

ORDINANCE NO. 2022 - 15

**AN ORDINANCE AMENDING PORTIONS
OF THE SEARCY SUBDIVISION AND DEVELOPMENT
CODE (ORDINANCE NO.92-04); DECLARING
AN EMERGENCY; AND FOR OTHER PURPOSES**

WHEREAS, the Planning Commission for the City of Searcy, Arkansas, has, recommended certain changes to the Searcy Subdivision and Development Code, adopted by Ordinance Number 92-04 on February 11, 1992; and

WHEREAS, after proper advertisement and notice, a public hearing was conducted before the City of Searcy, Arkansas Planning Commission on June 7, 2022, at which time all public views on these issues were heard; and

WHEREAS, upon the conclusion of the said public hearing, the Planning Commission for the City of Searcy has recommended to the City Council the amendments to the Subdivision and Development Code; and

WHEREAS, the City Council has reviewed and requested code changes.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SEARCY, ARKANSAS:

SECTION 1. The Subdivision and Development Code of the City of Searcy, Arkansas be amended as follows:

CHAPTER II, Section 4.A: Amend to read:

For any new commercial or industrial development, including any new parking lot or expansion, which does not meet the criteria for a large scale development approval, the following must be submitted to the City of Searcy Code Enforcement office for staff review for consideration and approval of the development.

- i. Site Plan
- ii. Drainage Plan
- iii. Exterior Building Elevation for any side facing a public right-of-way or street
- iv. Landscape Plan

CHAPTER III, SECTION 3: Amend to add:

C. Residential Sidewalks

For all new residential subdivision developments, developer shall construct sidewalks along all right-of-way, per the following requirements before approval of the final plat.

1. General Design and Construction Methods

- a. Sidewalks shall be constructed per construction detail shown in “Exhibit E” within this code.
- b. Before the construction of any new residential driveway on a lot that has an existing sidewalk along the street right-of-way, the homebuilder shall remove the sidewalk and concrete curb section the for the entire width of the proposed driveway, then construct the new driveway per the requirements listed in SECTION 3.A. of this chapter.
- c. No curb cut permit will be required if proposed curb cut for driveway construction is shown on an approved plot plan.

D. Residential Mailboxes

All new residential subdivision developments shall provide cluster-style mailboxes and follow all design standards as required by the U.S. Postal Service.

SECTION 2. The regulation of land development and ensuring of good civic design in accordance with a comprehensive plan and the continued utilization of lands within the Planning Area of the City of Searcy in accordance therewith being necessary for the preservation of the public peace, health, safety, and welfare, an emergency is hereby declared, and this ordinance shall be in full force and effect from and after its passage.

PASSED AND ADOPTED THIS 14TH DAY OF JUNE, 2022

/s/ Kyle Osborne

Mayor of Searcy

ATTEST:

/s/ Jerry Morris

City Clerk