

CITY OF CEDARVILLE, ARKANSAS

ORDINANCE NO. 2021-12-21-01

AN ORDINANCE ADOPTING A LAND USE PLAN AND PLANNING JURISDICTION MAP, DECLARING AN EMERGENCY, AND FOR OTHER RELATED PURPOSES.

WHEREAS, the City of Cedarville has a land use plan that has not been revised in a significant amount of time;

WHEREAS, the City Council of Cedarville desires to adopt a current land use plan to reflect the current objectives and growth within the planning jurisdiction of the City of Cedarville;

WHEREAS, the Cedarville Planning commission has held public hearings after duly publishing notice and recommended a land use plan to the Cedarville City Council;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE CITY COUNCIL OF CEDARVILLE, ARKANSAS:

**SECTION 1:** The Cedarville City Council hereby adopts the land use plan recommended by the planning commission and attached hereto as Exhibit A, and hereby incorporated by reference.

**SECTION 2:** The Cedarville City Council hereby adopts the planning jurisdiction map attached hereto as Exhibit B, and hereby incorporated by reference.

**SECTION 3:** All ordinances or provisions of ordinances that may be in conflict herewith are hereby repealed. The previous land use plan is hereby repealed and replaced by the plan adopted herein.

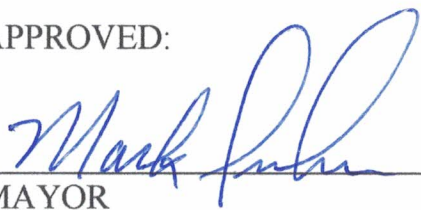
**SECTION 4:** If a court of competent jurisdiction shall deem any portion of this ordinance invalid or unenforceable, the remaining provisions shall remain in full force and effect.

**SECTION 5:** The adoption of this Ordinance is necessary for the proper and efficient administration of the City of Cedarville, Arkansas, to secure safe and efficient development and access to public services such as police and fire protection and therefore contributes directly to the safety and security of the citizenry being necessary for the operation of the Cedarville Police and Fire Departments, and for the preservation of the health, safety and welfare of the residents of Cedarville, Arkansas; therefore an emergency

is declared to exist and this ordinance shall take effect, and be in full force and effect, immediately upon its passage, approval, and publication as required by law.

PASSED AND APPROVED THIS 21<sup>st</sup> DAY OF December, 2021.

APPROVED:

  
MAYOR

ATTESTED:

  
RECORDER/TREASURER

### CERTIFICATION OF POSTING

Under penalty of perjury, I, Sandra Cook, the Recorder/Treasurer of Cedarville, Arkansas hereby certify that the foregoing ordinance was duly posted in five of the most public places in the municipality as identified by the city council including but not limited to the following locations on the below subscribed date.

**Cedarville City Hall**  
**Cedarville Library**  
**Cedarville Fire station (main station)**  
**Cedarville Post Office**  
**Cedarville Water Department**

  
Recorder/Treasurer Cook

12-22-2021  
Date

## Cedarville Land Use Plan: Statement of Policy

It shall be the policy of the City of Cedarville, Arkansas to enforce the Cedarville Land Use Plan through the administration of the Cedarville Zoning Ordinance and the issuance of building permits as they relate to specific uses of lots, parcels, or properties within the City of Cedarville.

The expressed purpose of the Cedarville Land Use Plan is to promote and provide a comprehensive, continuous, and coordinated approach to ensuring safe, efficient, and compatible land utilization within the City of Cedarville and the Cedarville planning Jurisdictional Area.

The planning commission of the City of Cedarville has prepared this Land Use Plan utilizing locally determined community development goals and objectives. These development goals are predicated to the basic tenet that the overriding purpose of government as it relates to growth and development is to protect the residential population from unscrupulous and substandard development. Successful implementation of the goal will also result in a more efficient expenditure of local government revenues thereby protecting the community's investments in infrastructure improvements. The City of Cedarville Community Development Goals and Objectives that are attached to these policies clearly indicate that the City's desire to protect not only the public investments, but also the individual private investments, is the constant theme throughout the land development goals.

It is the policy of the City of Cedarville that the following priorities have been established with respect to the implementation of the Cedarville Land Use Plan.

1. The land Use Plan for the City of Cedarville will be implemented within the corporate limits through the enforcement of the Cedarville Zoning Ordinance. That portion of the Land Use Plan lying outside the corporate limits of the City of Cedarville will be implemented to the extent possible through the extension of City of Cedarville Subdivision Regulations.
2. As the residential growth and development continues to expand into area outside of the older sections of the City, future locations of commercial development typically associated with residential development should be planned in such a manner to avoid cross-town vehicular trips for such commercial development goods and services.
3. Residential developments should be located where urban services and improvements are readily available.
4. New residential developments should adjoin existing developed areas in order to avoid costly extensions of utility services.
5. Where strip commercial developments are proposed, adequate off street Parking must be provided prior to the development approval.
6. Industrial properties should be adjacent to, or have access to, arterial streets as indicated on the Cedarville master street plan.
7. Properties identified for industrial land use should be located in areas where the planned used is compatible with adjoining properties and land uses.



8. All proposed developments within the City of Cedarville, and its jurisdiction shall be designed and constructed in a manner that will adequately and safely control storm water run-off. On site drainage improvements at the developer's expense will be required for all new developments. Off site drainage improvement needs as a result of all new development should be identified and qualified and resolved prior to approval of a proposed development.

#### Land Use Plan Implementation

The City of Cedarville Land Use Plan shall be implemented through the enforcement of the City's Zoning Ordinance and other related land development ordinance enacted by the City from time to time. With respect to the Zoning Ordinance, the implementation process will begin with the issuance or denial of the building permit. The issuance or denial of a building permit will be determined by the City upon review of the proposed building or improvement and its relationship and conformance to the City of Cedarville Land Use Plan and Official Zoning Map.

City of Cedarville, Arkansas Community Development Goals and Objectives

1. The efficient use of land within the city in order to protect the health, safety and general welfare of the city residents.

Objectives:

- A. Maintain adequately sized and placed water and sewer lines to ensure the supply of potable water and appropriate water pressure for fire protection.
  - B. Enforcement and implementation of the City's zoning ordinance, subdivision regulations, and master street plan in order to promote safe and efficient extensions of the City's infrastructure, and adequately designed and constructed streets.
2. To encourage the orderly conversion of undeveloped land to urban land.

Objectives:

- A. Adherence to the City's land use plan as it relates to

continuation of land uses beyond the existing corporate limits.

- B. Secure the necessary infrastructure improvements that will be required by each development in order to effectively provide City services to prospective property owners/users.
  - C. Enforcement of the City's development ordinances in order to ensure the improvements, extensions, and new construction/location of planned City services including open spaces, fire and police protection, and sanitation.
3. To facilitate the orderly and efficient arrangement of public utilities and services.

Objectives:

- A. Adherence to the City's master water and sewer plans.
- B. The enforcement of the appropriate City ordinance that require the developer/owner participation in the extension of existing services into their respective properties.
- C. Compliance with all legal requirements relative to public acquisition, assumption, and condemnation provision of required services.
- D. Maintain continuing oversight of the City's water and sewer capacities and the demand on the capacities and,

when necessary, implement the necessary and appropriate measures to ensure the continuation of safe and adequate water and sewer services.

4. To provide an effective and efficient street and highway system.

Objectives:

- A. Implementation of the City's master street plan.
- B. Establish appropriate maintenance policies in order to extend the functional life of existing and future City Streets.
- C. Continued coordination and association with the Arkansas State Highway and Transportation Department in securing the necessary operational and safety improvements as noted on the City's master street plan.
- D. Enforce all local and State laws relative to streets and highways in order to protect the health and safety of local residents, visitors and travelers.

5. To encourage a diversity of housing types and orderly locations of these types.

Objective:

- A. Develop and implement a mixed use residential/commercial ordinance to allow, in selected areas, a mixture of uses based on performance strategies that allow combinations of traditionally incompatible uses.



- B. Implement the hierarchical system of housing categories as found in the City's zoning ordinance that provide for transitions among the densities and intensities of the number of dwelling units per acre.
  - C. Institute a set of planning policies/regulations that encourage the implantation of development innovations, which result in increases in open spaces and architectural design and construction practices.
6. To offer convenience within planned environment, of the location of city land Uses.

Objective:

- A. Develop and implement a planned unit development amendment to the City's zoning ordinance to allow a greater degree of flexibility and choice in individual development design and composition.
  - B. Include in the City's zoning ordinance a provision to provide an alternative to the status of newly annexed lands by offering alternative land use and subsequent zoning classification for these properties.
7. To provide safe, healthful and blight free residences, neighborhoods, and area within the City.

Objective:

- A. Enforcement of the entire City building codes.
  - B. Coordinate remedial actions relative to the presence of nuisances, health related situations and the like with the City Police Department and the County and State Health Departments.
8. To provide an adequate supply of commercial goods and services.

Objective:

- A. Review the City's land use plan and zoning ordinance to identify the possibilities of providing compatible commercial land uses and services in closed proximity to new and established residential developments.
  - B. Maintain adequate capacities and supplies of potable water within the existing City limits and extraterritorial planning jurisdictional area.
  - C. Implementation of the City's master street plan and street maintenance program
9. To ensure the harmony of commercial uses with residential and other Commercial uses.

Objective:(Same as the Objectives under Goals 6 & 8)

10. To determine in public interest, the highest and best use of the lands within the city in order to promote the community's development goals and objectives.

Objectives:

- A. Solicit on going public input through community-wide public hearing with respect to community needs and the City's attempts to respond to and satisfy the identified needs.
- B. Conduct an annual review of the City's land use plan and master street plan in order to determine the extent of their relationships to local and regional community development trends.
- C. Prioritize, by functional category, the City's needs and construct a capital improvements program, which is responsive to these needs.

11. To promote the conservation and effective use of natural landscapes.

Objective:

- A. Encourage the protection of natural land forms and features in land development through the adoption of alternative

Development regulations enabling land developers to Deviate, in a City approved manner, from strict adherence to the City's zoning ordinance and/or the subdivision regulations.

- B. Develop and adopt a storm water management and containment plan and associated ordinances which addresses the accepted methods and procedures of assessing storm water run-off and containment techniques.

12. To promote the convenient movement of vehicular traffic and pedestrian traffic throughout the city.

Objectives:

- A. Implement the City's master street plan through the enforcement of the City's subdivision regulations.
- B. Conduct annual reviews of the City's traffic operations and control to determine the needs for improvements including but not limited to the following: traffic signals and signing, posted vehicular speed adjustments, and other traffic safety and capacity improvements.

13. To utilize land specific criteria in determining the best use of lands within the

city. These criteria include; topography, access to transportation facilities, location of flood prone areas, separation of distinctly incompatible land uses, convenience of public and private services for residential areas, and identification of the potential economic and environmental costs of development to the individual and to the city.

Objectives: Same as Objectives under goals 6 & 8.

- A. Establish a subdivision review committee of the planning commission that will review all developments, both large and small, to determine their compliance with the pertinent City plan, ordinances, and regulations.
- B. Development an impact fee ordinance to identify the level of impact that an impending development will have on existing city services an City's ability to either extend theses services into newly developing areas or continue to offer services in established areas.

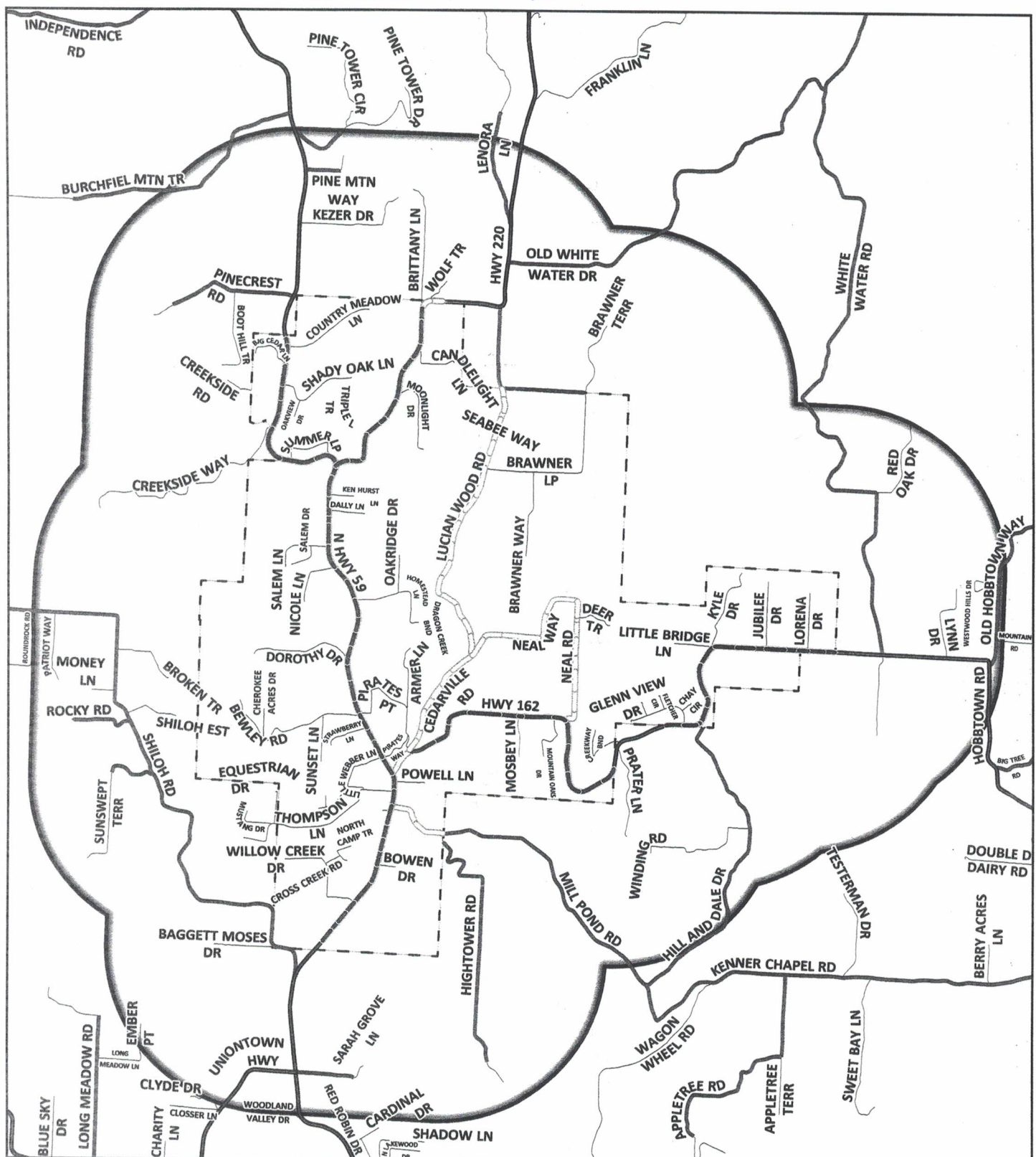


## CEDARVILLE LAND USE PLAN

Develop mixed use areas of commercial and residential along the Highway 59 corridor.

Regulate subdivision growth and development both within the corporate boundaries of Cedarville and within the extra territorial jurisdiction.

Analyze and monitor subdivision and commercial development within the corporate limits with implementation of appropriate regulations and ordinances to meet the plan policy objectives.



Map Produced by:  
 Tina L Thompson, GISP, CFM  
 1109 S 16th St  
 Fort Smith, AR 72901  
 (479)785-2651



# Cedarville Planning Jurisdiction Map

**Master Street Plan**

- Arterial
- Collector
- Planning Boundary
- City Limit

May 24  
**2021**

Path: C:\Users\tthompson\Documents\ArcGIS\Projects\Misc Projects\Misc Projects.aprx

