

ORDINANCE NUMBER 2023-007

AN ORDINANCE AMENDING THE ZONING REGULATIONS FOR THE CITY OF SHANNON HILLS, ARKANSAS, DECLARING AN EMERGENCY AND FOR OTHER PURPOSES.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SHANNON HILLS, ARKANSAS THAT

SECTION 1. The leadership for City of Shannon Hills strives to be good stewards of the public trust.

SECTION 2. The City of Shannon Hills encourages commercial development for the benefit of its citizens.

SECTION 3. It is the intent of the Shannon Hills City Council to encourage commercial development to help relieve the tax burden on its citizens while providing convenient commercial options for its citizens.

SECTION 4. The Shannon Hills City Council hereby amends the zoning regulations of the city of Shannon Hills, Arkansas, changing from residential (R-1) to commercial (C-1), as requested for 14015 Sardis Road, consisting of 1.34 acres more/less and is described as follows: THE EAST 200 FEET OF THE NORTH 315 FEET OF THE SE ¼ NW ¼, SECTION 22, TOWNSHIP 1 SOUTH, RANGE 13 WEST, SALINE COUNTY, ARKANSAS.

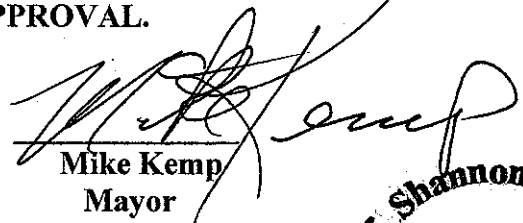
LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF SHANNON HILLS, COUNTY OF SALINE, STATE OF ARKANSAS IN WARRANTY DEED OF RECORD AS DOCUMENT NO. 10-049088, RECORDS SALINE COUNTY, ARKANSAS. The Shannon Hills City Council also approves the variance requested for the number of parking spaces required.

SECTION 5. If any provision of this ordinance is held to be void, it shall not affect the validity of the remainder but the remainder shall stand.

SECTION 6. WHEREAS IT IS NECESSARY FOR EFFICIENT OPERATION OF CITY GOVERNMENT THAT THIS ORDINANCE BE PASSED, AN EMERGENCY IS HEREBY DECLARED TO EXIST AND THIS ORDINANCE SHALL TAKE FULL FORCE AND EFFECT FROM ITS PASSAGE AND APPROVAL.


PASSED:

APPROVED:



Mike Kemp
Mayor

ATTEST:



Robin Baker
Recorder



PRELIMINARY SITE PLAN

MABELVALE, AR
N. SARDIS ROAD

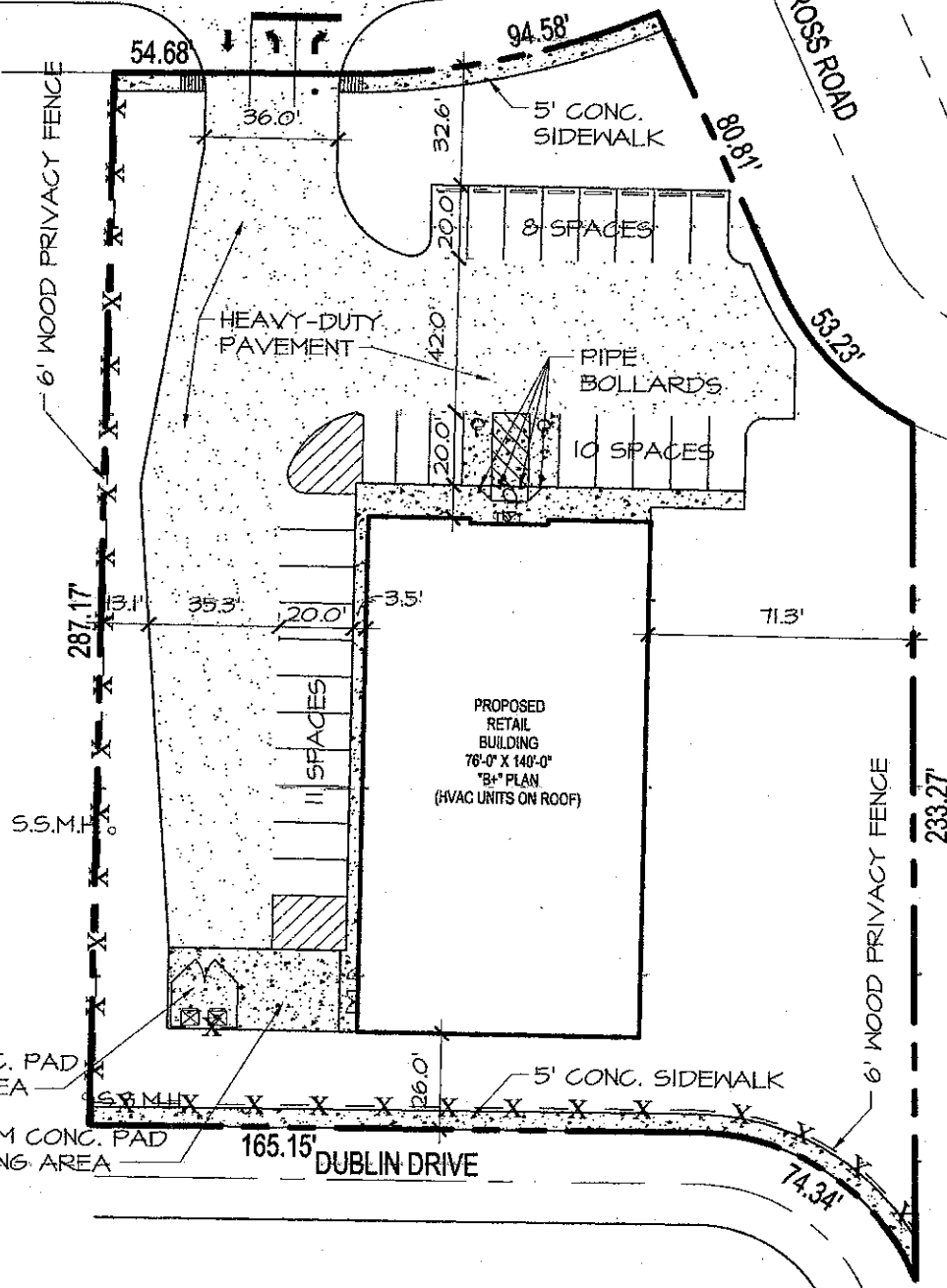
PROTOTYPE:	B1- PLAN	DEVELOPER:	DESIGNER:	DATE:
BLDG/SALES SF:	10640/8513	COMPANY:	COMPANY:	6/23/2023
ACREAGE:	1.39 ACRES	NAME:	NAME:	
PARKING SPACES:	29	PHONE #:	PHONE #:	



SCALE = 1"=50'

N. SARDIS ROAD

ROSS ROAD



18'X18' MINIMUM CONC. PAD FOR DUMPSTER AREA

16'X16' MINIMUM CONC. PAD FOR RECEIVING AREA

165.15' DUBLIN DRIVE

5' CONC. SIDEWALK

6' WOOD PRIVACY FENCE

S.S.M.H.

PROPOSED RETAIL BUILDING
78'-0" X 140'-0"
"B1" PLAN
(HVAC UNITS ON ROOF)

HEAVY-DUTY PAVEMENT

PIPE BOLLARDS

5' CONC. SIDEWALK

8 SPACES

10 SPACES

6' WOOD PRIVACY FENCE