



STATE OF ARKANSAS  
*City of Brookland*

ORDINANCE 2026-02

AN ORDINANCE TO REZONE 501 Stevens Street FROM CURRENTLY ZONED Medium Density RESIDENTIAL (R-2), TO COMMERCIAL ZONE (C-2) AND TO AMEND ORDINANCE 2020-14 TO REFLECT THE CHANGE IN ZONE DISTRICT MAP.

**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 501 Stevens Street be rezoned from current zoning in Section 5.01.02 Medium Density Residential (R-2) to Section 6.01.02 General Commercial (C-2); and

**WHEREAS** Medium Density Residential (R-2). This is a residential district of the same general type and character as that described above 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. The principal uses of land are for single-family and two-family homes, all supported by necessary religious, educational, institutional, and recreational facilities normally required to provide the basic elements of a balanced and attractive residential neighborhood; and

**WHEREAS** the owner requests 501 Stevens Street be zoned according to 6.01.02 General Commercial. The C-2 District provides for appropriate location for those commercial establishments, which are cohesive, attractive, and convenient for vehicular and pedestrian accessibility. Uses within this district serve the commercial needs of local traffic and highway traffic.

**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 501 Stevens Street shall be rezoned from Medium Density Residential (R-2) to General Commercial (C-2):

**LEGAL DESCRIPTION:**

A part of the Northeast Quarter of the Southeast Quarter of Section 30, Township 15 North, Range 5 East, more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter of said Section 30; thence South 49 feet; thence West 15 feet to the point of beginning proper; thence South 89°45' West along the South line of a public road 180 feet; thence South 210 feet; thence in a southeasterly direction to a point 335.3 feet South of the point of beginning proper; thence North 335.3 feet to the point of beginning proper.

Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

**See attached Survey:**

**Section 2.** With the rezone of 501 Stevens Street as legally described above, the Zoning Map and Ordinance 2020-14 known as the Zoning Ordinance shall hereby be amended to provide for this change in the Zone District.

**Section 3: Emergency Clause.** It is found that the owner of 501 Stevens Street has met the requirements for rezone request by running an ad of notice once in a local paper; placed a rezone sign posted February 4<sup>th</sup>, 2026 on the property telling date, time, and location of the Brookland City Council Meeting to rezone. The request to rezone 501 Stevens Street meets the requirements of the future land use map for the City of Brookland. 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 on this 10<sup>th</sup> day of February 2026.**

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Kenneth D. Jones, Mayor

ATTEST:

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Julie Thomas, Clerk/Treasurer