

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW RESIDENTIAL AND COMMERCIAL USE IN THE SAME BUILDING IN AN I-2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 10000 HIGHWAY 165 IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Marlar Engineering, 5318 John F. Kennedy Boulevard, North Little Rock, AR 72116, on behalf of property owner Lloyd Heagwood, seeking a special use of said land to allow residential and commercial use in the same building, which application was duly considered and approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on April 11, 2017.

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

SECTION 1: That a special use is hereby granted to allow residential and commercial use in an I-2 zone for the subject real property located at 10000 Highway 165, being more particularly described as:

Tract 1, Spanish Land Grant Commercial District to the City of North Little Rock, Pulaski County, Arkansas. (See Exhibits "A", "B" and "C" attached hereto.)

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

- (a) Applicant must meet all applicable Federal, State, County and City requirements.
- (b) Applicant must meet the requirements of the site plan review process.
- (c) A Business License to be issued after Planning Staff confirmation of requirements.
- (d) Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 the City of North Little Rock promotes economic development within its boundaries, that the special use of the above-described lands to allow residential and commercial use in the same building, as provided for herein, will not be detrimental to or interfere with other occupants in the area and is immediately necessary in order to insure the proper and orderly growth of this land and the proper and orderly growth 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:

SPONSOR:



Alderman Linda Robinson

Mayor Joe A. Smith

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:


C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	11:25	A.M.	_____	P.M.
By	City Atty Carter			
DATE	4-18-17			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	S. Ussery			

Special Use # 2017-7

EXHIBIT

"A"

tabbles



Ortho Map

1 inch = 50 feet

0 25 50 100 Feet



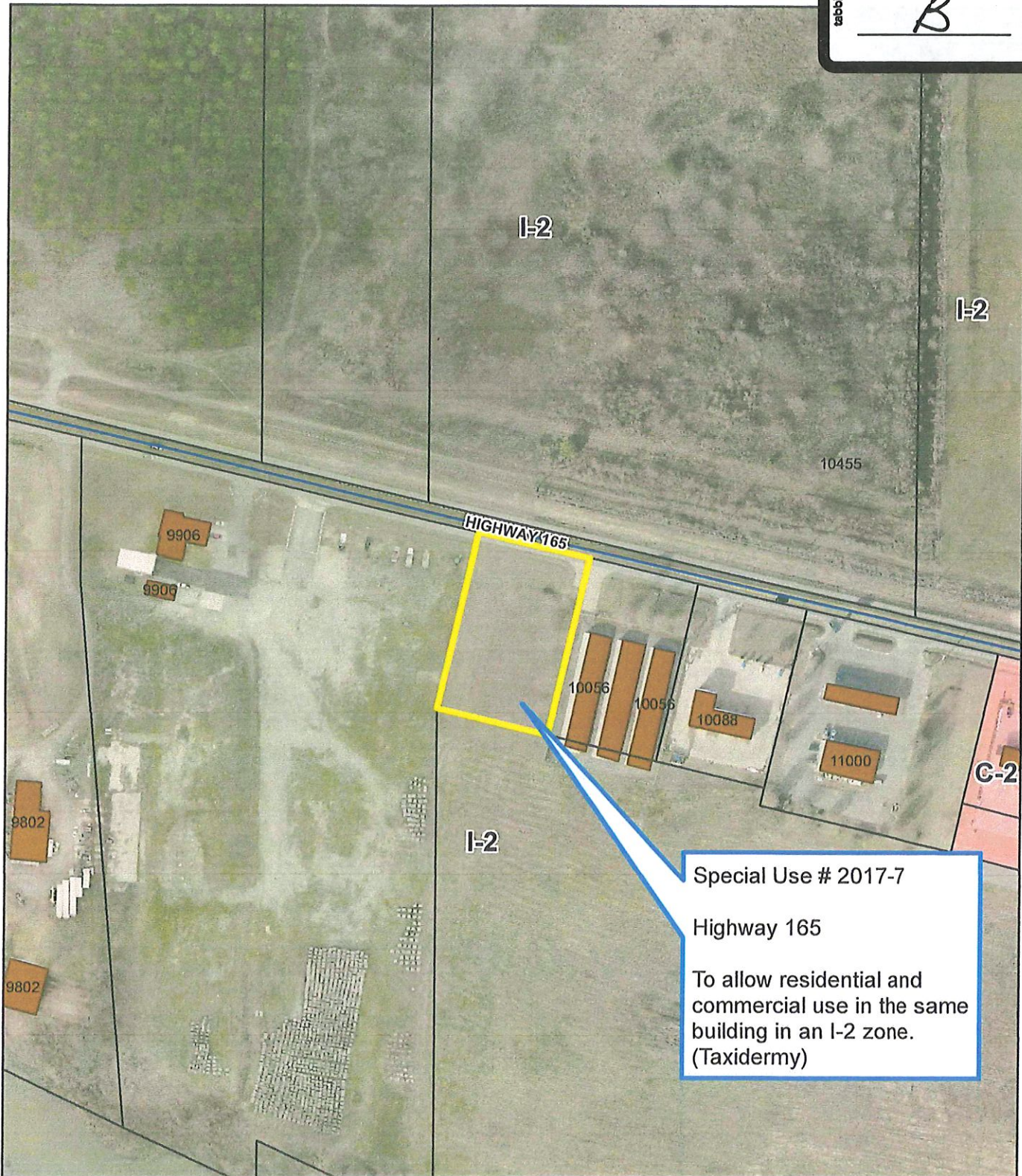
Date: 3/14/2017

Map is not to survey accuracy

Special Use # 2017-7

EXHIBIT

"B"



Zoning Map

1 inch = 200 feet

0 100 200 400 Feet



Date: 3/14/2017

Map is not to survey accuracy



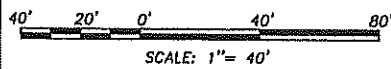
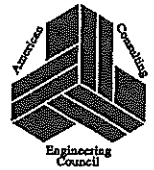
MARLAR ENGINEERING CO., INC.
Consulting Civil Engineers & Land Surveyors

5318 JOHN F. KENNEDY BOULEVARD
NORTH LITTLE ROCK, ARKANSAS 72116

PHONE (501) 753-1987

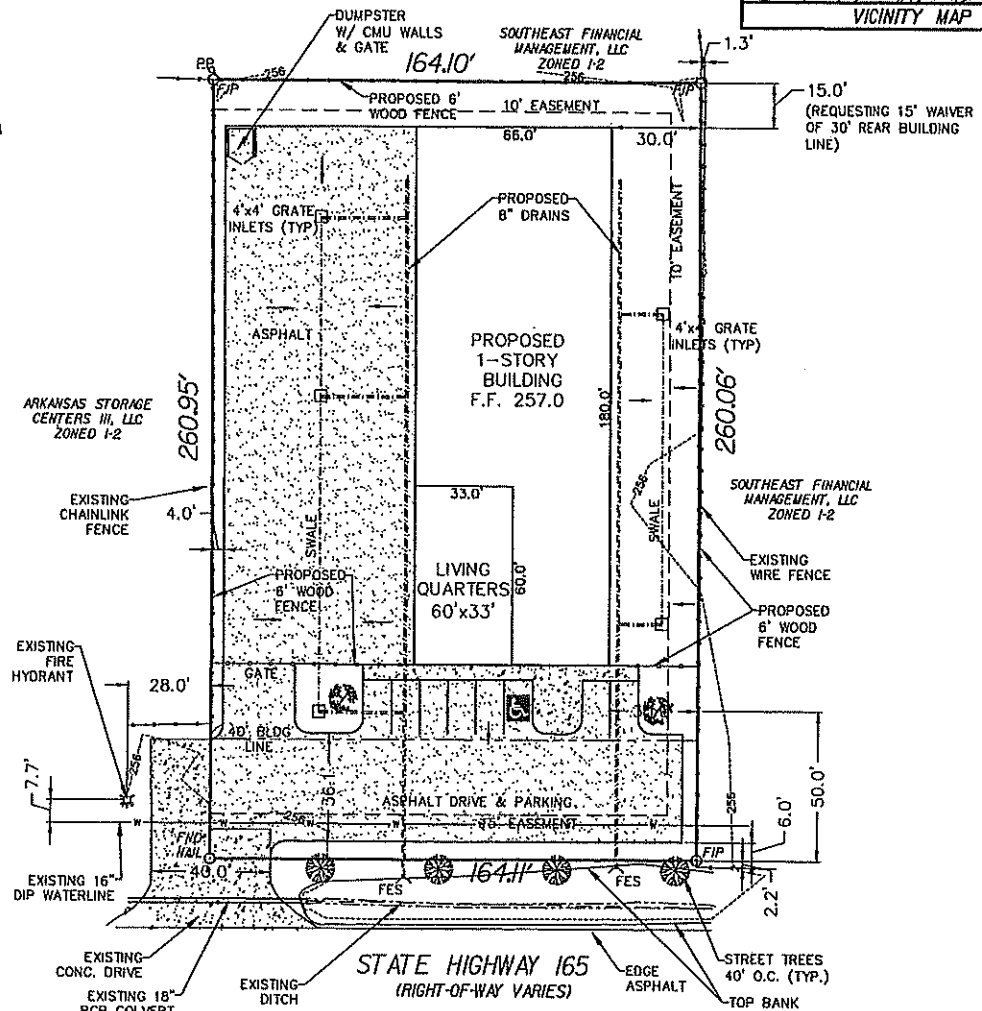
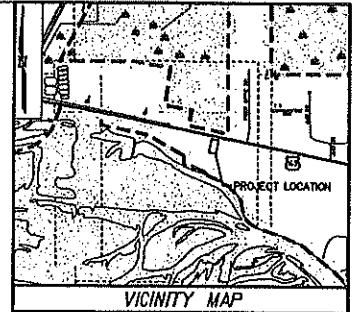
FAX (501) 753-1993

WWW.MARLAR-ENG.COM



EXHIBIT

"C"



LEGEND:

FOUND IRON PIN	○
SET IRON PIN	●
BUILDING LINE	---
CHAIN LINK FENCE	-x-x-x-
BOUNDARY LINE	xxx.xx' Nxxx'xx'xx"E
BUILDING	xx.x'
CENTER LINE	---
WATER LINE	---
CONCRETE	[Pattern]
ASPHALT	[Pattern]

LEGAL DESCRIPTION:

TRACT 1, SPANISH LAND GRANT COMMERCIAL DISTRICT TO
THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY,
ARKANSAS.

CONDITIONAL USE

DEVELOPMENT PLAN

DRAWN BY: JGB	DATE: MAR. 9, 2017	JOB NUMBER: 17-06
APPROVED BY: MPM	SCALE: 1" = 40'	REVISION NUMBER: 0