

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

**AN ORDINANCE ASSIGNING AND EXPANDING THE SPECIAL USE PREVIOUSLY AUTHORIZED FOR CERTAIN REAL PROPERTY IN AN R-4 ZONE LOCATED AT 6800 CAMP ROBINSON ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, special uses have previously been granted on property located at 6800 Camp Robinson Road as follows: On October 14, 2013 (Ordinance No. 8573) to St. Joseph Center of Arkansas, Inc. ("St. Joseph") to allow an art and educational center and on July 14, 2014 (Ordinance No. 8656) to Farm and Food Innovation Center to allow agriculture, livestock, agri-tourism and festivals, as well as retail sales of products grown or produced on site; and

WHEREAS, the Farm and Food Innovation Center has dissolved, and St. Joseph seeks to continue the special use that was granted under Ordinance No. 8656; and

WHEREAS, St. Joseph also seeks to expand the special use established by Ordinance No. 8573 to allow the sale of products grown or produced off-site, but within the State of Arkansas; and

WHEREAS, St. Joseph's application has not been presented to the North Little Rock Planning Commission for recommendation and is considered by the City Council pursuant to authority found at Ark. Code Ann. §14-56-423; and

WHEREAS, City Council acknowledges that the rights to be granted by this special use are nominal, that the applicant has posted notice on the subject property, and that such notice is, under these unique circumstances, reasonable.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That the special use established by Ordinance No. 8656 to allow agriculture, livestock, agri-tourism and festivals in an R-4 zone for the subject real property located at 6800 Camp Robinson Road in the City of North Little Rock is hereby assigned to St. Joseph Center of Arkansas, Inc.

SECTION 2: That the special use assigned pursuant to Section 1 above is hereby expanded to authorize the sale of Arkansas products grown or produced off-site.

SECTION 3: That this Ordinance shall not be deemed to alter, revoke, or diminish the special use established by Ordinance No. 8573 on the subject property, which is expressly hereby reaffirmed.

SECTION 4: That the special uses referred to in this Ordinance shall be subject to the conditions listed below:

- a) Applicant must meet all applicable Federal, State, County and City requirements.
- b) Business license to be issued after Planning Staff confirmation that requirements have been met.
- 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 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict. Given that the ordinance only reassigns an existing special use and expands the type of products that may be sold on site, City Council expressly waives the notice requirements of Ordinance No. 7697 (the Zoning Ordinance), and deems on-site posting, as performed by the applicant, to be sufficient.

SECTION 6: 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 7: It is hereby found and determined that assignment and expansion of the above-described special use, as provided for herein, is compatible with other development in the area, will not detract from the neighborhood's appearance, and is immediately necessary in order to insure 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:

\_\_\_\_\_

\_\_\_\_\_

Alderman Murry Witcher

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

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

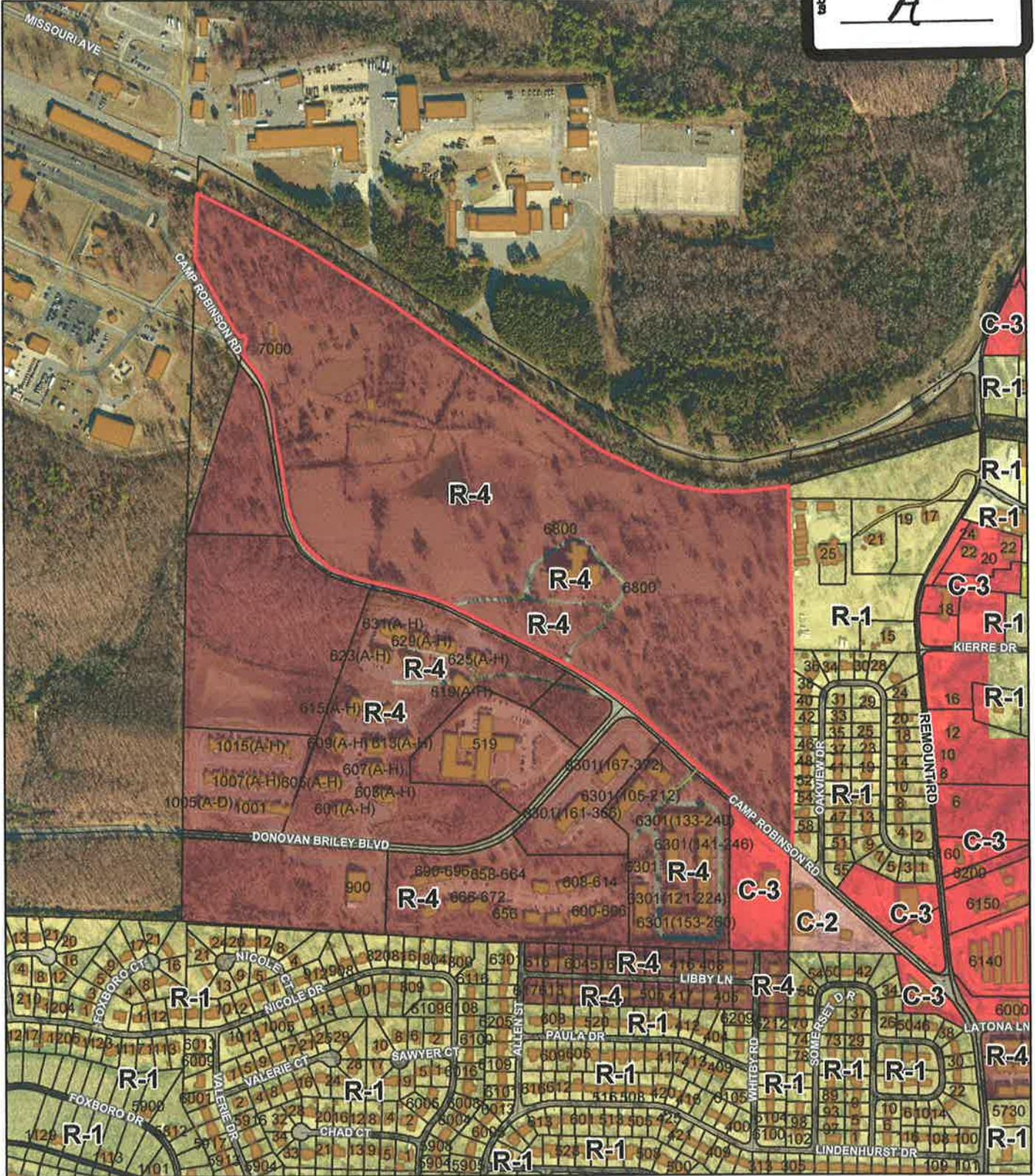
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>11:05</u>	A.M.	_____	P.M.
By	<u>Asst. City Atty McFadden</u>			
DATE	<u>7-7-15</u>			
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>				
RECEIVED BY	<u>[Signature]</u>			

# Special Use

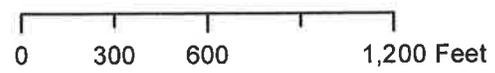
EXHIBIT

"A"



Zoning Map

1 inch = 600 feet



Date: 6/30/2015

Not an actual survey

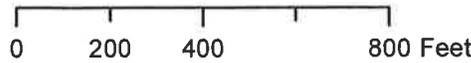
# Special Use

EXHIBIT  
"B"



Ortho Map

1 inch = 400 feet



Date: 6/30/2015

Not an actual survey