

ORDINANCE NO. 377

AN ORDINANCE AMENDING ORDINANCE NO. 77, "AN ORDINANCE PROVIDING FOR THE ESTABLISHMENT OF A SUBDIVISION AND LARGE SCALE DEVELOPMENT PLAN FOR THE TOWN OF BETHEL HEIGHTS, AND FOR OTHER PURPOSES", TO ADD AN EXPIRATION OF LARGE SCALE DEVELOPMENT APPROVAL AND FINAL INSPECTION TO THE ORIGINAL ORDINANCE

WHEREAS, the City of Bethel Heights, Arkansas had previously established a Subdivision Ordinance wherein the requirements and procedures for a large scale development were set out.

WHEREAS, to establish an expiration on the large scale development process.

NOW THEREFORE, be it ordained and enacted by the City Council of the City of Bethel Heights, Arkansas,

1. From and after the effective date of this Ordinance No. 368, Ordinance No. 77 is amended to add the following language to the current language of chapter 3. Large Scale Development:

J. Expiration of Large Scale Development Approval.

a. Expiration. The approved development plan is conditioned upon the applicant accomplishing the following tasks within six (6) months from the date of approval:

1. receive a building permit;
2. pour footing; and
3. receive all permits and approvals required by City, State, and Federal regulations to start construction of the development or project.

b. Extension. Prior to the expiration of the six (6) month time limit, an applicant may request the Planning Commission to extend the period to accomplish the task by up to six (6) additional months. The applicant has the burden to show good cause why the task could not be completed within the normal six (6) month time limit. An applicant may only receive one extension.

2. That the remainder of Ordinance No. 77 shall remain in full force and effect.

PASSED and APPROVED this 16 day of April, 2019.

APPROVED: Cynthia Black
Cynthia Black, Mayor

ATTEST: Janet Nelson
Janet Nelson, Recorder/Treasurer

