



STATE OF ARKANSAS  
*City of Brookland*

**ORDINANCE 2024-08**

AN ORDINANCE TO REZONE 201 and 203 S. OAK FROM (R-1) TO (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 owners have requested 201 and 203 S. Oak, Brookland, AR be rezoned from current zoning (R-1) to (R-3); and

**WHEREAS**, 201 and 203 S. Oak were improperly zoned impairing the proper use of said land; and

**WHEREAS**, the Planning Commission of the City of Brookland, Arkansas has held a public meeting Tuesday, April 2, 2024, for public comment on this re-zone request. Having reviewed the re-zone application and request, the request to rezone does meet all zoning and future land use requirements and does hereby request approval; and

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

**Section 1:** The (R-1) District is intended to provide for quiet, low density residential areas characterized by single-family homes and the supporting religious, recreational, educational, and institutional uses for an attractive, functional neighborhood. 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.

**Section 2:** The following described real property in the city limits of Brookland, Arkansas, more commonly referred to as 201 and 203 S. Oak shall be rezoned from (R-1) to (R-3):

**DESCRIPTION:**

**203 S Oak Street  
Parcel # 11-155292-18300**

See the attached Survey Drawing which is incorporated herein as if set forth word for word.

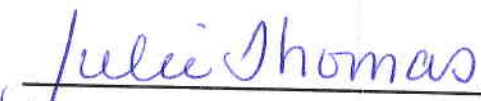
**Section 3.** With the rezone of 201 and 203 S. Oak as legally described above, the Zoning Map and Ordinance 2020-14 known as the Zoning Map Ordinance shall hereby be amended to provide for this change in Zone District.

**Section 4: Emergency Clause.** It is found that the owners of 201 and 203 S. Oak have met the requirements for rezone request. The Brookland Planning Commission held its regular scheduled meeting Tuesday, April 2, 2024, and approved the rezone request for 201 and 203 S. Oak stating it met all the requirements for rezone, thus placing the rezone on the April 9, 2024, city council agenda for approval. It is found and declared by the City Council that proper use of the tract of land described in this Ordinance is delayed and an emergency exists, and this Ordinance shall take effect from and after its passage and approval.

**Approved and adopted this 9<sup>th</sup> day of April 2024.**

  
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Kenneth D. Jones, Mayor

**ATTEST:**

  
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Julie Thomas, City Clerk/Treasurer

