

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A PARKING LOT IN A C-6 ZONE AND DECORATIVE FENCING ALONG THE PROPERTY LINE FOR CERTAIN REAL PROPERTY LOCATED ALONG BISHOP LINDSEY AVENUE AND NORTH MAGNOLIA STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Thomas R. Pownall of Thomas Engineering, 3810 Lookout Road, North Little Rock, Arkansas 72116, seeking a conditional use for property located along Bishop Lindsey Avenue and North Magnolia Street to allow a parking lot and decorative fencing along the property line; and

WHEREAS, the request has not been reviewed by the Planning Commission, and applicant is seeking approval from the North Little Rock City Council; and

WHEREAS, a sign was placed on the property and proper notice has been published in a local paper and given to property owners within 200 feet of the subject location; and

WHEREAS, a legal advertisement of notice of a public hearing to be held May 13, 2019 at 6:00 p.m. has been placed in the newspaper.

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 a parking lot in a C-6 zone and decorative fencing along the property line for the subject real property located along Bishop Lindsey Avenue and North Magnolia Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 9, Argenta Plaza Addition, 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. Applicant must meet all Federal, State, County, and City requirements.
2. Requirements of the Site Plan Review Process will be met.
3. Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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 a parking lot and decorative fencing as described herein is compatible with other businesses in the area and that the conditional use of the above-described land 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

Joe A. Smith
Mayor Joe A. Smith

ATTEST:

Diane Whitbey, City Clerk

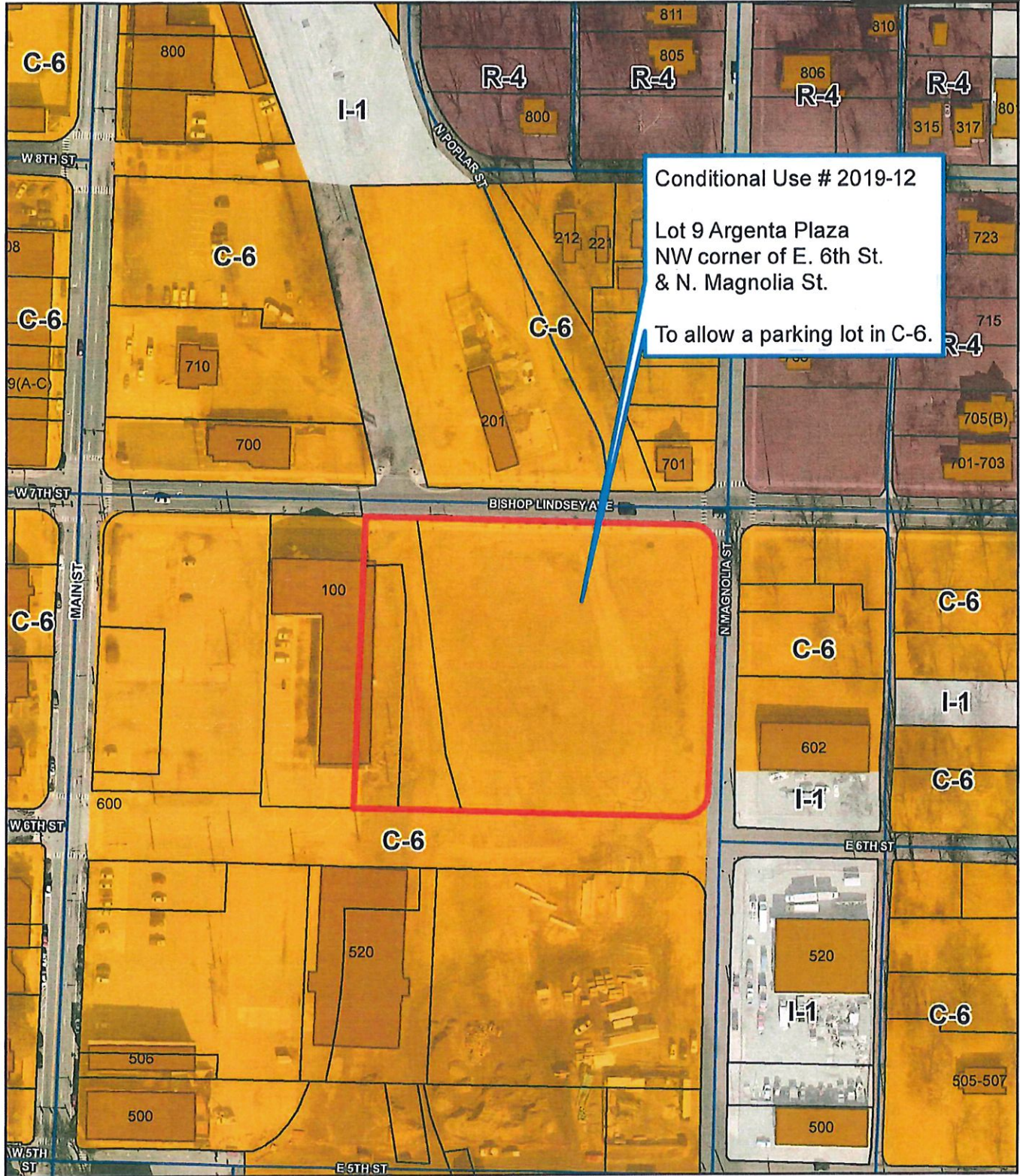
APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED	11:00	A.M.	_____	P.M.
By	A Fields			
DATE	5-7-19			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	S. Ussery			

Conditional Use # 2019-12

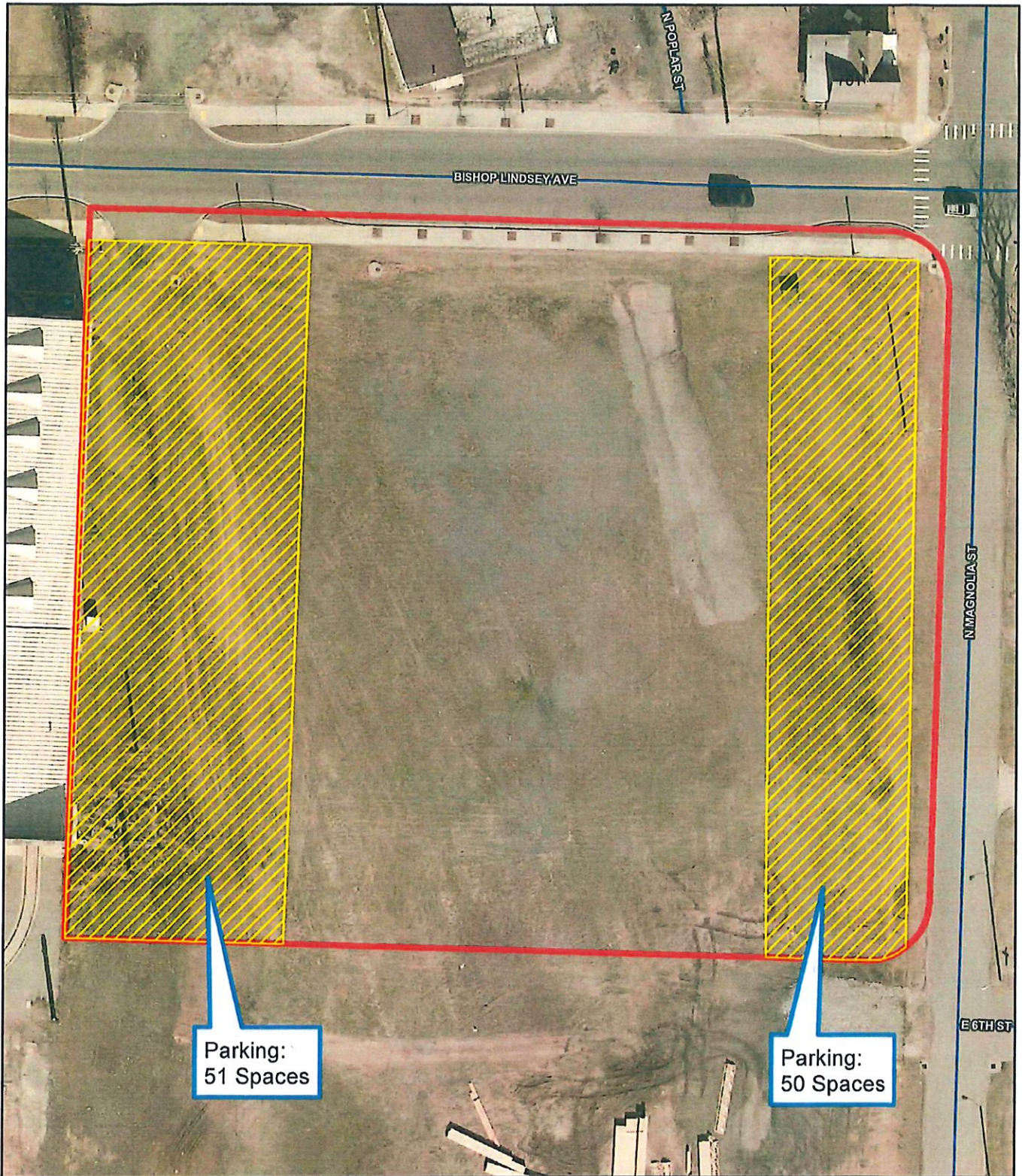


Zoning Map

1 inch = 150 feet

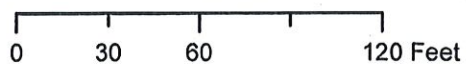


Conditional Use # 2019-12



Ortho Map

1 inch = 60 feet



Date: 5/1/2019

Map is not to survey accuracy