

ORDINANCE NO. 22-68

**AN ORDINANCE AMENDING CHAPTER 14, SECTION 580 – PRELIMINARY PLAT
OF THE CITY OF ROGERS CODE OF ORDINANCES; PROVIDING FOR THE
EMERGENCY CLAUSE;
AND FOR OTHER PURPOSES.**

WHEREAS, the Department of Community Development finds it to be in the best interest of the City to update certain provisions regarding preliminary plat submission and approval as found in § 14-580 of the City of Rogers' Code of Ordinance; and

WHEREAS, these changes will assist the Department of Community Development to verify that new construction does not cause adverse impacts on neighboring properties by requiring more data be included in grading plans submitted to the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROGERS, ARKANSAS THAT:

Section 1: Chapter 14, § 14-580(1) – Preliminary Plat Submission and Approval of the City of Rogers, Code of Ordinances is amended to read as shown in the attached Exhibit "A" and the Municode Corporation is hereby instructed to make said revisions;

Section 2: Emergency Clause: The need to amend said City Code chapter is immediate in order to protect the public peace, health, safety, and welfare. An emergency is hereby declared to exist and this Ordinance shall be in full force and effect from the date of passage and approval;

Section 3: Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 4: Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED this 13th day of December, 2022.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested By: John McCurdy, Director, Community Development Department

Prepared by: John M. Pesek, Senior Staff Attorney

This publication was paid for by the City of Rogers, Office of the City Clerk, in the amount of \$__(TBD by newspaper)_____.

Sec. 14-580. Preliminary plat submission and approval.

When a land development is proposed, the first formal application for approval shall be the preliminary plat directed to the Planning Commission and submitted to the Department of Community Development, subject to the following regulations:

- (1) *Contents.* The preliminary plat submission shall consist of the following:
 - a. Payment of the preliminary plat fee;
 - b. Hard copies required by staff along with a digital copy of the preliminary plat;
 - c. The preliminary plat shall include:
 1. Detailed street plans and profiles and specifications which are accompanied by:
 - i. Soil analysis;
 - ii. Design calculations;
 - iii. Typical street sections; and
 - iv. Pavement section of each street or street classification;
 2. Storm drainage calculations which include:
 - i. Plan and profile and specifications;
 - ii. Soil analysis; and
 - iii. Design calculations;
 3. As appropriate, design calculations for off-site improvements;
 4. As appropriate, plan and profile and specifications for required off-site improvements;
 5. Stormwater pollution prevention plans;
 6. A copy of the detailed water and sewer plans and profiles and specifications that were submitted to Rogers Water Utilities;
 7. Parcel lines;
 8. Easement lines;
 9. Building setback lines;
 10. Contour lines with actual elevations as opposed to relative elevations;
 11. Finished floor elevations;
 12. A legend;
 13. Name and address of developer;
 14. Subdivision name, date, graphic scale, north arrow, and acreage;
 15. Legal description of the property with dimensions and angles sufficient to locate all lines on the ground;
 16. Vicinity map showing zoning and surrounding zoning in proposed development;
 17. Location of all existing and proposed utility lines and drainage systems including street lights;

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18. Original topographic map showing ~~two~~-one-foot contour intervals, not relative elevations;
 19. Location of existing streets, utility easements, and drainage abutting the development;
 20. Location of all prominent physical features, such as buildings, railroads, and creeks;
 21. Minimum finish floor elevation for each lot, at or above curb level except as waived by the Planning Commission;
 22. Drainage plan with all necessary calculations, design criteria, **verification that changes to existing drainage patterns will not cause adverse impacts on neighboring properties** dated and signed by the P.E. and other necessary information required to meet City code;
 23. Location of all proposed property lines, lot and block numbers, building setback lines, easements, dedications, reservations;
 24. Flood areas **including, but not limited to, Special Flood Hazard Areas, Base Level Engineering-defined 100-year inundation areas, 100-year water surface elevations for all primary and secondary channels as well as the adjacent to areas (as defined in Chapter 22-47) for each of these and wetlands;** and
 25. Street requirements included in plan and profile, cross section, right-of-way dedication, design criteria, and other information to meet City code.

26. Grading Plan

- i. The plan shall be based on the preliminary plat sheets as described above; and
- ii. The plan shall include all site grading and retaining walls, including individual lot grading for construction of structures; and
- iii. The plan shall indicate drainage flows either to a drainage easement or public right-of-way; and
- iv. The plan shall include existing and proposed contours for the site and extend the existing topography 50-feet beyond the property line. The City Engineer may require additional information beyond 50-feet in areas as needed. Existing contours shall be dashed lines and proposed contours shall be solid lines. Include contour lines at intervals of one foot.