

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A PARKING LOT IN A C-6 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF WEST 9<sup>TH</sup> AND MAPLE STREETS IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by Ms. Kathleen Lambert, Rock Region Metro, 901 Maple Street, North Little Rock, AR 72114, seeking a conditional use of land located at the southwest corner of West 9<sup>th</sup> and Maple Streets to allow a parking lot, 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 October 13, 2015.

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 the southwest corner of West 9<sup>th</sup> and Maple Streets in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lot 19, Block 2, Martha Cohen 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) Allow a temporary gravel parking lot until September 2018.
- b) Applicant is required to go through the Site Plan Review process in August 2018.
- c) Entrances/exits of the temporary gravel parking lot to be approved by the City Engineer.
- d) Provide a six foot (6') wood privacy fence along the south property line from the rear of the property to the front building line of the house to the south.
- e) Applicant must meet all applicable Federal, State, County and City requirements.

- f) Business license to be issued after Planning Staff confirmation of requirements.
- g) Applicant/owner understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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 will not deter from the local aesthetic appearance and 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

SPONSOR:

ATTEST:

*Maurice Taylor*  
Alderman Maurice Taylor

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

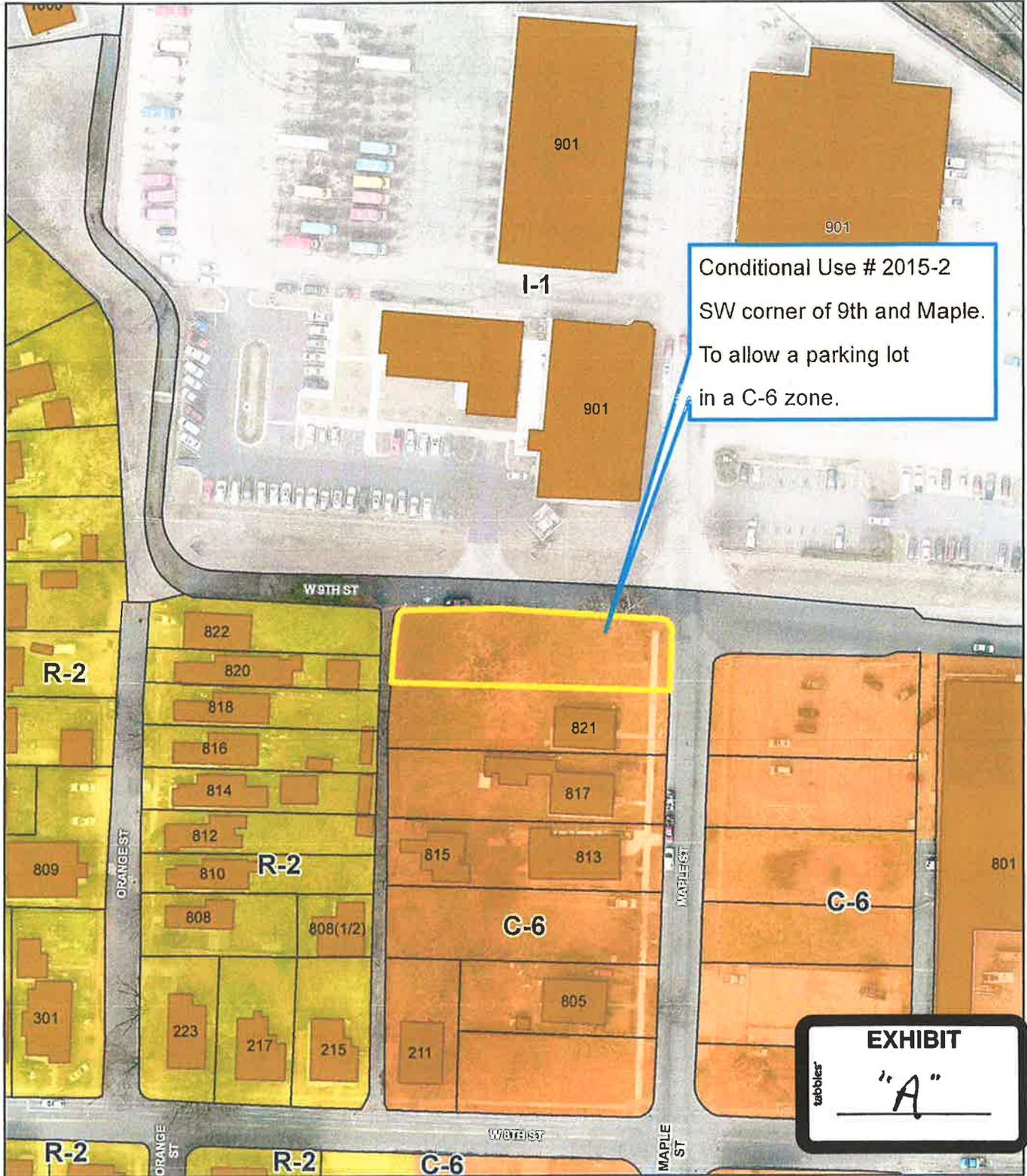
APPROVED AS TO FORM:

*C. Jason Carter*  
C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

|  |                               |      |       |      |
|--|-------------------------------|------|-------|------|
| FILED  | <u>11:12</u>                  | A.M. | _____ | P.M. |
| By   | <i>City Atty Jason Carter</i> |      |       |      |
| DATE   | <u>12/18/15</u>               |      |       |      |
| Diane Whitbey, City Clerk and Collector<br>North Little Rock, Arkansas |                               |      |       |      |
| RECEIVED BY  | <i>B. Boylston</i>            |      |       |      |

# Conditional Use #2015-2



Zoning Map

1 inch = 100 feet



Date: 9/2/2015

Map is not to survey accuracy

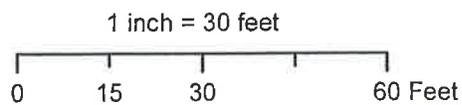
# Conditional Use # 2015-2



**EXHIBIT**  
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"B"

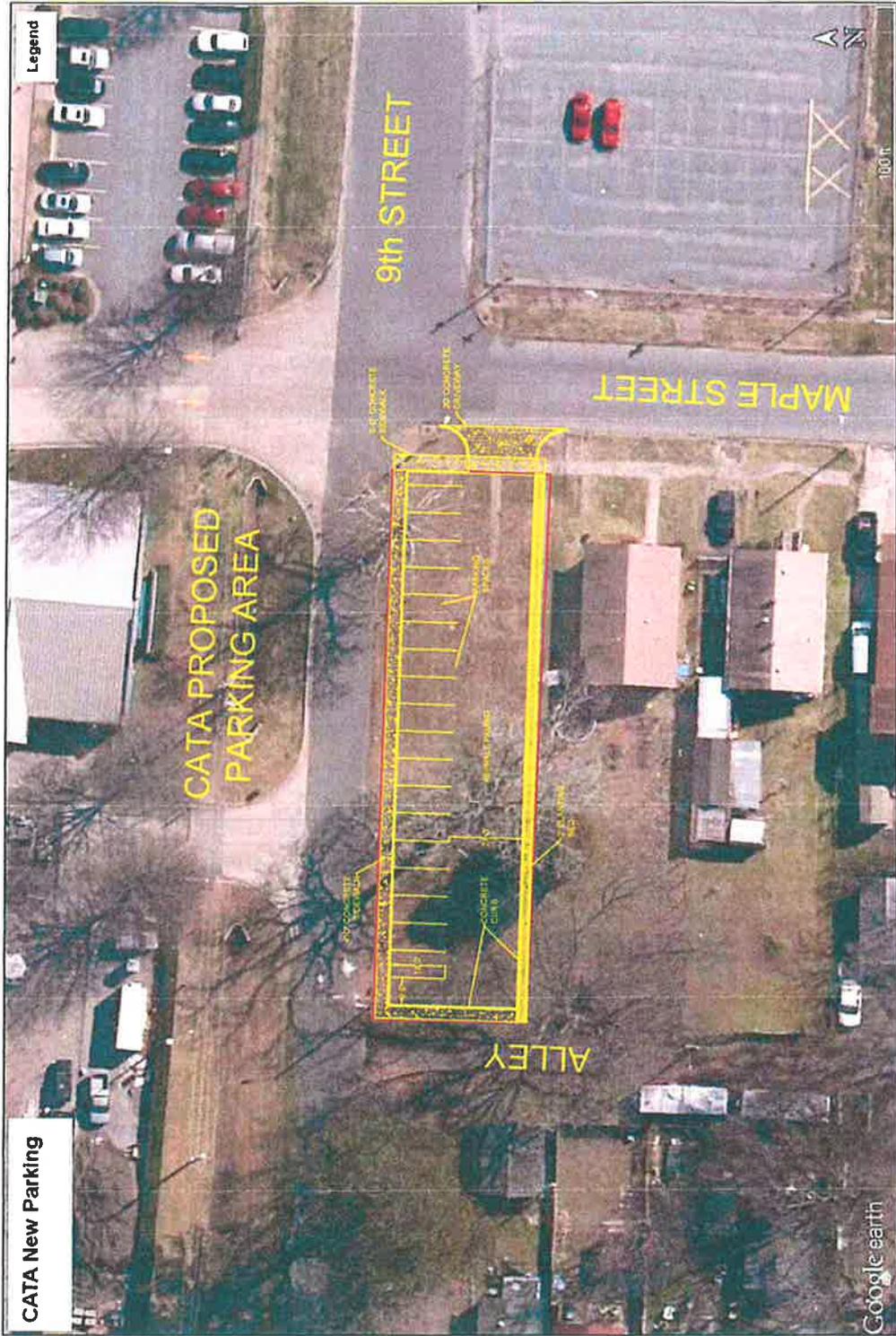


Ortho Map



Date: 9/2/2015

Map is not to survey accuracy



**EXHIBIT**  
 "C"