

CITY OF WARD, AR
ORDINANCE No. O-2025-20

**AN ORDINANCE ADOPTING THE UNIFIED DEVELOPMENT ORDINANCE, THE FUTURE LAND USE MAP
AND THE OFFICIAL ZONING MAP FOR THE CITY OF WARD, ARKANSAS, AMENDING THE CITY OF
WARD MUNICIPAL CODE; AND FOR OTHER PURPOSES**

WHEREAS, ARKANSAS CODE ANNOTATED (A.C.A.) 14-56-402 states that “Cities of the first and second class and incorporated towns shall have the power to adopt and enforce plans for the coordinated, adjusted, and harmonious development of the municipality and its environs;” and,

WHEREAS, THE CITY OF WARD desires to adopt the Unified Development Ordinance (UDO) to promote and protect the public health, safety and general welfare and to promote and regulate development in Ward at a citywide and site-specific scale; and,

WHEREAS, THE CITY OF WARD desires to adopt the Future Land Use Map to illustrate the desired projected growth in different types of development in accordance with the city’s UDO, thereby replacing all Land Use Maps previously adopted by City Council; and,

WHEREAS, THE CITY OF WARD desires to adopt and replace the Official Zoning Map dividing the city into zones and/or districts according to the UDO; and,

WHEREAS, in regard to municipal planning, pursuant to A.C.A. § 14-55-207, the City is authorized to adopt by reference technical codes, regulations, or standards, without setting for the provisions therein, if copies of the code and related documents are filed electronically or by hard copy in the office of the City Clerk of the municipality for inspection by the public before the passage of the ordinance.

WHEREAS, THE CITY OF WARD PLANNING COMMISSION has been working on and reviewing the UDO with Metroplan for several years and has held numerous previous Public Hearings concerning the UDO the Official Zoning Map and the Official Land Use Map. During their July 2025 meeting, the Commission authorized final Public Meetings to be held on August 14 and 16 to discuss the UDO, Land Use Map and Zoning Map and if there were no major issues with either of the plans, to put them before the City Council for approval.

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

SECTION 1 – ADOPTION OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO): The City of Ward UDO is hereby adopted by refence in accordance with A.C.A. § 14-55-207.

SECTION 2 - ADOPTION OF THE WARD FUTURE LAND USE MAP: The City of Ward Future Land Use Map is hereby adopted by refence in accordance with A.C.A. § 14-55-207.

SECTION 3 – ADOPTION OF THE OFFICIAL ZONING MAP: The City of Ward Official Zoning Map is hereby adopted by reference in accordance with A.C.A. § 14-55-207.

SECTION 4 – EXISTING PRELIMINARY PLATS, PLANS AND PERMITS: All preliminary plans, plans and permits already approved under the previous subdivision and or zoning ordinances are hereby in effect until such time they are modified to include new phases of a multi-phase project.

SECTION 5 – REGARDING REZONING AFTER THE PASSAGE OF THIS ORDINANCE: The City of Ward hereby waives any filing fee for rezoning applications submitted within one-year following the implantation of this Ordinance for all residents who believe their property was zoned improperly under the Zoning Map approved by this Ordinance.

SECTION 6 – REGARDING MINOR PROCEDURAL CHANGES AFTER PASSAGE OF THIS ORDINANCE: The Mayor is hereby authorized to make minor changes to the UDO with concurrence of the Planning Commission. Council will be briefed of any changes at their next regularly scheduled meeting.

SECTION 7: SEVERABILITY: If, for any reason, any portion or portions of this ordinance shall be held invalid, such invalidity shall in no way affect the remaining portions thereof which are valid, and that such valid portions shall be and remain in full force and effect.

SECTION 8 – CODIFICATION: This Ordinance shall be codified in the Ward Municipal Code and the sections may be renumbered or re-lettered to accomplish such intention.

SECTION 9 – EFFECTIVE DATE: Upon passage, this Ordinance and associated documents will become effective January 1, 2026.

SAID ORDINANCE WAS ADOPTED ON 11-18-25.

Brooke No, Chapman Yes, Hall Yes, Hefner Absent, McMinn Yes, Ruble Yes

YEAS: 4 NAYS: 1

Mayor (if needed) _____

APPROVED:

ATTEST:


Charles Gastineau, Mayor


Krystal Rummel, City Clerk

