



STATE OF ARKANSAS
City of Brookland

ORDINANCE 2022-02

AN ORDINANCE TO REZONE 100 EAST SCHOOL STREET FROM MEDIUM DENSITY (R-2) TO APARTMENT RESIDENTIAL (R-3) AND TO AMEND ORDINANCE 2020-14 TO REFLECT THE CHANGE IN ZONE DISTRICT.

WHEREAS, Arkansas Code Annotated §14-56-423 allows for the alteration and/or amendment to the zoning ordinances; and

WHEREAS, the property owner has requested 100 East School Street be rezoned from current zoning in Section 5.01.02. Medium Density Residential (R-2) to Apartment Residential (R-3); and

WHEREAS, R2 residential district IS of the same general type and character as that described for the R-1 District, containing many of the same requirements and restrictions as applicable to the R-1 District, but allowing for a slightly higher population density than permitted in the R-1 District; and

WHEREAS, the owner requests 100 E School Street be zoned according to section 5.01.03 Apartment Residential (R-3). The R-3 District provides for quiet, medium to high density residential areas characterized by a diversity of housing types. This district includes development ranging in density from single family homes to large scale apartment complexes. It is intended to allow and encourage affordable housing and housing choice through a diversity of housing options; and

NOW, THEREFORE, BE IT ORDAINED BY THE BROOKLAND CITY COUNCIL as follows:

Section 1: The following described real property in the city limits of Brookland, Arkansas, more commonly referred to as 100 E. School Street shall be rezoned from Medium Density Residential (R-2) to Apartment Residential (R-3):

LEGAL DESCRIPTION:

PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 29, T15N-R5E, Craighead COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE NE 1/4; THENCE N 89°01'39" E (REC. N 89°15'54" E) 196.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°01'39" E 99.32 FEET (REC. N 89°15'54" E 100.0') THENCE S 01°53'01" W 208.84 FEET (REC. S 00°48'04" E 206.78') THENCE N 87°50'32" W 97.71 FEET (REC. N 86° 33' W 100.28') THENCE N 01°27'45" E 203.43 FEET (REC. N 00°48'04" W 199.46') TO THE POINT OF BEGINNING AND BEING SUBJECT TO ALL PUBLIC AND ROAD EASEMENTS.

Section 2. With the rezone of 100 E. School Street as legally described above, the Zoning Map and Ordinance 2020-14 known as the Zoning Map Ordinance shall hereby be amended to provide for this change in Zone District.


Section 3: Emergency Clause. It is found that owner of 100 E School street has met the requirements for rezone request by running an ad of notice twice in a local paper; placed a rezone sign posted on the property telling date, time, and location of the Planning Commission public hearing on rezone. Brookland Planning Commission held its regular scheduled meeting Tuesday, February 1, 2022, and approves the rezone request for 100 E School street stating it met all the requirements for rezone, thus placing the rezone on the February 14, 2022, city council agenda for approval. Therefore, this ordinance shall take effect from and after its passage and approval as an emergency exists and this Ordinance being necessary for the preservation of the public peace, health, and safety.

Approved and adopted this 14th day of February 2022.



Kenneth D. Jones, Mayor

ATTEST:



Billy Dacus, Clerk/Water Clerk

