

O-15-82

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A MODULAR HOME IN AN R-2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 13419 OLD RIVER DRIVE IN PULASKI COUNTY, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Ms. Holly Persons, 13419 Old River Drive, Scott, AR 72142, seeking a special use of said land, 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 special use is hereby granted to allow a modular home in an R-2 zone for the subject real property located at 13419 Old River Drive, Scott, Arkansas (in North Little Rock extra-territorial jurisdiction), being more particularly described as:

Lot 123, River Manor Estates in 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 must meet all applicable Federal, State, County and City requirements.
- b) Modular home to meet setbacks of the property.
- 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 special use of the above-described lands as provided for herein 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:

Mayor Joe A. Smith

SPONSOR

ATTEST:

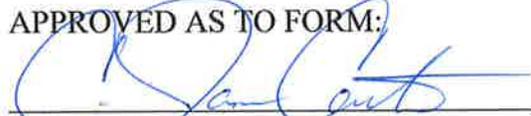
FOR CONSIDERATION ONLY:



Mayor Joe A. Smith

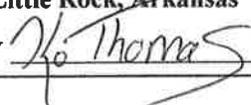
Diane Whitbey, City Clerk

APPROVED AS TO FORM:



C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	11:35	A.M.	_____	P.M.
By	City Atty Jason Carter			
DATE	10-20-15			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY				

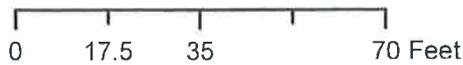
Special Use #792

EXHIBIT
"A"



Ortho Map

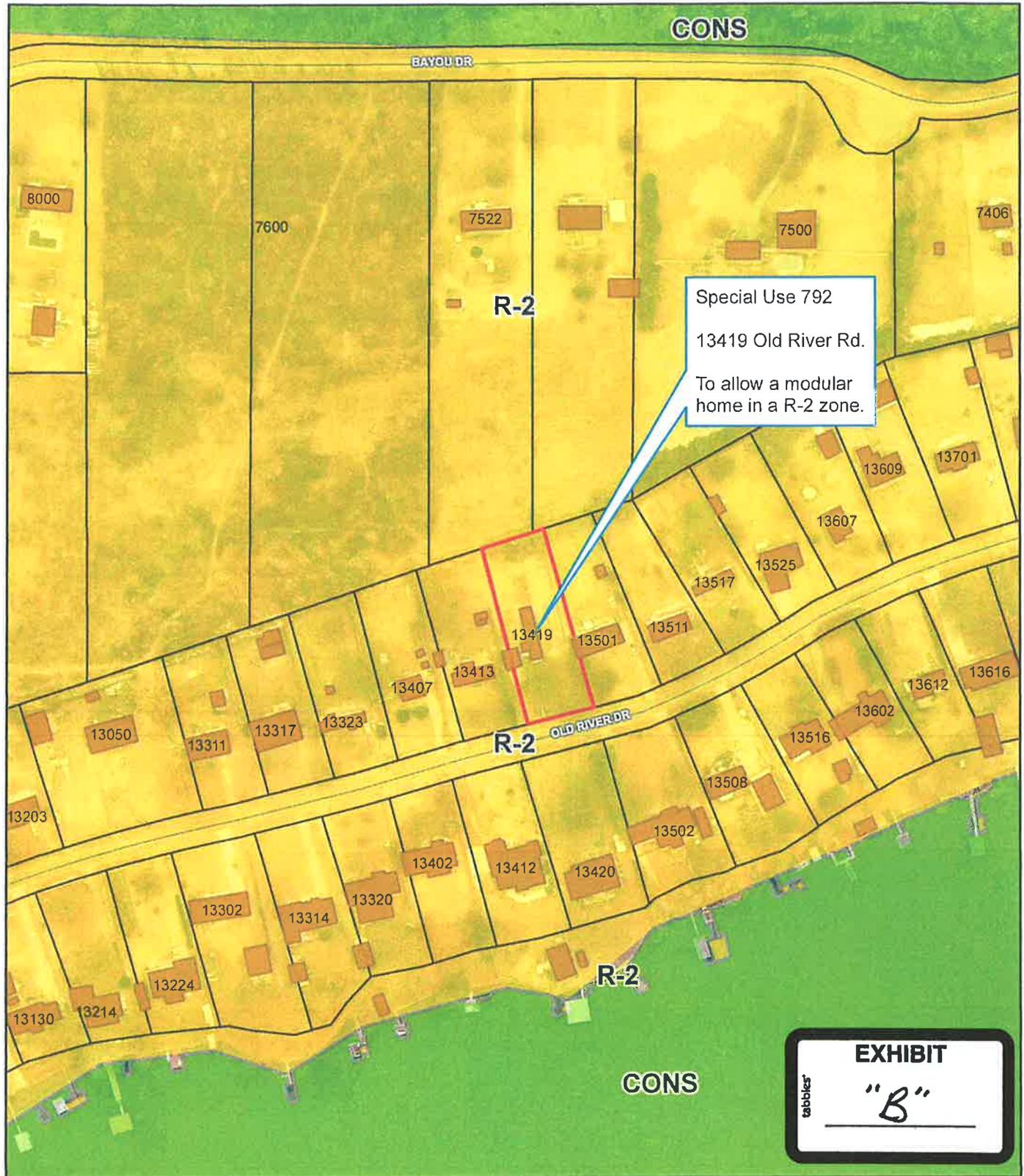
1 inch = 35 feet



Date: 9/1/2015

Not an actual survey

Special Use #792



Zoning Map

1 inch = 200 feet



Date: 9/1/2015

Not an actual survey



EXHIBIT
"C"
tabbler