

**AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A PARKING LOT IN A C-6 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT N. MAGNOLIA STREET AND EAST 6<sup>TH</sup> STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by Thomas Engineering, 3810 Lookout Road, North Little Rock, AR 72116, seeking a conditional use of land located at N. Magnolia Street and East 6<sup>th</sup> Streets to allow a parking lot, 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 10, 2018.

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 for the subject real property located at N. Magnolia Street and East 6<sup>th</sup> Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 5, Argenta Plaza Addition to the City of North Little Rock, Pulaski County, Arkansas. (See Exhibits A, B and C attached hereto.)

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

- a) Applicant must meet all applicable Federal, State, County and City requirements.
- b) Requirements of the Site Plan Review Process will be met.
- c) 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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 as described herein is compatible with other development in the area; 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

SPONSORS:

Maurice Taylor  
Council Member Maurice Taylor

ATTEST:

\_\_\_\_\_  
Diane Whitbey, City Clerk

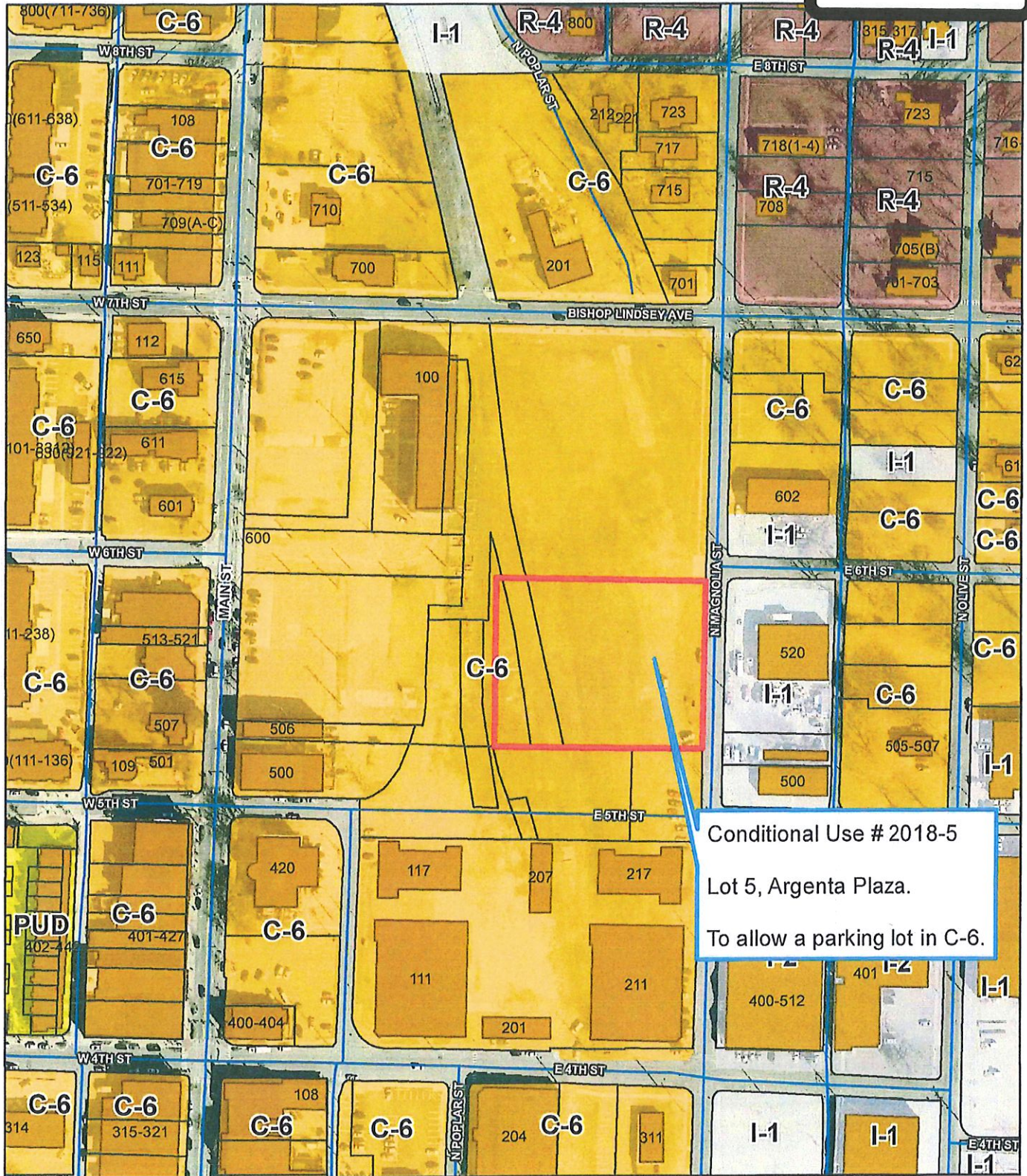
APPROVED AS TO FORM:

Amy Beckman Fields  
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kh

FILED <u>10:56</u> A.M. _____ P.M.
By <u>A. Fields</u>
DATE <u>5-8-18</u>
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>
RECEIVED BY <u>S. Ussery</u>

# Conditional Use # 2018-5



Zoning Map

1 inch = 200 feet



# Conditional Use # 2018-5

EXHIBIT

tabbles

B



Ortho Map

1 inch = 50 feet



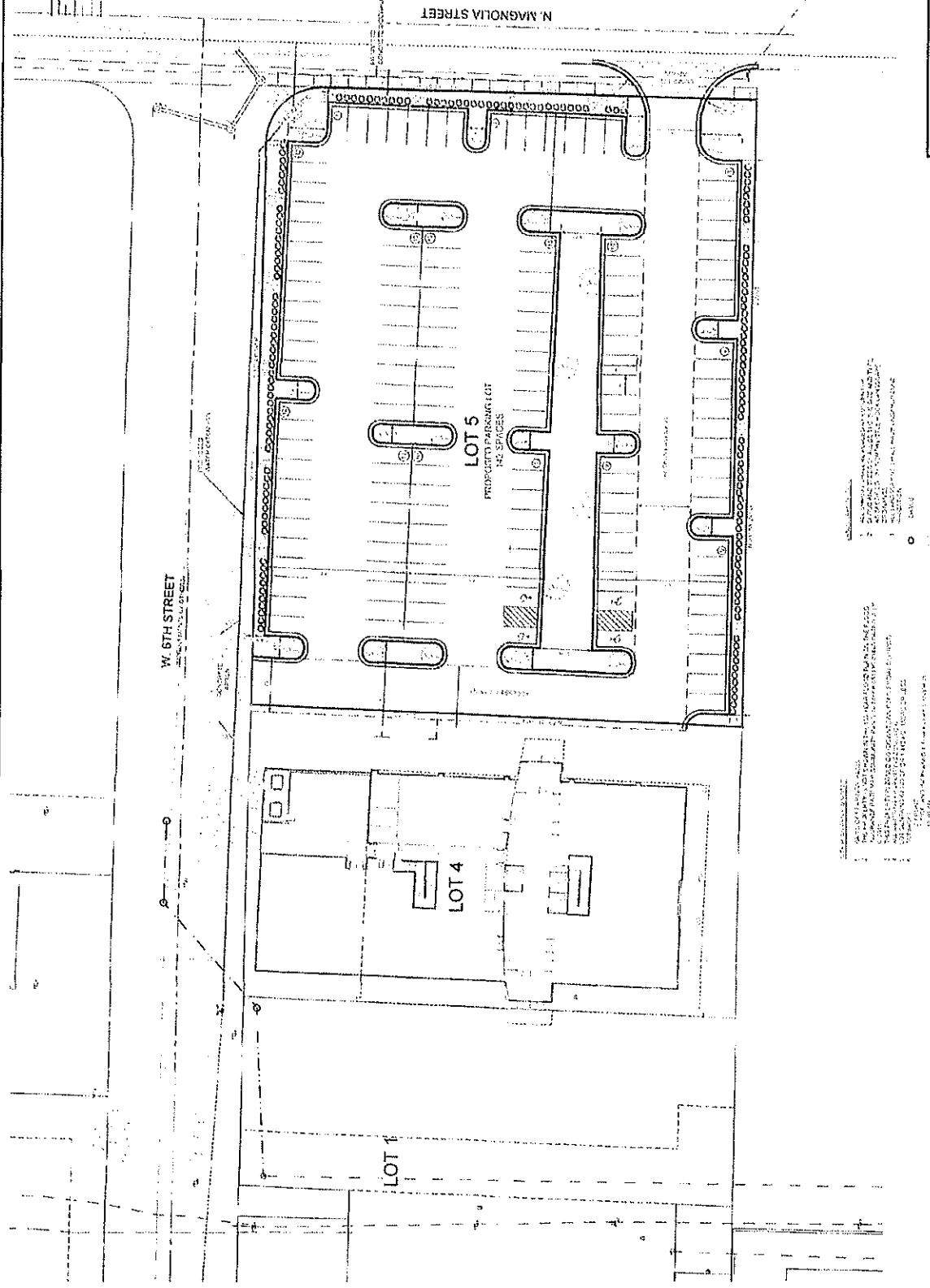
Date: 3/12/2018

Map is not to survey accuracy

**EXHIBIT**  
**C**

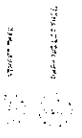
**LEGEND**

- INDUSTRIAL USE
- RESIDENTIAL USE
- COMMERCIAL USE
- OFFICE USE
- RETAIL USE
- RESTAURANT USE
- ENTERTAINMENT USE
- RECREATION USE
- UTILITY USE
- INDUSTRIAL USE
- RESIDENTIAL USE
- COMMERCIAL USE
- OFFICE USE
- RETAIL USE
- RESTAURANT USE
- ENTERTAINMENT USE
- RECREATION USE
- UTILITY USE
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- RESIDENTIAL USE
- COMMERCIAL USE
- OFFICE USE
- RETAIL USE
- RESTAURANT USE
- ENTERTAINMENT USE
- RECREATION USE
- UTILITY USE



**THOMAS ENGINEERING COMPANY**  
**ARGENTA PLAZA ADDN.**  
 PARKING FACILITY  
 NORTH LITTLE ROCK, ARKANSAS

DATE: 11/15/18  
 PROJECT NO.: 18-001  
 SHEET NO.: 101-102-103-104-105  
 SCALE: AS SHOWN  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 11/15/18



NOT TO SCALE  
 ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION IS COMPLETE

