

ORDINANCE NO. _____

AN ORDINANCE ALLOWING A SPECIAL USE TO ALLOW INDOOR RETAIL IN AN I-2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 7420 COUNTS MASSIE ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made Dale Cicchetti & Tammie Muse, 7306 Con Ark Drive, North Little Rock, Arkansas 72118, seeking a special use of land located at 7420 Counts Massie Road to allow indoor retail in an I-2 zone, which application was duly considered and approved (7 affirmative votes, 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on June 11, 2019.

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 indoor retail in an I-2 zone for the subject real property being more particularly described as:

PT NW NE BEG 49 53'S&52 6'E OF NW COR N89*E369 5'S638 3'N82*W370'N2*E 334 8'N2*W252 5'TO BEG LESS & EXC PT NW NE MPDA COM NW COR NW NE TH S0*20'39"E337.95' N90*E60.96' TO POB TH N89*42'12"E359.25' S0*W348.66' N82*32'18"W370' N01*27'42"E268.84' TO POB 10-2N-13W in the City of North Little Rock, Pulaski County, Arkansas (See maps attached hereto collectively as Exhibit A.)

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

1. Hours of operation: Monday – Saturday 7:00 a.m. to 7:00 p.m.
2. Provide 4 parking lot shade trees at 2.5” caliper at waist height.
3. Any structures located on the lot shall meet all applicable Federal, State, County, and City requirements and codes.
4. Business license to be issued after Planning Staff confirmation of requirements.
5. Applicant/owner 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 That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 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:

ATTEST:

Steve Baxter
Council Member Steve Baxter *by AF*

Diane Whitbey, City Clerk

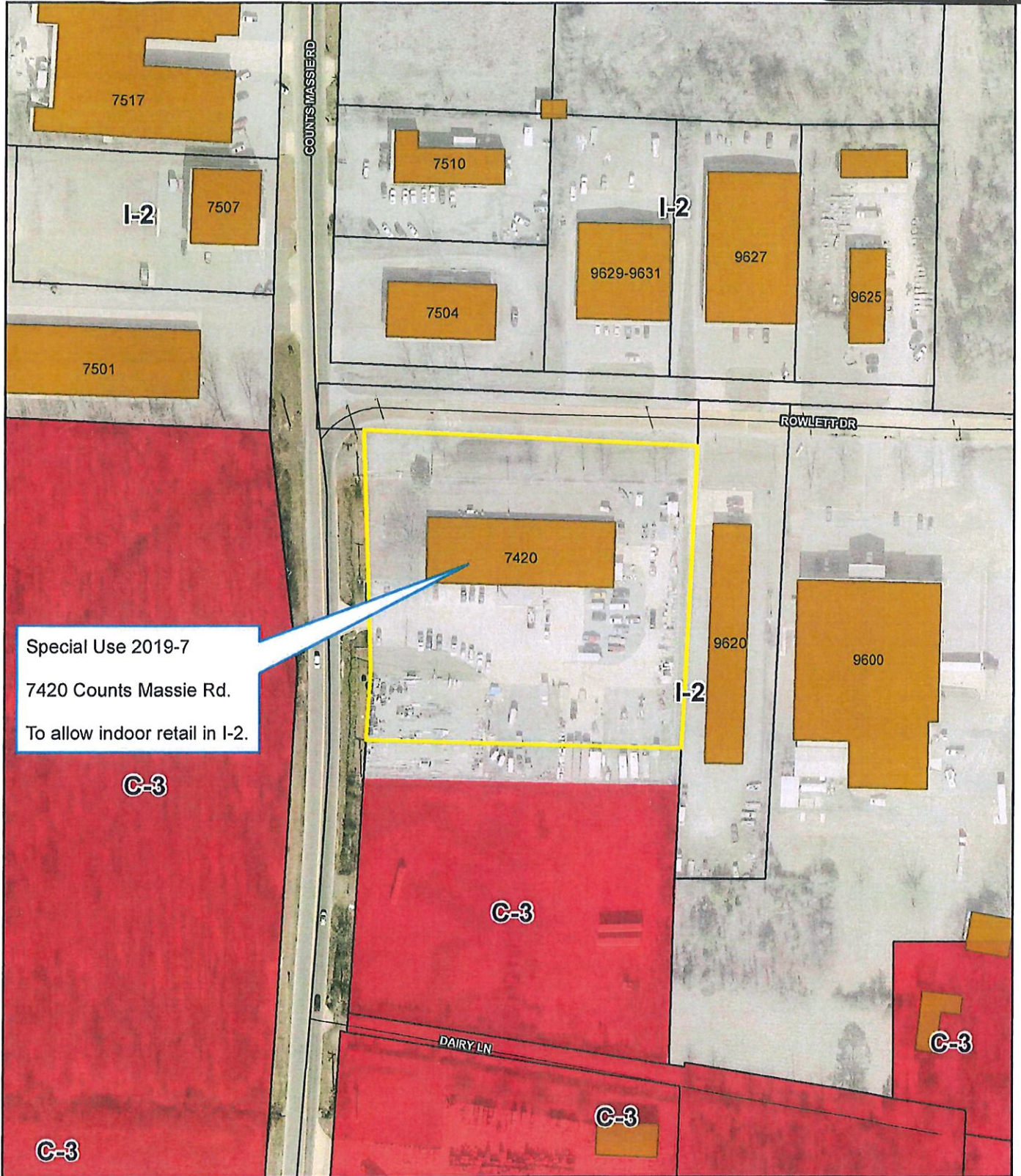
APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED	<u>10:35</u>	A.M.	_____	P.M.
By	<u>Amy Fields, CA</u>			
DATE	<u>6-18-19</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			

Special Use #2019-7



Special Use 2019-7
 7420 Counts Massie Rd.
 To allow indoor retail in I-2.



Zoning Map

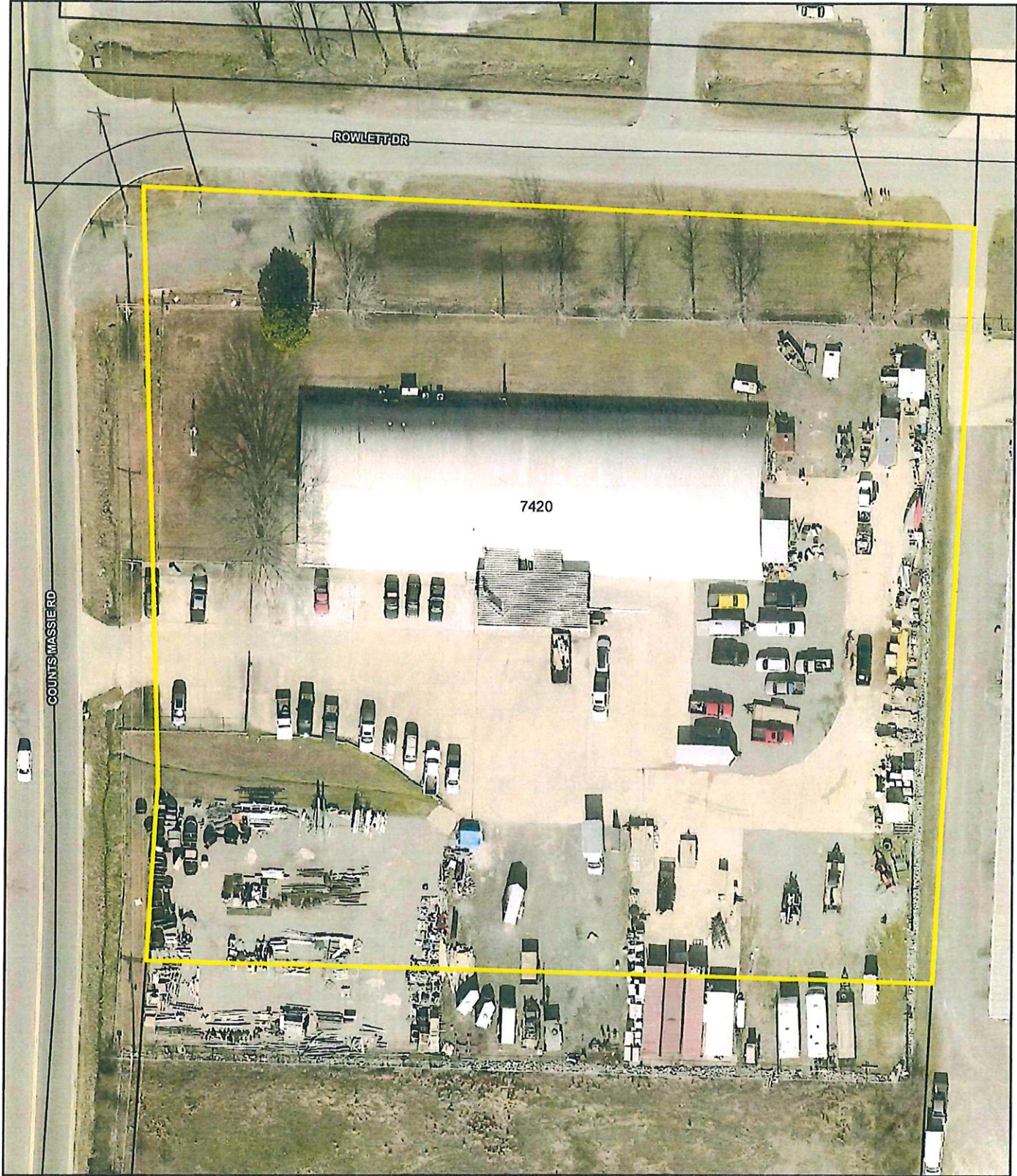
Date: 4/19/2019

1 inch = 150 feet



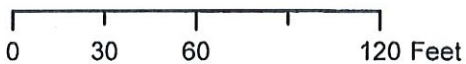
Not an actual survey

Special Use #2019-7



Ortho Map

1 inch = 60 feet



Date: 4/19/2019

Not an actual survey