may include, but not necessarily limited to, marginal access streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, and deep lots with rear service alleys.
12. Half Streets. Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with other requirements on these regulations and where the Planning Commission finds it will be practical to require the dedication of the other half when the adjoining property is subdivided. Wherever a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract.
13. Street Names. Names of existing streets shall not be used for new streets and there shall be only one name for each street, Street names shall be subject to the approval of the Planning Commission, and Baxter County E-911.

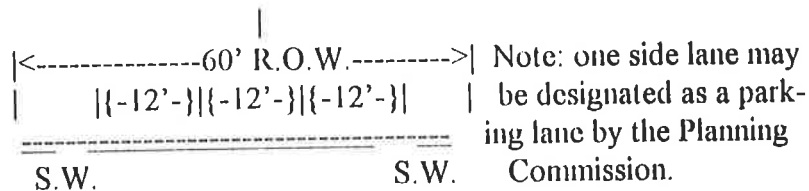
TYPICAL SECTIONS
(minimum standards)



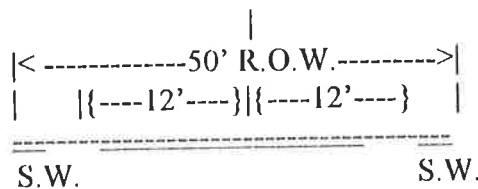
Arterial roads are designed to provide for a high level of traffic such as major traffic generators within the city and for intra-city traffic.



Collector roads have a function similar to that of arterial roads except at a lower-level of service.

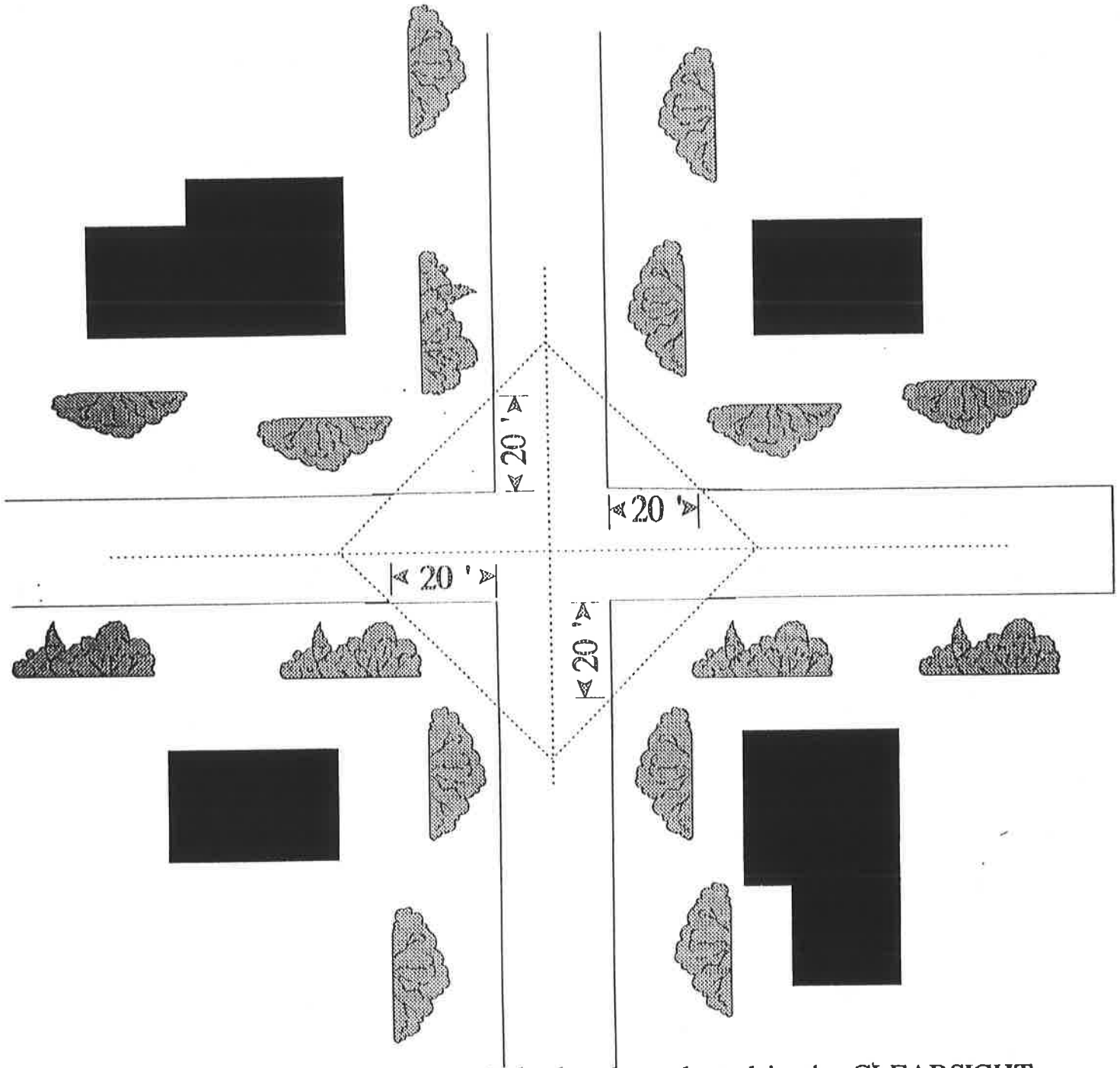


Collector streets form the "backbone" of the local street system. They provide traffic channels to and from higher level highways and between local traffic generators. Sidewalks shall be installed on all streets except where they are deemed unnecessary by the Planning Commission.



This type of facility is intended to provide access and circulation through areas of the City, such as residential developments. Sidewalks shall be installed on both sides of the street on all streets except where they are deemed unnecessary by the Planning Commission.

CLEAR SIGHT TRIANGLE



No obstruction over 24" shall be erected, placed or planted in the CLEAR SIGHT TRIANGLE, i.e., within 20' (twenty feet) of the corner.

This requirement will promote safety by insuring adequate sight distance in all directions from the intersection.

SECTION 4. Blocks

1. Length, Width, Shape. The length, width and shape of blocks shall be determined with due regard to:
 - a. Adequate building sited suitable to the type of use contemplated.
 - b. Zoning requirements.
 - c. Needs for convenient access, circulation, control and safety of street traffic.
 - d. Topography.
2. Blocks shall be large enough to accommodate two tiers of lots and shall be at least two times the width in length.

When a block exceeds 600 feet in length, the Planning Commission may require a dedication easement not less than fifteen feet in width and a paved crosswalk of not less than four feet in width to provide pedestrian access across the block.

SECTION 5. Lots.

1. Lot Size and Shape. The lot size, width, depth, shape, and orientation and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
2. Lot Dimension. Lot dimensions shall conform to the requirements of the zoning regulations. Where no zoning ordinance is in effect (i.e., within the planning area outside the corporate limits) the lot dimensions shall be as follows:
 - a. Residential lots where served by public sewer shall not be less than eighty-five (85) feet wide at the building setback line nor less than 9,000 square feet in area.
 - b. Widths and areas of residential lots not served by public sewer shall be determined with respect to soil conditions and State and local health regulations and standards, but shall not be less than 85 feet at the building setback line.
3. Corner Lots. Such lots shall have extra width to permit appropriate building setback from and orientation to both streets. The front yard shall be considered as parallel to the street upon which the lot has the least dimension.
4. Street Access. Each lot shall be provided satisfactory access to a public local-service street. Lots fronting on or having direct access to an arterial street shall be discouraged.

5. Double and Reverse Frontage. Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from arterial streets or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet, and across which there shall be no right of access, shall be provided along the line of lots abutting such arterial street or other undesirable use.
6. Side Lot Lines. These lines shall be substantially at right angles or radial to street lines.
7. Building Setback Lines. Where no zoning ordinance is in effect, the front building setback line shall be not less than 30 feet and the side line not less than 15 feet from the respective property lines, and 20 feet from the rear lot line.

SECTION 6. Easement and Public Dedications.

1. Utility. Easements across lots or centered on rear or side lot lines shall be provided where necessary and shall be at least 10 feet wide
2. Drainage. Easements adequate in width shall be provided where necessary for water course and storm water drainage, and shall include at least 20 feet on both sides of the centerline of the water course.
3. Public Dedication. All land held for public use shall be approved by the Planning Commission.

SECTION 7. Grade and Profiles.

1. Streets. The subdivider shall provide profile sheets indication present and finished streets grades at centerline of right-of-way
2. Utilities. Profile sheets indicating the grades for storm and sanitary sewers shall be submitted when installation of the same is required.
3. Cuts and Fills. When cuts and fills are made, the subdivider shall present a grade plan.

SECTION 8. Topography and Natural Features.

1. **Topography Map.** The Planning Commission shall require a topographic map of the subdivision with a contour interval of such specification which it deems sufficient for conveying the appropriate and needed topographic information. The subdivider also may be required to indicate natural features such as drainage ways (creeks, etc.), ponds, trees, etc., on the topographic map.

CHAPTER VI

IMPROVEMENTS

In order to protect new land owners and to reduce maintenance cost to the City of Gassville, the subdivider shall provide for the installation of the following improvements at his own expense in accordance with standards and specifications adopted by the City Council.

SECTION 1. Procedural Requirements Relative to Improvements.

1. Sketch Plat. No information concerning actual improvements is required.
2. Plat Preparation. At the time of plat preparation, the subdivider shall prepare the necessary information required in respect to improvements.
3. Preliminary Approval. Preliminary approval shall be given when plans meeting requirements for improvements are approved.
4. Final Approval. Final approval shall be given when one of the following has been met for each required improvement.
 - a. Evidence of installation of improvements in the form of a certificate containing the signatures of the proper official or officials as to compliance.
 - b. A performance bond based on value of $1\frac{1}{2}$ times the estimated cost of improvements, or A deposit with the City of Gassville of a sum equal to $1\frac{1}{4}$ times the estimated cost of improvements. The developer may be permitted to draw on his deposit upon satisfactory completion of various states of his improvements.
5. The appropriate city officials shall be responsible for certifying proper installation of required improvements.

SECTION 2. Required Improvements.

1. Water Distribution System. Where it is determined by the Planning Commission that public water is available to the subdivision, each lot in the subdivision shall be served with an adequate supply of water from the public water system.
2. Sanitary Sewer System. Where it is determined by the Planning Commission that the sanitary sewer system is available to the subdivision, each lot in the subdivision shall be provided with sanitary sewer service.
3. Sanitation. Where it is determined by the Planning Commission that a public water supply and/or sanitary sewer system is not available, then evidence shall be shown by the subdivider that an alternate water supply has been provided and that arrangements have been made for the provisions of satisfactory sewage disposal facilities. Such evidence shall include the results of water tests and percolation tests by county or state health authorities
4. Storm Water Drainage. Where it is determined by the Planning Commission that an underground storm water drainage system is available and that connection thereto is feasible, then the entire subdivision shall be provided with underground storm water drainage facilities and connected with the existing system. Where an underground storm water drainage system is installed, emergency surface drainage overflows shall be provided to prevent possible flooding in the event of failure of the underground drainage system.
 - a. Where an underground storm water drainage system is not available, then adequate surface storm water drainage facilities shall be installed and connected to existing surface drainage facilities.
 - b. Diversion of storm water flow shall be avoided, if at all possible. If storm water is to be diverted from its natural course, the plat shall show the location of the existing waterway and the location of the proposed channel. Provisions shall be made for the sodding or paving of open waterways to prevent erosion or silting.
5. Streets. Streets shall be installed and surfaced in accordance with right-of-way widths set forth in the Comprehensive Development Plan or in Chapter IV, Section 3 of these regulations, and street surface standards adopted by the City Council.

6. Sidewalks. Sidewalks shall be installed on both sides of the street on all streets except where such sidewalks are deemed unnecessary by the Planning Commission. All sidewalks shall be a minimum width of 42 inches and shall be located within the street right-of-way at a distance of one foot from the property line.
7. Monuments. Concrete monuments four inches in diameter or square and three feet long and one-half inch metal reinforcing rod running the length of the monument shall be placed with the top flush to the ground at all quarter section points within or on the boundary of the subdivision and at all points of the subdivision boundary intersections.

Metal rods, three-eighths inch in diameter and 24 inches long, shall be placed with the top flush to the ground at each corner of every block or portion of a block, at points of curvature and points of tangency on street lines, at each angle point on the boundary of the subdivision and at all lot corners.

In situations where conditions prohibit the placing of markers in the locations prescribed, off-set markers shall be permitted.

SECTION 3. Standards for Improvements and Approval of Plans for Improvements.

1. The standards for water, sanitary sewers, and street improvements shall be as adopted by the City.
2. The review and approval of all plans relating to water, sanitary sewers or sewage disposal, street improvements and storm drainage shall be by individuals designated by the City.

CHAPTER VII

GENERAL

SECTION 1. Severability.

If any section, paragraph, clause, phrase, or part of these subdivision regulation is for any reason invalid, such decision shall not affect the validity of the remaining provisions of these regulations and the applications of these provisions to any person or circumstances shall not be affected thereby.

SECTION 2. Enforcement.

No plat of any tract of land within the planning area jurisdiction of the Planning Commission shall be accepted by the County Recorder for filing of record unless the plat has been approved by the Planning Commission.

SECTION 3. Penalty.

Any person, firm or corporation which violates any provisions of these regulations or amendments thereto shall be guilty of a misdemeanor and on conviction shall be subject to penalties provided by law.

SECTION 4. Amendments.

On any proposed amendments to these regulations, the Planning Commission shall hold a public hearing, for which fifteen (15) days advance notice in a local newspaper of general distribution has been published. Following such hearing, the City Council may adopt the amendment or amendments as recommended by the Planning Commission.

SECTION 5. Fees.

For each preliminary plat submitted, the fee shall be \$10.00 plus 50 cents for each lot.

For each final plat submitted, the fee shall be \$10.00 plus 50 cents for each lot. All of the fees shall be paid to the Secretary of the Planning Commission, who shall deposit the fee with a clerk at the Gassville City Hall.

SECTION 6. Enforcement.

Should any ordinance or parts of any ordinance be in conflict herewith, the more restrictive ordinance shall apply. These regulations shall be in full force and effect from and after their final passage and publication as provided by law.

PASSED AND ADOPTED THIS _____ DAY OF _____, 19__.

ORDINANCE NO. _____

ATTEST

CITY OF GASSVILLE, ARKANSAS

Recorder

Mayor

PUBLIC IMPROVEMENTS PROGRAM

**Prepared for
Gassville Planning Commission
Gassville, Arkansas**

**By
Northwest Arkansas Economic Development District
P. O. Box 668
Harrison, Arkansas**

Project No. CPA--AR--06--37--1005--D--1

June, 1972

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CONTENTS

	<u>Page No.</u>
I INTRODUCTION	1
A. Objectives of the Public Improvements Program	1
II PRIORITY SCHEDULE FOR PUBLIC IMPROVEMENTS	3
III METHODS OF FINANCING PUBLIC IMPROVEMENTS	5
A. Municipal (Operations)	5
B. Municipal Improvements	6
C. Federal Grants for Basic Sewer and Water Facilities	6
D. Advances for Public-Works Planning	7
E. Grants for Neighborhood Facilities	7
F. Public-Facility Loans	8
G. Grants for Advance Acquisition of Land	8
H. Open-Space Land and Urban Beautification	8
I. Urban Renewal	9
J. Low-Rent Public Housing	9
K. Senior-Citizens Housing Program	9

I INTRODUCTION

The success of the Comprehensive—Development Planning Program for Gassville is dependent upon the ability and willingness of the City to pay for certain public improvements, which in turn will serve to stimulate and initiate private expenditures for improvements and investments. Thus, the Public—Improvements Program represents an important planning tool which serves a basically dual purpose (1) by guiding public expenditures and (2) by attracting private investment.

Because of the impact that public improvements have on not only the direction of growth but also on the quality and desirability of the City for residential development, and since the funding of those improvements represents a sizable total of municipal expenditures, it is of paramount importance that all public—improvement projects be developed as related items in a coordinated financial program. Consequently the public improvements needed or desired must be planned for in a logical and systematic schedule in order of need within the limits of Gassville's financial ability, and, in general, promoting the health, safety, welfare, and convenience of the City's residents.

A. Objectives of the Public—Improvements Program

It is the objective of this program to present a priority schedule of proposed public improvements and to examine various means of financing them. Priorities are based on a number of considerations:

- * Realization of the objectives of the Gassville Comprehensive Development Plan;
- * Gassville's most urgent needs and its ability to pay;
- * The safety, health, welfare, and convenience of the City's residents;
- * Protection of property;
- * Providing public services;
- * Maintenance of physical property;
- * Sufficient time for preliminary investigation of needed and scheduled projects;
- * Acquisition of property needed for public improvements in advance of need at favorable market prices;
- * Conservation of resources.

Further, it is the objective of this program to suggest the adoption of a six-year capital-improvements program (six years have generally come to be accepted as a logical and convenient period for detailed programming). The improvements projected over the six-year period are listed in the capital budget. Specific improvements are authorized year-to-year through the annual budget. Therefore, the program consists of the current annual budget with specific projects and a five-year advance program. Only the first year of the program has a definite budget recommendation. Consequently, annual review and revision are essential. A new six-year program is developed each year with possible revisions reflecting new or changing conditions.

Since most public improvements require borrowing, obligations of up to 40 years are thus incurred. It is obvious that careful consideration must be given to the scheduling of all major projects.

II PRIORITY SCHEDULE FOR PUBLIC IMPROVEMENTS

The Public-Improvements Program is one of the principal means by which the Community Facilities element of the Comprehensive Development Plan for Gassville can be achieved. It seeks, in part, to coordinate the various major public expenditures into an over-all community approach to provide desirable and needed community facilities for all residents.

It is important, therefore, that the Planning Commission establish a working relationship with the various official bodies that are responsible for making decisions regarding major public expenditures. Probably no other group of individuals is better qualified than the Planning Commission to function in this capacity, because of its involvement in creating the Plan and the zoning regulations, and its wide knowledge of the approaches to the growth and development of Gassville.

It must be understood that cities and towns the size of Gassville have difficulty programming or planning for large capital expenditures associated with major public improvements. This is a way-of-life for smaller communities which is a result of simply not having sufficient amounts of money available to do long-range budgeting. Consequently, the following list of improvements reflects a total need, and thus priorities will probably shift periodically as a result of the availability of funds through loan and grant programs and local monies.

A. Water and Sewer - Gassville must make improvements to its water systems and increase its total value of water if it is to adequately serve its future growth. Moreover, a municipal sewer system also rates a high priority because the expected growth in the area will be such that individual septic systems will not be acceptable with higher density development.

B. Streets - Street development and street maintenance is a continuing process and thus is a flexible item on an overall priority list. The city should determine annually specific street improvements as funds permit.

C. Environmental Improvements - Protect, through enforcement of the subdivision regulations, the natural drainage-ways so they can remove surface drainage efficiently.

D. Community Building - Establish and maintain a maintenance program for the Community Building and surrounding grounds, as much as possible, forecast maintenance, improvements, additions, etc., so that funds can be programed.

E. Fire Department - Maintain the present fire-fighting equipment and expand the facility and equipment to keep pace with Gassville's growth.

F. Park — Establish a program for the development and maintenance of a system of City parks to serve all age groups.

G. Housing — To provide more housing for both young and elderly low-income groups, low-rent public housing should be investigated.

H. Storm Sewers, Curb, Gutters and Sidewalks — These improvements should be provided as soon as economically feasible to enhance Gassville's desirability as a place to live, conduct business, and raise families.

I. Trash Collection — Volumes of trash and refuse increase with city growth. Therefore, municipal collection or some acceptable alternative should be established as soon as possible.

III METHODS OF FINANCING CAPITAL IMPROVEMENTS

A community the size of Gassville is understandably limited in locally financing a program of public improvements of any considerable scope. The constant building and rebuilding of a community is costly. For this reason, methods of financing the various projects should be studied, understood, and used for the coordination of the desired projects.

Finances may be obtained from two sources: the local community (which includes State aids) and the Federal government. This section contains an inventory of where and how finances can be obtained from various sources. It is not, however, intended to be a complete inventory of all available sources of funding.

A. Municipal (Operations)

1. General Fund. The Constitution of Arkansas allows all cities by ordinance to impose an annual tax not in excess of five mills on real and personal property for support of over-all operations of municipal government.
2. Roads and Bridges. All cities and towns, solely for improvement and maintenance of streets and bridges, share in proceeds of the county three mill road and bridge tax imposed biennially by the Quorum Court with approval of voters in the county.
3. Franchise Taxes. All cities are authorized by ordinance to impose an annual license tax on privately owned water, electric, gas, telephone, telegraph, and transit companies.
4. Liquor and Beer Permits. All cities in areas legally "wet" are authorized by statute to require payment of annual permit fees by local manufacturers, wholesalers, and retailers of alcoholic beverages.
5. Vending Machine Licenses.
6. Regulatory License Taxes.
7. Occupational Taxes.
8. Service Charges.

9. State Aids. State aids include a share of the State's general and highway revenues and all premium taxes on policies covering property located within cities paid to the State by out-of-State fire, storm, and marine insurance companies.

B. Municipal Improvements. Cities are authorized by statute, subject to approval of the local voters, to issue ad valorem bonds to finance purchase of right-of-way, fire-fighting equipment, fire-alarm systems, and street-cleaning equipment; construction and widening of streets; construction and enlarging of parks; construction of city halls, auditoriums, jails, libraries, hospitals, slaughter houses, incinerators and garbage disposal plants, airports, sewers, fire stations, and bridges; and for the purchase, enlargement, extension, or construction of water and electric production and distribution systems.

A city may impose a continuing tax on real property not in excess of five mills.

The total amount of a city's outstanding general and utility improvement bonds may at no time exceed 25 percent of the currently assessed value of real and personal property in the city.

1. Utility Improvement Bonds. All cities are authorized by statute, with the approval of the local voters, to issue ad valorem bonds to finance the purchase, enlargement, extension, or construction of water and electric production and distribution systems.

The total of a city's outstanding utility improvement bonds—plus the total amount of its general improvement bonds—cannot exceed 25 percent of the currently assessed value of real and personal property in the city.

2. Revenue Bonds for Other Improvements. All cities are authorized to issue revenue bonds to finance acquisition or improvement of a wide variety of self-liquidating capital improvements. There is no legal ceiling on outstanding amounts of municipal revenue bonds, and earnings in the form of service charges of self-liquidating capital improvements so financed may be pledged for debt service.

C. Federal Grants for Basic Sewer and Water Facilities

1. Purposes. This program is designed to assist and encourage communities to construct adequate basic water and sewer facilities to promote their efficient and orderly growth and development.

2. Specific Uses. The program provides for grants to local public bodies and agencies to finance up to 50 percent of the cost of improving or constructing basic water and sewer facilities.

3. Terms. Terms are subject to later determination.

4. Specific Requirements. A grant may be made for any project if it is determined that the project is necessary to provide adequate water or sewer facilities for the people to be served, and that the project is:

- a. Designed so that adequate capacity will be available to serve the reasonably foreseeable growth needs of the area.
- b. Consistent with a program for a unified or officially coordinated area-wide water or sewer system as part of the planned comprehensive development of the area.
- c. Necessary to orderly community development.

D. Advances for Public-Works Planning

1. Purposes. Such advances provide interest-free funds to assist planning for individual local public works and for area-wide and long-range projects which will help communities deal with their total needs.

2. Specific Uses. All types of public works except public housing are eligible. Examples include water and sewer systems, school buildings, recreational projects, public buildings, irrigation projects, health facilities, and bridges, among other public works.

3. Terms. The advance is repayable to the Department of Housing and Urban Development promptly upon start of construction of the planned public work.

4. Specific Requirements. An applicant must show that it intends to start construction within a reasonable period of time, considering the nature of the project, and that financing of such construction is feasible.

E. Grants for Neighborhood Facilities

1. Purposes. To provide neighborhood facilities for programs of health, recreation, social, or related necessary community services.

2. Special Uses. Financing specific projects, such as neighborhood or community centers, youth centers, health stations, and other public buildings to provide health, recreational, or other social services.

3. Terms. Grants can cover up to two-thirds of the project cost, or 75 percent in redevelopment areas designated under the Redevelopment Act or any act supplemental to it.

4. Specific Requirements. It is intended that facilities constructed under this program will be available to all the people of the community.

F. Public-Facility Loans

1. **Purpose.** This program provides long-term loans for the construction of such needed public facilities as sewer and water systems.
2. **Specific Uses.** A variety of public works may be financed under this program. When aid is available from other Federal agencies, such as that for airports, highways, hospitals, and sewage-treatment facilities, CFA (Community Facilities Administration) assists only with those parts of the project not covered by other Federal programs.
3. **Terms.** The term of the loan may be up to 40 years, subject to the applicant's ability to pay and to the estimated useful life of the proposed facility.

G. Grants for Advance Acquisition of Land

1. **Purposes.** To encourage communities to acquire, in a planned and orderly fashion, land for future construction of public works and facilities.
2. **Terms.** Grants may not exceed the interest charge on a loan for a period of not more than five years incurred to finance the acquisition of land.
3. **Specific Requirements.** The facility for which the land is to be used must be started within a reasonable period of time, not exceeding five years after the grant is approved. Construction of the facility must contribute to the sound development of the area.

H. Open-Space-Land and Urban-Beautification Grants

1. **Purposes.** To assist communities to acquire and develop land for open-space uses and to carry out urban-beautification programs.
2. **Specific Uses.** To provide parks and other recreation, conservation, and scenic areas or to preserve historic places. Urban beautification and improvement includes such activities as street landscaping, park improvements, tree planting, and upgrading of malls and squares. Relocation payments are provided for individuals, families, and businesses displaced by land acquisition.
3. **Terms.** Federal assistance has been increased from 20 and 30 percent to a single level of 50 percent to help public agencies acquire and preserve urban lands having value for park, recreation, scenic, or historic purposes. Where necessary to provide open space in built-up urban areas, grants can cover up to 50 percent of the cost of acquiring and clearing undeveloped land. Fifty percent assistance is also available to help in developing lands acquired under the open-space land program.

A grant for urban beautification can cover up to 50 percent of the expenditures for urban beautification. However, grants of up to 90 percent are authorized to carry out projects of special value for demonstrating new and improved methods and materials for urban beautification.

4. Specific Requirements. For open-space grants, a program for comprehensive development for the urban area must be in effect; developed land in built-up areas are eligible only if open-space needs cannot be met with existing undeveloped or predominantly undeveloped land.

I. Urban Renewal

1. Purposes. To assist cities undertaking local programs for the elimination and prevention of slums and blight, and for long-range, planned redevelopment of deteriorated areas through a partnership among local governments, private enterprise, citizens, and the Federal government.

2. Specific Uses. Community-wide renewal programs identifying needs, resources, and a schedule of work; planning and carrying out urban renewal projects, code enforcement, and demolition of substandard buildings.

3. Terms. Projects are financed with Federal advances and loans, Federal grants, and local contributions. Federal grants generally pay up to two-thirds of project cost.

4. Specific Requirements. The community must certify that it cannot carry out its renewal plans with local resources alone; it must adopt and have certified by the Department of Housing and Urban Development a Workable Program for Community Improvement.

J. Low-Rent Public Housing

New provisions, including those which permit use of existing and rehabilitated housing, in the well-known public housing program.

K. Senior Citizens Housing Programs

Loans to provide good housing for elderly persons of low and moderate income at prices they can afford.

Note: The above Federal programs and aids are subject to change by Congressional action. It is strongly recommended that before the initiation of any such program, careful study be given to current terms and requirements.