

ORDINANCE NO. ____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW AN UPHOLSTERY BUSINESS IN A C-L ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 909 WEST 35TH STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Sam Emmerling, 109 Village Creek Court, North Little Rock, Arkansas 72116, seeking a conditional use for property located at 909 West 35th Street to allow an upholstery business, which application was duly considered and approved (6 affirmative votes, 3 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on March 10, 2020.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That a conditional use is approved for an upholstery business in a C-L zone for the subject real property located at 909 West 35th Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

The East 1.5-feet of Lot 9 and all of Lot 10, Block 19, Booher's Addition to the, City of North Little Rock, Pulaski County, Arkansas (See maps attached hereto collectively as Exhibit A).

SECTION 2: That this conditional use shall be subject to the following:

1. Meet the Fire Marshal's requirements on storage of flammable materials.
2. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
3. Business license to be issued after Planning Staff confirmation of requirements.
4. Business license holder understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: That the provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: It is hereby found and determined that an upholstery business as described herein is compatible with other businesses in the area and that the conditional use is immediately necessary in order to insure the proper and orderly growth and development of this land and of the

City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare, THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Joe A. Smith

SPONSOR:

ATTEST:

Debi Ross
Council Member Debi Ross *by AT*

Diane Whitbey, City Clerk

Beth White
Council Member Beth White *by AT*

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED 10:50 A.M. _____ P.M.

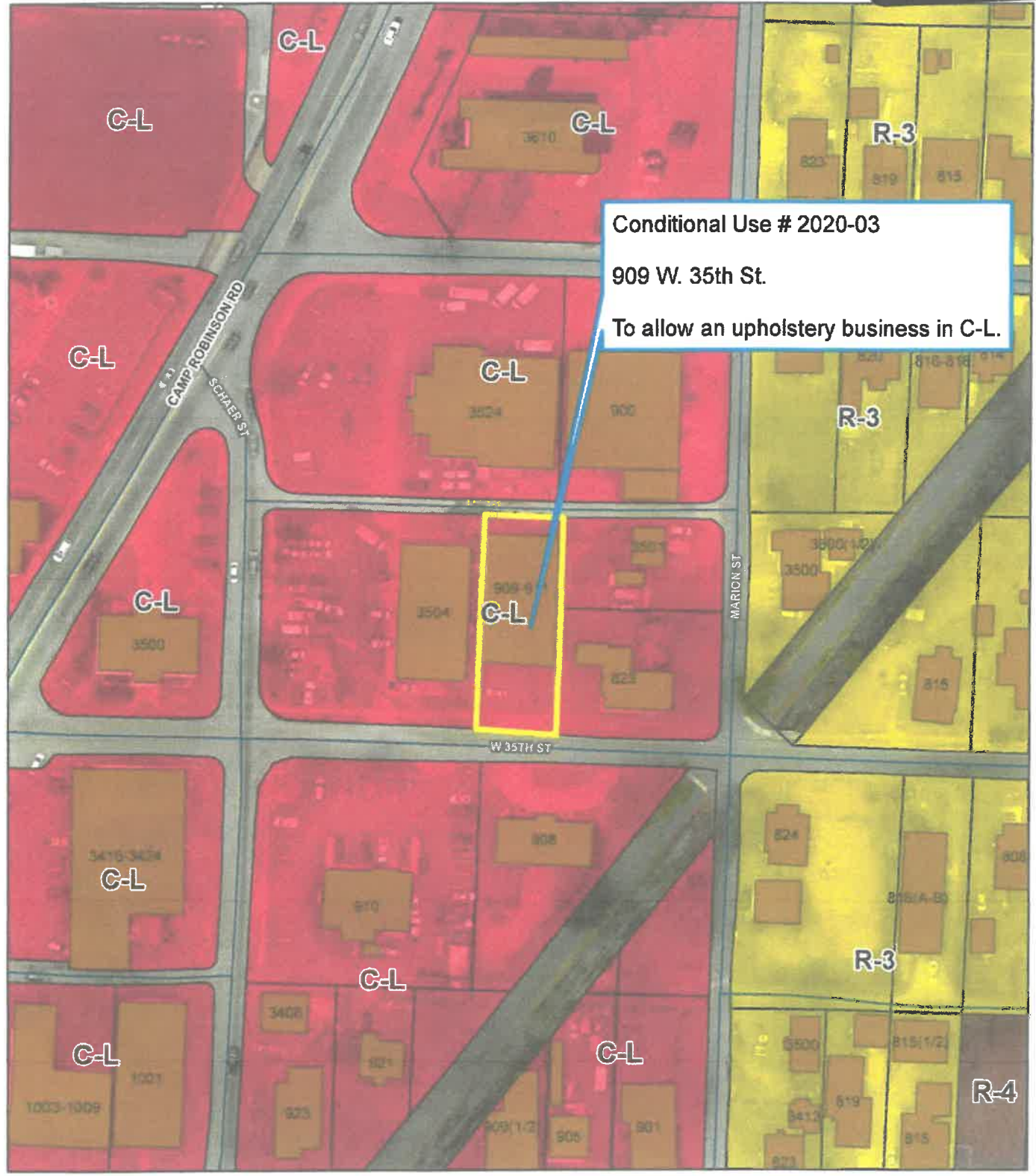
By Amy Fields, City Atty

DATE 3-17-2020

**Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas**

RECEIVED BY D. Whitbey

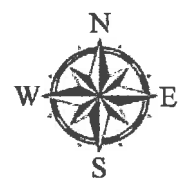
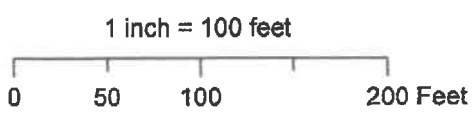
Conditional Use # 2020-03



Conditional Use # 2020-03
 909 W. 35th St.
 To allow an upholstery business in C-L.



Zoning Map



Conditional Use # 2020-03



Ortho Map

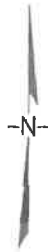
1 inch = 20 feet



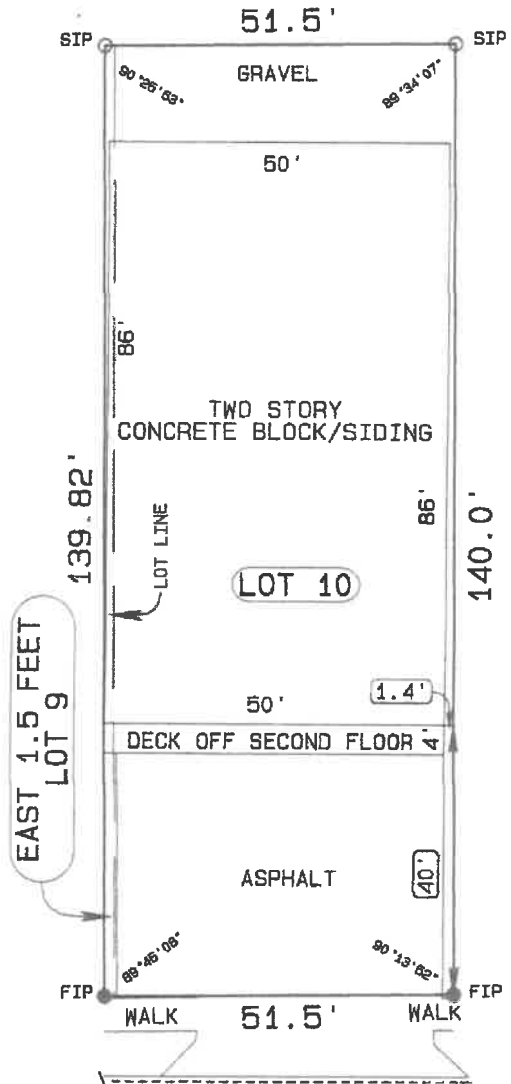
Date: 1/29/2020

Map is not to survey accuracy

JAMES L. BUTLER
 PROFESSIONAL LAND SURVEYOR
 10411 HIGHWAY #107
 SHERWOOD, AR 72120
 PH. 501-753-4965 FAX 501-833-2161



SCALE : 1" = 20'
 DATE : SEPTEMBER 19, 2018



909 WEST 35TH STREET

LEGAL DESCRIPTION :

The East 1.5 feet of Lot 9, and all of Lot 10, Block 19, BOOHER'S ADDITION, to the City of North Little Rock, Pulaski County, Arkansas.

CERTIFICATION:

This is to certify that I have surveyed the above described land and that all corners are marked and located in accordance with existing monuments in the vicinity. This certification is for and limited to the parties named hereon.

Note : This survey is subject to all/any easements, building lines, rights of way or restrictions that may exist. No research for such conducted by this surveyor.

For the use and benefit of :

AL-JOY PROPERTIES, LLC,
 ALL AMERICAN TITLE & ABSTRACT, L.L.C.

FIP DENOTES FOUND IRON PIN
 SIP DENOTES SET IRON PIN