

## **TITLE 13**

### **PLANNING**

#### **Chapters:**

- 13.04 Planning Commission
- 13.05 Planning Fee Schedule
- 13.08 Planning Area Map

### **CHAPTER 13.04**

#### **PLANNING COMMISSION**

#### **Sections:**

- 13.04.01 Commission created
- 13.04.02 Terms of members
- 13.04.03 Rules
- 13.04.04 Officers
- 13.04.05 Compensation

**13.04.01 Commission created** There is hereby created a City Planning Commission for the city of Centerton, Arkansas, to consist of nine (9) members, of whom at least two-thirds (2/3) shall not hold any other elective or appointive municipal office, except membership on the Board of Adjustment or a joint planning agency. (Ord. No. 2020-41, Sec. 1.)

**13.04.02 Terms and Appointments of Members** The members first appointed to the Centerton Planning Commission shall be appointed to staggered terms as follows: two members shall hold office for one year; two members shall hold office for two years; and all remaining members shall hold office for three years. At the first meeting of the Centerton City Planning Commission, the members shall cast lots for their respective terms and then report the results to the Centerton City Council. All subsequent terms of members shall be for three years.

With nine (9) members on the Centerton Planning Commission; three members shall hold office for one more year; three members shall hold office for two more years; and three members shall hold office for three more years. All subsequent terms of members shall be for three years.

Appointments to fill vacancies will be for the unexpired term being filled. Appointments to fill vacancies on the Planning Commission shall be made by the Mayor and confirmed by the City Council. Prospective candidates should be interviewed by the Mayor, Planning Commission Chair (or designee), and Planning Director (or designee) together.” (Ord. No. 2020-41 Sec. 1.)

**13.04.03 Rules** The Centerton City 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 done and transacted by it. (Ord. No. 79-2, Sec. 3.)

**13.04.04 Officers** The members of the Centerton City Planning Commission shall elect one of their members as Chairman, another as Vice-Chairman, and they shall elect a Secretary to report the proceedings and business of the Commission. (Ord. No. 79-2, Sec. 4.)

**13.04.05 Compensation:** The Salary for the position of all duly appointed members of the Centerton Planning Commission excluding the Chairman shall be \$200.00 for attendance of each Planning Commission meeting.

The Chairman of the Centerton Planning Commission shall be paid \$250.00 for attendance of each Planning Commission meeting.

The Appointed Planning Recorder shall be paid the sum of \$200.00 for attendance of each Planning Commission meeting and \$150.00 for preparation of the minutes, for each of the meetings.

Members of the Planning Commission shall be paid an additional \$25.00 per month for completing each level of the Ace Learning Hub courses, current levels are Civilpedia, Ace Certified, Ace Advanced and Ace Master. (Ord. No. 2024-25, Sec. 1.)

**CHAPTER 13.05**

**PLANNING FEE SCHEDULE**

**Sections 13.05.01 Planning Fee Schedule**

<b>PROJECT TYPE</b>	<b>PROPOSED FEES</b>
Conditional Use – All Others Except HOP & PUD	\$150.00
CU - Home Occupation	\$25.00
CU - PUD (Planned Unit Development)	\$500.00
Moving Permit	\$250.00
RV 30-Day Occupancy Permit (See Municipal Code Section 8.12.05)	\$25.00
Rezone	\$300.00
Sign Permit	Per Municipal Code Section 18.04.03 (C)
Sign for Public Notice (per each Sign)	\$7.00
Variance	\$150.00
Waiver	0.00

<b>Large Scale Development Preliminary</b> <i>(includes 3 submittal reviews)</i> -Res 26+ Units; Nonres (Comm'l/Industrial) 5,000+ developed sf -Res 0-25 Units; Nonres 0-4,999 developed sf	\$800.00 \$400.00			
<b>LSD Site Final</b> <i>(Includes 3 submittal reviews &amp; 2 final inspections)</i> -Res 26+ Units; Nonres 5,000+ developed sf (Comm'l/Industrial) -Res 0-25 Units; Nonres 0-4,999 developed sf	\$500.00 \$250.00			
<b>Minor Site Improvement –</b> (Administrative Approval) <i>(includes 3 submittal reviews)</i>	\$400.00			
<b>Minor Site Improvement Final</b> <i>(Includes 3 submittal reviews &amp; 2 final inspections)</i>	\$250.00			
	1-50	51-100	101-250	251+
<b>Subdivision Preliminary*</b> <i>(Based on Total # of Lots)</i> <i>(includes 3 submittal reviews)</i>	\$500	\$625	\$750	\$1,000
<b>Subdivision Site Final</b> <i>(Includes 3 submittal reviews &amp; 2 final inspections)</i>	\$500.00			
<b>Change Order Submittal Fee</b>	\$100.00			
<b>Resubmittal Fee - for Prelim, LSD, Final Plat, AB, TS/Replats/Misc Plats</b> <i>(For Each Submittal After 3rd Submittal)</i>	\$100.00			
<b>Site Reinspection Fee - for Sub Final Plat, LSD Final, MSI</b> <i>(For Each Reinspection After 2 Inspections)</i>	\$250.00			
<b>Tract Split /Replat/Amended/Corrective/Misc Plat</b>	\$250.00			
<b>Vacation (Easement/ROW/Alley)</b>	\$250.00			
<b>Floodplain Development Permit</b>	\$250.00			
<b>Grading Permit</b>	Per Municipal Code Section 16.12.04 (L)			
<b>Special Meeting PC meeting</b>	\$2,500.00			

\*All lots including detention, common space, commercial tracts, and all other non-residential non-buildable lots shall be counted as part of the preliminary plat for the purposes of determining lot count. Further, for subdivisions with multiple phases, all lots being platted shall be counted in the lot total.” (Ord. No. 24-02, Sec. 1)

## CHAPTER 13.08

### PLANNING AREA MAP

Sections:

- 13.08.01 Boundary map
- 13.08.02 Extending
- 13.08.03 Effect of Annexation

**13.08.01 Planning Area Boundary Description and Map**

On this 8th day of January 2019, pursuant to requirements of A.C.A. 14-56-412, the Centerton City Council hereby designates the following described area as its planning area, having been approved by the Centerton Planning Commission on December 18, 2018. Said area is visually depicted on the attached map as Exhibit “A”, entitled “Centerton Planning Area – 2019,” which is attached hereto and made a part hereof, and the description thereof, which follows, both of which have been approved by the Centerton Planning Commission, be and are hereby approved and adopted:

All of S36 T20N R32W; all of sections 20, 21, 28, 29, 31, 32, and 33 in T20N R31W; all of sections 1 and 12 in T19N R32W; all of sections 3, 4, 5, and 6 of T19N R31W; the SE 1/4 of the S35 T20N R32W; all of S15 T20N R31W except the E 1/2 of the SE 1/4 and the area N of AR-549; all of area S of AR-549 in S16 T20N R31W except N 3/4 of the W 1/2 of the NW 1/4; all of S17 T20N R31W except the N 3/4 of the N 1/2; the SE 1/4 of the SE 1/4 of S18 T20N R31W; the E 3/4 of S19 in T20N R31W; all of S22 T20N R31W except the NE 1/4 of the NE 1/4; all of the area in Centerton City Limits in the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of S26 T20N R31W; all of S27 T20N R31W except the SE 1/4 of the SE 1/4 of the SE 1/4 inside the City Limits of Bentonville; the E 3/4 of S30 T30N R31W; all of the area in Centerton City Limits in the S 1/2 and also the W 1/2 of S34 T20N R31W; all of the area in Centerton City Limits in the S 1/2 of the SW 1/4 of S35 T20N R31W; the E 1/2 of S2 T19N R32W; the NE 1/4 and the E 1/2 of SE 1/4 of S11 T19N R32W; the N 1/2 of S13 T19N R32W; the E 1/2 of the NE 1/4 of S14 T19N R32W; all the area inside Centerton City limits in the NE 1/4 of the NW 1/4, and also all of the W 1/4 of S2 T19N R31W; All of the area inside Centerton City Limits in sections 7, 8, 9, and 10 in T19N R31W; all of NW 1/4 of the NW 1/4 in S11 T19N R31W; the W 1/2, and also the W 1/2 of the SE 1/4 of S18 T19N R31W; the N 3/4 of the E 1/2 of the W 1/2 and also the N 1/2 of the NE 1/4 of S19 T19N R31W; and the NW 1/4 of the NW 1/4 in the S20 T19N R31W; all in Benton County, Arkansas.

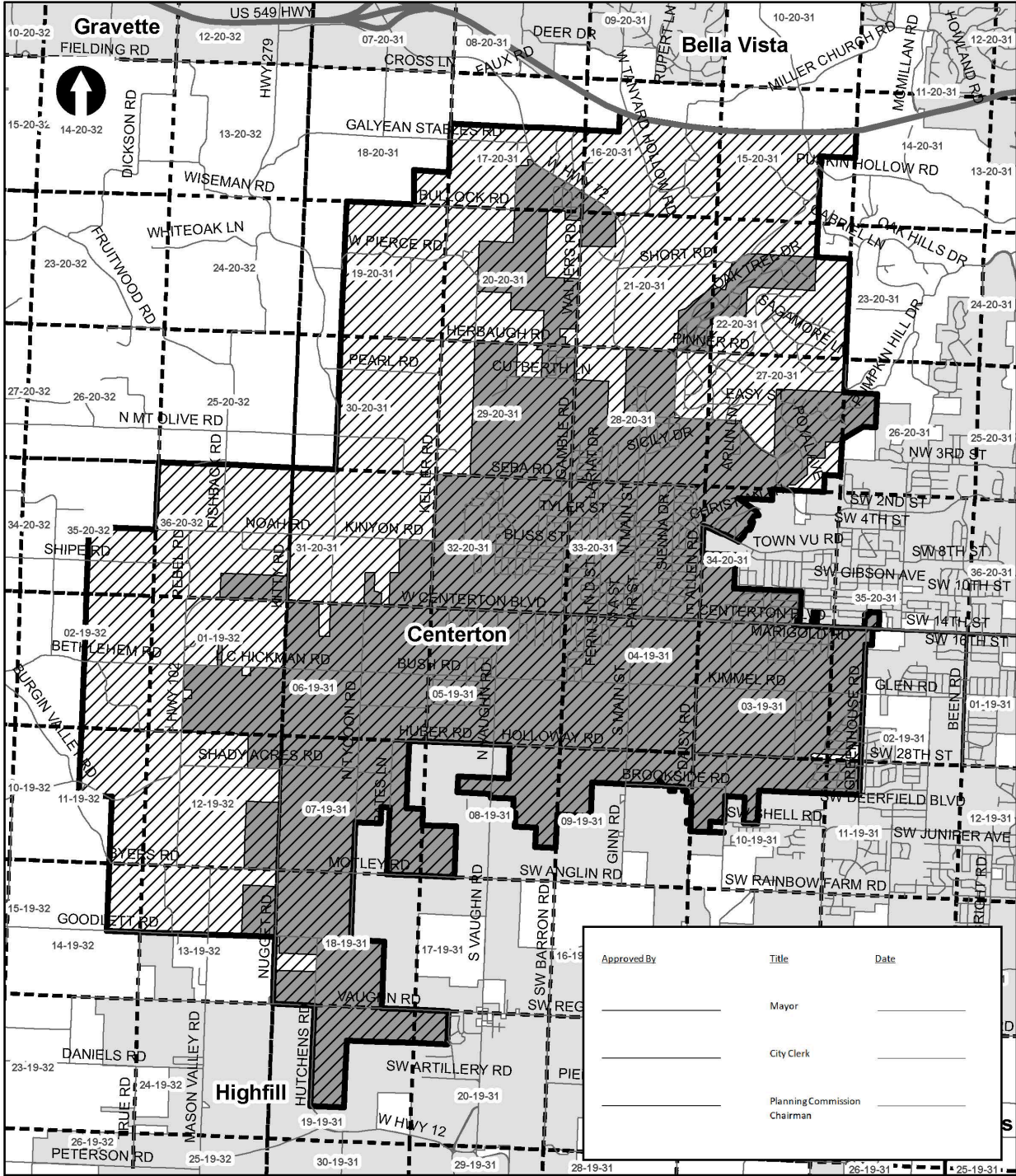
(Ord. 2019-02, Sec. 1)

**13.08.02 Extending** That the city of Centerton reserves the right to subsequently extend the municipal boundaries to the equidistant point between Centerton and any neighboring city exercising their planning authority under A.C.A. 14-56-401 et. seq.. The area depicted in Exhibit “A”, and described above, shall hereby be recognized as the territorial jurisdiction and limit, for planning purposes, of the City of Centerton. Neighboring cities may extend their municipal boundaries up to the territorial jurisdiction limits of Centerton as described in this ordinance. (Ord. No. 2012, Sec. 2.)

**13.28.03 Effect of Annexation** 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, any affected city may initiate consideration of a new boundary. If agreement cannot be reached, the territorial jurisdiction line shall revert to the equidistant line.  
(Ord. 2016-09, Sec. 2)

That a duly certified copy of this ordinance shall be forwarded to the cities of Gravette, Bella Vista, Bentonville and Highfill, the Benton County Planning Office, and the Northwest Arkansas Regional Planning Commission, and shall be filed of record in the Benton County Circuit Clerk's Office.

EXHIBIT



- Map Features**
- Hwy 549
  - Roads
  - S-T-R
  - Centerton Planning Area
- City Limits**
- Highfill
  - Gravette
  - Centerton City Limits
  - Bentonville
  - Bella Vista

# Planning Area Boundary-2019



Disclaimer: This map was developed from the best available sources and constitutes a graphic representation of those data sources. No guarantee of accuracy is given, nor is any responsibility for reliance thereon assumed. In no event shall the NWAAPC or any other entity be liable for direct, indirect, incidental, consequential or special damages of any kind, including, but not limited to, loss of anticipated profits or benefits arising out of use of or reliance on the data. The NWAAPC and/or any other entity are in no way responsible for all liable for any misrepresentation or use of this map. Distribution of this map is intended for information purposes only and should not be considered authoritative for engineering, legal and other site-specific uses.



(Ord. 2019-02, Sec. 3)