

ORDINANCE NO. 89- 13

AN ORDINANCE AMENDING THE ZONING MAP OF THE ZONING ORDINANCE OF THE CITY OF RUSSELLVILLE, REZONING A PARCEL FROM R-3 to B-2.

BE IT ORDAINED BY THE CITY OF RUSSELLVILLE THAT:

WHEREAS, the Logan Joint Cities-County Planning Commission on August 15, 1989, approved an amendment to the zoning map of the zoning ordinance of the City of Russellville and did so advise the City of Russellville; and

WHEREAS, the City Council is of the opinion that the rezoning is in agreement with the City's comprehensive plan as shown by the following:

1. That the original zoning classification given to the parcel of property, more particularly described on the plat, a copy of which is attached hereto as a part hereof and marked Exhibit "A", was inappropriate.

2. That the best interest of the citizens of the City of Russellville would be served by said real estate being rezoned to B-2 (commercial district).

3. That all necessary utilities including water, sewage, electricity and telephone services are available upon said property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RUSSELLVILLE THAT: The zoning map of the Zoning Ordinance of the City of Russellville be and same is hereby amended to reflect that the City Council does hereby rezone the parcel as shown on Exhibit "A" to B-2.

This ordinance shall be effective upon its passage and publication according to law.

FIRST READING conducted this 22nd day of August, 1989.

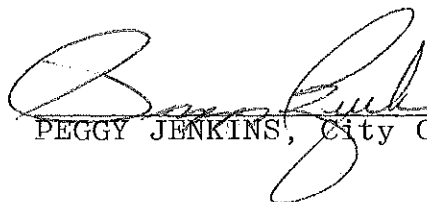
SECOND READING AND PASSAGE by roll call vote, this 29th day of August, 1989.

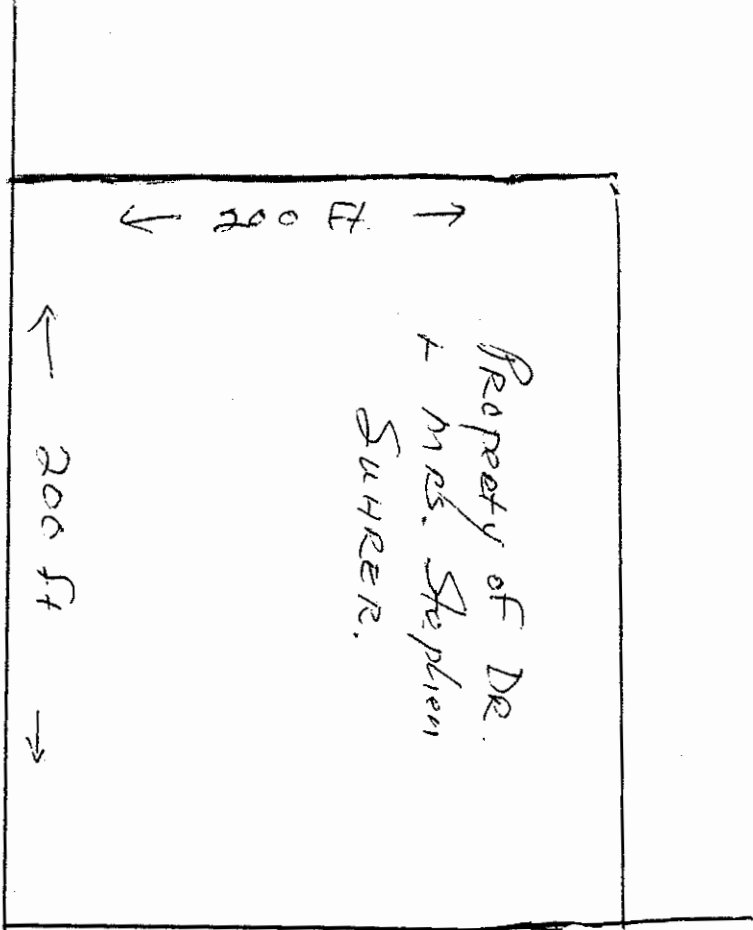
AYES:	NAYES:	ABSENT:	ABSTAINING:
<u>Everett Daniel</u>	<u>Richard Simmons</u>	<u>Willie Hampton</u>	<u>None</u>
<u>Jean Hankins</u>	_____	_____	_____
<u>Russell Jones</u>	_____	_____	_____
<u>Howard Wren</u>	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

CITY OF RUSSELLVILLE

By: 
 KEN SMITH, Mayor

ATTEST:


 PEGGY JENKINS, City Clerk



Highway 431 South

LAFAYETTE Blvd

FINDINGS OF FACT AND RECOMMENDATION

The Logan Joint Cities-County Planning Commission having conducted a public hearing to consider the request of Dr. and Mrs. Stephen Suhrer to rezone a parcel of land on U. S. Hwy. 431 South from R-3 to B-2 and having duly considered this request and all public comment does hereby make the following findings of fact and recommendation:

1) The original zoning classification given to this property was inappropriate and improper because it consisted of a commercial enterprise since the original construction of the Federal Land Bank office on this property. It has been used for commercial purpose ever since its original construction, both before and after the annexation of this area by the City of Russellville. The general requirement in the City of Russellville Zoning Ordinance which states that all newly annexed land shall automatically be zoned R-3 until changed creates an improper designation for this property due to its prior and present commercial use.

2) The property in question consists of a lot fronting on U. S. Hwy. 431 South for a distance of 200 ft. and extends back in a westerly direction between parallel lines for a distance of 200 ft. There is substantial traffic along the front of this property and the structure was built for commercial use and cannot be feasibly adapted for non-commercial use without significant financial harm. All of these facts support the

requested rezoning of this property from R-3 to B-2.

3) Based upon the following, it is the recommendation of the Commission that the request to rezone this property from R-3 to B-2 be and is hereby approved.

Signed this 14 day of August, 1989.

LOGAN JOINT CITIES-COUNTY
PLANNING COMMISSION


By KEN ROBBINS, Chairman