

State of Arkansas

As Engrossed: S3/31/25

95th General Assembly

A Bill

Regular Session, 2025

SENATE BILL 505

By: Senator J. Bryant

By: Representative B. McKenzie

For An Act To Be Entitled

AN ACT TO AMEND THE LAW CONCERNING MUNICIPAL
PLANNING; TO REQUIRE AN ADMINISTRATIVE PROCEDURE FOR
CHANGES TO THE ZONING OR DISTRICT DESIGNATION OF
PROPERTY IN CERTAIN INSTANCES; AND FOR OTHER
PURPOSES.

Subtitle

TO AMEND THE LAW CONCERNING MUNICIPAL
PLANNING; AND TO REQUIRE AN
ADMINISTRATIVE PROCEDURE FOR CHANGES TO
THE ZONING OR DISTRICT DESIGNATION OF
PROPERTY IN CERTAIN INSTANCES.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:

SECTION 1. Arkansas Code § 14-56-416 is amended to add an additional
subsection to read as follows:

(d)(1) The ordinance may establish an administrative procedure for
changing the zone or district designation of a property when the request is:

(A) Made by the property owner; and

(B) Consistent with the adopted land use plan.

(2) An administrative change of a zone or district designation
under subdivision (d)(1) of this section is not subject to the requirements
under § 14-56-422 or § 14-56-423.

(3) Decisions rendered on administrative changes of a zone or
district designation under subdivision (d)(1) of this section may be appealed
to the planning commission of the municipality.



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2 SECTION 2. Arkansas Code § 14-56-422 is amended to read as follows:
3 14-56-422. Adoption of plans, ordinances, and regulations.

4 All Except as otherwise provided in § 14-56-416(d), all plans,
5 recommended ordinances, and regulations shall be adopted through the
6 following procedure:

7 (1)(A) The planning commission shall hold a public hearing on
8 the plans, ordinances, and regulations proposed under this subchapter.

9 (B) Notice of public hearing shall be published in a
10 newspaper of general circulation in the city at least one (1) time fifteen
11 (15) days prior to the hearing.

12 (C) Notice by first class mail to the boards of directors
13 of all school districts affected by a proposed plan, ordinance, or regulation
14 shall be provided sufficiently in advance to allow representatives of all
15 affected school districts a reasonable opportunity to submit comments on any
16 proposed plan, ordinance, or regulation;

17 (2) Following the public hearing, proposed plans may be adopted
18 and proposed ordinances and regulations may be recommended as presented or in
19 modified form by a majority vote of the entire commission;

20 (3) Following its adoption of plans and recommendation of
21 ordinances and regulations, the commission shall certify adopted plans or
22 recommended ordinances and regulations to the legislative body of the city
23 for its adoption;

24 (4) The legislative body of the city may return the plans and
25 recommended ordinances and regulations to the commission for further study or
26 recertification or by a majority vote of the entire membership may adopt by
27 ordinance or resolution the plans and recommended ordinances or regulations
28 submitted by the commission. However, nothing in this subchapter shall be
29 construed to limit the city council's authority to recall the ordinances and
30 resolutions by a vote of a majority of the council; and

31 (5)(A) Following adoption by the legislative body, the adopted
32 plans, ordinances, and regulations shall be filed in the office of the city
33 clerk.

34 (B) The city clerk shall file the plans, ordinances, and
35 regulations as pertain to the territory beyond the corporate limits with the
36 county recorder of the counties in which territorial jurisdiction is being

1 exercised.

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3 SECTION 3. Arkansas Code § 14-56-423 is amended to read as follows:
4 14-56-423. Change in plans, etc.

5 ~~After~~ Except as otherwise provided in § 14-56-416(d), after adoption of
6 plans, ordinances, and regulations and proper filing in the offices of city
7 clerk and county recorder, no alteration, amendment, extension, abridgement,
8 or discontinuance of the plans, ordinances, or regulations may be made except
9 in conformance with the procedure prescribed in § 14-56-422, or by a majority
10 vote of the city council.

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12 /s/J. Bryant

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15 **APPROVED: 4/14/25**
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