

ORDINANCE NO. 17-759

**AN ORDINANCE AMENDING PORTIONS OF TITLE 15 OF THE CITY
OF GENTRY MUNICIPAL CODE REGARDING SUBDIVISION
REGULATIONS; AND FOR OTHER PURPOSES.**

WHEREAS, it has come to the attention of the City of Gentry that there is a need to amend portions of Title 15 of the City of Gentry Municipal Code regarding Subdivision Regulations as is hereinafter set forth.

NOW, therefore, be it ordained by the City Council of the City of Gentry, Arkansas:

SECTION 1. Replacement Section.

15.04.C.4.b. – Said Subsection [a part of Review and Acceptance] shall be restated as follows:

- b. i. In the event the developer decides to develop the subdivision in phases, then a preliminary plat for each such phase shall be presented for consideration and approval. Phased Final Plat approval will then be limited to the area covered by each preliminary plat, which must include all required utility dedications [which may extend beyond the preliminary plat lots]. Streets “stubbed out” for future development must meet all fire code requirements. In such event, each phase must meet all preliminary plat requirements, including compliance with applicable plumbing, electrical, water, sewer and other applicable building codes and City Ordinances.
- ii. In the event a preliminary plat for the entire subdivision has previously been approved and the developer then decides to seek final plat approval in phases, the initial preliminary plat shall be rendered void, and the developer must submit a new preliminary plat for each such phase.

SECTION 2. Additional Provisions.

- 15.04.C.3.
- o. Standard street lights shall be installed at each intersection and along one side of each street at an interval to be determined by the Planning Commission.
 - p. Signatures of Authorities having jurisdiction over Utility, Street and Fire issues are required.

15.04.D.4. h. Certificate of approval of Fire Chief.

PASSED AND APPROVED THIS ____ day of _____, 2017.

ATTEST:

Kevin Johnston, Mayor

Tonya Carney, Director of Finance