

**AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A TOW LOT IN AN R-3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 1920 NORTH LOCUST STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by Mr. Norman Clifton, 1000 Cherry Hill Drive, North Little Rock, AR 72116, seeking a special use of the herein described land to allow a tow lot, which application was duly considered and approved (5 affirmative votes; 1 abstain; 3 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on August 8, 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 tow lot in an R-3 zone for the subject real property located at 1920 North Locust Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as:

Part of Lot 2, Pine Street Elementary Addition to the City of North Little Rock, Pulaski County, Arkansas. (See Exhibits "A" and "B" attached hereto.)

SECTION 2: That this special use shall be subject to the conditions listed below:

- a) Special Use valid only for three (3) years from the date of City Council approval.
- b) Existing fence with razor wire is allowed to remain.
- c) No wrecked or burnt vehicles allowed on the site.
- d) Tow lot and any structures located on the property shall meet all applicable Federal, State, County and City requirements and codes.
- e) Business license to be issued after Planning Staff confirmation of requirements.
- f) Business license holder 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 for the above-described lands to allow a tow lot is a proper use for the property, is compatible with other businesses in the area and 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 from and after its passage and approval.

PASSED:

APPROVED:

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\_\_\_\_\_  
Mayor Joe A. Smith

SPONSOR:

ATTEST:

Debi Ross

Alderman Debi Ross

by AF

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

APPROVED AS TO FORM:

C. Jason Carter

C. Jason Carter, City Attorney

by AF

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>11:32</u>	A.M.	_____	P.M.
By	<u>Greg Field, City Clerk</u>			
DATE	<u>8/22/17</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>BOJN</u>			

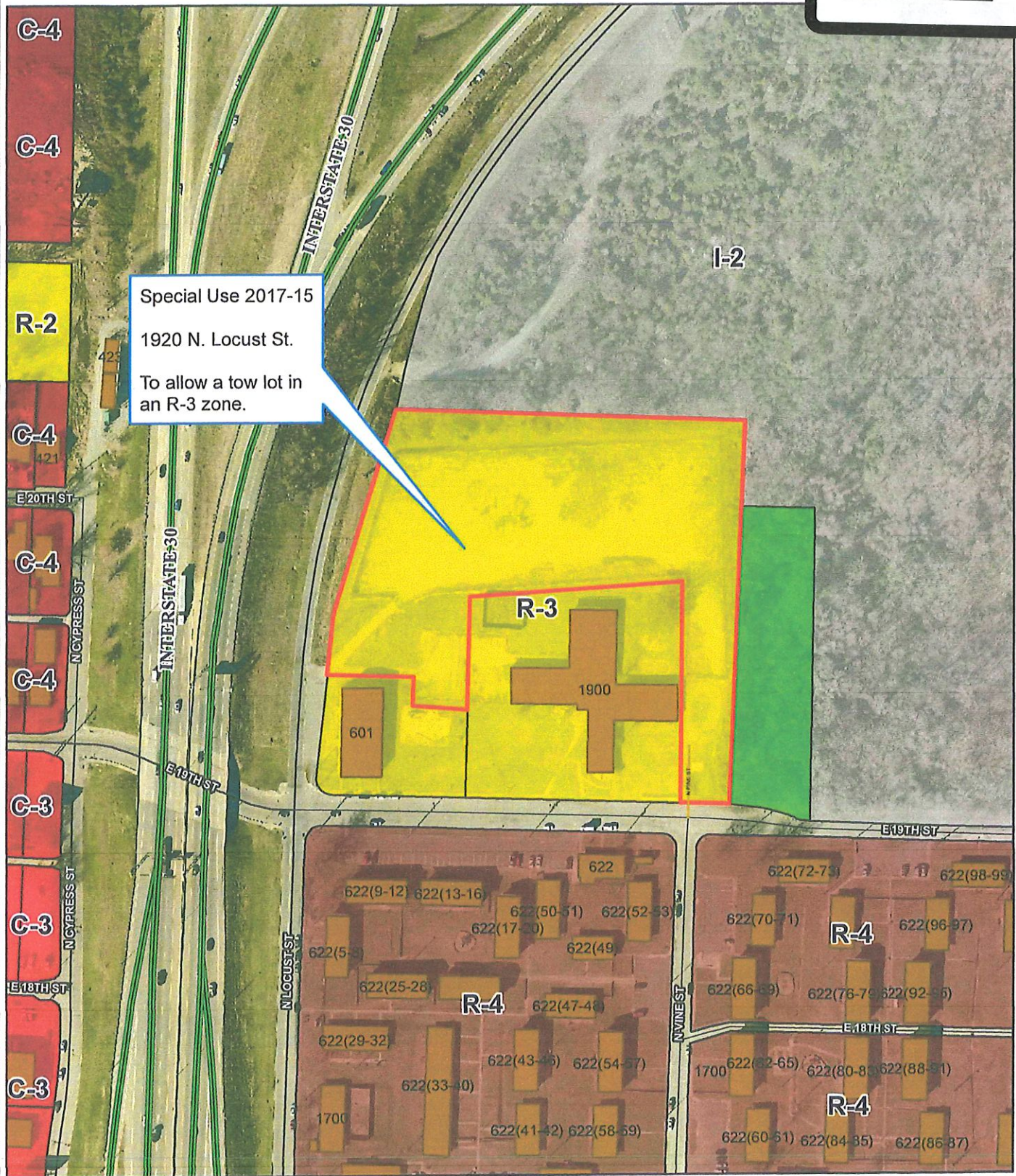


# Special Use #2017-15

EXHIBIT

"A"

tabbles



Zoning Map

1 inch = 200 feet



Date: 8/11/2017

Not an actual survey

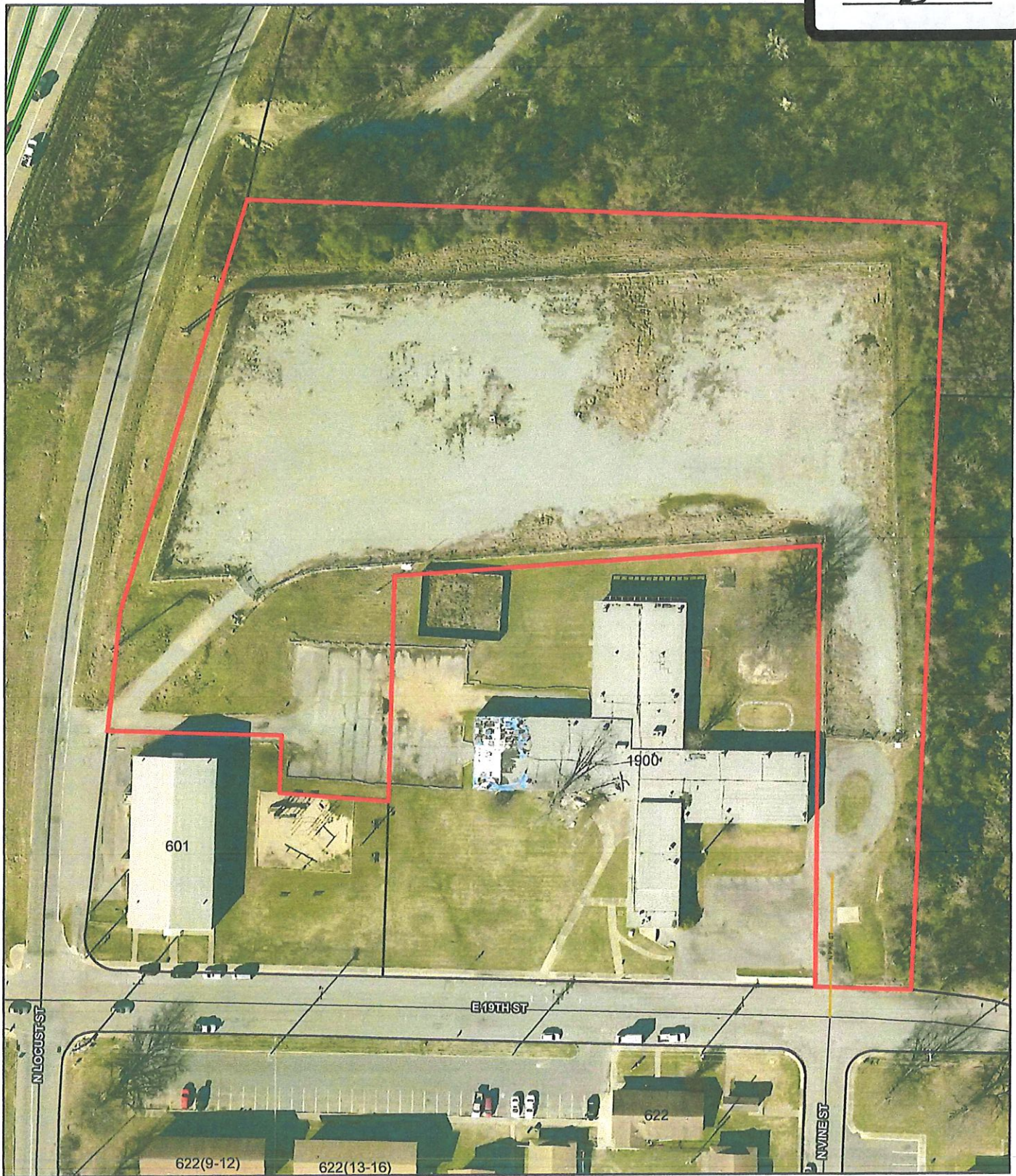


# Special Use #2017-15

EXHIBIT

tabbles

"B"



Ortho Map

1 inch = 100 feet

0 50 100 200 Feet



Date: 8/11/2017

Not an actual survey