

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW A WAREHOUSE/OFFICE WITH OVERHEAD DOORS IN A C-3 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 11200 AND 11100 RICHARDSON DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mr. Mark Redder, 200 Casey Drive, Maumelle, AR 72113, seeking a conditional use of land located at 11200 and 11100 Richardson Drive to allow a warehouse/office with overhead doors, which application was duly considered and approved (6 affirmative votes, 3 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on August 11, 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 warehouse/office with overhead doors in a C-3 zone for the subject real property located at 11200 and 11100 Richardson Drive in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lots 9 and 10, Block 2, Richardson Business Center in the City of North Little Rock, Pulaski County, Arkansas. (See Exhibits "A" and "B" attached hereto.)

SECTION 2: That this conditional use shall be subject to the following:

- a) Applicant must meet all applicable Federal, State, County and City requirements.
- b) All overhead garage doors to be located at rear of building.
- c) Business license to be issued after Planning Staff confirmation of requirements.
- d) 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SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.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 warehouse/office business as described herein 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

SPONSORS:

ATTEST:

Bruce Foutch
Alderman Bruce Foutch

Diane Whitbey, City Clerk

Steve Baxter
Alderman Steve Baxter

APPROVED AS TO FORM:

C. Jason Carter
C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>11:21</u>	A.M.	_____	P.M.
By	<u>C. Jason Carter</u>			
DATE	<u>8-18-15</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			

Conditional Use # 141 and # 142

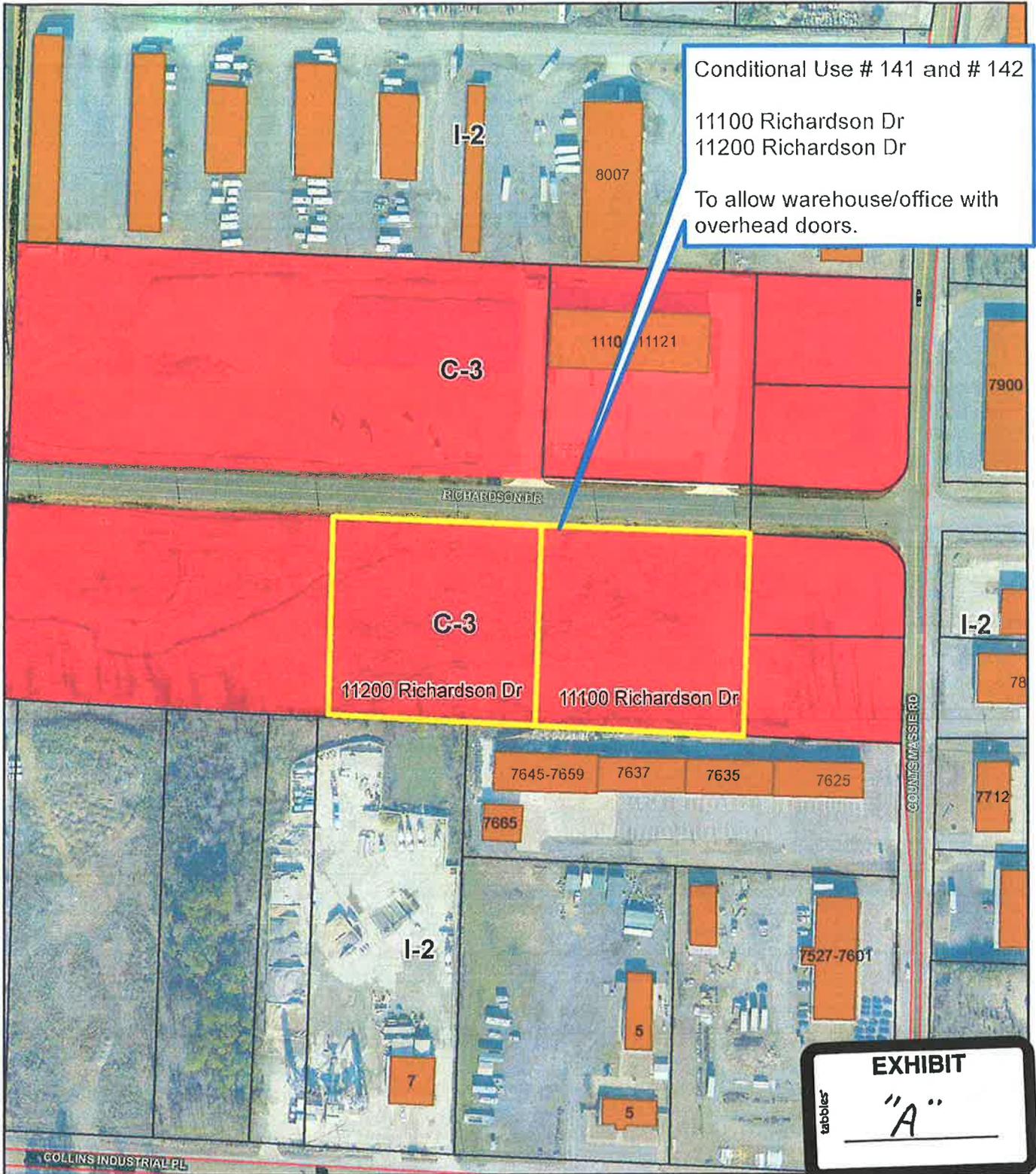
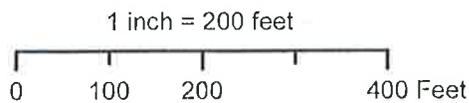


EXHIBIT
"A"



Zoning Map

Date: 6/29/2015

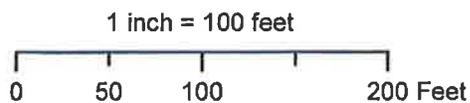


Map is not to survey accuracy

Conditional Use # 141 and # 142



Ortho Map



Date: 6/29/2015

Map is not to survey accuracy