

## **ORDINANCE NO. 0-98-13**

### **AN ORDINANCE APPROVING THE REPLATTING OF LOTS 15 THRU 28 OF GILL SUBDIVISION OF BLOCK ONE, HILLCREST # TWO ADDITION TO THE CITY OF ARKADELPHIA, ARKANSAS, FOR OTHER PURPOSES AND DECLARING AN EMEERGENCY**

**WHEREAS**, Hillcrest Addition # Two to the City of Arkadelphia, Arkansas was platted as shown in Plat Book One, Page 27, and

**WHEREAS**, Block One of Hillcrest # Two was replatted as Gills Subdivision of Block One, Hillcrest # Two Addition to the City of Arkadelphia as shown in Plat Book One, Page 79, and

**WHEREAS**, H & K Land and Timber, the owner of lots 15 thru 28, desires to replat the same, all as shown by the replat submitted herein dated June25, 1998, and

**WHEREAS**, Ordinance B-425, the Land Use Code for the City of Arkadelphia, Arkansas, and specifically Part B, Subdivision Regulations, Chapter V, "Replating" requires that "property shall not be replatted which has been previously platted by a common dedication except with the written consent of all property owners within 200 feet", and

**WHEREAS**, the owner has obtained a certificate from an abstractor licensed in the county setting forth the name of all property owners within 200 feet, and

**WHEREAS**, there are 32 property owners and 28 have consented to said replat, and

**WHEREAS**, the Planning Commission of the City of Arkadelphia, Arkansas has approved said replat and recommended a waiver of the ordinance provision concerning consent, **THEREFORE**.

**BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF ARKADELPHIA, ARKANSAS, THAT:**

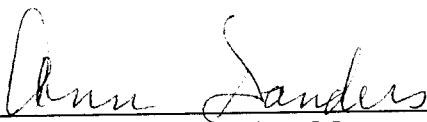
**SECTION 1** - That the provision of Ordinance B-425 known as Part B - Subdivision Regulations, Chapter V, Replating, requiring written consent of all property owners within 200 feet is hereby waived for the replating of Lots 15 thru 28 of Gills Subdivision of Block One of the Hillcrest # Two Addition to the City of Arkadelphia, Arkansas.

**SECTION 2.** That the replat of Lots 15 thru 28 of Gills Subdivision of Block One of Hillcrest Addition # Two to the City of Arkadelphia dated June 1998, is hereby approved, including but not limited to the changing of the lot sizes, renumbering or lettering of certain lots, moving the 22 foot alley to a different location, are all approved.

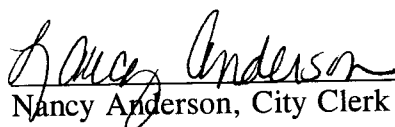
**SECTION 3.** All ordinances and parts of ordinances in conflict herewith are hereby repealed for the purpose of the lands described herein only.

**SECTION 4.** Due to the devastating effects of the tornado of March 1, 1997, there is an urgent need for additional housing in the City of Arkadelphia, which is planned to be built on these lands to be replatted; the 2025 Commission has already built one house on one of the lots to be replatted herein; apartments along with single family homes are scheduled to be built on the remaining lands; and there is a dire need for said home sites and apartment sites, therefore an emergency is declared and this Ordinance shall be in full force and effect from and after its passage and publication.

PASSED AND APPROVED this 9<sup>th</sup> day of July 1998.

  
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Ann Sanders, Vice- Mayor

ATTEST:

  
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Nancy Anderson, City Clerk