O-17-17

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW THREE MODULAR BUILDINGS FOR CLASS ROOM SPACE IN AN R-4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 604 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. Mike Marlar, Marlar Engineering, 5318 John F. Kennedy Boulevard, North Little Rock, AR 72116, seeking a special use of said land to allow three modular buildings for classroom space, which application was duly considered and approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on February 14, 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 three modular buildings for classroom space in an R-4 zone for the subject real property located at 604 North Locust Street in the City of North Little Rock, being more particularly described as:

Lot 6R, Shorter College Addition to the City of North Little Rock, 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/owner must meet all applicable Federal, State, County and City requirements.
b) Temporary classrooms to be removed from the property by February 1, 2019.
c) Applicant/owner will meet Fire Marshal's requirements on emergency lighting, fire extinguishers, fire alarm system and occupancy loads.
d) Applicant/owner 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SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 City of North Little Rock promotes and supports quality education opportunities within its boundaries, that the special use of the above-described land to allow three modular buildings for classroom space, as

provided for herein, will not be detrimental to or interfere with other occupants in the area and is immediately necessary in order to insure the proper and orderly growth 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:

Linda Robinson

Alderman Linda Robinson

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

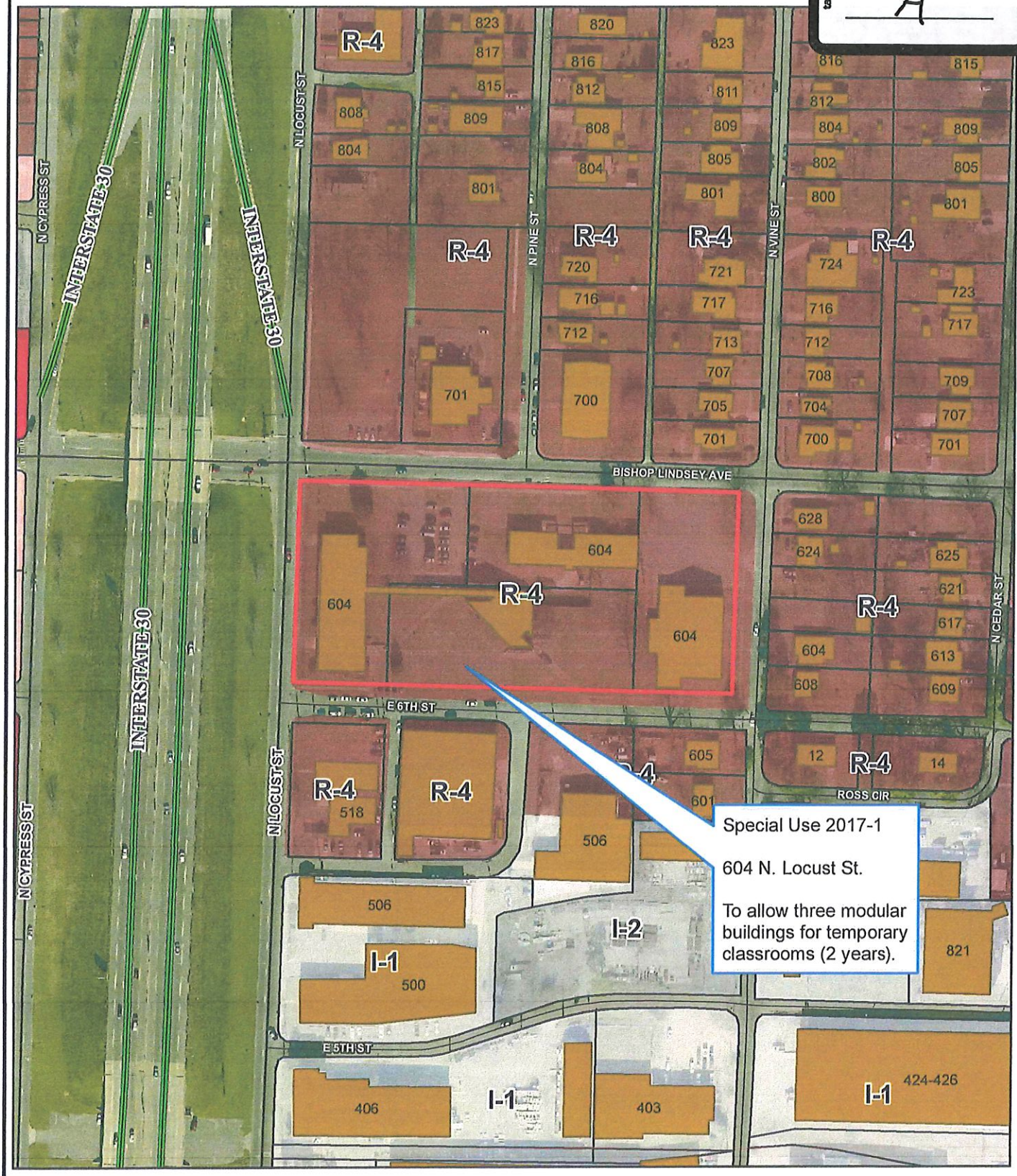
C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED 11:05 A.M. _____ P.M.
By J. Carter - City Atty
DATE 2/21/17
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED BY B. Dyer

Special Use #2017-1

EXHIBIT "A"



Zoning Map

1 inch = 200 feet

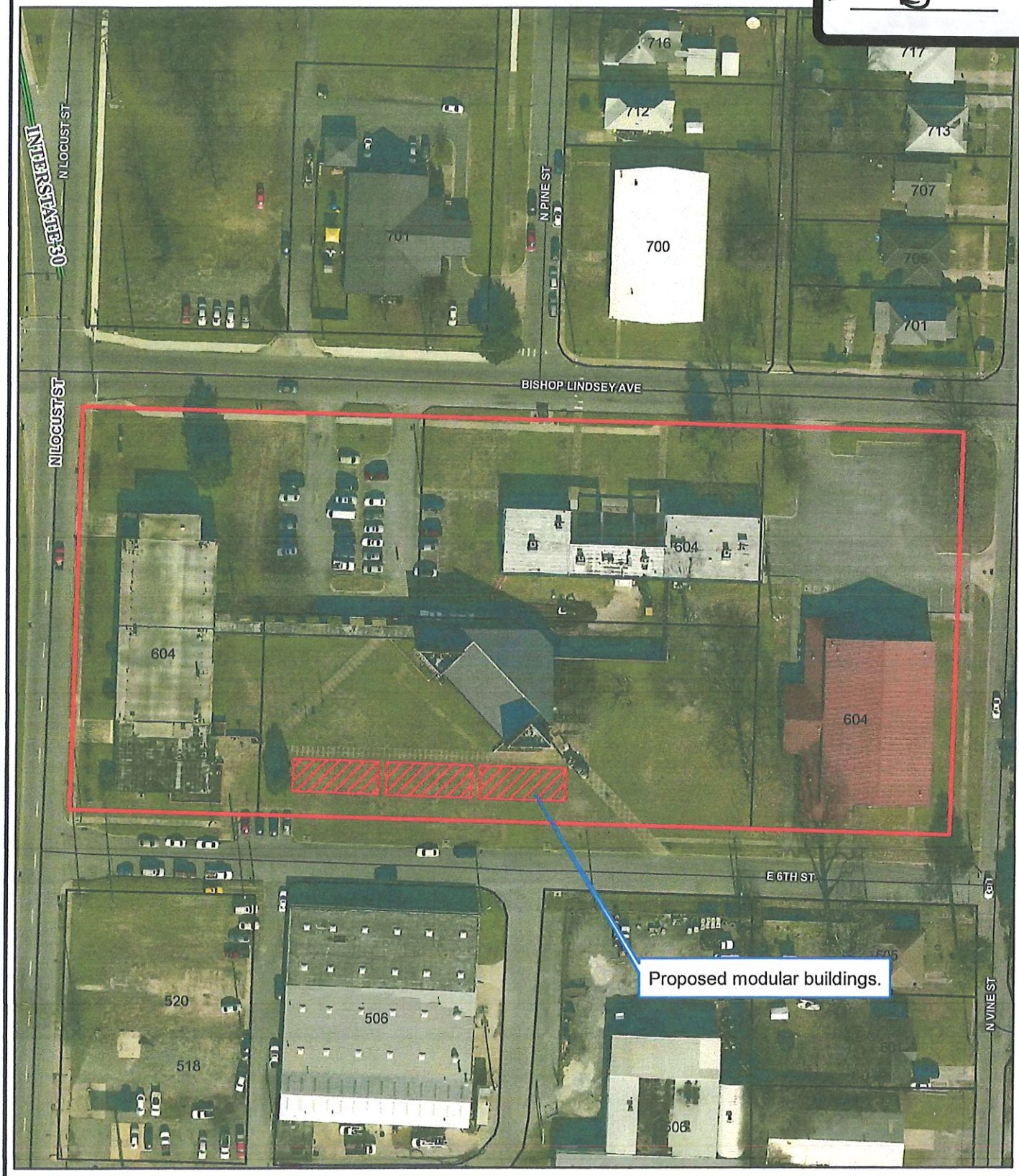
0 100 200 400 Feet

Date: 1/20/2017

Not an actual survey

Special Use #2017-1

EXHIBIT "B"



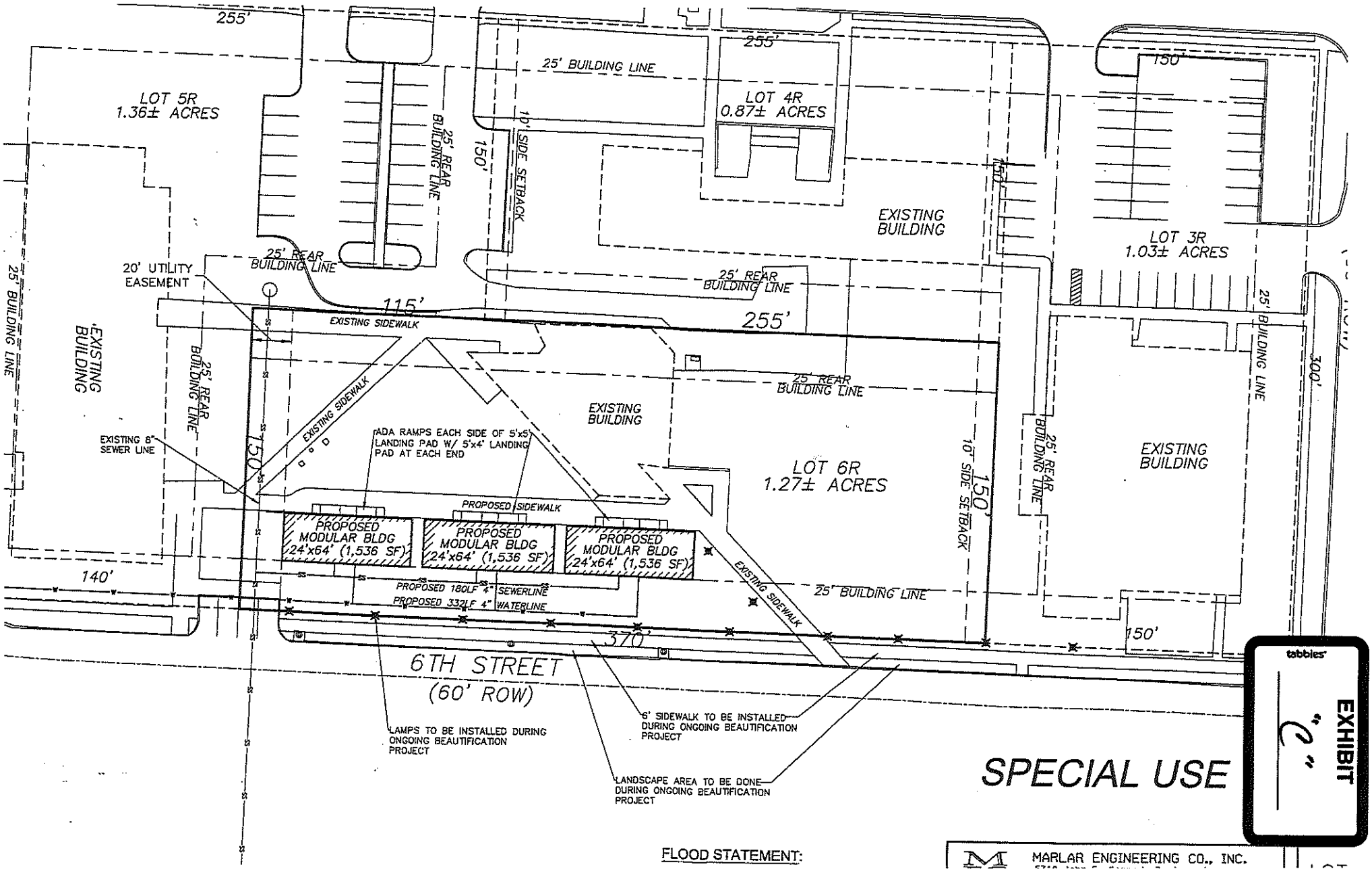
Ortho Map

1 inch = 100 feet

0 50 100 200 Feet

Date: 12/20/2016

Not an actual survey


255'
25' BUILDING LINE
255'
150'
LOT 5R
1.36± ACRES
LOT 4R
0.87± ACRES
25' REAR BUILDING LINE
10' SIDE SETBACK
150'
150'
EXISTING BUILDING
LOT 3R
1.03± ACRES
25' REAR BUILDING LINE
20' UTILITY EASEMENT
25' REAR BUILDING LINE
25' REAR BUILDING LINE
25' BUILDING LINE
115'
EXISTING SIDEWALK
255'
25' BUILDING LINE
300'
EXISTING BUILDING
25' REAR BUILDING LINE
EXISTING SIDEWALK
25' REAR BUILDING LINE
EXISTING BUILDING
EXISTING 8" SEWER LINE
ADA RAMPS EACH SIDE OF 5'x5' LANDING PAD W/ 5'x4' LANDING PAD AT EACH END
150'
LOT 6R
1.27± ACRES
10' SIDE SETBACK
150'
25' REAR BUILDING LINE
EXISTING BUILDING
PROPOSED SIDEWALK
PROPOSED MODULAR BLDG 24'x64' (1,536 SF)
PROPOSED MODULAR BLDG 24'x64' (1,536 SF)
PROPOSED MODULAR BLDG 24'x64' (1,536 SF)
140'
PROPOSED 180LF 4" SEWERLINE
PROPOSED 332LF 4" WATERLINE
EXISTING SIDEWALK
25' BUILDING LINE
370'
150'
6TH STREET
(60' ROW)
LAMPS TO BE INSTALLED DURING ONGOING BEAUTIFICATION PROJECT
6' SIDEWALK TO BE INSTALLED DURING ONGOING BEAUTIFICATION PROJECT
LANDSCAPE AREA TO BE DONE DURING ONGOING BEAUTIFICATION PROJECT
SPECIAL USE
EXHIBIT "C"
tabbies
FLOOD STATEMENT:
MARLAR ENGINEERING CO., INC.