

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A SECOND RESIDENCE IN AN R-2 ZONE ON CERTAIN REAL PROPERTY LOCATED AT 206 EAST G AVENUE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mr. Brandon Finch on behalf of Midtown Premium Properties, LLC, 5513 S. Grandview St., Little Rock, AR 72207, seeking a special use of said land to allow a second residence on the subject property, which application was duly considered and denied (4 affirmative votes; 3 negative votes, 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on June 13, 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 a second residence in an R-2 zone for the subject real property located at 206 East G Avenue the City of North Little Rock, being more particularly described as:

East half of Lot 12, Block 14, Parkhill Addition 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 conditions listed below:

- a) Applicant/owner must meet all applicable Federal, State, County and City requirements.
- b) A 6-foot wood privacy fence is required on the west side yard and rear yard.
- c) Applicant/owner 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 City of North Little Rock promotes residential development, that the special use of the above-described land to allow a second residence on the subject property 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 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


FOR CONSIDERATION ONLY:

ATTEST:




Alderman Debi Ross

Diane Whitbey, City Clerk



Alderman Beth White

APPROVED AS TO FORM:



C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>11:33</u>	A.M.	_____	P.M.
By	<u>J. Carter</u>			
DATE	<u>6/20/17</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>T. McBraw</u>			

Special Use #2017-9

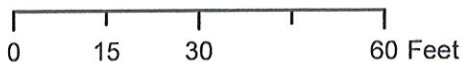


EXHIBIT
tabbles' "A"



Ortho Map

1 inch = 30 feet



Date: 5/8/2017

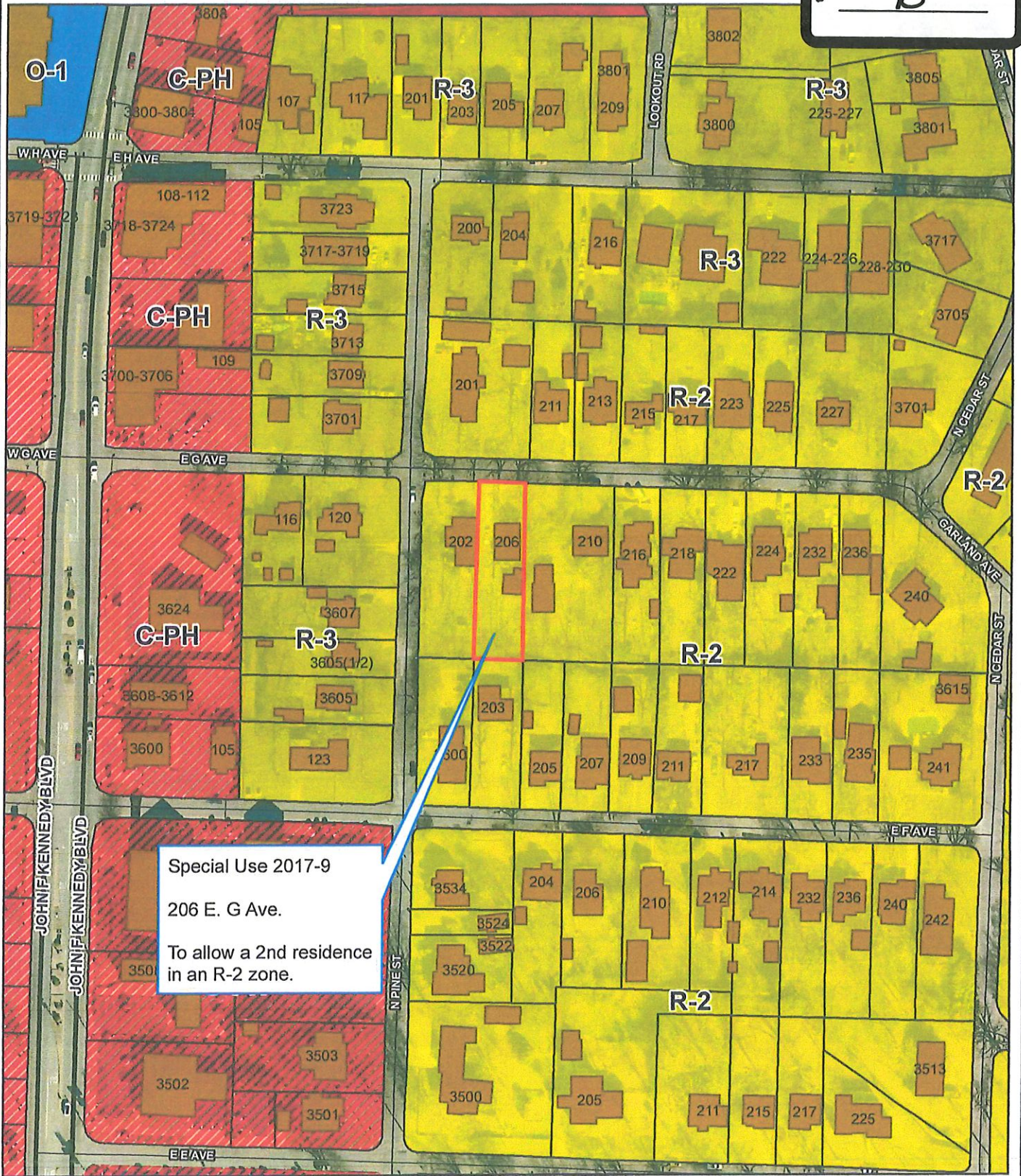
Not an actual survey

Special Use #2017-9

EXHIBIT

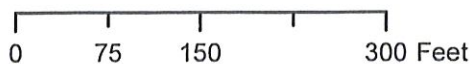
"B"

tabbles



Zoning Map

1 inch = 150 feet



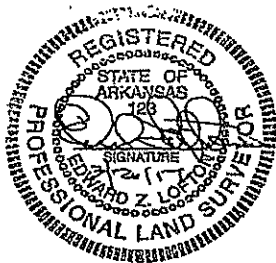
Date: 5/8/2017

Not an actual survey

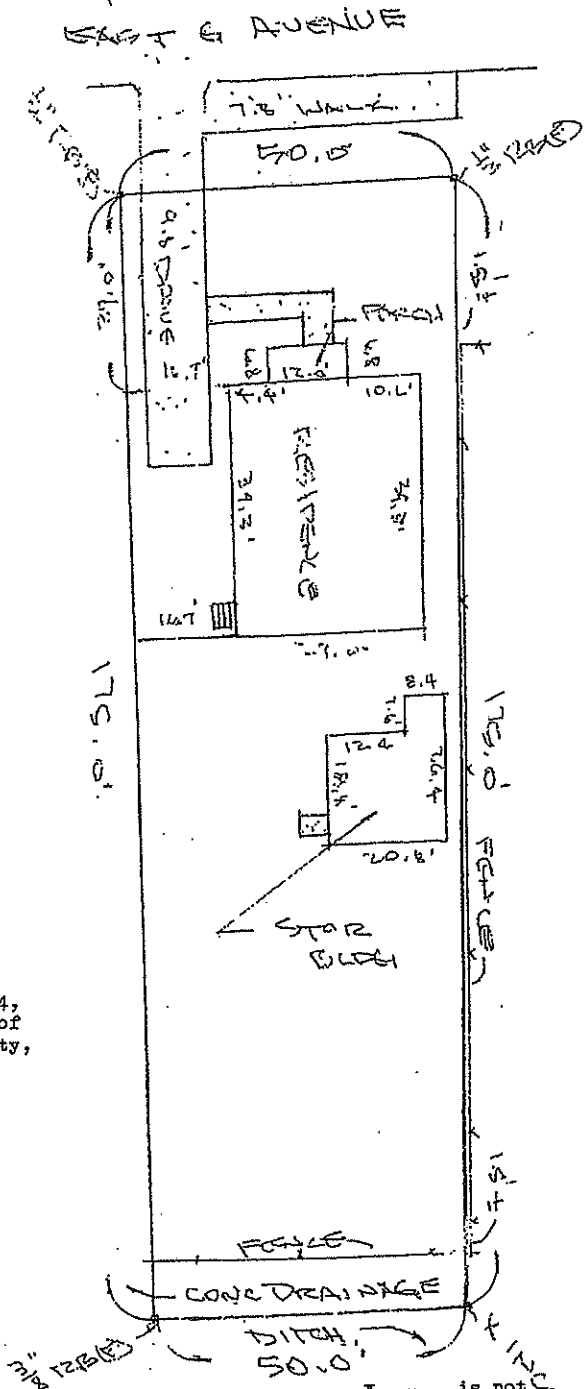
Edward Lofton
 Engineering Surveying
 16415 Oakcrest Little Rock, Arkansas 72206
 Phone 888-5232 Fax 888-5232



LEGEND
 (F) Found
 (S) Set
 (RB) Rebar
 • Monument as noted



SURVEY OF
 The East 1/2 of Lot 12, Block 14,
 Park Hill Addition to the City of
 North Little Rock, Pulaski County,
 Arkansas



Date of Survey 20 March 2017

Scale: 1" = 20'

Property Address: 206 East G Avenue

North Little Rock, AR 72116 Community Panel 050182 Dated 7/06/2105
 For Use & Benefit of: Midtown Premium Properties, Inc, Bear Stone Bank and Lenders Title
 Company and Fidelity National Title Insurance Company

This is to certify that the above described property has been surveyed and corners are marked as shown and are in accordance with existing Monuments in the vicinity. This certification is for and limited to the parties shown herein.