

ORDINANCE NO. _____

AN ORDINANCE ALLOWING A SPECIAL USE FOR A MOBILE HOME IN AN R-2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 7001 FAULKNER LAKE ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Delano Davis, P. O. Box 46374, Little Rock, Arkansas 72214, seeking a special use of said land, which application was duly considered and approved by a majority vote (8 affirmative, 1 absent) of the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on April 10, 2018.

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

SECTION 1. That a special use is granted for a mobile home in an R-2 zone for the subject real property being more particularly described as:

PART OF THE SW QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 11 WEST, PULASKI COUNTY, AR MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2' REBAR ACCEPTED AS THE SW CORNER OF SAID SECTION 34, AND RUN THENCE N02°06'45" E ALONG THE WEST LINE THEREOF 749.53' TO A 2" PIPE AND THE POINT OF BEGINNING; THENCE S54°59'15"W 622.98' TO THE NORTH RIGHT OF WAY OF FAULKNER LAKE ROAD; THENCE N74°18'37" W ALONG SAID RIGHT OF WAY 38.77'; THENCE LEAVING SAID RIGHT OF WAY N54°59'15" E 670.25' TO THE WEST LINE OF SAID SW 1/4; THENCE N02°06'45" E ALONG SAID WEST LINE 529.23' TO A REBAR AND CAP; THENCE S88°55'23" E 1117.29' TO A 3/4" ROD; THENCE S49°20'45" W 627.33' TO A 2" PIPE; THENCE S43°10'49"W 134.85' TO A 2 INCH PIPE; THENCE S55°12'44"W 154.58' TO A 1/2" REBAR AND CAP; THENCE N34°48'39"W 293.46' TO A 1/2" REBAR AND CAP; THENCE S55°13'13"W 335.17' TO THE POINT OF BEGINNING CONTAINING 10.06 ACRES MORE OR LESS. (See maps attached hereto collectively as Exhibit "A".)

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

- (1) The mobile home unit will meet the required building setbacks of the zone.
- (2) The mobile home unit will be skirted.
- (3) The mobile home unit will be set up and anchored in accordance with the rules and regulations of the Arkansas Manufactured Housing Commission.

- (4) The mobile home unit must have the HUD manufactured home certification label.
- (5) The mobile home unit will have a dedicated driveway.
- (6) The mobile home unit will meet the Arkansas Health Department requirements of a septic system (if applicable).
- (7) If the mobile home unit is damaged or destroyed by at least 75%, it cannot be replaced, and the special use shall be removed.
- (8) The mobile home is to be removed within three (3) years after the city council approval of special use.
- (9) If outside city limits, the mobile home until must meet all Pulaski County requirements.
- (10) Applicant understands that failure to comply with these conditions may result in loss of the Special Use 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 special use of the above-described lands as provided for herein 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 on the date set forth below.

PASSED:

APPROVED:

Mayor Joe A. Smith

SPONSOR
FOR CONSIDERATION ONLY:

ATTEST:



Mayor Joe A. Smith *kg/AT*

Diane Whitbey, City Clerk

APPROVED AS TO FORM:



Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kh

FILED 10:56 A.M. _____ P.M.

By A. Fields

DATE 5-8-18

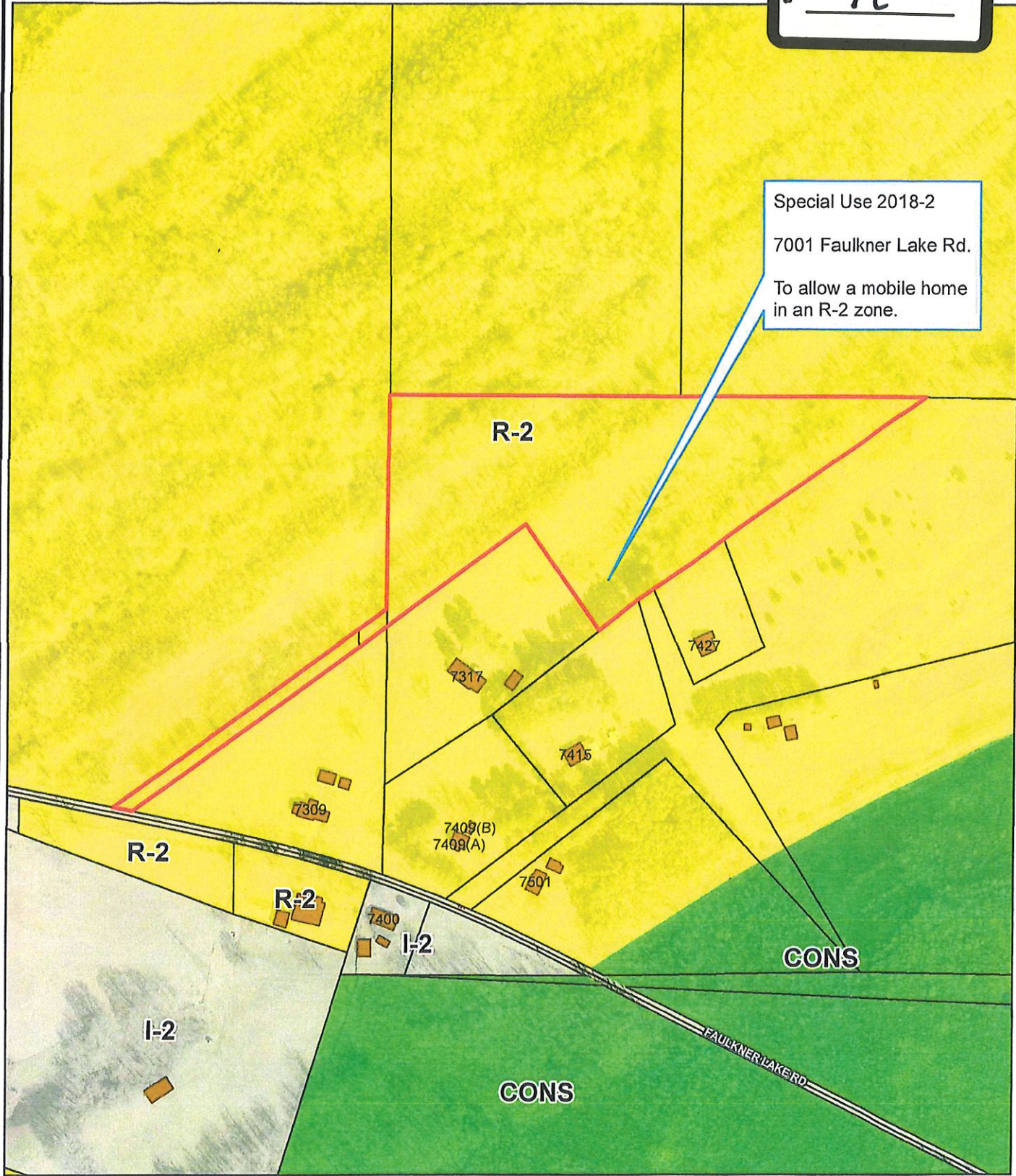
**Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas**

RECEIVED BY S. Sberry

Special Use #2018-2

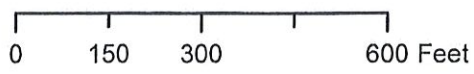
EXHIBIT
A

Special Use 2018-2
7001 Faulkner Lake Rd.
To allow a mobile home
in an R-2 zone.



Zoning Map

1 inch = 300 feet



Date: 1/22/2018

Not an actual survey

Special Use #2018-2



Ortho Map

1 inch = 200 feet



Date: 1/22/2018

Not an actual survey



FOUND 1/2" REBAR
N88°53'36" W 64.68'

N 02°06'45" E 529.23'

N 02°06'45" E 749.53'

FOUND 2 PIPE
P.O.B.

1/4 GRAVEL DRIVE

FOUND REBAR AND CAP
N16°21'22" W 45.78'

N 54°59'15" E 670.25'
S 54°59'15" W 622.85'

FAULKNER LAKE ROAD
N 74°18'37" W 38.77'

1/4 GRAVEL DRIVE

32X78' MOBILE HOME

FOUND 2 PIPE

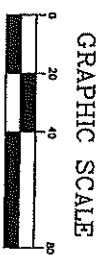
FOUND 2 PIPE

10.06 ACRES

S 88°55'23" E 1117.29'

S 49°20'45" W 622.33'

FOUND 3/4" ROD



SURVEY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 11 WEST, PULASKI COUNTY ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT A FOUND 1/2" REBAR ACCEPTED AS THE SW CORNER OF SAID SECTION 34, AND RUN THENCE N02°06'45"E ALONG THE WEST LINE THEREOF 749.53' TO A 2" PIPE AND THE POINT OF BEGINNING; THENCE S54°59'15"W 622.98' TO THE NORTH RIGHT OF WAY OF FAULKNER LAKE ROAD; THENCE N74°18'37"W ALONG SAID RIGHT OF WAY OF SAID SW 1/4; THENCE N02°06'45"E 670.25' TO THE WEST LINE OF SAID REBAR AND CAP; THENCE S88°55'23"E 1117.29' TO A 3/4" ROD; THENCE S49°20'45"W 627.33' TO A 2" PIPE; THENCE S43°10'49"W 134.85' TO A 2 INCH PIPE; THENCE S55°12'44"W 154.58' TO A 1/2" REBAR AND CAP; THENCE N34°48'39"W 293.46' TO A 1/2" REBAR AND CAP; THENCE S55°13'37"W 335.17' TO THE POINT OF BEGINNING CONTAINING 10.06 ACRES MORE OR LESS.

SURVEYORS NOTES

1. BEARINGS FOR THIS PROJECT ARE BASED ON AR STATE PLANE NORTH ZONE.
2. FIELD WORK FOR THIS SURVEY WAS COMPLETED IN JANUARY 2018.
3. FOR THE USE AND BENEFIT OF YAMERKA DAVIS
4. SOURCE OF TITLE: SUPPLIED BY CLIENT
5. FLOOD INFORMATION: FLOOD INFORMATION WAS NOT RESEARCHED FOR THIS PROJECT.
6. NO STATEMENT IS MADE AS TO THE EXISTENCE, CORRECTNESS, OR LOCATION, EXCEPT WHERE SHOWN, OF ANY PROPERTY CORNER OR MONUMENT.
7. ALL EASEMENTS KNOWN TO SOUTH POINT SURVEYING AT THE TIME OF THE SURVEY ARE SHOWN ON THE DRAWING, BUT NO STATEMENT IS MADE AS TO THE COMPLETENESS OF THE EASEMENTS SHOWN. TRACT IS SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
8. ERROR OF CLOSURE: THIS SURVEY MEETS THE STATE OF ARKANSAS MINIMUM STANDARDS FOR ERROR OF CLOSURE IN URBAN SURVEYS OF 1 PART IN 10,000.
9. THIS SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR PRESENT UPON IT.
10. DOCUMENTS USED: SURVEY BY PLS 83 DATED 10-25-11 SURVEY BY PLS 1351 DATED 5-10-02

CERTIFICATION

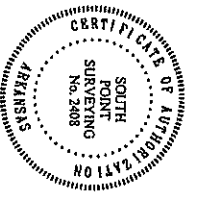
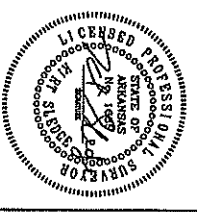
I, KIRT SLEDGE, ARKANSAS PROFESSIONAL SURVEYOR #1665, DO HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THIS DRAWING ACCURATELY REFLECTS MONUMENTS FOUND OR SET DURING THE COURSE OF THE SURVEY TO THE BEST OF MY KNOWLEDGE AND ABILITY.

KIRT SLEDGE

LEGEND

- SET MONUMENT (1/2" REBAR & CAP)
- FOUND MONUMENT (TYPE AS SHOWN)

P.O.C.
FOUND 1/2" REBAR AT FENCE CORNER, ACCEPTED AS SW CORNER, SECTION 34, T-2-N, R-11-W



SOUTH POINT SURVEYING, PLLC
1082 Great 708 Sheridan, Arkansas 72150
southpointsurveying@yahoo.com
501-352-5598 501-827-2342

Drawn by: TANRUI WANG Surnamed For: DAVIS	DATE: 01-17-2018	Drawn by: MO	Page: 1/1
PLAT CODE 500-02N-11W-0-24-320-61-1665			CS by: KS