

## ORDINANCE NO. 13-24

### **AN ORDINANCE REZONING CERTAIN PROPERTIES LOCATED IN SECTION 16, TOWNSHIP 13, RANGE 17 WEST, OF THE CITY OF CAMDEN, ARKANSAS**

**WHEREAS**, Act 186 of 1957, as amended by Act 128 of 1959, Act 36 of 1963, Act 134 of 1965, Act 138 of 1965, Act 66 of 1967, and Act 379 of 1969, of the General Assembly of the State of Arkansas, empowers the City to engage in municipal planning, to adopt plans and ordinances to regulate land-use and development practices, and to provide for the administration, enforcement, and amendment thereof and,

**WHEREAS**, The Planning Commission is authorized pursuant to the provisions of Act 186 of the Arkansas Acts of 1957, as amended, to secure the benefits to the public of a coordinated, adjusted and harmonious development of the City of Camden, to promote the health, safety, morals, order, convenience, prosperity and general welfare of the citizens thereof and shall make recommendations on planning issues to the City Council of the City of Camden and,

**WHEREAS**, Certain properties located in S16, T13, R17 West are zoned RS-1 (low density residential) and the placement of mobile/manufactured homes are not permitted to use within an RS-1 Zone and,

**WHEREAS**, The Planning Commission understands that through the issuance of Special Use Permits, as well as Annexation procedures, several mobile/manufactured homes are located within this RS-1 Zone

**WHEREAS**, The Planning Commission desires to amend Ordinance 1-90 Zoning Ordinance of the City of Camden, Arkansas enacted February 20, 1990.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CAMDEN, ARKANSAS, THAT:**

**SECTION 1:** The Planning Commission of the City of Camden, Arkansas met on August 15, 2024, to discuss the best use of certain property located in Section 16, Township 13, Range 17 West.

**SECTION 2:** The Planning Commission passed a recommendation that the property located within the following legal description be rezoned to RM-1 (multi-family).

Part of the SE1/4, South ½ of Section 16, Township 13, Range 17 West.

Commence at Northeast corner of Lot 6 Block C of Bowers & Eriksen Subdivision; thence West along the South Right-of-Way of Bragg Street Approximately 1,020 Ft; thence North 90 degrees 1,005 Ft to SW corner of the M1 zone; thence running East to the SE corner of the M1 zone; thence, 90 degrees North to the City Limit Line; thence East approximately 530 feet along the City Limit Line to the Union Pacific Railroad right of way; thence run in southeasterly direction approximately 1,555 feet along the Union Pacific Right of Way to the point where the city limit runs East, thence run west 500 feet to NE corner of the property line of Parcel #885-00009-000R (1114 Belan St.); thence run South to the Northeast corner of lot 7, Block D of t Bowers & Eriksen Subdivision( Bragg St.); thence run west along the South Right of Way of Bragg St. to East Right of Way of Belan St.; thence

South along the East Right of Way of Belan St. for approximately 15 feet then west across Belan St. To POB.

*Description includes previously zoned RS-1 areas.*

**SECTION 3:** The “Official Zoning Map” of the City of Camden, Arkansas Shall be updated.

**SECTION 4:** BE IT FURTHER ORDAINED THAT this Ordinance shall take effect upon its passage and approval.

**PASSED AND APPROVED THIS \_\_ DAY OF \_\_\_\_\_, 2024.**

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**City Clerk**