

ORDINANCE NO. 2015-27

AN ORDINANCE ADOPTING THE HEART OF BRYANT ZONING AND CODE REGULATIONS; AMENDING THE ZONING MAP AND MASTER STREET PLAN TO ADOPT THE HEART OF BRYANT ZONING AND CODE REGULATIONS AS NEEDED; AND FOR OTHER PURPOSES

WHEREAS, Cities of the First Class are empowered by Act 186 of 1957, as amended and codified in the Arkansas Code, Annotated (A.C.A.) in § 14-56-401, et. seq., to adopt and enforce a plan or plans for the coordinated, adjusted, and harmonious development of themselves and their environs; and

WHEREAS, it is in the best interest of the citizens of the City of Bryant that organized and considered development take place within the City and that said development and changes in existing land use be regulated for the protection of the City and its residents; and

WHEREAS, The Bryant Planning Commission, following a public hearing on adopting the Heart of Bryant Area Development Code and Zoning Regulations has requested the the Bryant City Council to adopt the Heart of Bryant Zoning and Code Regulations for the Heart of Bryant Area; and

WHEREAS, After numerous public meetings and public input, along with consultation of industry experts, citizens, business owners, and other interested parties, the City of Bryant finds it in the best interest of the City of Bryant to adopt the attached Heart of Bryant Zoning and Code Regulations for the Heart of Bryant Area.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRYANT, ARKANSAS THAT:

Section 1. Adoption of the Attached Heart of Bryant Zoning and Code Regulations

A. That the attached Heart of Bryant Area Development Code is incorporated herein as though set forth word for word, and is hereby adopted for use with the Heart of Bryant Area.

B. That the attached Heart of Bryant Form-Based Code Regulating Plan Map, identifies the Heart of Bryant Area and within that defined area the zoning regulations and classifications for each subject parcel and roadway within the Heart of Bryant Area. The City Council adopts the attached Heart of Bryant Form-Based Code Regulating Plan Map as the defined area of the Heart of Bryant area to which the Development Code shall apply.

Section 2. Severability


Should any title, section, paragraph, item, sentence, clause, or phrase of this ordinance be declared or adjudged invalid or unlawful by a court of competent jurisdiction, such declaration or adjudication shall not affect the remaining portions of the resolution which shall remain in full

force and effect as if the portion so declared or adjudged or unconstitutional was not originally a part of the ordinance.

Section 3. General Repealer

All laws, ordinances, resolutions, or parts of the same, that are inconsistent with the provisions of this ordinance, are hereby repealed to the extent of such inconsistency.

PASSED AND APPROVED this 28 day of July 2015.



Mayor Jill Dabbs

ATTEST:



Sue Ashcraft, City Clerk